

Comprehensive Farmland Preservation Plan



North Hanover Burlington County

April 28, 2010



David Gerkens, PP, AICP
New Jersey Professional Planner
License No. LI-005614

Megan York, PP, AICP
New Jersey Professional Planner
License No. LI-005966

**Funding for this project was provided by a Smart Futures Planning Grant from the
New Jersey Office of Smart Growth**

CREDITS

North Hanover Township Joint Land Use Board Members

Deb Butler
Janette Cronin
Jim Durr
John Fletcher
Greg Grauer
Joe Greene

Mark Keubler
Kathy Laird
Tom Kimball
Don Matthews (Alternate)
Kevin Zimmer (Alternate)

North Hanover Township Committee Members

Deb Butler, Mayor
Lou Delorenzo
Jim Durr

Mike Moscatiello
Bill Tilton, Deputy Mayor

North Hanover Township Farmland Preservation Committee

Dave Forsythe
Anne Edwards

Rob Mathews
Todd Wilkinson (chair)

Project Team

David Gerkens, PP, AICP, Community Grants, Planning and Housing (CGP&H)

Edward Fox, PP, AICP, Burlington County Department of Economic Development and Regional Planning

Daniel M. Kennedy, PP, AICP, Burlington County Farmland Preservation Program Staff

Mark A. Remsa, PP, AICP, Burlington County Department of Economic Development and Regional Planning

Megan York, PP, AICP, Community Grants, Planning and Housing (CGP&H)

GIS Support

Linda Wong, Burlington County Department of Economic Development and Regional Planning

Table of Contents

	Page
I. Introduction	
Master Plan Re-Examination Report	I-1
Land Use Plan Element	I-3
Non-Contiguous Parcel Clustering	I-4
Burlington County Comprehensive Farmland Preservation Plan	I-4
The Northern Burlington County Regional Strategic Technical Report – Economic Development and Agriculture.....	I-4
II. North Hanover’s Agricultural Land Base	
Location and Size of Agricultural Land Base	II-1
Distribution of Soil Types and their Characteristics	II-3
Irrigated Acreage and Available Water Resources	II-7
Farmland Assessment and Census of Agriculture Statistics and Trends	II-8
III. North Hanover’s Agricultural Industry - Overview	
Trends in Market Value of Agricultural Products Sold	III-2
Crop/Production Trends over the last 20 years	III-3
Support Services within Market Region	III-7
IV. Land Use Planning Context	
SDRP Areas, Designated Centers and Endorsed Plans	IV-1
Pinelands	IV-2
Current Land Use and Trends	IV-2
Development Pressures	IV-4
Sewer Service Areas/Public Water Supply Service Areas	IV-4
North Hanover Master Plan and Zoning Overview	IV-4
Municipal and Regional TDR Opportunities	IV-7
V. North Hanover Farmland Preservation Program Overview	
Burlington County Agricultural Development Area (ADA)	V-1
Farmland Preserved to Date by Program	V-4
Consistency with SADC Strategic Targeting Project	V-11
Eight-Year Programs	V-12
Coordination with Municipal and County Open Space Preservation Initiatives	V-12
Farmland Preservation Program Funding Expended to Date by Source	V-14
Military Base Overlay	V-14
Monitoring of Preserved Farmland	V-16
Coordination with TDR Programs	V-17
VI. Future Farmland Preservation Program	
Preservation Goals	VI-1
Municipal Priority and Eligibility for Non-Contiguous Parcel Clustering	VI-3
County Minimum Eligibility	VI-4

County Ranking Criteria Used to Prioritize Farms	VI-5
Municipal Minimum Eligibility and Ranking Criteria Used to Prioritize Farms	VI-6
Municipal and County Policies Related to Farmland Preservation Applications....	VI-9
Funding Plan	VI-10
TDR Planning, Funding, and Implementation Plan.....	VI-10
Farmland Preservation Program Administration Resources.....	VI-12
Factors Limiting Farmland Preservation and Implementation	VI-13
 VII. Economic Development	
Consistency with NJ Department of Agriculture Economic Development Strategies.....	VII-1
Consistency with County Initiatives	VII-3
Agricultural Industry Retention, Expansion, and Recruitment Strategies.....	VII-5
 VIII. Natural Resource Conservation	
Natural Resource Protection and Coordination	VIII-1
Natural Resource Protection Programs	VIII-2
Water Resources	VIII-5
Waste Management Planning	VIII-6
Energy Conservation Planning	VIII-7
Outreach and Incentives.....	VIII-8
Burlington County Strategies Related to the Stewardship of Natural Resources.	VIII-8
 IX. Agricultural Industry Sustainability, Retention, and Promotion	
Right to Farm Act	IX-1
Farmland Assessment	IX-2
Additional Strategies to Sustain, Retain, and Promote Agriculture in North Hanover.....	IX-3
Agricultural Education / Promotion.....	IX-3
Wildlife Management.....	IX-3

Appendices

- Appendix A: North Hanover Right to Farm Ordinance (existing and proposed)*
Appendix B: Burlington County Acquisition Targeting List Policy
Appendix C: Burlington County Priority Farm Policy
Appendix D: Four Model Ordinances Prepared by the American Farmland Trust for the Burlington County Farmland Preservation Program
Appendix E: Adopted Joint Land Use Board Resolution

Tables

<i>Table 1:</i>	Definition of LCCS classes	II-3
<i>Table 2:</i>	North Hanover - Active Farmland Acres by Soil Category.....	II-7
<i>Table 3:</i>	North Hanover Farmland Assessment – Types of Products, 1983-2007.....	II-9
<i>Table 4:</i>	Average and Median Farm Size, Burlington County	II-10
<i>Table 5:</i>	North Hanover Harvested Cropland as Percentage of Burlington County, 2007	III-2
<i>Table 6:</i>	Leading Agricultural Commodities in Burlington County (2007 and 2002).....	III-3
<i>Table 7:</i>	Agricultural Markets in or Near Burlington County.....	III-8
<i>Table 8:</i>	Agricultural Businesses Servicing Burlington County	III-9
<i>Table 9:</i>	Existing Land Uses in North Hanover	IV-2
<i>Table 10:</i>	Agriculture Development Area (ADA)	V-4
<i>Table 11:</i>	Summary of Farmland Preservation Program	V-5
<i>Table 12:</i>	Preserved Farms in North Hanover.....	V-6
<i>Table 13:</i>	Summary of Preservation Goals	VI-1
<i>Table 14:</i>	Summary of North Hanover Farms Targeted for Acquisition	VI-2
<i>Table 15:</i>	Estimated Cost of Preservation through Public Preservation Mechanisms	VI-3
<i>Table 16:</i>	North Hanover Farmland Preservation CADB Acquisition Targeting List.....	VI-7
<i>Table 17:</i>	North Hanover Farmland Preservation Municipal PIG Acquisition Targeting List.....	VI-8
<i>Table 18:</i>	Summary of TDR Planning Activities.....	VI-11
<i>Table 19:</i>	Primary Natural Resource Conservation Agencies in Burlington County	VIII-1
<i>Table 20:</i>	Summary of Major Natural Resource Protection Programs	VIII-4

Figures

<i>Figure 1:</i>	North Hanover Farmland Acreage by Type, 2007.....	II-1
<i>Figure 2:</i>	Soils of North Hanover	II-5
<i>Figure 3:</i>	Farmland Acreage in North Hanover (acres), 1983-2007	II-8
<i>Figure 4:</i>	North Hanover Farmland Assessment Data for Selected Products, 1983-2007	II-9
<i>Figure 5:</i>	Number of Farms in North Hanover, 2000 – 2007	II-10
<i>Figure 6:</i>	Crop Type as percentage of Total Harvested Cropland in North Hanover and Burlington	III-1
<i>Figure 7:</i>	Burlington County Agricultural Sales, 1987-2007	III-4
<i>Figure 8:</i>	Acreage in Nursery Crop Production in North Hanover Township, 2007	III-5
<i>Figure 9:</i>	Acreage in Grain Production, North Hanover Township, 2007	III-6
<i>Figure 10:</i>	Acres of Preserved Farms by Program	V-4
<i>Figure 11:</i>	Breakdown of Cost Share of Farmland Preservation Program.....	V-5

Maps

<i>Map 1:</i>	North Hanover Existing Land Use.....	II-2
<i>Map 2:</i>	North Hanover - Soil Classification Map	II-4
<i>Map 3:</i>	North Hanover – Farm Classification	II-6
<i>Map 4:</i>	Municipalities of the Pinelands.....	IV-3
<i>Map 5:</i>	North Hanover Zoning Map.....	IV-5

Map 6:	Proposed Preliminary TDR Receiving Areas	IV-8
Map 7:	Burlington County Agriculture Development Area (ADA)	V-3
Map 8:	Preserved Farms in North Hanover	V-7
Map 9:	Garden State Greenways Map for North Hanover.....	V-13
Map 10:	Military Buffer Overlay	V-15

References

Burlington County Comprehensive Farmland Preservation Plan (2009-2018), December 30, 2008.

Burlington County Dept. of Economic Development & Regional Planning. (2007). *Northern Burlington County Regional Strategic Plan Technical Report*.

Frecon, Jerome, Agricultural Agent, with the New Jersey Agricultural Experiment Station (NJAES), Rutgers Cooperative Extension, "Resolving Common Farm Management Practices,"

Heinrich-Shilling Joint Venture. (2004). *Agriculture in Burlington County's Route 206 Farm Belt: A Review of Farm Industry Economics*.

Heinrich-Shilling Joint Venture. (2004). *Agriculture in Burlington County's Route 206 Farm Belt: Current Industry Status and Trends (2004)*.

Heinrich-Shilling Joint Venture. (2004). *Agriculture in Burlington County's Route 206 Farm Belt: Strategies for Farm Viability (2004)*.

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

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

New Jersey Department of Agriculture. *2008 Economic Development Strategies*.

North Hanover Township Master Plan Re-Examination Report, July 2006.

North Hanover Township Land Use Plan Element, March 26, 2008.

Rutgers Cooperative Extension of Salem County. *Green Pages*.

I. Introduction

I. Introduction

North Hanover Township is a rural, agriculturally based community in Burlington County. This Comprehensive Farmland Preservation Plan will provide an overview of North Hanover's agricultural land base and industry. It will also set the land use planning context for farmland preservation and agricultural retention. The Plan will also provide an overview of farmland preservation in North Hanover and provide clear goals and objectives for farmland preservation over the next 10 years. The Plan will also identify agricultural economic development strategies that support County and State efforts. In addition, an analysis of North Hanover's efforts to coordinate with regional efforts to promote natural resource conservation will be included in the Plan. Finally, the Plan will expand on North Hanover's vision for farming and the agricultural industry beyond conservation of its agricultural land base alone.

The draft plan was presented at a public meeting of the North Hanover Farmland Preservation Committee in November 2009. The committee provided comments which were incorporated into the final plan. The final plan was presented and adopted at the April 2010 meeting of the North Hanover Joint Land Use Board.

The Township has initiated several efforts to maintain its farmland amidst increasing development pressures. These efforts include its 2006 Master Plan Re-Examination Update, 2008 Land Use Plan Element, and the 2009 amendments to its zoning code. This Comprehensive Farmland Preservation Plan, made possible through a Smart Futures Grant from the New Jersey Office of Smart Growth, will build upon these studies and will be an important next step to ensuring the preservation of the agricultural base of the community.

Some of the related studies and planning documents are summarized below.

Master Plan Re-Examination Report

In July 2006, North Hanover completed its Master Plan Re-Examination Report, which provided comprehensive goals and objectives to guide the Township's future over the next 10 to 20 years. These goals and objectives, as well as specific recommendations for the Conservation Element, provided the overarching framework for this Comprehensive Farmland Preservation Plan.

The following goals were identified in the Plan:

- Our landscape of fields, forests, and small settlements will continue to define our rural and historic character; and
- Our natural areas and ecosystems will be protected from pollution, flooding, and damage to the ecology of wildlife; and
- Agriculture will continue to be a viable and valuable contributor to our economy and quality of life enhanced and protected by appropriate zoning; and
- Areas for shopping, business growth, housing, recreation and public and private services will meet our needs as residents, workers and visitors; and
- Our commercial area on Sykesville Road, adjacent to Wrightstown, will be revitalized as a village utilizing a "town center" focal point, aesthetically pleasing and appropriate to the Township, connecting the various and diverse elements with encircling trails/pathways providing us with a choice to walk/bike from one area to

another while minimizing the need for vehicles for shopping, housing, civic functions and recreation.

The Re-Examination identified the following 20 objectives to reach its stated goals:

1. Provide for a range of land uses that include agricultural, residential, professional, commercial, industrial, public, recreational, and conservation land uses.
2. Control development intensities and population densities to be appropriate to the overall character of the Township, our community services and facilities, and the natural constraints of the environment.
3. Ensure that development does not conflict with environmental constraints and is adequately served by municipal facilities.
4. Protect the quality and quantity of our groundwater supply.
5. Protect stream corridors.
6. Preserve and restore sites and areas of local, regional, and national historic and cultural value.
7. Improve the energy efficiency of development, both for individual structures and for transportation and services within the Township.
8. Provide opportunities for residential, commercial, and industrial resource recovery, reuse and recycling using collection and processing facilities and procedures that are located and managed to prevent environmental contamination and other conflicts with nearby land uses.
9. Preserve the most productive agricultural soils for farming.
10. Recognize and promote the diversity, productivity, and long-term sustainability of our active farms with the intent of making the agricultural industry the highest and best use of our most productive soils instead of an interim use that gives way to residential development.
11. Buffer new development from farmlands to minimize land use conflicts arising from the temporary negative aspects of agricultural operations including the generation of truck and car traffic, noise, odors, lights, and dust.
12. Define locations and design requirements for new development that minimize conflicts between new development and nearby land uses, reduce traffic generation and minimize the costs of our public services.
13. Design new housing development in the form of traditional hamlets and villages that maintain rural character, open landscapes and views, landscaped buffers at the development perimeter, and internal circulation systems for cars, bicycles and walking that reduce traffic generation on existing roads and highways.
14. Provide locations for public facilities and services that support the existing and future needs of the Township.
15. Provide locations for recreational facilities that can benefit Township residents of all age groups in future years.

16. Protect the McGuire AFB flight hazard zone and the McGuire Access Highway (CR 545) from encroachment by housing and by commercial and industrial structures.
17. Provide locations for services, retail, entertainment, and recreational industries and professional, high-tech and incubator (“start-up”) type industries that enhance the Township's economic and property tax ratable base and that may support the “Fort Dix-McGuire-Lakehurst Megabase.”
18. Maintain an economic development committee advisory to the Joint Land Use Board to pursue funding sources and programs to finance local initiatives to explore and promote redevelopment and rehabilitation of vacant and underutilized sites, both residential and nonresidential, and to facilitate economic development in and revitalization of the Township.
19. Provide opportunities for new high-amenity village housing as well as modest, attractive, affordable housing and mixed-use commercial development in the designated Phase I redevelopment area on Sykesville Road near Wrightstown.
20. Provide efficient mechanisms that use new development and redevelopment as a means to preserve farmland and open space in rural areas of the Township, establish viable commercial areas, and prevent further low-density suburban sprawl.
21. Ensure that development is consistent with existing and proposed development of adjacent communities and those programs proposed by the State of New Jersey and affected County governments.

The Report also provided the following recommendations for the Conservation Element, which includes farmland preservation:

1. Provide guidelines for vegetated buffers between agricultural operations and adjacent residential, retail, or services development that also protect water resources, natural areas, and wildlife.
2. Restrict residential and non-residential development and provide guidelines for vegetated buffers in the immediate area surrounding the Township landfill.
3. Provide guidelines for prioritizing areas for preservation through non-contiguous cluster development or transfer of development rights provisions.
4. Prepare an infrastructure needs assessment identifying conditions, needs and estimated costs for acquisition, construction and maintenance of existing and planned lands and associated facilities (such as trails, comfort stations and signage) for conservation in the Township to guide future capital budgeting.

The relationship between this Comprehensive Farmland Preservation Plan and these goals and objectives will be discussed further in the Land Use Chapter of this Plan.

Land Use Plan Element

The central vision of the 2008 Land Use Plan Element is to preserve the agricultural lands while protecting existing landowner equity. This land use vision will be ultimately achieved through the continued use of Farmland Preservation and eventually a Transfer of Development Rights (TDR) program, which may take between three and five years to fully implement. In the

meantime, the Plan calls for the Township to implement non-contiguous parcel clustering to preserve agricultural areas. Non-contiguous parcel clustering as well as the TDR is discussed further in Chapter IV of this plan.

The Burlington County Department of Economic Development and Regional Planning prepared a build-out analysis as part of the Land Use Plan Element to illustrate the significant sprawl that will occur in the Township under the 2008 zoning if no changes were implemented. The results of this analysis will also be discussed in Chapter IV of this plan.

Non-Contiguous Parcel Clustering

In the fall of 2009, North Hanover completed an update of the zoning ordinance that will permit non-contiguous parcel clustering in the Residential Agricultural (RA) zone. This initiative is an interim step designed to reduce sprawl in North Hanover. The Township also adopted a Planned Development Ordinance at this time in order to authorize density transfers and actions of Land Use Board in approving a single development application. These changes are discussed more in Chapter III of this plan.

Burlington County Comprehensive Farmland Preservation Plan

This Farmland Preservation Plan also benefits from the completion of several recent County studies and plans. Most recently, Burlington County completed its Comprehensive Farmland Preservation Plan in December 2008. This plan provides an excellent regional context for the North Hanover Farmland Preservation Plan Element and many of the findings and recommendations in the County Plan are relevant to North Hanover. As a result, North Hanover's Plan draws heavily on the County's Plan.

The Northern Burlington County Regional Strategic Technical Report – Economic Development and Agriculture

The Northern Burlington County Regional Strategic Technical Report – Economic Development and Agriculture (2004) provides recommendations for 13 participating municipalities, including North Hanover. The other municipalities in the Route 206 farm belt includes: Bordentown City, Bordentown Township, Chesterfield Township, Eastampton Township, Fieldsboro Borough, Mansfield Township, New Hanover Township, Pemberton Borough, Pemberton Township, Southampton Township, Springfield Township, and Wrightstown Borough.

This technical report draws upon three studies prepared for Burlington County by the Heinrich-Schilling Joint Venture. The first two of these 2004 reports, *A Review of Farm Industry Economics* and *Current Industry Status and Trends* provide a foundation about agricultural practices, challenges, and opportunities in the farm belt in Burlington County. The third study, *Strategies for Farm Viability* recommends actions to promote the viability of agriculture in northern Burlington County.

The Northern Burlington County Regional Strategic Technical Report – Economic Development and Agriculture recommends advancing the following point strategy for keeping agricultural economically viable:

- **Preserve the Farmland Base** - Evaluate the demand for leasable land and preferred lease terms; align farmland preservation funding and local right-to-farm provisions to

support established goals; use transfer of development rights and other density transfer provisions to preserve farmland while managing growth; assess opportunities for farm owner succession within agriculture.

- **Retain and Recruit Farmers** - Promote and market a positive image of farming in the region; inform college students in farm management of opportunities in Burlington County; match existing farmers with land opportunities; favor active farming in auctions of farm land; sponsor an educational and policy summit for young and beginning farmers with proceedings published on the Internet; promote cross-enrollment of high school students from throughout the county in the Northern Burlington County High School Agriculture Program, or in satellite programs; provide more opportunities under farmland preservation programs for long-term leasing and custom farming; develop college agriculture-related programs and services at Burlington County College that meet the needs of the agricultural community in Burlington County.
- **Plan for Agriculture** - Collect and adapt model ordinances that support agriculture; include agriculture and agribusiness in County economic development assistance programs; investigate potential use of Urban Enterprise Zones and Special Improvement Districts for agriculture; adopt municipal master plan elements for agricultural preservation and retention; maintain local agricultural advisory committees; envision the short, medium and long-range future of agriculture in the region; water allocation budgeting taking into account the needs of the agricultural community.
- **Reform Farm Taxation** - Reduce property tax assessments for farm employee housing; use estate planning to preserve farms and farming operations; lower the property tax assessment on land under the farmhouse on deed restricted farms; provide New Jersey farmers with a credit against their annual New Jersey gross income tax determined by using income averaging from their farming business.
- **Address Regulatory Compliance** - Add field technical assistance staff to the Soil Conservation District (SCD) to help farmers meet environmental regulations; create and fund a county Agricultural Industry Development Specialist position to advance economic development of production agriculture and support businesses through regulatory compliance assistance.
- **Encourage Environmental Stewardship** - Inform owners of preserved farms and all farm operators of annual conservation funding programs; provide free access to computer software packages that help farmers analyze, compare and evaluate potential business, production and operational impacts of using different sets of farming practices.
- **Advance Public Education and Awareness about Agriculture** - Organize farm tours; develop a regular local newspaper column on agriculture; convene periodic meetings between farmers and county economic development staff to address agriculture industry needs and issues; increase participation of farmers on local and county boards and committees; increase opportunities for the public to learn about New Jersey's farm products and family farms.

- **Provide Technical and Business Assistance** - Organize training seminars for farmers regarding emerging business issues, trends and available resources; maintain a directory of agricultural service providers and suppliers; develop emerging markets for ethnic and organic foods; encourage participation in risk management training.
- **Provide Financial Assistance** - Coordinate with, support and enhance traditional sources of farm capital; incorporate agricultural industries into state economic development and recovery programs; provide incentives such as loan guarantees to private lenders to finance new operations and technologies that have long payback periods.
- **Promote Agri-tourism** - Organize workshops for farmers and municipal officials to reduce resistance to agri-tourism; increase coordination with tourism programs to support agri-tourism; promote on-farm educational opportunities in local schools; analyze municipal ordinances for impediments to agri-tourism; include farmer representation in planning for recreation facilities and events to protect farm operations from damage.
- **Develop Value Added and New Markets** - Promote complementary agribusinesses that can retain more of the food-marketing dollar within the region's economy; respond to opportunities provided by changing ethnic compositions and consumer preferences in and around New Jersey; pursue federal funding opportunities for market development; pursue farmer educational opportunities with the Food Innovation Center; leverage New Jersey Fresh resources to promote local farm products.
- **Establish a County Agriculture Industry Development Program** - Enhance the visibility and awareness of the region's agriculture sector; promote new market development; integrate agriculture into county and local land use and economic development planning; ombudsman for agriculture industry on issues related to current and pending regulation and policy; promote locally grown farm products; organize farm tours and other educational programs for residents, local officials, and farmers; maintain a full-time Agriculture Industry Development Specialist and a broadly based board of directors for the program.

II. North Hanover's Agricultural Land Base

II. North Hanover's Agricultural Land Base

Location and Size of Agricultural Land Base

North Hanover Township is located in the northeast corner of Burlington County along the border with Mercer County. A small portion of the southern portion of the Township is located within the Pinelands.

The Existing Land Use Map, *Map 1*, illustrates the rural nature of the community. More than three-quarters of the Township's 17.4 square miles of land mass consists of farmland, agricultural uses and vacant lands. This rural landscape of farmland, woodland, open fields, and meadows extends into neighboring municipalities that surround North Hanover.

According to the most recent farmland assessment data, agricultural land uses comprises 6,774 acres or 60.8 percent of the of North Hanover's land mass. The predominant agricultural coverage is harvested cropland occupying 4,556 acres or 67 percent of the agricultural coverage followed by woodland 1,481 acres or 22 percent (*Figure 1*). Together, these land uses which make up the rural character in North Hanover, dominate all other land uses in the community. As of 2009, 3,788 acres of land have been preserved as farmland, leaving a balance of about 2,986 acres of agricultural, wooded, vacant, and water areas that are vulnerable to development that would transform the community from a rural landscape rooted in agriculture to a suburban landscape founded on residential development.

