

Morris County
Comprehensive Farmland Preservation Plan

July 2022



Prepared by

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COMPREHENSIVE FARMLAND PRESERVATION PLAN
2022

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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14a-12.

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CHAPTER I: MORRIS COUNTY’S AGRICULTURAL LAND BASE

Morris County is approximately 481 square miles, or 308,123 acres in total, and has approximately 11,600 acres of actively farmed land. In recent years, the farming community has experienced development pressures which threaten the loss of the existing agricultural landscape and by extension, the vitality of the farming industry. The County’s Farmland Preservation Program has been successful, having preserved over 8,070 acres of farmland across 138 farms as of the writing of this plan. Farms in Morris County have been preserved through several programs, including Country, Non-Profit, Municipal and State Programs.

Several sources provide information regarding Morris County’s agricultural statistics. The United States Department of Agriculture (USDA) Census of Agriculture utilizes a surveyed sample of the County’s farmland owners and operators. Another source, Morris County tax assessment data, is based on information provided by landowners on farmland assessment forms, which represents their agricultural operations. The difference in methodologies makes it impractical to compare the data from one source to another, though both sources on their own provide valuable information regarding agriculture in Morris County.

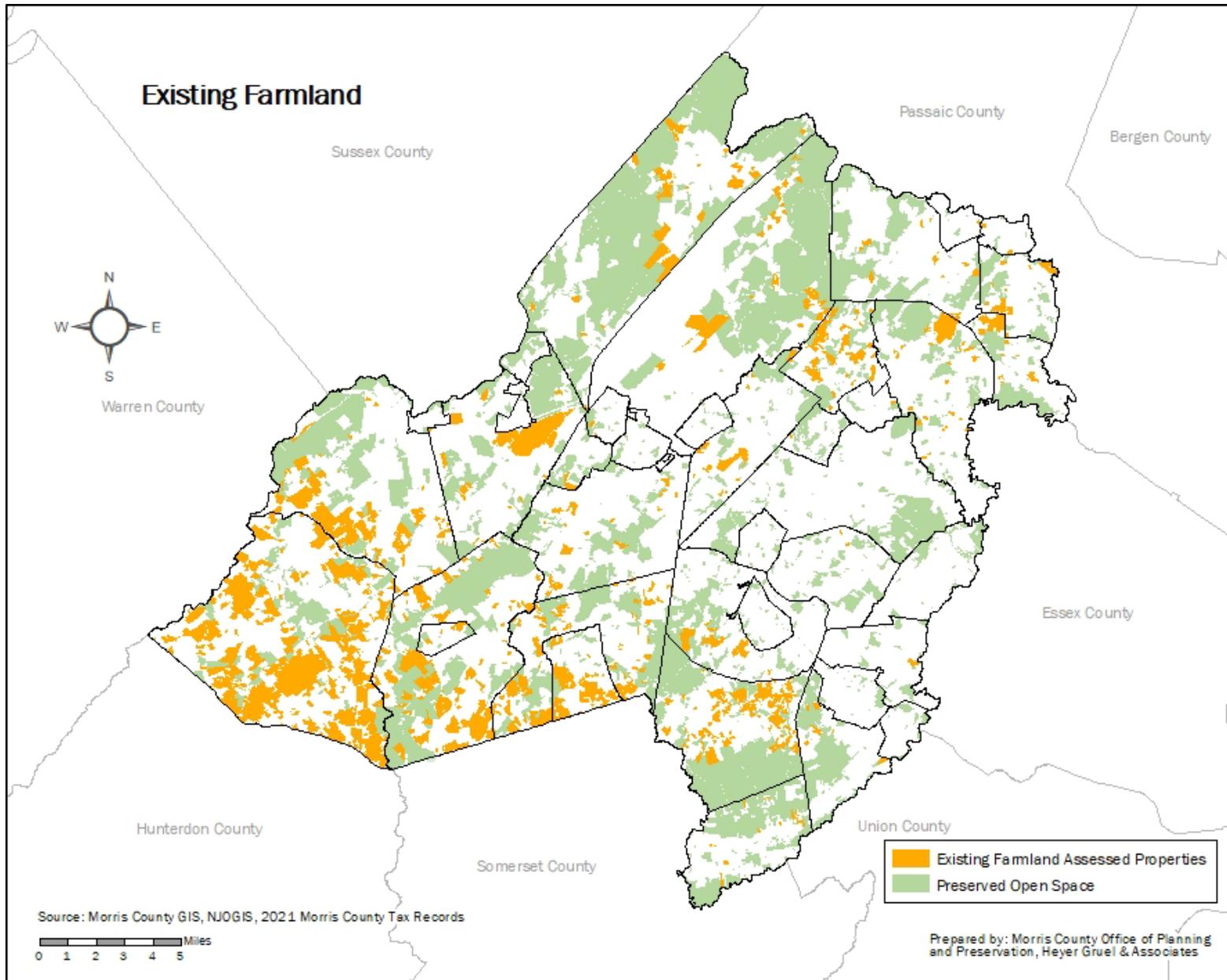
Location and Size of Agricultural Base

According to 2021 tax assessment records, Morris County has approximately 30,605 acres of assessed farmland, making up 13 percent of the County’s total land area. Of the County’s 40 municipalities, 28 have farmland assessed property. The following chart details the number of acres of farmland per municipality in the County according to tax assessment records. These properties are tax assessed as 3A: Regular Farmland or 3B: Qualified Farmland. As demonstrated below, Washington Township has the most farmland in Morris County, comprising 35.6 percent of all farmland, followed by Chester Township and Mount Olive Township.

Existing Farmland					
Municipality	Acres	Percentage	Municipality	Acres	Percentage
Washington Township	10,889.8	35.6%	Lincoln Park	395.9	1.3%
Chester Township	3,205.2	10.5%	Pequannock Township	307.2	1.0%
Mount Olive Township	2,748.1	9.0%	Kinnelon	257.8	0.8%
Harding Township	1,871.8	6.1%	Chatham Township	146.8	0.5%
Mendham Township	1,758.8	5.7%	Long Hill Township	142.5	0.5%
Roxbury Township	1,602.6	5.2%	Chester Borough	108.4	0.4%
Jefferson Township	1,464.7	4.8%	Mine Hill Township	75.8	0.2%
Rockaway Township	1,278.7	4.2%	Florham Park	44.8	0.1%
Mendham Borough	1,101.9	3.6%	Riverdale	35.9	0.1%
Boonton Township	997.9	3.3%	Wharton	23.2	0.1%
Montville	682.0	2.2%	Hanover Township	19.6	0.1%
Morris Township	539.5	1.8%	Boonton	14.8	0.0%
Denville Township	442.5	1.4%	Mountain Lakes	9.6	0.0%
Randolph	433.6	1.4%	Butler	6.0	0.0%
Total	Acres		Percentage		
	30,605.57		100.0%		

Source: NJ 2021 Tax Assessment Data; acreages calculated in GIS

As shown on the following map, farms are primarily concentrated in the southwesterly portion of Morris County.

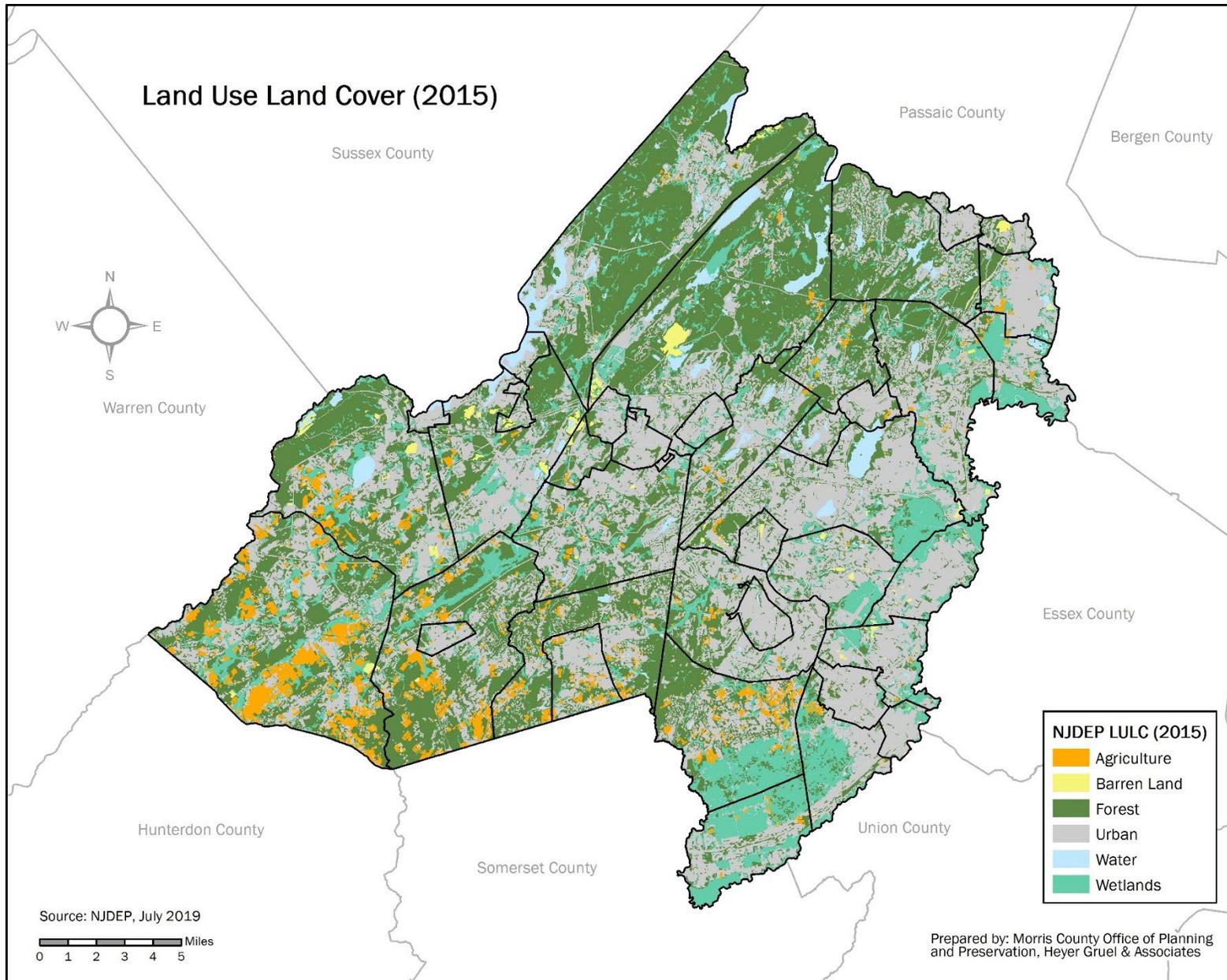


In addition to tax assessment records, New Jersey Department of Environmental Protection’s Land Use Land Cover (LULC) also provides a snapshot of existing land uses within the County. Using aerial photography and remote sensing technology, land use is categorized as either agricultural, barren land, forest, urban, water, or wetlands. As shown by the following table, urban and forested land are the most prevalent land use types in the County with nearly 80 percent of the County’s total area; however, more than 11,600 acres of the County’s total land is used for agricultural purposes.

NJDEP 2015 Land Use Land Cover		
Land Use	Acres	Percent
Agriculture	11,601.1	3.8%
Barren Land	2,584.6	0.8%
Forest	118,383.6	38.4%
Urban	121,385.1	39.4%
Water	11,160.2	3.6%
Wetlands	43,008.9	14.0%
TOTAL	308,123.5	100.0%

Source: NJDEP 2015 LULC, acres calculated in GIS

Differences in acreages between the LULC and the tax assessment data stem from the data source. As noted previously, the LULC is based on aerial photography and remote sensing technology, while the latter stems from digitized tax maps and tax assessment records. It should be noted that the LULC does not account for farmland that is forested or has wetlands; it is solely the area of land that is actively farmed. The following map, entitled “Land Use Land Cover (2015),” shows the locations of these land uses within Morris County.



Soil Distribution and Types

An important consideration in farmland preservation is the quality of soils for agricultural production. The major advantages of prime agricultural soils are their fertility and lack of limitations for crop production purposes. Prime soils will support almost any type of agriculture common to this region. Soil limitations include steep slopes, extreme stoniness, or wetness, which may hinder cultivation. Prime agricultural soils produce superior crop yield on a consistent basis due to their high fertility content, when measured against those soils not rated as prime.

The soil data provided in this report is provided by the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture (USDA), which started conducting national soil surveys in 1935 and continues today. The farmland classification prescribed by NRCS identifies map units as prime farmland soils, farmland soils of statewide importance, farmland soils of unique importance, or other soils that are not suitable for agriculture. Farmland classification identifies the location and extent of most suitable soils for producing food, feed, fiber, forage, and oilseed crops. This identification is useful in the management and maintenance of the resource base that supports the productive capacity of American agriculture. Morris County has approximately 60,414 acres of prime farmland, 31,271 acres of soils of statewide importance, 12,925 acres of soils of unique importance, 8,814 acres of soils of local importance and 194,699 acres that are categorized as not prime soils.

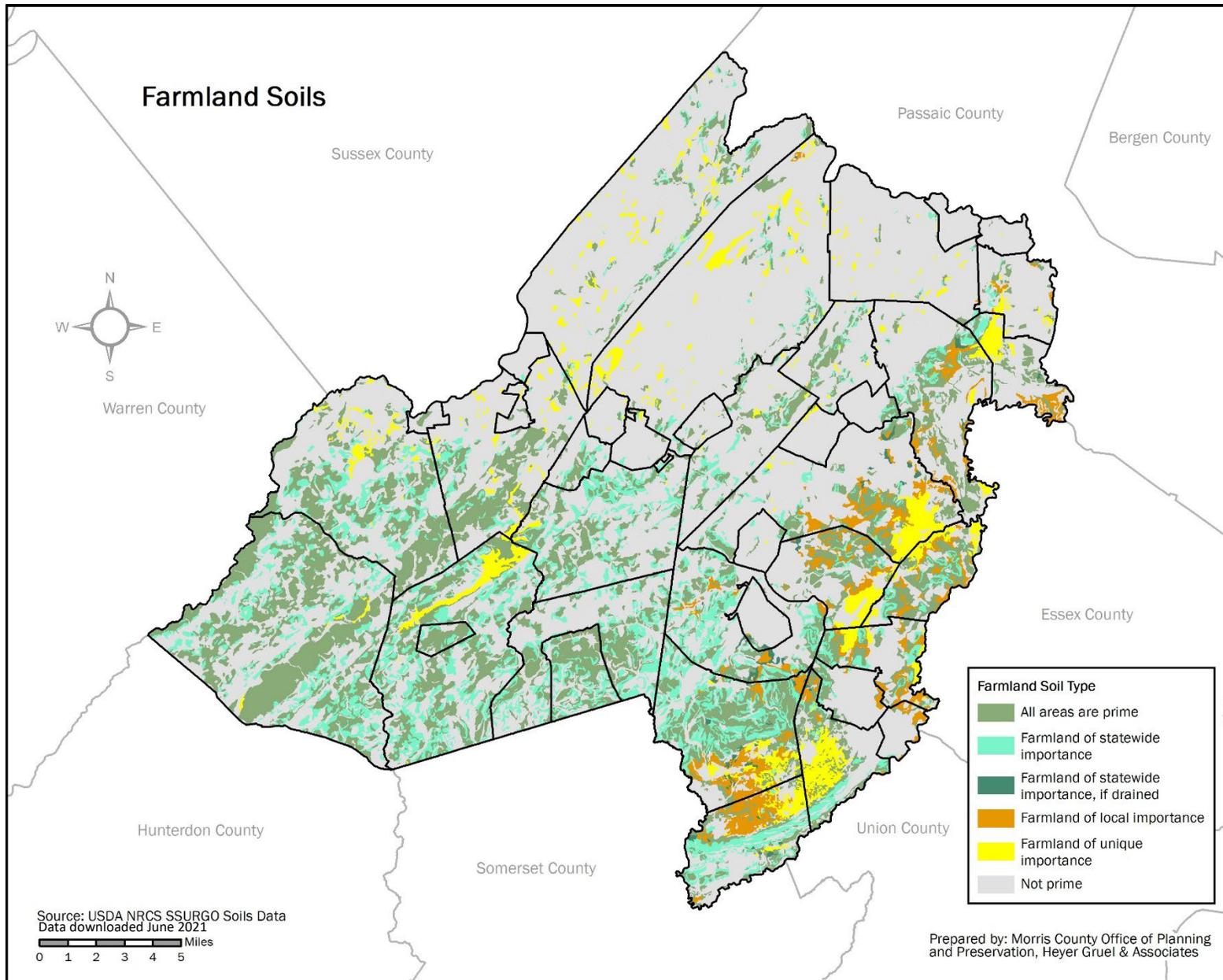
The following table compares the total acreage of soil in Morris County to that of active farmland. The active farmland is derived from NJDEP's 2015 Land Use Land Cover classification for agriculture. As shown in the chart below, active farmland in Morris County consists of 60.7 percent prime farmland soils, 1.3 percent soils of statewide importance, 24 percent soils of local importance, and 13 percent soils classified as not prime. Explanations of the farmland classifications are provided below.

Farmland Soils in Morris County				
Soil Type	County-wide		Active Agriculture*	
	Acres	Percentage	Acres	Percentage
Prime Farmland	60,414.0	19.6%	7,043.6	60.7%
Statewide Importance	30,358.2	9.9%	121.7	1.0%
Statewide Importance, if drained	913.4	0.3%	30.2	0.3%
Local Importance	8,814.0	2.9%	2,805.4	24.2%
Unique Importance	12,924.8	4.2%	97.1	0.8%
Not Prime Farmland	194,699.2	63.2%	1,503.0	13.0%
Total	308,123.5	100.0%	11,601.0	100.0%

Source: USDA NRCS Web of Soil Survey, acreages calculated in GIS

* Based upon NJDEP 2015 Land Use Land Cover for agricultural lands

As shown on the following map, the majority of prime farmland soils are located within the southern portion of the County within Washington Township, Chester Township, Mendham Township, Mendham Borough, Harding Township, and Mount Olive Township. There are also prime farmland soils located along the eastern boundary of the County, however, these municipalities tend to consist of more urbanized development patterns and lack existing farmland.



In addition to the Farmland Classification, soils also have an assigned non-irrigated land capability class. This classification system is based upon the capability of the soil to support development and agriculture. These Capability Classes are categorized on a scale of 1 through 8, with 1 having few limitations to restrict the use and 8 having the most restrictive limitations. The classes are defined as follows:

1. Class 1 soils have few limitations that restrict their use.
2. Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.
3. Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.
4. Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.
5. Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
6. Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
7. Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.
8. Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Further, the non-irrigated land capability class is also assigned a subclass, which is designated by adding a small letter, "e," "w," "s," or "c," to the class numeral. The letter "e" shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; "w" shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); "s" shows that the soil is limited mainly because it is shallow, droughty, or stony; and "c," used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry. Class 1 soils do not have a subclass, as there are few limitations.

The following section details each of the farmland classifications, as well as the land capability class for each soil unit within the county.

Prime Farmland Soils

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. SADC Prime Farmland Soils include all those soils in the USDA Land Capability Class I and selected soils from USDA Land Capability Class II. USDA Class I soils have slight limitations that restrict their use. USDA Class II soils have moderate limitations that reduce the choice of plants or require moderate limitations that reduce the choice of plants or require moderate conservation practices. SADC Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses.

The criteria for prime farmland designation include: an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few to no rocks. The water supply is dependable and of adequate quality.

Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slopes range from 0 to 6 percent.

According to the NRCS, some areas of prime farmland may require measures that overcome a hazard or limitation, such as flooding, wetness, and drought. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

According to the NRCS Web of Soils Survey, Morris County has 60,414 acres of soils that are considered Prime Farmland, as detailed in the following chart.

Prime Soils				
Symbol	Soil Description	Land Capability Classification	Acres	Percentage
AnoB	Annandale gravelly loam, 3 to 8 percent slopes	2 e	5,339.9	8.8%
BabA	Bartley loam, 0 to 3 percent slopes	2 w	579.0	1.0%
BabB	Bartley loam, 3 to 8 percent slopes	2 e	3,039.9	5.0%
BhnB	Birdsboro silt loam, 2 to 6 percent slopes	2 e	37.9	0.1%
BohB	Boonton moderately well drained gravelly loam, 3 to 8 percent slopes	2 e	1,002.3	1.7%
CakA	Califon loam, 0 to 3 percent slopes	2 w	1,361.7	2.3%
CakB	Califon loam, 3 to 8 percent slopes	2 e	3,902.0	6.5%
CanB	Califon gravelly loam, 3 to 8 percent slopes	2 e	952.4	1.6%
CapfB	Califon variant loam, 3 to 8 percent slopes	2 e	1,329.9	2.2%
EkhB	Ellington loamy substratum variant fine sandy loam, 3 to 8 percent slopes	2 w	791.8	1.3%
GkaoB	Gladstone gravelly loam, 3 to 8 percent slopes	2 e	9,107.8	15.1%
HanB	Haledon silt loam, 3 to 8 percent slopes	3 w	4,486.3	7.4%
NekB	Neshaminy gravelly silt loam, 2 to 6 percent slopes	2 e	1,011.6	1.7%
NerB	Netcong gravelly sandy loam, 3 to 8 percent slopes	2 e	4,303.2	7.1%
PdtB	Pattensburg gravelly loam, 3 to 8 percent slopes	2 e	441.1	0.7%
PeoB	Penn channery silt loam, 3 to 8 percent slopes	2 e	1,783.7	3.0%
PohA	Pompton sandy loam, 0 to 3 percent slopes	2 w	637.5	1.1%
PohB	Pompton sandy loam, 3 to 8 percent slopes	2 w	3,736.4	6.2%
RkrB	Riverhead sandy loam, 3 to 8 percent slopes	2 s	0.5	0.0%
RksA	Riverhead gravelly sandy loam, 0 to 3 percent slopes	2 s	361.3	0.6%
RksB	Riverhead gravelly sandy loam, 3 to 8 percent slopes	2 s	4,725.2	7.8%
RksnB	Riverhead variant gravelly sandy loam, 3 to 8 percent slopes	2 s	1,279.9	2.1%
RocB	Rockaway gravelly sandy loam, 3 to 8 percent slopes	2 e	2,172.1	3.6%
TurA	Turbotville loam, 0 to 3 percent slopes	2 w	1,190.4	2.0%
TurB	Turbotville loam, 3 to 8 percent slopes	2 e	2,927.9	4.8%
WadB	Washington loam, 3 to 8 percent slopes	2 e	1,132.7	1.9%

Prime Soils (Continued)				
Symbol	Soil Description	Land Capability Classification	Acres	Percentage
WhpA	Whippany silt loam, 0 to 3 percent slopes	2 w	268.1	0.4%
WhpB	Whippany silt loam, 3 to 8 percent slopes	2 w	1,077.0	1.8%
WhphA	Whippany silt loam, sandy loam substratum, 0 to 3 percent slopes	2 w	528.5	0.9%
WhphB	Whippany silt loam, sandy loam substratum, 3 to 8 percent slopes	2 w	906.0	1.5%
TOTAL			60,414.0	100.0%

Source: USDA Web of Soil Survey, acreages calculated in GIS

Soils of Statewide Importance

SADC Soils of Statewide Importance include those soils in the USDA Land Capability Class II and Class III that do not meet the criteria as SADC Prime Farmland Soils. USDA Class II soils have moderate limitations that reduce the choice of plants or require moderate conservation practices. Class III soils have severe limitations that reduce the choice of plants or require special conservation practices, or both. These soils can economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce yields as high as SADC Prime Farmland if conditions are favorable. Criteria for defining and delineating this land are to be determined by the appropriate state agency or agencies. In some states, farmland of statewide importance may also include tracts of land that have been designated for agriculture by state law. Morris County has 30,358 acres of soils that are classified as being of Statewide Importance.

Soils of Statewide Importance				
Symbol	Soil Description	Land Capability Classification	Acres	Percentage
AnoC	Annandale gravelly loam, 8 to 15 percent slopes	3 e	1,037.5	3.4%
AnoC2	Annandale gravelly loam, 8 to 15 percent slopes, eroded	3 e	3.5	0.0%
BacC	Bartley gravelly loam, 8 to 15 percent slopes	3 e	611.3	2.0%
BohC	Boonton moderately well drained gravelly loam, 8 to 15 percent slopes	3 e	1,110.2	3.7%
CakC	Califon loam, 8 to 15 percent slopes	3 e	993.9	3.3%
ChrC	Chenango silt loam, 8 to 15 percent slopes	3 e	0.0	0.0%
DufC2	Duffield silt loam, 6 to 12 percent slopes, eroded	3 e	0.3	0.0%
EkhhC	Ellington loamy substratum variant fine sandy loam, 8 to 15 percent slopes	2 w	933.5	3.1%
GkaoC	Gladstone gravelly loam, 8 to 15 percent slopes	3 e	6,293.0	20.7%
GkaoC2	Gladstone gravelly loam, 8 to 15 percent slopes, eroded	3 e	124.2	0.4%
HanC	Haledon silt loam, 8 to 15 percent slopes	3 e	789.7	2.6%

Soils of Statewide Importance (Continued)				
Symbol	Soil Description	Land Capability Classification	Acres	Percentage
MenC	Meckesville moderately well drained gravelly loam, 6 to 12 percent slopes	3 e	5.6	0.0%
NekC	Neshaminy gravelly silt loam, 6 to 12 percent slopes	3 e	1,341.1	4.4%
NerC	Netcong gravelly sandy loam, 8 to 15 percent slopes	3 e	2,710.6	8.9%
PaoC	Parker gravelly sandy loam, 3 to 15 percent slopes	3 e	8,668.3	28.6%
PdtC	Pattensburg gravelly loam, 8 to 15 percent slopes	3 e	287.5	0.9%
PeoC	Penn channery silt loam, 8 to 15 percent slopes	3 e	1,205.5	4.0%
RerB7	Reaville deep variant channery silt loam, 0 to 6 percent slopes	4 w	1,073.9	3.5%
RksC	Riverhead gravelly sandy loam, 8 to 15 percent slopes	3 e	2,074.3	6.8%
RocC	Rockaway gravelly sandy loam, 8 to 15 percent slopes	3 e	1,091.0	3.6%
WadC2	Washington loam, 8 to 15 percent slopes, eroded	3 e	3.3	0.0%
TOTAL			30,358.2	100.0%

Source: USDA Web of Soil Survey, acreages calculated in GIS

The following chart details the soils which are of statewide importance if drained. These soils can be capable of producing yields as high as Statewide important soils when drained. The County has 913 acres of soil that are considered to be of Statewide importance if drained.

Soils of Statewide Importance, if drained				
Symbol	Soil Description	Land Capability Classification	Acres	Percentage
BoyAt	Bowmansville silt loam, 0 to 2 percent slopes, frequently flooded	6 w	0.0	0.0%
MknA	Minoa silt loam, 0 to 3 percent slopes	3 w	236.2	25.9%
MknB	Minoa silt loam, 3 to 8 percent slopes	3 w	677.1	74.1%
TOTAL			913.4	100.0%

Source: USDA Web of Soil Survey, acreages calculated in GIS

Soils of Unique Importance

Unique soils are those soils other than prime farmland soils that are used for the production of specific high value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to economically produce sustained high quality and/or high yields of a specific crop when treated and managed according to acceptable farming methods. Examples of such crops are citrus, tree nuts, olives, cranberries, and other fruits and vegetables. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California. Morris County has 12,925 acres of soils that are of unique importance.

Unique Importance Soils				
Symbol	Soil Description	Land Capability Classification	Acres	Percentage
AdrAt	Timakwa muck, 0 to 2 percent slopes, frequently flooded	5 w	3,460.8	26.8%
CarAt	Catden muck, 0 to 2 percent slopes, frequently flooded	5 w	7,522.4	58.2%
CatbA	Catden muck, 0 to 2 percent slopes	5 w	98.4	0.8%
PafAt	Natchaug muck, 0 to 2 percent slopes, frequently flooded	5 w	866.9	6.7%
WkkAt	Willette muck, 0 to 2 percent slopes, frequently flooded	7 w	976.1	7.6%
TOTAL			12,924.8	100.0%

Source: USDA Web of Soil Survey, acreages calculated in GIS

Soils of Local Importance

Soils of local importance include those soils that are not prime or of Statewide importance and are used for the production of high value food, fiber or horticultural crops. In some local areas, certain farmlands are not identified as having national or Statewide importance. Where appropriate, these lands are identified by the local agency or agencies concerned as important to local agricultural production. These may also include tracts of land that have been designated for agriculture by local ordinance. Morris County has 8,814 acres of soil that are of local importance.

Soils of Local Importance				
Symbol	Soil Description	Land Capability Classification	Acres	Percentage
PbphAt	Parsippany silt loam, sandy loam substratum, 0 to 3 percent slopes, frequently flooded	4 w	8,813.9	100.0%
RorAt	Rowland silt loam, 0 to 2 percent slopes, frequently flooded	2 w	0.0	0.0%
TOTAL			8,814.0	100.0%

Source: USDA Web of Soil Survey, acreages calculated in GIS

Not Prime Farmland Soils

Not prime farmland soils include those soils that are not prime farmland, not of statewide importance, not unique, or of local importance. These soils lack the physical and chemical characteristics which allow for agricultural crops to thrive. Not prime farmlands are listed below.

Not Prime Farmland				
Symbol	Soil Description	Land Capability Classification	Acres	Percentage
AhcBc	Alden mucky silt loam, gneiss till substratum, 0 to 8 percent slopes, extremely stony	7 s	72.9	0.0%
BhdAt	Biddeford silt loam, 0 to 2 percent slopes, frequently flooded	6 w	3,253.4	1.7%
BOXCC	Boonton and Haledon soils, 8 to 15 percent slopes, extremely stony	7 s	859.5	0.4%
CakBb	Califon loam, 0 to 8 percent slopes, very stony	6 s	3,773.9	1.9%

Not Prime Farmland (Continued)				
Symbol	Soil Description	Land Capability Classification	Acres	Percentage
CakCb	Califon loam, 8 to 15 percent slopes	6 s	759.4	0.4%
CanBb	Califon gravelly loam, 0 to 8 percent slopes, very stony	6 s	129.7	0.1%
ChkC	Chatfield-Hollis-Rock outcrop complex, 0 to 15 percent slopes	7 s	118.2	0.1%
ChkE	Chatfield-Hollis-Rock outcrop complex, New Jersey Highlands, 35 to 60 percent slopes	7 s	47.6	0.0%
CoaA	Cokesbury loam, 0 to 3 percent slopes	4 w	6.9	0.0%
CoaBb	Cokesbury loam, 0 to 8 percent slopes, very stony	7 s	156.1	0.1%
CoaBc	Cokesbury loam, 0 to 8 percent slopes, extremely stony	7 s	6,402.9	3.3%
CobA	Cokesbury gravelly loam, 0 to 3 percent slopes	4 w	2,110.6	1.1%
CobB	Cokesbury gravelly loam, 3 to 8 percent slopes	4 w	1,569.5	0.8%
CobBb	Cokesbury gravelly loam, 0 to 8 percent slopes, very stony	7 s	1.8	0.0%
CobBc	Cokesbury gravelly loam, 0 to 8 percent slopes, extremely stony	7 s	0.1	0.0%
EkhD	Ellington loamy substratum variant fine sandy loam, 15 to 25 percent slopes	2 w	281.3	0.1%
FmhAs	Fluvaquents, loamy, 0 to 3 percent slopes, occasionally flooded	3 w	26.0	0.0%
FNAT	Fluvaquents and Udifluents, 0 to 3 percent slopes, frequently flooded	5 w	5.9	0.0%
GkaoD	Gladstone gravelly loam, 15 to 25 percent slopes	4 e	2,138.1	1.1%
GKAPCC	Gladstone and Parker soils, 8 to 15 percent slopes, extremely stony	7 s	237.4	0.1%
HcuAt	Hatboro-Codorus complex, 0 to 3 percent slopes, frequently flooded	5 w	4,436.0	2.3%
HhmBc	Hibernia loam, 0 to 8 percent slopes, extremely stony	7 s	150.8	0.1%
HhmCa	Hibernia loam, 3 to 15 percent slopes, stony	4 s	10,089.7	5.2%
HhmDb	Hibernia loam, 15 to 25 percent slopes, very stony	6 s	619.0	0.3%
HncD	Hollis-Rock outcrop-Chatfield complex, New Jersey Highlands, 15 to 35 percent slopes	7 s	83.0	0.0%
HokCg	Holyoke silt loam, 0 to 15 percent slopes, rocky	7 s	674.3	0.3%
HomE	Holyoke-Rock outcrop complex, 15 to 45 percent slopes	7 e	789.2	0.4%
KkrE	Klinesville channery silt loam, 25 to 45 percent slopes	7 e	238.8	0.1%
NehDb	Neshaminy silt loam, 12 to 18 percent slopes, very stony	6 s	436.7	0.2%
OtsC	Otisville gravelly loamy sand, 3 to 15 percent slopes	4 s	2,403.0	1.2%
OtsD	Otisville gravelly loamy sand, 15 to 25 percent slopes	6 s	607.1	0.3%

Not Prime Farmland (Continued)				
Symbol	Soil Description	Land Capability Classification	Acres	Percentage
PapD	Parker very gravelly sandy loam, 15 to 25 percent slopes	4 e	2,460.9	1.3%
ParC	Parker cobbly loam, 3 to 15 percent slopes	4 s	300.5	0.2%
ParD	Parker cobbly loam, 15 to 25 percent slopes	6 s	51.7	0.0%
ParEe	Parker cobbly loam, 18 to 40 percent slopes, extremely stony	7 s	180.3	0.1%
PauCc	Parker-Gladstone complex, 0 to 15 percent slopes, extremely stony	7 s	15,614.9	8.0%
PauDc	Parker-Gladstone complex, 15 to 25 percent slopes, extremely stony	7 s	8,534.0	4.4%
PawE	Parker-Rock outcrop complex, 25 to 45 percent slopes	7 s	6,530.1	3.4%
PbpAt	Parsippany silt loam, 0 to 3 percent slopes, frequently flooded	5 w	3,172.5	1.6%
PbtAt	Parsippany very poorly drained variant silt loam, 0 to 2 percent slopes, frequently flooded	4 w	0.0	0.0%
PgmD	Penn-Klinesville channery silt loams, 12 to 18 percent slopes	4 e	510.4	0.3%
PHG	Pits, sand and gravel	8 s	1,292.5	0.7%
PrkAt	Preakness sandy loam, 0 to 3 percent slopes, frequently flooded	4 w	3,595.8	1.8%
PrnAt	Preakness silt loam, 0 to 3 percent slopes, frequently flooded	4 w	44.8	0.0%
PrsdAt	Preakness dark surface variant sandy loam, 0 to 3 percent slopes, frequently flooded	4 w	1,276.9	0.7%
QY	Quarries	8 s	57.3	0.0%
RkgBb	Ridgebury stony loam, New Jersey Highlands, 0 to 8 percent slopes, very stony	6 s	2,595.5	1.3%
RkgBc	Ridgebury stony loam, New Jersey Highlands, 0 to 8 percent slopes, extremely stony	7 s	4,516.8	2.3%
RNAAC	Rock outcrop	8 s	574.0	0.3%
RNRE	Rock outcrop-Rockaway complex, 15 to 35 percent slopes	8 s	7,986.9	4.1%
RobCb	Rockaway sandy loam, 8 to 15 percent slopes, very stony	6 s	23,516.5	12.1%
RobDc	Rockaway sandy loam, 15 to 25 percent slopes, extremely stony	7 s	10,285.7	5.3%
RoefBc	Rockaway loam, thin fragipan, 0 to 8 percent slopes, extremely stony	7 s	25.5	0.0%
RoefCc	Rockaway loam, thin fragipan, 8 to 15 percent slopes, extremely stony	7 s	218.3	0.1%
RoefDc	Rockaway loam, thin fragipan, 15 to 35 percent slopes, extremely stony	7 s	132.0	0.1%
RokD	Rockaway-Chatfield-Rock outcrop complex, 35 to 60 percent slopes	6 s	345.9	0.2%
RomC	Rockaway-Rock outcrop complex, 8 to 15 percent slopes	7 s	6,794.4	3.5%

Not Prime Farmland (Continued)				
Symbol	Soil Description	Land Capability Classification	Acres	Percentage
RomD	Rockaway-Rock outcrop complex, 15 to 25 percent slopes	7 s	5,551.3	2.9%
RomE	Rockaway-Rock outcrop complex, 25 to 45 percent slopes	7 s	2,199.4	1.1%
RooC	Rockaway-Urban land complex, thin fragipans, 0 to 15 percent slopes	3 e	24.8	0.0%
RooD	Rockaway-Urban land complex, thin fragipans, 0 to 25 percent slopes	4 e	14.0	0.0%
SweDc	Swartswood fine sandy loam, 15 to 25 percent slopes, extremely stony	7 s	0.2	0.0%
UccAs	Udifluvents, 0 to 3 percent slopes, occasionally flooded	2 w	13.4	0.0%
UdaB	Udorthents, 0 to 8 percent slopes, smoothed	3 w	1.5	0.0%
UdkttB	Udorthents, loamy fill substratum, 0 to 8 percent slopes	3 w	1.8	0.0%
UdrB	Udorthents, refuse substratum, 0 to 8 percent slopes	7 s	797.4	0.4%
UR	Urban land	8 s	6,840.0	3.5%
URPOMB	Urban land, Pompton substratum, 0 to 8 percent slopes	8 s	0.1	0.0%
URWETB	Urban land, wet substratum, 0 to 8 percent slopes	8 s	554.6	0.3%
USCHRC	Urban land-Chatfield-Rock Outcrop complex, 0 to 15 percent slopes	8 s	0.6	0.0%
USGKAC	Urban land-Gladstone complex, 8 to 15 percent slopes	8 s	1,371.1	0.7%
USHALB	Urban land-Haledon complex, 3 to 8 percent slopes	8 s	2,891.6	1.5%
USNESB	Urban land-Neshaminy complex, 0 to 8 percent slopes	2 s	628.5	0.3%
USPENB	Urban land-Penn complex, 0 to 8 percent slopes	8 s	536.6	0.3%
USPREB	Urban land-Preakness complex, 0 to 8 percent slopes	8 s	396.9	0.2%
USRHVB	Urban land-Riverhead complex, 3 to 8 percent slopes	8 s	10,028.3	5.2%
USROCC	Urban land-Rockaway complex, 3 to 15 percent slopes	8 s	7,717.6	4.0%
USROCD	Urban land-Rockaway complex, 15 to 25 percent slopes	8 s	612.7	0.3%
USWHHB	Urban land-Whippany, occasionally flooded complex, 0 to 8 percent slopes	8 w	906.2	0.5%
WATER	Water		9,572.8	4.9%
WhvAb	Whitman cobbly loam, New Jersey Highlands 0 to 3 percent slopes, very stony	5 s	944.6	0.5%
WuoBc	Wurtsboro silt loam, 0 to 8 percent slopes, extremely stony	7 s	0.1	0.0%
TOTAL			194,699.2	100.0%

Irrigation and Water Resources

Irrigation can be used by farmers to create viable agricultural land that would otherwise be unsuitable for intensive crop production. Irrigation transports water to crops to increase yield, keeps crops cool under excessive heat conditions, and can be used to prevent freezing.

Although natural precipitation can provide some water for agricultural operations, it does not provide a consistent supply of water to sustain farming activities. As a result, farmers must adopt irrigation practices based on their farm's location and surrounding environment. The most common sources of irrigation include:

- Drilling wells and pumping water from the ground. This method is regarded as the most popular technique, but is also the costliest.
- Farm pond irrigation method. This technique captures surface water from the surrounding area. In areas where the water table is very close to the surface, it taps into the groundwater.
- Pumping water from a stream. Farmers may adopt this method if their farmland is close to streams, lakes, and rivers.
- Farmers can then choose between different methods of irrigation, including sprinkler or drip irrigation systems. Generally, drip irrigation systems are thought to be the more efficient method. The following table represents the number of farms and acres irrigated within Morris County, based on U.S. Census of Agriculture data.

Morris County communities rely on both surface and ground water supply sources for their water needs. Surface water supplies are derived from some reservoirs, lakes and streams situated throughout the County. The majority of water supply is derived from groundwater resources. subsurface sources are obtained from fractured rock aquifers such as the Igneous and metamorphic, Jacksonburg Limestone, Kittatinny Supergroup, and Hardyston Quartzite, and Rocks of the Green Pond Mountain Region, Kittatinny Mountain, and Minisink Valley in the westerly portion of the County, and the Basalt and Brunswick Aquifer in the easterly portion.¹

Morris County Irrigated Farms & Acreage 1987-2017				
Year	Farms	% Change	Acres	% Change
1987	66	-	483	-
1992	64	-3.0%	566	17.2%
1997	79	23.4%	865	52.8%
2002	87	10.1%	855	-1.2%
2007	78	-10.3%	1,006	17.7%
2012	99	26.9%	726	-27.8%
2017	121	22.2%	1,707	135.1%

Source: Census of Agriculture

Statistics and Trends

Historically, roughly 80 percent of Morris County has been classified as either forest or urban land according to NJDEP Land Use Land Cover data. From 2002 to 2015, the County experienced an overall loss of 1,700 acres of agricultural land or 12.8 percent between 2002 and 2015, while urban land increased by 8,149 acres or 7.2 percent. The following table details the changes in the land use classification of Morris County from 2002 to 2015.

¹ Aquifers of New Jersey by Herman et al, NJGS, NJDEP, 1998. <https://www.state.nj.us/dep/njgs/pricelst/ofmap/ofm24.pdf>

Morris County Land Use Land Cover 2002-2015										
Land Use	2002		2007		2012		2015		Change: 2002-2015	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Agriculture	13,302	4.3%	12,733	4.1%	11,749	3.8%	11,601	3.8%	-1,700.7	-12.8%
Barren Land	3,432	1.1%	2,710	0.9%	2,540	0.8%	2,585	0.8%	-847.5	-24.7%
Forest	123,769	40.2%	119,133	38.7%	118,819	38.6%	118,384	38.4%	-5,385.3	-4.4%
Urban	113,236	36.8%	119,137	38.7%	120,749	39.2%	121,385	39.4%	8,149.3	7.2%
Water	10,645	3.5%	11,303	3.7%	11,347	3.7%	11,160	3.6%	514.9	4.8%
Wetlands	43,740	14.2%	43,108	14.0%	42,920	13.9%	43,009	14.0%	-730.7	-1.7%
TOTAL	308,124	100.0%	308,124	100.0%	308,123	100.0%	308,124	100.0%	-	

Source: NJDEP Land Use Land Cover; acreages calculated in GIS

Number of Farms and Farm by Size

According to the U.S. Agriculture Census, the number of Morris County farms has fluctuated since its peak in 1987. The number of farms hit a low point in 2012 at 366; however, as of 2017 the number of farms rebounded to 418.

Number of Morris County Farms		
Year	Number	% Change
1987	430	-
1992	395	-8.1%
1997	383	-3.0%
2002	407	6.3%
2007	422	3.7%
2012	366	-13.3%
2017	418	14.2%

Source: U.S. Census of Agriculture

The size of farms has fluctuated since 1987, likely due to subdivisions occurring within the county's municipalities and being developed or converted into other land uses. Farms that are between 1 to 49 acres have experienced an increasing trend since 1987. In 1987, there were 297 farms within this size range, and by 2017, there were 341 farms, representing an increase of 44 farms. Farms in the 50 to 499 acres category experienced a continuous decrease since 1987, when there was a total of 126 farms. As of 2017, there were only 73 farms remaining within this size range, representing an overall decrease of 53 farms. Large farms greater than 500 acres have remained low, ranging from as many as nine in 1992 to as little as three in 2002 and 2012.

Morris County Farms by Farm Size						
Year	1-49 acres		50-499 acres		500+ acres	
	Number	% Change	Number	% Change	Number	% Change
1987	297	-	126	-	7	-
1992	293	-1.35%	93	-26.19%	9	28.57%
1997	282	-3.75%	94	1.08%	7	-22.22%
2002	314	11.35%	90	-4.26%	3	-57.14%
2007	346	10.19%	69	-23.33%	7	133.33%
2012	289	-16.47%	74	7.25%	3	-57.14%
2017	341	17.99%	73	-1.35%	4	33.33%

Source: US Census of Agriculture

Average & Median Farm Size

Morris County farm sizes have been on a downward trend since their peak in 1987, when the average farm size was 63 acres. Farm size decreased over the past 30 years to 35 acres in 2017, representing a 55 percent drop. Median farm size was not collected until 1997, but its patterns mirror that of the average size, representing a loss of 71 percent.

Average and Median Farm Size in Morris County				
Year	Average Farm Size		Median Farm Size	
	Acres	% Change	Acres	% Change
1987	63	-	-	-
1992	61	-3.17%	-	-
1997	58	-4.92%	17	-
2002	42	-27.59%	16	-5.88%
2007	40	-4.76%	13	-18.75%
2012	40	0.00%	13	0.00%
2017	35	-12.50%	12	-7.69%

Source: U.S. Census of Agriculture

CHAPTER II: MORRIS COUNTY'S AGRICULTURAL INDUSTRY- OVERVIEW

Most products grown in the County are sold via direct marketing to consumers. Local grocery stores market “farm fresh corn” from Sussex County. However, in Morris County many farms and farmers use direct marketing and direct retail sales, rather than wholesale to supermarkets. Certain grocery store chains require a certain type of packaging and have regulations on how the product should be delivered, which deters some Morris County farmers from selling to those industries.

Most farmers use direct marketing within Morris County, where the farmers sell their products directly to the consumer either on site or at farmers markets. Farmers markets provide a forum and location for farmers to sell their products to more people in urbanized areas, such as in Morristown and Madison within Morris County, as well as outside of Morris County in the New York City metropolitan area. Some farms primarily sell their products out of the County, while other farms primarily sell their products on site and at farmers markets within the County.

As part of the planning process for the update of this Farmland Preservation Plan, a public survey was advertised online through the County's website, included in the County's weekly e-mail newsletter, and received publicity due to radio interviews. As reflected in the results of the survey, nearly all the respondents feel that is important to preserve farmland in Morris County. In addition, the majority of the respondents purchase produce and nursery items from local farm stands, as well as attend local farmers markets. In an open-ended question included at the end of the survey, many comments were received from the public having to do with supporting local farms and farmers, visiting farms for family-friendly activities, having access to local and organic food, farmland being converted to other uses, using farmland to promote biodiversity and being good stewards of the land, and using farms as educational opportunities for their communities. Many comments were received regarding the importance of maintaining a local food system. Additional information pertaining to the public survey can be found in *Appendix A*.