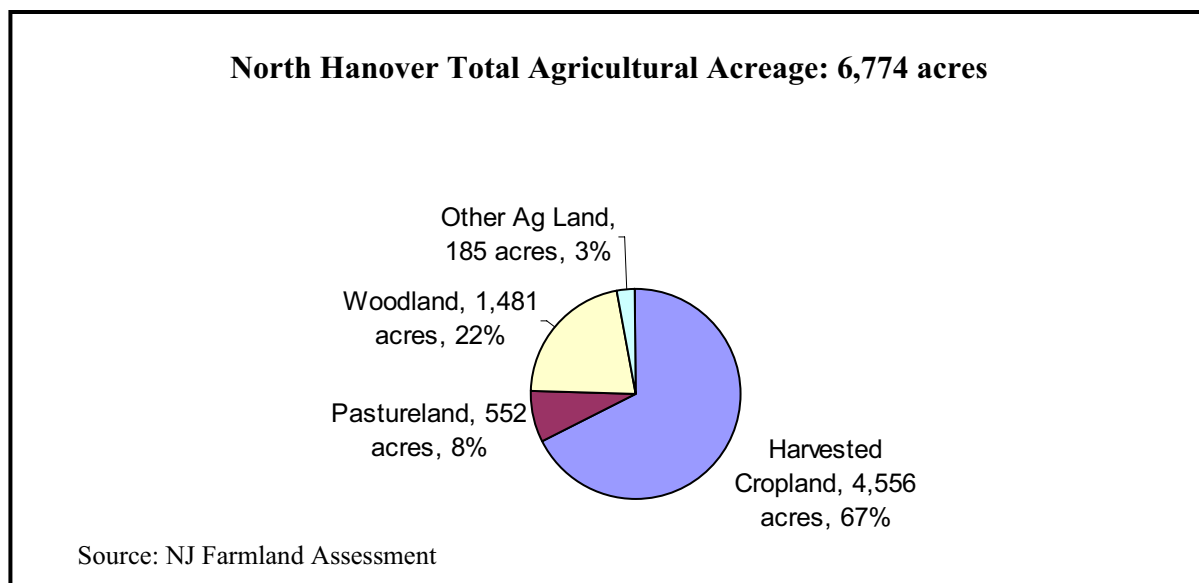
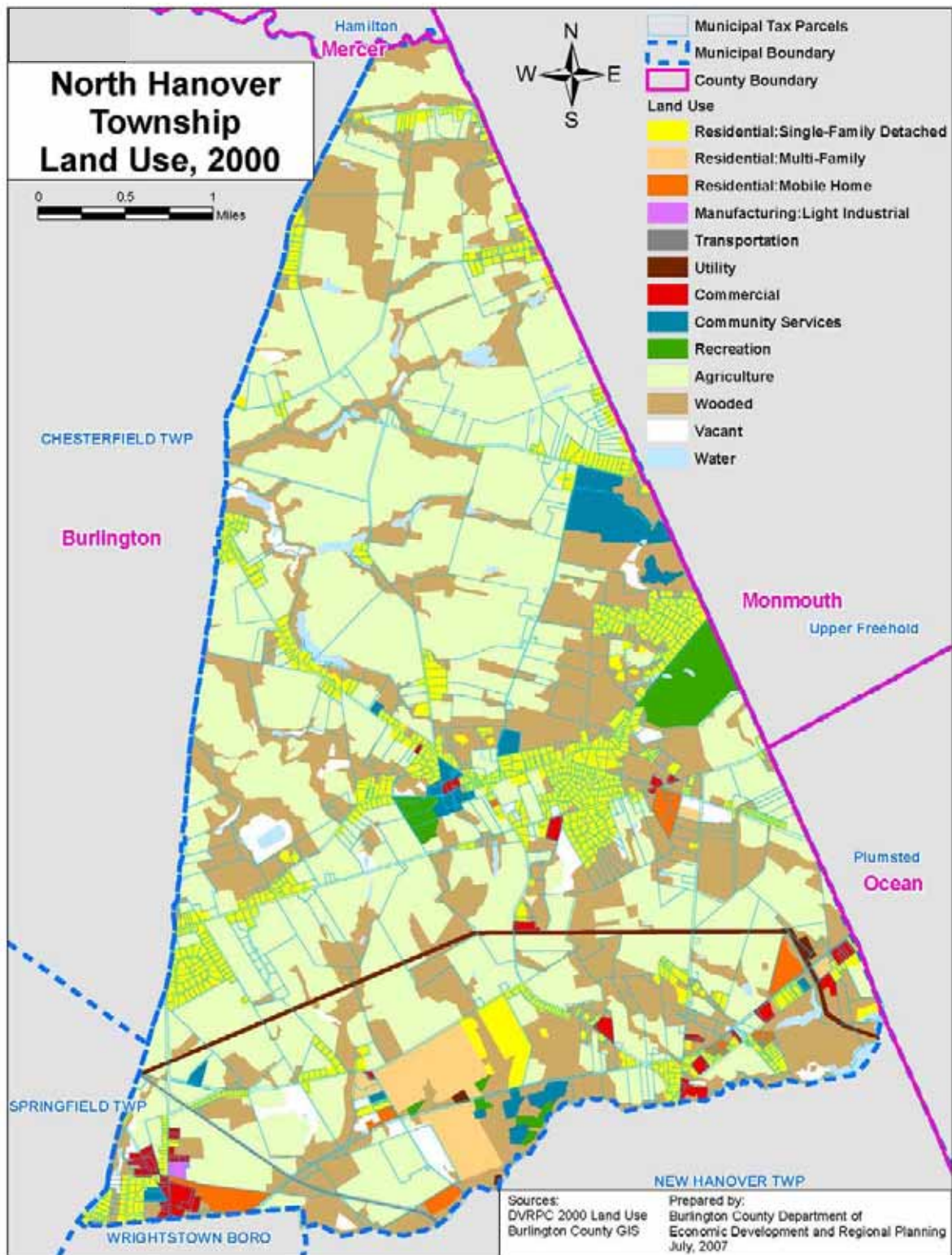


Figure 1:
North Hanover Farmland Acreage by Type, 2007



Map 1:

North Hanover Existing Land Use

Distribution of Soil Types and their Characteristics

The development of North Hanover, as well as the maintenance of the agricultural heritage, is based upon the soils of the area. The soil type and quality dictates what type of agricultural crops can be grown as well as what can be built.

The inventory of existing soil resources is compiled in each state by the Natural Resources Conservation Service (NRCS) and includes maps characterizing and showing the locations of key soil types and the physical and chemical properties of the soils.

Soil Capability

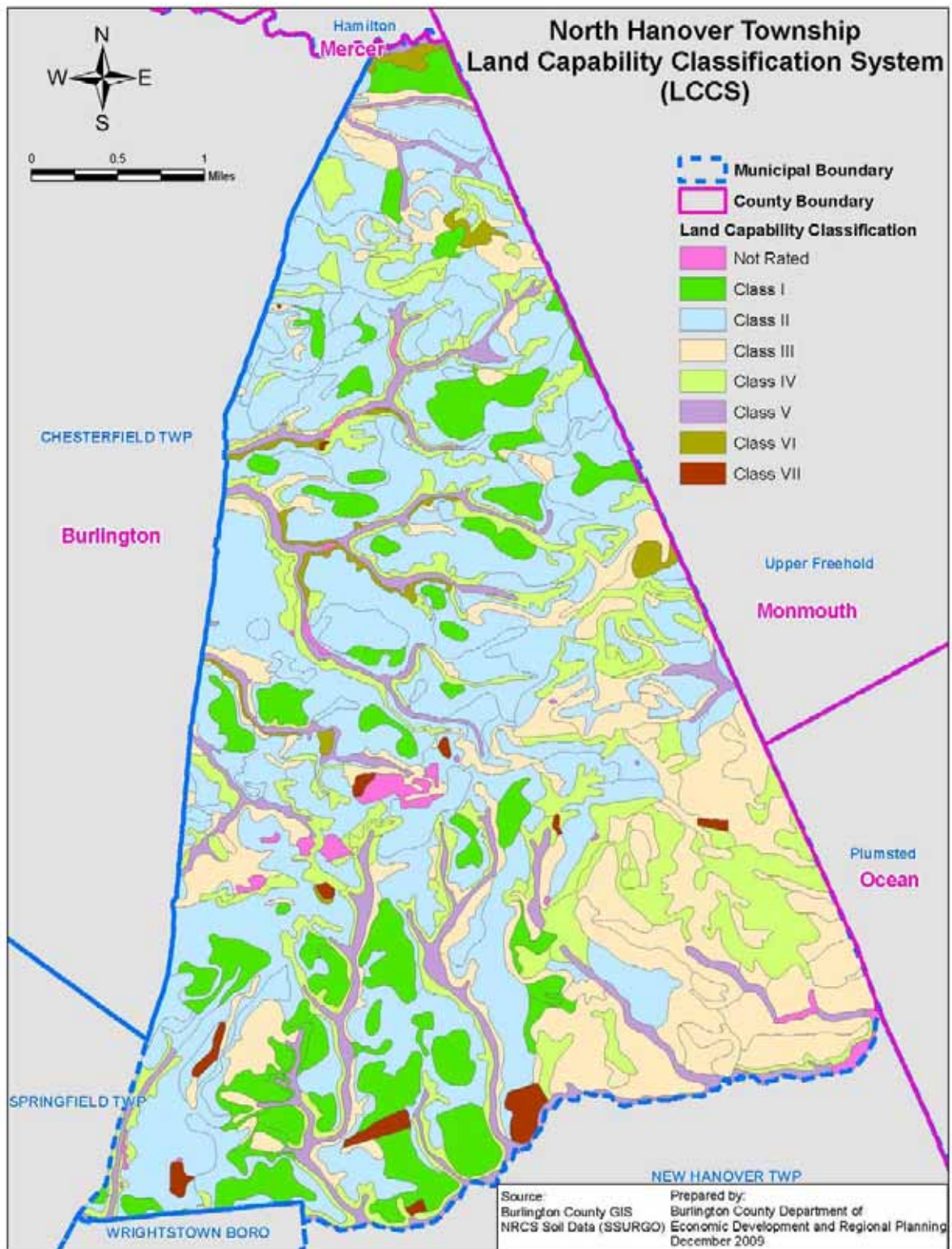
The NRCS Land Capability Classification System (LCCS) groups soils into eight broad categories to understand the potential erodibility of farmland. The categories are designated by Roman Numerals I through VIII and the limitations on land use increase with higher numbers. This classification system is summarized in the *Table 1*.

Since agricultural activity is tied to the quality of the soil, it is not surprising that a disproportionate percentage of the County's soil suitable for agriculture (types I and II) are located in Burlington County's farm belt compared to the County as a whole. In North Hanover, soils in class I and II predominate but there is a concentration of soils in III through VII in the southwest corner of the Township (*Map 2*).

LCCS Class	Definition of LCCS Class
I	Few limitations
II	Moderate limitations that require limited conservation practices
III	Severe limitations that require special conservation practices
IV	Very severe limitations that require careful management
V	Soils are not likely to erode, but have other limitations, impractical to remove
VI	Severe limitations that make soils generally unsuitable for cultivation
VII	Very severe limitations that make soils unsuitable for cultivation
VIII	Soils with limitations that nearly preclude their use for commercial crop production

Table 1:

Definition of LCCS classes



Map 2:

North Hanover - Soil Classification Map

Soil Productivity

The NRCS also classifies certain soils as prime, statewide important, or unique based on their agricultural productivity. Burlington County's past and future farmland preservation efforts consider soils of prime and statewide importance as the greatest priority for permanent protection.

- Prime farmland soil has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. These soils have the quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed according to acceptable farmland procedures. Prime soils are not excessively erodible or saturated with water for a long period of time, and they either flood infrequently or are protected from flooding.
- The NRCS classifies soils as statewide important when they produce high yields of crops when treated and managed according to acceptable farming methods, but have yields that are not as high as prime soils.
- Unique soils exhibit specific qualities that may be favorable to the production of specialized crops.
- Soils of local importance are not mapped or designated by the NRCS as agricultural soils but exhibit viability for the production of field crops, hay, livestock pasturing, and some fruits and vegetables.

The majority (56 percent) of the land in North Hanover is classified as Prime Farmland. Another 23 percent of the land is classified as Statewide Important soils (*Figure 2*). The location of the soils are shown in *Map 3*.

Approximately 81 percent of the land in North Hanover classified as prime soil for agricultural production is active agricultural land. A high percentage of Statewide Important Soils (81 percent) is also active agricultural land (*Table 2*).

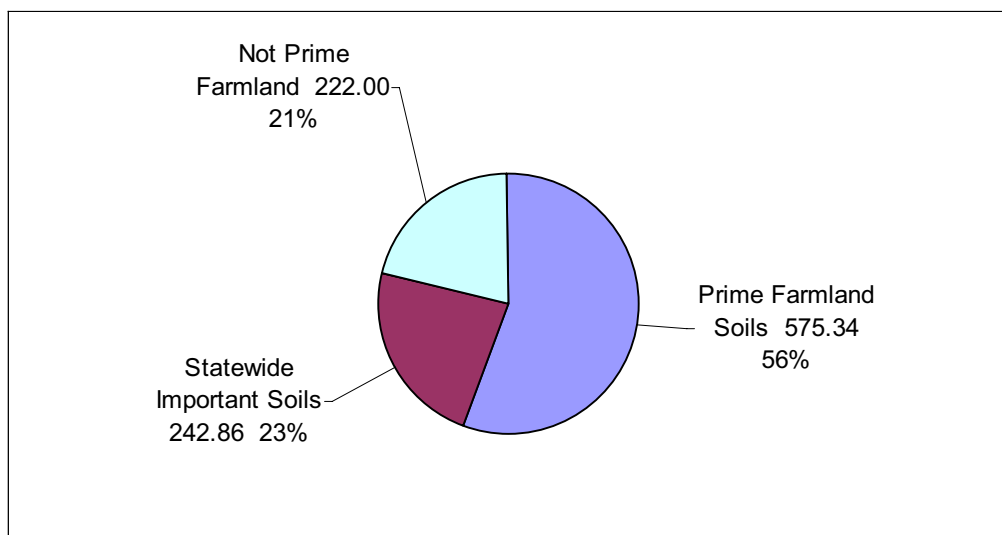
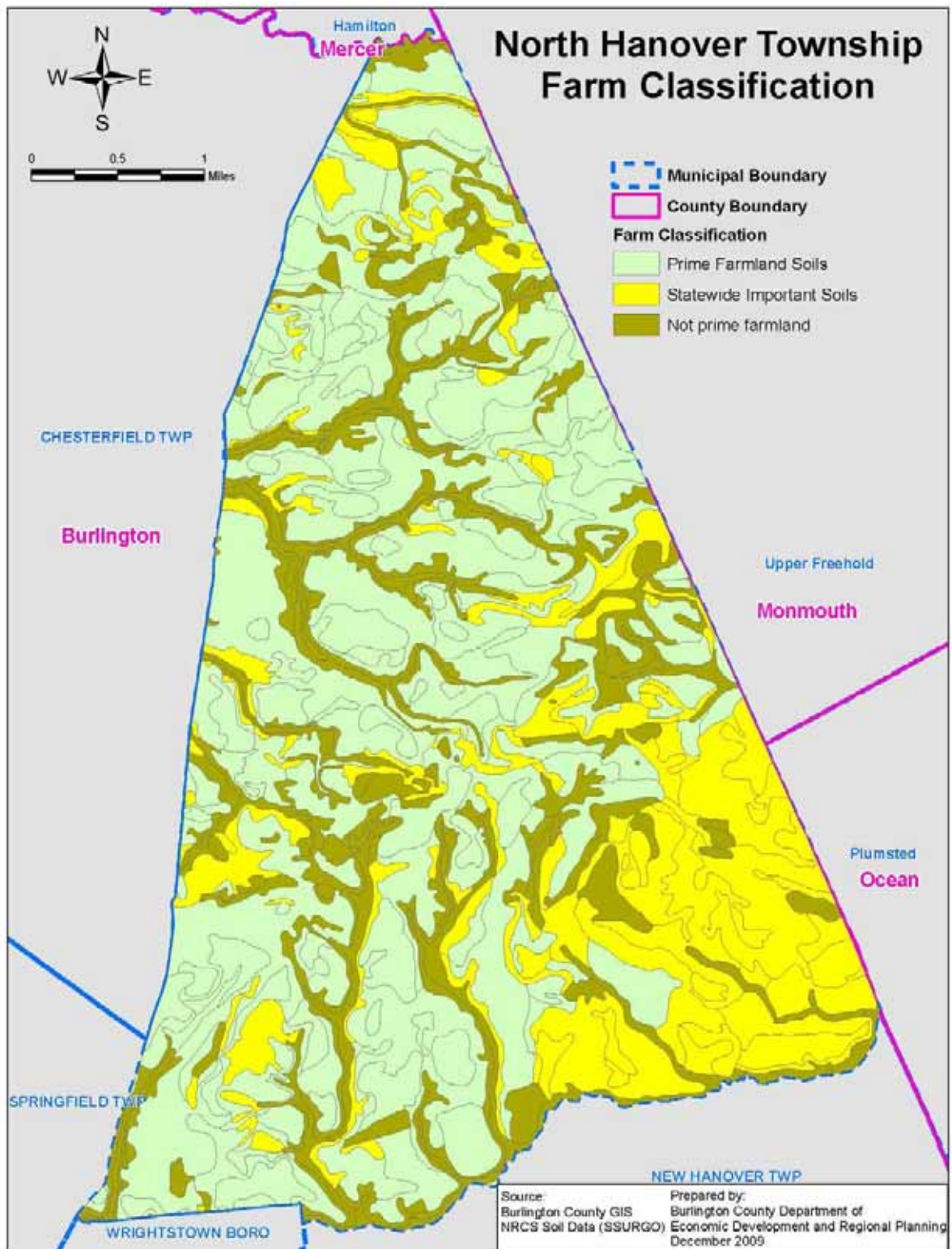


Figure 2:

Soils of North Hanover



Map 3:

North Hanover - Farm Classification

	Total Soils	Active Ag Land	% of Total
Prime Farmland Soils	575.34	465.75	80.95%
Statewide Important Soils	242.86	196.84	81.05%
Soils of Unique Importance	0.00	0.00	0.00%
Not Prime Farmland	222.00	184.45	83.09%
Total	1,040.20	847.04	81.43%
Source: NRCS Soil Data (SSURGO)			

Table 2:

North Hanover - Active Farmland Acres by Soil Category

Irrigated Acreage and Available Water Resources

In addition to the quality of the soil, the availability of water is also very important for viable agriculture. North Hanover, like all of New Jersey, receives an abundance of annual rainfall each year. The average rainfall is over 40 inches per year. Generally, rainfall is even throughout the year and especially favorable during the March through September growing season. In the summer, thunderstorms produce heavy rain rather than slow, soaking rain.

Even with this relative average abundance of rainfall, there have been periods of drought. To remain viable, North Hanover's farmers do utilize irrigation for the production of fruits, vegetables, flowers, and some grains. Over the last 20 years there has been a trend towards the increase in use of irrigation. For example, while data is not available on the municipal level, the acreage of irrigated lands has increased 37 percent between 1987 and 2007 in Burlington County as a whole. This is especially noteworthy since during this same time the number of land in farms decreased 17 percent in Burlington County. In addition, recent studies on agricultural practices in Burlington County reviewed in the development of this plan, indicates that many more farmers are considering irrigating more land or have already changing agricultural production regimes to those that require irrigated water. Shifting market conditions that favor water intensive agriculture, such as nursery and sod crops partially explain this change.

Due to the growing importance of irrigation in agriculture, the presence of a water source should be taken into consideration when prioritizing which farms should be preserved.

The inability to develop a new water support system will limit future farms to crops which depend on natural rainfall such as grains and field crops, including hay. With the exception of hay, which could be marketed directly to increase profitability, these crops that grow with natural rainfall are priced by market systems out of the control of the farm operator. The preservation of farms with existing sources of water is even more important now since it has become increasingly difficult for farmers to acquire permits to drill new wells or make other withdrawals of over 100,000 gallons per day. Water for agriculture in New Jersey is regulated under the Water Supply Management Act (NJSA 7:20A-1 et. seq.) by the NJDEP's Bureau of Water Allocation. All ground and surface water diversions in excess of 100,000 gallons of water per

day are regulated. The Bureau of Water Allocation regulates water diversion through permitting, certification, and registration programs.

In 1993, the NJDEP established Water Supply Critical Area II (CWA2) including most of Burlington, Camden, and Gloucester Counties. This critical area, which includes parts of North Hanover, was established because of overuse of the Potomac-Raritan-Magothy aquifer, the main source of potable water for the area. State legislation established a Water Allocation Credit Transfer Program that would allow additional withdrawals from the aquifer from within a designated area in Burlington County (Burlington County, 2001).

The Board of Chosen Freeholders established itself as the Burlington County Water Exchange and adopted a Water Allocation Credit Exchange allowing it to manage a water allocation program and establish a plan designating where this water could be used.

Farmland Assessment and Census of Agriculture Statistics and Trends

In 2007, there were a total of 6,774 acres of farmland in North Hanover. In 2004, North Hanover ranked 37th in the State in terms of acreage assessed as farmland. Farmland occupies slightly over 60 percent of the Township's Land area of 17.4 square miles.

Figure 3 shows the most recent and historical farmland assessment data for North Hanover. This data illustrates that the total acreage in agricultural use has increased by 58 acres or less than 1 percent between 1983 and 2007. There was an approximately 50 percent decrease in the amount of pastureland, while at the same time, there was a significant increase in the amount of woodland. The amount of harvested cropland did not change dramatically during this period.

This farmland assessment data, over the past 25 years, indicates that despite development pressures, the total amount of land used for agricultural purposes has not changed dramatically. North Hanover is committed to maintaining the agricultural character of the Township even with increasing development pressures.

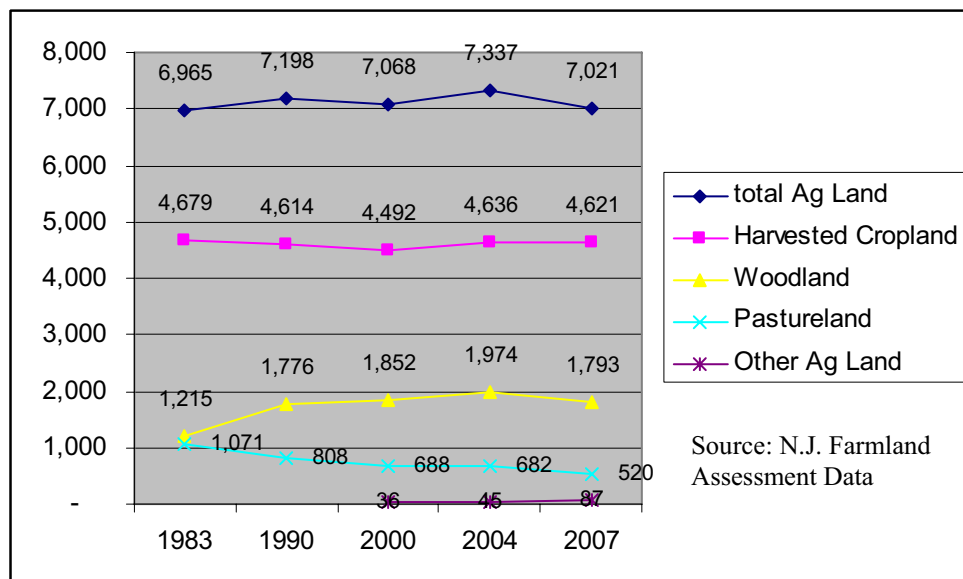


Figure 3:

Farmland Acreage in North Hanover (acres), 1983-2007

The farmland assessment data also provides information about the type of products grown on agricultural land. This information is presented in *Table 3* and shown graphically in *Figure 4*. During this period, the acreage in field crops dropped from almost 4,000 acres to under 3,000 acres. At the same time, the amount of acreage in nursery products grew almost seven times from 1983 to 2007. The acreage of vegetable, fruit, and berries did not change significantly.

	1983 acreage	1990 acreage	2000 acreage	2005 acreage	2007 acreage
Field Crops	3,947	3,553	3,322	3,329	2,866
Cover Crops	61	26	5	30	14
Fruit	15	9	32	26	13
Berries	43	8	24	10	16
Grapes	-	-	-	-	-
Nursery	116	405	713	793	865
Vegetable	606	536	502	578	578
Irrigated	891	98	259	494	508

Source: Farmland Assessment Data

Table 3:

North Hanover Farmland Assessment – Types of Products, 1983-2007

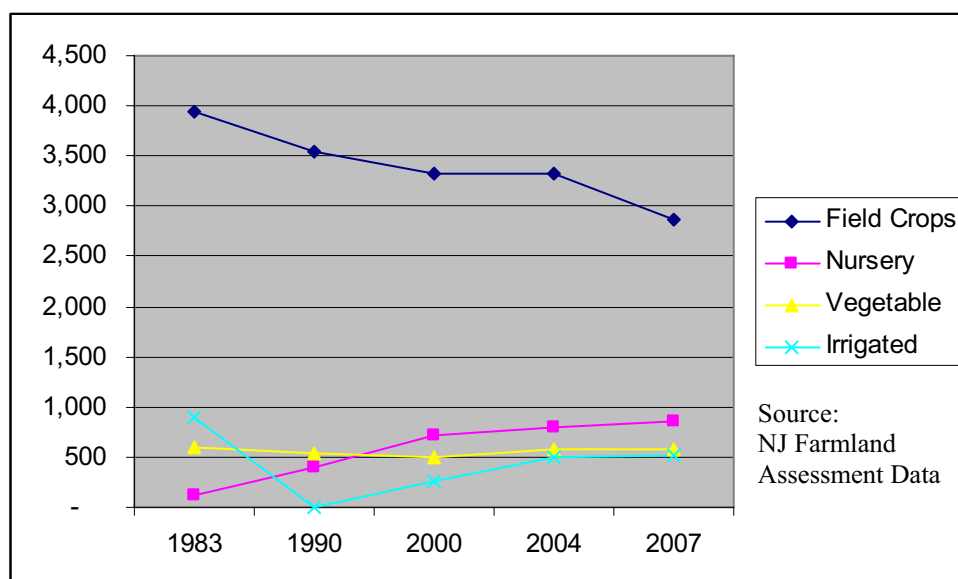


Figure 4:

North Hanover Farmland Assessment Data for Selected Products (acres), 1983-2007

According to recent Farmland Assessment data, the number of farms has been steadily increasing since 2002. Between 2000 and 2007, the number of farms increased 30 percent. The actual number of farms in North Hanover is shown in *Figure 5*.

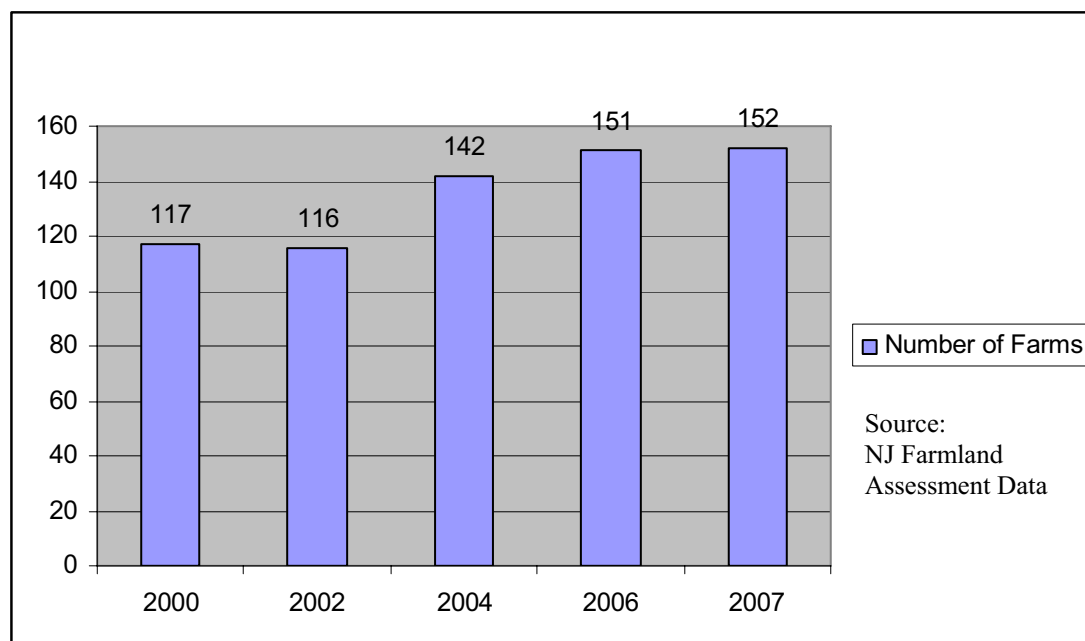


Figure 5:

Number of Farms in North Hanover, 2000 - 2007

It is not unexpected that while this trend toward an increase in the number of farms was occurring, the actual size was decreasing because the total acreage in farms did not increase substantially during this period. The Census of Agriculture data in *Table 4* for Burlington County illustrates the declining size of farms since 2002. The Census of Agriculture does not provide data on the municipal level, but it expected that North Hanover follows the trends in the County as a whole. The average size of farms operating Burlington County is 93 acres while the average size in the State is 71 acres (census of agriculture). Between 2002 and 2007, both the average and the median farm size decreased significantly. While it is too early to tell whether this trend will continue in the 2012 census, it does suggest there are significant changes in the farm size.

	1992	1997	2002	2007	Percent Change 2002-2007
Average Farm Size	119	121	123	93	- 24 %
Median Farm Size	N/A	21	21	15	- 29 %
Source: Census of Agriculture					

Table 4:

Average and Median Farm Size, Burlington County

The decreasing size of farms in Burlington County can partially be explained by the emergence of the green industry, which has resulted in a large number of small farms that are under 50 acres, and often under 10 acres in size. There are many greenhouses and nurseries that are operated on small farms due to the high value of the products that are grown and sold. Another explanation for the increase in the number of small farms is the growing interest in “hobby farming” where large residential landowners engage in small-scale agriculture production.

The Burlington County Comprehensive Farmland Preservation Plan completed in 2008 reported that prominent farms, as well as agents from Rutgers Cooperative Extension and personnel from farm support agencies, substantiate a divergence in the structure of Burlington County’s farm industry. While the number of small farms are increasing, some farms are getting larger; but for different reasons. Particularly in sectors such as grains and dairy, the ability to farm large tracts of land is necessary to achieve the economies of scale needed to earn a sufficient living in farming. North Hanover is not experiencing this trend towards larger dairy and grain farms.

The size structure of agricultural operations in North Hanover has important implications for farmland preservation efforts.

III. North Hanover's Agricultural Industry – Overview

III. North Hanover's Agricultural Industry - Overview

Since data from the Census of Agriculture is not available at the municipal level, information for Burlington County is utilized in many of the following sections of this overview of North Hanover's Agricultural Industry. This is appropriate because North Hanover is representative of many of the trends in the County. For example, the two charts below (*Figure 6*) illustrate how much harvested cropland is made up of different crop types in North Hanover and Burlington County. The breakdown of cropland as a percentage of total harvested cropland is very similar in the Township and the County. For example, over half of the harvested cropland in North Hanover and in the County is comprised of field crops. On a percentage basis, slightly more harvested cropland is in nursery and vegetable production in North Hanover in comparison to Burlington County. The notable exception is berries where they make-up nine percent of harvested cropland in the County and less than one percent in North Hanover.

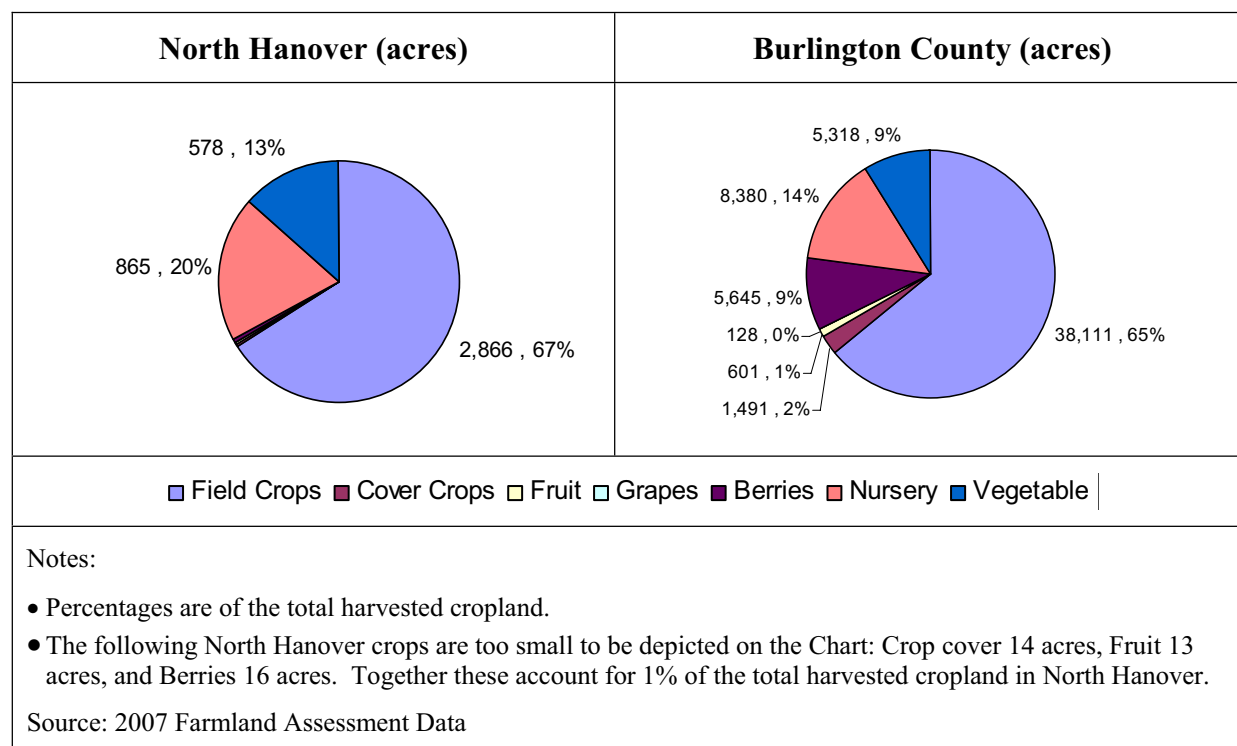


Figure 6:

Crop Type as Percentage of Total Harvested Cropland in North Hanover and Burlington

Although North Hanover is among the top 50 agricultural municipalities in the state in terms of acreage assessed as farmland, it does not represent a significant amount of the total agricultural land in the County in any one category. The largest percentages are among vegetable, nursery, and field crops which represent 11, 10, and eight percent respectively (*Table 5*).

	North Hanover (acres)	Burlington County (acres)	Percent of Burlington County
Field Crops	2,866	38,111	8%
Cover Crops	14	1,491	1%
Fruit	13	601	2%
Grapes	-	128	0%
Berries	16	5,645	0%
Nursery	865	8,380	10%
Vegetable	578	5,318	11%
Total	4,352	59,674	7%
<i>Notes:</i> Major agricultural land uses only			
<i>Source:</i> Farmland Assessment Data			

Table 5:

North Hanover Harvested Cropland as Percentage of Burlington County, 2007

Based on this analysis, it is appropriate to utilize data for Burlington County from the Census of Agriculture when examining trends in North Hanover Township. However, the agricultural industry at the municipal level is much more heavily influenced by microeconomic activities, such as the operations of individual firms and farms, than the agricultural industry, as assessed at the County level. As a result, it is expected that the municipal agricultural industry would be slightly different than the county level trends, with sharper increases and declines in overall sales values corresponding to the activities of individual farms and businesses.

Trends in Market Value of Agricultural Products Sold

The Census of Agriculture provides data on the value of agricultural commodities in Burlington County. While this data is not available on the municipal level, North Hanover is characteristic of Burlington County as a whole as discussed above. The agricultural profile of Burlington County is diverse, with a large number of crops and livestock products. The total value of sales in 2007 was \$83 million, showing almost no change since 2002 (*Table 6*).

There are also limitations in comparing the value of crops over time because the values have not been adjusted for inflation. In particular, the change in the value of total agricultural sales overtime also includes inflation. Therefore the total drop in the total value of agricultural sales from 83.3 million in 2002 to 83 million in 2007 is actually larger than .3 million due to inflation. It is more useful to compare general trends over time to avoid the distortion of the data due to inflation.

Cranberries and blueberries are two major agricultural products produced in Burlington County but not in North Hanover. In 2007, the sale of fruit, nuts, and berries accounted for 30 percent of the sales in Burlington County. It is likely that products grown in North Hanover contributed very little to this sales volume.

Commodity	2007		2002		Change 2002-2007	
	Sales (\$ million)	Percent of Sales	Sales (\$ million)	Percent of Sales	Sales (\$ million)	Percent of Sales
Nursery, greenhouse, floriculture & sod crops	\$35.2	42.0%	\$38.3	46.0%	-\$3.1	-3.5%
Fruits, nuts & berries	\$25.1	30.3%	\$16.9	20.3%	\$8.2	10.0%
Vegetables, sweet corn, melons & potatoes	\$10.1	12.1%	\$10.6	12.7%	-\$0.5	-0.6%
Grains	\$5.6	6.7%	\$5.6	6.7%	\$0.0	0.0%
Diary	\$1.5	1.8%	\$4.5	5.4%	-\$3.0	-3.6%
Equine	\$2.7	3.3%	\$4.4	5.3%	-\$1.7	-2.0%
Other crops & hay	\$1.1	1.3%	\$1.1	1.3%	\$0.0	0.0%
Cattle & calves	\$0.5	0.6%	\$0.8	1.0%	-\$0.3	-0.4%
Christmas trees	\$0.3	0.3%	\$0.4	0.5%	-\$0.1	-0.1%
Poultry & related products	\$0.4	0.4%	\$0.3	0.4%	\$0.1	0.1%
Other livestock (incl. Sheep and aquaculture)	\$0.2	0.2%	\$0.3	0.4%	-\$0.1	-0.1%
Hogs & pigs	\$0.3	0.3%	\$0.1	0.1%	\$0.2	0.2%
Total	\$83.0	100%	\$83.3	100%	-\$0.3	N/A
Source: 2002 and 2007 U.S. Census of Agriculture (Table 2)						

Table 6:

Leading Agricultural Commodities in Burlington County (2007 and 2002)

Crop/Production Trends over the Last 20 Years

The primary source for the overview of North Hanover's Agricultural Industry is a 2004 report entitled, "*Agriculture in Burlington County's Route 206 Farm Belt: Current Industry Status and Trends.*" Many of the findings of this county level report are applicable to the local conditions in North Hanover. This report identified several crop and production trends in Burlington County.

The first trend related to industry concentration. United States Census of Agriculture data indicates that farm sales are relatively concentrated among a few larger farms in Burlington County and that this trend is increasing over time. For example, in 1997, the 35 farms generating farm cash receipts of \$500,000 or more accounted for \$57.2 million in sales or 65 percent of total county farm product sales. More recent data from the 2002 Census of Agriculture confirms a continuation of this trend, with the 35 largest farms in terms of sales, accounting for \$53.3 million or 64 percent of sales.

The second trend is the changing agriculture production mix. Statewide, the composition of agricultural has changed over time from being split evenly between crops and livestock in the 1960s, to present day conditions which are dominated by crops. Today, crops account for 88 percent of the state's total farm cash receipts and livestock and related farm products account for the remaining 12 percent of agricultural product sales. This pattern is similar for Burlington County and North Hanover Township. The historical analysis of agricultural sales in Burlington

County, shown in *Figure 7*, illustrates that the total value of agricultural sales peaked in 1997. The chart illustrates the growing value of nursery sales during a twenty year period. The sale of these products even outpaced crop sales in 2002. The chart also shows the declining value of livestock and poultry sales by over 50 percent.

This report also identified a third trend, direct marketing of farm products. Burlington County has emerged as a leader in direct marketing of farm products to consumers. There are several seasonal small roadside markets in North Hanover and two “pick your own” operations.

Some of the trends in production of various types of commodity are described below:

Nursery, Greenhouse, and Sod Production

This sector includes the production of bedding plants, ornamental trees and shrubs, sod, Christmas trees, and cut flowers. It is the fastest growing commodity sector in New Jersey over recent decades. The growth is fueled by the strong consumer and commercial demand for ornamental products and is also rooted in the need for farmers to transition to higher value crops.

The Census of Agriculture (*Figure 7*) shows that the value nursery sales increased 173 percent in the last twenty years with sales leveling off somewhat between 2002 and 2007. In 2002 and 2007, this sector was the largest commodity sector in Burlington County. It is likely that decreases in nursery sales will accompany the current decline in new residential construction since the demand for sod, trees, and shrubs will be reduced.

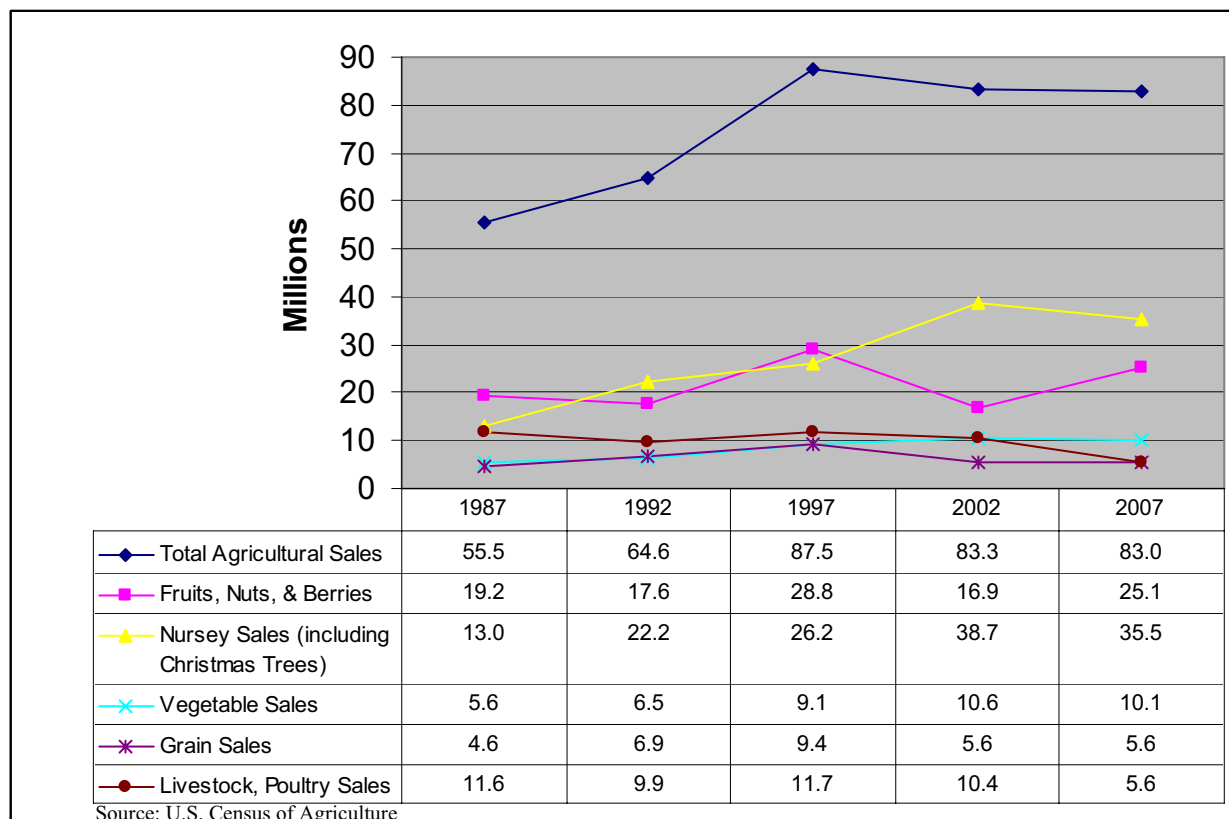
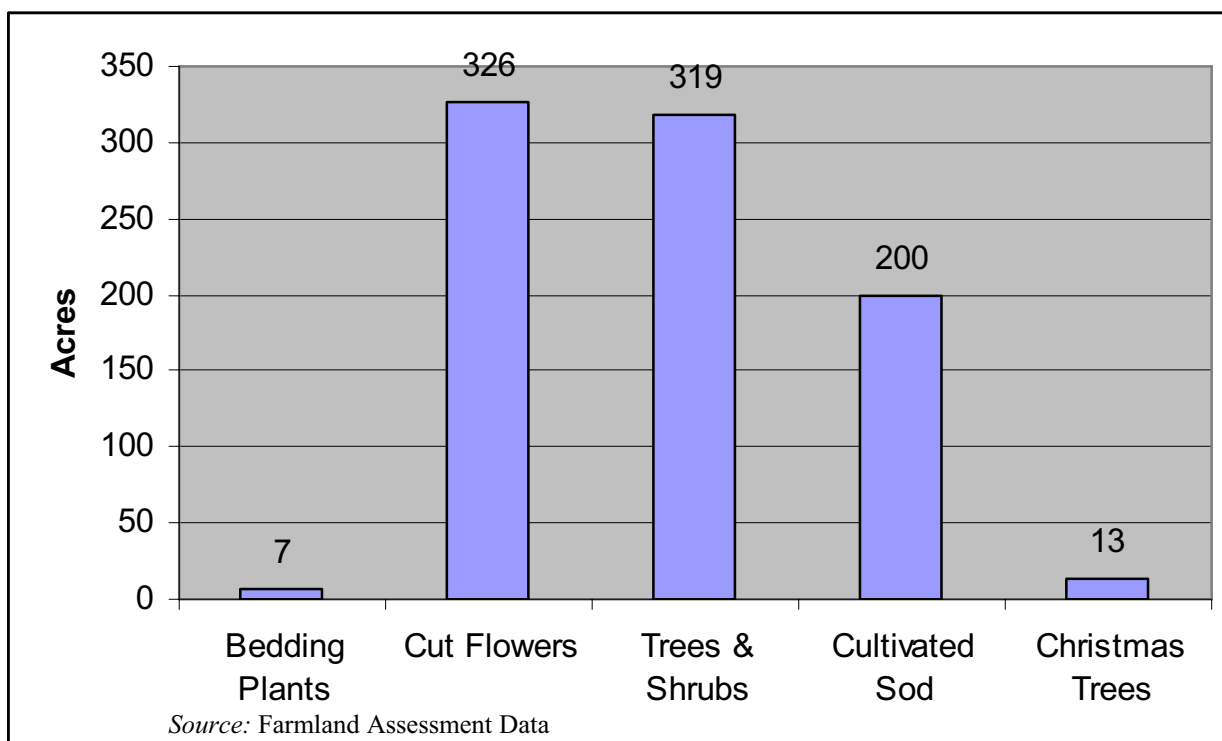


Figure 7:

Burlington County Agricultural Sales, 1987-2007

**Figure 8:**

Acreage in Nursery Crop Production in North Hanover Township, 2007

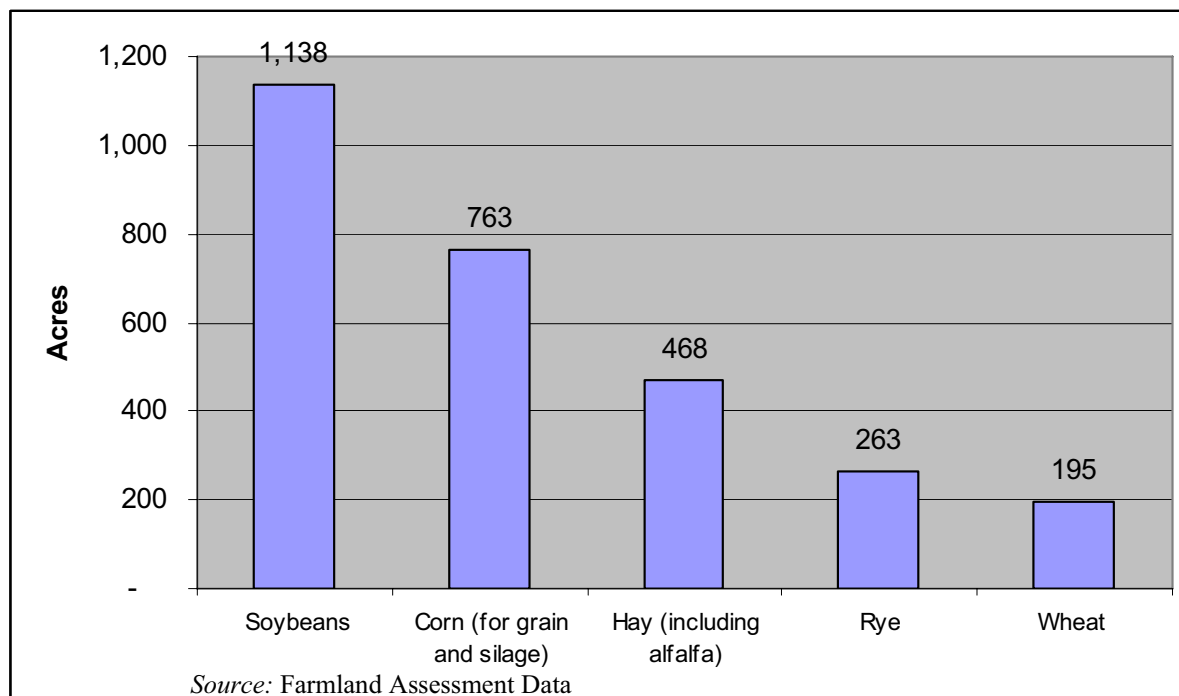
As discussed previously, 20 percent of the harvested cropland in North Hanover is in nursery, greenhouse, and sod production. The major nursery crops are summarized in *Figure 8*. Cut flowers, trees, and shrubs are the dominant nursery products being grown in North Hanover, accounting for 645 acres of the 865 acres in the nursery category.

Grain Production

Grain farming, including the production of soybeans, corn, wheat, hay, barley, oats, rye, and sorghum, is now tied with livestock and poultry sales as the 4th largest commodity sector in Burlington County in 2007. While the value of the products produced in North Hanover specifically is not known, in 2007 these crops occupied 2,866 acres in North Hanover or 67 percent of the harvested cropland in the Township. In North Hanover, the leading grain crops in 2007 were soybeans and corn (*Figure 9*).

According to the *Current Industry and Trends* report, many grain farms have grown larger in order to benefit from the economics of scale in production. There are 113 operations in Burlington County that are classified as “oilseed and grain farms” (NAICS 1111) Statewide and only 44 percent of grain operations generate revenue sufficient to cover all production expenses. As major landowners and operators of farmland in Burlington County and North Hanover Township, the financial status of grain farmers is an important issue in North Hanover Township.

The demand for quality hay and bedding straw from equine operators has created a market niche that can be profitable for grain farmers in North Hanover. The national demand for grain for the production of biofuels does not appear to be a major market for North Hanover farmers.

**Figure 9:**

Acreage in Grain Production, North Hanover Township, 2007

Vegetable Production

The value of vegetable sales has almost doubled in Burlington County over the last 20 years. In 2007, vegetable production was the 3rd largest commodity in Burlington County.

In North Hanover, 13 percent of the harvested cropland is vegetable production. Of the total of 578 acres, 28 percent is used for growing sweet corn (160 acres), 26 percent for pumpkins (153 acres), 17 percent for potatoes (97 acres), and percent for tomatoes (32 acres). A wide variety of vegetable crops is cultivated on the remaining 23 percent.

The trend of increasing vegetable sales is expected to continue for several reasons. First, there is a growing demand for locally grown produce. Second, there is an increase in direct marketing of vegetables at farm stands and farmers markets. Finally, rising fuel costs have made the transportation of produce over long distances costly making locally grown produce more competitive.

Dairy Production

Dairy production has been on decline in Burlington County as a whole. The 2007 Farmland Assessment reports that there are no dairy cows in North Hanover.

Fruit and Berry Production

Up until 2002, fruit and berry production was the largest agricultural section in Burlington County. Major crops in Burlington County include blueberries and cranberries which are primarily produced in the southern portion of the region, in the sandy soils of the Pinelands. There is not a lot of acreage devoted to blueberry and cranberry cultivation in North Hanover. In 2007, there were 11 acres of peaches and 15 acres of strawberries.

Equine Activity

Equine agriculture is a growing segment of New Jersey Agriculture. Data from the U.S. Census on Agriculture on equine activity is limited because it is lumped under “other livestock.” The most comprehensive equine survey to date in New Jersey was conducted by the New Jersey Agricultural Statistics Service in 1996. It found that Burlington County ranked third, both in number of equine facilities (860) and horses (5,500 animals), behind only Monmouth and Hunterdon Counties.

According to the 2007 Farmland Assessment data, North Hanover has 87 acres devoted to equine activity in the Township or 10 percent of the total acreage in Burlington County. This includes land classified as boarding, rehabilitating, and training in the Farmland Assessment. There are 134 horses in North Hanover according to the 2007 Farmland Assessment which represents 4 percent of the total in Burlington County.

Discussion with local farmers suggest that there is likely over 500 acres of horse farms in North Hanover, which is significantly more land devoted to equine activity than reflected in the 2007 Farmland Assessment. This revised figure includes several farms that have recently become horse farms and suggests a trend that this sector is growing in North Hanover.

Other Livestock, etc.

There are 108 heads of cattle on farms in North Hanover. Small animal husbandry and poultry production are present, but relatively limited in North Hanover. There are 127 sheep and only 12 pigs in the Township.

Support Services within Market Region

There is a variety of agricultural support services available in North Hanover and Burlington County. The Rutgers Cooperative Extension of Salem County has compiled a comprehensive listing of all the agricultural related businesses, organizations, and markets in the State of New Jersey called the *Green Pages*. The agricultural businesses located in Burlington County are listed in the tables on the following pages.

The *Agriculture in Burlington County's Route 206 Farm Belt: Current Industry Status and Trends* report concludes that further research would be required to determine what suppliers and services North Hanover farmers presently lack.

The Burlington County Comprehensive Farmland Preservation Plan cites a case report on Burlington County entitled “Farm Viability in Urbanizing Areas” from the University of Nebraska. This study showed that surveyed farmland owners and local experts did not indicate

significant problems with the supply of farm chemicals, seeds, implements, or other manufactured inputs. Costs and access to supplies and services have changed for the Burlington County farmer but the changes are similar to the challenges faced by other local businesses and consumers in the new global and technologically based economy.