Due to higher production costs related to land values, property taxes and labor costs, New Jersey farmers are at a disadvantage compared to farmers in other areas of the country. However, Morris County benefits from its central geographic location within New Jersey and by its proximity to New York City and the urbanized municipalities and counties in New Jersey.

In addition, Morris County's agricultural and farming community benefit from the increasing attractiveness to consumers of buying local, nursery and floriculture, pick-your-own, farmers markets, value-added products and meals, access to organic products, and backyard/hobby farming operations.

Trends in Market Value of Agricultural Products Sold

The U.S. Census of Agriculture has divided agricultural activities into two distinct categories:

- Crops, including nursery and greenhouse products; and
- Livestock, poultry and their products.

As outlined in the following table and throughout this section, the crop sector has historically been Morris County's most productive, and it continues to bring significantly more sales than livestock and poultry. Despite the consistently low market-share overall, the County still ranks second-place in the state for sheep, goats, wool, mohair, and milk and fifth-place for horses, ponies, mules, burros, and donkeys. In terms of crops at the state level, the county ranks eighth-place for other crops and hay and ninth-place for fruits, tree nuts and berries. On the national scale, Morris County ranks 193rd-place for nursery, greenhouse, floriculture, and sod and 240th-place for cultivated Christmas trees and short rotation woody crops. The local trends for the farm commodities are addressed in the following section of this plan.

Morris County's Agricultural Industry in a State and National Context			
Commodity	Sales	Rank in State	Rank in US
Crops	\$23,117,000	10	1,562
Grains, oilseeds, dry beans, dry peas	\$459,000	13	2,275
Tobacco	-	-	-
Cotton and cottonseed	-	-	-
Vegetables, melons, potatoes, sweet potatoes	\$4,809,000	11	354
Fruits, tree nuts, berries	\$2,928,000	9	273
Nursery, greenhouse, floriculture, sod	\$13,843,000	10	193
Cultivated Christmas trees, short rotation woody crops	\$122,000	10	240
Other crops and hay	\$957,000	8	1,916
Livestock, poultry, and products	\$1,707,000	12	2,757
Poultry and eggs	\$395,000	10	814
Cattle and calves	\$207,000	11	2,633
Milk from cows	(D)	11	(D)
Hogs and pigs	\$18,000	13	1,395
Sheep, goats, wool, mohair, milk	\$238,000	2	670
Horses, ponies, mules, burros, donkeys	\$717,000	5	286
Aquaculture	-	-	-
Other animals and animal products	(D)	13	(D)
TOTAL	\$24,824,000	11	2,256

D = Withheld to avoid disclosing data for individual operations.
Source: U.S. Census of Agriculture 2017

An analysis of U.S. Agricultural Census data provides insight on the trends in the market value of agricultural products produced by Morris County farms. Overall, total sales of agricultural products from Morris County have increased by more than 50 percent since 1987. The County experienced the most accelerated growth in agricultural sales from 1992 to 2002, increasing an average of \$30 million each Agricultural Census year. However, in 2007 Morris County saw its steepest decline, of roughly \$14.5 million or 53 percent of agricultural sales. Average sales per farm essentially mirrored this decline with a loss of 60 percent. The County rebounded in 2012 with slight increases in both the total sales and averages per farm; however, in 2017 both continued to drop by roughly 14 and 31 percent respectively.

Market Value Agricultural of Products Sold in Morris County 1987-2017				
Year	Total Sales	% Change	Average Per Farm	% Change
1987	\$13,016,000	-	\$30,270	-
1992	\$17,660,000	26.3%	\$44,709	32.3%
1997	\$29,956,000	41.0%	\$78,215	42.8%
2002	\$41,879,000	28.5%	\$102,897	24.0%
2007	\$27,312,000	-53.3%	\$64,720	-59.0%
2012	\$28,387,000	3.8%	\$77,560	16.6%
2017	\$24,824,000	-14.4%	\$59,389	-30.6%

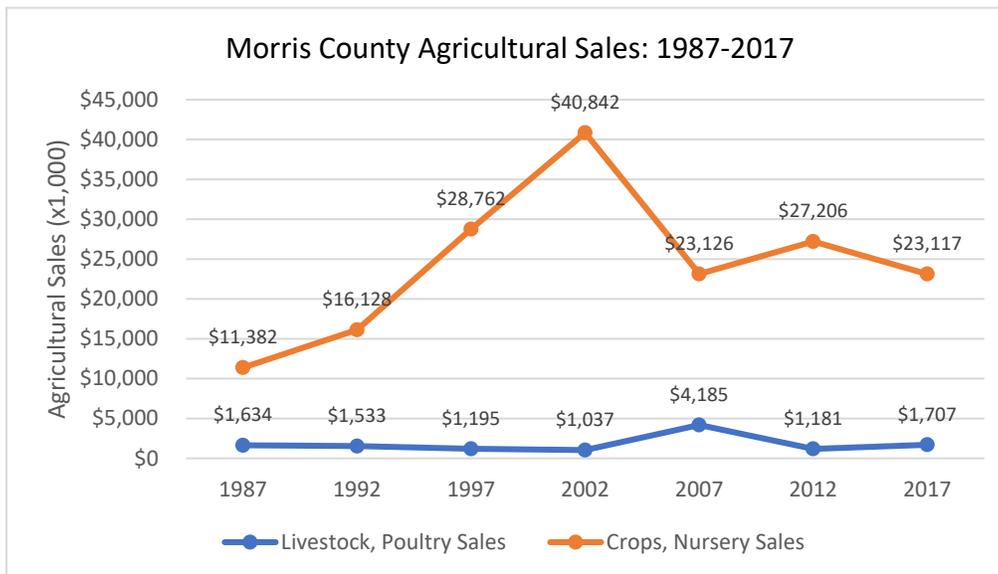
Source: U.S. Census of Agriculture

As shown in the following chart, Morris County has almost doubled its agricultural sales over the last 30 years, driven primarily by its crops and nursery sales. This sector experienced the greatest shifts from 1992 to 2007, rising from \$16 million to more than \$40 million in 2002, only to drop by more than 75 percent in 2007. Livestock and poultry sales experienced the most dramatic ebbs and flows from 2002 to 2012, with 2007 bringing in uncharacteristically high sales for the sector. The most significant increase for Morris County agricultural sales overall occurred from 1992 to 1997, where both sectors jumped by more than 40 percent. Although both sectors have been experiencing slight declines as of late, crops and nursery sales account for 93 percent of all Morris County agricultural sales, bringing in \$23 million in 2017.

Field Crop & Livestock Sales in Morris County 1987-2017						
Year	Total Sales	% Change	Livestock, Poultry Sales	% Change	Crops, Nursery Sales	% Change
1987	\$13,016,000	-	\$1,634,000	-	\$11,382,000	-
1992	\$17,661,000	26.3%	\$1,533,000	-6.6%	\$16,128,000	29.4%
1997	\$29,957,000	41.0%	\$1,195,000	-28.3%	\$28,762,000	43.9%
2002	\$41,879,000	28.5%	\$1,037,000	-15.2%	\$40,842,000	29.6%
2007	\$27,311,000	-53.3%	\$4,185,000	75.2%	\$23,126,000	-76.6%
2012	\$28,387,000	3.8%	\$1,181,000	-254.4%	\$27,206,000	15.0%
2017	\$24,824,000	-14.4%	\$1,707,000	30.8%	\$23,117,000	-17.7%

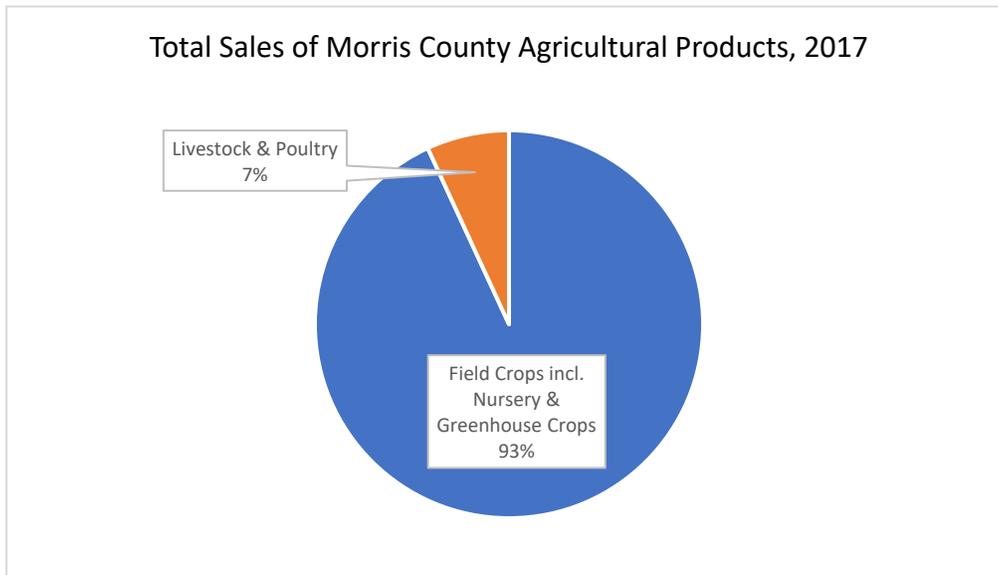
Source: U.S. Census of Agriculture

The following graph illustrates the sales of agricultural products in Morris County from 1987 to 2017. The sale of crops, which includes field, nursery and greenhouse crops, far out-paced that of livestock and poultry consistently over the last 30 years, by an average of \$22.5 million per year. Crops and nursery sales swelled in 2002 but dropped in 2007, when livestock and poultry sales were at their peak.



Source: U.S. Census of Agriculture

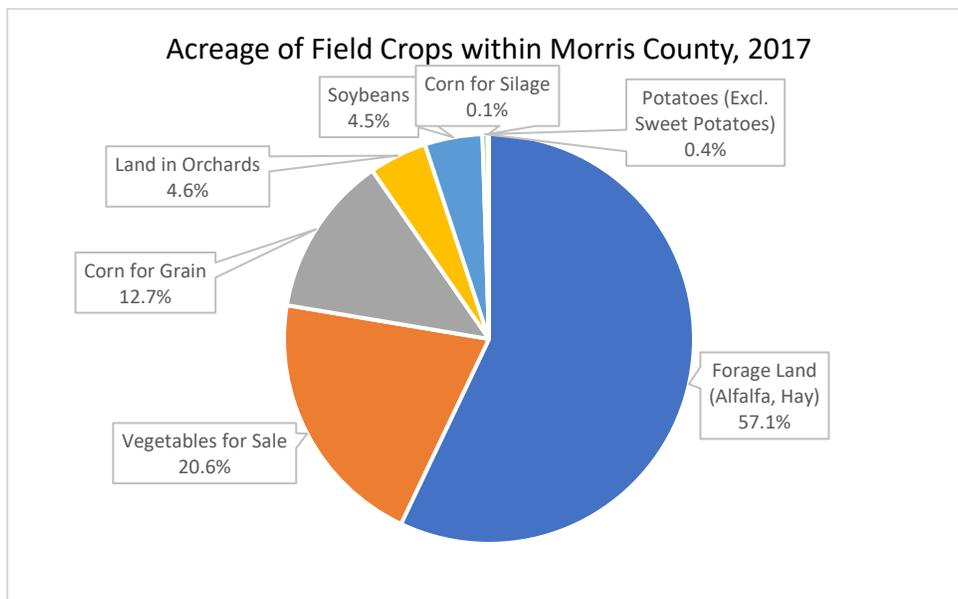
As illustrated in the following chart, Morris County farmers earn the most from the sale of field, nursery and greenhouse crops. According to the U.S. Agricultural Census, livestock and poultry sales account for less than 10 percent of total agricultural sales as of 2017.



Source: U.S. Census of Agriculture

Crop Production Trends Over 30 Years

Harvested cropland includes land from which crops were harvested and hay was cut, land used to grow short rotation woody crops and cultivated Christmas trees, land in orchards, groves, vineyards, berries, nurseries, and greenhouses. As illustrated by the following pie chart, more than half of Morris County's harvested cropland consists of forage land, such as alfalfa and hay (57.1%). Other notable field crops include vegetables for sale (20.6%) and corn for grain (12.7%). The combined acreage of land devoted to orchards, soybeans, potatoes and corn for silage comprises less than 10 percent of Morris County's agricultural land base.



Source: U.S. Census of Agriculture

Field Crops Production

As of 2017, 57 percent of the county’s harvested cropland is devoted to forage land, which consists of all types of hay and haylage, grass silage, and greenchop. The second-most harvested crop in 2017 was vegetables for sale with 1,082 acres, or 20 percent of harvested cropland.

Acreage of Field Crops Within Morris County, 2017		
Field Crop	Acreage	Percentage
Forage Land (Alfalfa, Hay)	3,001	57.1%
Vegetables for Sale	1,082	20.6%
Corn for Grain	669	12.7%
Land in Orchards	241	4.6%
Soybeans	239	4.5%
Potatoes (excl. Sweet Potatoes)	21	0.4%
Corn for Silage	6	0.1%
TOTAL	5,259	100.0%

Source: U.S. Census of Agriculture

The following table shows trends in Morris County’s field crop production from 1987 to 2017. The top three most common types of cropland in Morris County are forage land (alfalfa, hay), vegetables for sale, and corn for grain. Forage land has been harvested from an average of 4,262 acres over the last 30 years. The next most common cropland is that which produces vegetables for sale, accounting for an average of 1,108 acres over the last three decades. Corn for grain reached a high-point in 1997 but has not been able to recover from a sharp decline in 2002 which, as demonstrated by the table below, impacted all types of harvested cropland. Although forage land experienced the sharpest loss of more than 90 percent from 1987 levels, this type of cropland remains the county’s most common.

Field Crop Acreage in Morris County 1987-2017							
Commodity	1987	1992	1997	2002	2007	2012	2017
Forage Land (Alfalfa, Hay)	5,849	4,887	4,440	3,770	4,294	3,596	3,001
Vegetables for Sale	1,066	1,388	1,491	896	920	913	1,082
Corn for Grain	1,787	2,240	2,291	876	565	406	669
Land in Orchards	227	247	237	213	171	202	241
Soybeans	(D)	115	(D)	(D)	(D)	(D)	239
Potatoes (Excl. Sweet Potatoes)	N/D	N/D	N/D	11	14	24	21
Corn for Silage	169	193	109	36	(D)	-	6

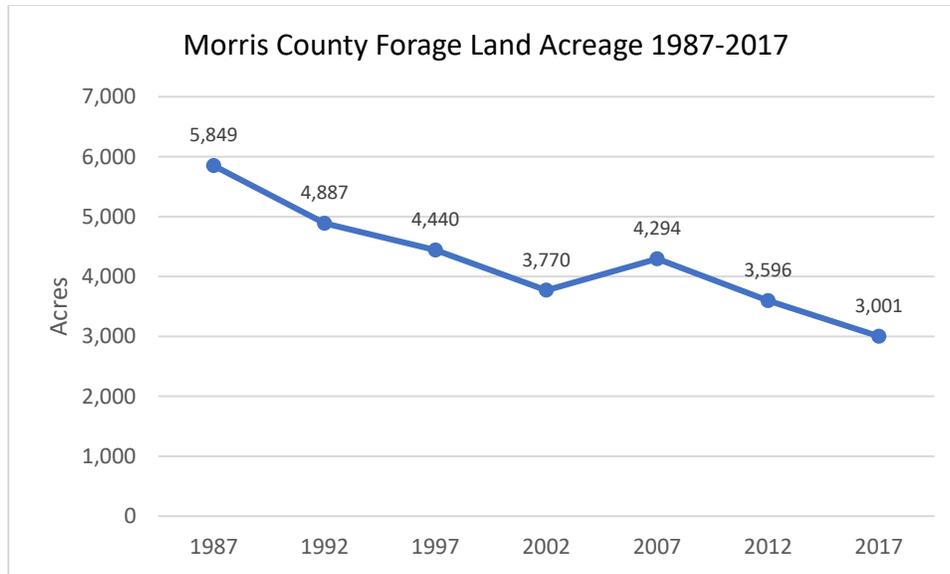
(D) = data withheld to avoid disclosing data for individual farms.

N/D = no data available

Source: U.S. Census of Agriculture

Forage Land (Alfalfa, Hay)

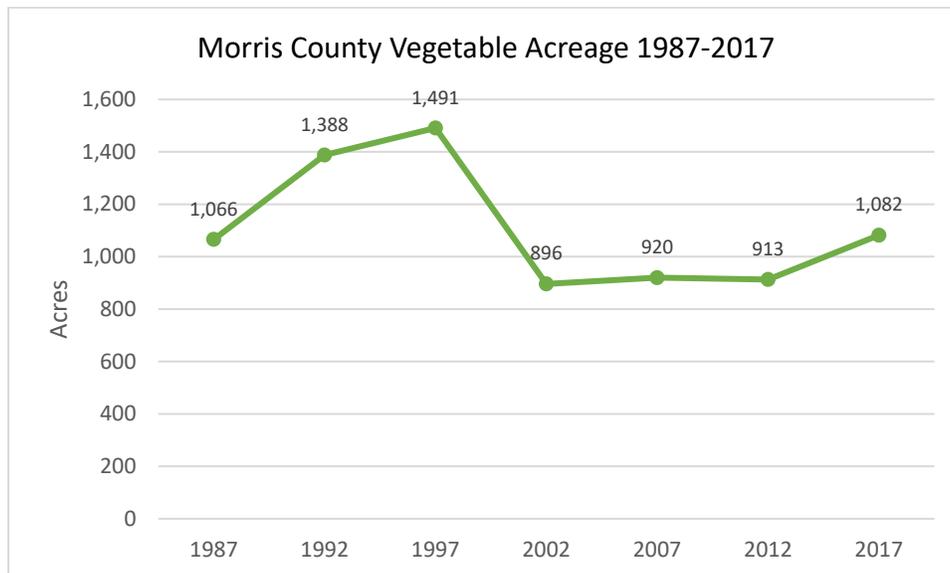
Forage land consists of all types of hay and haylage, grass silage, and greenchop. As shown in the following table, the production of alfalfa and hay has been on a steady decline since 1987, ranging from 5,849 acres of land in production in 1987 to its lowest point at 3,001 acres in 2017. Despite the overall high ranking in comparison to other field crops, forage land has seen a 94 percent decline over the last three decades.



Source: U.S. Census of Agriculture

Vegetables for Sale

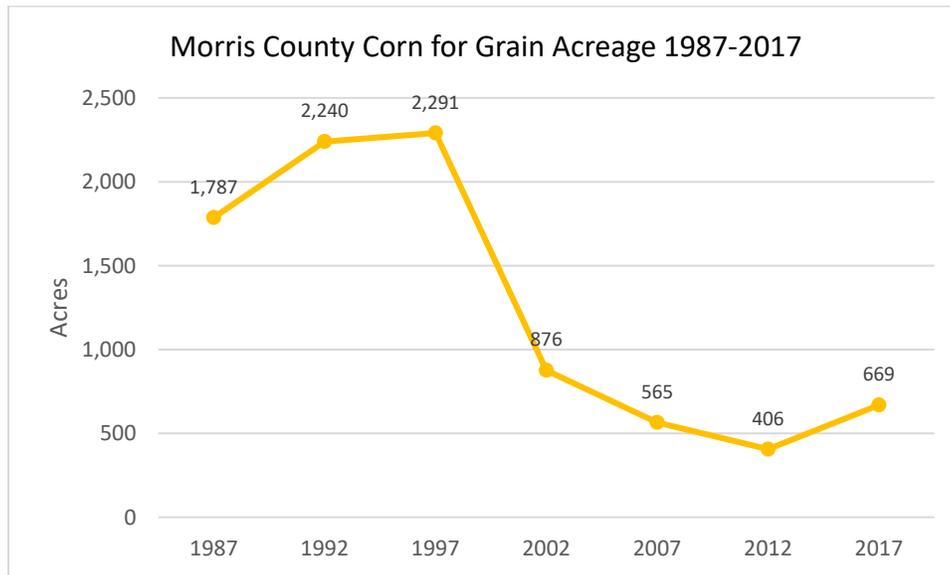
Vegetables are another sector of crop production that has been consistently reliable for Morris County since 1987. This sector has accounted for an average of 1,108 acres of Morris County’s harvested cropland over the last 30 years. The busiest year for vegetables was 1997, with 1,491 acres of cropland; however, in 2002, this sector experienced its sharpest decline. Land producing vegetables for sale has increased by 1.5 percent overall between 1987 and 2017.



Source: U.S. Census of Agriculture

Corn for Grain

In 1987, there were 1,787 acres of corn in production for grain and seed. From 1992 to 1997, acreage devoted to the crop was on a steady rise, reaching as high as 2,291 acres in 1992. In 2002, the crop experienced a dramatic decline with a loss of almost 1,500 acres, and continued to drop to a low of 406 acres in 2012. As of 2017, acreage has begun to rebound, reaching as high as 669 acres, which represents just 37% of its 1987 acreage.



Source: U.S. Census of Agriculture

Livestock & Poultry Production

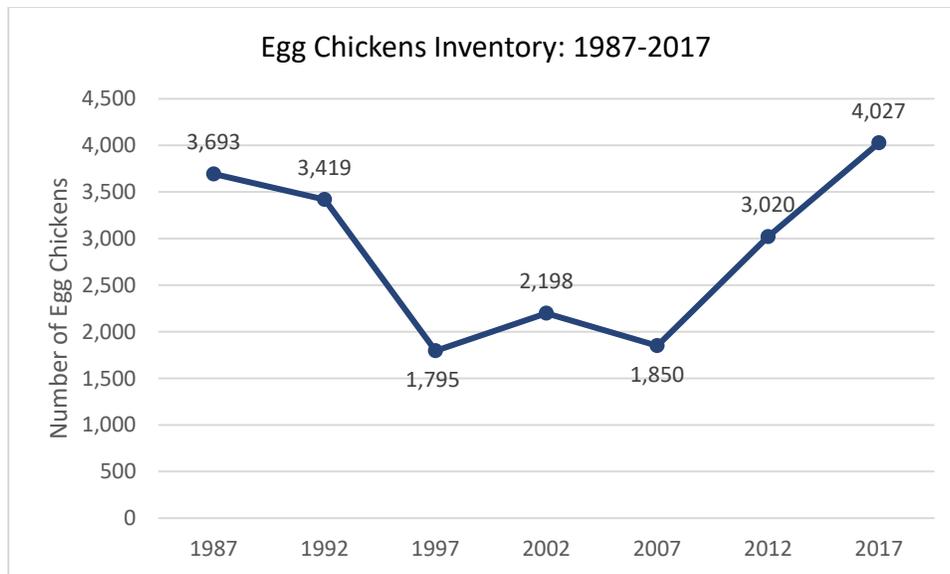
The most common form of livestock inventory for Morris County is that of egg chickens, which has remained consistently high over the last 30 years. The next most common forms of livestock are the “cattle & calves” and “sheep & lambs” inventory, which have fluctuated over the last 30 years but remain significantly higher in 2017 than other sectors. As of 2017, there were 4,027 egg or “layer” chickens in inventory, followed by 1,578 sheep and lambs and 602 calves and cattle.

Morris County Livestock 1987-2017							
	1987	1992	1997	2002	2007	2012	2017
Beef Cattle	567	293	313	(D)	193	(D)	439
Dairy Cattle	312	143	164	(D)	18	(D)	29
Cattle & Calves	840	1,171	773	430	387	289	602
Hogs & Pigs	842	617	43	66	66	231	165
Sheep & Lambs	455	563	492	550	1,184	1,314	1,578
Meat Chickens	56	39	N/D	(D)	(D)	135	(D)
Egg Chickens	3,693	3,419	1,795	2,198	1,850	3,020	4,027
TOTAL	6,765	6,245	3,580	3,244	3,698	4,989	6,840

Source: U.S. Census of Agriculture

Egg Chickens

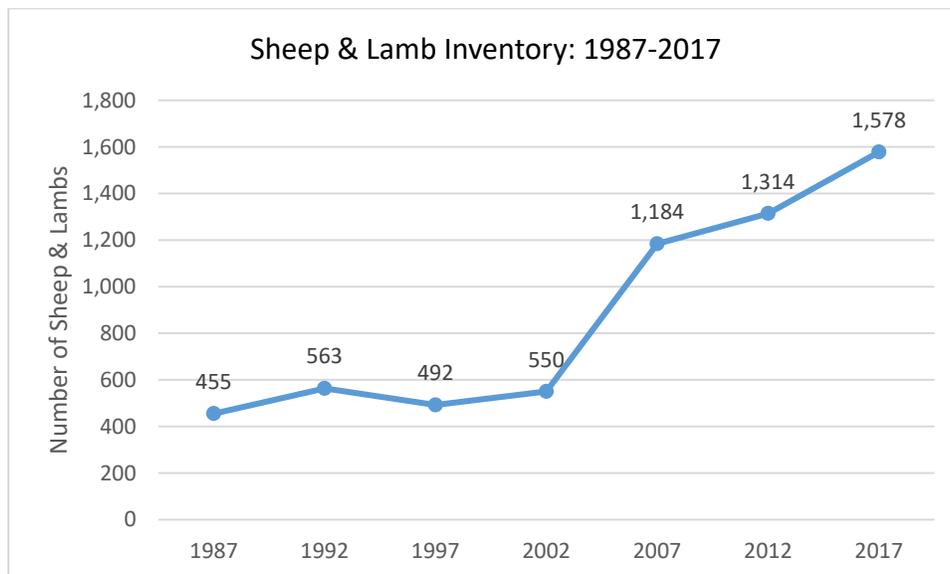
Overall, Morris County has historically relied more on egg chickens than meat or “broiler” chickens. In 1987, Morris County had an inventory 3,693 units of egg chickens. Between 1992 and 2007, the sector began to decline significantly to just 1,850 in 2007. However, after 2007, the inventory began to rebound, reaching a 30-year high of 4,027 as of 2017.



Source: U.S. Census of Agriculture

Sheep & Lambs

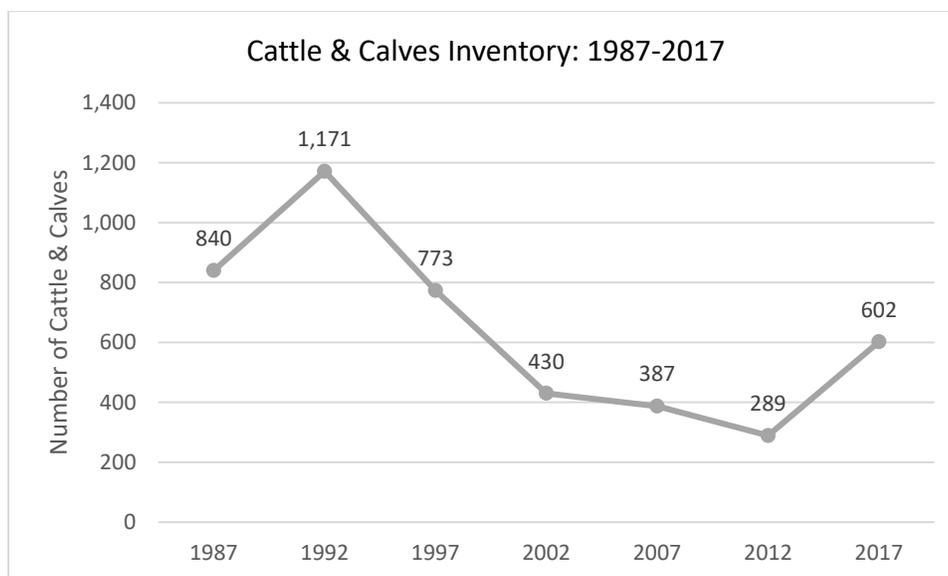
Another top sector for Morris County is that of sheep and lamb production. Sheep and lamb inventory was relatively low from 1987 to 2002, reaching a high of 563 in 1992. However, inventory began to rise more rapidly after 2002 with an increase of 46 percent to 1,184 units in 2007. As of 2017, there were 1,578 sheep and lamb units in inventory across Morris County farms.



Source: U.S. Census of Agriculture

Cattle & Calves

As shown in the following graph, Morris County's inventory of cattle and calves has been dropping since 1992. In 1987, the County had an inventory of 840 cattle and calves, which rose 71 percent by 1992 to 1,171 units. However, after 1992, the inventory began to dramatically decline, reaching a low of 289 in 2012. As of 2017, there were 602 units of cattle and calves in inventory in Morris County farms, representing roughly half of its peak inventory.



Source: U.S. Census of Agriculture

Support Services Within Market Region

Most farmers rely on agricultural services located outside of the County and outside of the state, often relying on service providers in Pennsylvania.

Other notable agriculture-related support services in Morris County include the following:

- *Morris Soil Conservation District* serves the agriculture community through a variety of programs offering assistance to farmers and municipalities alike. The Soil Conservation District also serves a regulatory role by helping to implement the State's soil erosion control laws. In addition to this role, the Soil Conservation District offers educational programs for schools and civic groups.
- *Rutgers New Jersey Agricultural Experiment Station (NJAES) - Cooperative Extension of Morris County* is actively involved in the administration of commercial agriculture in the County. The Cooperative Extension of Morris County provides a plethora of educational programs to farmers and home gardeners as well as nursery and landscape professionals. NJAES implements policies to assist with marketing for local farmers and administers the local 4-H Youth Development Programs as discussed below.
- *Morris County 4-H Youth Development Program* is part of Rutgers New Jersey Agricultural Experiment Station (NJAES) Cooperative Extension of Morris County. The 4-H Program focuses on community and character development for children in kindergarten as well as young adults one year out of high school. In addition to the Lindley G. Cook 4-H Camp and teen programs, the 4-H Program offers a number of clubs for narrower interests, such as environmental conservation and wildlife.
- *New Jersey State Board of Agriculture* is an eight-member body established by the New Jersey Legislature to set the broad agricultural policies of the Department of Agriculture. The State Board operates in accordance with the agricultural laws of New Jersey to promote the agricultural interests of the State and to protect and serve the citizens of New Jersey by providing information and unbiased enforcement of laws and regulations ensuring quality products and services. Products and services such as seed, feed, fertilizer, conservation of soil and water resources; control, suppression, and eradication of livestock and poultry diseases and plant pests; and many others are regulated by the State Board, as well as, feeding schoolchildren and the distribution of surplus federal foods to soup kitchens and pantries that serve our needy citizens.

Although these organizations exist to support local farmers, the Morris County Agricultural Development Board (CADB) notes that the farming community within Morris County typically rely on one another for assistance.

Processing

Much of the processing of farm products is done on-site since it is difficult to use other places and businesses for small scale operations. Many services used by farmers are located outside of the County. There are services located within the state, but some types of services, such as a USDA butcher/facility for processing meat, are located out of the state and in Pennsylvania. There are issues with scheduling appointments at these facilities and slaughterhouses and farmers often need to schedule an appointment up to a year in advance.

In addition, with the recent changes at the federal level, largely due in part to the FDA Food Safety Modernization Act (FSMA)², packaging of produce is required to be done on site, which can be a significant cost to Morris County farmers.

Equipment Purchase and Repair

Many larger companies, such as John Deere, have reduced the number of their dealerships, which require commuting to purchase equipment and having a mechanic repair equipment. However, some dealerships, such as Lehigh Valley Ag in Pennsylvania, deliver daily to Morris County.

Most of the products, replacement parts, irrigation supplies, etc. come from Pennsylvania; apparently there are not enough farms in the area to support standalone brick and mortar stores that would provide the machinery and replacement parts locally. Since most of the products come from Pennsylvania, the prices are reduced as those stores experience more volume, have more inventory, and can afford to sell it for less. There are dealers located within New Jersey, but several CADB members feel as though the dealers in Pennsylvania have more experience fixing equipment.

It is likely that farm technology will evolve to become more advanced and sustainable, i.e. the use of autonomous and electric powered farm vehicles and/or autonomous farm machinery. Although smaller electric equipment, such as cultivators, are in beta mode and are being tested, electric and autonomous equipment are not currently on the market.

A full list of local and regional service providers, compiled by the State Agriculture Development Committee is available in *Appendix B*.

Other Agriculture-Related Industries

Morris County's agricultural industry continues to evolve in response to market demands, shifts in its support system and changes in its economic base; innovation is a key factor to remaining competitive in today's agricultural market. Many of the County's farming operations have already diversified and stabilized their products in response to changing industry and market conditions. The growth in agritourism activities such as hayrides, corn mazes, pick-your-own, direct marketing, agricultural festivals, educational events, and special events are available on many local farms. These activities appeal to the growing residential population in the region and provide farmers with an opportunity to generate additional farm income. There are, however, concerns among several municipalities and the public regarding large-scale events and using farms for other uses that create nuisances for the surrounding area. Often times, large-scale events as well as other commodity-based uses under the umbrella of "agritourism" can create unwanted traffic on local roadways and create problems with parking, especially if parking is limited on the site.

Other trends that are creating financial opportunities for Morris County farmers to diversify include the growth of renewable fuels, emerging crop breeds developed at Rutgers, and organic products. Due to an emerging market for renewable fuel sources, there is an increasing demand for corn production for ethanol and for soybean production

² <https://www.fda.gov/food/guidance-documents-regulatory-information-topic-food-and-dietary-supplements/produce-plant-products-guidance-documents-regulatory-information>

for bio-diesel fuel. The prices for these commodities have increased as the demand has increased. The market should continue to be strong, particularly if an ethanol or bio-fuel production facility is built within the region.

The New Jersey Department of Agriculture produced its most recent Economic Development Strategies in 2011, wherein they indicated that the nationwide consumer demand for organically grown food continues to increase annually. Consumers are seeking a greater variety of organic products and have demonstrated a willingness to pay more for these products. As organic items represent a growing proportion of their sales, restaurants are responding to these consumer demands by seeking out organic suppliers. It is expected that the trend of local organic farms emerging in the County will continue to grow in the future.

Organic Farming

As of August 26, 2021, the USDA Organic Integrity database lists five (5) Morris County USDA-certified organic farms:

- Alstede Farms in Chester Township, which produces beans, herbs and vegetables
- Ethos Farm Project, Inc., in Long Valley (Washington Township), which produces vegetables, flowers, fruit, herbs and seedlings
- School Lunch Organic Farm (also a CSA) in Mount Olive, which produces beans, berries, fallow, fruit, herbs, and vegetables
- Stony Hill Gardens in Chester Township, which produces vegetables, berries, hay/straw
- The Naked Botanical LLC in Mendham Borough, which produces vegetables, fruits, herbs and flowers

According to the U.S. Census of Agriculture, in 2017 there were four USDA National Organic Program-certified farms existing in Morris County, up from one farm in 2012. Likewise, total sales of organic products went from just \$30,000 in 2012 to \$178,000 in 2017.

Farmers Markets

The Morris County Tourism Bureau has published a list of farmers markets in Morris County municipalities, most of which are located in the southerly portion of the County. Whether a permanent fixture located on a farm or seasonal off-site events, these farmers markets provide a place for farmers to sell products directly to the consumer, as well as providing family-friendly leisurely activities for residents and visitors.

<https://www.morristourism.org/farmers-market-directory/>

The following farmers markets are located within Morris County:

- Town of Boonton - Upper Plane Street Parking Lot
- Chatham Borough - Railroad Plaza South off Fairmont Avenue Train Station
- Denville – Bloomfield Avenue Lot
- East Hanover - Lurker Park, 609 Ridgedale Avenue
- Madison - Center Avenue between Main Street and Cook Avenue
- Morris Plains - Speedwell Avenue., Merchant Block
- Morristown - Spring and Morris Streets Lot 10
- Netcong - Main Street and Route 46
- Riverdale - Glenburn Estate, 211 Hamburg Turnpike
- Rockaway Township- Rockaway Mall Farmers Market- Rockaway Townsquare

Pick-Your-Own Farms

Pick-your-own farm stands are another way to attract customers, allowing the farmers to receive maximum profit. The Jersey Fresh website lists the following pick-your-own farms within five miles of Morris County:

- *Miller's Hill Farm* located at 10 Combs Avenue in Mendham Township has an on-site farmers market and offers pick-your-own produce. The farm primarily grows vegetables, tomatoes, summer squash, peppers, eggplant, salad greens, herbs, fall/winter squash and pumpkins, as well as specialty items such as eggs, cut flowers, fall mums and spring potted plants.
- *Knothe's Farm* at 645 Millbrook Avenue in Randolph Township features an on-site farmers market and has pick-your-own produce. The farm grows a plethora of fruits and vegetables and offers a number of value-added products such as honey, jams & jellies and pies.
- *Union Hill Farms* at 25 Cooper Road in Denville also offers both an on-farm market as well as pick-your-own produce, mostly consisting of assorted vegetables. The farm also offers specialty items such as Easter flowers, greenhouse plants, jams & jellies, honey, maple syrup, pies, apples and cider, as well as Christmas trees.
- *Cedar Gate Farms* located at 102-104 Parks Road in Denville is a farm which specializes in eggs and offers an on-farm market as well as home deliveries by appointment.

Community Supported Agriculture (CSAs)

Community Supported Agriculture (CSA) operations are an increasingly popular means for consumers to buy local, seasonal food directly from a farmer. CSAs function similarly to a cooperative, wherein a farmer offers a certain number of memberships to the public prior to the start of the growing season. The memberships are generally paid up-front, which serves as a way to facilitate cash flow for the farmer. Each week, the farmers prepare a package of that week's harvest for each member household for the length of the farming season. Some CSAs opt to deliver each share weekly. The memberships share the farmer's risks and benefits of food production with the community. As the "think globally, act locally" way of life continues to gain traction, CSAs will continue to gain popularity as consumers want to know whom it is growing their food. Through CSAs, members of the community are afforded the opportunity to not only meet the farmer and see where their food is grown, but also receive fresh produce on a weekly basis and feel a sense of ownership knowing that they help to make it possible.

According to the morrismorism.org website, the following CSAs are in Morris County:

- Alstede Farms, Chester Township NJ
- Backer Farm, Mendham Township
- Cerbo's Garden Center, Parsippany
- Grow It Green Morristown, Morristown
- Ort Farms, Washington
- Stony Hill Farms, Chester Township
- Totten Family Farm, Washington
- Wightman's Farm, Harding

The USDA Organic Integrity database identifies the School Lunch Organic Farm in Mount Olive as an existing USDA-certified CSA operation growing such products as beans, berries, fallow, fruit, herbs, and assorted vegetables. At present, there is one pending application for a CSA that has a large exception area specifically for events to bring customers to the farm. It is anticipated that exception areas will become more common and will occupy more space on farms to support this notion of "experience" farming and to provide an entertainment related aspect to visiting the farm.

Beekeeping

Beekeeping, also known as apiculture, is a growing trend in New Jersey. Bees can be raised for their honey and other products that the hive produces including beeswax, propolis, flower pollen, bee pollen, and royal jelly, as well as to pollinate crops or to produce bees to sell to other beekeepers. Morris County apiaries include Gooserock Farm of Montville, Tanis Apiaries of Pequannock, and Eco Bee Supply of Morristown.

Distilleries, Breweries, and Wineries

Throughout New Jersey, distilleries, breweries and wineries continue to grow in popularity, offering a unique local experience in a picturesque setting. Often, the wineries use grapes grown on the farm, and may also import grapes from other wineries located throughout the state and country. Distilleries and breweries have also been known to use locally grown ingredients to create their product. Currently, there are no on-farm distilleries, wineries, or breweries located in Morris County according to the Jersey Fresh Directory. However, it is likely that these uses may become more popular in the coming years.

Equine

The equine business is a popular industry in Morris County. The 2017 U.S. Agricultural Census notes that Morris County ranked 5th in the state for the sale of horses, ponies, mules, burros and donkeys, with sales reaching \$717,000 in 2017.

According to the Jersey Equine Advisory Board Directory of Facilities for 2020, Morris County has six equine related facilities which includes:

- All-D-Reiterhof Farms in Washington, NJ
- Blazes Acres in Rockaway Township, NJ
- Centenary University Equestrian Center in Washington, NJ
- Karl Bauer Training Center Inc in Pequannock, NJ
- North Jersey Equestrian Center LLC in Pequannock, NJ
- Seaton Hackney Stables in Morristown, NJ

In addition to facilities listed in the Directory, there are numerous other equine facilities in Morris County.

It's important to note that some of these facilities offer racing, breeding, training, driving, sales, rehabilitation, lessons/instructions, boarding, shows, rental, etc. as services. For additional information pertaining to each of these facilities, visit: <https://www.jerseyequine.nj.gov/agriculture/njequine/documents/equinefacilities.pdf>

In addition, New Jersey established a "Jersey Bred" program that allows farmers who raise and breed horses to use the logo when marketing their animals. Further, the state also has a Horse Breeding and Development Program that provides extensive youth education programs and provides equine related activities for children. For more information regarding Jersey Equine and its programs, visit: <https://www.jerseyequine.nj.gov/agriculture/njequine/>

CHAPTER III: LAND USE CONTEXT

State Development and Redevelopment Plan

The State Development and Redevelopment Plan of 2001 (State Plan) remains the official plan for the State of New Jersey. The State Planning Act requires that the State Planning Commission update and readopt the State Plan every three years, however, the 2001 State Plan has not been updated. A Preliminary Draft State Plan update was released in 2004 and, while New Jersey municipalities and counties participated in an extensive and protracted “Cross-Acceptance” process, the resulting draft document was never adopted.

In 2011, the State decided to abandon the 2004 Draft State Plan revision and develop an entirely new State Plan, known as the State Strategic Plan (SSP). A revised draft of this document was released in November 2012, but a final plan was never adopted. Until a new plan is developed and adopted, the 2001 State Plan remains in effect. All following reference to State Plan refers to the 2001 State Development and Redevelopment Plan.

The State Plan contains over 300 policies concerning “Planning Areas” and “Centers” to implement the General Plan strategy. Major goals, planning area and center policies are summarized below. As pertains to farmland preservation and support for agriculture, the State Plan includes 23 specific policies related to agriculture and these are identified in Appendix J. Morris County continues to support these agricultural policies.

2001 State Development and Redevelopment Plan Summary of Overall Policies, Planning Areas and Centers related to Morris County

As defined in the State Planning Act, the purpose of the State Development and Redevelopment Plan is to:

*“Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, **agriculture and farmland retention**, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.”*³

This purpose is to be accomplished by pursuing eight major **State Planning Goals**⁴ and associated policies derived from the State Planning Act. These eight goals are:

- Goal #1: Revitalize the State’s Cities and Towns
- Goal #2: Conserve the State’s Natural Resources and Systems
- Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
- Goal #4: Protect the Environment, Prevent and Clean Up Pollution
- Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost
- Goal #6: Provide Adequate Housing at a Reasonable Cost
- Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
- Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

The eight goals are coordinated by the **General Plan Strategy**:

*“Achieve all the State Planning Goals by coordinating public and private actions to guide future growth into compact, ecologically designed forms of development and redevelopment and to protect the Environs, consistent with the Statewide Policies and the State Plan Policy Map.”*⁵

³ N.J.S.A. 52:18A-200(f)

⁴ The New Jersey State Development and Redevelopment Plan, Adopted March 1, 2001, page 7

⁵ Ibid.

Planning Areas

The State Plan Policy Map designates **Planning Areas**, as “*areas for growth, limited growth, agriculture, open space, conservation and other appropriated designations.*”⁶ Planning Areas consist of regions that are over one square mile in size and share similar characteristics and policy intent. In each case, the *Delineation Criteria* is intended as a general guide for delineating the specific Planning Area. Local conditions may require flexible application of the criteria to achieve the Policy Objectives of this Planning Area. The seven Planning Areas are:

Metropolitan Planning Area (PA 1)

Intent of the Metropolitan Planning Area:

- Provide for much of the state’s future redevelopment.
- Revitalize cities and towns.
- Promote growth in compact forms.
- Stabilize older suburbs.
- Redesign areas of sprawl.
- Protect the character of existing stable communities.

Delineation Criteria for the Metropolitan Planning Area:

1. Density of more than 1,000 people per square mile.
2. Has existing public water and sewer systems, or physical accessibility to those systems, and access to public transit systems.
3. Land area greater than one square mile.
4. A population of not less than 25,000 people.
5. Areas that are totally surrounded by land areas that meet the criteria of a Metropolitan Planning Area, are geographically interrelated with the Metropolitan Planning Area, and meet the intent of this Planning Area.

Suburban Planning Area (PA 2)

Intent of the Suburban Planning Area:

- Provide for much of the state’s future development.
- Promote growth in Centers and other compact forms.
- Protect the character of existing stable communities.
- Protect natural resources.
- Redesign areas of sprawl.
- Reverse the current trend toward further sprawl.
- Revitalize cities and towns.

Delineation Criteria for the Suburban Planning Area:

1. Population density of less than 1,000 people per square mile.
2. Natural systems and infrastructure systems reasonably anticipated to be in place by 2020 that have the capacity to support development that meets the Policy Objectives of this Planning Area. These systems include public water supply, sewage collection and treatment facilities, stormwater management, transportation, public schools and parks.
3. A land area contiguous to the Metropolitan Planning Area.
4. Land area greater than one square mile.

⁶ Ibid., page 2

Fringe Planning Area (PA 3)

Intent of the Fringe Planning Area:

- Accommodate growth in Centers.
- Protect the Environs primarily as open lands.
- Revitalize cities and towns.
- Protect the character of existing stable communities.
- Protect natural resources.
- Provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas.
- Confine programmed sewers and public water services to Centers.

Delineation Criteria for the Fringe Planning Area:

1. Population density of less than 1,000 people per square mile.
2. Generally lacking in major infrastructure investments:
 - a. The circulation system is mainly provided by state and county roadways with a major emphasis on moving traffic through the area.
 - b. Some Centers are served by public water and sewer.
3. Land area greater than one square mile.
4. Does not include land that meets the criteria of Rural or Environmentally Sensitive Planning Areas.
5. Area is adjacent to Metropolitan or Suburban Planning Areas.

Rural Planning Area (PA 4)

Intent of the Rural Planning Area:

- Maintain the Environs as large contiguous areas of farmland and other lands.
- Revitalize cities and towns.
- Accommodate growth in Centers.
- Promote a viable agricultural industry.
- Protect the character of existing, stable communities.
- Confine programmed sewers and public water services to Centers.