Burlington County farmers have access to markets through auctions, wholesales, farmers markets, and green markets in New York and Philadelphia. In 2006, Burlington County established a permanent County farmers market in Moorestown. According to the 2009 brochure, there is one farm in North Hanover, Durr Wholesale Florist, selling their products at the Farmers Market. Some of the agricultural markets and businesses in or near Burlington County are listed in the *Tables 7 and 8*.

	Address	Phone
Auctions		
Tri-County Cooperative Auction Market Association, Inc.	P.O. Box 269, Hightstown 08520	(609) 448-0193
Livestock Auctions – Hay, Straw, Grains		
Harker's Auction Co., Inc.	391 Medford Lakes Road, Tabernacle 08088	
Farmers Markets		
Burlington City Farmers' Market	E. Pearl & High St, Burlington	609) 386-0200
Columbus Farmers' Market	Route 206, Columbus	(609) 267-0400
Burlington County Farmers Market	Moorestown	
Philadelphia and New York Green Markets	Various locations	
Grain Buyers		
Perdue Farms Incorporated	Bordentown	(800) 226-3850
Source: Rutgers Cooperative Extension of Salem County, New Jersey, <u>Green Pages: An Agricultural Resource Guide</u>		

Table 7:

Agricultural Markets in or Near Burlington County

Name	Address	Phone
Aerial Applicators		
Wings Aerial Applicators LLC	562 Onga Hat Rd, Southampton, 08088	(609) 859-0362
Animal Removal		
M&R Wildlife Removal, Inc.	908 Cinnaminson Ave, Palmyra, 08065-1818	(856) 786-6623
Construction		
Little Construction	RR 30 Box 3115, Mt. Holly, 08060	(609) 261-6000
Crop Insurance Agents		
Peter Hart	935 Farnsworth Ave, Bordentown, 08505	(609) 298-5488
Feeds		
Agway Inc. Burlington County	14 Jacobstown Road, New Egypt, 08533	(609) 723-7775
Agway Inc. Farm & Home	US Hwy No 206, Columbus, 08022	(609) 298-0848
Other Agricultural Related Industries		
Kirby Bros Incorporated Feed	67 N. Main St, Medford, 08055	(609) 654-4312
Lounsbury, Jon	1221 Jacksonville-Smithville, Jobstown, 08041	(609) 265-8203
Fertilizers, Lime, Chemicals, Supplies		
Growmark FS, Inc	122 Rt. 130 S., Bordentown, 08505	(609) 291-2700
Financial Services		
Farm Service Agency (FSA), USDA	FSA State Office, 163 Route 130, Bldg. 2, Suite E, Bordentown, 08505	(609) 298-3446
FSA: Burlington-Camden-Ocean Counties	1289 Rte. 38, Suite 200, Hainesport 08036	(609) 267-1639
Wachovia	Routes 130 & 206, Bordentown 08505	(609) 298-7600
Food Processors		
Co-Op Growers Association, Inc.	1360 Rt. 206, Vincentown 08088	(609) 268-1018
Greenhouse & Nursery Supplies		
Penn State Seed	1508 Rt. 206, Mount Holly	(800) 385-7333
Hay & Straw		
Backacres Farms, Paul Hlubik	138 Chesterfield-Jacobstown Rd., Jacobstown	(609) 758-3043
John Bauma	Jacksonville Road, Bordentown 08505	(609) 267-5858
Crescent Farm Inc.	27058 Mt. Pleasant, Columbus 08022	(609) 298-7136
Emmons Dairy	201 Pointville Road, Pemberton 08068	(609) 894-2305

Table 8 (Continued on Next Page):

Agricultural Businesses Servicing Burlington County

Goodenough Farms	612 Island Road, Columbus 08022	(609) 298-4046
Bruce E. Haines, Jr	2235 Rt. 206, Southampton	(609) 859-3962
Helis Stock Farm, Ed Lovenduski	2530 Monmouth Road, Jobstown 08041	(609) 723-0330
Ray Hofmann	321 Main St., Lumberton 08048	(609) 953-0573
E.C. Jennings, Assoc	40 Jennings Road, Medford	(609) 654-4158
John & Nancy Joyce	212 Forked Neck Road, Shamong	(609) 268-9185
Daniel L. Kumpel, Jr	427 Main St., Medford	(609) 267-5531
Jeff & Danielle Kumpel	124 Pemberton Road, Southampton	(609) 859-0211
Roger Kumpel	136 Pemberton Road, Southampton	(609) 859-3673
Locust Hill Farm, Ted & Linda Eckenhoff	Retreat Road, Southampton	(609) 859-2126
Mack McKenzie, Inc.	51 Birmingham Road, Pemberton 08068	(609) 234-1916
Major Greenhouses, David Major	255 Paulson Road, Jacobstown	(609) 758-2193
Perez Farms, Linda Hymer,	1349 Woodlane Road, Eastampton,	(609) 267-6071
Peticote Farm, Bill Pettit, Jr	221 Newbolds Corner Road, Southampton	(609) 859-2620
P.D. Prickett, Inc., Phil Prickett	186 Fostertown Road, Mt. Holly	(609) 261-4204
Riverside Homestead Farm, The Taylors	3 Taylors Lane, Cinnaminson	(609) 829-4992
Paul Shinn	Juliustown-Georgetown Rd, Jobstown	(609) 723-7334
Hoof Trimmers and Farriers		
Marty Finch Horseshoeing	2260 Old York Road, Mansfield, Burlington County 08505	(609) 324-7752
Livestock Haulers		(609) 723-2010
Parker Livestock Hauling		(856) 768-5811
Westerby Livestock Hauling		
Large Animal Veterinarians		
East Coast Equine, Ted Mazzarisi, D.V.M.	191 Route 545, Columbus 08022	(732) 241-0214
Dr. Hansen, Jacobstown Veterinary Clinic	Wrightstown 08562	(609) 758-8353
Dr. Helfat, Bryan Animal Hospital	Mount Holly 08060	(609) 267-0296
Source: Rutgers Cooperative Extension of Salem County, New Jersey, <u>Green Pages: An Agricultural Resource Guide</u>		

Table 8 (Continued):

Agricultural Businesses Servicing Burlington County

IV. Land Use Planning Context

IV. Land Use Planning Context

This section of the Plan examines the land use planning context for farmland preservation and agricultural preservation in North Hanover.

State Development and Redevelopment Planning (SDRP) Areas, Designated Centers and Endorsed Plans

The New Jersey State Planning Commission drafted the *State Development and Redevelopment Plan (SDRP)* to outline general policy objectives concerning land use and future development in the State. The SDRP identified five Planning areas where different sets of goals and guidelines are considered appropriate to determine future development activities. These Planning Areas are labeled as Metropolitan, Suburban, Fringe, Rural, and Environmentally Sensitive. All of North Hanover Township is located in the Rural Planning Area (PA 4) except for the small portion located within Fort Dix, which is classified as a military installation. According to the State Plan, the primary intent of the Rural Planning Area Designation is protection of small centers, existing agricultural uses, open spaces and habitat, and expansion and enhancement of agricultural and recreational opportunities.

The following are some of the policy objectives of the Rural Planning Area to guide development and investment that relate directly to this Comprehensive Farmland Preservation Plan:

- *Land Use:* Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around Centers. Development and redevelopment should use creative land use and design techniques to ensure that it does not conflict with agricultural operations, does not exceed the capacity of natural and built systems, and protects areas where public investments in farmland preservation have been made. Development and redevelopment in the Environs should maintain or enhance the character of the area.
- *Economic Development:* Promote economic activities within Centers that complement and support the rural and agricultural communities and that provide diversity in the rural economy and opportunities for off-farm income and employment. Encourage tourism related to agriculture and the environment, as well as the historic and rural character of the area. Support appropriate recreational and natural resource-based activities in the Environs. Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources.
- *Natural Resource Conservation:* Minimize potential conflicts between development, agricultural practices, and sensitive environmental resources. Promote agricultural management practices and other agricultural conservation techniques to protect soil and water resources. Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protect natural systems and natural resources.

- *Agriculture and Farmland Preservation:* Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas. Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers. Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land-use conflicts. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting, and other shipping through development and redevelopment.

There are no designated centers in North Hanover. North Hanover has initiated the Plan Endorsement Process and is committed to completing the process.

Pinelands

A small portion North Hanover is located within the Pinelands (*Map 4*). Land in the Pinelands is classified as Preservation or Protection. Development is to be highly regulated in the Preservation Area, which comprises approximately 32 percent of the Pinelands Area and encompasses the largest tracts of relatively unbroken forest and most of the economically vital berry industry. The small area of North Hanover located in the Pinelands is part of the Protection Area. The Protection Area contains a mix of valuable environmental features, farmland, hamlets, subdivisions, and towns.

Current Land Use and Trends

As discussed throughout this Plan, agricultural land uses predominate in North Hanover. The breakdown of land use coverage for North Hanover Township is provided in *Table 9* and shown on *Map 1* in Section II of this Plan.

Residential development, which consists almost entirely of low-density, detached single-family dwellings on lots containing one acre or more, exists in concentrations along and in the vicinity of County Route 537, Jacobstown and the hamlet area of Arneytown (the central portion of

Land Use	Acreage	% of Total
Residential: Single-Family Detached	1,039.53	9.3 %
Residential: Multi-Family	217.47	1.9 %
Residential: Mobile Home	108.31	1.0 %
Manufacturing: Light Industrial	6.21	0.1%
Transportation	19.54	0.2%
Utility	91.25	0.8 %
Commercial	102.81	0.9 %
Community Services	189.45	1.7 %
Recreation	173.74	1.6 %
Agriculture	5,696.63	50.9 %
Wooded	3,201.73	28.6 %
Vacant	226.63	2.0 %
Water	126.69	1.1 %
Total	11,199.99	
Source: GIS data provided by the DVRPC for the year 2000.		

Table 9:

Existing Land Uses in North Hanover



Map 4:
Municipalities of the Pinelands

North Hanover); adjacent to Wrightstown Borough (southwestern corner of the Township); and adjacent to and in the vicinity of the Cookstown section of neighboring New Hanover Township (southwestern corner of North Hanover). Pockets of smaller residential developments are scattered throughout North Hanover. The growth of residential development is a signal that the rural landscape could disappear in the event more of this type of development occurs in North Hanover.

Commercial development exists in North Hanover, with most of it located in the southwestern corner of the community next to Wrightstown Borough along Wrightstown-Sykesville Road. The majority of this non-residential development occurred years ago to serve active military bases (Fort Dix and McGuire Air Force Base) in adjacent communities and function as a rural center of commerce that was based in Wrightstown and expanded into North Hanover.

Development Pressures

North Hanover is facing increasing development pressure which prompted the Township to update its Land Use Plan Element in 2008, revise its zoning ordinance in 2009, and initiate planning for a TDR program. This development pressure stems from the ongoing residential development in adjacent portions of Mercer County and redevelopment in Wrightstown that will impact land use in North Hanover. However, the biggest development pressure may come from the newly formed Joint Base McGuire-Dix-Lakehurst. Fort Dix is being merged with the neighboring McGuire Air Force Base and Lakehurst Naval Air Engineering Station to make the military's first three-branch base. According to the initial Defense Base Closure and Realignment (BRAC) report, the net result of this merger will be an additional 600 military personnel in the area which will increase development pressures in North Hanover. The Delaware Valley Regional Planning Commission (DVRPC) projects that the population of North Hanover will increase from 7,347 in 2000 to 8,380 (14.1%) in 2015 and 8,390 (14.2%) in 2025.

Sewer Service Areas/Public Water Supply Service Areas

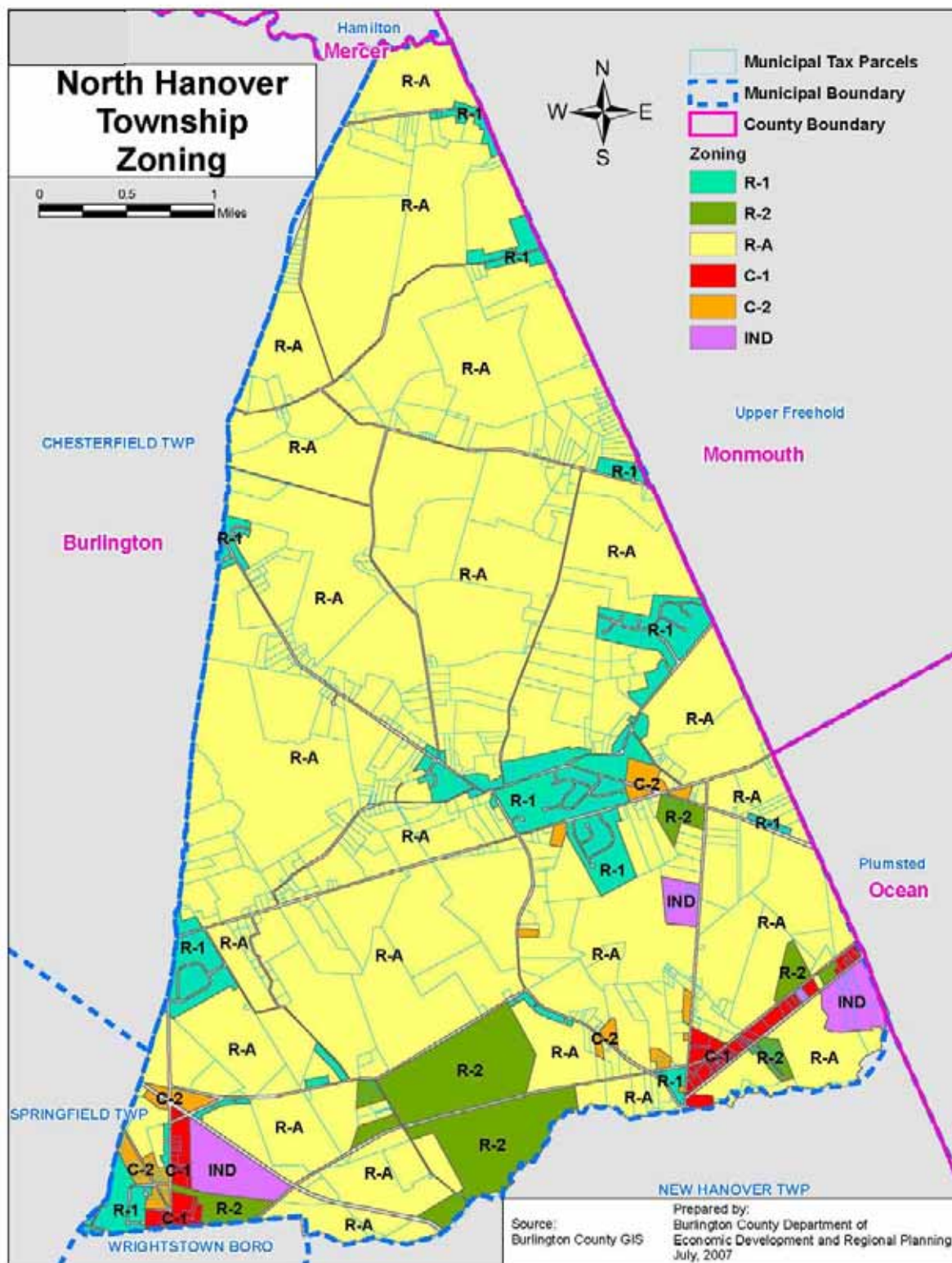
Most of North Hanover is serviced by individual septic tanks. The exceptions are the military housing areas in Fort Dix, which is served by the public sewer at McGuire Air Force Base. In addition, small privately operated centralized sewage treatment facilities serve higher density development in the Township such as the mobile home parks in the Township.

The entire Township is presently served by private wells with the exception of the McGuire Air Force Base housing and school areas which are served from centralized water systems.

North Hanover Master Plan and Zoning Overview

The 2006 Master-Re-Examination provides the overall vision for the land use planning in the Township including this Comprehensive Farmland Preservation Plan. The goals and objectives included in the introduction this Plan, focus on maintaining the rural and agricultural character of North Hanover, while focusing future development into the Sykesville Road area.

The existing zoning in the Township of North Hanover is shown on *Map 5*. The Township is currently divided into the following six zoning districts: R-A Single Family, Residential/Agricultural, R-1 Single Family – One Acre, R-2 Residential High Density, C-1 Commercial, and C-2 Convenience Commercial, and I Industrial.



Map 5:
North Hanover Zoning Map

North Hanover recently adopted zoning changes to the R-A zone and a Planned Unit Residential Development (PURD) ordinance to implement non-contiguous parcel clustering. (Specific details about non-contiguous parcel clustering are described below). North Hanover will use this tool to preserve farmland, while simultaneously moving forward with TDR and farmland preservation processes, even though the Township risks losing some agricultural land to residential development in order to preserve other agricultural areas. While this is not the ultimate vision of the Master Plan or Land Use Plan Element, it is considered better than the alternative, which is to maintain the old zoning that encourages uncontrolled development while the TDR planning process moves forward.

R-A Single Family Residential/Agricultural

Most of the land is classified as R-A. Recent zoning changes have revised the density to 25 acres and instated a non-contiguous clustering provision to preserve land owner equity. The Municipal Land Use Law gives municipalities the authority to create a zoning form, which permits density to be transferred from one parcel to another non-contiguous parcel within a planned development. This allows for some lands to be preserved, while others are developed at higher densities. Non-contiguous parcel clustering must be undertaken in the context of a planned development and properties in the sending and receiving areas must be developed as a single entity.

North Hanover's new zoning and PURD ordinance permits a maximum density of 2-5 acres in the developed parcel provided that at least the same amount of acreage is preserved as farmland. The minimum total size of the PURD is 100 acres. The PURD also provides the following standards to guide developers in the selection of parcels to be developed or preserved for agricultural use.

1. Although the minimum size of a preserved farmland parcel is 40 contiguous acres, preserved farmland parcels should be assembled in the largest contiguous blocks possible.
2. The clustered parcels of a planned development may contain no more than 50 percent of all the prime soils and 50 percent of all the soils of statewide importance in the planned development or, alternatively, no more than 50 percent of all the Class I soils and no more than 50 percent of all the Class II soils, according to the NRCS land capability classification system (LCCS). The preserved farmland parcels of a PURD must contain at least 50 percent of all the prime soils and at least 50 percent of all the soils of statewide importance in the planned development or, alternatively, at least 50 percent of all the Class I soils and 50 percent of all the Class II soils.
3. All other factors being equal, parcels with existing agricultural structures and/or infrastructure that can materially contribute to agricultural viability, should be selected for preservation.
4. Parcels selected as preserved farmland parcels should be nearest to other preserved lands or other lands in agriculture and furthest away from population centers and other developed lands.
5. It is preferable that farmland preservation parcels, and not clustered parcels, be located in

any McGuire Air Force Base flight hazard area.

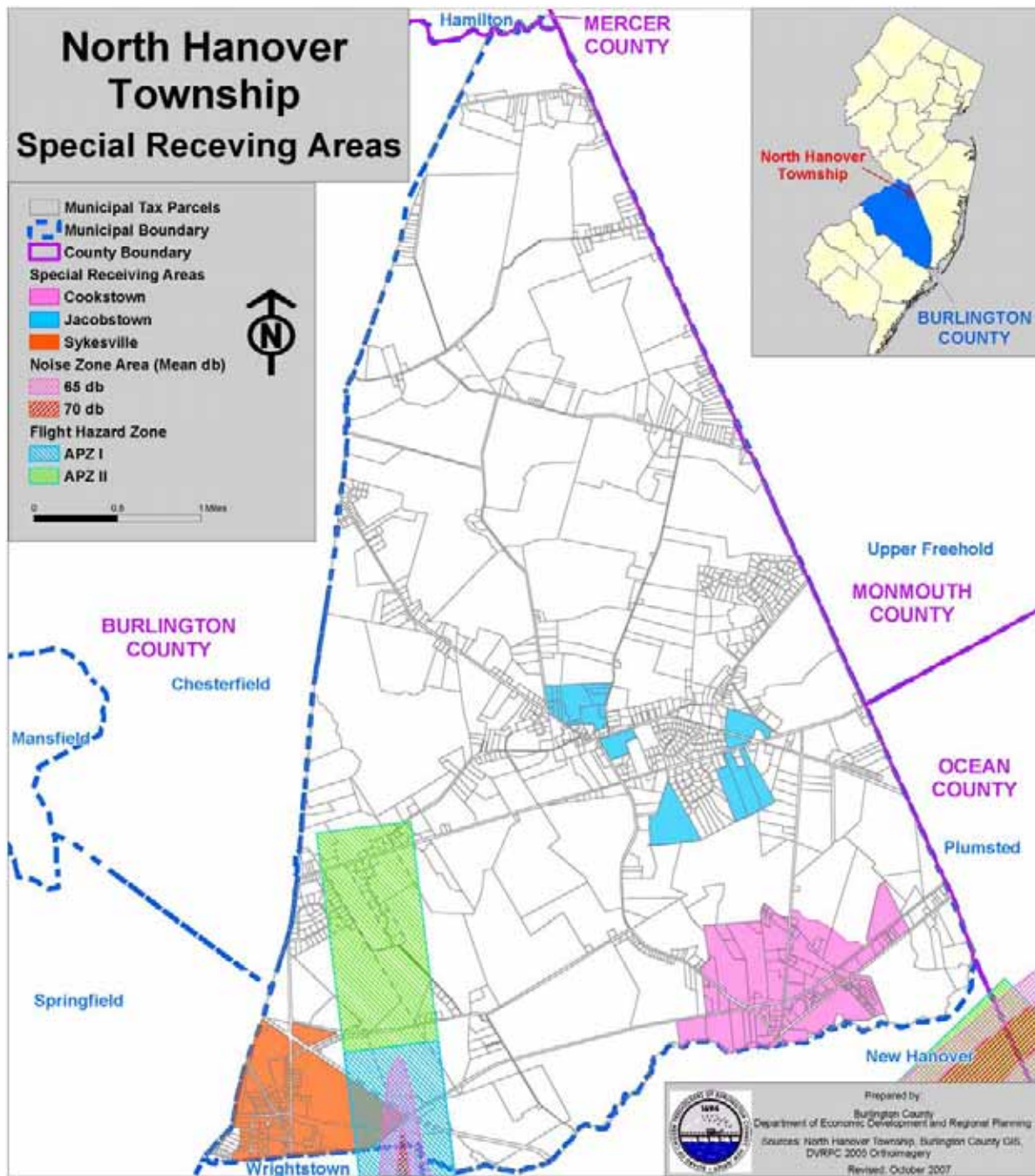
6. All other things being equal, parcels with a water source should be selected for preservation over those without a water source.

Municipal and Regional TDR Opportunities

The Land Use Plan Element identifies Transfer of Development Rights (TDR) as the long term strategy to preserve the agricultural land uses in the Township and reach the goals and objectives identified in the Master Plan. Under a TDR program, the RA Rural Agricultural Zone would become the sending area. The Three proposed receiving areas are described below and shown in *Map 6*.

- **Sykesville Special Zone:** While the Land Use Plan designates three “special zones,” growth and redevelopment will be encouraged first in the Sykesville Special Zone due to the substantial need for reinvestment and the availability of infrastructure, namely sewer. This zone is in the process of having a redevelopment plan drafted which will take into consideration the sewage capacity. A redevelopment plan will greatly facilitate the successful revitalization of this area and will assist in the implementation of TDR. This area will be developed as a mixed-use village community with a variety of housing types and commercial uses. Housing will be encouraged on the second story of commercial uses.
- **Cookstown Special Zone:** The area bordering Cookstown has also been designated as a special area to receive additional densities and to encourage investment in the area. North Hanover is exploring waste water treatment options for this area to spur revitalization and increased densities. A portion of this zone is also envisioned to be a village community with a mixture of single family homes, town houses, and apartments.
- **Jacobstown Special Zone:** Jacobstown will also be designated as a special zone where developers can purchase TDR credits to increase densities on lots on the fringe of the existing village. This higher density development will enhance and complement this town center which is currently home to the North Hanover School, community center, township offices, and fire company. New development will utilize private septic systems which will restrict the maximum densities permitted and ensure that the density of the new development is in keeping with the character of the existing hamlet.

The Township is moving forward with the planning steps required to implement TDR. Several additional studies are required to implement TDR. The need for upgrades to the existing wastewater treatment systems created by increased densities in Sykesville and Cookstown will be one important component that will need to be addressed in order to implement TDR. It is estimated that the neighboring Wrightstown sewage plant has an excess capacity of 65,000 GPD as of 2008. This could accommodate a significant portion of the wastewater generated by the Sykesville Special area. The Jacobstown zone would most likely continue to utilize individual septic systems.



Map 6:

Proposed Preliminary TDR Receiving Areas

V. North Hanover Farmland Preservation Program Overview

V. North Hanover Farmland Preservation Program Overview

North Hanover Township is committed to preserving the agricultural land uses in the Township through preservation easements and fee simple purchases of land. Between 1993 and 2009, 3,788 acres have been preserved in North Hanover through the State and County farmland preservation programs.

Burlington County Agricultural Development Area (ADA)

The following section is from the 2008 Burlington County Comprehensive Farmland Preservation Plan which provided a full description of the County Agricultural Development Area (ADA).

In May 2004, the Burlington County Agriculture Development Board (CADB) revised its criteria for the ADA based on the amendments to the New Jersey State Development and Redevelopment Plan and to build in more flexibility for inclusion in the program. CADB resolution dated May 13, 2004, revised the requirements for inclusion in the County's ADA as follows:

1. Subject to the exceptions described in Section 2, all land within Burlington County that satisfies all of the following conditions is hereby designated as within Burlington County's ADA:
 - Agriculture is the preferred, but not necessarily the exclusive, use.
 - The land is currently in agricultural production or has a strong potential for future production in agriculture;
 - Agriculture is a use permitted by the current municipal zoning ordinance or is allowed as a non-conforming use;
 - The area is reasonably free of suburban and conflicting commercial development.
2. Land which otherwise satisfies the criteria described in Section 1 shall be excluded from the ADA if any of the following apply:
 - The land is less than 20 acres in size.
 - The land is not located, in whole or in part, within Planning Areas 4, 5, or 10 as adopted by the New Jersey State Planning Commission.
 - The parcel does not meet the eligibility requirements for farmland assessment.
 - The land is designated as "Receiving Area" in an adopted Transfer of Development Rights program.
 - The land is located in a "Center" as designated or endorsed by the New Jersey State Planning Commission (NJSPC).
 - The land is required for accommodation of low and moderate income housing within the Municipal Master Plan as determined by the New Jersey Council on Affordable Housing (COAH).

- The land is preserved for outdoor recreation and non-agricultural open space purposes, including, but not limited to, municipal, county, state, or federally owned parks and forests.
- The land is within existing road rights of way and the area projected for expanded road right-of-way in accordance with the Burlington County Highway Master Plan or municipal transportation improvement plans.
- The land is on which roadway drainage facilities are located and the area needed for expansion or improvement of the facilities.
- The land on which bridges are located, along with the area needed for expansion or improvement.
- The land is needed for improvements to existing roadways (e.g., expanded intersections, correcting unsafe conditions).

Land that satisfies the criteria set forth in Section 1 but which is excluded from the ADA for one or more of the exceptions described in Section 2 may, nevertheless, be eligible for inclusion in the ADA. This exception is known as “Condition B.” Such additions must meet conditions a), b) and c) below:

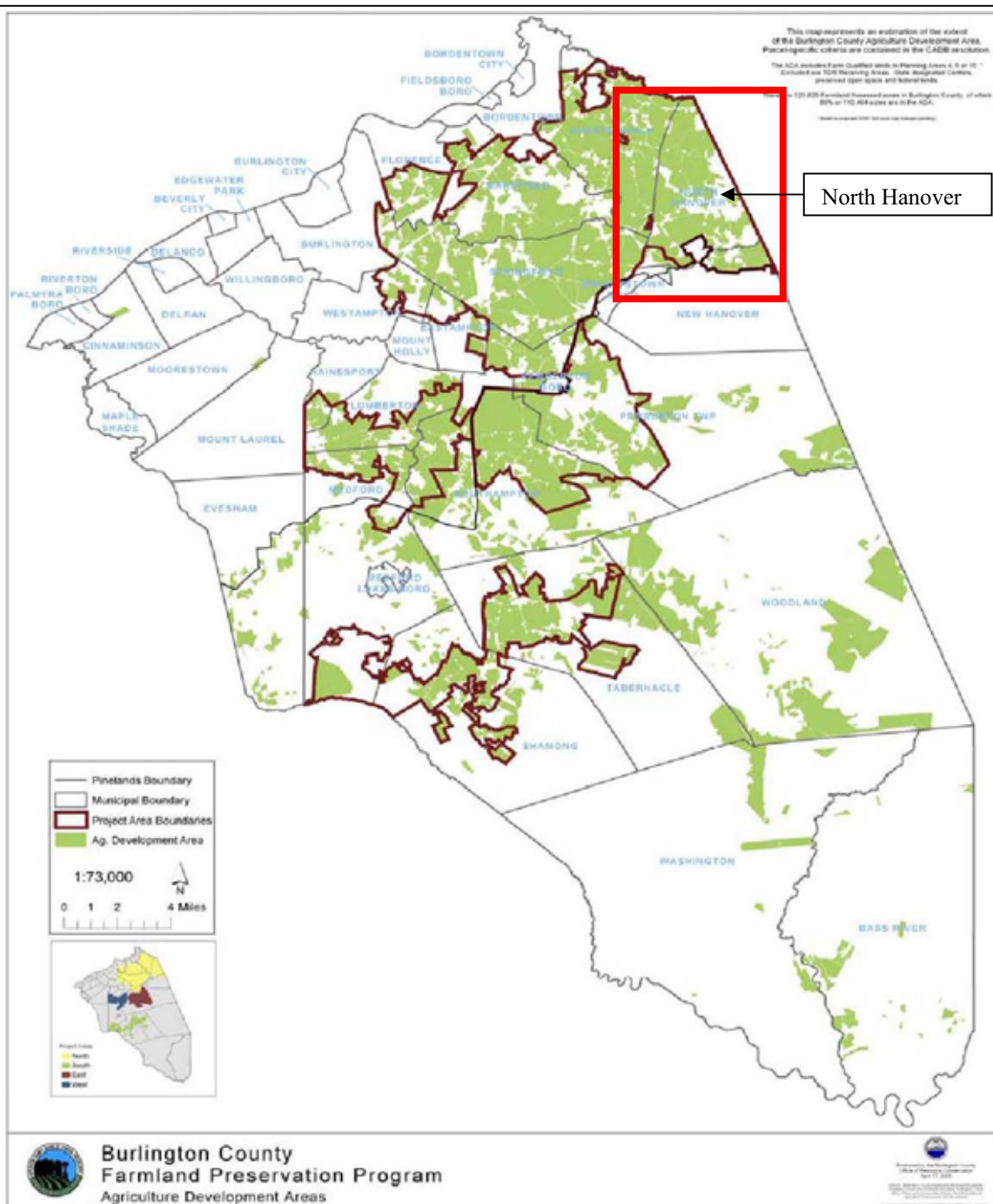
- a) The land is in agricultural use or its owner has a definite proposal for agricultural use;
- b) The additional land does not cause the ADA area to exceed 90 percent of the County’s agricultural land;
- c) The township supports the additions

If conditions a), b), and c) above are met, the land may be added if the Freeholder Board and the CADB agree that at least one of the following apply:

- The addition furthers the goals of the Burlington County Farmland Preservation Program;
- The addition will serve to improve the viability of Burlington County agriculture by actions that include, but are not limited to:
 - substantially improving and expanding public access to agricultural products grown within Burlington County;
 - providing the opportunity for the demonstration of innovative agricultural practices;
 - providing agricultural education opportunities for Burlington County farmers; or
 - providing a significant opportunity to educate the public on issues of agricultural significance;
 - preservation of the land is consistent with the comprehensive land preservation plans of the municipality

This exception, known as Condition B of the County’s revised ADA policy, opened the door for the County to explore farms in suburban and urban areas of the County that are locally important and meet very specific requirements. This exception is not expected to have a huge impact in North Hanover since the farms are more traditional rural farms.

Map 7 represents the extent of Burlington County’s ADA and is a representation of the County’s ADA. When inconsistencies between the map and its ADA policy arise, the ADA policy shall



Note: This map is based on the County's Third Round State Development and Redevelopment Plan (SDRP) mapping changes that have yet to be approved by the State Planning Commission.

Source: Burlington County DRC, 2007

Map 7:

Burlington County Agriculture Development Area (ADA)

	North Hanover Township	Burlington County
Acreage	11,158	524,591
Previous ADA Acreage*	5,682	71,831
% in ADA	51%	14%
Revised ADA Acreage**	7,357	110,464
% in ADA	66%	21%
* Based on 2001 SDRP		
** Based on proposed mapping changes – 3 rd round SDRP Cross-Acceptance		
Source: Burlington County Comprehensive Farmland Preservation Plan (2009-2018)		

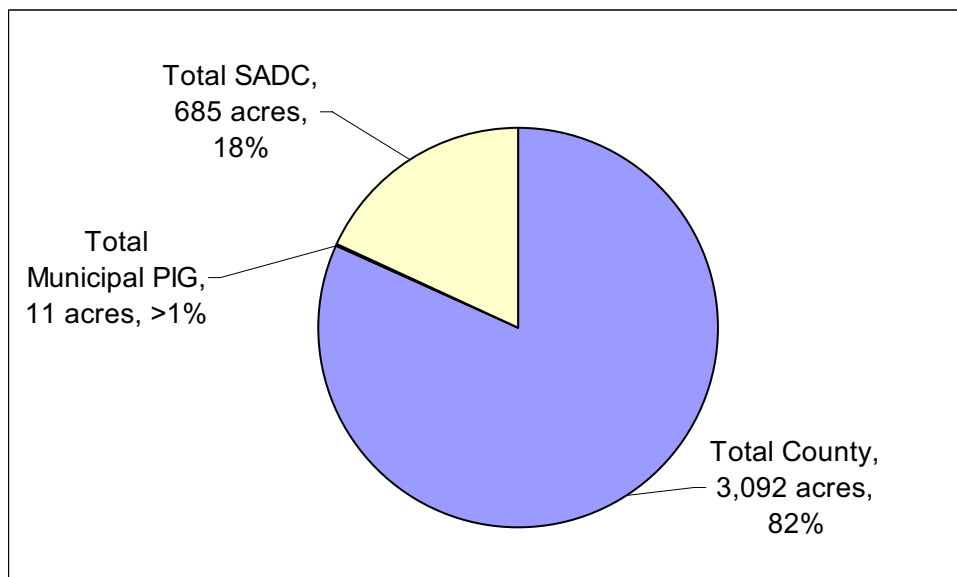
Table 10:

Agriculture Development Area (ADA)

control the formal designation of farmland in Burlington County. The acreage in Burlington County ADA is estimated at 110,464 acres and the acreage within North Hanover is 7,357 or 66 percent of the Township's total acreage (*Table 10*).

Farmland Preserved to Date by Program

There are a total of 3,788 preserved acres in North Hanover. Approximately 3,092 acres of farmland has been preserved through the three County programs while 685 acres has been preserved through the State Agriculture Development Committee (SADC) Programs (*Figure 10*). Only one small farm, 11 acres in size, has been preserved through the Municipal PIG. To date, no farms in North Hanover have been preserved by non-profit groups, TDR, or non-contiguous clustering. The SADC is processing two applications which would preserve an additional 265 acres by through the SADC direct easement program. These pending acquisitions are described further under the SADC Direct Easement Section in this chapter.

**Figure 10:**

Acres of Preserved Farms by Program

Table 11 lists all the farms preserved to date and under which programs they were preserved. While the majority of acreage in North Hanover has been preserved through County programs, SADC funding comprises the overwhelming majority of the funding for all mechanisms. This is illustrated in *Figure 11*. The historical importance of state funding for farmland preservation in North Hanover reinforces the need for continued State funding for farmland preservation in the future.

A detailed breakdown of each preserved farm is provided in *Table 12* on the following page. A map of the preserved farmlands is shown in *Map 8*.

	Acres	Total Easement Cost	Federal Cost	State Cost	County Cost	North Hanover Cost
Total County*	3,092.326	\$18,582,388	\$388,000	\$10,428,172	\$5,492,665	\$1,928,856
Total Municipal	10.764	\$134,550	\$0	\$80,730	\$26,910	\$26,910
Total SADC**	684.974	\$3,347,750	\$0	\$6,767,25	\$0	\$0
GRAND TOTAL	3,788.064	\$25,483,963	\$388,000	\$17,275,927	\$5,519,575	\$1,955,766
* Total County includes County Easement Preservation, County PIG, and County Fee Simple.						
** The SADC total easement costs will decrease after the anticipated sale of the Erb Farm in the Spring of 2010.						
Note: Some preserved farms span multiple municipalities. Acreage is for North Hanover portion of the farm only. However, the federal, state, and county costs are for the entire farm. The North Hanover cost share has been estimated based on the total municipal share. As a result of these and other factors the federal, state, county, and North Hanover Cost cannot be added together to reach the total easement cost.						
Source: Burlington County CADB and SADC, November 2009						

Table 11:

Summary of Farmland Preservation Program

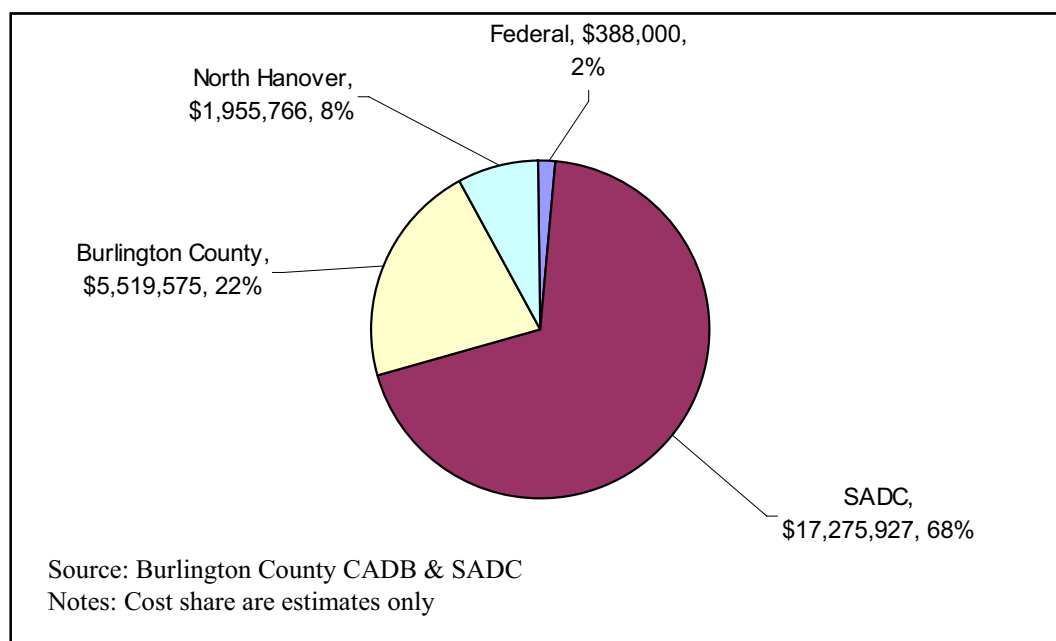


Figure 11:

Breakdown of Cost Share of Farmland Preservation Program

Farm	Year	Acres	Total Cost	Fed Cost	State Cost	County Cost	No. Han Cost
County Easement Preservation							
Probasco, J	1993	100.591	\$323,744	\$0	\$194,246	\$64,749	\$64,749
Rahilly, D	1993	232.63	\$553,151	\$0	\$331,891	\$110,589	\$110,641
Steward, E	1996	167.122	\$570,927	\$0	\$407,805	\$81,561	\$81,561
Croshaw, L & D	1997	184.197	\$571,011	\$0	\$416,285	\$77,363	\$77,363
Robson, A & J	1997	145.793	\$510,455	\$0	\$362,990	\$73,732	\$73,732
Winding Lane	1997	413	\$1,458,848	\$0	\$1,055,981	\$189,666	\$121,066
Hlubik, P.J.	1997	43.545	\$204,662	\$0	\$125,467	\$38,262	\$40,932
Hlubik, P.S.	1997	39.967	\$199,835	\$0	\$124,815	\$35,053	\$39,967
Bird, E.	1997	48.591	\$204,082	\$0	\$124,812	\$37,404	\$40,816
Hall, M.	1997	113	\$608,535	\$0	\$230,597	\$46,743	\$10,717
Greene, J	1998	86.914	\$369,430	\$0	\$225,352	\$70,192	\$73,886
Hopkins, L	1998	74.612	\$311,514	\$0	\$197,886	\$56,814	\$56,814
D'Amico, A.	1998	49.65	\$278,040	\$0	\$191,848	\$44,486	\$41,706
Blom, L	2001	48.993	\$284,159	\$0	\$147,763	\$93,773	\$42,624
DiPaola Asso.	2001	40	\$190,347	\$0	\$121,204	\$42,624	\$26,518
Croshaw, J	2002	119.396	\$358,188	\$0	\$262,659	\$49,645	\$45,884
Croshaw, G	2002	24.152	\$120,760	\$0	\$82,117	\$14,491	\$18,114
Edwards, W	2002	92.059	\$197,927	\$0	\$144,526	\$23,712	\$29,689
Probasco, C	2004	309.735	\$3,097,350	\$0	\$1,500,000	\$1,253,514	\$305,735
Steinberg, S	2003	57.062	\$193,994	\$0	\$125,525	\$174,594	\$19,399
Dyott II, J	2005	23.612	\$159,381	\$0	\$61,013	\$82,168	\$16,200
Geibel, Jr.	2002	29.787	\$59,574	\$0	\$40,927	\$12,647	\$6,000
Durr, J	2003	23	\$110,687	\$0	\$74,898	\$14,504	\$8,965
Ervin, C	2006	285.84	\$3,430,080	\$0	\$1,715,040	\$1,372,032	\$343,008
Gattini, P	2007	19.944	\$294,174	\$0	\$176,504	\$88,252	\$29,417
Parker, R	2007	90.906	\$590,889	\$0	\$0	\$531,800	\$59,089
<i>Total</i>		2,864.1	\$15,251,744		\$8,442,151	\$4,680,370	\$1,784,592
County PIG							
Major, R.	2008	103.046	\$1,442,644	\$0	\$853,221	\$445,159	\$144,264
County Fee Simple							
Bell	2007	125.182	\$1,888,000	\$388,000	\$1,132,800	\$367,136	\$0
Municipal PIG							
Laird, M.	2008	10.764	\$134,550	\$0	\$80,730	\$26,910	\$26,910
SADC Easement Preservation							
Herenchak, A.	2005	49.117	See SADC total	\$0	\$0	\$0	\$0
SADC Fee Simple							
Smylie & Gottlieb	1998	77.56	See SADC total	\$0	\$0	\$0	\$0
Limm	2001	180.427	See SADC total	\$0	\$0	\$0	\$0
Russell, J. L. Jr.	2005	310	See SADC total	\$0	\$0	\$0	\$0
Erb/Sloan Farm	2007	67.87	See SADC total	\$0	\$0	\$0	\$0
<i>Total</i>		635.857	\$6,767,025	\$0	\$6,767,025	\$0	\$0
<p><i>Note:</i> Some preserved farms span multiple municipalities. Acreage is for North Hanover portion of the farm only. However, the federal, state, and county costs are for the entire farm. The North Hanover cost share has been estimated based on the total municipal share. As a result of these and other factors the federal, state, county, and North Hanover Cost cannot be added together to reach the total easement cost.</p> <p>** The SADC total easement costs will decrease after the anticipated sale of the Erb Farm in the Spring of 2010.</p> <p>Source: Burlington County CADB and SADC, November 2009</p>							

Table 12:

Preserved Farms in North Hanover

County Easement Purchase

In North Hanover, 26 farms, totaling 2,864 acres, have been preserved by the County Easement Program. This SADC program has been the primary source of SADC funding for Burlington County, however, Burlington County is transitioning to the County PIG program in the future. As a result, it is expected that it will no longer be the dominant farmland preservation program in North Hanover.

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

To be eligible for the County Easement Purchase Program, the land must be in an Agricultural Development Area and be eligible for farmland assessment. A landowner must complete an application, which is reviewed by the CADB and then approved applications are forwarded to the SADC.

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

County Planning Incentive Grants

The County Planning Incentive Grants (PIG) is a new program that encourages comprehensive farmland preservation at the county level. The goal of County PIGs is to protect and preserve large pieces of contiguous farmland through the purchase of development easements. The SADC has recently updated their rules (N.J.A.C. 2:76-6.3 through 2:76-17A.17) to promote County PIGs to streamline and expand the farmland preservation program throughout the state. Burlington County completed their *Comprehensive Farmland Preservation Plan* in 2008, making the County in full compliance with the newly adopted guidelines and eligible for the County Planning Incentive Grant program.

One advantage of the County PIG over the traditional easement purchase program is that applications are accepted year-round rather than once a year. This reduces the timeframe from landowner application to closing. In addition, counties who complete transactions in a timely manner are rewarded with additional funding.

In order to qualify for PIGs, an agricultural advisory committee is necessary. In Burlington County, the CADB functions as this committee. Additionally, the county must maintain a dedicated source of funding or alternative means for funding farmland preservation. Both county and municipal applications should correlate with county comprehensive farmland preservation plans.

In 2008, the first farm in North Hanover to be preserved was through this program. Applications for an additional three farms in North Hanover are currently being processed.

County Emergency Acquisitions (Fee Simple)

The former Bell Farm is one of ten farms purchased by the Burlington Freeholder Board to eventually deed restrict and resell at public auction. This property has been acquired through the County's Emergency Acquisitions (Fee-Simple) program. Fee-simple acquisitions are utilized by the County to acquire properties that are in estate ownership, being marketed for sale for non-agricultural use, or owned by developers looking to sell their properties during actual or perceived lulls in the market. These fee-simple acquisitions are expensive and more complicated, but they have also become an effective tool to preserve strategic farms in certain emergency situations.

Municipal Planning Incentive Grants (PIG)

According to the SADC, the Municipal PIG "enables the SADC to provide grants to municipalities to purchase development easements for permanent preservation of farmland in designated project areas." North Hanover is one of two municipal PIG programs in Burlington County.

The goal of the North Hanover PIG program is to preserve farms that were smaller and did not meet the County's minimum standards but that were adjacent to the larger targeted or previously preserved farms. To date, only the Laird farm has been preserved utilizing this funding source in Burlington County. North Hanover Township closed on the farm in early 2008. The Burlington County Comprehensive Farmland Preservation Plan notes that one limitation of this municipal program is that it requires substantial local expertise to process the applications. This County plan identifies the following strategy to help overcome this obstacle:

Support municipalities in applying for Municipal PIG for locally important projects that may not meet the County's minimum standards. Assist with applications and negotiations for individual applications, according to SADC and County policies. (Burlington County Comprehensive Farmland Preservation Plan, page 170)

Eligibility requirements for this program can be found at N.J.A.C. 2:76-17A.3 and are similar to the County requirements. Municipalities must establish an agricultural advisory committee, maintain a dedicated source of funding for farmland preservation, prepare a comprehensive farmland preservation element, and adopt a Right-to-Farm ordinance that is consistent with, or provides greater protections to commercial farm operators and owners, than the Right-to-Farm Act, N.J.S.A. 4:1C-1 et seq., as determined by the SADC. Once this Comprehensive Farmland Preservation Plan is completed, North Hanover will be in full compliance.

Municipal Farmland Preservation Program

No farms have been preserved directly by North Hanover Township. Given the high cost of farmland preservation, the Township can preserve more acreage by leveraging local resources with state and county resources.

SADC Direct Easement Purchase

One farm in North Hanover totaling 49 acres has been preserved through SADC Direct Easement Purchases. SADC is processing two applications that would preserve an additional 265 acres in North Hanover. These two properties are the 118 acre Thread Farm and the 147 acres from the Princeton Nursery.

Farmland preservation is one several responsibilities of the SADC. The others relate to topics discussed in other chapters of this plan, including:

- administering grants to land owners in the Farm and Preservation Program to fund up to 50 percent of soil and water conservation projects;
- administering the Right-to-Farm Program;
- administering the TDR Bank;
- Operating the Farm Link Program which helps connect farm owners with potential tenant farmers.

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

SADC Fee Simple

Four farms in North Hanover, totaling 636 acres, have been preserved through the SADC Fee Simple program.

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

Nonprofit Grant Program

The SADC also provides grants to nonprofits for farmland preservation. These grants fund up to 50 percent of the fee simple or development easement values on farms. The SADC reviews and ranks applications based on the following criteria: percentage of high-quality soils; percentage of tillable acres; suitable boundaries and buffers, such as other nearby preserved farms and open space; the local commitment to agriculture (e.g., Right-to-Farm ordinances, community financial support); size of the farm; agricultural density of the area, and imminence of development.

The Burlington County Farmland Preservation Program does not have an active partnership with any non-profit groups for farmland preservation purposes. However, the County does maintain very strong relationships with several non-profit groups related to open space preservation.

Pinelands Development Credit (PDC) Program

The Pinelands Development Credit (PDC) is a TDR program designed to provide a way for landowners in the highly restricted parts of the Pinelands to share in the development value to be achieved in the areas designated for growth. Since only a small portion of the Township is located within the Pinelands region, North Hanover has not participated in this program.

Non-contiguous Parcel Clustering

North Hanover has recently amended its zoning and added a non-contiguous clustering provision to allow the development of two or more contiguous or non-contiguous parcels through a general development plan. This technique allows for some lands to be preserved while others are developed at higher densities.

No farms have been preserved through this zoning technique which went into effect in the fall of 2009.

Transfer of Development Rights

As discussed in Chapter III of this plan, North Hanover has a long term goal of establishing a TDR program to transfer growth from the R-A zone to three designated centers for growth.

Consistency with SADC Strategic Targeting Project

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

- Coordinate farmland preservation and retention of agricultural practices with proactive planning initiatives.
- Update and create maps which serve as a tool for more accurate preservation targets.
- Coordinate different preservation efforts such as open space, with farmland preservation.

In keeping with the SADC Strategic Targeting Project, Burlington County strategically targets farms based on soils, growth leading infrastructure, municipal zoning/ SDRP Planning Areas and contiguity. Burlington County's Acquisition Targeting list and the County's project areas were developed in consideration of both the County's established Agriculture Development Area and Acquisition Targeting List and the SADC's Strategic Targeting Plan. Proximity to the Fort Dix/McGuire Military Installation was also taken into consideration. As such, the County's Acquisition Targeting List is substantially consistent with the SADC Strategic Targeting Project.

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

North Hanover, through the completion of this 2009 *Comprehensive Farmland Preservation Plan*, meets each of the goals as outlined in the Strategic Targeting Project. As a participant in the Municipal Planning Incentive Grant Program, North Hanover's Farmland Preservation Committee will coordinate directly with the Burlington CADB to identify and target farms for preservation in the Township.

Eight Year Programs

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

In recent years, enrollment in the 8-Year program has not guaranteed project funding. Due to recent deficits in program funding, the SADC has created a system to prioritize funding for projects on permanently preserved farms. Since the primary incentive to enter these programs is the project funding, landowners in Burlington County have been reluctant to enroll or continue participating.

There are no farms in North Hanover currently enrolled in the 8-Year Program.

Coordination with Municipal and County Open Space Preservation Initiatives

The Burlington County Parks and Open Space Master Plan, completed in 2002, aims to preserve 14,791 acres. It has four key goals:

1. Create a County parks system that expands public access to diverse, passive recreational activities.
2. Aggressively protect the County's significant natural resources.
3. Preserve and enhance the culture and heritage of Burlington County.
4. Coordinate park system development and open space preservation with compatible growth, preservation, and recreation initiatives.