Delineation Criteria for the Rural Planning Area:

This Planning Area includes land that satisfies criteria for *Environmentally Sensitive Planning Area (PA5)*, as well as the criteria below:

1. Population density of less than 1,000 people per square mile.
2. Area greater than one square mile.
3. Land currently in agricultural or natural resource production or having a strong potential for production
 - a. Soils of local importance as determined by the County Agriculture Development Board.
 - b. Prime and unique soils as determined by the U.S. Department of Agriculture Natural Resources Conservation Service.
 - c. Soils of statewide importance as determined by the New Jersey Department of Agriculture State Soil Conservation Committee.
4. Undeveloped wooded tracts; vacant lands; large, contiguous tracts of agricultural lands; and other areas outside Centers predominantly served by rural two-lane roads and individual wells and septic systems, with some Centers served by sewers and public water.

Rural/Environmentally Sensitive Planning Area (PA 4B)

Intent of Rural/Environmentally Sensitive Planning Area:

- Maintain the Environs as large contiguous areas of farmland and other lands.
- Revitalize cities and towns.
- Accommodate growth in Centers.
- Promote a viable agricultural industry.
- Protect the character of existing, stable communities.
- Confine programmed sewers and public water services to Centers.

Delineation Criteria for the Rural/Environmentally Sensitive Planning Area:

This Planning Area is a combination of both *Rural (PA4)* and *Environmentally Sensitive (PA5) Planning Areas*

Environmentally Sensitive Planning Area (PA 5)

Intent of Environmentally Sensitive Planning Area:

- Protect environmental resources through the protection of large contiguous areas of land.
- Accommodate growth in Centers.
- Protect the character of existing stable communities.
- Confine programmed sewers and public water services to Centers.
- Revitalize cities and towns.

Delineation Criteria Environmentally Sensitive Planning Area:

1. Population density of less than 1,000 people per square mile.
2. Land area greater than one square mile.
3. One or more of the following features outside Centers:
 - a) Trout production waters and trout maintenance waters and their watersheds.
 - b) Pristine non-tidal Category I waters and their watersheds upstream of the lowest Category I stream segment.
 - c) Watersheds of existing or planned potable water supply sources.
 - d) Prime aquifer recharge areas of potable water supply sources and carbonate formations associated with recharge areas or aquifers.
 - e) Habitats of populations of endangered or threatened plant or animal species.
 - f) Coastal wetlands.
 - g) Contiguous freshwater wetlands systems.
 - h) Significant natural features or landscapes such as beaches, coastal spits, barrier islands, critical slope areas, ridge lines, gorges and ravines, and important geological features (including those associated with karst topography) or unique ecosystems.
 - i) Prime forested areas, including mature stands of native species.

Environmentally Sensitive/Barrier Islands Planning Area (PA 5B)

Intent of the Environmentally Sensitive/Barrier Islands Planning Area:

- Accommodate growth in Centers.
- Protect and enhance the existing character of barrier island communities.
- Minimize the risks from natural hazards.
- Provide access to coastal resources for public use and enjoyment.
- Maintain and improve coastal resource quality.
- Revitalize cities and towns.

Delineation Criteria for the Environmentally Sensitive/Barrier Islands Planning Area:

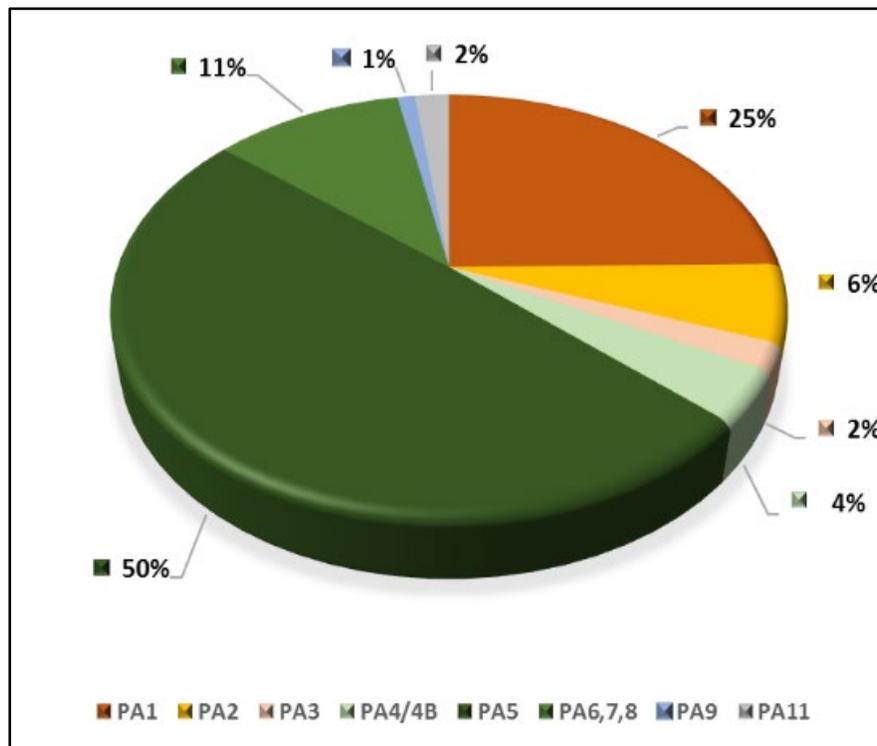
Barrier islands and spits are coastal land forms caused by the periodic deposition and movement of sediment by ocean currents and wind. During storms they function as the mainland's barriers, a first line of natural defense, protecting offshore communities and sensitive bay habitats from the destructive forces of coastal storms.

For discussion and planning purposes, the State Plan classifies these geologic features as barrier islands since they share many common elements, most notable of which are a separation from the mainland by water and an infrastructure connection to the mainland, primarily for access, but occasionally for other services. New Jersey's coastal barrier chain extends from Monmouth to Cape May County.

Specific State Planning Areas in Morris County

Based on the 2001 State Plan Map, Morris County contains all of the State's Planning Area designations except for the Environmentally Sensitive/Barrier Islands Planning Area (PA5B).

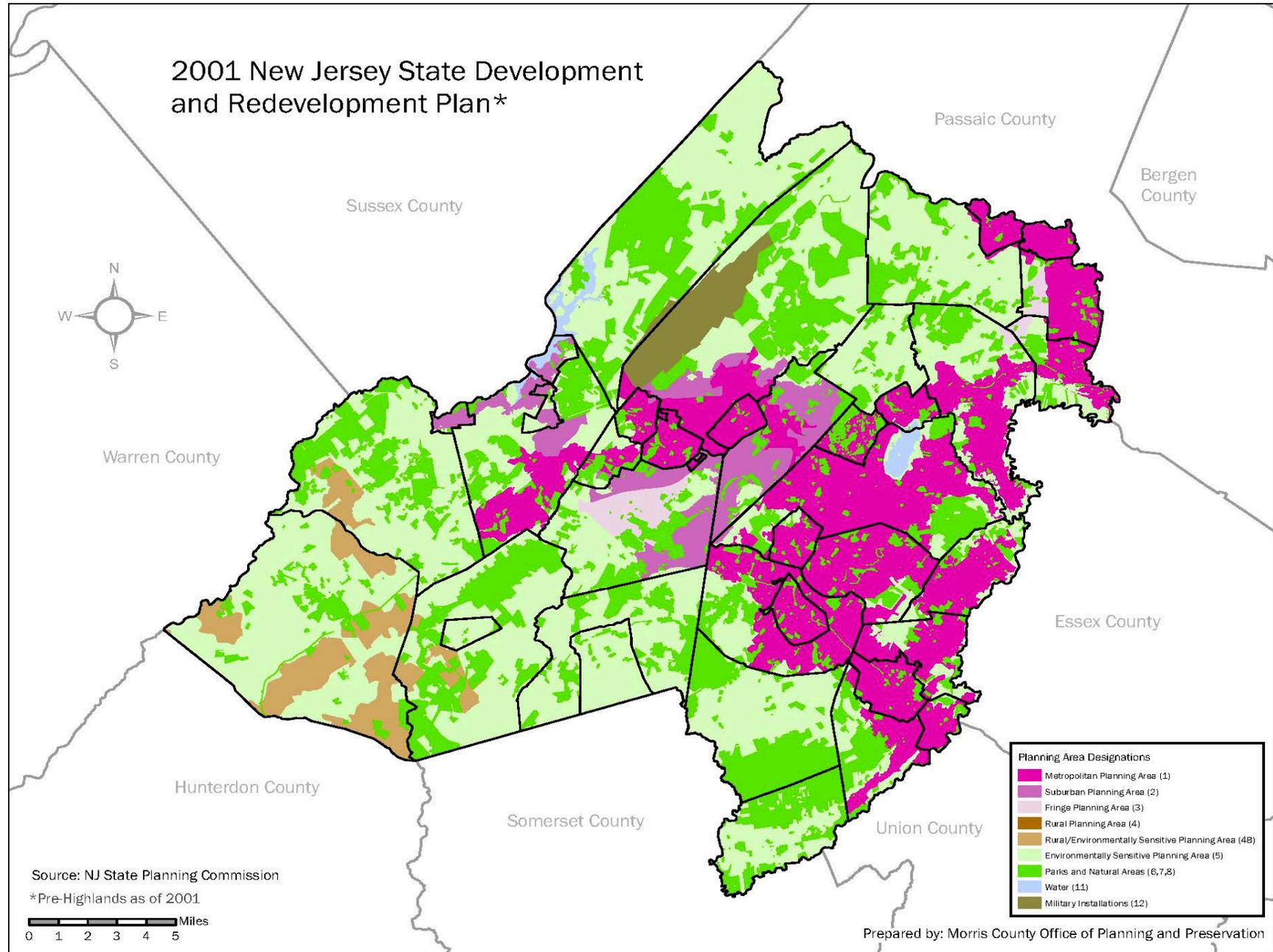
Distribution of Planning Areas in Morris County



Most of the preserved and targeted farms in Morris County are located in PA5. The reason that most of these farms are not in PA 4 or 4B is that the mapping criteria requires a contiguous area of at least one square mile for a planning area to be delineated. With the exception of the Long Valley area, most farms and prime agricultural soils are not contiguous and therefore do not meet the one square mile threshold. The farms in PA5 are consistent with the Intent and Policies of the Environmentally Sensitive Planning area in that they maintain the Environs as open land, while providing economic benefit to the region.

State Plan Policy Map for Morris County

Following is the 2001 State Plan Policy Map that remains in effect for Morris County including Planning Areas, and Centers.



Critical Environmental Sites, Cultural and Historic Sites

The State Plan also allows for the designation of Critical Environmental Sites (CES), and Cultural and Historic Sites (CHS).

- **CES:** areas less than one square mile in size that contain one or more of the environmental features that are the criteria for the Environmentally Sensitive Planning Area (PA 5).
- **CHS:** sites of significant historic, cultural, or scenic value. Can include greenways, trails, dedicated open space, historic sites and districts, archeological sites, scenic vistas and corridors, and natural landscapes of exceptional aesthetic or cultural value. These areas are protected from the impacts of development and can be enhanced and/or restored to their natural and original manmade condition.

Parks, Natural Areas, and Military Installations

Because of their significant size and bearing on the landscape of New Jersey, the State Plan also recognizes Parks, Natural Areas (permanently preserved open space) and Military Installations. The delineation of Parks and Natural Areas is intended to provide for the continued maintenance and protection of these areas, and to help plan for and encourage interconnectivity of large swaths of contiguous open spaces. Picatinny Arsenal is the only mapped Military Installation, which is not subject to the State Plan as it is under federal jurisdiction.

Designated Centers

The State Plan identifies five different types of Centers, which are the preferred location for directing future growth. Centers are compact forms of mixed-use development that are generally transit-oriented and pedestrian friendly, offering a variety of housing units, services, and employment. Centers are to be surrounded by Environs, where such uses as open space, agriculture and appropriate low intensity development are to take place as defined by the Planning Area. The five types of Centers are as follows.⁷

Urban Centers: Urban Centers are generally the largest Centers, offering the most diverse mix of industry, commerce, services, residences and cultural facilities. There have been eight Urban Centers identified by the State Planning Commission, but none in Morris County.

Designation Criteria for Urban Centers:

1. Fully developed, with an infrastructure network serving its region.
2. Population of more than 40,000.
3. Population density exceeding 7,500 persons per square mile.
4. Employment base of more than 40,000 jobs.
5. Job-to-dwelling ratio of 1:1 or higher.
6. Serves as the primary focus for commercial, industrial, office and residential uses in the Metropolitan Area, providing the widest range of jobs, housing, governmental, educational and cultural facilities in the region and providing the most intense level of transportation infrastructure in the state.
7. In lieu of all the above, a history of population and employment levels that are consistent with the above six criteria.
8. In conjunction with either of the above two options (criteria 1-6 or 7), the municipal boundary of the Urban Center is used in the application of the criteria and serves as the boundary of the Urban Center.

Regional Centers: Regional Centers are defined as a compact mix of residential, commercial and public uses, serving a large surrounding area and developed at an intensity that makes public transportation feasible.

⁷ The New Jersey State Development and Redevelopment Plan, Adopted March 1, 2001 pages 238-248.

Designation Criteria for Regional Centers:

1. Functions/plans to function as the focal point for the economic, social and cultural activities of its region, with a compact, mixed-use (i.e., commercial, office, industrial, public) Core and neighborhoods offering a wide variety of housing types.
2. Access to existing or planned infrastructure sufficient to serve projected growth.
3. Has, within the Center Boundary, an existing (or planned) population of more than 10,000 people in Metropolitan and Suburban Planning Areas and more than 5,000 people in Fringe, Rural and Environmentally Sensitive Planning Areas.
4. A gross population density of approximately 5,000 persons per square mile (or approximately three dwelling units per acre) excluding water bodies or more within the Center Boundary.
5. Has or plans to have (within the Center Boundary) an employment base of more than 10,000 jobs in Metropolitan and Suburban Planning Areas and more than 5,000 jobs in Fringe, Rural and Environmentally Sensitive Planning Areas.
6. Near a major public transportation terminal, arterial intersection or interstate interchange capable of serving as the hub for two or more modes of transportation.
7. Land area of one to ten square miles.

In addition, the following criteria apply specifically to **new Regional Centers**:

- In a market area supporting high-intensity development and redevelopment and reflects characteristics similar to existing Regional Centers regarding employment and residential uses.
- Is a single- or limited-purpose employment complex that can be retrofitted to form the Core of a full service, mixed-use community, as described above.
- Has a jobs-to-housing ratio of 2:1 to 5:1. Identified as a result of a strategic planning effort conducted on a regional basis, which includes participation by the private sector, municipalities, counties and state agencies that represent the major actors in the development of the region and is identified in county and municipal master plans.
- It is located, scaled and designed so as not to adversely affect the economic growth potential of Urban Centers.

Town Centers: Town Centers are defined as traditional centers of commerce or government throughout New Jersey, with diverse residential neighborhoods served by a mixed-use Core offering locally oriented goods and services.

Designation Criteria for Town Centers:

1. While smaller than an Urban or Regional Center, it has a traditional, compact, mixed-use Core of development providing most of the commercial, industrial, office, cultural and governmental functions commonly needed on a daily basis by the residents of the Town and its economic region; it has neighborhoods providing a mix of residential housing types, with infrastructure serving both the Core and the neighborhoods.
2. Has or plans to have, a population between 1,000 - 10,000 persons within the Center Boundary.
3. Has or plans to have, a gross population density of more than 5,000 persons per square mile excluding water bodies.
4. Has or plans to have a minimum gross housing density of three dwelling units per acre excluding water bodies.
5. Land area of less than two square miles.
6. Has or plans to have a jobs-to-housing ratio of 1:1 to 4:1.
7. Served by an arterial highway and/or public transit.

In addition, **new Town Centers** should meet the following criteria:

- Access to existing or planned infrastructure sufficient to serve projected growth throughout the Center.
- Identified through a strategic planning effort involving the private sector, municipalities, the county and relevant state agencies; and is identified in local master plans.

Village Center: Village Centers are primarily residential places that offer a small Core with limited public facilities, consumer services and community activities.

Designation Criteria for Village Centers:

1. Is or plans to be a primarily mixed-residential community with a compact Core of mixed-uses (for example, commercial, resource-based industrial, office, cultural) offering employment, basic personal and shopping services and community activities for residents of the Village and its Environs.
2. Land area of less than one square mile.
3. Has or plans to have a minimum gross population density of 5,000 people per square mile (excluding water bodies) and a minimum gross housing density of three dwelling units per acre.
4. Existing and 2020 population should not exceed 4,500 people.
5. Reasonable proximity to an arterial highway.

In addition, **new Village Centers** should meet the following criteria:

- Identified in municipal and county master plans.
- Capable of being served by a wastewater treatment system to meet applicable standards.
- Identified as a result of a strategic planning effort with participation by the private sector, municipalities, the county and relevant state agencies and is identified in local master plans.

Hamlet Centers: Hamlet Centers are small-scale, compact residential settlements organized around a community focal point, such as a house of worship, luncheonette, small park, or a civic building.

Designation Criteria for Hamlet Centers:

Functions or plans to function primarily as a small-scale, compact residential settlement with community functions (including, for example, a commons or community activity building or place) that clearly distinguishes it from the standard, single-use, residential subdivision.

1. Has or plans to have a population of at least 25 people and not more than 250 people.
2. Has or plans to have a minimum gross housing density of two dwelling units per acre.
3. An area that encompasses, generally, 10 to 50 acres, unless wastewater systems are not reasonably feasible, in which case the boundary may encompass as much as 100 acres (wastewater systems are preferred and should be installed to assure compact development, unless there are mitigating environmental factors that make septic systems, and the resulting larger lot sizes, preferable).
4. Has or plans to have up to 100 dwelling units and a range of housing types within the Center.

In addition, a **new Hamlet Center** should meet the following criteria:

- Identified as a result of a municipal planning effort conducted with the participation of the county and reflected in municipal and county master plans.
- A small, compact, primarily residential settlement. It should be planned to absorb the development that would otherwise occur on tracts of land in the Environs. A new Hamlet may require a small-scale public water, wastewater treatment, or potable water system. The total amount or level of development within both the Hamlet and the Environs should conform to the Policy Objectives of the Planning Area and to the capacities of natural resource and infrastructure systems that would exist in the Planning Area in the absence of the water and wastewater facilities.
- Planned to be integrated into a regional network of communities with appropriate transportation linkages.

- Planned and designed to preserve farmlands or environmentally sensitive areas.

Designated Centers in Morris County

Centers in Morris County:⁸

- Dover (Regional Center)
- Lincoln Park (Town Center)
- Mendham Borough (Village Center)
- Morristown (Regional Center)
- Mount Arlington (Village Center)
- Netcong (Town Center)

With the exception of Lincoln Park, all of the Centers are located within the Highlands Region. While the Highlands Council originally encouraged Centers to become receiving areas for Transfer of Development Rights, to date, no Morris County municipality has found this to be a viable option.

Centers are important to the farming community as they often host farmers' markets from which produce and other goods from local farms are sold for additional income. The farmers' markets support the local economy focused in these Centers by attracting visitors to these downtown areas. A list of farmers' markets is identified in Chapter Six of this Plan.

Endorsed Plans

State Plan Endorsement is a voluntary review process that is designed to assist government agencies at all levels to develop and implement plans that will achieve the goals, policies and strategies of the State Plan. Endorsed plans are entitled to scoring preference and expedited review related to various State grant, loan, and regulatory programs. At present, there are no endorsed plans approved in Morris County.⁹

State Planning Endorsement and the New Jersey Highlands Water Protection and Planning Act

The adoption of the New Jersey Highlands Water Protection and Planning Act (Highlands Act) in 2004 (discussed in Section B below) altered endorsement policies for areas identified as "Planning" and "Preservation Areas" as per the Highlands Act. The Highlands Act provides that any portion of a county located in the Highlands Preservation Area is exempt from the State Planning Commission (SPC) Plan Endorsement process. It further provides that once the Highlands Regional Master Plan (RMP), created in conformance with the Highlands Act, has attained Plan Endorsement from the SPC for the Planning Area, Highlands Council approval of Plan Conformance with respect to lands in the Planning Area shall be deemed the equivalent of State Plan Endorsement. In the Preservation Area, local governments conforming to the RMP qualify for any benefits that would be received as part of Plan Endorsement under the State Planning Act; municipalities are exempt from the State Plan Endorsement process.

Draft State Strategic Plan (2011)

In 2011, the State released a final draft of the State Strategic Plan intended as an update to the 2001 SDRP. The State Strategic Plan was never adopted; the 2001 Development and Redevelopment Plan is still the official State Plan.

Special Resource Areas

The New Jersey Highlands Region is identified in the 2001 State Development and Redevelopment Plan as a Special Resource Area. Special Resource Areas are defined as "an area or region with unique characteristics or resources of statewide importance which are essential to the sustained well-being and function of its own region and other regions or systems- environmental, economic, and social – and to the quality of life for future generations."¹⁰ Following this

⁸ As of January, 2022

⁹ As of January 2022

¹⁰ 2001 State Development and Redevelopment Plan, page 171.

designation in the 2001 State Plan, the Highlands Water Protection and Planning Act was signed into law in August of 2004.¹¹

Highlands Water Protection and Planning Act and the Highlands Regional Master Plan

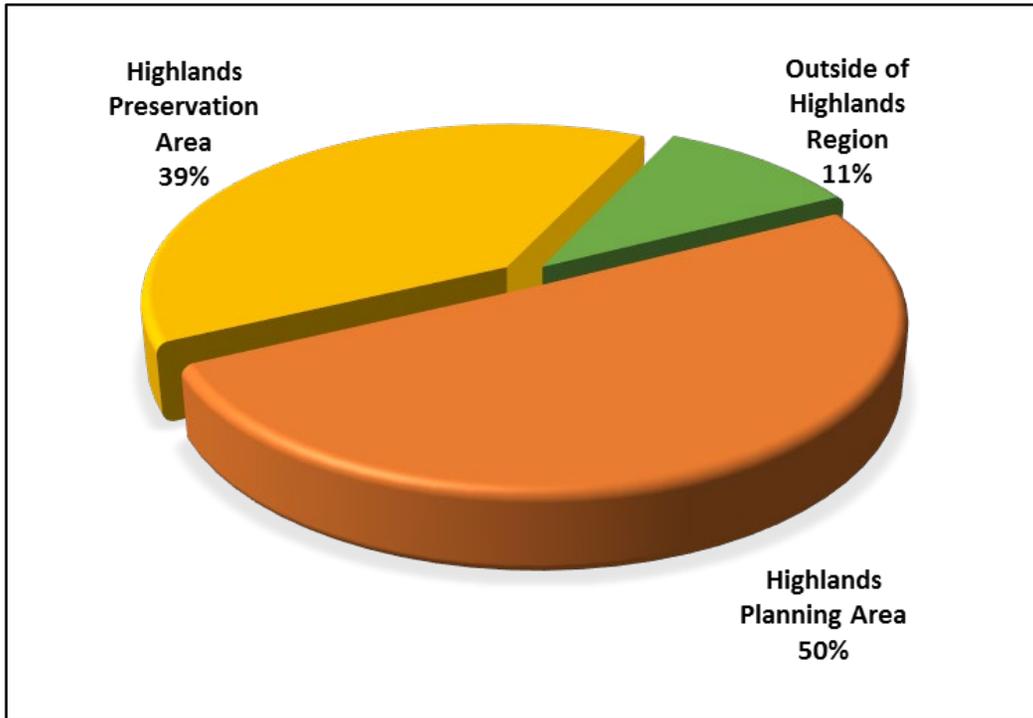
It is the intent of the New Jersey Highlands Water Protection and Planning Act (Highlands Act) to protect the drinking water supply generated within the over 800,000 acre New Jersey Highlands Region by limiting development in the region. As defined by the Act, the Highlands Region includes 88 municipalities and portions of seven New Jersey counties. The Highlands Act divides the Highlands Region into the Preservation Area and the Planning Area. In the Preservation Area, future development is limited by enhanced environmental considerations, constraints on allowable septic density and on the extension of sewer, water and transportation infrastructure. In the Planning Area, growth is encouraged where water and sewer capacity are available, but is generally discouraged outside of these areas.

Highlands Act and Morris County

- 32 of the county's 39 municipalities are within the Highlands Region.
- 13 municipalities are included, in whole or in part, within the Highlands Preservation Area.
- The Highlands Preservation Area covers 188 square miles (39%) of Morris County's total area.
- The Highlands Preservation Area contains most of Morris County's remaining vacant land and unpreserved farmland.

¹¹ Highlands Water Protection and Planning Act, P.L. 2004, c. 120.

Morris County and the Highlands Region



As demonstrated in the chart below, the majority of farmland in Morris County is located in the Highlands Preservation Area. This land is substantially restricted in terms of allowable *non-agricultural* development. Agricultural and Horticultural development, however, as defined in the Highlands Act,¹² is conditionally exempt from Highlands Act and associated NJDEP Highlands Rules.¹³

Acreage of Farm Assessed Areas in Highlands Planning/Preservation Area¹⁴

Acreage of Preserved/ Not Preserved Farm Assessed Areas		
Farm Assessed Areas	Highlands Planning Area	Highlands Preservation Area
Preserved	1,817	6,425
Not Preserved	9,464	11,115
	11,281	17,540

Source: Morris County Office of Planning and Preservation / Morris County Board of Taxation

Although the Highlands Act defines Agricultural/Horticultural development or use as “exempt,” there are provisions in both the Act and the NJDEP Highlands Rules that will impact agricultural and horticultural operations in the Highlands Preservation Area.

- **Impervious Coverage** - Whenever there is an increase of agricultural impervious cover by 3% or more, the Highlands Act¹⁵ requires the creation and implementation of a **farm conservation plan**. A similar increase in agricultural impervious cover by 9% triggers a Highlands Act requirement for the creation and implementation of a **resource management systems plan**. Both of these required plans are subject to the

¹² Agricultural and Horticultural development are defined at N.J.S.A 13:20-3.

¹³ N.J.S.A 13:20-3 and N.J.A.C. 7:38-1.4

¹⁴ Farm assessed includes Tax Code 3a and 3b parcels in this analysis. Preserved Farmland that is not farm assessed is not included in this chart. June 2020.

¹⁵ N.J.S.A. 13:20-29.

review and approval of the local soil conservation district. Violation of these requirements or the terms of the farm conservation or resource management systems plans can result in civil actions and/or penalties.

- **Landowner Incentives** - The Highlands Act authorizes the Highlands Council to work with the State Agricultural Development Committee (SADC) and the Garden State Preservation Trust to establish incentives for landowners in the Highlands Region to preserve land under the farmland preservation program, in exchange for landowner agreement to permanently restrict impervious surface and agricultural impervious cover on the farm to a maximum of five percent of the total land area of the farm.¹⁶ As concerns the NJDEP Highlands-related regulations (N.J.A.C. 7-38 et seq.), the NJDEP has concluded that these regulations have no direct impact on Agriculture/Horticulture use or development in New Jersey and, in fact, may have an indirect positive impact on the agricultural industry by reducing the amount of land taken out of agricultural/horticultural use.¹⁷
- NJDEP Highlands rules address only “major” Highlands development. Agricultural/ Horticultural development and use is specifically excluded from this definition under N.J.A.C. 7:38-2.2(c).
- NJDEP Highlands rules state that a Highlands Applicability Determination (HAD) is not required for Agricultural/Horticultural use or activity. A HAD is also not required for any activity conducted by a landowner with an approved woodland management plan for the normal harvesting of forest products in accordance with a state approved forest management plan.¹⁸

Highlands Regional Master Plan

The Highlands Act established the Highlands Council and tasked it with the responsibility of developing a regional master plan for the entire Highlands Region. The Council adopted the Highlands Regional Master Plan (RMP) in 2008, which includes additional standards for the regulation of land development in the Highlands Region.

In the Preservation Area, the enhanced environmental and land use restrictions contained in the Highlands Act and reflected in the RMP regulate the intensity and location of new development and redevelopment that might otherwise be permitted under local zoning and statewide environmental regulations. In the Preservation Area, local governments are required to conform their plans and regulations to achieve consistency with the Highlands Regional Master Plan. In the Planning Area, conformance to the Highlands Regional Master Plan is generally voluntary¹⁹ and the related NJDEP Highlands rules for the Preservation Area do not apply.²⁰ Since the majority of farmland in Morris County is located in the Highlands Preservation Area, it is subsequently severely restricted in terms of allowable non-agricultural development.

¹⁶ N.J.S.A. 13:20-6(w).

¹⁷ Highlands Water Protection and Planning Act Rules Proposed Readoption with Amendments: N.J.A.C. 7:38, page 261.

¹⁸ N.J.A.C. 7:38-2.4(b)6-7.

¹⁹ Except in accordance with NJ Executive Order 114, which permits the NJDEP to use enhanced standards to determine whether to issue water allocation permits, approve Water Quality Management Plans, and/or approve other permits related to projects located in the Highlands RMP Land Use Capability Protection, Conservation or Environmentally constrained sub-zones.

²⁰ NJDEP [Highlands Water Protection and Planning Act Rules, N.J.A.C.7:38](#).

Municipalities with Land in the Highlands Preservation and Planning Area

- Boonton Township
- Chester Township
- Denville Township
- Jefferson Township
- Kinnelon Borough
- Montville Township
- Mount Arlington Borough
- Mount Olive Township
- Pequannock Township
- Randolph Township
- Rockaway Township
- Roxbury Township
- Washington Township

Municipalities with Land in the Planning Area Only:

- Town of Boonton
- Butler Borough
- Chester Borough
- Town of Dover
- Hanover Township
- Harding Township
- Mendham Borough
- Mendham Township
- Mine Hill Township
- Morris Plains Borough
- Morris Township
- Morristown
- Mountain Lakes Borough
- Netcong Borough
- Parsippany-Troy Hills Township
- Riverdale Borough
- Rockaway Borough
- Victory Gardens Borough
- Wharton Borough

Municipalities Outside the Highlands Region:

- Lincoln Park Borough
- E. Hanover Township
- Florham Park Borough
- Madison Borough
- Chatham Borough
- Chatham Township
- Long Hill Township

All Morris County municipalities with land in the Preservation Area also have some land in the Planning Area. Municipalities with lands in both the Preservation Area and Planning Area must petition the Highlands Council for conformance for lands in the Preservation Area and may also petition for conformance for lands in the Planning Area. Of the 13 municipalities with lands located in both the Highlands Preservation Area and the Highlands Planning Area, Chester Township, Kinnelon Borough, Randolph Township, Rockaway Township and Washington Township have also chosen to include those portions of their municipalities in the Highlands Planning Area in their conformance petitions to the Highlands Council.²¹

Of the Morris County Planning Area-only municipalities, only Chester Borough and Wharton Borough have petitioned the Highlands Council for conformance and agreed to amend their master plans and development regulations accordingly.²² As conformance in the Planning Area is voluntary, any municipality may withdraw its Planning Area lands from conformance at any time.

In total, seven municipalities within Morris County have petitioned for conformance for their entire municipality.²³ Conforming municipalities are required to adopt amendments to their master plans and land development ordinances implementing the policies of the Highland Regional Master Plan, including those related to agriculture where appropriate.

Highlands Agricultural Resource Areas and Agricultural Priority Areas

The Highlands Council utilized unique resource assessment criteria to conduct an agricultural resource assessment for the Highlands Region. This assessment was used to determine Highland priority areas for farmland preservation, which are incorporated into the Highlands RMP, which identifies **Agricultural Resource Areas (ARAs)** and **Agricultural Priority Areas (APAs)**, which are a subset of ARAs. Despite differences in assessment criteria used by the SADC, and in turn the Morris County Agricultural Development Board (MCADB), to define **Agricultural Development Areas (ADAs)**, there is substantial overlap in the ADAs identified in the Morris County Farmland Preservation Plan, and the ARAs identified in the Highlands Regional Master Plan.

There are various provisions in the Highlands RMP that must be adopted by Preservation Area and conforming Planning Area municipalities for the protection and preservation of ARAs and APAs. Implementation of these provisions is achieved through the local adoption of related Highlands Ordinances.²⁴ For example:

- “In an ARA, where other land preservation techniques are not feasible, clustering is mandatory for residential development through Municipal Plan Conformance, local development review, and Highlands Project Review. The use of clustering must preserve at least 80% of the total cluster project area in perpetuity in agricultural use or for environmental protection. A set aside of 80% for preservation will prevent the fragmentation of agricultural land allowing for contiguous areas of agriculture to sustain and enhance agricultural resources. Preservation of up to 90% of the cluster project area will be achieved where feasible. The agricultural land set aside in the cluster project area must be preserved in perpetuity for agricultural use through a deed of easement enforceable by the Highlands Council and the municipality, the CADB, or the SADC.”²⁵

Agricultural Priority Areas

Agricultural Priority Areas are marked for priority consideration based on the relative value of these agricultural resources, providing a prioritization mechanism for future farmland preservation activities in the Highlands Region. Based on this information, the Highlands Council maintains a confidential inventory of agricultural lands in the

²¹ Conformance status as of May 2019.

²² Parsippany Troy Hills had petitioned for conformance but the petition has been withdrawn.

²³ Chester Twp., Chester Borough, Kinnelon, Randolph, Rockaway Twp., Washington and Wharton as of December 2021.

²⁴ Section 6 of the Highlands Model Ordinance.

²⁵ New Jersey Highlands Regional Master Plan, 2008, pg. 285.

Agricultural Priority Area which identifies farmland (and open space lands) that should not be developed due to their importance for water resource and ecological protection.²⁶

Agriculture Priority Areas are defined in three categories: Low-, Medium- and High-Priority. All together, there are about 16,149 acres identified as APA's in Morris County. Land is distributed between these three APA designations as follows: Low: 44%, Medium: 37%, and High: 18%; please see the chart below.²⁷

Acreage of Agricultural Priority Area (APA) by Municipality			
District	Low	Medium	High
Chester Borough	25	22	0
Chester Township	1,610	681	455
Harding Township	628	1,243	324
Mendham Borough	555	768	67
Mendham Township	145	354	13
Morris Township	5	3	0
Mount Olive Township	279	579	503
Washington Township	3,931	2,366	1,594
Total	7,178	6,015	2,955

Source: Morris County Office of Planning and Preservation / NJ Highlands Council datasets - 8/2020

About 65% of all Morris County APA lands are located in the Highlands Preservation Area.

Acreage of Agricultural Priority Areas by Highlands Planning/Preservation Area		
APA Designation	Highlands Planning Area	Highlands Preservation Area
Low	2,071	5,107
Medium	3,003	3,012
High	631	2,324
Total	5,705	10,444

Source: Morris County Office of Planning and Preservation / NJ Highlands Council datasets - 8/2020

Farm assessed lands in Morris County located in the Agricultural Priority Area totals 6,858 acres (Planning and Preservation Areas). Approximately 832, or 14%, of these acres are permanently preserved as farmland. A breakdown of this acreage is provided below.

Farm Assessed Acreage within Agricultural Priority Areas by Municipality (Acres) - PRESERVED				
District	Low	Medium	High	Municipal Total Acres
Chester Borough	0	0	0	0
Chester Township	7	122	254	383
Harding Township	0	7	0	8
Mendham Borough	0	0	0	0
Mendham Township	0	11	9	20
Morris Township	0	0	0	0
Mount Olive Township	1	28	26	55
Washington Township	20	108	238	366
Total	29	276	528	832

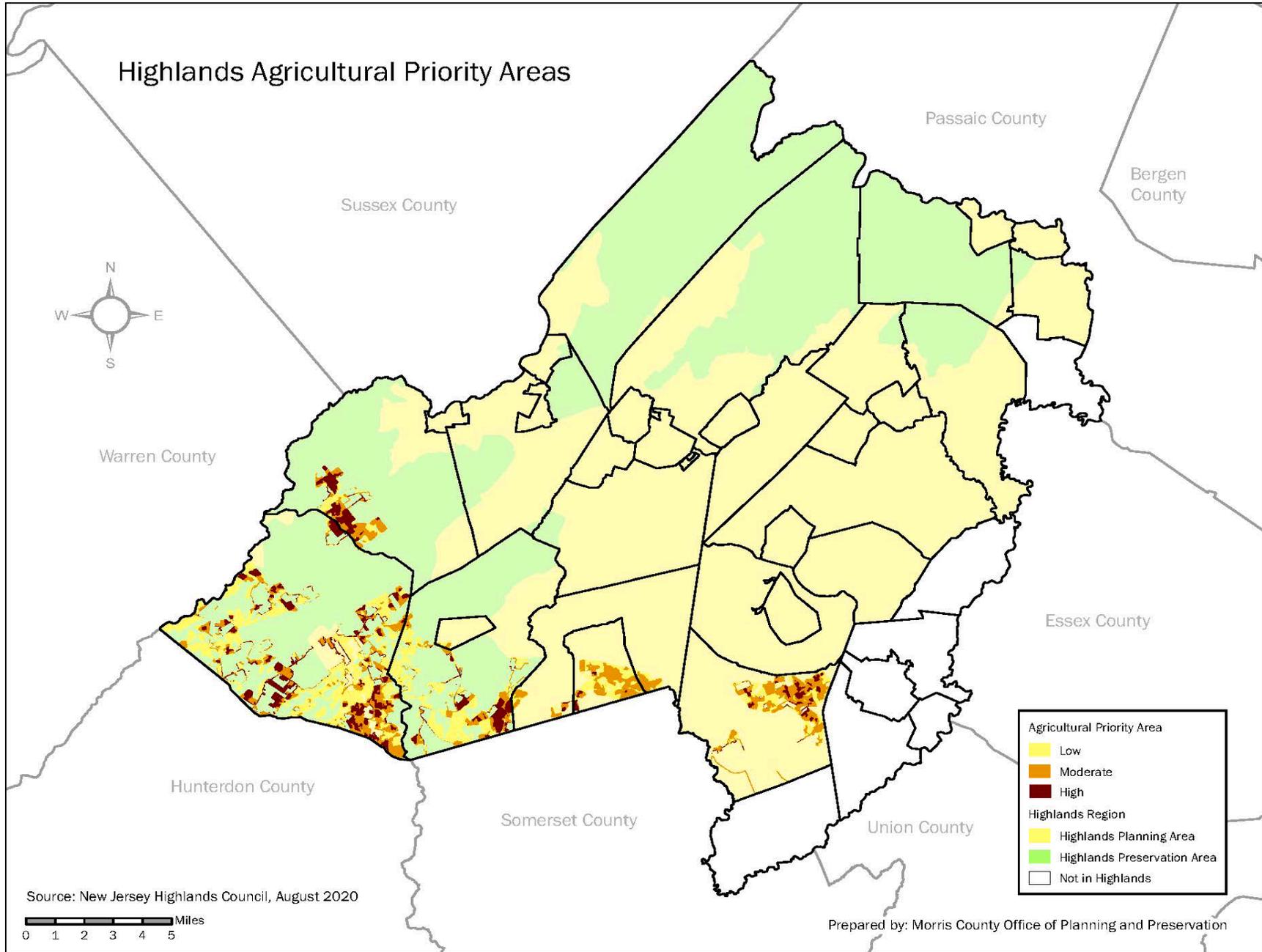
Source: Morris County Office of Planning and Preservation / NJ Highlands Council datasets - 8/2020

²⁶ New Jersey Highlands Regional Master Plan, 2008, pg. 230.

²⁷ <http://highlands-data-njhighlands.opendata.arcgis.com/datasets/agricultural-priority-areas>

Farm Assessed Acreage within Agricultural Priority Areas by Municipality (Acres) - UNPRESERVED				
District	Low	Medium	High	Municipal Total Acres
Chester Borough	0	0	0	0
Chester Township	282	226	175	684
Harding Township	147	487	251	885
Mendham Borough	210	423	66	698
Mendham Township	45	200	3	247
Morris Township	0	0	0	0
Mount Olive Township	70	378	434	883
Washington Township	626	957	1,045	2,628
Total	1,380	2,671	1,974	6,026

Source: Morris County Office of Planning and Preservation / NJ Highlands Council datasets - 8/2020



Highlands Regional Master Plan (RMP) Land Use Capability Zones

The RMP identifies six *Land Use Capability Zones* for the lands within the Highlands Region and defines a series of goals, policies and objectives linked to each zone. These six zones include three major zones, (the Protection Zone, the Conservation Zone and the Existing Community Zone) and three sub-zones (the Lake Community Zone, the Environmentally Constrained Conservation Zone and the Environmentally Constrained Existing Community Zone).²⁸ These zones and subzones are used to define the land use capability of the various parts of the Highlands Region, as determined by the Highlands Council. The RMP policies for these zones are applied through the conformance process, which requires the adoption of regulations applicable to these areas for lands in the Preservation Area and in conforming municipalities for lands in the Planning Area. These land use capability zones are treated as “overlay zones” at the local level, and impose supplemental regulations to the underlying zoning of a conforming municipality.

Among these zones, the majority of farm-assessed properties are located in the Conservation Zone, the Conservation Zone - Environmentally Constrained Subzone and in the Protection Zone. The planning objectives included for these zones and the associated regulations adopted by conforming municipalities reinforce the agricultural protection policies, particularly in designated Agricultural Resource and Agriculture Priority Areas.

- The Conservation Zone consists of areas with significant agricultural lands interspersed with associated woodlands and environmental features that should be preserved when possible. The Conservation Zone is intended primarily for agricultural use and development, including ancillary and supporting uses and activities. Nonagricultural development activities will be limited in area and intensity due to infrastructure constraints and resource protection goals. Where nonagricultural development does occur it must be compatible with agricultural uses
- The Conservation Zone-Environmentally Constrained Sub-Zone consists of lands containing significant environmental features within the Conservation Zone that should be preserved and protected from nonagricultural development. Development activities will be limited and subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.
- The Protection Zone contains the highest quality natural resource value lands of the Highlands Area. Lands in the Protection Zone are essential to maintaining water quality, water quantity and sensitive ecological resources and processes and have limited or no capacity to support human development without adversely affecting overall ecological function. Land acquisition is a high priority for lands in the Protection Zone and development activities will be extremely limited. Any development will be subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands and natural resources.

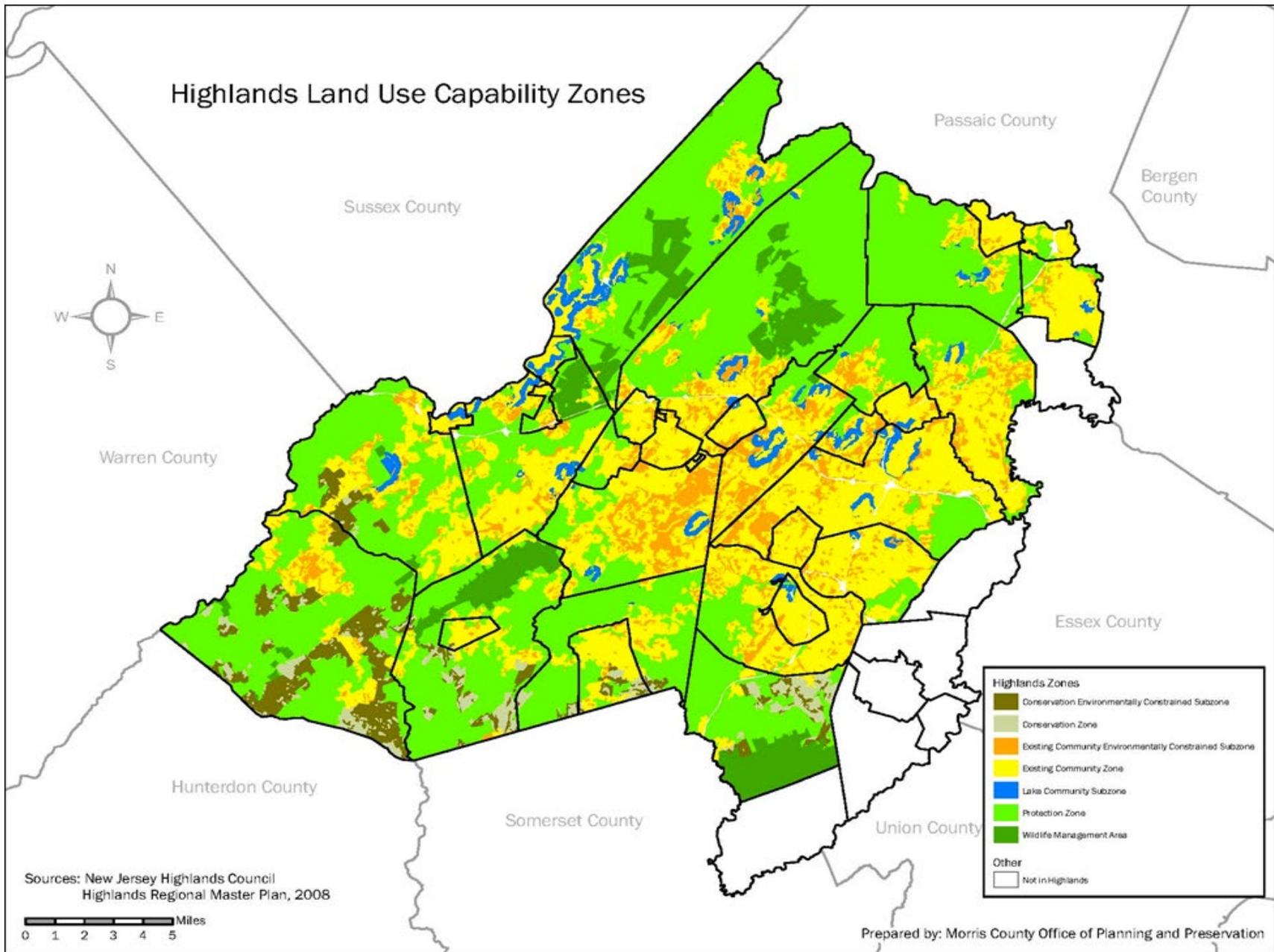
²⁸ Highlands Regional Master Plan, 2008.

Farm Assessed Property by Highlands Capability Zone - <u>PRESERVED</u>		
Highlands Land Use Capability Zone	Acres in Highlands Planning Area	Acres in Highlands Preservation Area
Conservation Environmentally Constrained Subzone	659	2,856
Conservation Zone	227	1,458
Existing Community Environmentally Constrained Subzone	140	11
Protection Zone	659	2,066
Existing Community Zone	132	25
Lake Community Subzone	0	0
Wildlife Management Area	0	8
Total Acres	1,817	6,425

Source: Morris County Office of Planning and Preservation / NJ Highlands Council datasets - 8/2020

Farm Assessed Property in by Highlands Capability Zone - <u>UNPRESERVED</u>		
Highlands Land Use Capability Zone	Acres in Highlands Planning Area	Acres in Highlands Preservation Area
Conservation Environmentally Constrained Subzone	1,141	1,693
Conservation Zone	1,023	518
Protection Zone	5,192	8,362
Existing Community Environmentally Constrained Subzone	723	187
Existing Community Zone	1,200	267
Lake Community Subzone	174	47
Wildlife Management Area	0	37
Total Acres	9,453	11,112

Source: Morris County Office of Planning and Preservation / NJ Highlands Council datasets - 8/2020



County Master Plan and Development Regulations

Master Plan

The 2022 Farmland Preservation Element of the Morris County Master Plan is an integral part of the overall Morris County Master Plan, which consists of several subcomponents. The 2022 Farmland Preservation Plan Element of the Morris County Master Plan continues Morris County's support for the preservation and maintenance of a strong agricultural economy in the County.