Of the five project areas identified for immediate action, only the Pinelands Project Area (supporting Pinelands initiatives) relates directly to North Hanover. This area is further described as:

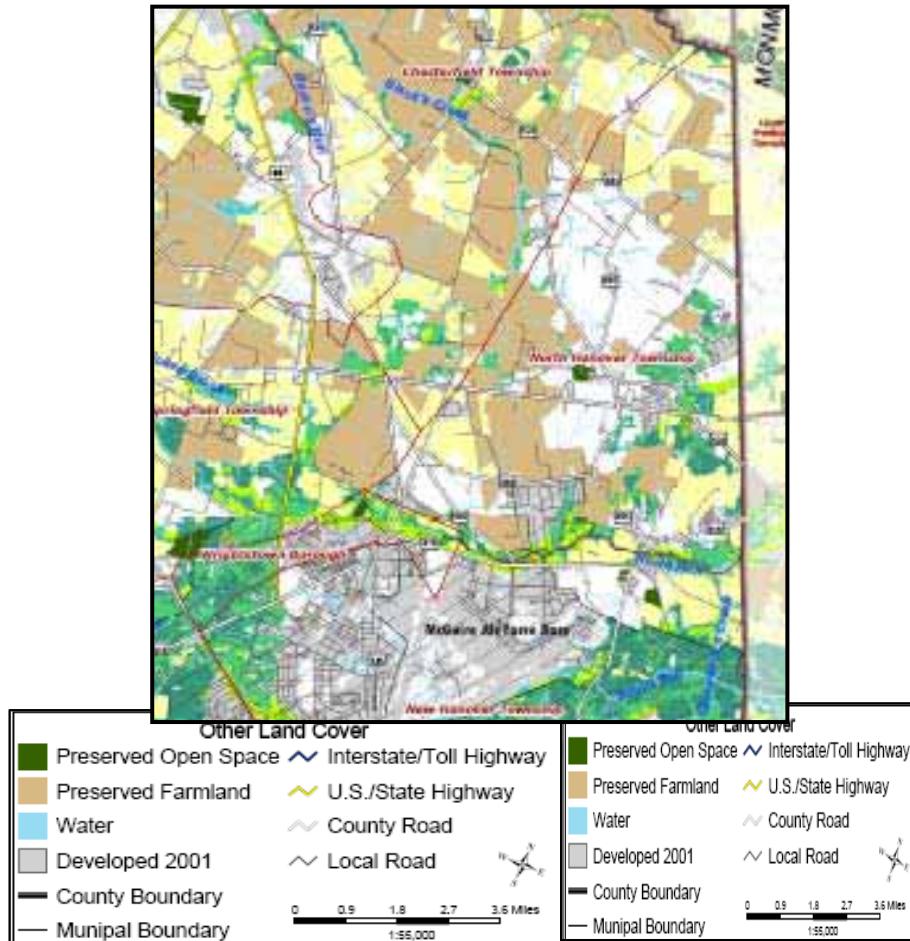
The state and several conservation organizations will continue to focus their resources here. The County will assume a supporting role with the intent of linking existing recreational facilities in the Pinelands.

The public has indicated that it would like to see the development of the following:

- Nature trails and biking paths
- Programs for the whole family
- Conservation and preservation of open spaces

- More opportunities for aquatic recreation
- Preservation of County-owned historic resources

The Burlington County Open Space Trust Fund is supported by a dedicated tax of four cents per \$100 of assessed valuation in any given year. This funding is estimated at about \$8.6 million per year. The Garden State Greenways Map for the North Hanover area is shown in *Map 9*.



Map 9:

Garden State Greenways Map for North Hanover

Farmland Preservation Program Funding Expended to Date by Source

In 1999, North Hanover created the North Hanover Open Space Tax by voter referendum. The purpose of this tax is to allow the Township to collect funds for the purpose of acquiring, improving, maintaining and/or preserving farmland, open space, recreational and historic land, easements, and development rights.

North Hanover is required to share 10 percent of the acquisition costs for farmland preserved in the Township. As of December 2009, the Township has contributed approximately \$1,956,000 to preserve farmland in the Township. The cost share acquisition rate of 10 percent is determined by Burlington County based on money spent on farmland preservation as a percentage of equalized valuation. In addition, the State and Burlington County have contributed \$17,276,000 and \$5,520,000 respectively. The combined total of the expenditures of North Hanover, Burlington County, and the State of New Jersey is \$25,096,000. The breakdown is provided in the *Table 11*.

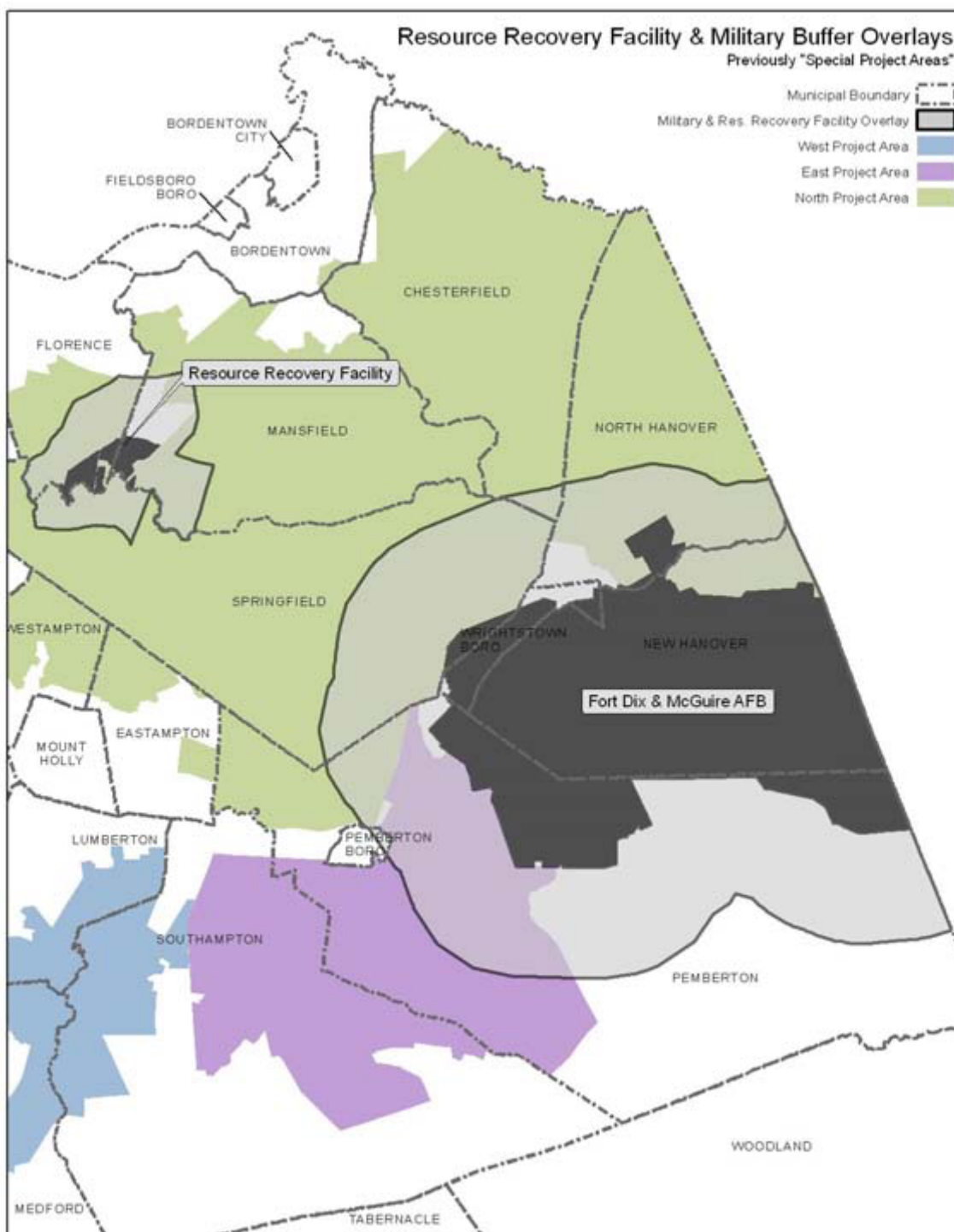
In recent years, North Hanover's funding came from the Township's dedicated tax, which is \$.09 per million of assessed property value and generates approximately \$215,000 per year for these purposes. The use of the Trust Fund is controlled by the North Hanover Township Committee, with guidance from the North Hanover Farmland Preservation Committee. The December 2009 balance of the trust fund was \$228,200 which reflects taxes collected in 2009 taxes and 2009 interest payments for debt service on bonds issued to preserve farmland in previous years.

Military Base Overlay

A small portion of North Hanover is located in the Military Buffer Overlay (*Map 10*). Burlington County has prioritized the preservation of farmland around military bases in order to reduce encroachment onto the bases and any flight paths.

The Freeholder Board decided to waive local cost share in the Resource Recovery Project Area and to offset local cost share for farms in the Military Buffer Zone. Six Burlington County municipalities, including North Hanover, with farmland located within the 2-mile wide military buffer zone were eligible for funding from the USDA Federal Farm and Ranchland Protection Program (FRPP). This program was designed to assist municipalities with their municipal cost share. However, only \$218,465 in financial support has been provided to support two farms that are not located in North Hanover but are within the County's Military Base Overlay. North Hanover, however, has received federal funding through the Department of Defense to offset the local cost share for the preservation of the former Bell Farm.

The Freeholder Board, at the recommendation of the CADB, has discontinued use of this funding source because utilization of FRPP funds includes increased administrative burdens and additional deed restrictions that are inconsistent with the mission of the County's Farmland Preservation Program. Staff is monitoring the situation closely as this matter is a focus of the on-going federal Farm Bill negotiations.



Map 10:

Military Buffer Overlay

Monitoring of Preserved Farmland

The Burlington County Comprehensive Farmland Preservation Plan provides a detailed discussion of the County's efforts to ensure that the investment made in farmland preservation is maintained by proper monitoring and if necessary, enforcement of the deed-restrictions.

The County is obligated to monitor all preserved farms annually and the SADC is responsible for monitoring state held easements. The process for monitoring involves sending a notice to the preserved farm landowners informing them of the County's need to visit the farm in order to verify compliance with the terms of the Deed-of-Easement. The notification letter strives to set a tone of cooperation between the County and the landowner. Landowners are requested to be present during the site visit but it is not required. The meeting between County staff and the landowner in an informal setting allows for honest discussions regarding the Farmland Preservation Program and allows County staff to hear constructive criticisms and recommendations. This meeting also provides an opportunity to annually review the terms of the Deed-of-Easement and to discuss any uncertainties and misconceptions.

These site visits are conducted between January and April so those directly involved in farming are more likely to have free time to meet with County staff. In addition, the lack of standing crops in the fields and brush in forested areas during that time allows for a more thorough evaluation of the land.

Occasionally, County staff identifies issues on preserved farms that are not in compliance with the Deed-of-Easement. A vast majority of the issues on non-compliant farms are related to fallow fields. The County views fallow fields as lands available for agricultural production that no cropping or, at a minimum, mowing has occurred within the past year. These farms are therefore subject to successional growth in the form of woody vegetation that once established, is difficult to remove. Most of these situations are resolved by bringing the issue to the attention of the landowner. Issues that are not resolved within a reasonable time frame are presented to the CADB for a recommendation on how to proceed. Other monitoring issues encountered include erosion, trash/debris, and on a few occasions non-agricultural use.

Most preserved farms are required to have a farm conservation plan. This plan usually helps alleviate common issues on farms, especially erosion issues. The farming industry itself realizes the long-term economic benefits of retaining as much topsoil as possible on all farms. Therefore, erosion problems identified during the monitoring process usually do not reflect ongoing negligence on behalf of the farmer. County staff is able to inform the landowner, or tenant farmer, of assistance that can be provided free of charge by the local SCD and the USDA NRCS. These recommendations can be put together in the form of a farm conservation plan which can then be implemented by the farmer or landowner to address the erosion issues. In some instances, County staff has been able to educate landowners that have no involvement in the farming operation as to the benefits of a farm conservation plan. The landowner is then able to develop a farm conservation plan for their land and make those recommendations a requirement for the lease of their land.

When an unapproved, non-agricultural use is identified on a preserved farm, County Farmland Preservation staff will typically discuss the matter with the landowner and try to solve the issue in a non-confrontational, informal manner. If the issue cannot be resolved in this manner, County staff would present the issue to the CADB, and they would provide a recommendation to the

Freeholder Board. The County often seeks the guidance from the SADC as a significant portion of preserved farms in Burlington County are subject not only to the rights of the County, but also the SADC.

The County monitoring process is intended to promote cooperation, exchange of ideas and mutual respect between the easement holder (the County and/or the SADC) and the landowner.

Burlington County holds the easement for the farm preserved through the North Hanover Municipal PIG. Burlington County monitors the easement in the same manner it monitors the other easements held by the County.

Coordination with Non-Contiguous Clustering and TDR Programs

The recently enacted non-contiguous clustering program and the planned TDR program in North Hanover will compliment the existing farmland preservation efforts.

Under the non-contiguous parcel clustering program, the Deed-of-Easement restricting preserved farmland parcels to agricultural use, must be filed in the office of the Burlington County Clerk contemporaneously with the filing of the first final major subdivision plan that utilizes any portion of the lot yield of a preserved farmland parcel. Final subdivision plans will not be signed by Township officials until the developer delivers a fully executed, duly authorized Deed-of-Easement in the form adopted by the Township Committee together with the cost of recording same.

The administrative components of the proposed TDR program, including Deed-of-Easement, monitoring, and a potential TDR bank, will be determined during the TDR planning process.

VI. Future Farmland Preservation Program

VI. Future Farmland Preservation Program

Preservation Goals

The mission of the Farmland Preservation Program in North Hanover is to achieve the following goals from the Township's Master Plan:

- Our landscape of fields, forests and small settlements will continue to define our rural and historic character; and
- Our natural areas and ecosystems will be protected from pollution, flooding, and damage to the ecology of wildlife; and
- Agriculture will continue to be a viable and valuable contributor to our economy and quality of life, enhanced and protected by appropriate zoning.

The 10-year preservation goals in North Hanover are tied closely to the County's preservation goals and will be achieved through a combination of public investment and innovative zoning techniques.

County Preservation Goals

In its 2008 Comprehensive Farmland Preservation Plan, Burlington County set a goal of preserving 20,000 acres county-wide or 87 percent of the acreage of targeted farms by 2018 (*Table 13*). Of this, 50 percent (10,000 acres) is planned to be preserved through public investment with the remaining half through innovative zoning techniques such as TDR.

The County has divided its goals into four project areas. North Hanover is located in the North Project area, where most of the land targeted for acquisition is situated. Also in the North Project Area are significant portions of Chesterfield, Mansfield, and Springfield, the remaining agricultural areas of Florence and New Hanover, and the strategic areas of Westampton and Eastampton Townships. There are 11,729 acres of land in the County's targeted farms in the North Project Area. The County's 10-year goal for the North Project area is to preserve 7,000 acres through public investment. This does not include additional land that will be preserved through innovative zoning programs such as TDR.

	Total Targeted Area (acres)	Total 10-year Goal ¹ (Public preservation & TDR)		10-year Public Preservation Goal ¹		10-year Innovative Zoning (TDR, etc) Goal ¹	
		Acres	% of Total Targeted Areas	Acres	% of 2018 Goal	Acres	% of 2018 Goal
County Total	22,885.01	20,000	87 %	10,000	50%	10,000	50%
North Project Area	11,729.55	Not specified	Not specified	7,000	Not specified	Not specified	Not specified
North Hanover Target¹	3,150	2,740	87 %	1,370	50%	1,370	50%
<i>Source:</i> County Information from Burlington County Comprehensive Farmland Preservation Plan							
¹ Burlington County 10-year goal is 2018. North Hanover's 10-year goal is 2019.							

Table 13:

Summary of Preservation Goals

North Hanover Preservation Goals

The project area for North Hanover is the agricultural areas Township-wide. North Hanover's 10-year preservation goal is to preserve 2,740 additional acres (*Table 13*).

North Hanover's 10-year preservation goal was calculated by adding the acreage of the farms targeted by the County and North Hanover with the farms in the process of being preserved by the SADC. This target of 3,150 acres is summarized in *Table 14* and discussed in more detail later in this chapter. While North Hanover aspires to preserve all the land targeted for preservation, it recognizes that this is unrealistic as some landowners may choose not to participate and some targeted land may be lost to development. Furthermore, there may be inadequate public resources to preserve all land through SADC, CADB, and municipal preservation programs. As a result, the North Hanover 10-year preservation goal is 87 percent of the acreage of all the farms which are targeted for acquisition, which is consistent with the County's methodology.

In order to achieve this 10-year goal, the following interim goals have been set:

- One-year target (by the end of 2011): 500 acres
- Five-year target (by the end of 2014): 1,000 acres
- Ten-year target (by the end of 2019): 2,740 acres

The preservation goals will be achieved through a combination of state, county, and municipal preservation programs including the recently enacted clustering provisions and the planned TDR program. It is anticipated that 50 percent of the acreage will be preserved through public investment while the remaining 50 percent through innovative zoning programs such as TDR.

	Acreage
Farms in the process of being preserved through SADC program ¹	265
County's Priority Targeted Farms ²	1,148
County's Active Targeted farms ²	905
Smaller Farms Identified for the Municipal PIG ³	832
Total	3,150
Notes: The 2008 Farmland Assessment data indicates that there is 6,774 acres of farmland in North Hanover. When the 3,788 acres of preserved farmland is subtracted from this total, 2,986 acres of unpreserved farmland remains, which is 164 acres less than the total identified for acquisition in this table. This discrepancy can be attributed to annual variations in the farmland assessment data and the classification of some land targeted for acquisition for uses other than agriculture. ¹ See <i>page V-10</i> for details. ² See <i>Table 16</i> in Chapter 6 for details. ³ See <i>Table 17</i> in Chapter 6 for details.	

Table 14:

Summary of North Hanover Farms Targeted for Acquisition.

The estimated cost of meeting the goal of preserving 1,370 acres (50 percent of the total goal) through public preservation mechanisms in North Hanover is \$15.66 million. The municipal cost share would be \$1.57 million, which is less than the \$1.96 million North Hanover has already spent on Farmland Preservation. The Township will help facilitate the TDR process in order to conserve the amount of municipal funds spent on farmland preservation. If more than 50 percent of the targeted acreage can be preserved through TDR, less local, county, and state funding will be required.

The ability of the Township to meet its preservation goals will be dependent on several factors including the availability of public funding for farmland preservation, the willingness of private land owners to participate, adequate development pressures to facilitate TDR, the amount of land lost to development, and the amount of targeted agricultural land used to cluster development in the innovative zoning programs.

	Acreage	Average Easement Price Per Acre	Total Estimated Project Cost	Total Est. Muni Funding	Total Estimated County Funding	Total Estimated State Funding
Percent of Total	--	--	--	10%	30%	60%
Total	1,370	\$11,428	\$15,656,360	\$1,565,636	\$4,696,908	\$9,393,816

Table 15:

Estimated Cost of Preservation through Public Preservation Mechanisms

Municipal Priority and Eligibility for Non-Contiguous Parcel Clustering

In conjunction with its non-contiguous parcel clustering zoning revisions, the Township developed the following criteria to determine which parcels are preserved as farmland and which are developed.

1. Although the minimum size of a preserved farmland parcel is 40 contiguous acres, preserved farmland parcels should be assembled in the largest contiguous blocks possible.
2. The clustered parcels of a planned development may contain no more than 50 percent of all the prime soils and 50 percent of all the soils of statewide importance in the planned development. Alternatively, it may contain no more than 50 percent of all the Class I soils and no more than 50 percent of all the Class II soils, according to the NRCS land capability classification system (LCCS). The preserved farmland parcels of a PURD must contain at least 50 percent of all the prime soils and at least 50 percent of all the soils of statewide importance in the planned development or, alternatively, at least 50 percent of all the Class I soils and 50 percent of all the Class II soils.
3. All other factors being equal, parcels with existing agricultural structures and/or infrastructure that can materially contribute to agricultural viability should be selected for preservation.

4. Parcels selected as preserved farmland parcels should be nearest to other preserved lands or other lands in agriculture and furthest away from population centers and other developed lands.
5. It is preferred that farmland preservation parcels, and not clustered parcels, be located in any McGuire Air Force Base flight hazard area.
6. All other things being equal, parcels with a water source should be selected for preservation over those without a water source.

County Minimum Eligibility

Burlington County developed criteria to identify farms within the ADA that were to be deemed eligible to apply the County's Farmland Preservation Program. The Acquisition Targeting List criteria were developed for this purpose. The emphasis is to target farms based upon soil quality and degree of development threat as measured by the capacity of the soils of a property to be designable for individual septic systems to support in most cases, single-family residential development. The targeting criteria included:

- I. Depth to Seasonal High Water Table (DSHWT) - Must have less than 75 percent soils with DSHWT of 0-2 feet;
- II. Soil Quality. Good agricultural soils - 60 percent prime soils or 80 percent prime and statewide important soils combined; and
- III. Adaptability of soils for development - Reasonable threat of development equated to 30 percent or less of the property has DSHWT of 0-2 feet or 40 percent or more of the property's soil DSHWT is greater than or equal to 5 feet.

Between 2002 and 2005, the CADB amended these criteria to use a more precise determination of soil capability classes for prospective preserved farms. This process entails actual soil borings on candidate properties and divides soils into three categories:

1. Soils that will always support individual on-site septic systems.
2. Soils that will never support individual on-site septic systems.
3. Soils that require site-specific investigation (i.e., soils are "undetermined").

For Non-Pinelands Farms, the Acquisition Targeting List criteria were amended to include three primary criteria considered when evaluating farms for inclusion on the Acquisition Targeting List:

1. *Septic Suitability.* Properties that have 75 percent or more septic incompatible soils are considered to be under minimal development threat. Therefore, farms must have less than 75 percent septic incompatible soils.
2. *The quality of the soil for agricultural use.* Farms are considered to have good agricultural soils if either (a) they have at least 60 percent prime soils; or (b) they have at least 80 percent prime and state wide important soils combined.
3. *The adaptability of the soils for development use.* Farms are considered to be under a reasonable degree of development threat if (a) 30 percent or less of the property is septic incompatible; or (b) 40 percent or more of the property is septic compatible.

In general, farms that met Criteria #1 and Criteria #2 or met Criteria #1 and Criteria #3 were eligible for inclusion on the County's Acquisition Targeting List, while those that (a) did not meet Criteria #1; and/or (b) did not meet either Criteria #2 or Criteria #3 were are not eligible.

The CADB began the practice of conducting Septic Compatibility Studies for properties with over 50 percent of soils that were classified as undetermined. The purpose of these studies is to better understand the actual development potential of the property being studied. The site analysis is limited to the soil series that are considered "questionable" for development potential. The final product, a Septic Compatibility Plan, is given to the appraiser to provide them with better guidance regarding the application of the onsite septic regulations (NJAC 7:9A-1.1 et seq) to the subject property.

In addition, the CADB began the practice of developing conceptual plan layouts of the highest and best use in accordance with the applicable municipal ordinance. The County's consultants utilize either County or vendor supplied septic compatibility and Geographic Information Systems (GIS) data for the development of the conceptual plan. Conceptual plans were developed utilizing current, 2004 and/or 1998 municipal ordinances and NJDEP regulations as directed by Burlington County.

The CADB has also developed Acquisition Targeting List criteria for the Pinelands. These criteria are not included in this report since they are not applicable to North Hanover.

The CADB makes exceptions to the policy based on one or more of the following additional considerations:

- Planning Considerations – Does preservation of a particular property promote or conflict with county and/or municipal planning goals?
- Proximity to Existing Project Areas – Is the property next to, or isolated from, an existing preservation project area?
- Nearby Conflicting Land Uses – Do adjacent properties represent conflicting land use patterns? Is there a significant potential for right-to-farm conflicts?
- Barriers to Development – Are there other factors, besides septic suitability, that significantly reduce the likelihood of the property being developed?
- Size – Is the property of significant size (generally greater than 200 acres)?
- Unique Soils – If the farm has a large percentage of unique soils, have drainage improvements been made to those areas of the farm? Is productivity on the unique soils relative to that on the portions with prime or state wide important soils?

A copy of the County's current Acquisition Targeting List Policy is under Appendix B.

County Ranking Criteria Used to Prioritize Farms

Burlington County has also set criteria for prioritizing the acquisition of farms meeting the eligibility criteria. Priority Farms are classified as "priority farms" while the remaining farms that meet the Acquisition Targeting List Criteria, but not the priority farm policy, are considered "Alternate Farms."

The Priority Farm criteria includes consideration of prime soil classification (an indicator of the best agricultural land), septic compatibility of soils (an indicator of development potential), size,

and location. Prime soils and septic compatibility thresholds are more stringent on smaller farms to reflect the fact that, as property size decreases; higher thresholds are needed to ensure that significant amounts of prime and developable soils exist on the property.

Under the Priority Farm selection process, farms on the Acquisition Targeting List, must meet one of the following standards for Priority Farm designation:

A. High Quality Soils:

- I. Farms between 75 and 100 acres: at least 80 percent Prime Farmland Soils **and** < 20 percent septic incompatible soils.
- II. Farms from 100 to 150 acres: at least 70 percent Prime Farmland Soils **and** < 30 percent septic incompatible soils.
- III. Farms from 150 to 200 acres: at least 60 percent Prime Farmland Soils **and** < 40 percent septic incompatible soils.
- IV. Farms over 200 acres: at least 50 percent Prime Farmland Soils **and** < 50 percent septic incompatible soils.

B. High Risk of Being Developed:

- I. Farms under imminent threat of development (e.g. farms with municipal development approvals or significant developer interest).
- II. Farms at least 75 acres in size with 10 percent or less septic incompatible soils.

C. Significant Size or Key Location:

- I. Farms larger than 250 acres.
- II. Farms whose development would greatly compromise existing project areas.

D. Exceptional Value:

The CADB may choose to include farms not meeting the above criteria on a discretionary basis if they are in some way deemed exceptional.

A copy of the County's current Priority Farm Policy is under Appendix C.

The list of North Hanover farms that currently qualify for the County's Farmland Preservation Program is provided in the following table. The CADB is targeting over 2,096 acres in North Hanover, of which 1,148 acres are considered "Priority Farms." This list reflects farms that meet the County criteria. However, if an opportunity arose to preserve a farm that is not on the list, it may be eligible for preservation as long as it meets the criteria.

Municipal Minimum Eligibility and Ranking Criteria Used to Prioritize Farms

North Hanover utilizes the County's eligibility criteria for the acquisition of farmland. In addition, the North Hanover Farmland Preservation Committee maintains a listing of smaller farms to be targeted through the Municipal PIG program. As of November 2009, there were 28 farms totaling 832 acres on this list (*Table 17*)

ATL Status	Block	Lot	Landowner Name	Estimated Acres
P	301	14.03	D'Amico	53
P	200	1	Guzikowski, Walter	157
P	201	22	Guzikowski, Walter	8
P	102	6	Hlubik, Harriet	14
P	200	4	Hlubik, Harriet	42
P	201	23	Hlubik, Harriet	20
P	201	24	Lustgarden, Kenneth	167
P	300	8	Reid, J. Calvin & D.J. et.al	268
P	301	1	Selle, William	167
P	100	1.01	William Flemer's Sons, Inc	145
P	201	10	Woodward Farms, LLC	107
A	800	25	Atlantic Bench	39
A	800	29	Atlantic Bench	39
A	800	33	Atlantic Bench	11
A	800	34	Atlantic Bench	5
A	500	21	Durr, Elizabeth E.	18
A	700	13	Parker, Norman	150
A	300	14	Farrell, Melvin John	129
A	700	10	Gale, Earl	131
A	101	2	Krause, Brian A	89
A	500	9	Kucowski, George	73
A	403	7	Matrix Golf & Hospitality	104
A	400	12	Theiss	93
A	400	44	Theiss	24
Total Acres				2,053
Total Priority (P)				1,148
Total Active (A)				905

Table 16:

North Hanover Farmland Preservation CADB Acquisition Targeting List

Farm	Block	Lot	Acres (Approx)
Smith	101	9	11
Vance / Varono	101	4	10
Jones	101	30.06	28
Schoonover	201	17	14
Paschal	300	20	17
Beaver	300	6	29
DeLorenzo	301	47	15
Muller	301	15	13
Zipp	301	5.06	13
Theiss	400	12, 14	51
Ullman	400	10	24
Delzell	400	7	29
Inman	400	5	35
Confoy	401	2	10
Bauer	500	37	18
Durr	500	22	22
Jacknowitz	500	44	11
Savoy	501	8	13
Stravinsky	501	7	25
Kerrigan	604	8.01	23
Rader	604	6	14
Croshaw	608	5	35
Kim	901	1.01	30
Bayshore Apts.	901	1	22
Kaczor	902	12	93
Moschera	902	11	82
SDLL Assoc.	902	5	106
Schen	905	29	39
		TOTAL	832

Table 17:

North Hanover Farmland Preservation Municipal PIG Acquisition Targeting List

Municipal and County Policies Related to Farmland Preservation Applications

North Hanover, like Burlington County, follows the policies established by the SADC relating to the following items:

- **Construction of Agricultural Labor Units** - Owners of preserved farms are entitled to construct agricultural labor housing units on the preserved farm, subject to the conditions of each individual deed restriction and the approval the CADB, Freeholder Board and when relevant, the SADC.
- **Replacement of Pre-Existing Residential Structures** - Owners of preserved farms are entitled to replace pre-existing residential structures on a preserved farm, subject to the conditions of each individual deed restriction and the approval of the CADB, Freeholder Board and when relevant, the SADC.
- **Exercising Residual Dwelling Site Opportunities (RDSOs)** - Owners of certain preserved farms are entitled to construct a limited number of new residential structures on the preserved farm, subject to the conditions of each individual deed restriction and the approval the CADB, Freeholder Board and when relevant, the SADC. Allocation of RDSOs takes place during the application process. RDSOs have been allocated to applicants at a density not to exceed one unit per 100 acres, including existing dwellings. SADC Policy P-31 (Exercising a RDSO) can be found at: <http://www.state.nj.us/agriculture/sadc/rules/>
- **Division of Preserved Farm** - Owners of preserved farms are entitled to legally subdivide a preserved farm, subject to the conditions of each individual deed restriction and the approval the CADB, Freeholder Board and when relevant, the SADC. Though the specific terms of the deed restrictions have evolved, typically farmers can only divide preserved farms if there is an agricultural purpose and only if the subdivision results in agriculturally parcels. SADC Policy P-30-A (Division of Permanently Preserved Farmland) can be found at: <http://www.state.nj.us/agriculture/sadc/rules/>
- **Approval of Septic Systems on Preserved Farm Areas** - The SADC has adopted a policy regarding the location of septic systems that service residential and agricultural uses located within exception areas. SADC Policy P-49 (Placement of Septic Systems to Service Residential and Agricultural Uses Located on Exception Areas) can be found at: <http://www.state.nj.us/agriculture/sadc/rules/>
- **Commercial Opportunities Permits / Wireless Communication Permits** - This is a new opportunity that proposes to allow certain owners of preserved Farm to have new small-scale, non-agricultural uses developed on preserved farms. These opportunities are likely to be very limited in scope and scale as the language contained in the authorizing legislation provides is very narrow. The SADC has adopted rules to implement the legislation that created this opportunity. The SADC has primary jurisdiction for issuing these permits. SADC Regulations (Subchapter 22 and 23) govern the approval of these permits. The SADC regulations governing these permits can be found at: <http://www.state.nj.us/agriculture/sadc/rules/>

North Hanover will also follow the County's own policies regarding requests to except and/or subdivide acreage from an applicant. The County will generally accept requests to except and/or

subdivide acreage from an applicant property up to a maximum total acreage of five percent or ten acres, whichever is less. This policy includes restrictions to be added to the standard provisions of the Deed of Easement in the event that an applicant wishes to provide for one of these areas on their preserved farm.

Funding Plan

At the County level, funding for farmland preservation is provided by the Burlington County Farmland, Open Space, and Historic Preservation Trust Fund. In 1996 and 1998, Burlington County voters approved two separate .02 per million assessments creating a combining assessment of a \$.04 per million. Burlington County's dedicated tax has a variety of allowable uses in addition to farmland preservation including open space, historic preservation, and park development. In November 2006, the two previously approved referenda were extended to sunset in 2036. Based on the terms of the 1996 referenda, the first one-cent of the two-cent tax must be spent on farmland preservation. Every year the Freeholder Board allocates funds to the programs based on program activity. As the total annual revenue generated increases yearly based on the rate of growth, it is impossible to accurately assess the total annual revenue dedicated to farmland preservation by the County. The Freeholder Board does not make its yearly funding decisions until yearly adjustments are made in equalized property valuation (typically available from the Board of Taxation in March). In 2009, the County allocated half of the \$20 million County Trust Fund for farmland preservation. County projections for 2010 are not available at this time.

The primary municipal funding source for farmland preservation from the municipal level is the North Hanover Preservation Trust Fund. This dedicated tax, which is \$.9 per million of assessed property value, generates just over \$215,000 per year for farmland preservation purposes. Burlington County's Financial Policies require that North Hanover provide a 10 percent municipal cost share.

The County can offset the local cost share for projects in the Military Resource Recovery Project Area when the County has alternate funding, such as from the Department of Defense or the USDA. The Military Resource Recovery Project Area boundary is shown in *Map 9*.

The cost projections for the farmland preservation goals are summarized in *Table 15*. The non-contiguous parceling clustering ordinance that was recently adopted by North Hanover creates the mechanism for farmland preservation without any municipal, county, or state investment. The planned TDR program will enable the Township preserve additional farmland by concentrating development into designated centers. If the TDR program is more successful than anticipated it could reduce the need for public funding for farmland preservation even more.

TDR Planning, Funding, and Implementation Plan

North Hanover will only meet its 10-year year preservation goals if it is able to establish a successful TDR program. The TDR planning process is complex, time consuming, and expensive. A matrix has been developed to outline the required elements of the TDR process. This is provided on the following page.

North Hanover will continue to pursue Plan Endorsement with the Office of Smart Growth, which is a requirement for a TDR program. The Township is in the process of preparing its Municipal Self Assessment Report and will submit it to the State by December 2009. North

Hanover has already completed its community visioning when it updated its Master Plan in 2006. The Township is committed to working with the Office of Smart Growth to complete the plan endorsement process.

	Anticipated Start Date	Anticipated Completion Date	Anticipated Cost	Funding Source
1. Update Master Plan	N/A	Completed in 2006	N/A	Burlington County OEDRP
2. Update Land Use Plan Element	N/A	Completed 2008	N/A	BCBC
3. Farmland Preservation Plan	September 2009	February 2010	\$35,000	Smart Futures Grant
4. Plan Endorsement				
a. Pre-petition Meeting	N/A	May 2008	N/A	N/A
b. Municipal Assessment	September 2009	February 2010	\$15,000	Smart Futures Grant
c. Community Vision	N/A	Completed	N/A	Burlington County OEDRP
d. Additional requirements	January 2010	December 2010	TBD	TBD
5. TDR				
a. Utility Service Plan	January 2010	December 2010	\$20,000	NJ DEP Greenhouse Grant
b. Development Transfer Plan	January 2010	December 2010	\$40,000	TDR Bank Grant
c. Real Estate Market Analysis	January 2010	December 2010	\$20,000	NJ DEP Greenhouse Grant
d. Capital Improvements Program	January 2010	December 2010	\$30,000	NJ DEP Greenhouse Grant
6. Sykesville Redevelopment Plan	January 2010	December 2010	\$20,000	Smart Futures Grant
7. Draft TDR Ordinance	2010	2011		

Table 18:

Summary of TDR Planning Activities

Concurrent with the Plan Endorsement process, North Hanover will begin developing the required TDR elements in the beginning of 2010, including the Utility Service Plan, Development Transfer Plan, Real Estate Market Analysis, and Capital Improvements Program. The Township has already received a grant from the TDR Bank to fund a portion of the studies. The Township has applied for an additional grant through the NJ DEP Local Government Greenhouse Gas Reduction Grant Program to fund additional components. North Hanover is working to complete these required studies by the end of 2010 with the goal of starting its TDR program in 2011.

Farmland Preservation Program Administration Resources

North Hanover has an Agriculture Advisory Committee that oversees the Township's Farmland Preservation Program. The Agriculture Advisory Committee does not have any in-house staff resources. However, the Municipal Clerk and Planning Board Secretary provide assistance as needed. The Township has received extensive assistance from Burlington County from both the County Farmland Preservation Program and the Office of Economic Development and Regional Planning. These two departments have provided detailed technical assistance as well as instrumental help guiding the Township's farmland preservation plans.

The County Farmland Preservation Program has developed a geographic information system (GIS) data layer of all of the target farms and brought up other layers of interest such as existing preserved farms, open space, and active projects.

North Hanover's reliance on the County's expertise is very cost efficient and also in keeping with the County's goals of assisting municipalities in applying for Municipal PIG and other locally important projects.

The Township has also secured several grants that have enabled it to work with Community, Grants, Planning, and Housing to advance the farmland preservation goals. These applications, as well as the Township's recently updated Land Use Plan Element, were developed with assistance the Burlington County Bridge Commission. These grants include:

- Funding from the Delaware Valley Regional Planning Commission (DVRPC), Transportation and Community Development Initiative (TCDI) program to revise the Township's zoning ordinance to permit non-contiguous parcel clustering as a method of farmland preservation.
- The Smart Futures Grant from the New Jersey Office of Smart Growth to develop this Comprehensive Farmland Preservation Plan and the Township's Municipal Assessment, which is a requirement for Plan Endorsement.
- A TDR planning grant from the SADC to fund various studies required by TDR.

An application is being prepared to the DEP's Local Government Greenhouse Gas Initiative Program to fund additional TDR related studies. With the assistance of the Burlington County Bridge Commission, North Hanover intends to continue to aggressively pursue additional grants to implement the planned TDR program.

Legal assistance will be provided by the municipal attorney to ensure that the proper deed of easements are filed for municipalities preserved by the non-contiguous parcel program.

A detailed plan will be developed in conjunction with the TDR planning to determine how the

preservation and transfer of densities will be administered under the TDR program. Many questions need to be answered such as whether or not a TDR bank will be established. A TDR bank is a governmental body having authority to purchase and sell credits and to provide administrative assistance related to the transfer of TDR credits.

Factors Limiting Farmland Preservation and Implementation

The perceived factors limiting farmland preservation and implementation include lack of funding, rising land values, land supply, landowner interest, and administrative resources. These factors are discussed in more detail below:

In general, funding availability from the SADC through the GSPT (or any state funding mechanism) represents the biggest factor limiting implementation. The SADC is expected to be depleted of new financial resources for the foreseeable future. County and Township funding are not factors that at this time, will limit implementation. If SADC funding is not available, the County's and Township's farmland preservation program will likely have to make difficult choices related to processing new applications. The development of a successful TDR program is one strategy to address this funding issue, since it will not be dependent on state funding to preserve farmland.

While the costs associated with acquiring easements for farmland preservation are rising in North Hanover and Burlington County, they are not rising to the levels seen in other parts of the state.

In addition, the Burlington County CADB does not identify the availability of quality farmland for preservation or landowner interest as obstacles to farmland preservation.

North Hanover has a very small municipal staff and does not have the internal resources to operate an independent Farmland Preservation Program. The Township will continue to work closely with the County's Farmland Preservation Program Administrative resources.

VII. Economic Development

VII. Economic Development

Consistency with NJ Department of Agriculture Economic Development Strategies

The NJDA produces Economic Development Strategies that highlight strategies to strengthen various agricultural industries in New Jersey. The latest report, produced in 2008, provides for nine agricultural commodities, agri-tourism, and general strategies. Some of the strategies for the commodities most pertinent to North Hanover are described below:

Produce

In 2007, the value of vegetable produce in Burlington County was \$10.1 million making it the third largest agricultural sector in the County (U.S. Census on Agriculture). According to 2008 Farmland Assessment data, the largest crops in terms of acreage in North Hanover are sweet corn, pumpkins, potatoes, and tomatoes.

North Hanover can capitalize on its access to large affluent markets by following and supporting the following State strategies:

- Strengthen the *Jersey Fresh* Hospitality Industry program,
- Promote the *Jersey Fresh* brand,
- Promote farmers markets and pick-your-own operations (if they become established in North Hanover, work with Burlington County and the State to strengthen the Township's presence at Green Markets in Philadelphia, New York, and other large metropolitan areas.

Nursery

In 2007, at \$35.5 million, nursery products were the largest commodity in terms of value of sales in Burlington County. In North Hanover, the largest amount of acreage in this category is in cut flowers, trees and shrubs, and sod. There is a smaller amount of acreage in bedding plants and Christmas trees.

North Hanover can strengthen this growing sector by supporting the following State strategies:

- Support State strategies to ensure plant health,
- Promote the *Jersey Fresh* brand,
- Promote roadside stands, where consumers can buy directly from the nursery or greenhouse.

Field Crops

Field crops, including the production of soybeans, corn, wheat, hay, barley, oats, rye, and sorghum account for \$5.6 million in sales for Burlington County, making it the fourth largest commodity sec, along with livestock and poultry, in 2007. In North Hanover, the leading grain crops in 2007 are soybeans and corn and include hay, rye, and wheat.

Due to the state's high land values, property taxes, and labor rates, production costs in New Jersey are higher than most other production areas. With commodity prices based on national production costs, yields and demand, it can be less profitable to produce these commodity items in New Jersey than elsewhere. According to the State's 2008 Economic Development Strategies, however, 2006 prices for New Jersey field crops were strong.

North Hanover can support the following State strategies to support these commodities:

- Ensure plant health,
- Support organic field crop production,
- Support plans for a green energy initiative.

Livestock and Poultry

The estimated value of the livestock and poultry industry in Burlington County is \$5.6 million. With only 108 heads of cattle, 127 sheep, and 12 pigs on farms in North Hanover according to the 2007 Farmland Assessment data, this segment is relatively small in North Hanover.

Even with its small size, North Hanover farmers can implement the following steps to strengthen this industry:

- Help ensure animal health,
- Strengthen the *Jersey Fresh* brand.

Equine Activity

Equine agriculture is a growing segment of New Jersey Agriculture. In North Hanover, 87 acres are devoted to equine activity in the Township. Data from the U.S. Census on Agriculture on equine activity is limited because it is lumped under "other livestock." The State's Economic Development Strategy report cites a 2007 Equine Industry Study by Rutgers, which shows \$4 billion in equine related assets. Of that total, the value of the animals is \$582 million.

Some of the strategies North Hanover can implement to support equine activity are:

- Work with horse owners to assure awareness of disease threats and animal safety,
- Promote the industry at shows and festivals,
- Promote the horse industry through boarding and riding lessons.

Organic Strategies

The State Economic Development Strategies Report identifies organic strategies as the fastest growing segment of agriculture and a very profitable segment. For example, the Organic Trade Association's 2007 Manufacturer Survey showed U.S. organic foods sales totaled nearly \$17.7 billion in consumer sales in 2006. This was 21 percent increase from the previous year.

Even though the Northeast Organic Farming Association of New Jersey does not have any farms in North Hanover listed, organic farming is a growing industry and farmers in North Hanover may choose to pursue organic farming in the future. The following strategies can be pursued by North Hanover:

- Support the promotion of the *Jersey Organic* Brand when, or if, the State establishes this brand to distinguish locally grown organic produce from other locally grown produce.
- Participate in State program offered to farmers transitioning to organic production.

Agri-tourism

Agri-tourism occurs when farms become travel destinations for urban and suburban residents. It is defined broadly as any agriculture-related activity on a farm to which the public is invited. It makes the products, services, and experiences of agriculture available to the public while helping to increase the profitability of local farm operations. While there are no “pick-your-own” operations or other existing agri-tourism operations in North Hanover, the Township could support the State’s efforts by:

- Continuing to hold the annual North Hanover Country Fair featuring amusements, food, crafts, and a classic car show and incorporate agricultural related activities with the fair. Coordinate this event with New Jersey Office of Travel and Tourism to market the event.

General Strategies

The New Jersey Department of Agriculture also identifies a list of general strategies as part of their Economic Development Strategy. North Hanover Township can support and benefit from many of the following strategies including:

- Utilize the State’s new market opportunities list to be disseminated directly to growers through Rutgers’ plant and pest advisory.
- Continue to maintain worker health and safety and decent farm labor housing;
- Participate in Department of Agricultural Development Initiative that provides entrepreneurial and executive training and development for farm management and entry-level training.
- Participate in the various technical assistance programs provided by the State, USDA, Rutgers Cooperative Extension, and other entities.
- Provide local signage to support the statewide effort to heighten consumer awareness and provide a more visible marketing profile for the industry.

Consistency with County Initiatives

In the *Agriculture in Burlington County’s Route 206 Farm Belt: Current Industry and Status and Trends Report* (December 2004), there is a list of 21 guiding principles offered to provide a foundation from which to develop and implement a plan of action for sustaining a profitable agricultural industry in Burlington County. This Plan also provides 12 strategies for keeping agricultural economically viable. These 12 strategies are listed in the introduction to this report and are integral to North Hanover’s approach. The 21 guiding principles are listed below because they are central to North Hanover’s approach:

1. Agriculture is an industry, a way of life, and a land use of special historic, current, and

future importance in the Farm Belt. It is an integral part of the region's heritage and identity.

2. The time for action is now. The profitability of farming is becoming increasingly challenged and farmland resources are dwindling. Planning is critical, but action today is necessary.
3. Actions taken today – as well as actions not taken - will determine, largely, the future viability of the agriculture industry in the County.
4. Farming is first and foremost a business.
5. Farmland is not simply open space; it is part of a working landscape and the primary resource of an important land-based industry.
6. The retention of agriculture has long stood as a well-supported goal for Burlington County residents. In addition to direct and indirect economic contributions, agriculture provides myriad of ecological, environmental, cultural, and recreational benefits.
7. Farming is not a dead or dying industry. With the proper support and elimination of barriers, agriculture can remain a vibrant industry in the region today and in the future.
8. Farming is a dynamic and ever-changing industry. The agricultural sector of 50 years ago is different from the industry of today. What will the industry of tomorrow look like? What will its needs be? Care should be exercised not to limit the adaptability and innovation of the farm community.
9. While critically important, preserving farmland is not enough. Stabilizing a declining farmland base is certainly a necessary condition for future agricultural viability, but it is not a sufficient condition. Economic and policy development for the farming industry, as well as sound and equitable land use planning, is also needed.
10. A comprehensive Burlington County agricultural industry development program will require coordinated efforts to preserve farmland, promote economic development, and encourage innovative planning.
11. There cannot be a “one size fits all” approach to farm policy in the County. The County must recognize that agricultural operations in the region are diverse, ranging from large dairy and grain farms, to small nursery operations.
12. Viable agriculture depends upon reliable and stable access to all necessary resources and factors of production, including land, water, and agricultural labor, as well as the ability to develop farming infrastructure such as farm buildings and labor housing.
13. Burlington County farms offer residents the opportunity to purchase fresh farm products that are grown and sold locally and share in the agricultural experience. Increasingly suburban and urban residents are capitalizing on the recreational and educational tourism opportunities offered by farms; ranging from autumn harvest festivals and corn mazes, to pick your own operations. Such interaction between farmers and non-farmers not only contributes to farm incomes and local economies, but also fosters positive experiences and understanding between communities sometimes at odds.
14. Burlington County is blessed with an abundance of prime agricultural soils – an irreplaceable and valuable resource that underlies the success and productivity of farming

in the region. Preserving this resource is essential for ensuring the maximum range of agricultural production opportunities for the future.

15. Farmers are stewards of a vast land resource (nearly half of the land area in the Farm Belt). Farming, like any other industry, has unwanted by-products from production. Strategically pursuing federal and state technical and financial assistance can further enhance farm stewardship, in so doing, protect soil, and water resources in the County.
16. The motivations for farming may differ substantially across farms. For some, 100 percent of household income may be derived from farming. For others, off-farm income may be required to keep the farm household economically viable. In addition, for yet others, farming may simply be a lifestyle choice or hobby pursuit.
17. Municipal governments have extensive experience (and the authority) to plan for development. So, too, may they plan for agriculture. Farmland is neither an undeveloped land use nor a residual land use (i.e., the absence of development). Agriculture has its own special needs as a land use and as an industry.
18. Consistent with the New Jersey State Development and Redevelopment Plan's Statewide Policy on Equity, efforts to retain farmland (and farming) in the Farm Belt and promote smart growth, need to be undertaken in a manner in which farmers nor any other group disproportionately benefit or bear the burdens or implementation.
19. New residents in rural areas are often viewed as "part of the problem" facing farmers. But they can also be part of the solution to farm decline in urbanizing areas.
20. Farming in Burlington County provides for aquifer recharge and stormwater management when long-established drainage systems are maintained and updated.
21. Farming sets the landscape character of the Route 206 corridor valued by all County residents.

One of Burlington County's most visible efforts to sustain and promote the agriculture industry in the County, was the opening of the Burlington County Community Agriculture Center (BCCAC) in 2007, a former dairy farm in Moorestown Township acquired by the County. The BCCAC includes a Community Supported Agriculture (CSA) farm, an area for community gardens, a tailgate farmers market featuring *Jersey Fresh* produce and other products, and hosts special events and festivals highlighting local agriculture. The primary goals of the site are to foster a public awareness and appreciation for local agriculture and to support the local agricultural economy. According to the 2009 farmer's market brochure, one North Hanover farmer is currently participating in the farmers market.

The Township is in the process of adding an "Agriculture Resource" page to its website. Many of the initiatives described below can be added to this resource page.

Agricultural Industry Retention, Expansion, and Recruitment Strategies

The extensive 2004 study, *Agriculture in Burlington County's Route 206 Farm Belt: Strategies for Farm Viability*, outlines specific items that municipalities in North Hanover can pursue to enhance agricultural viability. These actions correspond with the strategies to keep agriculture economically viable in Burlington County. They are described in detail below along with consideration of local conditions in North Hanover and recent trends.

A. Preserving the Farmland Base

The first step in ensuring the economic viability in agriculture is making sure that there is farmland available for farming. North Hanover is pursuing non-contiguous parcel clustering and a TDR program in order to increase the acres of preserved farmland in the Township. The Township has identified one primary and two secondary centers for concentrating development as part of the Township's TDR conceptual plan. The design and configuration of the roads in all receiving areas should take into consideration the circulation of farm equipment and other agricultural vehicles.

North Hanover is committed to maintaining its dedicated property tax for funding land preservation.

B. Farmer Retention and Recruitment

Cultivating the next generation of farmers will be critical for future agricultural viability in the Farm Belt. Older farmers will also need to plan for the inevitable succession or sale of their farm business.

Some of the actions North Hanover can take, in conjunction with Burlington County, are to stress with all applicants for farmland preservation the need for transition planning and connect owners of preserved farmland with appropriate resources to help them plan for transitioning. The Township can also encourage the development of affordable housing on farms so that young farmers and farm workers can be housed close to the farms.

North Hanover Township can support a "positive business" environment and promote a positive image of farming in the region. The Township can also explore options for tax incentives, such as credits or exemptions, for farm improvements and modernization.

C. Planning for Agriculture

This Plan described many of other planning strategies being employed by North Hanover to support agriculture. These the Farmland Preservation Committee; the 2006 Master Plan Re-examination report; community visioning initiatives; the 2008 Land Use Plan Element; 2009 zoning amendments to allow non-contiguous parcel clustering; a right-to-farm ordinance; and TDR planning.

North Hanover will also encourage farmers to commit to various short-term preservation strategies such as the USDA Conservation Reserve Program(CRP), USDA Conservation Reserve Enhancement Program (CREP), USDA Environmental Quality Improvement Program (EQIP), and New Jersey's DEP Land Owner Incentive Program preservation program. These programs are described in detail in Chapter VIII of this Plan.

D. Farm Taxation Policies

Farm belt farmers in Burlington County have indicated that high and rising taxes are a major concern and an important impediment to increasing agricultural profitability and viability. Farmers that make improvements to their farm buildings and structures, such as fencing are subject to a higher tax levy. This acts as a disincentive to investment in the farm, especially in

combination with the high rates on farm buildings.