This Plan is also consistent with the 2020 Land Use Element of the Morris County Master Plan. While the Land Use Plan Element does not address specific farmland preservation or agricultural goals (as this is reserved for the Farmland Preservation Element of the Master Plan), it identifies trends, goals, policies, and recommendations consistent with the protection of farmland, agricultural resource areas and the agricultural economy. It also describes the Morris County Farmland Preservation Program and includes a map identifying the general location of preserved, pending and targeted farms for preservation.

Related excerpts from the 2020 Land Use Element of the Morris County Master Plan include:

Description of the Farmland Preservation Plan

Farmland Preservation Program /County Agricultural Development Board: The Morris County Farmland Preservation Program began with the permanent preservation of a fourteen-acre parcel in Washington Township in 1987. Since 1994, Morris County's contribution to farmland preservation activity has been funded through the Morris County Preservation Trust Program. The allocation of the funding is overseen by the Morris County Agriculture Development Board (CADB), which was created by the Morris County Board of Chosen Freeholders in 1983.²⁹

The CADB oversees the preservation of farmland in accordance with the New Jersey Agriculture Retention and Development Act³⁰ and administers the Right-to-Farm program.³¹ County funding is combined with state and local funds to preserve existing farmland throughout Morris County's agricultural areas. The Farmland Preservation Program has permanently preserved 137 farms totaling 8,066 acres, with six additional farms totaling 238 acres in the preservation pipeline and another three farms totaling about 50 acres in the eight-year term preservation program of farmland in Morris County.³² There are approximately 20,000 acres of additional farm assessed land in the County, of which about 3,100 have been targeted for potential acquisition as part of this voluntary preservation program.

Land Use Element Goals

- **The efficient use of land and resources:** Encourage the focus of housing and economic growth in areas with existing or planned infrastructure (sewer/water/transportation) and in existing or planned population and employment centers consistent with environmental protection limitations and environmental protection goals. Encourage less intense growth, and focus major land conservation and preservation activities in areas that do not contain existing or planned infrastructure.
- **The protection of natural, historic, agricultural and scenic resources:** Encourage the protection and preservation of environmental resources, unique natural features, open space, historic assets and farmland throughout Morris County, focusing major conservation, preservation and protection activities in areas without existing or planned infrastructure, in which the majority of these resources are located.
- **Development that proceeds only after careful analysis of environmental conditions:** Support desired development that proceeds only after careful analysis of environmental conditions and within the

²⁹ The Board of Chosen Freeholders was renamed the Board of County Commissioners in 2021.

³⁰ N.J.S.A. 4:1C-11 et seq. 1981.

³¹ N.J.S.A. 4:1C et seq. 1983.

³² Morris County Preservation Trust, June 2020.

limitations imposed by such analysis, with emphasis on the mitigation of associated environmental impacts and potential hazards to life and property.

Trends

- **Development preservation of farmland is anticipated:** Participation in the Trust’s Farmland Preservation Program has grown steadily and there are currently 137 farms and 8,065 acres permanently preserved for agriculture.³³ Most of the roughly 20,000 acres of still unpreserved farm-assessed lands are located in areas without infrastructure and with regulatory restrictions limiting substantial development. Therefore, opportunities remain for additional farmland to be permanently preserved under the County’s voluntary farmland preservation program.

Recommendations

- Work with the Morris County Agriculture Development Board to update the Morris County Farmland Preservation Plan.
- Continue to support, oversee and staff the Morris County Open Space Program, Farmland Preservation Program, Historic Preservation Program, and Flood Mitigation Program.

Circulation Plan Element, 2018

The Morris County Circulation Element was adopted on October 18, 2018. The Circulation Element was developed as a result of an examination of the patterns in existing demographics and transportation networks. The plan identifies trends in infrastructure, development and technology that have bearing on the County’s roads and bridges, public transportation, bicycle and pedestrian, freight and aviation networks. The Circulation Element discusses emerging transportation trends in Morris County, such as the rise of transit-oriented development (TOD) and walkable community design. The County has established a Trail Construction Grant Program to provide support for local walkable community policies. Morris Township was recently awarded funding for the “Blue Gate Farm Preserve Connector Trail,” which will provide a pedestrian and bicycle connection between two neighborhoods and to Township parkland.

Natural Resource Management Guide, 2000

Morris County’s Natural Resource Management Guide was adopted by the Board of Chosen Freeholders in 2000. The Plan takes a deep dive into the factors relating to geology, topography, hydrology, vegetation, wildlife and climatology that make Morris County unique. With this in-depth analysis of these environmental factors, the Plan offers best management practices that its municipalities can utilize in their efforts to become better environmental stewards.

Bicycle and Pedestrian Element, 1998

The Morris County Board of Chosen Freeholders adopted the County’s Bicycle and Pedestrian Element on December 3, 1998 via Resolution #98-4. The purpose of this plan was to set standards and offer guidance to Morris County municipalities in facilitating the development, expansion and interconnectedness of bicycle and pedestrian networks. The Plan examines the history behind existing networks and facilities and the regulations controlling them. In order to foster connectivity, the municipalities in Morris County have been divided into six regions. The Plan characterizes the most common types of bicycle and pedestrian travel and related facilities, outlines trends and challenges such as those related to children and accidents, and offers design guidelines for municipalities to employ.

Water Supply Element, 1994

The Board of Chosen Freeholders adopted Morris County’s Water Supply Element on April 7, 1994. The Water Supply Element examines the existing water resources available to Morris County as well as the inventory of municipal

³³ As of June 2020, excluding three farms and approximate 50 acres in the term (non-permanent) preservation program.

water supply facilities. The Plan then analyzes the patterns and projections for demand and use as well as how regulatory requirements impact water supply in order to make recommendations tailored to the County's unique environmental characteristics. The recommendations cover such topics as distribution of water resources, ground water management, water quality, water supply and distribution, as well as potential actions that could be taken at the County level. The Plan only incorporated projections through 2010, and did not include any information or demand statistics post-2010.

Morris County Multi-Jurisdictional Hazard Mitigation Plan (2020)

The County updated its Multi-Jurisdictional Hazard Mitigation Plan in June 2020. The Plan identified the following Hazards of Concern:

- Dam Failure
- Disease Outbreak (mosquito-borne diseases, tick-borne diseases, campylobacteriosis, influenza, mumps, Ebola, Coronavirus)
- Drought
- Earthquake
- Extreme Temperature (heat and cold)
- Flood (including urban flooding)
- Geological Hazards (landslide, subsidence, and sinkholes)
- Harmful Algal Blooms
- Infestation (Insects [e.g. gypsy moth, mosquitoes, spotted lanternfly, emerald ash borer], white-tailed deer, rodents)
- Severe Weather (hurricanes, tropical storms, high winds, tornadoes, thunderstorms, hail, lightning)
- Severe Winter Storm (heavy snow, blizzards, ice storms)
- Wildfire
- Hazardous Materials (fixed sites and in transit)

Several of these identified hazards have implications on the agricultural community. A summary of these issues is provided below:

Drought: The document notes that agriculture-related drought disasters are common. In 2015 Morris County was included in declaration S3930 for excessive heat and drought and in 2016, included in declaration S4071 for combined effects of freeze, excessive heat and drought. The document further states that due to climate change, the State is projected to experience more frequent droughts which may affect the availability of water supplies and increasing the agricultural need. However, if precipitation increases and more efficient irrigation techniques are adopted broadly, the agricultural community may decrease its dependency on water supplies.

Flood: Morris County is most susceptible to riverine (inland) flooding, urban flooding as a result of precipitation and insufficient drainage, and flooding as a result of dam failure. The US Secretary of Agriculture is authorized to designate counties as disaster areas to make emergency loans to producers suffering crop losses, which have a significant impact on the economy by reducing produce sales. Between 2015 and 2019, Morris County was not included in any USDA declarations involving flooding, nor were any crop losses reported as a result of flooding.

Infestation: Morris County agriculture operations deal with the threat of infestation from gypsy moths, mosquitoes, emerald ash borers, spotted lanternflies, and white-tailed deer, as well as rodents and invasive plants. Overpopulation of white-tailed deer is a byproduct of agriculture and a prevalence of greenways and large building lot sizes, which also causes severe reductions in the diversity of native forest plants. Crop losses spurred by infestation have the capability of stunting economic growth. In 2017, there were 6,659 acres of cropland in Morris County, and 5,904 acres that was harvested (USDA 2017). Therefore, it is reasonable to believe that Morris County farmers have experienced monetary losses from infestations.

Severe Weather: As stated above, agriculture-related drought disasters are one of the more common forms of severe weather which threaten Morris County farmers. In 2018, Morris County was included in declaration S4454 for excessive rain and moisture, and declaration S4455 for the combined effects of excessive rainfall, moisture, and storm-force winds from Hurricane Florence. From June 2017 to August 2018, the County declared roughly \$30,040 in indemnities for excessive moisture for all other crops due to severe weather events.

Wildfire: Wildfires can dramatically alter the terrain and ground conditions, thereby increasing the probability of other natural disasters such as flood and mudflows. Based on historical records and input from the Steering Committee and Planning Committee, the probability of occurrence for wildfire in the County is considered ‘frequent’ with little impacts due to scale of events and great capabilities in the County, region and State. Based on temperature projections for Northern New Jersey, Morris County can expect warmer and drier conditions, which may contribute to an increase in the frequency and intensity of wildfires.

Strategic Plan, 2018

Morris County’s Strategic Plan was adopted by the Board of Chosen Freeholders on August 22, 2018. The aim of the Strategic Plan is to develop a unified vision and mission for the County with a clear set of guiding principles for the County government to employ in working to meet the vision and mission. The County’s mission is as follows:

“Morris County will protect and preserve the quality of life for all of Morris County, and ensure the effective, efficient, and ethical stewardship of tax dollars.”

The Strategic Plan offers a set of seven guiding principles for the County government. These broad principles focus on the ways to take advantage of the County’s unique resources to optimize the quality of life for residents while minimizing burdens. The principles of the Strategic Plan encourage the County’s 39 municipalities to coordinate with each other for cohesion in both short- and long-term planning.

State of the County Report, 2013

The Morris County Planning Board adopted the State of the County Report in 2013 as a complement to the County Master Plan. Because the elements of the County Master Plan cover different timeframes, the aim of the State of the County Report is to provide a snapshot of existing and various planning conditions and trends into a single comprehensive document.

The Open Space and Farmland Preservation section discusses how the Morris County Open Space and Farmland Preservation Trust Fund has been utilized for various projects across the County related to open space, agriculture and historic preservation, as well as flood mitigation and trail construction.

Floodplain Mitigation Program

Due to Hurricane Irene in 2011, the County Commissioners expanded floodplain mitigation efforts, creating the Floodplain Mitigation Program. This program is a grant program that buys flood-prone residential properties, working with funding partners at the local, state, and federal levels. Generally, the structures are demolished, and the land is permanently preserved, helping to create open space that will help to absorb and contain future flooding. The program received the NJ Association of Floodplain Managers Outstanding Floodplain Management Award in 2013 and the 2014 Governor’s Environmental Excellence Award in Land Conservation. County funds used for this program are generated through the County’s Open Space Trust Fund.

Development Regulations

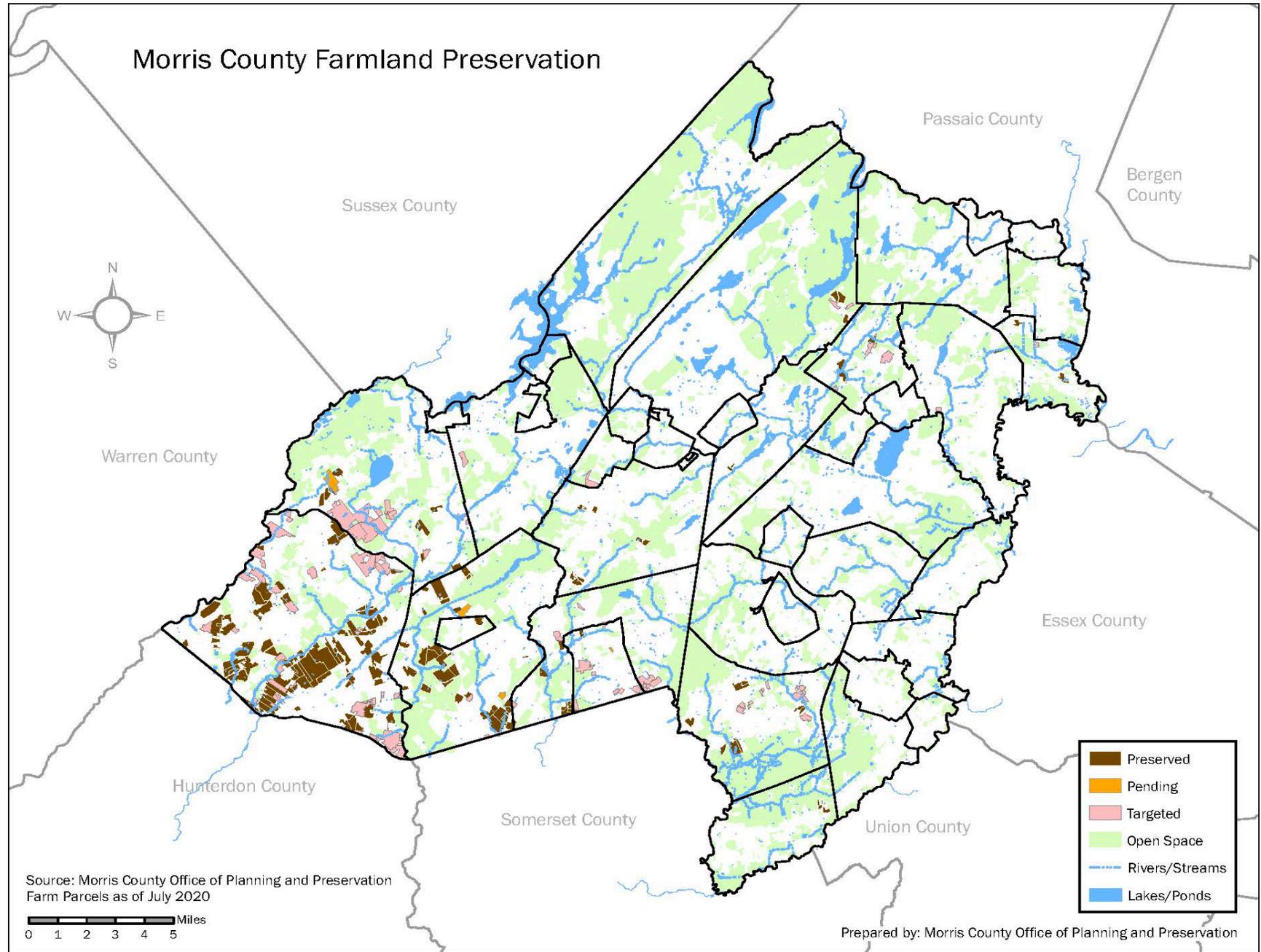
The Morris County Land Development Standards ensure that land development within the County proceeds in coordination with the County Master Plan, of which this Farmland Preservation Plan is a part, and with the Morris County Farmland Preservation Program.³⁴ Sections 701 and 703 of the standards apply as follows:

Section 701-F. Morris County Farmland Preservation Program -The Morris County Board of Chosen Freeholders has established the County Agriculture Development Board (CADB) for the purpose of implementing the State Agriculture Retention and Development Act (N.J.S.A. 4:1C-11). The CADB identifies areas of the County where agricultural uses should be retained and enhanced. Specific farm sites are also identified by the CADB for voluntary inclusion in Eight Year Farmland Preservation Programs and\or Permanently Preserved Easement Purchase Programs. Land development applications shall be reviewed for the consistency and compatibility with the Farmland Preservation Programs in accordance with the following provisions:

1. The CADB shall be notified of any land development application on a farmland site for which an application has been made to the CADB for participation in a Program.
2. Development applications on land adjacent to or within the general area of deed restricted farms will be reviewed to determine if any impacts will be caused by the proposed development which would be incompatible with existing and future agricultural operations and practices.
3. When necessary, the Planning Board shall consult with the CADB and shall identify, in its report, any conflicts between the proposed development and the County Farmland Preservation Program. Where conflicts seem to exist, the Planning Board will offer recommendations to the applicant and municipality with regard to their resolution.

Section 703 Relationship to Future County Plans and Regulatory Requirements - Any plan adopted by Morris County pursuant to state or federal law subsequent to the adoption of this Resolution assigning to the Planning Board implementation or review coordination responsibilities will be implemented through the applicable provisions of Sections 103, 701 or 702 of these Standards.

³⁴ Morris County Land Development Standards, September 23, 1998, as Amended May 12, 2004, Sections 701 and 703, pg. 77-78.



Land Use and Trends

The boundaries of Morris County encompass roughly 308,000 acres and over the past 40 years, the use of this land has undergone major changes.³⁵ In 1970, only 37% of the County was considered developed.³⁶ Presently, 85.3% of the County is either developed or preserved as open space. The remainder is either vacant land (5.1%) or farmland (9.6%). These figures do not accurately reflect remaining “developable” land, however, as remaining vacant land is often constrained by environmental and other factors. In addition, nearly one third of remaining farmland is permanently preserved.

Category	Percent 1970	Percent 2019
Vacant	62.3%	5.1%
Residential	16.4%	34.5%
Farm	8.3% ³⁷	9.6%
Commercial	0.8%	4.7%
Industrial	1.3%	2.4%
Public / Quasi Public	4.3%	11.9%
Parks & Open Space	2.7%	25.4%
Transportation	3.9%	6.4%

Morris County Office of Planning and Preservation. All figures rounded.

Residential Land

At about 34.5%, residential land use represents the largest category of developed land in Morris County.³⁸ In 1970, residential use accounted for about 16% of land use in the County. Much of this change came as previously rural and lower density areas located outside of more traditional centers were suburbanized. The highest concentrations of housing (and population) are generally located in the central and eastern portions of the County, which also include the majority of higher density development and the infrastructure necessary to support more intense land use of all types. In 1970, there were 113,033 housing units of all types in the County, resulting in a housing density of 246 units per square mile.³⁹ By 2018, the number of housing units in the County rose to 194,282 and overall housing density was 422 units per square mile.⁴⁰

Vacant Land

In 1970, 63% of Morris County was considered vacant, a category of land that has now been reduced to just 5.1%, generally scattered in relatively small parcels throughout the County. For the purposes of this report, vacant land is defined as undeveloped properties in private ownership listed as vacant in County tax records.⁴¹ In this analysis, vacant land does not include lands reserved for watershed protection or devoted to wellhead protection; such lands are classified as public /quasi-public. Agricultural lands are also not considered vacant and are identified separately herein.

³⁵ Total Acres in GIS Morris County File 308,125.

³⁶ Morris County Master Plan, Future Land Use Element, 1975.

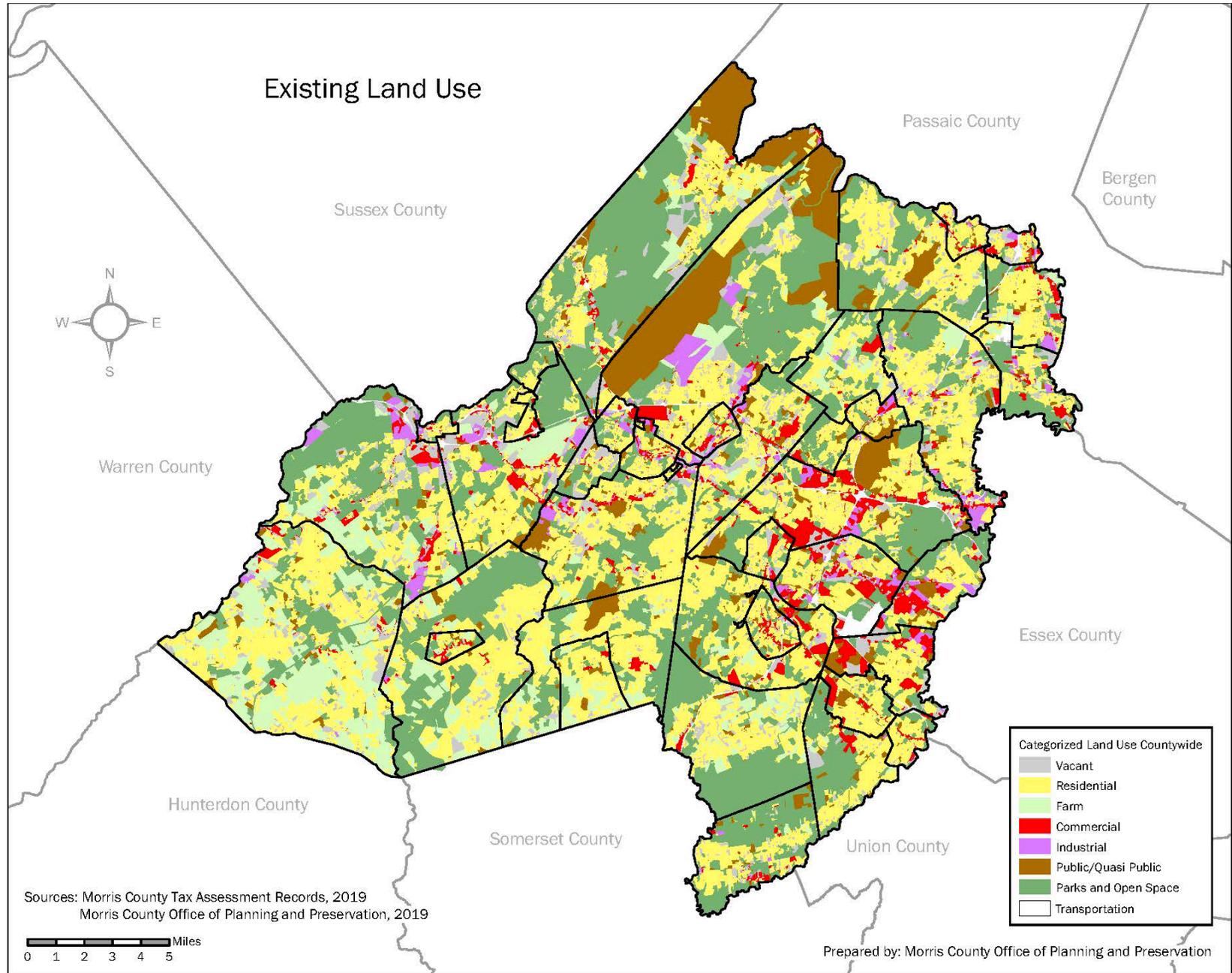
³⁷ Land devoted to farmland for the dates 1970 to 2019 not directly comparable due to differences in review methodology.

³⁸ Excludes farm residence acreage coded (3A), which are included with farmlands calculations. This accounts for approximately 138 acres as per MODIV records May 2019.

³⁹ Morris County Census Trends 1970-1980, State Data Center, pg. 34, US Census of Population and Housing.

⁴⁰ U.S. Census ACS 2018 1 Year Estimate of Housing Units.

⁴¹ Vacant land figures from County tax records are reviewed and revised by staff to adjust for variations in identification, e.g. common area associated with multifamily development is sometimes identified as vacant as per MODIV, but is adjusted in this analysis as part of residential land area.



Industrial Land

About 2.4% of the County is devoted to industrial use compared to 1.3% identified in 1970. Historically, industrial and warehouse uses were primarily located along rail corridors and major waterways (e.g. Whippany or Rockaway Rivers). Some of these uses remain, while others moved out of the region and/or have been replaced by mixed-use and multifamily housing through redevelopment projects. More recent industrial, manufacturing and/or warehouse use has typically located along or near major highway corridors. Smaller scale industrial/manufacturing use can be found in downtown areas, often near existing rail facilities. While traditional heavy manufacturing use has declined, current “industrial” development is focusing on advanced manufacturing (e.g. drugs and chemicals, medical equipment, computer/electronic), smaller specialty manufacturing, assembly operations, warehousing and distribution centers. Larger, stand-alone warehouse development has been particularly strong in recent years, as the growth in online shopping has intensified, creating demand for large distribution or “fulfillment” centers for storage and management of goods and direct delivery to consumers based on internet sales.

Between 1995 and 2018, approximately 59.4 million square feet of new nonresidential square footage was authorized by building permit in Morris County. Of this, about 21.3 million was designated as office, 6.2 million as retail and 31.8 million as “Other” nonresidential, a category that includes industrial and warehouse use, as well as other miscellaneous nonresidential uses.⁴² While not all approved development was constructed, these figures demonstrate the pace of general commercial, industrial and other nonresidential use over this review period. The Great Recession (Dec.2007 - June 2009) marked a turning point in activity, with figures in more recent years totaling well below that authorized prior to 2007.

Public /Quasi-Public Land

Public / Quasi-Public lands comprised about 11.9% of the County in 2019, compared to approximately 4.3% in 1970. This broad land use category encompasses a variety of public and other semi-public uses including schools, libraries, municipal, county, state and federal non-park facilities and properties, communications facilities, churches, correctional facilities and cemeteries.⁴³ This category also includes all utility authority properties, including lands used for watershed and wellhead protection. The federally owned Picatinny Arsenal, which covers nearly 6,300 acres, is also classified in this study as Public/Quasi-Public lands.

Agricultural Lands

Lands assessed for agricultural purposes made up approximately 9.6% of Morris County in 2019. For this study, “agricultural land” was defined as farm-assessed property, which includes both lands devoted to active farming and related residential dwellings.⁴⁴ The majority of these farm-assessed properties are located in the northern and southwestern areas of the County. The 2019 figure exceeds but is not directly comparable to 1970, as the 8.3% of the County identified as agricultural land reported at that time was defined using aerial interpretation, not farmland assessment/tax records.

Parks and Open Space

Lands dedicated to parks and open space comprised approximately 25.4% of the County in 2019.⁴⁵ Municipal and County government have long been active in open space preservation, initiating open space funding initiatives and aggressively pursuing open space acquisition. As a result, Morris County has more acres in county parks and more

⁴²New Jersey Department of Community Affairs Construction Reports. “Other Nonresidential” uses also includes but are not limited to hotels/motels, education, assembly (e.g. churches, arenas, theaters,) parking garages, institutional (e.g. jails, nursing care), and utilities. This category also includes multi-family housing development, however, that square footage was removed from this calculation for the purposes of this report.

⁴³ Semi-public uses are often tax exempt, provide a specific public benefit and may be publicly or privately owned.

⁴⁴ New Jersey Farmland Assessment Act of 1964, P.L. 1964, c.48 Based on tax assessment of farm qualified (3B) lands - Morris County GIS Database – January 2019. Includes related farmhouse “exception” (3A) properties.

⁴⁵Excludes farmland, water authority, MUA watershed properties, private recreation. Approx. 78,270 ac.

acres in municipal parks than any other county in New Jersey.⁴⁶ There are also sizeable federal and state open space land holdings within the County, including national parks and wildlife management areas.

Examples of federal open space holdings include the Great Swamp National Wildlife Refuge and the Morristown National Historic Park. Examples of State Parks include Farny State Park in Rockaway Township and Hacklebarney State Park located in Chester and Washington Townships. Examples of State wildlife management areas include the Black River Fish and Wildlife Management Area (Chester Township), Berkshire Valley Wildlife Management Area (Roxbury Township) and the Wildcat Ridge Wildlife Management Area (Rockaway Township). Federal and state open space lands combined account for about 47.6% of all parks and open space lands in the County. Local and County parks are dispersed throughout the County.

Transportation

As defined in this report, transportation properties include road rights-of-way, railroads and airports. Approximately 6.4% of the County is devoted to transportation purposes. Due to the relatively developed state of the County coupled with the fiscal, regulatory and political difficulties associated with new highway construction, significant additions to this land use category are unlikely.

Sewer Service Areas / Public Water Supply Service Areas

Public Wastewater Treatment

The type of wastewater infrastructure available largely dictates the intensity and density of potential growth and development. The ability to adequately treat wastewater is critical to development and redevelopment. The location and particularly, the intensity of new development has been and will continue to be guided by sewer service availability, treatment plant capacities and septic systems standards. In non-sewered areas, concerns over groundwater contamination from individual on-site septic systems have resulted in increasing minimum required lot sizes for new lots.

Wastewater treatment is generally accomplished through one of three main systems: municipal/regional systems, package plants and septic systems. The limits of treatment and disposal are governed by NJDEP permitting criteria, by wastewater treatment technologies and by the capacity of land and waterways to assimilate treated waste within parameters necessary to maintain public health and natural ecosystems.

Municipal and Regional Systems

Municipal/regional systems include a sanitary sewer conveyance system, i.e., the pipelines that run under the streets, and the sewage treatment plants where sewage is treated and later discharged. A “sewer service area” (SSA) includes areas that are sewered or are sewerable as per a NJDEP approved Wastewater Management Plan (WMP).

During the late 1960’s and early 1970’s, Morris County was served by 15 major municipal/regional sanitary sewer facilities, providing approximately 25 million gallons of wastewater treatment per day.⁴⁷ These major systems served about 20% of the County.⁴⁸ Morris County also contained many smaller “package” plants that served individual industries, schools and medical institutions and residential developments. The Clean Water Act, also known as the Federal Water Pollution Control Act of 1972, provided both the financial and the regulatory support for the expansion and upgrade of many public sewer treatment facilities and the expansion of sewer service areas. Following passage of this Act and subsequent amendments, on-going facility upgrade and expansion allowed sewer service to areas not previously served. These changes allowed the elimination of many small package treatment plants as the users of these systems began connecting to the new or expanded municipal and regional sewage treatment systems.

⁴⁶ 2018-2022 New Jersey Statewide Comprehensive Outdoor Recreation Plan, NJDEP, Green Acres Program, April 2018, pg. 12.

⁴⁷ 1971 Morris County Master Plan – Sanitary Sewerage Facilities Element, Table 1.

⁴⁸ 1971 Ibid pg. 3.

It also allowed many homes with individual septic systems to connect to public sewage treatment and facilitated additional residential and nonresidential development in these newly served areas.

Current Sewer Service Areas and Facilities

Approximately 36% of the area within Morris County is currently in a sewer service area, i.e. an area that is or can be sewer as per current NJDEP regulations. There are 24 regional and municipal sewage treatment plants (STPs) providing service in Morris County.⁴⁹ These plants may serve a single municipality or multiple municipalities, and, in some instances, a single municipality may be served by multiple STPs.

Current Sewer Service Facilities and Municipalities Served

Wastewater Utility	Municipalities Served in Morris County
Ajax Terrace Water Pollution Control Plant	Roxbury Twp.
Butterworth Sewage Treatment Plant	Morris Plains Boro., Parsippany-Troy Hills Twp., Randolph Twp.
Chatham Twp. WPCP #1 (Chatham Main)	Chatham Twp.
Chester Boro. Wastewater Treatment Plant	Chester Boro.
Clover Hill Sewage Treatment Plant	Mount Olive Twp.
Florham Park Sewerage Utility	Florham Park Boro., East Hanover Twp., Morris Twp.
Greystone Park Psychiatric Hospital	Parsippany-Troy Hills Twp.
Hackettstown Municipal Utilities Authority Sewage Treatment Plant	Mount Olive Twp., Washington Twp.
Hanover Municipal Utilities Authority Sewage Treatment Plant	East Hanover Twp., Hanover Twp., Morris Plains Boro., Morris Twp., Parsippany-Troy Hills Twp.
Hercules Company WPCP	Roxbury Twp.
Long Hill Twp. Sewage Treatment Plant	Long Hill Twp.
Long Valley Wastewater Treatment Plant	Washington Twp.
Mendham Boro. Sewage Treatment Plant	Mendham Boro.
Molitor Water Pollution Control Facility (Madison-Chatham Joint Meeting)	Chatham Boro., Chatham Twp., Madison Boro.
Morristown Sewer Utility Sewage Treatment Plant	Hanover Twp., Morris Twp., Morristown
Mount Olive Villages Sewer Company Sewage Treatment Plant	Mount Olive Twp.
Musconetcong Sewerage Authority Sewage Treatment Plant (MSA)	Mount Arlington Boro., Mount Olive Twp., Netcong Boro., Roxbury Twp., Jefferson Twp.
Parsippany-Troy Hills Sewage Treatment Plant	Denville Twp., East Hanover Twp., Montville Twp., Mountain Lakes Boro., Parsippany-Troy Hills Twp.
Rockaway Valley Regional Sewerage Authority Sewage Treatment Plan (RVRSA)	Boonton Town, Boonton Twp., Denville Twp., Dover Town, Mine Hill Twp., Montville Twp., Parsippany-Troy Hills Twp., Randolph Twp., Rockaway Boro., Rockaway Twp., Victory Gardens Boro., Wharton Boro.
Two Bridges Wastewater Treatment Plant	Butler Boro., Kinnelon Boro., Lincoln Park Boro., Pequannock Twp., Riverdale Boro.
United Water (Suez) Mid-Atlantic (Arlington Hills) Sewage Treatment Plant	Mount Arlington Boro., Roxbury Twp.
Schooley's Mountain Wastewater Treatment Plant	Washington Twp.
White Rock Lake Sewage Treatment Plant	Jefferson Twp.
Woodland Sewage Treatment Plant	Florham Park Boro., Madison Boro., Harding Twp., Morris Twp., Morristown Town.

Source: NJDEP Office of Water Resource Management Coordination

⁴⁹Based on assessment of the approved Morris County Future Wastewater Service Area Map, May 2019.

Package Plants

Despite the existence of regional facilities, many areas of the County remain outside sewer service areas. As a result, many commercial and housing developments are served by small on-site discharge to groundwater (DGWs) and discharge to surface water (DSWs) systems that provide treatment for individual or small sites. Typically identified as “package plants,” these small, dedicated treatment systems are designed to serve specific users that typically generate over 2,000 gallons per day (gpd); they are not part of a regional system capable of addressing multiple users.⁵⁰ These facilities provide a level of sewage treatment, which may be less rigorous than the treatment provided by the regional systems, but more effective than that provided by individual septic systems. There are approximately 110 of these sites located throughout the County.⁵¹

On-Site Disposal – Septic Systems

Uses not served by municipal and regional sewage treatment plants or package plants are served by on-site individual subsurface sewage disposal systems (ISSDS).⁵² Septic systems are the most common ISSDS used outside sewer service areas.⁵³ Septic systems are absorption systems that transport wastewater effluent to groundwater by means of subsurface percolation, filtration, and bacterial degradation. Septic system design, construction, and operation are governed by the New Jersey Standards for Individual Subsurface Sewage Disposal Systems.⁵⁴ Maintenance (and the subsequent efficacy) of these systems is the responsibility of individual homeowners or others with such systems, as overseen by local health departments.

The allowable density of septic systems often serves as the basis for minimum lot size requirements associated with subdivisions and new construction. The NJDEP Water Quality Management Planning (WQMP) rules state that nitrates cannot exceed two milligrams per liter (2mg/L) and has developed a Nitrate Dilution model to calculate the maximum number of septic systems that will be allowed in a watershed.⁵⁵

Wastewater Management Planning

The NJDEP issues [Water Quality Management Planning Rules](#) (WQMP),⁵⁶ which establish the requirements for wastewater management planning in New Jersey in accordance with the Water Quality Planning Act.⁵⁷ Prior to the adoption of the 2008 revisions to the rules, each municipality and regional sewage authority were responsible for developing their own wastewater management plans (WMP). With the adoption of the 2008 Rules, the County of Morris became a “WMP entity” and assumed the responsibility for developing the plans for participating municipalities and sewer authorities in Morris County, providing substantial cost savings to local municipalities.⁵⁸ The Morris County Office of Planning and Preservation (Office of Planning and Preservation) is responsible for the development of the Morris County WMP in cooperation with participating municipalities and the NJDEP.

Under certain circumstances, municipalities may develop individual WMPs. In Morris County, Florham Park Borough and Washington Township have each developed their own WMPs that have been adopted by the NJDEP.⁵⁹ In the Highlands Region, the Highlands Council is responsible for developing WMP chapters for municipalities conforming

⁵⁰ Some older package treatment systems may treat less than 2,000 gpd.

⁵¹ Morris County Office of Planning and Preservation Analysis, 10/2019.

⁵² ISSDS must have a flow of less than 2,000 gpd.

⁵³ NJDEP classifies areas outside of sewer service areas as General Service Areas.

⁵⁴ [N.J.A.C. 7:9A](#).

⁵⁵ N.J.A.C.7:15. July 7, 2008.

⁵⁶ *Ibid*.

⁵⁷ N.J.S.A. 58:11A-1 et seq.

⁵⁸ Several municipalities have undertaken their own Wastewater Management Planning efforts and are working or have worked with the NJDEP directly for approval of their plans. Other municipalities are working with the Highlands Council to develop their plans as the Highlands Council is responsible for wastewater management planning for conforming municipalities in the Highlands Region.

⁵⁹ Washington Township requested to be its own WMP entity and Florham Park Borough completed its chapter before the 2008 Rules assigned WMP responsibility to the County.

to the Highlands Regional Master Plan (RMP). The chapters and maps for municipalities conforming to the RMP will eventually be incorporated into the overall Morris County WMP.⁶⁰

The Office of Planning and Preservation is currently developing individual municipal WMP chapters for eventual incorporation into an overall Morris County Wastewater Management Plan. It has completed various aspects of mapping and municipal chapter development and continues to engage in the ongoing process of completing the sections of the WMP with participating municipalities. It is important to note, however, that the County does not have the authority to approve the WMP chapters or any amendments; this power is reserved by the NJDEP.

The following map of Morris County Sewer Service Areas (SSA) identifies all areas where there is existing sewer treatment infrastructure and/or areas approved for future sewer service by the NJDEP. Included are the *service areas* of regional and package treatment systems. It should be noted that not all areas in the service area have existing sewer infrastructure, but in this area, new connections to regional facilities can be made and new package treatment systems may be installed. Locations outside of this area are not approved for regional or package system treatment and may only be served by individual septic systems unless an amendment to the sewer service area is approved by the NJDEP.

Water Supply

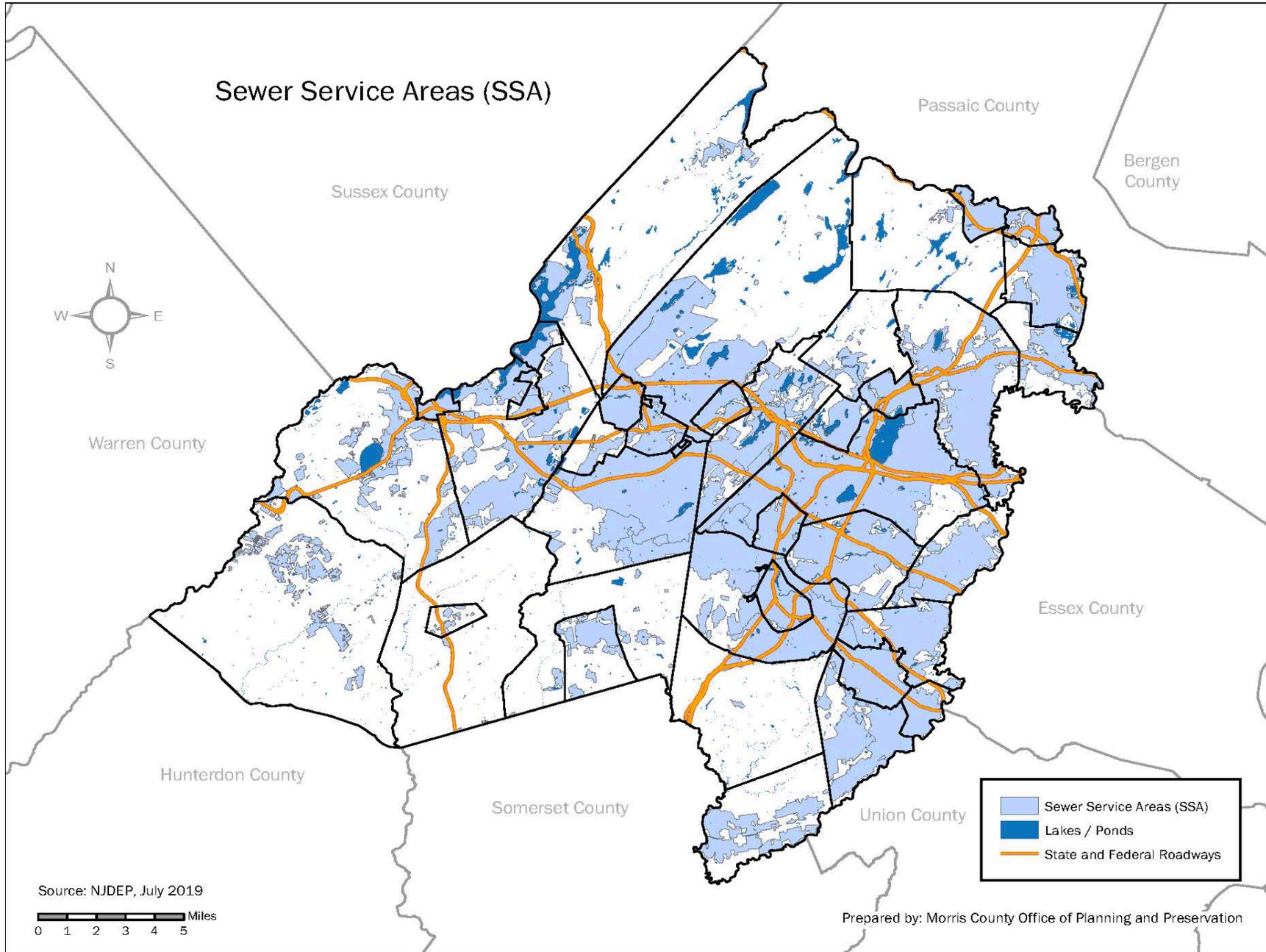
Continued development and redevelopment requires the availability of potable water, which is obtained from either surface water sources (reservoirs, lakes, rivers, etc.) or ground water sources (public or private wells). Morris County's water supply is almost entirely from public or private wells. Several large water supply reservoirs are located in the County, but these are owned by the cities of Newark and Jersey City and most of this water is transferred out of the County.⁶¹ In fact, the majority of all water generated in Morris County is exported out of the County. In 2015, 102.5 million gallons of water per day (MGD) were withdrawn from Morris County's surface and groundwater resources and of this amount, only 40.1 MGD were used in Morris County. The remaining 62.4 MGD was exported out of the County eastward to support major urban areas.⁶²

Based on current figures, the highest recorded Morris County water use over the last 25 years was 59.4 MGD in 2011, accounting for only 59.8% of the total water withdrawal from Morris County that year. The lowest County water use was in 1990 at 34.2 MGD, which was only 30.7% of the water withdrawn for that year. Between 1990 and 2015, Morris County used an annual average of just 43% of the total water withdrawn from Morris County's surface and groundwater resources.

⁶⁰ Municipalities conforming to the Highlands Regional Master Plan for both the Planning and Preservation areas include Chester Borough, Chester Township, Kinnelon Borough, Parsippany-Troy Hills Township, Randolph Township, Rockaway Township, Washington Township and Wharton Borough.

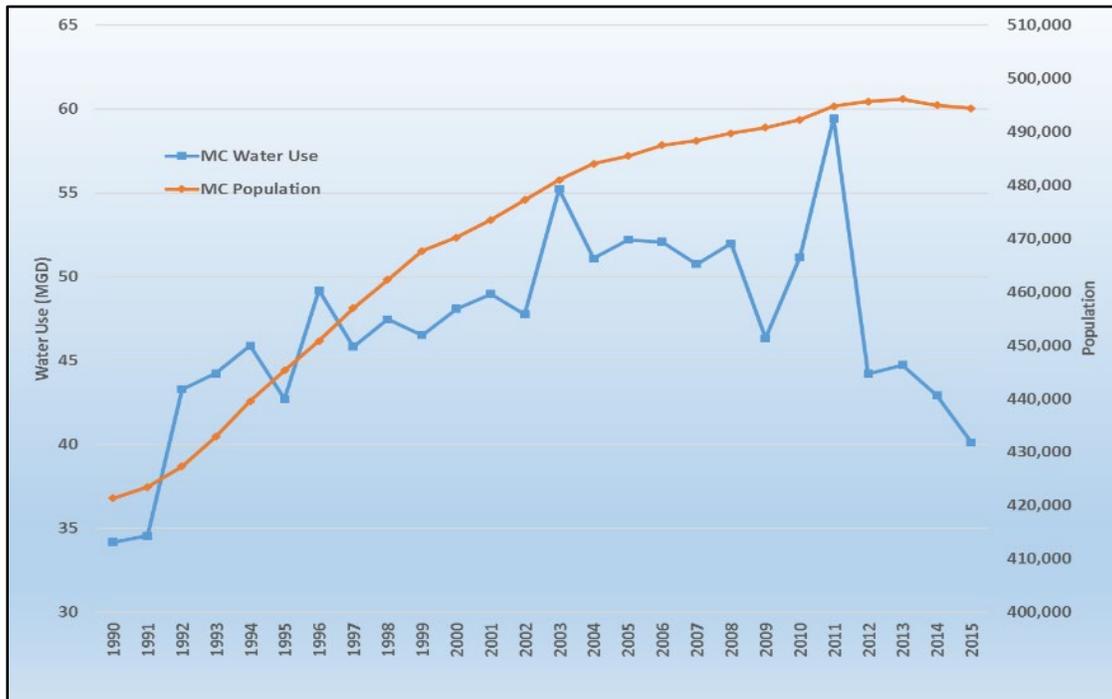
⁶¹ In 1992, the MCMUA signed a purchase agreement with Jersey City to divert 7.5 MPG from the Boonton Reservoir for 40 years. Morris County Water Supply Element, 1994 pg. vi.

⁶² New Jersey Geological Survey Water Transfer Model, Withdrawal, Use and Return Data Summaries as calculated by the NJDEP on 9/10/2019.



During the 1990s, increases in water use was loosely tracked with increases in Morris County population, however more recent years have seen a general drop in overall water use, even as the population increased.⁶³ Variations in demand are caused by a number of factors. Population growth is one factor, but rainfall amounts, temperature, economic changes, technological improvements and improved water conservation are also factors.

Morris County Water Use and Morris County Population Growth



Source: NJGS, NJ Water Transfer Model, Withdrawal, Use and Return Data Summaries

From a land use perspective, economic changes impacting water supply in Morris County have included the decline in heavy industry and declines in office use. While housing growth and population growth are directly linked, the reduction in persons per household means that fewer persons are being added per new housing unit created. Housing type also influences related water use. For example, multi-family and attached housing uses much less water on a per unit basis when compared to single-family detached homes; there is much less water used for lawn or garden watering or pools on a per unit basis. Technological changes such as the introduction and widespread use of more water efficient appliances (e.g. washing machines, dishwashers, low flow toilets) in both residential and nonresidential uses has also reduced per capita water consumption.⁶⁴ Improvements in water conservation and stormwater management by municipalities will also improve water availability.

⁶³The reasons for the spike in water use in 2011 are not identified.

⁶⁴ Decreasing per capita water use is occurring statewide. The NJ Water Supply Master Plan 2017-2022 reports a statewide drop from 155 gpd to 125 gpd between 1990 and 2015, due in part to diminished indoor usage associated with more efficient plumbing fixtures (page vii). The Energy Policy Act of 1992, set minimum efficiency standards for all toilets, showers, urinals and faucets manufactured in the United States. In 2006, the USEPA created the WaterSense Program, a voluntary labeling program which defines water efficient products that use at least 20% less water than a regular model, operating similar to the energy star consumer-targeted rating system.

Morris County Water Use v. Water Withdrawal

Year	Water Used in Morris County (MGD)	Water Withdrawn from Morris County (MGD)	Percent Water Used by Morris County
1990	34.2	111.4	30.70%
1991	34.6	112.4	30.70%
1992	43.3	109.9	39.40%
1993	44.2	113.1	39.10%
1994	45.9	110.3	41.60%
1995	42.7	108.9	39.20%
1996	49.2	112.6	43.70%
1997	45.8	121	37.90%
1998	47.5	121.7	30.00%
1999	46.5	125	37.20%
2000	48.1	124.6	38.60%
2001	49	125.6	39.00%
2002	47.8	105.4	45.30%
2003	55.2	111	49.80%
2004	51.1	112.5	45.40%
2005	52.2	114.3	45.70%
2006	52.1	109.6	47.50%
2007	50.7	107.7	47.10%
2008	52	109.3	47.50%
2009	46.3	102.6	45.10%
2010	51.2	103.7	49.30%
2011	59.4	99.4	59.80%
2012	44.2	97.7	45.30%
2013	44.7	88.1	50.80%
2014	42.9	95.3	45.10%
2015	40.1	102.5	39.20%

Source: NJGS, NJ Water Transfer Model, Withdrawal, Use and Return Data Summaries

Public Water vs. Private Wells

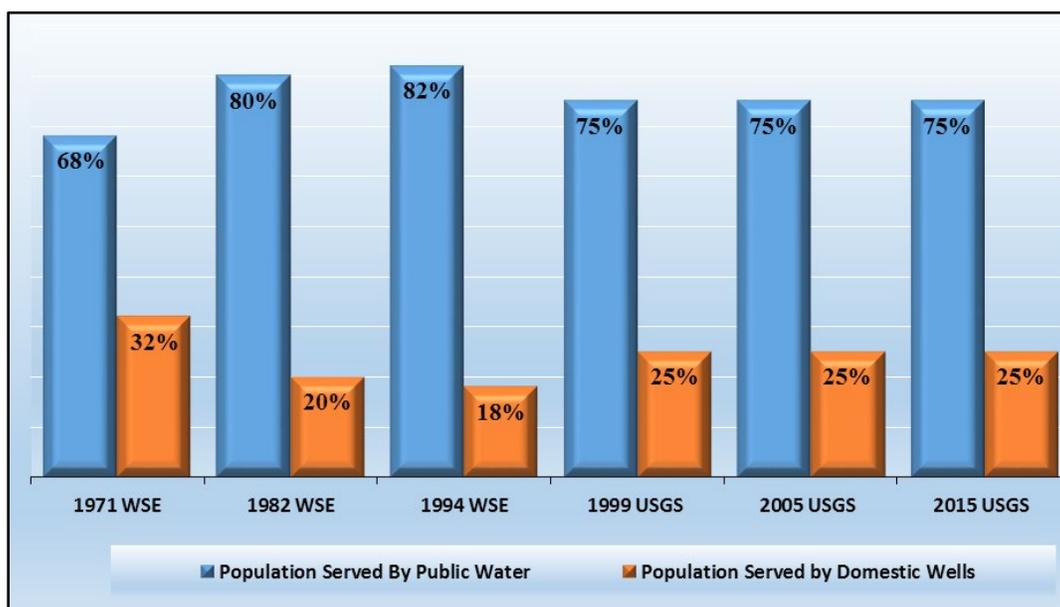
In the early 1970's, about 68% of Morris County's population received its water from a public water supply provider. The remainder relied on individual onsite wells.⁶⁵ Over the next two decades, the population served by domestic wells decreased as opportunities to connect to a public water supply system increased. This trend reversed itself during the late 1990's, as development continued into areas where public water supply was unavailable.

The percentage of development served by public vs. domestic water supply (on-site wells) has remained stable in recent years. However, the decline in available "greenfield" land⁶⁶ for new development and subsequent increase in redevelopment in areas with existing public water supply will eventually result in an increase in the percentage of County residents relying on public water.

⁶⁵ 1971 Morris County Master Plan – Water Supply Element, Elson T. Killam Associates, Inc. May 1969, May 1970, reprinted Oct. 1971.

⁶⁶ Greenfield: land that has not experienced previous development, e.g. forest, meadow, also including agricultural lands.

Public vs. Domestic Water Supply



Sources: Morris County Master Plan – Water Supply Element(s) 1971, 1982, 1994

United States Geological and Water Survey 1999, 2005, 2015

Public Water Supply Systems

Public water systems serving Morris County include municipal water departments (WD), wholesalers, and systems that serve specific developments or sections of municipalities. These water systems may obtain their supplies from sources located inside and/or outside of the County.

Public Water Supply Systems

Municipality	Major Water Systems ^{67 68}
Boonton Town	Boonton WD
Boonton Twp.	Denville WD, Boonton Twp. WD, Mt. Lakes WD
Butler Boro.	Butler WD
Chatham Boro.	Southeast Morris County MUA, Chatham Boro. WD
Chatham Twp.	NJ American Water Co. (Passaic Basin), Southeast Morris County MUA
Chester Boro.	NJ American Water Co. (Raritan and Passaic Basin), Washington Twp. MUA-Hager
Chester Twp.	NJ American Water Co. (Passaic Basin), AWM Four Seasons at Chester
Denville Twp.	Denville WD, Mt. Lakes WD, Rockaway Boro. WD
Dover Town	Dover Water Commission
East Hanover Twp.	East Hanover WD
Florham Park Boro.	NJ American Water Co. (Passaic Basin), Florham Park WD
Hanover Twp.	Southeast Morris County MUA
Harding Twp.	Southeast Morris County MUA, NJ American Water Co. (Passaic Basin), Lake Shore Water Co.
Jefferson Twp.	Sparta Twp. Water Utility, Jefferson Twp. Water Utility (Lake Hopatcong, Milton & Vassar Road), Sun Valley Park
Kinnelon Boro.	Kinnelon WD, Butler WD, Fayson Lakes Water Co.

⁶⁷ NJDEP Data Miner, http://datamine2.state.nj.us/DEP_OPRA/OpraMain/categories?category=Safe+Drinking+Water, last accessed on September 24, 2019.

⁶⁸ Mobile Home Parks excluded.

Municipality	Major Water Systems ^{67 68}
Lincoln Park Boro.	Lincoln Park WD, Lincoln Park Jacksonville System, Pequannock WD, Pequannock Twp. WD-Cedar Crest
Madison Boro.	Madison WD
Mendham Boro.	NJ American Water Co. (Passaic Basin)
Mendham Twp.	Southeast Morris County MUA, NJ American Water Co. (Passaic Basin)
Mine Hill Twp.	Mine Hill WD, Dover Water Commission, Wharton WD
Montville Twp.	Montville MUA, Jersey City MUA, Green Briar Res Health, Signature Care Home@Montville
Morris Twp.	Southeast Morris County MUA, Sisters of Charity South Elizabeth
Morris Plains Boro.	Southeast Morris County MUA
Morristown Town	Southeast Morris County MUA
Mt. Lakes Boro.	Mt. Lakes WD, Denville WD, Parsippany-Troy Hills WD
Mt. Arlington Boro.	Mt. Arlington WD (Kadel & Main System), Roxbury WD (Shore), Suez Water (Arlington Hills)
Mount Olive Twp.	Mt. Olive WD (Goldmine, Sand, Pinecrest, Lynwood, Tinc Farm, Carlton Hills, Village and Main Systems Flanders), AWM Country Oaks, Mt. Olive Villages WD, NJ American Water Co. (West Jersey, Passaic Basin and ITC) NJ Vasa Home Water, Hackettstown MUA, Morris Chase/Morris Hunt Water System, Netcong WD, Mount Olive Twp.-Flanders, NJ American Water-Mount Olive/West Jersey
Netcong Boro.	Netcong WD
Parsippany Troy Hills Twp.	Parsippany Troy Hills WD, Denville WD, Mt. Lakes WD,
Long Hill Twp.	NJ American Water Co. (Passaic Basin)
Pequannock Twp.	Pequannock WD (Main and Cedar Crest)
Randolph Twp.	Randolph WD, Denville WD, Morris County MUA, Dover Water Commission
Riverdale Boro.	Riverdale WD
Rockaway Boro.	Rockaway Boro WD, Denville Twp. WD
Rockaway Twp.	Rockaway Twp. WD, Denville WD, Wharton WD, Picatinny Arsenal, Hoffman Homes Community LLC, Rockaway Boro WD, Dover WD
Roxbury Twp.	Roxbury WD (Evergreen, Sky View, Shore), Netcong WD, NJ American Water-Roxbury
Victory Gardens Boro.	Dover Water Commission
Washington Twp.	Washington MUA (Hager and Schooley's Mountain), Hackettstown MUA, Sherwood Village, Aqua, Cliffside Park Assoc. Inc.
Wharton Boro.	Dover Water Commission, Wharton WD

Source: NJDEP

Morris County Municipal Utilities Authority

The Morris County Board of Chosen Freeholders⁶⁹ created the Morris County Municipal Utilities Authority (MCMUA) in 1958 for the primary purpose of developing and distributing an adequate supply of water for the use of the County's inhabitants.⁷⁰ To this end, the MCMUA obtained control of various lands and developed a water distribution system enabling them to supply bulk water to the many water supply systems existing throughout Morris County.⁷¹ At present, the MCMUA (Water Supply Division)⁷² maintains a complex system of wells in the Townships of Mount Olive, Roxbury, Randolph and Chester, drawing on underground aquifers, with a maximum production capacity of approximately 11.3 million gallons of water per day, serving approximately 35,000 people or 8% of Morris County.

⁶⁹ Now County Board of Commissioners

⁷⁰ 1994 Morris County Master Plan Water Supply Element, pg. iv.

⁷¹ The MCMUA also receives funding from the Preservation Trust, using such funding to preserve buffer areas to protect its wells and water supply facilities.

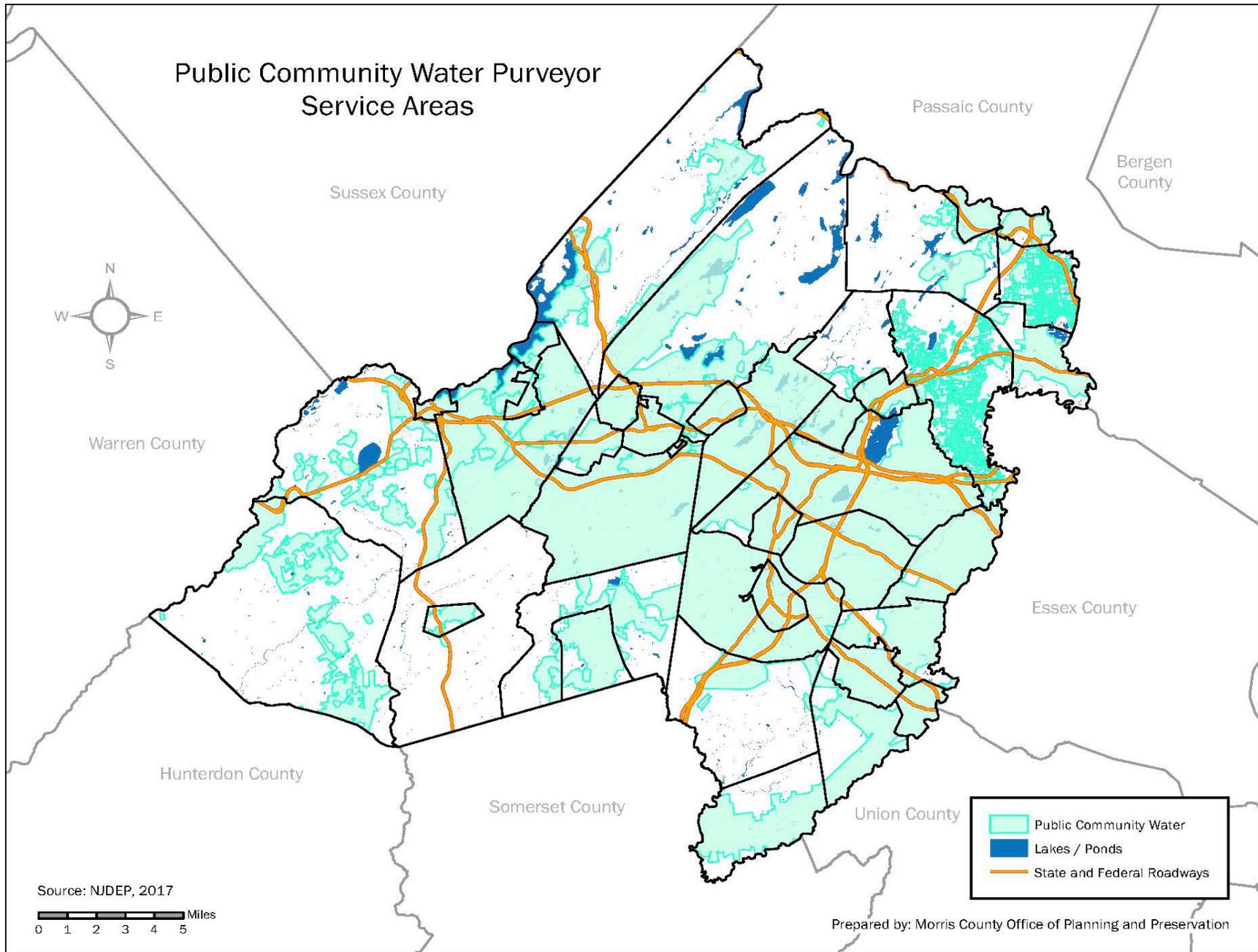
⁷² The MCMUA also implements the County's solid waste, recycling and hazardous waste programs through its Solid Waste Division.

The MCMUA uses its system of wells, booster stations, pipelines and water storage tanks to transmit water to the following ten municipal and commercial water purveyors located in the MCMUA service area:⁷³

MCMUA Supported Water Purveyors

Denville Township	Parsippany-Troy Hills Township
Jefferson Township	Randolph Township
Mine Hill Township	Roxbury Township
Mount Arlington Borough	Wharton Borough
N. J. American Water Company	Southeast Morris County MUA

⁷³ Morris County MUA, 9/2019.



Municipal Master Plan and Zoning – Overview

Most land in the County (74.5 %) is zoned for residential use. This percentage has varied by only 4.0% since 1970 and does relate the full range and complexity of zoning in Morris County.

Residential and Nonresidential Zoning 1970 - 2020



Source: 1975 Morris County Master Plan Future Land Use Element and 2020 Generalized Zoning Data 1/6/2020,

Morris County Office of Planning and Preservation. Figures rounded

General Use Types and Minimum Lot Size Categories

Over the years, zoning has become increasingly complex as municipalities have responded to continually evolving development needs and residential/nonresidential market demands. Municipalities make ongoing modifications to their zoning as they attempt to respond to these changes while protecting established residential neighborhoods and areas of commerce from potentially incompatible development. At the time of this writing, Morris County’s 39 municipalities have collectively created 759 distinct *primary* zoning districts.⁷⁴ There are also an additional 128 *overlay* zones in the County, i.e. zones that “overlay” the primary zoning designation, providing an optional development alternative.

For the purpose of relating overall zoning characteristics for the County, the overwhelming complexity and variation of these districts have been distilled into their most basic characteristics. As such, the primary districts have been compiled into eleven *generalized* zoning categories as noted below and on the following map.⁷⁵

⁷⁴ As of January 2020.

⁷⁵ Optional overlay zoning categories are not included in the calculation of zoning by generalized category.

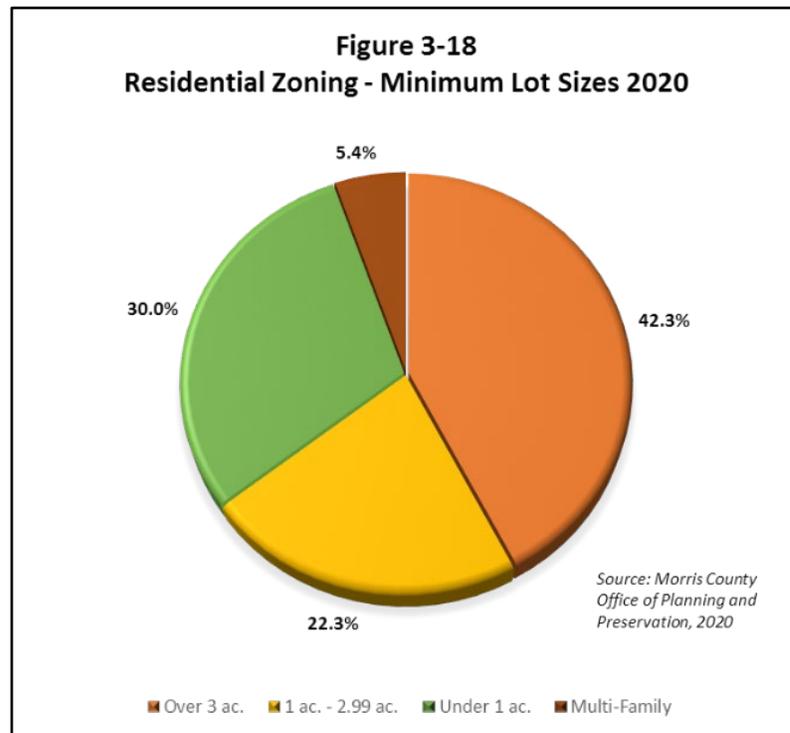
Generalized Zoning

Generalized Zoning January 2020	Acres	Percentage
Large Lot Single-family (> = 3 acres)	95,922	31.5%
Medium Lot Single-family (1 acre to < 3 acres)	50,645	16.7%
Small Lot Single-family (< 1 acre)	67,863	22.3%
Low Density Multi-Family (< = 4 units/acre)	5,554	1.8%
Medium Density Multi-Family (> 4 units/acre to 10 units/acre)	4,083	1.3%
High Density Multi-Family (> 10 units/acre)	2,584	0.8%
Retail/Service	6,871	2.3%
Commercial/Private Recreation	2,304	0.8%
Commercial/Industrial	24,122	7.9%
Public/Institutional	41,213	13.6%
Mixed Use	2,995	1.0%
TOTAL	304,156	100.0%

Source: Morris County Office of Planning and Preservation, January 2020

Residentially Zoned Land

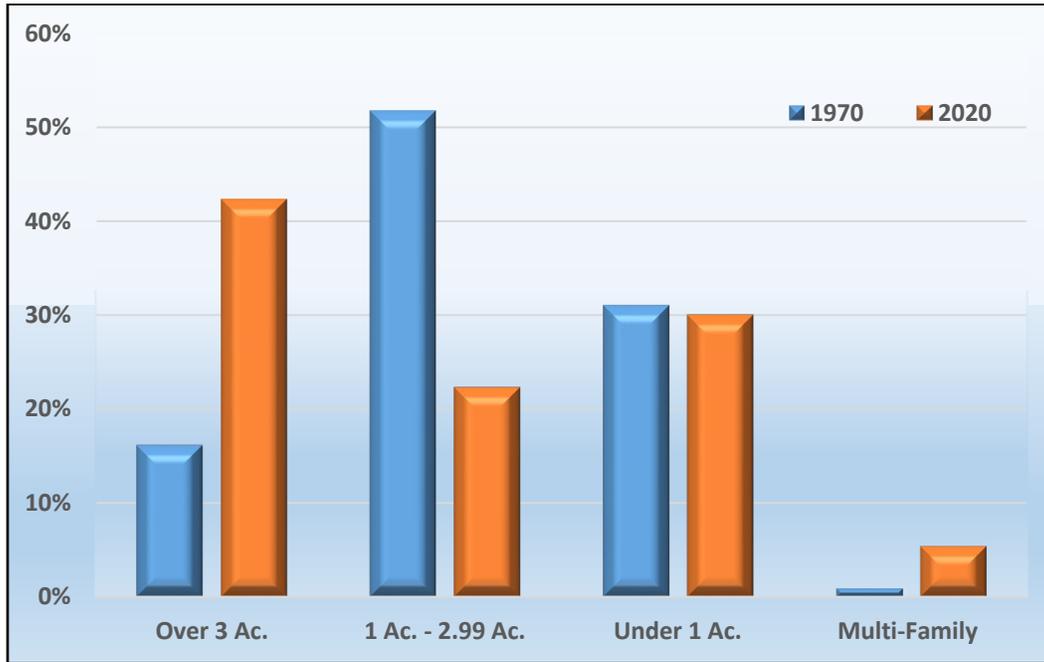
The amount of land zoned for residential use in Morris County has not changed significantly over the last 50 years but there have been significant changes in minimum lot size requirements. Of the land in Morris County presently zoned primarily for residential use,⁷⁶ 42.3% requires a minimum lot size of three acres or greater, compared to just over 16.2% of land similarly zoned in 1970.⁷⁷ This rise in large lot zoning came through changes to residential land previously zoned for minimum lot sizes of one to 2.99 acres. In 1970, this category accounted for 51.8% of all residentially zoned land; presently it accounts for less than half that figure, coming in at 22.3%.



⁷⁶ Areas defined as mixed use not included. Other uses may also be permitted in residentially zoned areas, e.g. agriculture, utilities, houses of worship, etc.

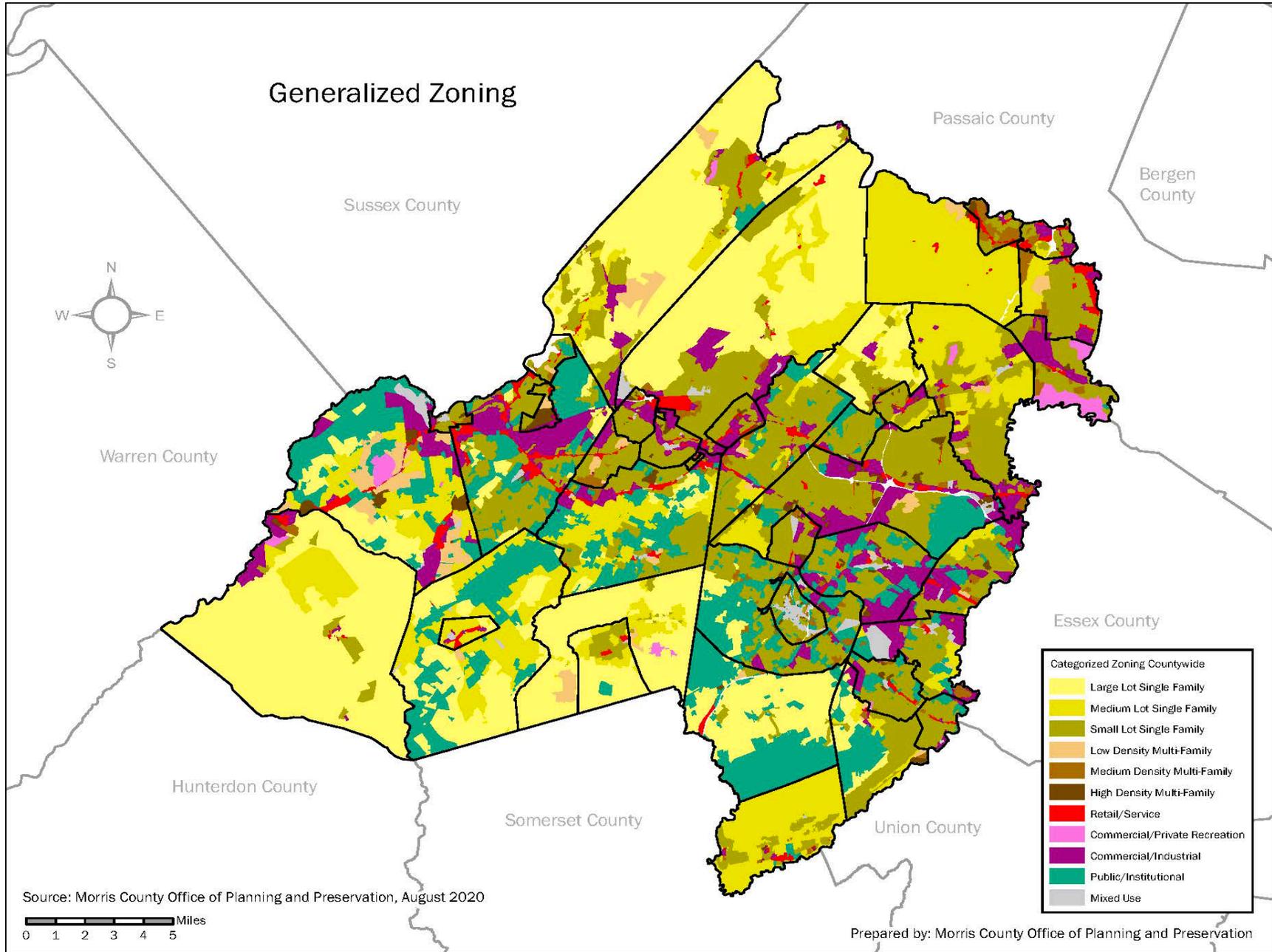
⁷⁷ Morris County Future Land Use Element, 1975.

Residential Zoning - Minimum Required Lot Sizes/Multi-Family



Source: Morris County 1975 Future Land Use Plan and Morris County Office of Planning and Preservation, January 2020

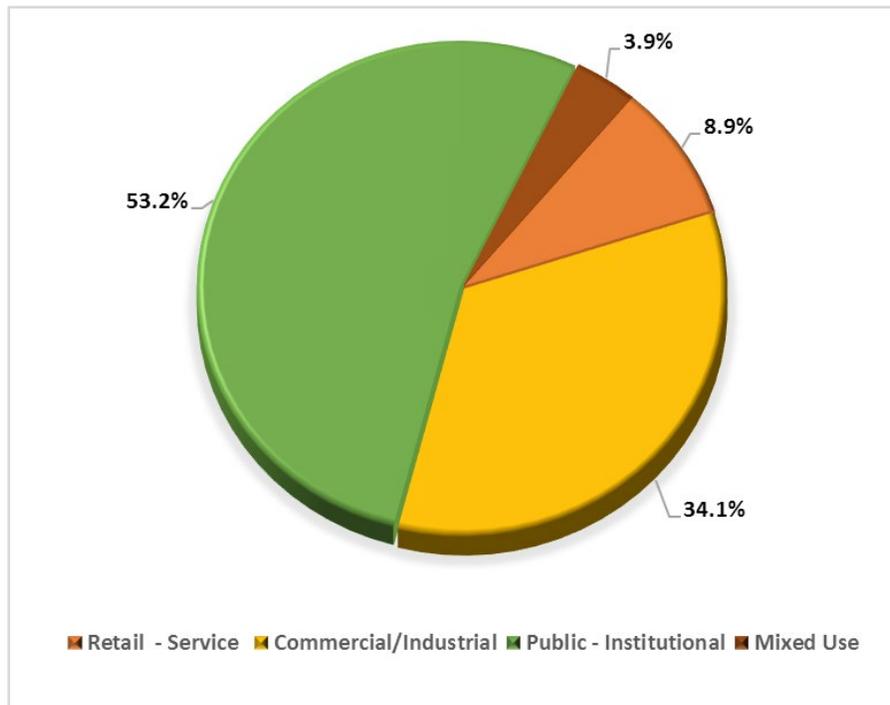
Zoning for single-family lots of less than one acre has changed little, dropping 1.1% overall (from 31.1% to 30.0%). It is likely that most of the housing built on these lots, found primarily in the more compact towns and boroughs, was already in place as of 1970. Residential land zoned exclusively for multi-family development rose from 0.9% in 1970 to 5.4% in 2020. This type of zoning is currently gaining ground as redevelopment becomes more important as a generator of new housing and other uses.



Nonresidential and Mixed-Use Zoned Land

The majority of non-residentially zoned lands (53.2%) are found in the “Public/Institutional” category, which includes lands zoned for government, public or institutional uses. Examples of lands in this category include the Great Swamp National Wildlife Refuge and Morristown National Historic Park, the Black River and Berkshire Valley Wildlife Management Areas, and various County-owned and non-profit owned lands. Commercial/Industrial zoning (e.g. office, research, manufacturing, warehousing, private recreation) accounts for 34.1% of all non-residentially zoned lands, followed by lands zoned for Retail/Service, accounting for about 8.9% of nonresidential zoning.⁷⁸ Mixed-Use zoning accounts for 3.9% and includes districts where both nonresidential and residential use is permitted or required.

Nonresidential and Mixed-Use Zoning - 2020



Source: Morris County Office of Planning and Preservation, January 2020

Description of Innovative Planning Techniques Employed

Cluster Subdivision, a.k.a. Conservation Subdivision

Cluster ordinances allow or require houses to be grouped close together on small lots to protect open land. Typically, the cluster subdivisions permit reductions in required lot area and bulk requirements, focusing the original development potential of an entire tract on a specified portion of a parcel. The portion of the parcel that is not developed is restricted by a conservation easement. Cluster developments are also known as cluster subdivisions, conservation subdivisions open space or open land subdivisions.

Through clustering, the most environmentally sensitive lands can be preserved, while those areas that are more suitable for development can be developed at higher densities. The deed restricted land may be leased or sold to a farmer at a reduced cost because the development rights have been removed.

⁷⁸ Zones permitting both industrial and retail are included in the Commercial/Industrial category.

Cluster development can generate many positive benefits which may include: protection and less fragmentation of environmentally sensitive lands, open space and farmlands, reduction of infrastructure costs, reductions in road building and impervious cover, reduced cost of municipal services (e.g. snow removal), greater flexibility in the placement of wastewater systems and types of wastewater systems that may be employed, and protection of scenic vistas. When individual site clustering is used in accordance with a town-wide clustering plan, it can result in patterns of development that increase the contiguity of protected lands, focusing housing into discrete areas and reducing overall development impacts. Disadvantages may include increased regulatory complexity and a more time consuming development review process, the potential for the creation of “orphan” open space parcels, potential failure of homeowners associations to maintain common preserved property, the increased expense and maintenance issues related to community septic systems (where applicable) and the negative public perception that cluster increases density of development. Additional concept plans may also be required to show that the number of lots being proposed is no greater than that which could be created with a conventional development layout.

The actual use of cluster development has waned in recent years, particularly as the amount of land available for development has been significantly reduced. However, as previously discussed, the majority of remaining vacant land is located in the Highlands Region and conforming municipalities are required to use clustering or some variation of technique in residential areas, where possible, in identified Agricultural Resource Areas.

Non-Contiguous Cluster Zoning

Whereas clustering may occur on a single parcel (or multiple contiguous parcels), noncontiguous clustering allows development on noncontiguous lands under common ownership. With noncontiguous clustering, the density of development that may be permitted on two or more noncontiguous parcels may be concentrated on one parcel while the other parcel(s) remains preserved as open space or farmland. In this manner, development may be transferred from one parcel to another, even if said parcels are on opposite ends of a community.

The benefits of noncontiguous clustering are similar to those associated with individual site clustering; however preservation is no longer subject to the limitations of a single site. Larger environmentally sensitive or agricultural areas can be preserved since all development can be transferred to an “off-site” location. Development potential can be transferred to parts of a municipality where there are conditions better suited for development. Use of this option can provide for greater comprehensive community planning, growth management and implementation of wider preservation goals. Essentially, the benefits of traditional individual site clustering are provided on a community-wide basis. Substantial use of this technique can result in patterns of development in which larger areas can be preserved without significant fragmentation of resources. In terms of agricultural use, this can lead to more concentrated agricultural areas and less conflict with non-agricultural uses.

Noncontiguous clustering provides greater challenges as well. It generates a more difficult development and review process, introduces new and complex master plan and ordinance challenges, and can meet with local resistance from residents surrounding the “development receiving” parcel, which is now subject to greater development potential and associated development impacts. Its potential use is narrow, as the number of landowners that own more than one property in a municipality for which this technique is suitable is typically limited.

Lot Size Averaging

Lot size averaging is a subdivision technique that allows flexibility in the size and shape of lots to promote resource protection. Lot size averaging permits one or more lots in a subdivision to be undersized, provided the size of other lots is correspondingly increased. There is no change in the total number of lots permitted, only the lot dimensions. Unlike clustering, lot average subdivisions typically do not include areas of common open space/protected lands, but may include deed restrictions on oversized lots to prevent future subdivision.

Lot size averaging allows the placement of lots and structures in a manner that can avoid the disturbance of steep slopes, wetlands or other environmental constraints. The benefits of lot size averaging are similar to those achieved through individual site clustering, except that the larger areas of undisturbed land remain in private ownership. Like clustering, this design technique is more complex, requires greater input into the master plan and development regulation creation process, and results in a more involved and time consuming development review and approval

process. Significant use of this technique can result in a subdivision pattern in which there is a lessened consistency in lot size which can impact neighborhood character.

The use of lot size averaging to avoid environmental constraints has great potential as it is less complicated in application and requires fewer unique conditions than cluster or noncontiguous clustering. Administration and monitoring is also simpler since there is no common area in need of development or preservation agreement or maintenance.

Transfer of Development Rights (TDR)

TDR programs offer an opportunity for the free market to generate the funds necessary to preserve farmland through the sale and purchase of development rights between designated sending areas (areas to be protected) and receiving areas (areas where development from sending areas is to occur). Transferable development “credits” are allocated to landowners in the sending area that can be sold on the private market. The credits are provided in exchange for the permanent protection of the farmland from further development. The purchaser of the development credits can apply them to develop at a higher density than otherwise allowed on property within the receiving area.

In concept, TDR offers many potential benefits. Severing the development rights for farmland retention and assigning credits to the landowner for those rights can, in theory, protect lands at little cost to the public, allowing farming to continue, while providing a form of compensation for the loss in development value for the landowner through the sale of development rights (credits) on the open market. The land remains in private ownership, stays on the tax rolls and is permanently preserved for agriculture. The buyer of the credits benefits through the increased development permitted in the sending area, which has been specifically identified as appropriate for higher density development. Wide-spread use of TDR could concentrate development in areas where there is sufficient infrastructure and facilities to accommodate growth, reduce sprawl and protect agricultural and natural resources.

While simple in theory, the actual use of TDR is extraordinarily complex and requires a significant and lengthy commitment by local and regional government in terms of program planning, development, administration and maintenance. Assigning sending areas is relatively easy, but calculating appropriate development credit compensation and locating suitable receiving areas to accommodate the transfer of development can be particularly difficult. For one, most areas deemed suitable for higher density development are already zoned to accommodate that development. Down-zoning such areas to allow TDR to function is open to legal challenge. Locating areas with infrastructure capable of accommodating significant additional growth is also difficult.

Finally, the compensation for sending area landowners depends on a functioning and viable market for the TDR credit. The credits only have value if there is suitable demand. Lack of receiving areas, increased development costs and complexity of credit transfer, soft real estate markets and the ability of developers to develop in other unrestricted areas can negatively impact demand for credits, reducing or eliminating the value of any assigned credits.

Use of Mandatory vs. Voluntary Options

The majority of innovative planning techniques implemented at the local level to benefit/protect open space and/or farmland, (i.e. clustering, lot size averaging and others) are voluntary or optional in nature. Municipalities that are conforming their regulations to the Highlands Regional Master Plan (RMP) present one major exception. As previously described, such municipalities must adopt regulations ensuring consistency with the Highlands Regional Master Plan, which includes provisions requiring the use of residential clustering or other forms of “Open Space Subdivision Design,” to protect identified Agricultural Resource Areas in any underlying zoning district that permits single-family residential development. This mandatory cluster provision applies only if other minimum threshold requirements for residential cluster development can be satisfied. If not permitted, principal residential uses shall remain as permitted by the underlying municipal zoning ordinance.

Conforming municipalities have adopted regulations in their land development ordinances deeming applications for development incomplete unless a determination of consistency with the Highlands Regional Master Plan is obtained from the Highlands Council, including consistency with ARA protection policies. Some conforming municipalities have adopted additional ordinance amendments consistent with RMP ARA policies. The inclusion of Highlands Consistency regulations and/or Ordinances are noted in the list of Zoning and Subdivision Regulations: Techniques Supportive of Agriculture/Farmland Preservation.

Both State and Highlands TDR options are voluntary. At the time of this writing, no municipalities in Morris County have identified TDR sending or receiving areas as part of State or Highlands TDR programs.

Zoning & Subdivision Regulations: Techniques Supportive of Agriculture/Farmland Preservation⁷⁹

Boonton Town

- Townhouse and multi-family residential clusters (mandatory in multiple zones).

Boonton Township

- Agriculture is permitted in multiple zones.

Chatham Township

- Residential cluster developments are a permitted option in multiple zones.
- Lot size averaging is a permitted option in multiple zones.
- Open Space Trust Fund to purchase development rights.

Chester Borough

- Neighborhood Cluster — Lot Averaging Overlay District.
- Agriculture is a permitted use in all zones.
- Farm stands are a permitted accessory use in all zones.
- Open Space Trust Fund to purchase development rights.
- Highlands Act Regulations - Consistency Review and/or Ordinance Amendments.

Chester Township

- Cluster developments are permitted as an option in multiple zones.
- An Open Space Development Option is permitted in multiple zones (a type of cluster zoning).
- Agriculture is permitted in all zones.
- Farm stands are permitted in multiple zones.
- Open Space Trust Fund to purchase development rights.
- Highlands Act Regulations - Consistency Review and/or Ordinance Amendments.

Denville Township

- Cluster development option is permitted in multiple zones.
- Agriculture is a permitted use in multiple zones.
- Farmer's Market Sales is a permitted use in multiple zones.

⁷⁹ List includes only those Morris County municipalities with identified zoning and/or subdivision regulations related to agriculture/farmland preservation. Morris County Office of Planning and Preservation ordinance review, June 2020.

Dover Town

- Cluster development option is permitted in one zone.

East Hanover Township

- Cluster residential developments are a permitted option in multiple zones.
- Farms are a permitted use in three zones.
- Open Space Trust Fund to purchase development rights.

Florham Park Borough

- Cluster subdivisions are permitted as an option in multiple zones.

Hanover Township

- Intra-Municipal Transfer of Development Credits.⁸⁰
- The keeping of agricultural animals is permitted in single-family districts.

Harding Township

- Residential clusters are permitted in one zone.
- Lot averaged subdivision permitted as an option in one zone.
- Farm stands and farm markets permitted as a conditional use in multiple residential zones.
- Farming is permitted use in all zones.

Jefferson Township

- Residential clusters permitted as an option multiple zones.
- Farm stands as an accessory use in one zone.
- Open Space Trust Fund to purchase development rights.
- Highlands Act Regulations - Consistency Review and/or Ordinance Amendments.

Kinnelon Borough

- Highlands Act Regulations - Consistency Review and/or Ordinance Amendments.

Lincoln Park Borough

- Residential lot cluster developments are a permitted option in multiple zones.
- Commercial farms are permitted in multiple zones.
- Farm markets are permitted in multiple zones.

Long Hill Township

- Density modification subdivisions (a type of cluster subdivision) are a permitted option in multiple zones.
- Agriculture is a permitted use in one zone.
- The keeping of horses, dairy animals, livestock and poultry are permitted as an accessory use to single-family residences in multiple zones.

⁸⁰ To add flexibility to development proposals, to preserve land for public purposes and to prevent development on environmentally sensitive areas, owners of noncontiguous tracts of land may increase the density of development on one tract in exchange for dedicating lands to the Township for either open space, recreational use or other limited public use. The preservation of farmland is not listed as a qualifying purpose.

- Farms stands are a permitted accessory use to an agricultural use.

Madison Borough

- Residential cluster developments are permitted as an option in one zone.
- Open Space Trust Fund to purchase development rights.

Mendham Borough

- Village center cluster development option permitted on three specified tracts.
- Permits Density Zoning in multiple zones. i.e. “a permitted reduction in lot size and lot area requirements in major subdivisions in which the density requirements as per dwelling unit per acre are maintained and where all resulting undeveloped land within said subdivision is deeded to the Borough for public purposes, the Board of Education for school purposes or to a homeowners association owners of said subdivision.
- Open Space Trust Fund to purchase development rights.
- Agriculture permitted in all residential zones.

Mendham Township

- Lot size averaging is a permitted option in multiple zones
- Agriculture is a permitted use in multiple zones.

Mine Hill Township

- Cluster subdivisions are a conditional use in multiple zones.
- Commercial farms are a permitted use in one zone.
- Open Space Trust Fund to purchase development rights.

Montville Township

- Residential cluster developments are a permitted option in multiple zones.
- Agricultural uses are permitted in all zones.
- Highlands Act Regulations - Consistency Review and/or Ordinance Amendments.

Morris Plains Borough

- Residential cluster developments are a permitted option in one zone.

Morris Township

- Cluster Development Option permitted in multiple zones.
- Agricultural uses are permitted in all residential zones as well as the AOZ Agricultural Overlay Zone.
- Farm stands are permitted.
- Open Space Trust Fund to purchase development rights.

Mountain Lakes Borough

- Cluster developments are an optional conditional use in multiple zones.

Mount Arlington Borough

- Residential clusters are a permitted option in all residential zones.
- Agriculture is a permitted use in all residential zones.
- Highlands Act Regulations - Consistency Review and/or Ordinance Amendments.

Mount Olive Township

- Intra-municipal Transfer of Development Credits.⁸¹
- Residential clusters are a permitted option in multiple zones.
- Lot size averaging is a permitted option in multiple non-residential zones. Lot coverage and floor area ratio averaging is a permitted option in one non-residential zone.
- Transfer of Development Credits.
- Farm stands are permitted accessory uses in multiple zones.
- Highlands Act Regulations - Consistency Review and/or Ordinance Amendments.

Parsippany-Troy Hills Township

- Townhouse residential clusters are a permitted option in multiple zones (clusters are mandatory for all townhouse developments).
- A cluster option is permitted in one non-residential zone.
- Agricultural buildings are permitted in multiple zones.
- Open Space Trust Fund to purchase development rights.

Pequannock Township

- Cluster developments are a permitted option in multiple zones.
- The keeping of various listed farm animals is a conditional use in residential zones.

Randolph Township

- The cluster development option is a conditional use in multiple zones.
- The right to agriculture is established and is a permitted use in all zones.
- Open Space Trust Fund to purchase development rights.

Riverdale Borough

- The cluster development option is permitted in one zone.

Rockaway Township

- Cluster developments are an option in multiple zones.
- Agriculture is a permitted use in multiple zones.
- Farm markets are permitted in multiple zones.
- Highlands Act Regulations - Consistency Review and/or Ordinance Amendments.

Roxbury Township

- The cluster residential development option is permitted in multiple zones.
- Lot averaging is permitted in multiple non-residential zones.
- Agriculture is a permitted use in multiple zones.
- Open Space, Recreation, Farmland, and Historic Preservation Trust Fund to purchase development rights.

⁸¹ 550-98A. Transfer of development credits. Purpose to add flexibility to development proposals, to preserve land for public **and agricultural purposes**, to prevent development on environmentally sensitive areas and to aid in reducing the cost of providing streets, utilities and services in residential development, this section permits the owner of lands in certain residential districts to increase the density of development on that tract in exchange for dedicating separate and properly subdivided lots for either open space or other public use.

Washington Township

- Cluster and lot averaging subdivisions were added in November 2004 but were repealed in May 2005. They remain applicable to subdivision applications filed prior to May 1, 2005 (six zones listed cluster subdivisions as a conditional use).
- Open space and open lands guidelines require open space or open lands to be configured in such a manner as to facilitate agricultural use. Factors include proximity to adjacent farming operations, the ability to create contiguous tracts of farmland and desirability of maximizing separation between farming operations and residential units.
- An “Agricultural Use Overlay Zone” is an option permissible in all zones. The minimum lot size is 400,000 square feet (amongst other restrictions). Lots shall be deed restricted to prohibit further subdivisions and to prohibit more than one single-family dwelling unit.
- The right to engage in agriculture applies to all zones.
- Appropriate housing for farm labor may be provided on any operating farm (maximum units based on conventional residential build-out).
- The subdivision regulations specify private agricultural overlay zone road standards.
- Highlands Act Regulations - Consistency Review and/or Ordinance Amendments.

Development Pressures and Land Value Trends

Development Pressure – Spatial / Temporal

Spatial and temporal development patterns in the County can best be expressed through the following tables. The amount of residential single-family development has declined significantly in recent years, and is expected to continue to decline as the availability of vacant, developable land diminishes. Highlands Act restrictions placed on the extension of infrastructure, limitations on new septic systems and implementation of enhanced environmental regulations by the Highlands Council and New Jersey Department of Environmental Protection will continue to limit new residential and nonresidential construction throughout the Highlands Preservation Area and in conforming Highlands Planning Area municipalities. These areas also include the majority of the County’s vacant land so new development from vacant land will be very limited.

Redevelopment of the County’s established centers with multi-family and mixed-use projects has accounted for the majority of new housing in the County in recent years, revitalizing many of these areas, where infrastructure and services already exist to support increases in density. Much of this redevelopment has also included new commercial, industrial and office space square footage, with concentrations occurring primarily in the eastern portion of the County and along certain commercial corridors.