North Hanover will evaluate the merits and costs of implementing an exemption from the tax increase on farm improvements for 10 years. This incentive would only be available for permanently preserved farms through County and State programs as well as TDR and other mechanisms. North Hanover Township already has lower permit fees for agricultural properties.

E. Regulatory Compliance

Compliance with increasingly complex and stringent federal, state, and local regulations can threaten the viability of farms. For example, agricultural labor housing is often necessary for farm operations in North Hanover and it is closely regulated by the federal and state governments. North Hanover Township has carefully considered the need for this farming and included provisions allowing for seasonal agricultural labor housing on farms in the recently updated zoning ordinance permitting non-contiguous parcel clustering.

The Township can continue to work with local farmers to intervene when municipal regulations threaten agricultural viability.

F. Environmental Stewardship

Soil and water are two natural resources that are essential to every farming activity in North Hanover.

North Hanover can support environmental stewardship by keeping informed about soil and water conservation programs that handle erosion, pollution, and storm water on farmland. The Township will continue to coordinate municipal storm water management with what is feasible for the farm landowners in the community.

G. Public Education and Awareness about Agriculture

North Hanover can support State and County efforts to educate the public about agriculture through public outreach, and other mechanisms. The Township can solicit increased participation and representation of farms on local governing boards, advisory committees, chambers of commerce, economic development councils, workforce development boards, and other County bodies.

The Township also promotes education and awareness about agriculture through its annual North Hanover Country Fair held in September. The Township also distributes a Township newsletter, which promotes the Township's agricultural economy among other community updates. In the future, this newsletter could also provide a listing of all local farm stands and highlight new farms in the Township.

H. Technical and Business Assistance

In order to remain competitive, North Hanover farmers must follow the latest technological innovations in farming as well as adopt cutting-edge business solutions to compete in the global market place. North Hanover can assist in this effort by connecting local farmers to State and County initiatives to provide technical assistance.

I. Financial Assistance

North Hanover itself will not provide financial assistance directly to farmers to purchase seeds and other materials or make major equipment purchases. However, the Township can continue to act as a clearinghouse of information to ensure local farmers are taking advantage of state, federal, and county programs.

J. Agri-tourism

North Hanover can support agri-tourism development by supporting changes on farms to increase agri-tourism opportunities. The Township can also provide police support to enforce the laws protecting landowners from trespass and vandalism, especially when they agree to allow public access to their property.

The Township can also include farmer representation agri-tourism planning. For example, farmers should provide input on trail design, parking, enforcement, and fines including paying for site and crop damage.

K. Value Added and New Market Development

One way farmers in North Hanover can compete is by finding new ways to capture more of the consumer food dollar.

North Hanover recognizes that farm operations need to add value on the farm to their products in order to retain more of their value. This may mean processing, packaging, and turning products into consumable products served at the farm. It may also mean changing the farm layout, buildings, and crops. North Hanover will provide farmers with flexibility in site plan and building code requirements in order to make these risky new ventures more feasible.

VIII. Natural Resource Conservation

VIII. Natural Resource Conservation

North Hanover is committed to coordinating its farmland preservation efforts with established federal and state soil and water conservation programs. The Township identifies the following goal in its 2006 Master Plan Update: *Our natural areas and ecosystems will be protected from pollution, flooding, and damage to the ecology of wildlife.*

Natural Resource Protection and Coordination

Natural resource protection relies on the commitment of the landowner to the conservation and enhancement of natural resources on their farm. Three primary government agencies that assist Burlington County farmers in resource conservation are the Burlington County Soil Conservation Committee (SSCC), the Natural Resource Conservation Service (NRCS), and the Rutgers Cooperative Extension of Burlington County. The contact information is provided in *Table 19* and more information about each agency is provided in this section.

The New Jersey SSCC coordinates and supports the work of the 15 local conservation districts (SCDs) and their programs, establishes statewide policy, provides technical assistance and training, sets technical and administrative standards, coordinates nonpoint pollution control and agricultural cost-sharing programs, distributes funds, conducts appeals, and assures accountability of local SCDs.

The Burlington County Soil Conservation District (BCSCD) strives to educate and assist the public in achieving a higher responsibility to protect natural resources. The BCSCD, together with state and federal agencies, helps to ensure proper soil health and water quality by using various management tools. The BCSCD is located at the same location as the local NRCS in Columbus.

The United States Department of Agriculture (USDA)'s NRCS is the technical arm of the conservation partnership. The NRCS is a federal agency that provides the districts with technical assistance in engineering, biology, soils, hydrology, and other areas. NRCS resource management agents

Agency	Address	Contact Information	Contact Name
Burlington County Soil Conservation District (BCSCD)	1971 Jacksonville-Jobstown Road, Columbus, NJ 08022	Phone: 609-267-7410 Fax: 609-267-3347	District Director – Donald Yarus
Burlington County NRCS	1971 Jacksonville-Jobstown Road, Columbus, NJ 08022	Phone: 609-267-0811 Fax: 609-261-3007	District Conservationist – Nicole Ciccaglione
Rutgers Cooperative Extension of Burlington County	#2 Academy Drive Westampton, NJ 08060	Phone: 609-265-5050 Fax: 609-265-5163	County Agent/ CADB representative – Ray Samulis

Table 19:

Primary Natural Resource Conservation Agencies in Burlington County

assist within a broad range of natural resource management areas, such as crop and pest management recommendations and soil testing.

Many conservation services and assistance related to nonpoint source pollution is available through the 15 districts. These include agricultural conservation planning assistance, agricultural conservation cost-sharing programs, application of organic materials on agricultural land, agricultural water supply and management, soil erosion and sediment control, stormwater discharge authorization, and soil surveys. Burlington County has a goal that all preserved farms in the County, including North Hanover, have farmland conservation plans approved by NRCS.

The Rutgers Cooperative Extension of Burlington County is located in Westampton. According to its website, it provides the following services:

- Develops and offers educational programs and services related to agriculture, 4-H Youth Development, and family and consumer sciences.
- The agriculture staff assists farmers on issues related to crop management, pesticide training, plant disease, and research.
- Trained Master Gardener volunteers answer questions on lawn maintenance, gardening, landscaping, and plant diseases and insects. Soil testing is available for a nominal fee.
- 4-H Youth Development supports the county's 4-H clubs that focus on a variety of topics ranging from animal husbandry to environmental sciences to photography. Membership is open to youth grades K-12.
- The Family and Consumer Health Sciences staff offers brochures related to nutrition, health, food safety, family development, and consumer education.

Natural Resource Protection Programs

There are several county, state, federal, and non-profit resource protection programs available to farmers to address specific issues (*Table 19*). Burlington County farmers have been very successful in particular with qualifying for the SADC Soil and Water Conservation Cost-Share Program.

The USDA programs described in *Table 20* are part of the Farm Bill. In most cases, these programs operate independently of the farmland preservation program and function without oversight of the easement holder. The USDA programs are administered and funded by the USDA and are incorporated into Farm Conservation Plans ultimately approved by the Burlington County SCD.

The Burlington County Comprehensive Farmland Preservation Plan notes that outcomes of many of these programs sometimes compete with the goal of preserving farmland in Burlington County. For example, the Wetland Reserve Program (WRP) aims at restoring or enhancing wetlands on farms. While this is a worthy goal, it can also lead to the conversion of productive agricultural land back to natural wetlands. Similar conflicts can be found with the Conservation Reserve Program (CRP) and the Wildlife Habitat Enhancement Program (WHIP). As recommended in the Burlington County Plan, these apparent contradictions between the USDA programs and farmland preservation deed-restrictions should be identified and outreach conducted to the landowners to explain this conflict. This is especially important because it is a

	Description	Eligibility
SADC Soil and Water Conservation Cost-Share Program	Farmland owners/operators can apply for up to 50% cost-share funding for projects that lead to conservation of water and soil resources. Eligible projects include drainage improvements, irrigation systems, and erosion control projects. Farmers can choose to perform work themselves as part of their cost-share requirement.	Participation in farmland preservation program, TDR program, or 8-year program. Funding is based on the amount of acreage preserved and whether permanently or for 8-year period.
USDA Wetland Reserve Program (WRP)	Program created for the restoration and maintenance of wetlands formerly in agricultural production	Requires a 10-30 year contract
USDA Wildlife Habitat Enhancement Program (WHIP)	Privately owned land enrolled in a NRCS developed habitat	Requires a 5-15 year contract
USDA Environmental Quality Improvement Program (EQIP)	Plan developed by the NRCS that details certain conservation and environmental purposes to be achieved. (5,907 acres contracted in Burlington County under 62 contracts)	All privately owned cropland, pastureland, grassland and privately owned non-industrial forestland is eligible
USDA Conservation Reserve (CRP) and Conservation Reserve Enhancement Program (CREP)	Program to remove environmentally sensitive privately owned land from agricultural production. (3 acres contracted in Burlington County under 3 contracts)	Land must meet required cropping history. Requires 10-15 year contract
USDA Agriculture Management Assistance Program (AMA)	Provides cost share to agricultural producers to voluntarily address issues such as water management, water quality, and erosion control by incorporating conservation into their farming. (34.4 acres contracted in Burlington County under 2 contracts.)	A conservation plan for the property is required. Eligible land include: Cropland, Hayland, Pasture and rangeland, and other land (such as forestland) that produces crops or livestock where risk may be mitigated through operation diversification or change in resource conservation practices.
Ducks Unlimited Programs (non-profit)	Programs/assistance to landowners with water resources. Focus on rehabilitating or protecting habitat for waterfowl	
NJ DEP Land Owner Incentive Program	Provides rental payments of land that will help support federally listed threatened and endangered species. Lands are allowed to revert or may be converted back with specific plantings to a natural grassland habitat.	
Source: USDA program descriptions from USDA Brochure "Farm Bill 2002. What's in it for You."		

Table 20:

Summary of Major Natural Resource Protection Programs

common belief that any program endorsed by the USDA is acceptable to the farmland preservation program, but this may not be the case. The CADBs and the SADC need to evaluate these programs further and form consistent policies in dealing with other governmental programs.

The Burlington County Plan also notes that the NJ DEP Landowner Incentive Program (LIP) functions in much the same way as the USDA WHIP program, but is more successful because the rental payments are higher.

Water Resources

North Hanover's water resources are described in Chapter II of this plan along with the Burlington County Water Allocation Credit Transfer Program.

One water resource conservation element that the Township would like to evaluate pursuing, in conjunction with the planned TDR program, is the use of grey water for some agricultural purposes. The excess capacity of 65,000 gallons per day (GPD) at the Wrightstown sewage plant may provide capacity for the Sykesville receiving area but there is no existing facility near the Cookstown receiving area. Therefore, it is likely that at least one new centralized wastewater treatment facility may be required to achieve the required densities for TDR. The planning for any new centralized wastewater treatment would be the ideal time to explore whether the grey water could be utilized for some agricultural crops, particularly nursery crops and other non-food crops. This would have a net result of reducing the amount of water required for agriculture.

Several measures can be implemented at the individual farm level to ensure clean and plentiful water. These measures include:

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

There are two water-related objectives identified among the 20 objectives identified in the North Hanover Master Plan Re-Examination. These are:

- Protect the quality and quantity of our groundwater supply; and
- Protect stream corridors.

The Master Plan Re-Examination also provided the following recommendation for the Conservation Element: "Provide guidelines for vegetated buffers between agricultural operations and adjacent residential and retail or services developments that also protect water resources, natural areas, and wildlife."

The importance of clean and plentiful water to the future agriculture in Burlington County is

emphasized throughout the Burlington County Comprehensive Farmland Preservation Plan. This theme is included on page 84 of the plan:

Agricultural viability and production are tied into and dependent upon not only an adequate farmland base, but also the water cycle. Without water, there would be no crops. Farmland acres absorb water and recharge underground aquifers, and holdwater to allow the movement of nutrients into crops and woodlands through evapotranspiration. Without farmland and open space, water is more likely to run off over the surface of the land with the potential to carry soil particles and nutrients with it down to surface water bodies and streams.

Waste Management Planning

The Burlington County Comprehensive Farmland Preservation Plan identifies five different types of waste generated by farms in Burlington County and some of the ways this waste is handled. These conditions are also applicable to North Hanover.

- Nursery operations, especially those with greenhouse operations, generate solid waste in the form of temporary polypropylene hoop-house covers. These hoop-house covers are usually covered in the fall and the plastic is typically removed the following April. According to the Burlington County Comprehensive Farmland Preservation plan, there is a private market demand for this plastic solid waste and farmers are able to generate some income through the sale of this old plastic. The plastic is eventually recycled and does not get disposed in a landfill.
- There are minimal amounts of solid waste generated from other North Hanover farm operations such as grain, hay, or equine. During preserved farm monitoring inspections, it has been noted that farm operations utilize typical residential curbside pick-up or small on-site dumpsters for solid waste removal.
- Many farms have old farm dumps that consist of old farm equipment and tires. However, much of the old metal debris was removed during the last spike in the rise in scrap metal prices. Burlington County continues to offer an annual Tire Amnesty Program that allows Burlington County farmers to dispose of old tires at the County Resource Recovery Complex in Mansfield. This successful program results in thousands of tires being disposed of in a proper manor each year.
- The County Resource Recovery Facility in Mansfield also accepts non-refillable high-density polythylene #2 (HDPE #2) containers used by agricultural, professional, and commercial applicators, as well as HPDE #2 nursery pots. Containers and nursery pots must be no larger than 55 gallons and properly rinsed. Anyone who holds a New Jersey DEP pesticide license and state county, and municipal agencies can participate in this program. This program is a collaborative effort among the NJ Department of Agriculture and DEP, Burlington County Solid Waste, Cumberland County Improvement Authority, Pollution Control Financing Authority of Warren County, Agriculture Container Recycling Council, and USA Recycling, Inc.
- The Federal Clean Water Act of 1972 (CWA) identifies concentrated animal feeding operations (CAFOs) as a “point source” of pollution. These are prohibited from

being discharged in the nation's waterways without a permit. In New Jersey, the DEP and Department of Agriculture is responsible for preventing this "non-point" pollution. In 2003, DEP adopted rules to issue CAFO permits through the New Jersey Pollution Elimination System. In March 2009, the New Jersey Department of Agriculture's new regulations took effect that set standards and criteria for the development, implementation, and enforcement of self-certified animal waste management plans, high-density animal waste management plans, and comprehensive nutrient management plans for farms that generate, handle, or receive animal waste. NJDA's new regulations, which require the use of best management practices to protect water quality and public health, address nonpoint source pollution that may emanate from agricultural animal operations.

Energy Conservation Planning

The Township's Master Plan Re-Examination identifies the following energy conservation related objective: "Improve the energy efficiency of development, both for individual structures and for transportation and services within the Township." In addition, the TDR conceptual plan to guide future growth into appropriate areas will maximize the use of existing infrastructure, minimize land development, and provide opportunities of efficiencies of scale. This type of center-based development will produce dramatically less greenhouse gasses compared to alternative sprawling development. The redevelopment plan for the Sykesville area should also strongly encourage green construction and the use of LEED certified design within any new development.

North Hanover Township supports energy conservation as well as the farmer's ability to generate energy from renewable sources. Renewable energy structures, such as windmills were not included as a by-right use in the recent zoning ordinance in order to give the Township's more control over the sighting and design of the structures. However, the Township does recognize the benefit these types of renewable energy technologies could have, not only on the environment but also on the farmer by saving money spent on energy.

The CADB also supports a farmer's ability to generate energy from renewable sources to meet the needs of their own commercial farming unit along with the on-farm residential uses whether a farm is preserved or not. The Burlington County Comprehensive Farmland Preservation Plan provides the following guidance about the CADB's policies on solar and wind energy on preserved farmland:

- Existing rules and regulations governing the farmland preservation program currently permit farmers to generate solar and wind energy on preserved farms to support their commercial farming operations.
- Owners of preserved farmland should be provided with clear direction on these matters before they invest and install these systems.
- The CADB supports a liberal interpretation by the SADC of defining the total energy needs for the agricultural uses on the farm so that farmers are able to offset all of the energy demands from their commercial farm unit and ancillary on-farm activities.
- The CADB believes that the Right to Farm Act currently protects a farmer's right to erect solar/wind facilities to meet the energy needs of their farming operation. Since

no formal test case to date has been heard by any CADB or the SADC, it is appropriate for the SADC to support amendments to the Right to Farm Act that would provide clarity to avoid putting this issue in the hands of the judicial system.

Outreach and Incentives

The Township will continue to work with individual landowners and farm operators, the CADB, the SADC, the BCSCD, the Burlington County NRCS, and the Rutgers Cooperative Extension of Burlington County to further natural resource conservation goals. Information about specific programs and resources will be posted on the municipal website.

Burlington County Strategies Related to Stewardship of Natural Resources

In the 2008 Comprehensive Farmland Preservation Plan, Burlington County identified eight strategies related to stewardship of natural resources. North Hanover supports the County's efforts in these areas, which are listed below.

- A. Ensure that all preserved farms have farmland conservation plans approved by the NRCS.
- B. Provide information to farm operators about funding programs to enhance water quality protection, wildlife habitat, and soil and water conservation, and when called upon, provide technical assistance to farm operators regarding stormwater management, watershed protection, environmental restoration, and sustainable agriculture.
- C. Develop CADB policy that supports on-site renewable energy technologies for meeting energy demands for operating preserved farms.
- D. Promote regional solutions to drainage and other water resource issues.
- E. Work with the New Jersey Chapter of the Northeast Organic Farming Association (NOFA) to promote opportunities for organic production.
- F. Ensure that water allocation budgeting supports the needs of the agricultural community.
- G. Consider additional "impervious coverage" restrictions in areas of the County where impact on agricultural viability would be minimized (for example, in the Pinelands Project Areas, in the Military Buffer, or in Airport Hazard Zones).
- H. Continue to educate and update awareness of new and revised NJDEP environmental regulations as they pertain to agriculture. The CADB should engage and comment during the rule-making process, when appropriate.

IX. Agricultural Industry Sustainability, Retention, and Promotion

IX. Agricultural Industry Sustainability, Retention, and Promotion

The North Hanover Township Master Plan Update identifies the following objective related to the sustainability of the agricultural industry:

Recognize and promote the diversity, productivity, and long-term sustainability of our active farms with the intent of making the agricultural industry the highest and best use of our most productive soils instead of an interim use that gives way to residential development.

This chapter outlines North Hanover's existing agricultural industry support including the Right to Farm Ordinance.

Right to Farm Act

The Right to Farm Act protects farmers from nearby residents who complain about normal farming operations such as noise, odors, and dust. It also protects farmers from unnecessary ordinances or regulations that may restrict farming operations. The State of New Jersey adopted the Right to Farm Act in 1983 and amended it in 1998. The Act declares that the "protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while, at the same time, acknowledging the need to provide a proper balance among the varied and sometimes conflicting interests of all lawful activities in New Jersey." The Act stipulates the types of activities a farm may engage in as well as the steps for various agencies to follow in reviewing disputes regarding any farm activity.

The SADC works to maximize protections for commercial farmers under the Right to Farm Act by developing Agricultural Management Practices (AMPs), tracking right to farm cases, offering a conflict resolution process, and reviewing rules proposed by other state agencies for the impact they may have on agriculture.

In order to qualify for Right to Farm protection, a farm must meet the definition of a "commercial farm" in the Right to Farm Act; it must be operated in conformance with federal and state law; comply with AMPs recommended by the SADC, or site specific AMPs developed by the CADB at the request of a commercial farmer; it must not be a direct threat to public health and safety; and, it must be located in an area where agriculture was a permitted use under municipal zoning ordinances as of December 31, 1997, or thereafter; or, it must have been an operating farm as of December 31, 1997.

All Right to Farm complaints or issues that can be brought before the Burlington CADB are first handled with fact-finding and efforts to resolve differences between the parties. The mediation can be informal or, if the parties agree, the SADC will provide mediation or conflict resolution at no cost to the participants through its Agricultural Mediation Program. If a formal complaint is filed with the CADB, it is sent to the SADC for a determination as to whether the farm falls within the parameters established by the Act for Right to Farm protection. Once the complaint is returned to the CADB from the SADC, additional fact finding and technical review occurs, and the issue is given a public, quasi-judicial hearing at the county level. After all information has been considered, the CADB will make a determination as to whether the agricultural activity is protected by the Right to Farm Act or whether changes to the operation will be required. If the

issue is not resolved by the CADB determination, either party in the dispute may take the matter for a subsequent appeal and determination to the New Jersey Office of Administrative Law. (Jerome Frecon, Agricultural Agent, with the New Jersey Agricultural Experiment Station (NJAES), Rutgers Cooperative Extension issued a report entitled “Resolving Common Farm Management Practices.”)

The CADBs are given statutory authority in the Agriculture Retention and Development Act to:

Monitor and make appropriate recommendations to the SADC and to county and municipal governing bodies and boards with respect to resolutions, ordinances, regulations and development approvals which would threaten the continued viability of agricultural activities and farmland preservation programs within agricultural areas (ADA). (N.J.S.A. 4:1C-15 (f)).

Municipalities can and should limit the number of right to farm complaints and encourage farming as an industry by adopting strong local pro-agricultural ordinances and development regulations. North Hanover has a Right to Farm Ordinance that incorporates many of the provisions of the model right to farm ordinance and some additional protections. This plan recommends revising the ordinance to include the all the provisions in the model ordinance as well. Copies of the existing Right to Farm Ordinance and the proposed Ordinance are included as an appendix to this Plan.

Farmland Assessment

The Farmland Assessment Program is a program that bases property taxes on land actively devoted to an agricultural or horticultural use on its farm value instead of its development value. This is an important tool to prevent farmers from being financially forced to develop or sell their land because of rising taxes. This tax incentive is made possible by the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq. The basic eligibility requirements of the Farmland Assessment Program are as follows:

1. Applicant must own the land.
2. Owner must annually apply for Farmland Assessment with the municipal tax assessor on or before August 1 of the year immediately preceding the tax year.
3. Land must be devoted to agricultural and/or horticultural uses for at least two years prior to the tax year.
4. Land must consist of at least five contiguous acres being farmed and/or under a woodlot management plan. Land under and adjoining the farmhouse is not counted in the five-acre minimum area needed to qualify.
5. Gross sales of products from the land must average at least \$500 per year for the first five acres, plus an average of \$5 per acre for each acre over five, except in the case of woodland or wetland where the income requirement is \$.50 per acre for any acreage over five; or there is clear evidence of anticipated yearly gross sales, payments, or fees within a reasonable period of time dependent on the agricultural or horticultural products being produced.
6. Owner must represent that the land will continue in agricultural or horticultural use to the

end of the tax year.

The Farmland Assessment does not apply to farm structures such as barns, sheds, and fences or other homes and other structures so farmers pay the same property taxes on these structures as other households.

The Farmland Assessment data for North Hanover is the primary source of the municipal data provided in Chapter II of this Plan.

Additional Strategies to Sustain, Retain, and Promote Agriculture in North Hanover

North Hanover will continue to pursue additional strategies to sustain, retain, and promote agriculture in North Hanover. This includes working to streamline the local permitting process and adopting the revised Right to Farm Ordinance.

The American Farmland Trust and the Burlington County Farmland Preservation Program recently released four model ordinances to promote and retain agriculture in Burlington County. North Hanover Township should consider adopting these model ordinances, which are described below. These ordinances are included in *Appendix D*.

“Country Code” Ordinance

The County has also recently prepared a model ordinance, which outlines agricultural policy statements and notifications requirements. The purpose of this ordinance is to clearly state that a municipality is an agricultural municipality and that Township policies are designed to support the agricultural and rural characteristics of the community. The model ordinance also stipulates that the municipality may limit services typically provided in more urban areas such as public water and sewer, and municipal trash and leaf pick up.

North Hanover should consider adopting this ordinance, which will reinforce the Township’s commitment to agriculture.

Direct Marketing

Another model ordinance that the Township may consider adopting upon its completion is the direct marketing ordinance. This ordinance will recognize that there are several different types of direct marketing of farm products ranging from small unmanned temporary farm stands to larger permanent stands. This ordinance will establish separate parking and other requirements based on nature of the direct marketing.

Agricultural Housing

The CADB is in the process of developing a model agricultural employee housing. North Hanover should review this ordinance and consider adopting this ordinance, which will build on the protections already in place.

North Hanover’s Right to Farm ordinance recognizes the hiring and housing of necessary farm labor. The recent zoning revisions to the R-A zone makes provisions for seasonal agricultural employee housing. These zoning changes also stipulate the requirements for permanent

agricultural employee housing in order to balance the need for housing with the need to limit the development on agricultural land. The future TDR program will make similar provisions. The CADB Deed of Easement and SADC policies for agricultural labor housing have been guided by requests from growing sectors like equine, nursery, and vegetable production. The CADB considers, among other things, the size, number, and type of laborers to be housed, and impact on the agricultural operation. After the CADB and Freeholder Board approve the request, the request is forwarded to the SADC whose staff then reviews and provides a staff recommendation for SADC consideration.

Enhanced Role of Farmland Preservation Committee

The final model ordinance being prepared by the County expands the role of the Agricultural Advisory Committee. The ordinance stipulates that the committee shall meet at least three times a year and once a year with the Joint Land Use Board to report on its activities and discussions and to make recommendations. The expanded duties of the board include reviewing existing and proposed ordinances for impacts to the farming community and alerting local officials to issues in the farming community that should be considered when using municipal regulatory and land use authority.

North Hanover should consider adopting this ordinance, which expands the role of the existing Farmland Preservation Committee.

Agricultural Education / Promotion

Methods of promoting North Hanover's agricultural economy are discussed in Chapter VII of this plan. These methods include promoting agri-tourism and promoting the *Jersey Fresh* brand. This section also stresses the importance of training farmers in modern business skills in addition to farming techniques.

These points are emphasized again in the Natural Resources Chapter's discussion of the programs offered through the Rutgers Cooperative Extension Offices in Burlington County.

Wildlife Management

Wildlife management is very important for the future of agriculture in North Hanover. Farmers utilize many techniques such as netting, fencing, hunting, and air cannons, in order to reduce crop losses to birds, deer, and other animals can be significant. Burlington County is also considering a yearly organized deer hunt within certain lands of the County's Park System.