**Number of Single-Family House Lots from Major Subdivisions Recorded at the
 Office of the Morris County Clerk.**

Municipality*	2015	2016	2017	2018	2019	5 Year Total
Chester	-	-	-	2	-	2
Denville	-	5	-	-	-	5
Dover	-	4	-	-	-	4
East Hanover	4	-	-	6	-	10
Florham Park	-	-	-	114	110	224
Hanover	-	4	-	-	-	4
Jefferson	-	4	-	-	-	4
Madison	-	-	9	-	-	9
Mendham	-	-	-	3	-	3
Mendham Twp.	-	-	-	3	-	3
Mine Hill	-	-	-	4	-	4
Montville	5	3	15	-	7	30
Morris Twp.	6	-	-	3	4	13
Mt. Olive	76	77	-	77	-	230
Netcong	-	-	-	-	8	8
Parsippany-Troy Hills	3	-	32	-	-	35
Rockaway Twp.	-	10	-	-	-	10
Roxbury	-	5	-	-	-	5
Total	94	112	56	212	129	603

*Municipalities not shown recorded no subject activity during reporting period.

**Proposed Townhouse & Multi-Family Site Plans Reviewed by the Morris County Planning Board
(Number/Total Units)**

Municipality**	2015	2016	2017	2018	2019	5 Year Total*
Boonton Twp.		1/38	-	-	-	1/38
Chatham Twp.	-	-	-	-	2/77	2/77
Denville	-		-	-	2/171	2/171
Dover	1/214	1/214*	1/68	1/68*	-	4/564
East Hanover	-	2/485	-	-	-	2/485
Florham Park	-	-	2/224	3/437*	1/126	6/787
Hanover	1/25	1/25*	1/141		1/46	4/237
Lincoln Park	-	1/24	1/24*	-	1/46*	3/94
Long Hill	-	-	-	1/30	-	1/30
Madison	1/135	-	-	-	-	1/135
Mine Hill	-	-	-	-	1/50	1/50
Mendham Twp.	1/53	-		-	-	1/53
Montville	1/26	-	1/26*	2/110	1/295	5/257
Morris Plains	2/253*	-	-	2/715	2/715*	6/1,683
Morris Twp.	1/235		1/179	1/209*	-	4/623
Morristown	1/185	1/185*	1/38	1/38*	2/123*	6/569
Mountain Lakes	-	1/40	-	1/40*	1/90	3/170
Mt. Arlington	1/300*	-	-	-	-	1/300
Mt. Olive	-	1/269	-	1/126	-	2/395
Netcong	-	-	1/126	-	2/206*	3/332
Parsippany-Troy Hills	3/264	2/130*	-	1/31*	1/325	7/750
Pequanock	1/35*	-	-	-	-	1/35
Randolph	-		-	1/84	1/84*	2/168
Rockaway Twp.	-	1/140*	-	1/345	2/1,091	3/1,576
Roxbury	1/230*	-	-	-	1/230*	2/260
Washington	-	-	-	1/134	-	1/134
Wharton	2/116	1/49*	-	-	1/24	4/189
Total*	17/2,071	13/1,599	9/826	17/1,237	22/3,653	78/9,386

**Municipalities not shown recorded no subject activity during reporting period.

*Includes resubmission(s)

Commercial, Industrial and Office Site Plans with 50,000 Square Feet or More of New Floor Area Reviewed by Morris County Planning Board (Number / Total Square Feet)

Municipality*	2015	2016	2017	2018	2019	5 Year Total*
Boonton Twp.	-	-	-	-	1/117,008	1/117,008
Denville	-	-	-	-	1/63,315	1/63,315
East Hanover	1/51,627	-	-	1/322,219	2/392,838*	4/766,684*
Florham Park	2/461,899	1/129,741	2/189,741*	1/112,555	-	6/893,936*
Hanover	2/355,510*	2/222,131	1/117,620*	2/315,089*	3/340,525*	10/1,350,875*
Montville	-	1/59,030*	2/152,030*	1/93,000*	-	4/304,060*
Morris Plains	-	-	1/69,300	3/362,122*	2/709,940*	6/1,141,362*
Morris Twp.	-	-	1/120,000	1/120,000*	-	2/240,000*
Mt. Olive	-	-	-	1/228,755	3/349,240*	4/577,995*
Parsippany-Troy Hills	2/259,109	2/353,510*	1/200,000*	-	1/80,167*	6/892,786*
Randolph	-	-	1/118,272	2/198,272*	-	3/316,544*
Roxbury	-	1/52,610*	-	2/380,593	1/470,044	4/903,247*
Total*	7/1,128,145	7/817,022	9/966,963	14/2,132,605	14/2,523,077	51/7,567,812

**Municipalities not shown recorded no subject activity during reporting period.

*Includes resubmission(s)

Land Value Trends – Morris County Vacant and Farm Assessed Property Assessed Values

Morris County	1990	2000	2010	2020
Vacant (1)	\$942,015,581	\$1,042,911,835	\$1,218,511,451	\$1,032,813,400
Farm Regular (3A)	\$135,476,725	\$256,834,690	\$652,147,200	\$725,724,400
Farm Qualified (3B)	\$11,619,240	\$14,916,507	\$12,013,308	\$11,110,938
Total Vacant and Farm Assessed	\$1,089,111,546	\$1,314,663,032	\$1,882,671,959	\$1,769,648,738
All Taxable Land (1, 2, 3A, 3B, 4A, 4B, 4C)	\$24,133,181,860	\$40,734,495,994	\$76,116,569,640	\$87,744,672,115

Source: Morris County Board of Taxation

The following chart illustrates the value of farmland real estate in New Jersey over the last ten years as reported by the USDA annual land value statistics.

Farm Real Estate: Average Value Per Acre for New Jersey 2009 - 2019

Year	NJ Average Value Per Acre
2009	\$13,800
2010	\$13,100
2011	\$12,800
2012	\$12,300
2013	\$12,800
2014	\$12,800
2015	\$13,300
2016	\$13,300
2017	\$13,400
2018	\$13,500
2019	\$13,500

Source: USDA, National Agriculture Statistics Survey Land Value Summaries, August 2013, 2014 and 2019.⁸²

⁸² <https://usda.library.cornell.edu/concern/publications/pn89d6567?locale=en>

The Morris CADB keeps statistics for farm easements purchased in Morris County. The numbers presented below represent the per acre purchase price.⁸³

Average per Acre Easement Values – by Municipality

Municipality	Average per acre easement value	Number of preserved farms	Preserved Acres
Boonton Twp.	\$15,052	3	141
Chester Boro.	\$31,500	1	53
Chester Twp.	\$29,491	22	1,354
Chester Twp. & Chester Boro.	\$33,000	1	90
Chester Twp. & Mendham Twp.	\$27,536	2	123
Chester Twp. & Mt. Olive	\$29,000	1	88
Denville Twp.	\$54,000	1	20
Harding Twp.	\$87,905	8	276
Lincoln Park Boro.	\$64,276	2	77
Long Hill Twp.	\$13,657	1	54
Mendham Boro.	\$12,581	1	29
Mendham Twp.	\$26,948	5	174
Mendham Twp. & Mendham Boro.	\$50,000	1	30
Montville Twp.	\$11,320	1	27
Mt. Olive Twp.	\$20,997	7	313
Randolph Twp.	\$27,761	4	147
Rockaway Twp.	\$26,665	2	123
Washington Twp.	\$11,606	75	4,947
County-wide	\$20,069	138	8,066

Municipal and Regional TDR Opportunities

In New Jersey, TDR has only been used in connection with special legislation directed at the NJ Pinelands and through a pilot program allowing its use in Burlington County.

In 2004, the NJ Legislature passed the State Transfer of Development Rights Act, allowing the use of TDR statewide.⁸⁴ The Act requires various and detailed conditions for the use of TDR, which includes creation of a Development Transfer Plan Element, Utility Service Plan Element, a Capital Improvement Program, preparation of a Real Estate Market Analysis, creation of a TDR ordinance, county approval and receipt of local plan endorsement by the State Planning Commission. So far, the administrative commitment, complexity and costs of creating a successful TDR program have prevented use of this TDR program in Morris County.

The Highlands Water Protection and Planning Act includes a requirement for establishment of a TDR program, consistent with the State TDR program. A requirement of the Highlands Act is that the Highlands Council establish TDR opportunity areas within the “Planning Area” portion of the Highlands Region and the Highlands Council adopted a TDR program as part of the Highlands Regional Master Plan in 2008.

As part of this program, the Highlands Council established a Highlands Development Credit Bank for the purpose of assigning Highlands Development Credits (HDC), and buying such credits from willing sellers for the eventual transfer to receiving areas that may be established by municipalities. The nine member HDC Bank works in conjunction with the Highlands Council to implement the Highlands Transfer of Development Rights (TDR) Program. In theory, HDCs

⁸³ Data as of July, 2020. The per acre purchase price is not always reflective of appraised value.

⁸⁴ N.J.S.A. 40:55D-13.7 et. seq.

may be sold to developers for use in appropriate voluntary receiving zones that would permit developers to increase the density or intensity of proposed projects in those zones

Despite numerous feasibility studies financed by the Highlands Council and conducted by various municipalities, both inside and outside the Highlands Region, no municipalities have designated receiving areas as part of the Highlands TDR program. Until such time appropriate receiving areas are identified, the Highlands TDR program, through the Highlands Development Credit Bank, remains essentially restricted to buying voluntarily offered credits which are then banked for the foreseeable future.

CHAPTER IV: MORRIS COUNTY'S FARMLAND PRESERVATION PROGRAM

Agricultural Development Areas

The Morris County Agriculture Development Board (CADB) developed the Morris County Agriculture Development Area (ADA) based upon both statutory and County criteria. The ADA designates land that has the potential for long-term agricultural viability. This agricultural use would be the preferred, but not exclusive, use within the ADA boundary.

The statutory criteria for determining the ADA are as follows:

- Encompasses productive agricultural lands which are currently in production or have a strong potential for future production in agriculture and *in which agriculture is a permitted use under the current municipal zoning ordinance* or in which agriculture is permitted as a nonconforming use.
- Is reasonably free of suburban and conflicting commercial development.
- Comprises not greater than 90% of the agricultural land mass of Morris County.
- Incorporates any other characteristics deemed appropriate by the Board.

Morris County initially established their ADA in 1984. The original ADA was not specific to parcels, which left the map open to interpretation on its specific boundaries. As part of the 2007 update of the Comprehensive Farmland Preservation Plan, the Morris CADB decided it would be in the best interest of the program to have a parcel-specific delineation of its ADA.

Consequently, the ADA was updated and Morris CADB policy was amended to reflect this approach in the 2007 Comprehensive Farmland Preservation Plan, which was subsequently approved by the SADC. As part of this current update to the County's Farmland Preservation Plan, the parcel-based ADA is updated to incorporate additional farmland that would be eligible for preservation through the County Planning Incentive Grant based upon the existing CADB policies. The current ADA is parcel based and consists of the targeted farms and preserved farms, as illustrated on the Farmland Inventory Map.

The criteria for lands to be included in the Morris County Agricultural Development Area are the following:

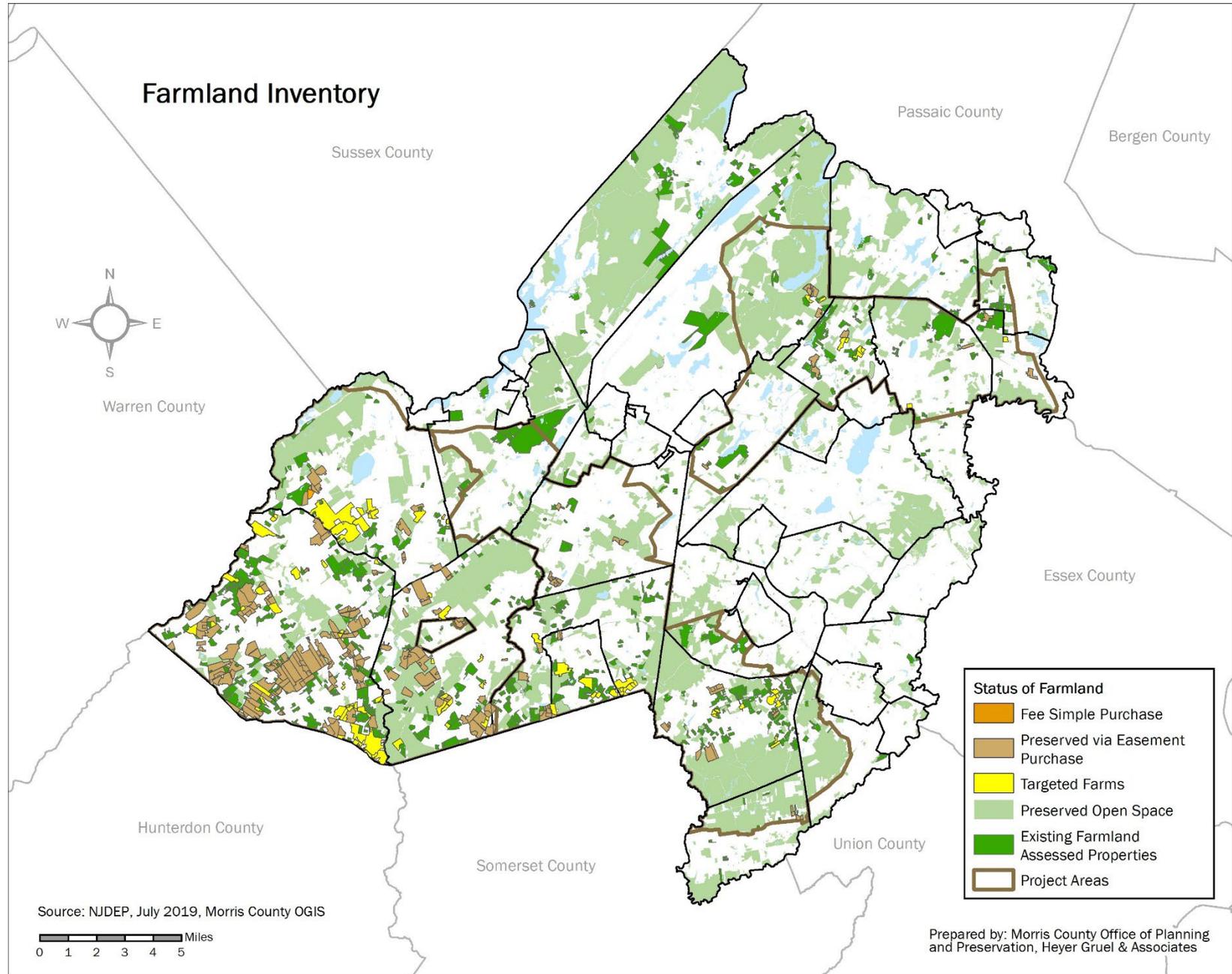
Permanently Preserved Farmlands.

- Lands in Eight Year Farmland Preservation Programs (Term Preservation Program)
- Lands pending permanent farmland preservation by a non-profit, Morris County or the State Agriculture Development Committee.

If none of the above has been fulfilled, then the following criteria must be met:

- Land that is at least 10 acres.
- Land that receives farmland assessment.
- Lands comprising the premises are adjoining and have common ownership.
- The land must be at least 50% tillable, or have at least 25 tillable acres.
- Lands less than 25 acres in size shall not contain more than 80 percent soils with slopes in excess of 15 percent as identified on a USDA, Natural Resource Conservation Service SSURGO version 2.2 or newer soils map.
- The land is located in a municipality that has adopted a Right-to-Farm Ordinance.

The ADA encompasses approximately 14,000 acres of the County's total area and is home to the majority of the County's agricultural landscape.



Farmland Preserved to Date by Program and Municipality

Over the past decade, the County has deviated from the State criteria as well as the County’s criteria, which allows the state/county cost-share for farmland preservation projects. As interested landowners seek to preserve their farm, the land is not always eligible for the Planning Incentive Grant. However, Morris County has a well-funded farmland preservation program, and in several instances, has preserved farms that do not meet the eligibility criteria. It is important to acknowledge existing farms to target, even those that do not meet the SADC minimum criteria. The list of targeted farms list is checked annually to determine any changes in ownership.

The Morris County Farmland Preservation program began with the permanent preservation of the Cupo Farm, a 14-acre farm in Washington Township, on December 28, 1987. Since 1987, an additional 136 farms have been permanently preserved. As of December 2020, 137 farms totaling 8,065 acres have been permanently preserved. Another five farms (totaling 199 acres) are currently in various stages of the easement purchase program, which, when completed, will raise the total permanently preserved acreage to over 8,264 acres in 14 municipalities.

Towns with permanently preserved farms include Boonton Township, Chester Borough, Chester Township, Denville Township, Harding Township, Lincoln Park Borough, Long Hill Township, Mendham Borough, Mendham Township, Montville Township, Mt. Olive Township, Randolph Township, and Washington Township. Washington Township leads in the number of preserved acres in the County. This is not surprising since Washington Township ranks first-place in the County in terms of total farmland acreage with 10,687 acres and has over 4,900 acres preserved, as illustrated in the following table. Chester Township is second in the county for the number of preserved acres (1,569 acres preserved) and ranks second in terms of farmland acreage with 3,309 acres.

Preserved Farmland in Morris County – by Municipality⁸⁵

Preserved Farmland by Municipality in Morris County					
Municipality	Town Size	Acres Farmland	Preserved Farmland Acres	Percent of Town in Farmland	Percent of Farmland Preserved
Boonton Twp.	5,437	1,085	141	20.0%	13.0%
Chester Boro	1,020	113	59	11.1%	52.4%
Chester Twp.	18,695	3,309	1,569	17.7%	47.4%
Denville Twp.	8,152	440	20	5.4%	4.5%
Harding Twp.	13,162	2,014	276	15.3%	13.7%
Lincoln Park Boro	4,427	412	77	9.3%	18.6%
Long Hill Twp.	7,714	187	54	2.4%	28.7%
Mendham Boro	3,826	1,153	41	30.1%	3.6%
Mendham Twp.	11,527	1,922	229	16.7%	11.9%
Montville Twp.	12,232	694	27	5.7%	3.9%
Mount Olive Twp.	19,992	2,741	356	13.7%	13.0%
Randolph Twp.	13,542	468	147	3.5%	31.3%
Rockaway Twp.	29,367	1,192	123	4.1%	10.3%
Washington Twp.	28,727	10,687	4,947	37.2%	46.3%
Total Preserved Farmland Acres: 8,066					

A complete inventory of all preserved farms is included in *Appendix C*.

The Farmland Preservation Program is administered on a statewide basis by the State Agriculture Development Committee (SADC). The SADC provides grants for local government units and counties to pay up to 80 percent of costs of acquisition of development easements or fee simple titles. The SADC also directly acquires farms and development easements.

⁸⁵ Preserved Farms and Farmland as of December 2020. Farmland includes all 3A and 3B assessed. Municipal acreage as per GIS

In 2007, the SADC adopted rules that streamlined the farmland preservation process which establish a new County Planning Incentive Grant (PIG) Program that will enable participating counties to accept and approve applications from landowners year-round rather than once a year as is the case under the County Easement Purchase Program.

Since the writing of the previous plan, the County Easement Purchase Program has been phased out, and the County PIG Program is the most common program due to its advantages to counties and landowners. Among those advantages are shortening the timeframe from landowner application to closing, eliminating direct competition for funding among varied types of farms from different regions of New Jersey, encouraging a comprehensive farmland preservation planning approach at the county level, and eliminating duplication of work between the SADC and the counties.

In addition to the County Planning Incentive Grant Program, landowners interested in preserving their farmland can take advantage of other programs, namely, the SADC Direct Easement Program, SADC Fee Simple Program, the Term Preservation Program, and Non-Profit Programs.

County Easement Purchase Program

Using the County Easement Purchase Program, the landowner voluntarily agrees to sell the development rights of their farmland to the County and the land is deed restricted for agriculture in perpetuity. The landowner receives a payment equal in value to the right to develop, which is determined by calculating the difference between the market value of the land and the agricultural value of the land. The landowner retains the right to the preserved land with the new deed restriction ensuring that the land will not undergo non-farm development. The county and state share easement purchase costs, which represent the difference between a property's farm (or deed-restricted) value.

The County Easement Purchase Program was extremely popular between 1987 and 2010, having preserved 73 farms totaling 5,269.2 acres. However, since the inception of the County Planning Incentive Grant (CPIG), this program has been phased out.

County Planning Incentive Grant (PIG) Program

The County PIG Program (CPIG) encourages a comprehensive planning process for farmland preservation at the county level that offers several advantages over the traditional easement program. The advantages include accepting and processing farmland preservation applications year-round, reducing the timeframe from landowner application to closing, and rewarding counties that complete transactions in a timely manner with the potential for additional funding.

Landowners apply to the County Agricultural Development Board (CADB) who reviews applications and forwards approved ones to the SADC. Eligible farms must meet the minimum requirements as specified by the CADB and the SADC. The SADC prioritizes applications for preservation funding through a ranking system that assigns points. These quality scores establish the SADC's preliminary priority list for preservation. The CPIG funding is roughly split between the County and the SADC using a sliding scale based upon the SADC criteria. The cost share tends to be 45% for the County and 55% for the state. However, there have been several instances where the County exceeds the 40% cost share due to SADC's sliding scale mechanism and/or to meet the asking price of the landowner. As part of the program, the County is required to submit an Annual CPIG Report, which provides an update on the grant eligibility, project areas, targeted farms, and preserved farms.

As of January 2021, Morris County has preserved 44 farms totaling 1,983.6 acres between 2003 and 2020 using the CPIG program.

Other County Preserved Farms

Since 2010, the County has preserved seven farms totaling 172.8 acres on a case-by-case basis and without assistance from the State, municipal, or nonprofit partners. Many of these farms do not meet the required minimum eligibility criteria by the CPIG or the SADC programs, and the County therefor purchases the development easements of the land on its own. The land is deed restricted in perpetuity as preserved farmland. However, the CADB makes its decision on a case-by-case basis based upon the merits of each application.

Often times, these farms do not meet the minimum acreage requirement and/or the tillable land requirement. However, the CADB determines that the farm should be preserved as it provides an invaluable service and serves as an important landmark in its community.

Municipal Planning Incentive Grant (PIG) Programs

The Municipal Planning Incentive Grant Program is similar to the County-wide PIG Program. The SADC provides Municipal Planning Incentive Grants to municipalities for the purchase of development easements to permanently protect large blocks of reasonable contiguous farmland in project areas they have identified. The municipality must have an agricultural advisory committee, an approved application that contains a farmland preservation plan element of the master plan, a Right to Farm Ordinance, and must establish and maintain a dedicated source of funding.

The SADC established the municipal-level Planning Incentive Grant (PIG) Program in 1999. This program works in much the same fashion as the county-wide PIG program, but with a smaller area of concentration. There are no current municipal PIG programs in Morris County. Unlike other counties where municipal governments oversee the administration and acquisition of farms in their municipal-level PIG, Morris County serves in this capacity. Keeping applications at the county-level enables better communication with the SADC and concentrates the expertise within one office per county.

Only one farm was purchased through the Municipal PIG program in Washington Township, which consisted of 14.5 acres.

SADC Direct Easement Program

Under the Direct Easement Program, landowners sell the development rights of their farmland directly to the SADC. To participate in this program, farms must be priority farms that are strategically located. Priority farms are those that meet or exceed the county average in size and in score. In evaluating farms, the SADC considers factors such as soil quality, percentage of tillable acres, proximity to other preserved farms, and local support for agriculture. The SADC accepts applications year-round. The SADC negotiates a purchase price with the landowner based on two independent appraisals.

Through this program, two farms covering 117.7 acres have been preserved in Morris County.

SADC Fee Simple Program

Under the Fee Simple Purchase Program, interested landowners sell their land in fee simple title, relinquishing all rights to the land. Land value is determined by appraisal. The county and state share purchase costs. The farm, with agricultural deed restrictions in place that ensure its permanent preservation, is sold at a public auction. The Fee Simple Program provides other farmers with opportunities to purchase land at reasonable prices that reflect only farmland values, not development potential. This program is administered by the SADC.

There have not been any SADC Fee Simple applications preserved in Morris County.

Non-Profit Programs

The SADC provides grants to nonprofit organizations to fund up to 50 percent of the fee simple or development easement values on farms to ensure their permanent preservation. Non-profit organizations may apply to the SADC. Notice of available funds is published in the *New Jersey Register*. Applications must be submitted within 90 days of that notice. As part of the application process, non-profit groups must publish a notice that an application has been filed and notify the municipality and CADB.

One farm in Morris County has been preserved through this program. The Morris Land Conservancy, in partnership with the County and the SADC preserved 124.3 acres.

Transfer of Development Rights

As previously discussed, Transfer of Development Rights (TDR) is a realty transfer mechanism that enables property owners within a designated preservation area (i.e. sending area) to sell the development rights of their land.

Developers purchase the "development credits" and transfer that development potential to an area that is designated for growth at densities higher than otherwise would be permitted (receiving area). Once the development rights of a property are sold, the land is permanently restricted from further development. No farms in Morris County have been preserved using this method.

Term Preservation Programs

Under the Term Preservation Program, landowners voluntarily restrict development on their land for a period of eight or sixteen years. There are two types of eight-year programs: municipally approved programs, which require a formal agreement between the landowner, county and municipality, and non-municipally approved programs, which require an agreement between only the landowner and county. Landowners apply to the CADB. Although they receive no direct compensation, landowners enrolled in both programs are eligible to receive grants for up to 50 percent of the cost of conservation projects such as irrigation systems, erosion control measures, underground or permanent open drainage systems, windbreak restoration, contour farming, terrace systems and more. The Morris CADB provides points for easement purchase applicants who are enrolled in eight-year programs as a means to incentivize the program. Unfortunately, the benefits of the Term Preservation Program have not attracted many farmland owners in Morris County.

The following is a summary of benefits for enrolling in the programs:

Non-Municipally Approved

- 50 percent cost-share on a soil and water conservation project.
- Use of farm structure designs approved by the State Agriculture Development Committee without requiring approval from an architect or engineer.
- Additional points towards an easement purchase application (See *Appendix D*).

Municipally Approved

- 50 percent cost-share on a soil and water conservation project.
- Use of farm structure designs approved by the State Agriculture Development Committee without requiring approval from an architect or engineer.
- Protection for 11 years from any municipal zoning changes.
- Protection from a public body acquiring lands through eminent domain, unless the acquisition is for public safety reasons.
- Protection from nuisance complaints regarding farm operations.
- Exemption from emergency water or energy restrictions.
- Additional points towards an easement purchase application (See *Appendix D*).

Currently, there are four farms enrolled in the Term Preservation Program with the County. There are two current municipally-approved term-preservation projects in the County. Morris County and its municipalities with qualifying farmland should coordinate to determine whether municipally-approved term-preservation programs would be appropriate. There are also two current non-municipally-approved term-preservation projects in the County.

Consistency with SADC Strategic Targeting Project

The SADC's Strategic Targeting Project, from 2003, establishes a methodology to prioritize farmland preservation investments based on specific criteria. The project has the following three primary goals:

- Coordinate farmland preservation/agricultural retention efforts with proactive planning initiatives;
- Update and create maps to target preservation efforts; and
- Coordinate with open space, recreation and historic preservation efforts.

The preparation of Morris County's Farmland Preservation Plan is the guiding document for implementing the SADC's strategic targeting goals. The farms and areas targeted for preservation, focus on prime agricultural soils and limited public growth-oriented infrastructure. Additionally, the mapping contained in this report will be utilized to illustrate the locations of future farmland preservation efforts. Coordination efforts with other preservation programs, such as open space and historic preservation are discussed in the *Coordination with Open Space Preservation Initiatives* section of this chapter.

Coordination with Open Space Preservation Initiatives

The Morris County Farmland Preservation Program actively coordinates its acquisition efforts with open space efforts. Structurally, the open space, historic and farmland preservation programs are coordinated within one office of county government. The Preservation Trust Division is within the Office of Planning and Preservation.

The Preservation Trust Division has administrative functions over the Morris County open space trust fund programs, which has the following main components:

- Farmland Preservation Program
- Historic Preservation Program
- Open Space - Grants to Municipalities and Non-Profits
- Trails Program
- Flood Mitigation Program
- Open Space - Acquisitions by County agencies

This consolidated division enables seamless information sharing among five of the six acquisition components of the open space trust fund. The sixth program, acquisitions by County agencies is also coordinated through the Preservation Trust Division. The funding for county open space acquisitions, by either the Morris County Municipal Utilities Authority or the Morris County Park Commission, is through the county open space trust fund. The project tracking and release of funds for any purchase are administered by the Preservation Trust Division.

In addition, Preservation Trust staff regularly attends the Morris County Park Commission's Land Acquisition Committee in order to share information and provide coordination of efforts. Similar communication is held with the MCMUA in a less formal manner.

The Preservation Trust Division director also serves as the Director of the Morris County Agriculture Development Board. This organization works extremely well to coordinate land acquisition efforts in Morris County.

Whenever a county agency or municipality is seeking to acquire open space lands that are currently farmed, communication is encouraged between the agencies involved and the Morris County Agriculture Development Board. Since most non-profit and municipal open space acquisitions utilize funds from the Morris County Open Space grant program, there is an open dialogue to evaluate the purchase and determine if the project would be better suited for farmland preservation. The Morris CADB has a representative serve on the County Open Space Trust Fund Committee to further ensure that projects are evaluated in the best interest of agriculture in Morris County.

Additionally, the Morris CADB continues to work with other agencies to incorporate open space and trail network connections. This coordination is strictly on a voluntary basis with the landowner's consent. As some public access projects can hinder agricultural pursuits, a landowner must agree to participate. There are several instances of this collaborative preservation effort occurring in Morris County:

- In 1997, a 165-acre farm in Washington Township, owned by the Maier Brothers was preserved. The farm adjoins the Musconetcong River. The Maier Brothers preserved 135 acres of the farm under a farmland preservation deed of easement. The landowners also agreed to sell in fee simple, 25 acres along the river to the State of New Jersey's Green Acres program. The Green Acres program was interested in adding fishing access to the trout production river. A fence separates the public fishing access from the fields that are in vegetable production.
- Morris County is currently working with Mount Olive Township on a project called "Charters Farm." This 66-acre farm, currently owned by Mount Olive Township, will incorporate a public access trail along one

border of the farm. This piece is an important connector for a county-wide trail called "Patriot's Path." The Morris County Park Commission will be the manager of the public trail. Once preserved through the New Jersey Farmland Preservation Program, the farm will be sold at auction.

- A similar arrangement to Charters Farm was concluded in Washington Township in 2002. In this case, the "Kramer" Farm was preserved by placing farmland agricultural deed restrictions on 64 acres of a 92-acre tract. The remaining acreage was set aside in a conservation easement held by Washington Township, which permits agricultural production. In addition, there was a public access/equestrian trail easement that was created along the perimeter of the property.

These are a few examples of how the Morris County farmland preservation program has coordinated with open space initiatives.

Farmland Preservation Program Funding Expended to Date by Source

The Morris County Open Space and Preservation Trust Fund was established in 1992. Since this time, the Trust Fund has since been renamed the Morris County Open Space, Farmland, Floodplain Protection and Historic Preservation Trust Fund.

Collection of funds for the Trust Fund commenced on July 1, 1993 with a tax equal to one-half cent per \$100 of total county equalized real property valuation. The Morris County Commissioners review the tax rate annually and may set the tax anywhere from \$0.00 to \$0.05. The levy for 2021 has been set at 5/8 cent per \$100 valuation.

For 2021, the Trust Fund is divided into the following categories:

- 1/4 cent for the County Park Improvement Program
- 1/4 cent for the Historic Preservation Program
- 1/8 cent to municipal and/or qualified charitable conservancy projects

Previously, 25% of the total Trust Fund was allocated for farmland preservation projects. However, since the Farmland Preservation Program has a notable balance in its account, a dedicated funding source is no longer needed for the County's Farmland Preservation Program. However, should the Program require additional funds, it would be likely the program would receive it.

As of May 2021, the County's Farmland Preservation Program had a balance of \$17,755,383. There is also an Ancillary Account within the Trust Fund that had a balance of approximately \$12 million as of May 2021 that can be used at the discretion of the County Commissioners for overall Preservation Trust Fund projects.

As of May 2021, 8,071.9 acres of farmland have been preserved in Morris County through the County's preservation programs at a total cost of \$162,682,812. Based upon County records, Morris County's share of this total is \$77,147,254 and the SADC's share of this total is \$83,959,801. No funds have been provided by non-profit organizations or by municipalities. Prior to the passage and implementation of the open space trust fund, Morris County funded farmland preservation through capital accounts (bonding). As the funding available through the Trust Fund increased, bonding for farmland preservation purposes lessened. The Board of Commissioners' support for the program has been resolute. No request for funds for farmland preservation purposes has ever been denied.

Within the County Planning Incentive Grant rules of the SADC, there is a limitation placed on funds that any one county may receive each year. For State Fiscal Year 2021 (July 2020 thru June 2021), the SADC has placed a \$2 million limit for funds to any one county. This funding limit is established annually by the SADC, based on funding availability. This funding limit may hinder preservation efforts in Morris County given the extremely high per acre cost of acquisition as compared to other counties. However, pending the number of applications the CADB receives in any given year, the State's limit on funds may not be an issue.

A complete inventory of all farms preserved through the County's Farmland Preservation Program is included in *Appendix C*.

Monitoring and Stewardship of Preserved Farmland

Annually, Morris CADB staff conducts its monitoring of all preserved farms (138 farms as of May 2021.) The SADC's Regulation N.J.A.C. 2:76-6.18A(d) requires the Morris CADB to perform annual onsite inspections of all permanently preserved farms. The purpose of the inspection is to ensure that each farm is in compliance with the terms of the Deed of Easement. Due to the growing number of preserved farms, the monitoring program entails more than sixteen weeks of staff's time to coordinate and conduct the onsite inspections. Further, there is a time commitment made by staff to remedy any issues or potential deed of easement violations as a result of the site inspections. The Morris CADB recognizes the importance of the "partnership" between the landowner and the County with the farmland preservation program and strives to maintain a positive working relationship. To that end, the Morris CADB developed a policy for addressing possible easement violations. See Policy P-10 in *Appendix E* for the approach taken to remedy possible violation issues.

As more farms become preserved, more staff time will be needed to complete the task each year.

Another commitment made by the Morris CADB is towards the review of proposed new uses on preserved farms and the interpretation of the deed restrictions. This is a very important role that has proven to be an important time investment. As more preserved farms are sold, new ideas and uses for preserved farms are being sought. In order to assist the public who may be seeking to purchase a preserved farm as well as providing a means for the Morris CADB to review proposals objectively, Policies P-11 and P-12 have been implemented (See *Appendix E*). These two policies enable the public to understand how the Morris CADB renders decisions as well as if a particular use is acceptable under the terms of the deed of easement.

With the maturity of the farmland preservation program, annual monitoring and stewardship issues have become the predominant activity for the Morris CADB. The conscientiousness of the Board and staff for this purpose is very important to ensure the protection of an investment of public funds in excess of \$162 million.

Coordination with TDR Programs

A discussion of the TDR Program can be found in Chapter III of this Plan, "Land Use Planning Context." As discussed in the referenced section, TDR Programs are currently not a viable option for preserving farmland in Morris County. If a TDR program does prove viable, the Morris CADB is willing to explore this as an option for the program, and the County will further coordinate efforts with the Highlands Council.

CHAPTER V: FUTURE FARMLAND PRESERVATION PROGRAM

At a public meeting of the Morris CADB held on July 1, 2021, Heyer Gruel & Associates attended a meeting to discuss the issues facing the farming community in Morris County with the CADB. During the meeting, conversations were had over a variety of topics, including agritourism, products sold, development pressures, the role of the CADB, the farmland preservation program, conflicts between residential and farming operations, road safety, Right-to-Farm, anticipated trends, support services, pests and invasive species, water supplies, and targeting farms.

As mentioned previously in this Plan, public outreach was also solicited from the general public. An online survey consisting of fifteen multiple choice and open ended questions was announced by the County and posted on the County's website on June 18, 2021 and was advertised in the County's weekly e-mail newsletter. The County's Farmland Preservation Director, Katherine Coyle, also participated in several interviews to promote the survey and to notify the public of the update to the County's Farmland Preservation Plan. Members of the public were invited to respond to the questions of the survey by July 9th. A total of 208 responses were received.

Generally speaking, the majority of the respondents are in favor of preserving the County's remaining farmland, and feel it is important to continue to preserve farmland. Many also purchase agricultural products from local farms at least twice a month during the season. Many comments were also received from members from the public. A summary of the online survey is available in *Appendix A*.

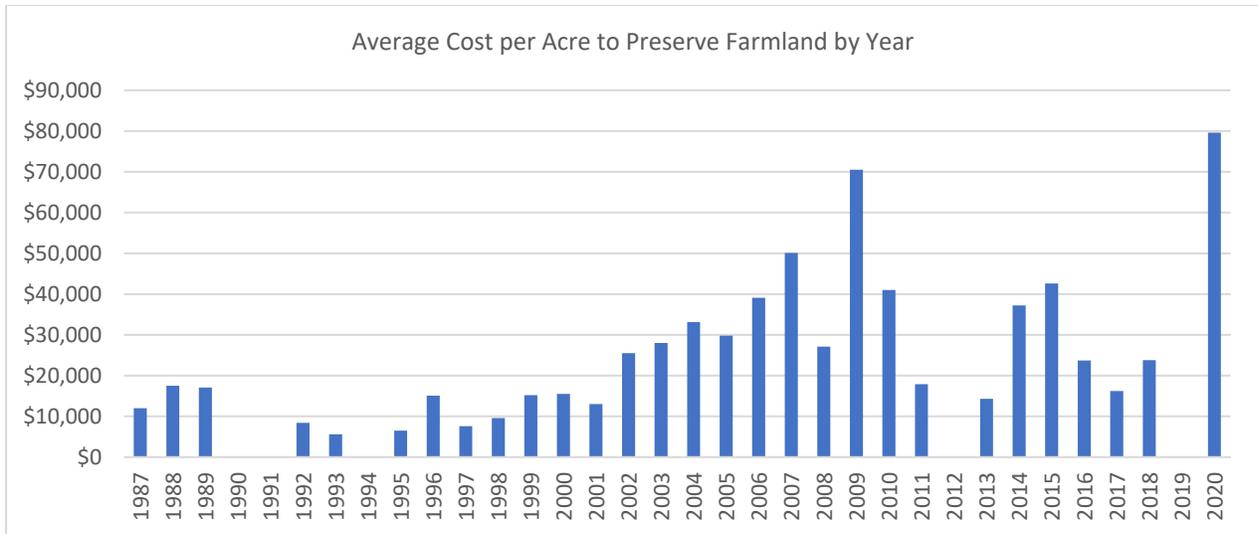
Each of the municipalities in the County were also notified of the Plan's update. An 11-question survey was sent to each municipality. Fourteen municipalities answered the survey, two meetings were held with two of the municipalities, thirteen municipalities indicated that farmland preservation is not applicable to their communities, and ten municipalities did not respond. A summary of the responses is provided in *Appendix A*.

Preservation Goals

The average per acre easement cost over the past five years (from 2015 to 2020) in Morris County is \$34,100. The State Agriculture Development Committee (SADC) provides cost share grants to counties for purchase of development easements. Pursuant to N.J.A.C. 2:76-6.11, the SADC provides grants of up to 80% of the easement cost. Based on past preservation statistics, Morris County, on average, receives a 55% cost share grant from the SADC.

Morris County recently amended the rules for the County's Open Space, Farmland, Floodplain Protection and Historic Preservation Trust Fund. As indicated in Chapter 4, the Trust Fund previously allotted a specific percentage of the fund to farmland preservation projects. However, due to a surplus in the Farmland Preservation Program's account, the County Farmland Preservation Program is not currently receiving additional funds from the overall Trust Fund. However, should funding be needed for the program, the County Commissioners are likely to designate funds from the Trust Fund. It is important to note that the County's Farmland Preservation Program is well-funded.

There are other trends that will affect the preservation goals. First, the value of land in Morris County has been fluctuating over the past 10-15 years. As shown in the following chart, the average cost per acre increased to \$70,500 per acre in 2009, before decreasing to \$14,300 per acre in 2013. Since 2013, the easement price per acre has fluctuated significantly, increasing to \$42,600 per acre in 2015, before decreasing to \$16,200 in 2017. In 2020, the average cost per acre increased to \$79,600, the highest it has ever been in the history of the program.



Source: Morris County Office of Planning and Preservation

It is important to note that multiple applications are not necessarily always received and approved by the County within a given year. For example, between 2000 and 2009, the County preserved 72 farms totaling 4,100 acres, whereas between 2010 and 2019, only 28 farms were preserved totaling 1,024 acres.

Over the past decade, farmland preservation has occurred primarily within Chester Township and Washington Township. As detailed in the chart below, Washington Township preserved eleven farms totaling 419 acres and Chester Township preserved eight farms totaling 357 acres between 2010 and 2020. Within this time period the average easement cost per acre in Washington Township was \$23,500, and in Chester Township, the average easement cost per acre was \$32,500, representing a difference of approximately \$9,000 per acre. In addition, two farms were preserved in Mendham Borough, totaling 70 acres, with an average easement cost per acre of \$73,500, the highest amount paid over the past 10 years. Although the County only targets farms within Morris County, the easement purchase price can vary significantly depending on location.

Summary of County Preserved Farms by Municipality between 2010 and 2020			
	# of Farms Preserved	Acres of Preserved Farms	Average Easement Cost per Acre
Chester Township	8	357	\$32,500
Mendham Borough	2	70	\$73,500
Mendham Township	2	59	\$31,600
Mount Olive Township	4	130	\$31,000
Rockaway Township	1	35	\$19,800
Washington Township	11	419	\$23,500
Total	28	1,070	\$31,200

Source: Morris County Office of Preservation

As land value continues to rise and development pressures continue to increase, the per acre easement values will likely follow a similar trajectory. Both trends will adversely affect Morris County’s acreage goals over the next ten years. Based on the following factors, the Morris CADB can annually purchase development easements on approximately 100 acres annually:

- Average per acre easement cost in Morris County between 2015 and 2020 (\$34,100)
- Average Morris County share for easement purchase (45%)
- A limit of \$2 million of SADC funds per year

As a result, the Morris County Comprehensive Farmland Preservation Plan establishes the following one, five, and ten-year acreage goals for permanent farmland preservation:

- One Year Goal: 100 acres**
- Five Year Goal: 520 acres**
- Ten Year Goal: 1,080 acres**

Project Area Summaries

The County currently has three Project Areas. As part of this Plan’s update, an extensive GIS analysis was undertaken utilizing the most up-to-date data available. Parcels of land assessed as qualified farmland were reviewed for the entirety of Morris County. Parcels that were contiguous and under common ownership were grouped into “farms.” Each farm in Morris County was then analyzed based upon its tillable acreage and size. The tillable acreage was generally defined by the “Agriculture” classification of NJDEP’s 2015 Land Use Land Cover. Farms that were a minimum area of nine acres and had a minimum tillable acreage of 40% were included in the analysis. In addition, an inspection of the 2020 aerial imagery was also undertaken to determine whether there were additional farms that were likely to meet the criteria. The County’s existing targeted farms were also included in the revised inventory.

The Morris CADB does not give priority to one project area over another. An application for preservation from any part of Morris County will be given equal consideration. The following tables summarize the agricultural land characteristics of each of the County’s three project areas: the Northeast Project Area, West Project Area, and the Central Project Area.

The Northeast Project Area consists of all or a portion of Boonton Township, Denville Township, Lincoln Park Borough, Montville Township, Pequannock Township, and Rockaway Township.

The West Project Area consists of all or portion of Chester Borough, Chester Township, Mount Olive Township, Roxbury Township and Washington Township.

The Central Project Area consists of all or portion of Chatham Township, Harding Township, Long Hill Township, Mendham Borough, Mendham Township, Morris Township, Randolph Township and Roxbury Township.

The following charts detail the characteristics of each of the project areas, including total preserved farms, targeted farms, farms pending preservation, term preservation, and preserved open space.

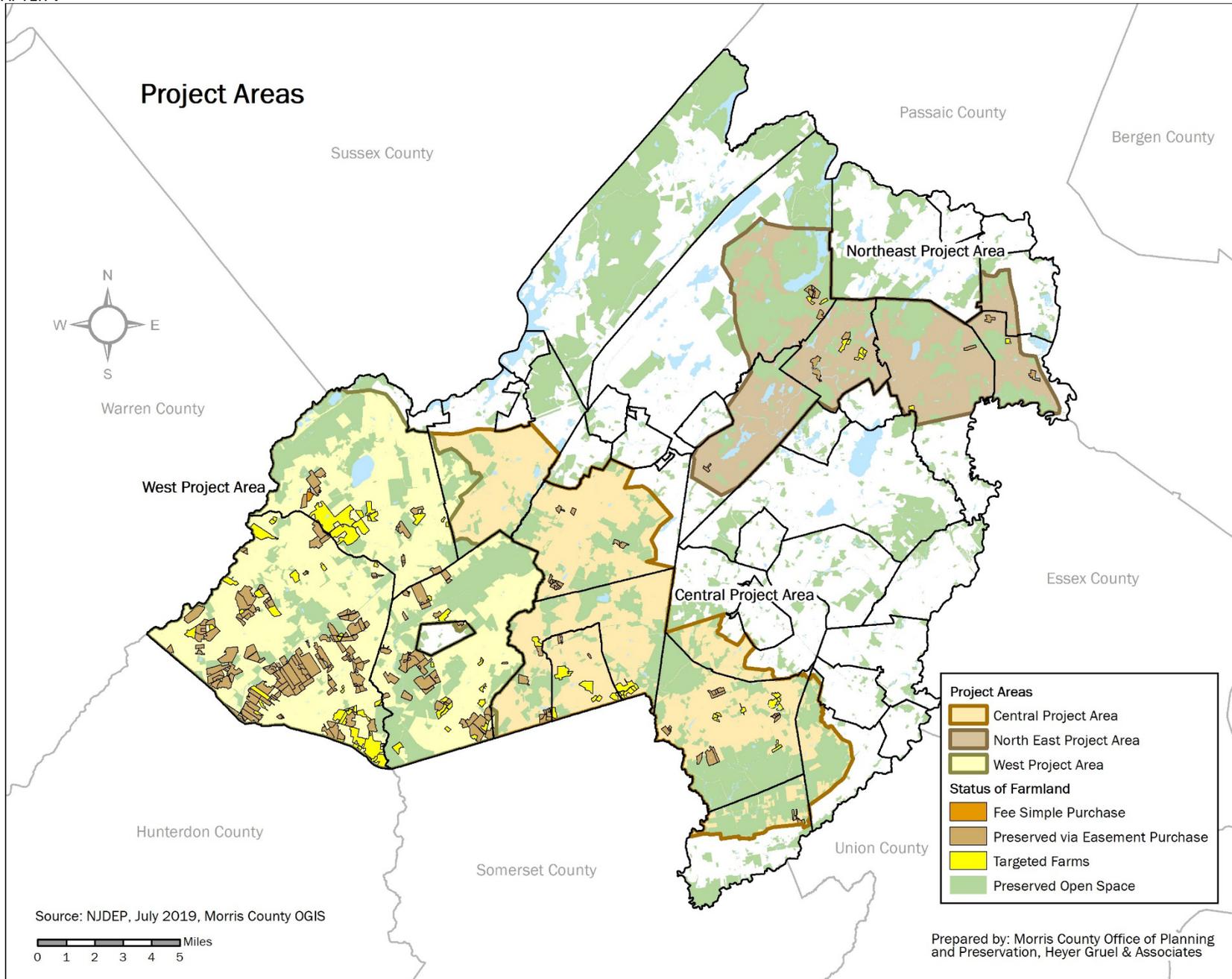
Northeast Project Area		
	Acres	Percent of Project Area
Total Preserved Farmland	390.7	1.1%
Compatible Open Space	13,057.2	37.7%
Term Preservation	0.0	0.0%
Pending	0.0	0.0%
Targeted Farms	182.0	0.5%
Total	13,629.9	39.3%
Northeast Project Area	34,638.0	100.0%

Central Project Area		
	Acres	Percent of Project Area
Total Preserved Farmland	780.0	1.4%
Compatible Open Space	19,448.0	35.3%
Term Preservation	0.0	0.0%
Pending	0.0	0.0%
Targeted Farms	712.6	1.3%
Total	20,940.6	38.1%
Central Project Area	55,018.7	100.0%

West Project Area		
	Acres	Percent of Project Area
Total Preserved Farmland	7,510.3	11.0%
Compatible Open Space	16,968.1	24.8%
Term Preservation	0.0	0.0%
Pending	0.0	0.0%
Targeted Farms	2,880.2	4.2%
Total	27,358.6	40.0%
West Project Area	68,356.0	100.0%

Note: All acreages calculated in GIS

The following map shows the Project Areas in relation to the existing farmland assessed land, targeted farms, and preserved farms.



Minimum Eligibility Criteria

As outlined in Morris CADB Policy P-8, for a farm to be eligible for preservation through the “Easement Purchase Program Eligibility and Ranking System,” any application to the program must meet the following Morris CADB criteria:

- a. The land must be at least 10 acres.
- b. The land must be receiving farmland tax assessment.
- c. The land must be at least 50% tillable, or have at least 25 tillable acres.
- d. The application receives a minimum score of 25 based on the Morris CADB Ranking System, Policy: P-8.
- e. The land must exhibit development potential based on the following standards:
 - (1) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the premises.
 - (2) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivisions, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner.
 - (3) If the land is 25 acres or less, the land shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the NJDEP wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the NJDEP may be secured.
 - (4) If the land is 25 acres or less, the land shall not contain more than 80% soils with slopes in excess of 15% as identified on a USDA NRCS SSURGO version 2.2 or newer soils map.

Policy P-8 includes the Morris CADB Ranking System, which is utilized to rank easement purchase applications. The CADB has the discretion to approve or deny any eligible application. If an application fails to meet the criteria listed in Paragraph 1, the Morris CADB reserves the right to waive the minimum criteria and to accept and consider the application on a case-by case basis.

County Ranking Criteria

The Morris CADB’s policy P-8 “Easement Purchase Program Eligibility and Ranking System” includes various ranking criteria employed to determine if a farm is eligible for preservation. The ranking criteria address farmland quality, stewardship, local commitment, special considerations and exceptions. However, meeting the minimum eligibility score does not guarantee a farm will be selected for preservation. The Morris CADB must assess the farm and determine if there is a high likelihood of future agricultural viability. This analysis is difficult to determine quantitatively. The Morris CADB conducts a site visit to each application received with the landowner or farm operator questioned about the operation and future plans for the farm. Policy P-8 ranking criteria are included as *Appendix B*.

County Policies Related to Farmland Preservation Applications

The Morris CADB has taken the approach of adopting formal policies for a number of subjects related to the farmland preservation program and Board administration. This enables the public to understand Board decision-making and administrative processes. All Board policies are found on the website at:

<https://www.morriscountynj.gov/Departments/County-Agriculture-Development-Board/Farmland-Preservation-Program>

Several of the fifteen adopted policies relate directly to easement purchase applications. They include:

- P-1: Agricultural Labor Housing
- P-2: Residual Dwelling Site Opportunity
- P-3: Application Fee

- P-4: Imminence of Change
- P-5: Exceptions
- P-8: Easement Purchase Program Eligibility and Ranking System

All Morris CADB policies are contained in *Appendix B*.

The SADC's and Morris CADB's policies regarding housing are necessary to ensure compliance with the provisions of the Deed of Easement.

Agricultural Labor Housing

With regard to agricultural labor housing, pursuant to paragraph 14 of the Deed of Easement, "Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:

To provide structures for housing of agricultural labor employed on the Premises but only with the approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural."

Morris CADB Policy: P-1: "Agricultural Labor Housing," was originally adopted on July 20, 2000, and revised on August 10, 2006. The policy mirrors the language of the Deed of Easement; it states who may live in an agricultural labor housing unit. The policy also states that agricultural labor housing units may be constructed only if approved by both the CADB and the SADC. During the decision-making process, the CADB and the SADC must review who will occupy the agricultural labor unit, how the occupants will be involved in the farming operation, and whether the agricultural operation justifies the construction and use of an agricultural labor unit.

House Replacement

With regard to house replacement, pursuant to paragraph 14 of the Deed of Easement, "Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:

To construct a single-family residential building anywhere on the Premises in order to replace any single-family residential building in existence at the time of conveyance of this Deed of Easement but only with the approval of the Grantee and Committee.

Morris CADB Policy: P-11: "Replacement of Residence on Preserved Farmland," was originally adopted on December 12, 2002. The Morris CADB policy outlines the procedure for requesting the replacement of a residence on preserved farmland and establishes guidelines for reviewing such requests. This policy does not apply to residences constructed on exception areas. The policy also states that any residence replacement must also be approved by the SADC.

Residual Dwelling Site Opportunities (RDSO)

The Morris CADB does not permit residual dwelling site opportunities. However, at the onset of the program, RDSOs were permitted. Accordingly, the Morris CADB adopted Policy: P-2, "Residual Dwelling Site Opportunity," on July 20, 2000. The policy was amended on January 10, 2008. The policy states that RDSO shall not be permitted and that all requests for RDSOs shall be denied. However, farms, which were preserved with an RDSO, shall comply with State Agriculture Development Committee's Policy P-31, "Exercising a Residual Dwelling Site Opportunity." A copy of SADC's Policy P-31 is attached to Morris CADB's Policy: P-2 and may be found in *Appendix E*. The SADC's policy outlines the procedures for exercising RDSOs. The SADC considers several factors during its decision-making process, including, but not limited to: the present agricultural use of the farm, the impact of the RDSO on the agricultural use, who will reside in the residential unit, how will the occupants be involved in farm site activities, and how many residential buildings currently exist on the premises.

Division of Preserved Farmland

With regard to the division of preserved farmland, the Deed of Easement states in paragraph 15 that “no division of the land shall be permitted without the joint approval in writing of the Grantee and the Committee.” In order for the Grantor to receive approval, the Grantee and Committee must find that the division shall be for an agricultural purpose and result in agriculturally viable parcels. Division means any division of the Premises, for any purpose, subsequent to the effective date of this Deed of Easement.

For purposes of this Deed of Easement, "Agriculturally viable parcel" means that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from each parcel's agricultural output.

Morris CADB Policy: P-7: "Division of Permanently Preserved Farmland," was adopted on May 11, 2000 and revised on August 10, 2006 and may be found in *Appendix E*. The policy states that it is the intent of the Morris CADB to discourage divisions of preserved farmland. The CADB's objective is to preserve large masses of viable agricultural land. The CADB recognizes that agricultural parcels may become less viable if reduced in size. However, the CADB finds it necessary to have a policy, which outlines the procedure for requesting a division of a preserved farm and provides guidelines for reviewing requests.

Although the SADC has such a policy, Policy P-30-A, which applies to farmland preserved with state funds, the CADB finds it necessary to have its own policy, which applies to farmland preserved with state funds, as well as farmland preserved exclusively with county funds. The policy states that the CADB will carefully consider the criteria contained in its policy to evaluate whether a preserved farm should be divided. The CADB criteria will determine whether the division is for an agricultural purpose and whether the resulting parcels are agriculturally viable.

The Morris CADB policy reiterates the Deed of Easement's definition of "*agriculturally viable parcel*," which means a parcel that is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from the parcel's agricultural output. In order to permit a division of a preserved farm, the CADB must find that that division is for an "agricultural purpose" and that it will result in "agriculturally viable" parcels. The policy also contains an application form, which must be submitted with a landowner's request for a division.

The SADC policy outlines the application process for a division of a preserved farm and lists the criteria used by the SADC to make its determinations. In order to permit a division of a preserved farm, the SADC must find that that: 1) the division has been approved by the CADB, 2) the division is for an "agricultural purpose" and that 3) it will result in "agriculturally viable" parcels. The SADC considers several factors during its decision-making process, including, but not limited to: current and proposed uses of the premises, purpose of the proposed division, the effect of the division on the existing agricultural operation, who resides on the premises, quality and types of soils, farm boundaries, farm size, etc.

Approval of Exception Areas

As stated above, the Morris CADB does not permit RDSOs. Instead, if a landowner wishes to retain an option to construct a residence at some point following the preservation of the farm, the Morris CADB encourages a non-severable exception. Non-severable exceptions may also be encouraged if the landowner operates a non-agricultural commercial business on the farm premises and does not wish to encumber the use by the Deed of Easement. The Morris CADB's Ranking System (Policy: P-8), allows one non-severable exception on an application to sell a development easement. A landowner requesting one non-severable exception is not penalized. However, if the landowner's application requests more than one non-severable exception, five points are deducted from the final score for each non-severable exception. The Morris CADB strongly discourages severable exceptions. For each severable exception, ten points are deducted from the final score.

Funding Plan

As discussed previously, the Morris CADB’s preservation goals for preserved acres of farmland are:

One Year Goal: 100

Five Year Goal: 520

Ten Year Goal: 1,080

The cost projections associated with one-, five-, and ten-year goals are as follows:

Year	Acquisition Goal (Acres)	Total Projected Cost	Estimated Local Cost Share	Estimated County Cost Share	Estimated State Cost Share	Other Contributors
1	100	\$3,700,000	\$0	\$1,600,000	\$2,000,000	\$0
5	520	\$17,732,000	\$0	\$7,979,400	\$9,752,600	\$0
10	1,080	\$36,828,000	\$0	\$16,572,6000	\$20,255,400	\$0

As discussed in the *Farmland Preservation Program Funding Expended to Date by Source* section of Chapter IV, the funding for the farmland preservation program since the late 1990s has exclusively been the Morris County Open Space Trust Fund (COSTF). Originally established by the Morris County Board of Commissioners in 1993, the Trust Fund’s annual collection has increased the funds available for farmland preservation purposes. The regulations governing the Trust Fund are determined annually by the County Commissioners. For the year 2021, no funding is designated for the County’s Farmland Preservation Plan, as the program is currently well-funded, having a balance of approximately \$17 million as of May 2021. No funds from the Trust Fund are used for salaries or employee benefits. To date, these funds have been adequate to keep up with application demand. This satisfaction of the demand is anticipated in the future. However, the SADC’s maximum grant funds under the County Planning Incentive Grant Program, which is currently \$2 million per year, is the limiting factor with respect to the funding plan.

Morris County does not require municipal cost-share. Because of the substantial County Open Space Trust Fund, municipal cost-share is not required. It is the County’s position that contributions to the COSTF serve as local cost-share. The County also does not use installment purchase agreements because they would require the County to establish a separate program to manage the installment purchases.

Further, as discussed above, over the past decade, 28 farms totaling 1,070 acres were preserved. The funding plan goals are consistent with the trends experienced by the CADB, in terms of acres preserved.

Another important factor related to funding and landowner participation in the program relates to the Highlands Act. With a majority of Morris County’s farms that are eligible for preservation located in the Highlands Preservation Area, the “dual appraisal process” is of paramount concern. With the adoption of the Highlands Act in 2004, the legislature provided for a temporary dual appraisal process wherein land values are appraised 1) assuming the Highlands restrictions are not in place, and 2) assuming current restrictions under the Highlands Act. The higher of these two values has been the certified value by the SADC. The dual appraisal protection has been extended several times since it was first due to expire in 2009. Renewal or extension of this provision is necessary to continue voluntary landowner interest in the farmland preservation program for much of Morris County’s remaining unpreserved farms.

Farmland Preservation Program / CADB Administrative Resources

The Morris CADB is well positioned to address current and future needs for the farmland preservation and Right-to-Farm programs. Staff for the Morris CADB is within the Preservation Trust Division of the Office of Planning and Preservation. The County currently has a full-time Director for the Morris County Office of Planning and Preservation, who oversees the management of the preservation programs. The Morris CADB has a full-time Director who

oversees the Farmland Preservation Program and the Right to Farm Program. The funding for CADB staff is through the county budget process and is not funded by nor tied to the Trust Fund.

Since the early 1990's, legal support for the program has been provided by in-house County Counsel. All legal matters and closing document preparation are coordinated by the Morris County Counsel's office. Keeping this work in-house is very efficient and enables Morris County to respond quickly on all legal matters. The County also has an Office of Information Technology with full-time staff that manages the County's open space and farmland preservation database, along with the County's other GIS data, including parcels, structures, contours, centerlines, and municipal zoning, to name a few.

Factors Limiting Farmland Preservation Implementation

Several factors are likely to affect the continued success of Morris County's farmland preservation program. The single largest variable is landowner interest. Landowner interest is heavily impacted by the Highlands Water Protection and Planning Act. The dual appraisal process is of paramount importance for landowner interest, however, assuming that the dual appraisal process continues, several other factors could still limit the program's growth.

Again, landowner interest could wane and participation in the program is voluntary. As such, it is impossible to predict who will apply for preservation and when they will apply. To minimize this possible limitation, Morris County has continued to promote the program and its available funding. The County has a website for the Morris County Agriculture Development Board that includes information pertaining to the preservation programs, Right-to-Farm, Preserved Farms, and resources.

The per acre cost for the purchase of the development easements could be another limiting factor. As economic conditions vary over time, and with the current Covid-19 housing "bubble", it is unknown whether the cost of land will continue to increase or decline. However, with the rising costs of land within Morris County, the cost per acre to preserve farmland is likely to continue to increase. Furthermore, it is difficult to determine if easement values will change in the future, and it is even more difficult to determine what the easement purchase price will be per municipality within Morris County.

The issue of long-term state funding availability for farmland preservation, once in question, has been addressed since the passage of the last Morris County Farmland Preservation Plan. In November of 2014, New Jersey voters approved Public Ballot Question #2 to establish a stable source of funding for the preservation and stewardship of open space, parks, farms, historic and flood prone areas by dedicating four percent of existing corporation business tax (CBT) revenues to preservation and environmental programs through fiscal year 2019, and then raising that dedication to six percent from fiscal year 2020 moving forward.⁸⁶

In 2016, the "Preserve New Jersey Act" (P.L.2016, c.12) was passed implementing the constitutional dedication of CBT revenues as approved by the voters in 2014 and the Preserve New Jersey Act Preservation fund was established. In 2019, the Governor signed P.L. 2019, c.132. This bill supplemented and amended the Preserve New Jersey Act, establishing funding allocations for the constitutional dedication of CBT revenues for the State's open space, farmland, and historic preservation programs for fiscal year 2020 and thereafter.

⁸⁶ Introduced into the N.J. Legislature as Senate Concurrent Resolution 84 and Assembly Concurrent Resolution 130.

CHAPTER VI: AGRICULTURAL ECONOMIC DEVELOPMENT

Consistency with NJ Department of Agriculture Economic Development Strategies

The State of New Jersey offers farmers a number of support services and programs ranging from technical advice to farm loans. One of these services is the New Jersey Department of Agriculture (NJDA) Smart Growth Toolkit, which provides information to support municipal governments, businesses, non-profit groups, and local citizens in their efforts to achieve the goals and objectives outlined in the 2006 NJDA Agricultural Smart Growth Plan for New Jersey. The Tool Kit embraces the five components that have been identified by the NJDA as critical for the future of farming: Farmland Preservation, Agricultural Land Use Planning, Economic Development, Natural Resource Conservation, and Agricultural Industry Sustainability.

As part of this emphasis on the business of agriculture, NJDA issued its 2011 Economic Development Strategies, which identify and propose methods to expand and enhance various subsets of the agricultural industry in New Jersey, including produce, horticulture, dairy, livestock and poultry, field crops, organic, equine, wine, and agritourism. The NJDA observes that "local access to large affluent markets has long been an advantage for the marketing of products. While our markets are still there, competition has become tougher, New Jersey's produce industry must continually work to rediscover its competitive advantages, improving access to nearby markets and strengthening consumer loyalty."

Field Crops Production

Forage land, which includes all types of hay and haylage, grass silage, and greenchop, has historically been a key crop for Morris County with an average of 128 farms producing some form of the crop since 1987. According to the 2017 U.S. Agricultural Census, roughly 60 percent of the County's field crop acreage (3,001 acres across 142 farms) remains devoted to forage land, with a market value of nearly \$1 million. Vegetables for sale account for a small but growing portion of the County's agriculture land base, with an average of 74 farms producing some type of vegetable for sale since 1987. The crop has experienced a 10 percent increase in number of farms over the last 30 years, to 88 farms producing the crop with a 2017 market value of \$4.8 million.

The following economic strategies from the New Jersey State Agricultural Convention can be implemented and encouraged regarding field crops in Morris County:

- Ensure plant health by the implementation of the Mexican Bean Beetle parasite program, soybean use monitoring surveys, and the release of beneficial insects to control the tarnished plant bug and Mile A Minute weed, in addition working with the National Resource Conservation Service and the Rutgers Cooperative Extension;
- Support organic field crop production to increase value of the crops and linking growers with organic food processors, retailers, animal feed suppliers, and all other handlers;
- Explore opportunities to diversify farm income to other seasonal products and educate growers about agritourism;
- Support plans for green energy initiative such as bio-fuel plants and related bio-fuel businesses, which could elevate the price of regionally produced grain or other agricultural products;
- Investigate market opportunities for edamame, a variety of vegetable soybean gaining popularity among people from all backgrounds which does not require processing for human consumption, can be consumed fresh or frozen, and is high in protein while being low in cholesterol and fat; and
- Assist in addressing labor issues through the provision of housing and training opportunities at the county and local level and taking a proactive approach to worker safety.

Nursery and Greenhouse Crops Production

Nurseries, greenhouses, floriculture and sod are important agricultural commodities in Morris County. This agricultural sector accounted for total sales of \$13.8 million in 2017. One likely reason this sector of the crop industry

has become so important is due to the continued nonagricultural population growth in the County and region, providing a ready market for these products. The County can continue to strengthen and expand this sector of the agriculture economy as opportunities arise. Morris County can implement the following economic strategies from the New Jersey State Agricultural Convention with regard to nursery and greenhouse crops:

- Ensure plant health by continuing inspections for harmful pests and disease and seek ways to increase use of new methods of pest control, inspecting and certifying disease-free nurseries and conducting seed certification to ensure high quality turf grass seed for sod growers;
- Increase consumer awareness by encouraging increased participation in the *Jersey Fresh* program and aggressively marketing Jersey grown horticultural products; and,
- Support the research of the New Jersey Agricultural Experiment Station in identifying new varieties of pest- and disease-resistant crops and developing new methods of pest control.

In addition, Morris County farmers may also consider growing native plants for direct purchase, since New Jersey farmers are ideally positioned to cultivate New Jersey native plants. The State recently established the “New Jersey Native Plants Program”, which creates a similar labeling system and marketing campaign as the *Jersey Fresh* and *Jersey Grown* brands. Nursery growers in Morris County are encouraged to participate in this program.

Livestock & Poultry Production

Livestock and poultry operations include beef and dairy cattle and calves, sheep & lambs, hogs & pigs, and poultry. Due to high input costs, many farmers in the State have opted not to engage exclusively in dairy farming, but rather are sectoring their farms into various agriculture products, such as other livestock. If input costs continue to increase, it is possible the dairy industry may continue to decline, but the County’s farmers should see this as an opportunity to diversify to other agricultural products such as non-dairy cattle, calves, poultry, hogs, pigs, and other animals. According to the US Agricultural Census, livestock, poultry, and their products made up \$1.7 million in sales for the County in 2017.

According to the U.S. Agricultural Census, an average of 65 farms have produced chickens for eggs (also referred to as “layers”) since 1987. As of 2017, 89 farms currently produce layers, representing a 33 percent increase from 59 farms in 1987. Morris County has earned \$395,000 from the production of chickens for eggs. Although cattle and calves have been another consistent earner for the County with an average of 50 farms over the last 30 years, the number of farms producing cattle and calves has dropped roughly 90 percent in that same time period. According to the 2017 US Agricultural Census, Morris County earned \$105,000 from the production of cattle and calves.

The County has seen its role in the above livestock categories fluctuate over the years. Yet, with the County’s focus on general harvested crops such as hay, vegetables, and corn, it is important to engage in economic development efforts that increase potential markets for the County’s livestock and poultry production. The County can employ the following techniques from the economic strategies from the New Jersey State Agricultural Convention’s proposed economic development strategies:

- Ensure animal health through the implementation of best management practices;
- Identify whether goat products are a viable market for Morris County farmers as demand for their products is rising and Federal-State Marketing Improvement Program (FSMIP) grants are available to study the economics of breeding and marketing meat goats; and,
- Encourage the production of grass-fed animals such as beef, sheep and meat goats.

The County can employ the following additional strategies to help boost the crop and livestock sectors:

- Working with markets by supporting the sale and marketing of locally produced meat and eggs;
- Aggressively marketing value-added dairy products;
- Exploring various additional products and markets, including local restaurants and grocery markets;
- Working to attract livestock veterinarians to the area, a strategy which can include economic incentives;
- Bringing in slaughterhouses and USDA inspectors to increase competitiveness;

- Promoting the agritourism portion of livestock and poultry, such as petting zoos; and
- Assisting farmers with farming techniques, regulatory requirements and the latest research for livestock and poultry. This would include continued and additional cooperation with the Rutgers Cooperative Extension of Morris County, NJDA and NRCS.

Agritourism

Agritourism is significant to the long-term sustainability of Morris County's agricultural industry. According to the 2011 Agriculture Economic Development Strategies, "many residents consider agriculture a novelty and something to be explored and enjoyed." Agritourism has a unique potential to attract visitors from other counties and even from neighboring states. Seasonal farm stands, petting zoos, hayrides, pick-your-own farms, and seasonal events in the County help to attract visitors. The following are a few techniques discussed by the 2011 NJ State Agricultural Convention Economic Development study:

- Expand roadside programs by working with the NJ Department of Transportation to expand Tourist Oriented Designated Signs and coordinate efforts to gain approval for a discounted agritourism rate.
- Consumer promotion by distributing inexpensive agritourism brochures with industry websites and contact information to help promote seasonal events and direct farm marketing opportunities in addition to expanding the promotion of the visitnjfarms.org website.

There are many agencies, boards, and existing programs offered through Morris County and the State which could provide assistance to help farmers advertise their businesses, services, and events.

- Jersey Fresh
 - The County may want to consider working with Jersey Fresh to create a Morris County Administrator account to manage/upload Morris County farms for easy access to the public.
- Morris County Bureau of Tourism
 - Works with the chamber of commerce to promote tourism throughout the County and incorporate agricultural offerings (CSAs, farm stands, farmers markets, etc.) and agritourism events.
- Taste of Morris County
 - Morris County farmers have an opportunity to become involved with this program.
- Visitnjfarms.com
 - Offers farmers a log-in to advertise their farm and activities. The site is sponsored by Rutgers University, New Jersey Farmers' Direct Marketing Association, and the New Jersey Farm Bureau. The website features an interactive map, as well as information pertaining to what is in season, events, and news.
- Farm Bureau
 - Farmers fill out a form about their farm, and what is grown. The Farm Bureau maintains an inventory of farms by each county, including the location, hours of operation, specialties, value-added products, as well as other products.
- New Jersey Farmers' Direct Marketing Association
- County Chamber of Commerce

Outreach and education to farmers in the County may be needed to let them know of the existing services and websites that can be used to advertise their businesses.

The Board recommends that Morris County should work with these existing agencies, rather than creating their own "brand." Board members expressed concern over diluting the Jersey Fresh brand to create a County-led initiative. Morris County Bureau of Tourism and other existing programs, including Jersey Fresh and other initiatives offered by agencies should be encouraged to be used by existing farms and farmers. The County should incorporate agritourism events into their existing Bureau of Tourism. The Board could also do outreach to existing farmers to help them navigate Jersey Fresh and other websites to help get their information available to the public.

American Farmland Trust Farms Under Threat: The State of the States

On May 13, 2020, the American Farmland Trust (AFT) published *Farms Under Threat: The State of the States*, a report analyzing the impacts of agricultural land conversion. The Report indicates that from 2001 to 2016 alone, 11 million acres of farmland or ranchland were converted to land uses of higher intensity. The Report also creates an Agricultural Land Protection Scorecard, and assesses six policy tools commonly used to protect farmland, support agricultural viability, and provide access to land. The scorecard ranks all of the states in terms of the following key policies:

1. Purchase of agricultural conservation easements (PACE);
2. Land use planning policies;
3. Property tax relief;
4. Agricultural district programs;
5. Farm link / Land Link; and,
6. State leasing.

The State of New Jersey ranks #1 in terms of raw (345) and weighted score (59). New Jersey ranked 79 for PACE, 47 for planning, 40 for property tax relief, 63 for agricultural district programs, 54 for Farm Link, and 63 for State Leasing.

Rural Microenterprise Activity on Preserved Farmland

The SADC recently adopted amendments allowing owners of qualified farmland to apply for special permits for “rural microenterprise” operations, within certain parameters. Rural microenterprises are certain types of appropriately scaled businesses or activities that are compatible with the agricultural use of the farm. The Act also promotes and incentivizes the preservation of historic and culturally significant agricultural structures (N.J.A.C. 2:76-22.1 through 22.12 and 22.14, and new rules at N.J.A.C. 2:76-22.12 and 22A).

Winery Special Occasion Events on Preserved Farmland

In July 2014, P.L.2014, Ch 16, “the Winery Special Occasions Event Law,” was enacted to allow special occasion events to be held at wineries located on preserved farms under certain circumstances for a 44-month pilot program. The Legislature authorized expanding the program for two additional years, which expired on May 30, 2020. The rules established the standards for verifying compliance with the legislation's income limit, including audit procedures.

In March of 2020, the SADC released the final report with recommendations pertaining to the winery pilot program. A key finding of the report was that the SADC recommended the enactment of legislation that would allow certain farm based “events” that are not currently permitted on preserved farms, to be conducted by owners of all preserved commercial farms, and that reasonable standards be applied to their size, frequency and impact to the farm’s resources. The provisions should further acknowledge the need to protect the public investment in farmland preservation and ensure that the land remains primarily dedicated to agricultural production activities.

For more information regarding the March 2020 SADC Final Report for the Pilot Program for Winery Special Occasion Events, visit:

<https://www.nj.gov/agriculture/sadc/news/populartopics/SOE%20FINAL%20REPORT%20TO%20THE%20GOVERNOR%20AND%20LEGISLATURE%202020.03.05.pdf>

Solar on Farms- Grid Supply Bill (S2605 and A4554) and Dual Use Bill (S3484 and A5434)

In July of 2021, two separate solar bills were passed by the State Legislature and signed into law. The Grid Supply Bill (S2605 and A4554)⁸⁷ aims to permit utility-scale solar projects that are eligible for renewable energy incentive certificates (SREC-IIs) on farmland. Standards are included to protect prime farmland soils and soils of statewide importance, while also establishing limitations on the area of utility-scale projects that can be in within a County and

⁸⁷ Assembly Bill A4554 adopted as Public Law P.L.2021, c.169.

its corresponding ADA. However, these projects are prohibited on preserved farmland and are not eligible for farmland assessment purposes.

The Dual Use Bill (S3484 and A5434)⁸⁸ establishes a 3-5 year pilot program which will test the viability of the dual use concept. Projects will be capped at 10 MW (estimated to be 50-100 acres) in size and the overall pilot program is capped at 200 MW (1,000-2,000 acres). The law permits owners of unreserved, farm assessed land to install and operate a dual-use solar energy project (as defined in the bill) and continue to receive farmland assessment. The land is required to be actively devoted to agricultural and horticultural use. The loss of prime soils and statewide importance soils in ADAs are prohibited. Under the law, dual use projects approved through the pilot program are defined as a “permitted use” within a municipality.

Agricultural Management Practice for On-Farm Direct Marketing Facilities, Activities and Events; and Revised Right-to-Farm Procedural Rules

On January 31, 2014 the SADC adopted the agricultural management practice (AMP) for On-Farm Direct Marketing Facilities, Activities and Events (N.J.A.C. 2:76-2A.13). The AMP is a set of new rules which establishes performance-based standards for commercial farms seeking to qualify for Right-to-Farm protection for on-farm direct marketing facilities, activities and events that are used to facilitate and provide for direct farmer-to-consumer sales, such as farm stands, farm stores, community-supported agriculture (CSA) and pick-your-own operations, and associated activities and events. The intent of the AMP is to provide statewide standards on which farmers, municipalities, CADBs and the public can rely, while also providing flexibility to commercial farm owners and operators.

The Committee also adopted a revision to the Right-to-Farm procedural rules which is intended to streamline the process (N.J.A.C. 2:76-2.3, 2.4, 2.5, 2.7, 2.8, 2.9 and 2.10). The rule proposal includes procedural changes to the site-specific agricultural management practice (SSAMP) process and the Right-to-Farm complaint process. The proposed amendments also clarify the roles of CADBs and the SADC in the Right-to-Farm review process in a manner consistent with the Right-to-Farm Act.

SADC Agricultural Management Practices

Over the last decade, the SADC has developed agricultural management practices (AMPs) for a variety of farming activities. In order for a farm to be eligible for the protections of the Right-to-Farm Act, the commercial farm must be in compliance with the AMPs or with generally accepted agricultural practices. Twelve AMPs have been promulgated by the SADC, which covers the following topics:

1. Apiary
2. Poultry Manure
3. Food processing by-product land application
4. Commercial vegetable production
5. Commercial tree fruit production
6. Natural resource conservation
7. On-farm compost operations operating on commercial farms
8. Fencing installation for wildlife control
9. Equine activities on commercial farms
10. Aquaculture
11. Construction, installation, operation, or maintenance of solar energy facilities, structures and equipment on commercial farms
12. On-farm direct marketing facilities, activities, and events

⁸⁸ Assembly Bill A5434 adopted as Public Law P.L.2021, c.170

Agricultural Industry Retention, Expansion and Recruitment Strategies

Institutional Stakeholders

The New Jersey State Board of Agriculture is an eight-member body established by the New Jersey Legislature to set the broad agricultural policies of the Department of Agriculture. The State Board operates in accordance with the agricultural laws of New Jersey to promote the agricultural interests of the State and to protect and serve the citizens of New Jersey by providing information and unbiased enforcement of laws and regulations ensuring quality products and services. Products and services such as seed, feed, fertilizer, conservation of soil and water resources; control, suppression, and eradication of livestock and poultry diseases and plant pests; and many others are regulated by the State Board, as well as, feeding schoolchildren and the distribution of surplus federal foods to soup kitchens and pantries that serve our needy citizens.

The North Eastern Organic Farming Association- New Jersey, (NOFA-NJ) is an association supporting organic growers to promote healthy farms, healthy food, and healthy land. NOFA-NJ also caters to beginner farmers interested in growing organically, offering information about organic certification, events, and NOFA programs.

The USDA Farm Service Agency (FSA) offers assistance to farmers through the delivery of agricultural programs, such as Farm and Farm Loan Programs.

Farm Credit East (FCE) offers farmers a variety of financial and lender services. Farm Credit East offers beginner farmers with additional technical assistance and resources needed to improve financial profitability by hosting online webinar sessions throughout the year.

The New Jersey Farm Bureau is a private, non-profit membership organization that represents agricultural producers and enterprises. This organization focuses on advocating for, informing, and promoting all facets of New Jersey Agriculture. The Farm Bureau offers legislative and policy information, emergency alerts, and the latest news to farmers across the state, including beginner farmers through the New Jersey Farm Bureau's Young Farmers and Ranchers Committee.

The New Jersey Department of Agriculture website is a resource for consumers, farmers/producers, food industry buyers, teachers, students, and Future Farmers of America members. This website includes information on all things "Jersey Fresh", including hot topics, press releases, financial services, and applications/forms. Beginner farmers can learn more about state policies and regulations by visiting this website.

The Morris County Board of Agriculture dates back to the early 1900s and is composed of farmers, farming professionals and representatives from the NJ Farm Bureau, Rutgers University Co-op Extension, the State Board of Agriculture and other agriculture organizations. The Board of Agriculture serves as the county component of the NJ Farm Bureau and its headquarters is located at 25 Hillside Avenue in Mount Olive.

The County College of Morris is another stakeholder in the development of the County's agricultural economy. The community college has its main campus in Randolph and offers associate degrees in agribusiness. Visit www.ccm.edu/academics/divdep/health-professions-natural-sciences/departments-of-landscape-and-horticultural-technology-old/agribusiness/ for more information.

Visit NJ Farms is an initiative sponsored by Rutgers University, New Jersey Farmers' Direct Marketing Association, Inc. and the New Jersey Farm Bureau. The website features a robust directory of farm markets, nurseries/greenhouses, pick and cut Christmas tree farms, pick-your-own-farms, vineyards/wineries, and other farm activities throughout the entire state. The directory identifies seven farm operations within Morris County as of April 2021. See <https://www.visitnjfarms.com/> for more information.

Morris County's major private employers are in the industrial, healthcare, and business sectors. Picatinny Arsenal, Atlantic Health System, and Novartis are among of the top major private sector employment centers in the County. Other major employers include Bayer life sciences and ADP business services and Wyndham Worldwide hospitality,

according to Choose New Jersey. For more information, visit <https://www.choosenj.com/new-jerseys-assets/stats-and-facts/counties/morris-county/>.

Two Morris County municipalities have been identified by the NJ Department of Community Affairs (DCA) as having at least one census tract designated Opportunity Zone: Dover and Wharton Borough.

Farmer Support

The *New Jersey Land Link* Program serves as a referral center connecting farmers and landowner and also provides information and resources related to farming, leasing farmland, finding farmers/landowners, and developing farm transfer and succession plans. As of July 2021, the Land Link website is advertising two farming opportunities within Morris County: School Lunch Organic Farm in Hackettstown and the Totten Family Farm in Washington Township, both of which are seeking experienced farmers to help their operations. For more information, visit <http://www.njlandlink.org/>.

Marketing / Public Relation Support

The Morris County Agriculture Development Board (MCADB) maintains its website as an information clearinghouse to serve farmers in the County, keeping the page updated with valuable information regarding farmland preservation. The website also provides information to farmers such as the Renewable Energy Development Assistance Program and promoting events on VisitNJ.com. The MCADB is valuable to farmers in that it also aides in navigating interactions with the USDA, NRCS, and SADC.

The *Jersey Fresh* program promoted by the State of New Jersey has increased retail opportunities for vegetable and field crop growers across the state, which has proven beneficial in the long term due to the tendency of wholesale prices to fluctuate more frequently than retail prices. The *Jersey Fresh* website identifies one Morris County farm actively participating in the *Jersey Fresh* program as of July 2021: Happy Harvest Hydroponic Farms in Denville. Visit www.findjerseyfresh.com for more information.

Jersey Grown is a program promoted by the State and is a brand for locally grown plants, trees, shrubs and flowers, which certifies the item was grown in New Jersey. The *Jersey Grown* label certifies that the item is grown in New Jersey, so it is accustomed to the state's soil and growing conditions. The items are further checked for quality and are disease- and pest-free. Farms and farmers wishing to use the *Jersey Grown* label need to submit an application to the Department of Agriculture Division of Marketing and Development. For more information, please visit: <https://nj.gov/agriculture/jerseygrown/>

The Morris County Tourism Bureau is a valuable resource for the County's municipalities to utilize in their agricultural industry retention, expansion and recruitment efforts. The website features an expansive directory of wineries, trails, dining, nightlife, hotels and other attractions within the County. The Morris County Tourism Bureau website advertises the following Morris County farms:

- Alstede Farms in Chester Township
- Ashley Farms in Mount Olive
- Fosterfields Living Historical Farm in Morris Township
- Ort Farms in Washington Township
- Riamede Farm in Chester Township
- Stony Hill Farms in Chester Township
- Totten Family Farm in Washington Township
- Wightman Farms in Morristown

There are likely additional farms that provide direct marketing to customers within Morris County. It is recommended that the County provide outreach to the farms and farmers to encourage them to register their operations with the Morris County Tourism Bureau.

For more information, see www.morristourism.org.

Community Farmers Markets

As identified on the Jersey Fresh website, there are currently eight farmers markets within or in close proximity to Morris County:

- **Morris Plains Farmers Market**
771 Speedwell Avenue, Morris Plains
- **Morris County Winter Farmer's Market**
24 Mills Street, Morristown
- **Morristown Farmers Market**
10 Wilmot Street, Morristown
- **Denville Farmers Market**
51 Bloomfield Avenue, Denville
- **Chester Farmers Market**
175 Main Street, Chester Borough
- **Madison Farmers Market**
49 Central Avenue Dodge Field, Madison
- **Boonton Farmers Market**
Upper Plane Street, Town of Boonton
- **Hopatcong Borough Farmers Market**
111 River Styx Road, Hopatcong

In addition to the above, the following farmers markets are also located within Morris County and are not listed on the *Jersey Fresh* website:

- **Chatham Borough**- Railroad Plaza South off Fairmont Avenue Train Station
- **East Hanover** - Lurker Park, 609 Ridgedale Avenue
- **Netcong** - Main Street and Route 46
- **Riverdale** - Glenburn Estate, 211 Hamburg Turnpike
- **Rockaway Township**- Rockaway Mall Farmers Market- Rockaway Townsquare

Morris County Tourism Bureau also advertises a number of Morris County farmers markets on their website. For more information, visit <https://www.morristourism.org/farmers-market-directory/>.

Community groups, farms and farmers within Morris County are encouraged to register their farmers markets on the *Jersey Fresh* website and with the Morris County Tourism Bureau.

Many farmers who attend markets are Certified Farmer Vendors in the WIC & Senior Farmers Market Nutrition Programs (FMNP) and members of the SNAP program may be eligible to use their Families First cards at certain participating farmers markets. The New Jersey Department of Agriculture and Department of Health and Senior Services collaborated to prepare “Chapter 24 and You: A Practical Guide to Selling Safely at Farmer’s Markets” as a guide for farmers in to ensuring prepared foods offered at farmers markets are safe and in compliance with the law. To review the guide, visit <https://www.nj.gov/agriculture/pdf/chapter24guide.pdf>.

Community Supported Agriculture

There are currently three community supported agriculture (CSA) programs within or in close proximity to Morris County, as identified on the *Jersey Fresh* website as of July 2021:

- **Cerbo’s Garden Center**
440 Littleton Road, Parsippany-Troy Hills
- **Stony Hill Farms**

15 North Road, Chester Township

- **Alstede Farms**

1 Alstede Farms Lane, Chester Township

Morris County Tourism Bureau also advertises a number of CSA operations on their website. See www.morristourism.org/csa-morris-county-nj/ for more information.

According to the Morris County Tourism Bureau, the County has the following CSAs:

- **Alstede Farms**

1 Alstede Farms Lane, Chester Township

- **Wightman Farms**

1111 Mt Kemble Ave, Harding Township

- **Ort Farms**

25 Bartley Road, Washington Township

- **Stony Hill Farms**

15 North Road, Chester Township

- **Totten Family Farms**

442 Naughtright Road, Washington Township

- **Grow it Green-Morristown**

31 Hazel Street, Morristown

It is recommended that farms and farmers are encouraged to register their CSA on the *Jersey Fresh* website and also through the Morris County Tourism Bureau.

Pick-your-Own

According to the *Jersey Fresh* website as of July 2021, there are currently ten Morris County farms with on-farm markets offering pick-your-own produce:

- **Knothe's Farm:** Assorted fruits and Christmas trees
645 Millbrook Avenue, Randolph
- **Union Hill Farms:** Assorted fruits and flowers
25 Cooper Road, Denville
- **Sunhigh Orchards:** Assorted fruits and veggies (apples, nectarines, peaches, eggplants, peppers, tomatoes), flowers and pumpkins
19 Canfield Avenue, Randolph
- **Miller's Hill Farm:** Flowers and pumpkins
10 Combs Avenue, Randolph
- **Franz Fuertges Landscape and Nursery:** Strawberries
109 Ford Road, Denville
- **Stony Hill Farms:** Apples, strawberries, assorted vegetables, flowers, pumpkins
15 North Road, Chester Township
- **Hamilton Farms Greenhouses & Farm Market:** Assorted fruits, flowers and pumpkins
130 Old Denville Road, Boonton Township
- **Riamede Farm:** Apples, tomatoes, pumpkins
122 Oakdale Road, Chester Township
- **Parks Farms:** Assorted fruits, flowers and pumpkins
525 Route 24, Chester Borough
- **Alstede Farms:** Strawberries, blueberries, peaches, cut flowers, peppers, tomatoes, eggplant, apples, blackberries, raspberries, vegetables, gooseberries, currants, pumpkins, Indian corn

1 Alstede Farms Lane, Chester Township

Farms and farmers are encouraged to register their pick-your-own operations on the *Jersey Fresh* website. The County should also consider incorporating pick-your-own facilities in conjunction with the Morris County Tourism Bureau.

Agricultural Education and Market Research Coordination

New and emerging trends in agricultural markets and technologies require continual research and education as local farmers respond to ever changing opportunities. Morris County farmers are uniquely situated to capitalize on these niche markets. Education and market research are critical to not only maintain a healthy industry, but to ensure its growth into the future. In an increasingly competitive business climate, Morris County farmers must remain up to date on the latest technologies and trends. Many stakeholders across the business and institutional sectors are available to help Morris County farmers stay ahead of the curve when it comes to emerging trends and technologies in the agricultural market.

The Rutgers New Jersey Agricultural Experiment Station (NJAES) Cooperative Extension of Morris County offers a 4-H Youth Development Program, various commercial agriculture programs such as fruit and vegetable grower education and landscape and turf management, family and community health sciences programs, as well as the Rutgers Master Gardeners of Morris County. Visit <https://njaes.rutgers.edu/county/quickinfo.php?Morris> for more information.

The Youth Farm Stand Program, run by NJAES, provides educational and employment opportunities to high school youth. These selected youth sell New Jersey produce throughout the state and acquire hands-on agricultural work experiences aimed at developing citizenship skills. Visit <https://njaes.rutgers.edu/youth-farmstands/> for more information.

The Rutgers University Agricultural Experiment Station in Morristown offers a training program for agritourism development. The program assists farmers in establishing agritourism operations as a component to their existing farms. The program provides a number of fact sheets for farmers to use in developing their business strategies. For more information, see <https://agritourism.rutgers.edu/training/factsheets.html>.

North Jersey Resource Conservation & Development (North Jersey RC&D) is currently involved in a number of research efforts aimed at increasing the reach of Morris County agricultural products. The organization is currently engaged in projects related to on-farm soil health, renewable energy development, no-till and cover crop education, and river-friendly farms among others.

Business Stakeholders

Input Suppliers and Services

Morris County needs greater variety of agricultural services to lessen farmer's dependence on mail order supplies, which can be costly and unreliable. The following is a list of suppliers and services most often used by Morris County farmers:

- **Country Feed & Grain**
400 Union Avenue UNIT 4, Haskell
- **Crop Production Services,**
127 Perryville Road, Pittstown
- **D & R Equipment**
258 County Road 579, Ringoes
- **4-T's Farm Trailer Sales**
1 Stone Signpost Road, Flemington
- **Parker Landscaping Construction Inc.**

150 Allen Road #108, Basking Ridge

- **Penwell Mills**
448 Penwell Road, Port Murray
- **Tractor Supply Co.**
293 US-206 Unit 15a, Flanders

A full list of agriculture-related suppliers and services can be found in *Appendix B*.

Product Distributors and Processors

The following is a list of distributors and processors serving Morris County farms:

- **Livestock Coop Auction Market**
225 W Stiger Street, Hackettstown
- **Harkers Auction Co.**
391 Medford Lakes Road, Tabernacle
- **Helis Stock Farms**
2530 Monmouth Road, Jobstown
- **Norman Parker**
146 Jacobstown Cookstown Road Wrightstown
- **Sal's Farm**
27 Church Lane, Montville
- **Green Village Packing**
68 Britten Road, Green Village
- **Trenton Halal Packing Co**
610 Roebling Avenue, Trenton
- **Marcucci Meats**
1159 N Delsea Drive, Vineland
- **D & M Meat Products**
1301 20 Road, Newark

For a full list of product distributors and processors, see *Appendix B*.

Anticipated Agricultural Trends

Newly emerging boutique crops, such as herbs, greens, squash, peppers, eggplant, onion, and garlic are becoming more popular as farmers look to diversify, rotate soil uses and increase profit margins. Further, farmers may want to consider growing high value specialty crops for nearby urban markets to enhance the County's economic base. Farm-to-table restaurants are extremely popular in high-end areas, whereas it does not appear as though Morris County farmers have been successful in tapping into that niche market.

Among the trends witnessed across Morris County farms, the Board noted that the equine industry has become less active over the past few years.

Cannabis seems to be an emerging crop. Although cannabis is not permitted to be grown on preserved farms or on farmland assessed properties, the Board expressed concern that the law may be changed in the future to allow it.

There are a number of specialty farms and niche markets in the County. One of the preserved farms in Washington Township specializes in goat cheese and offers cheese making classes. Hobby farming operations, such as bee keeping/honey/wax, are also popular, and there are many other different types of hobby farming operations throughout the County.

Value-added, prepared food, and experiences on farms are going to become more prominent. With the prevalence of two income households and less time for meal preparation, greater emphasis is being placed on purchasing food/produce items that can be cooked and ready for dinner within 30 minutes.

Patrons of local farms can be exposed to and are often anticipating operations that include farm animals/petting zoos, and other types of agritourism operations.

The phasing in of state minimum wage increases over the next several years and tightening restrictions at the federal level will likely impact farming operations in Morris County.

Impacts of COVID-19 on the Agricultural Industry

The COVID-19 pandemic has several implications for the County's agricultural industry and economic viability. Many farm markets throughout the state closed in 2020 as a result of the increased expenses required to accommodate changing trends. Compounded by the diminishing federal budget for the agricultural industry, it is a possibility that a number of small farmers markets may remain closed indefinitely.

Additional challenges farmers face include meeting the safety needs of market customers and transitioning to electronic payment systems in order to reduce contact with cash. Farmers also have difficulty finding farm labor to assist with daily farming activities. As a result of COVID-19 protocols, equipment suppliers and service providers are not as readily accessible as they once were.

Moving forward post-COVID, the County will need to find new ways to help farmers adapt to changing circumstances in order to remain competitive. With support from the County, farmers can take a cooperative approach to modernizing certain aspects of their businesses, such as expanding online sales, taking credit card and electronic payment methods, and establishing appointment-based or communal pickup and distribution models.

The U.S. Farm Service Agency offers three programs aimed at lessening the impacts of COVID on farmers: the Coronavirus Food Assistance Program, Pandemic Assistance for Producers, and Outreach Cooperative Agreements. For more information, see <https://www.fsa.usda.gov/state-offices/New-Jersey/index#CFAP>.

Market Location

Morris County has the geographic advantage of access to markets in New York and Pennsylvania in addition to New Jersey. In particular, affluent consumers in the New York City and Philadelphia metropolitan areas, and wealthy New Jersey municipalities, are increasingly interested in new farm-to-table concept restaurants. Morris County farmers are poised to provide agricultural products to an increasingly health conscious, wealthy consumer base that spreads far beyond the County.

Product Demand

Over the past 30 years, Morris County producers have witnessed a steady decline in the market demand of dairy cattle, while that of beef cattle has experienced more fluctuations. The overall demand for cattle and calves, although depleting, remains higher than smaller livestock animals such as hogs and pigs or sheep and lambs. Market demand for egg chickens has remained consistently high and has continued to grow each year since 2007. From a horticulture standpoint, hay and grain remain the County's most profitable field crops, followed closely behind by vegetables for sale. In recent years, Morris County farmers have chosen to focus the majority of their efforts on nursery products that are in great demand, are easily marketed to the public, and have a great rate of return on a per acre basis.

Sustainability and Resiliency

As mentioned in Section III of this document, the County's 2020 Hazard Mitigation Plan identifies many hazards which can have an impact on the agricultural community within Morris County. Hazards such as droughts, floods, infestation, severe weather, and wildfires can be detrimental to the farming community.

While preparing the update of this Plan, Hurricane Ida swept through Morris County, resulting in rising flood waters, downed wires, road closures, wind damage, and fallen trees. It is likely many farmers suffered crop damages and/or other types of losses due to this weather event.

In addition, advances in technology within the farming community can also help mitigate the effects of climate change and global warming. While still in beta mode and not available to purchase, electric farm equipment is an up-and-coming sector of the industry. Further, land management practices, such as the incorporation of regenerative farming practices into land management strategies, can also help increase crop yields, reduce the use of natural resources (fossil fuels/water), and support the use of land as a “carbon sink” by sequestering carbon from the atmosphere and storing it in the soil.

Agricultural Support Needs

Funding to preserve farming is the primary resource needed to help make positive changes for agriculture in Morris County. Without a strong agricultural land base, the viability of farming is questionable. As more land is lost to development, preservation opportunities are quickly diminishing. Other valuable resources for Morris County farmers include an adequate farm labor source, updated equipment, the ability to get parts and expertise to repair the machinery, water for irrigation and individuals with the expertise to assist new farmers. The farming community also needs support state representatives to support farm legislation, i.e. provisions for a reduction in the cost for electricity used for farming and fuel for growing and transporting produce.

Agricultural Facilities and Infrastructure

Morris County’s food processing facility is P.L. Thomas & Company located in Morristown. The facility specializes in canning, condiment and sauce manufacturing, wholesale and retail, and food products wholesale and manufacturers. After processing, Morris County agricultural products are shipped throughout the region, but many stay local. Through partnerships with restaurants, Morris County farmers can increase exposure to consumers and highlight the use of fresh, locally grown products. By selling their products in close proximity to the agricultural operations, farmers can reduce the costs of transporting these goods and reduce their overhead, while the consumer is assured that the product is fresh and has been exposed to minimal processing and handling. A great deal of the agricultural products from Morris County farms end up being sold in one of the many on-farm markets or community farmers markets throughout the County.

For a full list of food markets and processing facilities serving Morris County farmers, see *Appendix B*.

Flexible Land Use Regulations

The MCADB continues to make itself available to Morris County municipalities in terms of resources and guidance for best management practices. Morris County municipalities have a wealth of tools at their disposal to help protect the viability of Morris County agricultural products, such as Right-to-Farm ordinances, accommodations for agricultural vehicle movement, and provisions for agriculture in municipal master plans and zoning ordinances.

In addition to the above-mentioned policies, Morris County municipalities with agricultural operations would benefit from facilitating renewable energy development on local preserved and unreserved farms.

Agricultural Representation in Economic Development Organizations

There are three main economic development entities in Morris County that work towards uplifting Morris County farms to the national stage: the Morris County Tourism Bureau, the Morris County Chamber of Commerce and the Morris County Economic Development Corporation (MCEDC). Each of these groups work independently and collaboratively to attract and expand Morris County agricultural operations.

As discussed earlier in this section, Morris County agriculture gets a great deal of recognition from the Morris County Tourism Bureau. The Bureau keeps their website updated with a running list of Morris County farms, providing links to special programs and events for each farm.

The Morris County Chamber of Commerce is another economic development entity aiming to prop up Morris County farms. Alstede Farms is the sole member-farm advertised on the website; however, all Morris County farmers are entitled to membership, which as advertised on the Chamber's website, and comes with access to exclusive member-to-member deals.

The Morris County Economic Development Corporation (MCEDC) is a 501(c)6 organization resulting from a partnership between the County Commissioners and Chamber of Commerce. MCEDC serves as a business association for Morris County businesses, many of which are leaders in the industries of life sciences, technology, transportation and logistics, financial services, healthcare, manufacturing, and aerospace and defense.

Agricultural Support Implementation

As farmers continue to look for ways to reinvent themselves and their products, and to explore new markets and new methods for promoting their businesses, it is important that the County continues to develop new ways to help farmers increase their profitability and coordinate with federal, state and county agencies and other organizations, both in the public and private sector to find solutions. These may include workshops, newsletters and other opportunities for farmers to continue to educate themselves about:

- Better ways to manage their farm as a business;
- Emerging trends in agriculture;
- Ways to diversify, add value and maximize profitability;
- Technical advice and assistance with choosing and marketing their products;
- Advances in technology that may help them farm more efficiently and productively;
- Grants to assist in facility and technology upgrades;
- Agri-tourism opportunities with nexus to their production; and,
- More resilient breeds of crops to keep up with changing environmental conditions.

As the produce sector continues to grow in Morris County, and with the increased interest by consumers in organic produce and animal products, Morris County farmers may be encouraged to expand or diversify into this sector. As a result, the County may look to:

- Improve marketing of organic and natural produce;
- Explore various additional markets, including local restaurants and grocery markets and cooperative farm stands at municipal and county events;
- Explore the feasibility of establishing licensed food preparation facilities and meat processors in the County to facilitate growth of value-added products in this sector;
- Promote agritourism for organic and natural farm stands;
- Capitalize on growing trends in organic products as noted by Rutgers University Agricultural Experimental Station;
- Educate growers about organic and natural regulatory and certification requirements and about the availability of federal funds to help offset certification costs; and,
- Explore ways to support organic food growing and processing, such as assisting growers, with the help of the NJDA and the Rutgers Extension, to identify products that can benefit as organic (high value/high demand products).

Cost

Confronted with continual rising land prices, Morris County is always looking for ways to lower the costs of farmland preservation. Fortunately, Morris County has a well-funded farmland preservation program. The most effective method to reduce costs to date has been to encourage applicants to either donate a portion of the land to be preserved, or to accept a lower price than the certified market value. This benefits the Program by maximizing available funds while also providing the landowner with significant tax benefits. Should funding become an issue for

the County, the County may consider offering farmers the option to receive installment payments, rather than a lump sum.

Funding Opportunities

Farmland preservation is funded primarily through the Morris County Open Space Trust Fund, State Agriculture Development Committee programs, soil and water conservation grants and federal programs like the Agricultural Conservation Easement Program (formerly the Wetlands Reserve Program, Grassland Reserve Program, and the Farm and Ranch Land Protection Program).

Timeline

In recent years, the Morris County Agriculture Development Board (MCADB) has increased its efforts to aide farmers in maintaining an economic presence in the County. As discussed earlier, the Board's website serves as an information clearinghouse for farmers and helps them to navigate the various programs and entities involved in the agricultural economy. MCADB continues to work towards building closer relationships with corporations, tourism boards, local economic development boards, and communities; these efforts are inherently long-term.

CHAPTER VII: NATURAL RESOURCE CONSERVATION

Natural Resource Protection Coordination

Natural Resource Conservation Service

The USDA Natural Resources Conservation Service (NRCS) is an important partner in support of natural resource conservation for the agricultural community. The NRCS assists landowners and managers with conserving soil, water, and other natural resources. The agency has a field office at 101 Bilby Road in Hackettstown and offers technical and financial assistance. It also oversees conservation programs, such as the Environmental Quality Incentive Program (EQIP) Conservation Stewardship Program (CSP), and Agriculture Management Assistance (AMA).

Conservation plans are a written record of management suggestions and conservation practices to be used on a farm and are intended to help protect soil fertility and productivity, improve water quality, and attract desirable wildlife. These plans are required within one year of the date of the deed of easement for those who wish to sell a development easement via the Farmland Preservation Program or apply for natural resource conservation program grants such as EQIP, CSP or AMA. The local NRCS office administers these conservation program grants, which offer financial incentives to support conservation projects, including the creation of riparian buffers and protection of wildlife habitat. Administration of these grant programs includes field visits to prepare the Conservation Plans, preparation of grant program contracts, assistance with installation of contract conservation practices, and the inspection of farms to verify that the contract conservation practices are implemented and maintained.

Soil Conservation District

An additional partner in the conservation of resources is the New Jersey Department of Agriculture, Division of Agricultural and Natural Resources. Among its responsibilities, the Division implements the natural resource conservation programs administered by the State Soil Conservation Committee (SSCC). These programs provide engineering services and regulatory guidance to soil conservation districts, homeowners, engineers and planners regarding nearly all development activities, with the goal of reducing the danger from stormwater runoff, retarding non-point source pollution from sediment, and conserving and protecting the land, water and other natural resources of the State. Morris County is served by the Morris Soil Conservation District. The Soil District Office mailing address and website is:

30 Schuyler Pl. 4th Floor
Morristown, NJ 07960
<https://mcscd.org/>

The Morris County Soil Conservation District oversees a range of soil conservation and water quality programs. The office provides assistance with agricultural conservation planning, including the development of conservation management plans using best management practices (BMPs) for soil erosion and sediment control, water quality improvement, and nonpoint source pollution control. The Conservation District helps farmers secure water use allocations and better manage irrigation water and stormwater, and provides guidance concerning the application of organic materials (animal waste, leaves, grass clippings, food processing waste, and sludge) on agricultural lands.

The Morris County Soil Conservation District office is charged with reviewing and approving natural resource conservation assistance and agricultural conservation cost-sharing program grants and implementing agricultural conservation planning assistance programs. It also oversees agricultural water supply management, soil erosion and sediment control management, storm water discharge authorization, soil surveys and the application of organic materials on agricultural land.

In accordance with soil standards, construction, grading and demolition projects that disturb more than 5,000 square feet of the surface area of the land require soil erosion and sediment control plans. Commercial farms may be required to prepare such plans for parking lot installation, soil grading and the erection of agricultural structures. Cultivation of farmland for food, fiber or animals is typically exempt.

Natural Resources Protection Programs

SADC Stewardship Grants

The SADC provides cost-sharing grants to landowners in the permanent or Term Preservation programs to fund approved soil and water conservation projects. These projects protect soil and water resources and increase productivity and profitability for the farmer. Projects include terrace systems, diversions, water impoundment reservoirs, irrigation systems, sediment retention, erosion or water control systems, drainage systems and animal waste control facilities as well as land shaping and grading.

Soil and Water Conservation Grant Program – The SADC Soil and Water Conservation Grant Program awards grants of up to 50 percent of the project cost to owners of permanently preserved farms and term preservation program participants. Irrigation, erosion control, and stream corridor enhancement projects are among those that are eligible.

Deer Fencing Grant Program – The SADC Deer Fencing Grant Program can provide 50 percent matching grants to assist farmers with the materials and installation of fencing to protect permanently preserved farmland from crop losses related to deer. The maximum grant award is \$200 per acre or a total of \$20,000 to eligible farmers. Applications are accepted on a rolling basis, with no deadlines.

Federal Conservation Programs

The NRCS, under the USDA administers a number of Federal Farm Bill programs. As a means to boost conservation efforts, the NRCS offers financial assistance in the form of the Environmental Quality Incentives Program (EQIP), the Conservation Reserve Enhancement Program (CREP), the Conservation Stewardship Program (CSP), and Agriculture Management Assistance (AMA) and under the U.S. Forest Service, the Forest Stewardship Program. These programs are examples of multilateral partnerships which aim to financially incentivize voluntary conservation practices among local farmers.

EQIP is open to eligible agricultural producers including livestock, forestry and organic production that offers financial and technical assistance to implement conservation practices on eligible land. Opportunities within EQIP include assistance with aquaculture, beginning farmers, conservation activity plans, high tunnels, on-farm energy, organic production, socially disadvantaged producers, soil health, and working lands for wildlife.

The primary objectives of CREP are to maintain and improve water quality by reducing agricultural pollutants into streams, to enhance farm viability, and to contribute to the State's open space goals. The program implements a either a 10- to 15-year rental contract or a permanent easement in combination with a 10- to 15-year contract agreement to reduce non-point source pollutants by preserving stream buffers and implement conservation practices. The program pays 100 percent of the cost to establish these mechanisms on eligible farms and it serves as a way to recognize farmers for their environmental stewardship.

CSP is a voluntary conservation program that encourages producers to address resource concerns in a comprehensive manner by undertaking additional conservation activities and improving, maintaining and managing existing conservation activities. CSP participants will receive an annual land use payment for operation-level environmental benefits produced. Participants are paid for conservation performance, meaning the higher the operational performances, the higher the payment. For example, if a farmer has been practicing prescribed grazing, CSP would give options to enhance that practice with activities such as grazing management to improve plants for wildlife, to reduce soil compaction, or to improve riparian function.

AMA is another voluntary conservation program that targets beginning and limited resource farmers, small farms, and producers who have had limited participation in other USDA financial assistance programs. AMA provides assistance to address issues such as water management, water quality, and erosion control by incorporating conservation into their farming operations. The program has five priority areas:

1. Reduction in non-point source pollutants

2. Irrigation water use efficiency
3. Reduction in particulate or ozone precursor emissions
4. Reduction in soil erosion and sedimentation
5. Promotion of at-risk species habitat conservation

Projects eligible for assistance utilizing the AMA program include constructing efficient irrigation systems and implementing irrigation water management practices, reducing non-point source pollutants via filter strips and nutrient management, and projects to improve habitat conservation through conservation cover and windbreaks.

The U.S. Forest Stewardship Program is an additional source of preservation for forested lands on active farm properties that may not qualify under other programs. The U.S. Forest Service sponsors the Forest Stewardship Program, which supports landowners whose property has a woodland management plan that recognizes and manages the wetlands, wildlife, aesthetics, soil and water in addition to the woodlands on the property. This program, when fully funded, offers landowners cost-share initiatives to allow the landowners to fully follow the guidelines in their woodland management plan. In New Jersey, the state farmland assessment tax program and the U.S. Forest Service program have merged to allow one planning document for the landowner where the stewardship plan meets the state tax code and eliminates conflicts between the two. Increasing enrollment of landowners in this merged state-federal program will ensure increased protection of the natural resources for an extended period; the minimum is a 10-year management plan. This does not ensure preservation of the land in perpetuity, but it does allow recognition of the importance of the land value and stewardship of the property for a longer period of time.

Farms applying to the stewardship program have been consistently smaller and more fragmented than previous years. The rise in the number of farms and the small drop in acreage may be attributed to the development pressures facing the entire region. At this time there is no county-level or state-level woodland preservation program to complement existing farmland preservation; however, should a program be developed at the county or state level, the County should consider seeking grant funds to preserve wooded areas that are compatible with farmland preservation activities.

The NRCS previously offered a voluntary program that was designed for non-federal landowners who wish to improve or develop fish and wildlife habitats. The program known as Wildlife Habitat Incentives Program (WHIP), was not reauthorized as part of the Federal Agricultural Act in 2014. Similarly, the NJDEP Division of Fish & Wildlife formerly administered a program known as the Land Owner Program (LIP), which offered technical and financial assistance to private landowners interested in conserving threatened and endangered plant and animal species on their property. The LIP was an annually appropriated program originally created by Congress in 2002; however, appropriations ceased in the fiscal year 2007 and the program was discontinued.

North Jersey Resource Conservation and Development Council

The North Jersey Resource Conservation & Development (RC&D) Council is a regional non-profit that was initially established in 1972. The organization's mission is to facilitate the transition to sustainable use and protection of the region's human and natural resources through partnerships, education and innovation. This is accomplished by working with communities and regional partnerships to: address issues related to water quality and water resource protection, sustainable farming and farm communities, building local community capacity and resource management on public lands.

There are currently five Board Members made up of representatives from Morris County, Warren County, Sussex County, Hunterdon County, and Union County. The staff of RC&D includes an Executive Director, Agricultural Specialists, Conservation Specialists, and financial staff.

Partners include the Natural Resources Conservation Service (Frenchtown and Hackettstown Service Centers), Musconetcong Watershed Association, New Jersey Audubon, Trout Unlimited, Lopatcong Creek Initiative, and Rutgers New Jersey Agricultural Experimental Station.

The RC&D focuses on specific projects pertaining to on-farm soil health, no-till and cover crops, renewable energy development assistance, drill rentals, and river friendly farms.

For more information pertaining to the RC&D, visit their website: <https://www.northjerseyrcd.org/>

River-Friendly Farm Program

River Friendly Farm is a voluntary certification program based on standards that define sustainable agricultural practices. Farms that meet River Friendly Farm standards, as determined by a Certification Committee, use the River Friendly Farm Certification to differentiate their products, strengthen their brands, and support credible claims for environmental responsibility. The certification program aims to provide cleaner water and healthier soil, provide wildlife habitat, and encourage climate resilience.

The River-Friendly Farm Program was originally created to provide incentives through recognition for agricultural producers who voluntarily manage their land in a manner that protects and enhances the water resources of the Raritan River Watershed. However, the River Friendly Farm Certification is currently available to farms located in Northern and Central New Jersey, as well as the Cumberland River Compact (Kentucky and Tennessee). By publicly recognizing farmers' voluntary contributions to resource protection, the River-Friendly Farm Program seeks to increase public awareness and appreciation for the role agriculture plays in the community.

Currently, the River Friendly Farm program is administered through the North Jersey RC&D and the New Jersey Water Supply Authority. Farms are eligible for certification provided they are located in Morris, Warren, Sussex, Hunterdon, Middlesex or Union Counties.

For more information regarding River-Friendly Farm Program, visit their website:

<https://www.riverfriendlyfarm.org/>

Water Resources

The supply of groundwater and surface water in a given area is increasingly critical to sustained human activity. The maximum rate that water is potentially available for human use and management is often considered the best measure of the total water resources of a given region. The protection of water resources is a vital tool in land management techniques that seek to sustain agriculture in the long-term, as farms are dependent upon an abundant, uncontaminated and sustainable water source.

As discussed in Section 3 of this Plan, Morris County adopted a Water Supply Element to its Master Plan in 1994 which addresses water distribution, water quality, and the protection of water supplies.

Supply Characteristics

The following chart details the types of water withdrawals for all uses based upon the New Jersey Geological and Water Survey Water Transfer Model for 2018. As discussed in previous sections of the Plan, potable water supply accounts for the majority of water withdrawals, of which a significant portion is exported to neighboring counties. Industrial uses account for the second largest amount of water withdrawal, followed by irrigation. Agricultural withdrawals account for less than 0.01% of the total water use in Morris County.

2018 Water Withdrawals from Morris County Summary Table ⁸⁹					
Use Group	Total Withdrawal (MGY)	Groundwater Withdrawal (MGY)	Surface Water Withdrawal (MGY)	Surface & Groundwater Withdrawal (MGY)	Unknown (MGY)
Agricultural	28.3	11.4	13.5	3.4	-
Commercial	31.3	31.3	0.0	-	-
Industrial	1,780.5	1,380.1	400.4	-	-
Irrigation	111.1	38.9	67.4	4.8	-
Mining	11.6	11.6	-	-	-
Potable Water Supply	34,282.0	16,737.6	17,542.4	-	2.0
Total	36,244.8	18,210.9	18,023.7	8.2	2.0

Source: NJGS, 2021 Water Transfer Model

In 2018, approximately 40% of the reported agricultural water withdrawals stemmed from groundwater sources, 48% from surface water withdrawals, and 12% of the reported withdrawals utilized a combination of both surface water and groundwater withdrawals.

Among the water supply trends faced by Morris County farms, the Board notes that there is an ongoing issue with municipalities putting well heads on farms. In addition, some farmers have recently had their water allocation permits “cut back” by NJDEP as the farmer uses less water annually likely due to advances in technology and the incorporation of trickle irrigation, resulting in the need to use less water.

As climate change and global warming continue to alter the seasons and weather patterns, it is unknown as to how precipitation patterns will affect the agricultural community.

Agricultural Demand and Supply Limitations

The following chart shows the total water withdrawals compared to the agricultural water withdrawals for Morris County. Since 2005, agricultural water withdrawals have made up a very small portion of the total water withdrawn from groundwater and surface waters. Since 2005, the amount of water used by the agricultural community has fluctuated- In 2006, only 12.1 MG were used by the agricultural community, representing less than 0.1% of the total water withdrawn. However, in 2001, this number spiked to 200.7 MG, the most withdrawn in a given year to date. The agricultural water withdrawals continued to fluctuate, decreasing to 24.8 MG in 2013, before peaking to 55.3 MG in 2016, to the most recent data available, which was 28.3 MG in 2018.

⁸⁹ This table includes all water withdrawn from Morris County aquifers.

Annual Water Withdrawals from Morris County ⁹⁰			
Year	Total Water Withdrawals (MG)	Agricultural Withdrawals (MG)	Percentage of Agriculture Withdrawal
2005	40,903.0	24.0	0.1%
2006	39,171.2	12.1	0.0%
2007	38,459.8	38.5	0.1%
2008	39,061.8	52.7	0.1%
2009	36,610.7	25.0	0.1%
2010	37,013.5	36.0	0.1%
2011	35,451.2	200.7	0.6%
2012	34,808.5	38.8	0.1%
2013	31,319.0	24.8	0.1%
2014	33,926.9	35.5	0.1%
2015	36,552.3	43.8	0.1%
2016	35,075.6	55.3	0.2%
2017	34,818.8	26.6	0.1%
2018	36,244.9	28.3	0.1%

Source: New Jersey Geological and Water Survey Water Transfer Model (January 2021)

There is currently a \$3.2 million Water Supply Improvement Project planned by the Southeast Morris County Municipal Utilities Authority (SMCMUA) which includes the upgrade of roughly 1.53 miles of water mains in the Greater Morristown area, along with other improvements. An interactive map of the impacted areas is available here: <https://water-supply-enhancement-smcmua.hub.arcgis.com/>.

Conservation and Allocation Strategies

The protection of water resources as it relates to agriculture and farmland preservation in the County cannot be overstated. Without a consistent, plentiful, adequate and clean water source, agriculture cannot exist. Farms also serve a valuable function in providing critical open space areas for aquifer recharge. Careful consideration should be given to the existing water supply and future water demand, with the understanding that water supply management is critical, and requires a proactive approach. To ensure a healthy water supply into the future, sound farmland management measures are essential:

- Advocate for the responsible use of synthetic chemicals, such as fertilizers, herbicides, pesticides, and fungicides, as to lessen their impact to the ground water. While the application and use of these products increases yield and can enhance the quality of agricultural output, they can have significant negative effects on water resources. Proper timing as well as application rates must be considered as to minimize any harmful effects to water sources;
- Creating riparian buffers by planting rows of trees and shrubs, including strips of native grasses, along the land area adjacent to surface water bodies, so as to ensure adequate protection from synthetic chemicals, organic byproducts, and soil erosion;
- Emphasizing the importance of water conservation techniques such as drip irrigation and water recycling. Excess irrigation and water use can increase runoff as well as reduce efficiency;
- Minimizing the use of chemical application;

⁹⁰ This table includes all water withdrawn from Morris County aquifers.

- Implementing water conservation techniques such as drip irrigation and water re-use in smaller-scale vegetable and fruit operations; and,
- Practicing organic farming methods when possible.

The United States Department of Agriculture, National Resource Conservation Service (USDA-NRCS), assists farmers in irrigation and water quality enhancement projects. As previously mentioned, NRCS assists in the development of conservation plans for both preserved and non-preserved farm owners. These plans take into consideration water sources, use and delivery methods. The NJDEP Division of Water Supply also allocates water permits to farmers who extract more than 100,000 gallons per day, above 30 days in a year.

Waste Management Planning

Agriculture inherently produces an abundance of waste such as animal waste, plastic mulch, tires, or greenhouse wrapping. Left uncontrolled, animal waste can spread harmful microorganisms into the soil, as well as ground- and surface-water sources. In an unmanaged environment, farm animals can be exposed to diverse disease outbreaks. The state's agricultural community bears a responsibility to help protect and restore the natural resources for which they are the stewards.

Animal Waste

Animal Feeding Operations (AFOs) have the potential to cause water pollution through the collection of large amounts of animal waste in relatively small areas. Mismanagement of the animal waste can cause large amounts of soil and groundwater contamination via introduction of the bacteria, fecal coliform, a known contaminant from animal farming operations. Concentrated Animal Feeding Operations (CAFOs) are defined by the USDA as operations with 1,000 animal units confined on site for more than 45 days during the year. An animal unit is defined as an animal equivalent of 1,000 pounds live weight and equates to 1,000 head of beef cattle, 700 dairy cows, 2,500 swine weighing more than 55 pounds, 125 thousand broiler chickens, or 82 thousand laying hens or pullets. Often times, manure and wastewater from these operations are discharged into natural or man-made ditches, streams, or other waterways, regardless of the size.

The NJDEP has outlined a statewide strategy to manage and regulate these operations. The strategy is closely coordinated between the NJDEP and the New Jersey Department of Agriculture (NJDA). Within NJDEP, the Division of Water Quality, Water Compliance and Enforcement Program, the Division of Watershed Management and the Bureau of Nonpoint Pollution are involved in the management and regulation of AFO/CAFO operations. NJDEP administers CAFO permits and NJDA administers the appropriate measures for AFOs. The permits and measures require development and implementation of comprehensive waste management plans, utilizing "animal waste standards." The NJDA has implemented the following five general animal waste management requirements for all livestock farms:

1. Animals in confinement areas shall only have controlled access to waters of the State;
2. Manure storage areas must be 100 feet from waters of the State, and on slopes less than five percent;
3. Land application of manure must follow Best Management Practices;
4. Livestock contagious disease must be reported to the State Vet; and
5. State Officials must follow bio-security protocols.

Recycling Programs

Through the years, the practice of reuse has expanded to include both man-made and natural resources. Recycling efforts not only help to conserve natural resources but can also provide cost-saving benefits to farmers that creatively reuse the waste generated on their farms. This performs a necessary function on the farm, while saving on solid waste disposal costs. One example of this opportunity is the utilization of leaves and grass clippings to mulch

fields and/or compost. In general, recycling saves natural resources and precious space in landfills. Various recycling programs are available to area farmers, such as:

Nursery and Greenhouse Film Collection

The nursery and greenhouse film recycling program is administered by the New Jersey Department of Agriculture. The Cumberland County Improvement Authority offers a number of opportunities to farmers in the region for recycling standard farm waste. The Authority runs a nursery and greenhouse film collection site, available to any farm in New Jersey, where shrink wrap for shipping and plastic film coverings from greenhouses, which have to be replaced often, are collected for proper recycling. Since this program was so successful the Authority has expanded to offer the free recycling of pesticide containers. Agricultural Recycling Services, Inc. in Atlantic County and Allied Recycling in Burlington County also offer nursery and greenhouse film collection to farmers across the state. These programs help the agriculture community become better stewards of the environment. For further information, visit: <https://www.nj.gov/agriculture/divisions/anr/nrc/filmsites.html>.

Agricultural Plastics – Drip Irrigation Tape

In 2005, the NJDA initiated a pilot program to collect and recycle other agricultural plastics generated by New Jersey farmers with the help of a grant from the New Jersey Department of Environmental Protection. Farmers utilizing this service can realize savings of almost 50 percent over landfill tipping fees. For more information about this service, visit: <https://www.nj.gov/agriculture/divisions/anr/nrc/dirtyplastics.html>.

Nursery Pot/Plug Trays/Flat Recycling

Farmers can also recycle nursery pots, plastic flats, trays, and cell packs. The NJDA maintains a list of recycling vendors through its website: <https://www.nj.gov/agriculture/divisions/anr/nrc/plasticpotvendors.html>.

However, it may be most economically feasible if farmers, who sell their products directly to consumers, to inform customers as to whether nursery pots, plastic flats, trays, etc. can be returned to the farm for the farmer to reuse. Often times, the consumer throws away the packaging after a single use, which contributes to plastic pollution. Returning this packaging to the farmer would reduce the need to purchase more “new” single-use plastic for the next cycle.

Pesticide Containers

The New Jersey Department of Agriculture has partnered with Helena Chemical for free recycling of empty plastic pesticide containers. As with other recycling programs, only certain products are accepted and participants must follow strict guidelines. The program is open to agricultural, professional and commercial pesticide applicators, along with Helena Chemical customers who hold NJDEP pesticide licenses, as well as State, County and Municipal government agencies. Morris County farmers are encouraged to utilize the site in Monmouth County located at 283 Route 539, Cream Ridge. For further information, visit: <https://www.nj.gov/agriculture/divisions/anr/nrc/pesticidecontsched.html#4>.

Energy Conservation Planning

Energy conservation has become an important objective for the agricultural industry due to its positive effects on the sustainability and growth of agricultural operations. With ever-changing technological advancements comes a corresponding increase in energy costs, which can negatively affect a farm business's bottom line. Additionally, energy conservation measures and alternative energy sources can facilitate responsible environmental stewardship and present new business opportunities for farmers.

The New Jersey Department of Agriculture highlighted the significance of energy conservation and alternative energy use in its 2006 Agricultural Smart Growth Plan. The Plan states that it is important to “...promote the use of innovative technologies, recycling, energy conservation and renewable energy systems on New Jersey’s farms” and to “...promote, provide technical assistance for and inform the agricultural community about new and existing energy conservation and renewable energy programs by promoting the financial and environmental benefits of implementing these programs.” With energy prices continuing to rise and traditional energy sources becoming

scarce people in all sectors are increasingly embracing energy conservation techniques and the move to alternative sources of energy.

Solar power is one technology that has proven to be a viable option for local farmers. Solar panels installed on farm buildings and on areas that are not in active agricultural production can provide power and heat to operate the farm. Programs are available to farmers to assist in the costs to implement solar opportunities. The Environmental Quality Incentives Program (EQIP) includes cost sharing for conservation practices in addition to solar energy. The U.S. Department of Energy's Solar Energy Technology Program and the New Jersey Board of Utilities' Solar Energy for New Jersey Agriculture program provide grants and technical assistance. Farmers interested in using alternative energy sources can contact their local NRCS office for more information.

The SADC adopted an Agricultural Management Practice (AMP) for the construction, installation, operation or maintenance of solar energy generation facilities, structures and equipment on commercial farms. The AMP sets limitations and restrictions to the scope of the solar project allowable on a commercial farm, as well as the amount of energy that is generated, to ensure that the primary use of the land continues to be agricultural production. Commercial farms must be in compliance to retain Right-to-Farm protections for these activities. While the amount of energy generated is limited by the AMP, farmers can take advantage of the savings realized by generating energy on-site to support their agricultural operations.

An inherently beneficial use is defined at Section 40:55D-4 of the Municipal Land Use Law (MLUL) as "a use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare. Such uses include, but are not limited to, a hospital, school, child care center, group home, or a wind, solar or photovoltaic energy facility or structure." New Jersey has seen a growing interest in larger solar farm systems, which continues to threaten the viability of the farming industry. The practice of dedicating large swaths of farmland to ground-mounted solar arrays should be avoided in the interest of stability in the agricultural market.

Outreach and Incentives

The NJDA's Agriculture Development Initiative encourages the production of alternative fuel sources such as ethanol, bio-diesel, biogas, and biomass. To refine these fuels from agricultural products such as soybeans, corn and waste stream products, local facilities would need to be established.

Through a partnership with the local Rutgers Agricultural Extension Service, the USDA and other farm community organizations, Morris County has the opportunity to encourage farmers to embrace energy conservation and alternative energy measures through new and emerging technologies. It is important for Morris County farmers to gain an understanding of the benefits possible through the use of these programs.

Efforts to support and promote Morris County's agricultural industry are needed for continued growth and success into the future. The acquisition of farmland preservation easements results in a variety of opportunities not only for the current landowner, but also for future prospective farmers. However, the availability of land is only one consideration. Many factors influence the degree of success in any agricultural operation. Continued long-term viability of the local industry is dependent upon further exploration and implementation of the various initiatives discussed within this Plan and is largely dependent upon education as well as public policies, laws and programs that support agriculture. Therefore, agriculture should be a priority in present and future decisions regarding taxation, regulations, financial incentives and educational opportunities.

The retention of farmland helps to improve aquifer recharge, provides wildlife habitat and provides scenic open space vistas. A Farmland Preservation Program at the county level helps to protect farmland from being developed with more intense land uses, reduce the rate of stormwater runoff and potential traffic generation, and eliminate the costs of services that are associated with other types of development.

Sustainability

New Jersey's Global Warming Response Act 80x50 Report - Evaluating Our Progress and Identifying Pathways to Reduce Emissions by 80% by 2050

In 2020, the NJDEP in partnership with numerous agencies including the Board of Public Utilities, Economic Development Authority, Division of Community Affairs, NJ Transit, Department of Labor, Department of Transportation, and the Department of Agriculture, issued New Jersey's Global Warming Response Act 80x50 Report for Evaluating Our Progress and Identifying Pathways to Reduce Emissions by 80% by 2050. As noted in the Report, agricultural activities make up very little of the state's overall greenhouse gas emissions (0.4 MMT CO₂). However, studies have shown that effective agricultural land management practices and enhanced waste management practices can be successful in off-setting emissions, as the land and soil can be used to sequester carbon. The Report outlines the following strategies:

- Adopt regulations to implement requirements of the Food Waste Recycling and Waste-to-Energy Production Act (P.L.2020, c.24)
- Promote the development of food waste processing facilities and the development of markets and best practices for sectors of the economy generating food waste
- Expand education and outreach efforts about climate friendly agricultural practices

For more information regarding the New Jersey's Global Warming Response Act 80x50 Report and the discussion regarding agriculture, visit the following:

<https://www.nj.gov/dep/climatechange/docs/nj-gwra-80x50-report-2020.pdf#page=114>

2020 New Jersey Scientific Report on Climate Change

In June 2020, NJDEP released the 2020 New Jersey Scientific Report on Climate Change. This report evaluated climate change and its effects, as well as its effects on resources and ecosystems, including the agriculture sector.

Key findings of the report include:

- The productivity of crops and livestock are expected to change due to climate-induced changes in temperature and precipitation
- New Jersey may become unsuitable for specialty crops like blueberries and cranberries in the future as higher temperatures reduce necessary winter-chills.

The report also notes that these changes may limit the use of water supplies, especially if the growing season is extended as a result of increases in temperatures. A likely scenario also involves wetter conditions early in the season, delayed spring plantings, warmer and drier conditions mid-season, and increased need for irrigation to sustain crops, pastureland and livestock. Crops and livestock may also see a decrease in growth and productivity due to increased dry spells, heat waves, and sustained droughts. It may also be likely that farmers will need to increase the use of pesticides as agricultural pests and weeds move northward, resulting in additional environmental concerns.

While some crops and plant species may benefit from the increase of CO₂ in the atmosphere, invasive weed species can also benefit from same, which will lead to an increase in the number of weeds that crops will need to compete against for resources, negatively impacting harvests and profits. This will likely result in an increase in the application of pesticides, increasing costs for the farmer and also contributing to environmental degradation.

Increased precipitation is a particular concern for run-off, as the stormwater run-off will mobilize nutrients, leading to an increase in surface water nutrient loading, which can have detrimental effects on local freshwater ecosystems by creating eutrophic conditions. Surface waters in proximity to agricultural practices are at particular risk for nutrient loading. In addition, pending the severity of a storm, high winds and flooding can also damage crops, structures, and livestock.

For more information regarding the 2020 New Jersey Scientific Report on Climate change, visit:

<https://www.nj.gov/dep/climatechange/docs/nj-scientific-report-2020.pdf>

2021 New Jersey Climate Change Resiliency Strategy

The State of New Jersey issued a Climate Change Resiliency Strategy in April of 2021. This report outlines six priorities including:

- Build Resilient and Healthy Communities
- Strengthen the Resiliency of New Jersey’s Ecosystems
- Promote Coordinated Governance
- Invest in Information and Increase Public Understanding
- Promote Climate-Informed Investments and Innovative Financing
- Coastal Resilience Plan

The report notes that the effects of climate change include rising temperatures, increasing precipitation, sea-level rise, ocean acidification, decreased water quality, extreme weather, drought, and decreased air quality. As it relates to agriculture, the productivity of crops and livestock are expected to change due to climate-induced changes in temperature and precipitation patterns. The Resilience Strategy further includes recommendations that ensure state investments minimize future climate resilience needs by continuing to invest in renewable energy and regenerative agriculture, which includes farming practices that improve the entire ecosystem of the farm such as low- or no-till practices, crop diversity and rotation, and crop cover.

For more information regarding the 2021 climate Change Resiliency Strategy, visit:

<https://www.nj.gov/dep/climatechange/docs/nj-climate-resilience-strategy-2021.pdf>

CHAPTER VIII: AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION

Existing Agricultural Industry Support

Not only is preservation of the farmland extremely important to maintain, but so is the promotion and development of the industry, as well as the enhancement of its economic vitality. Promotion of the future viability of Morris County farms is key to ensuring a sustaining agricultural industry.

Right-to-Farm / Agricultural Mediation Programs

To ensure farmers' continued ability to operate without nuisance complaints, the Right-to-Farm Act was enacted by the State Legislature in 1983 and amended in 1998. The Act provides protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while simultaneously acknowledging the need to provide a balance among the varied and conflicting interests of all lawful activities in New Jersey. Another critical piece of legislation to support agriculture is the 1983 Agriculture Retention and Development Act. This Act created the SADC and the 18 CADBs. Both the SADC and CADBs implement the Right-to-Farm Act on the State and local levels.

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 a mediation program, and reviewing rules proposed by other state agencies for the impact they may have on agriculture. The Right-to-Farm Act provides commercial farmers with protection from restrictive municipal ordinances, as well as public and private nuisance complaints, when the farm is operated in accordance with AMPs adopted by the SADC. The Act gives primary jurisdiction in resolving complaints against agricultural operations to local CADBs (and ultimately to the SADC if the decisions of the county board are appealed), subject to a formal conflict resolution process.

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

All Right-to-Farm complaints or issues that are brought before the Morris CADB are handled first with fact-finding and efforts to resolve differences between the parties. If the parties agree, the SADC will provide mediation at no cost to the participants. If a complaint is formally filed with the Morris CADB, and the activity in question is not addressed by an existing AMP, 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 Morris 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 Morris 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 may be warranted. Either party in the dispute may appeal the CADB's determination to the SADC.

New Jersey's Right-to-Farm Act is considered the strongest in the nation. The Right-to-Farm Act protects those farm operations that meet the definition of a "commercial farm" and meet the following criteria.

Basic Requirements for Right-to-Farm Eligibility

To qualify for the protections of the Right-to-Farm Act, a farm must meet the following eligibility criteria:

1. The farm must qualify as a commercial farm. This means an operation larger than five acres must annually engage in agricultural or horticultural production worth at least \$2,500 and be eligible for differential property taxation under Farmland Assessment. For farms smaller than five acres, the annual production

requirement is a minimum of \$50,000 and the farm must satisfy eligibility requirements for farmland assessment, other than the farm size requirement;

2. The farm (as of December 31, 1997 or thereafter) must be located in an area in which agriculture is a permitted use under the municipal zoning ordinance and is consistent with the municipal master plan. However, if the commercial farm was in operation on the effective date of the 1998 amendments to the Right-to-Farm Act (July 2, 1998), this zoning ordinance/master plan requirement does not need to be met;
3. The farmer must conduct his operation, or a specific agricultural activity at issue, in compliance with the standards contained in agricultural management practices that have been promulgated by the SADC, or with generally accepted agricultural practices;
4. The operation must be in compliance with relevant state and federal statutes and rules; and,
5. The operation must not pose a direct threat to public health and safety.

Farms that meet the eligibility requirements listed above, may also be entitled for protection for the following activities:

1. Produce agricultural and horticultural crops, trees and forest products, livestock, poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping;
2. Process and package the agricultural output of the commercial farm;
3. Provide for the operation of a farm market, including the construction of building and parking areas in conformance with municipal standards;
4. Replenish soil nutrients and improve soil tilth;
5. Control pests, predators and diseases of plants and animals;
6. Clear woodlands using open burning and other techniques, install and maintain vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas;
7. Conduct on-site disposal of organic agricultural wastes;
8. Conduct agriculture-related educational and farm-based recreational activities provided that the activities are related to marketing the agricultural or horticultural output of the commercial farm;
9. Engage in the generation of power or heat from biomass, solar or wind energy within certain limits; and,
10. Engage in any other agricultural activity as determined by the State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.).

When an individual or municipality is "aggrieved" by a commercial farm operation the Right-to-Farm Act requires the aggrieved party to file a complaint with the applicable CADB prior to filing an action in court. Municipalities seeking to enforce their ordinance are therefore required to file such a complaint rather than issue a summons against the farmer. Once a complaint is filed, a public hearing is held by the CADB to determine whether the farmer is entitled to the protections of the Act. If a finding by the CADB is questioned, it may be appealed to the SADC and, if necessary, to the New Jersey Superior Court, Appellate Division.

Morris County encourages municipalities with local farms to adopt Right-to-Farm ordinances. The following 11 Morris County municipalities have Right-to-Farm ordinances in place:

- Boonton Township

- Chester Borough
- Chester Township
- Denville Township
- Harding Township
- Jefferson Township
- Lincoln Park Borough
- Long Hill Township
- Mendham Borough
- Mendham Township
- Mine Hill Township
- Montville Township
- Morris Township
- Mount Olive Township
- Randolph Township
- Rockaway Township
- Washington Township

Morris CADB offers a number of resources online to landowners and municipal officials revolving around the Right-to-Farm, such as:

- Right-to-Farm Act, N.J.S.A. 4:1C-1 et seq.
- Right-to-Farm Procedural Rules
- Adopted Agricultural Management Practices (AMPs)
- Proposed New Rules/New AMPs
- “Am I Protected by the Right-to-Farm Act?” brochure
- Application for a Site Specific AMP
- Conflict Resolution Process, N.J.A.C. 2:76-2.7
- Right-to-Farm Mediation Program Request Forms (for Right-to-Farm and agricultural credit disputes)
- Model Municipal Right-to-Farm ordinances

For more information, visit [https://www.morriscountynj.gov/Departments/County-Agriculture-Development-Board/Right to Farm-Program](https://www.morriscountynj.gov/Departments/County-Agriculture-Development-Board/Right%20to%20Farm-Program)

While the Right-to-Farm process is effective overall and one of the strongest in the country, Board members have determined that the process of Right-to-Farm needs tweaking. The most pressing issue with the Right-to-Farm process has to do with determining whether a conflict exists between an applicant and a Board member. The Local Finance Board determines whether a conflict exists between farmers coming to the Board and Board members. Most common conflicts can be due to a business or family relationship. It can take several months to receive a determination from the Local Finance Board, which slows down the process.

Board members feel that the Board attorney should be able to determine conflicts. In addition, CADBs should have the ability to have alternate members who can step in if conflicts occur. Without having alternate members, the County may not have a quorum to hear certain cases due to having a conflict. The Board feels that cases should be able to be heard by other County Agriculture Development Boards as a means to move cases along in a timelier fashion, which is not currently allowed within the existing regulations.

Farmland Assessment

The Farmland Assessment program offers a tax incentive, which reduces property taxes on any active farmed land, thereby assisting farmers with a critical financial aspect in helping to keep land in agricultural production. This tax

incentive is made possible by the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq. The application for farmland assessment is due annually before August 1. The basic eligibility requirements include:

1. The applicant must own the land;
2. The property owner must apply annually for Farmland Assessment 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 farmed and/or woodland management plan acres. Land under or adjoining a farmhouse is not counted towards the minimum five acres;
5. Gross sales of products from the land must average at least \$1,000 per year for the first five acres, plus an average of \$5.00 per acre for each acre over five. In the case of woodland or wetland, the income requirement of \$500 per year for the first five acres, plus \$.50 per acre for any acreage over five. Dependent on the agricultural or horticultural products being produced, the farmer can also offer clear evidence of anticipated yearly gross sales, payments, or fees within a reasonable period of time; and,
6. The property owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.

When land that is in agricultural or horticultural use (and is being valued under the Farmland Assessment Act), is changed to a different use, it is subject to additional taxes. These are referred to as roll-back taxes, and they are charged in an amount equal to the difference, if any, between the taxes paid or payable on the basis of "Farmland Assessment" and the taxes that would have been paid or payable had the land been valued, assessed, and taxed as other land in the taxing district. In the case of a change in use, the roll-back taxes shall be applicable in the year in which the change took place and in each of the two tax years immediately preceding, in which the land was valued, assessed and taxed under the Farmland Assessment Act.

Land is deemed to be in *agricultural use* when devoted to the production for sale of plants and animals, including but not limited to: forages and sod crops; grains and feed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, including the breeding, boarding, raising, rehabilitating, training or grazing of any or all of such animals, except that "livestock" shall not include dogs; bees and apiary products; fur animals, trees and forest products; or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government. Although beekeeping and apiary products are excluded from the statutory definition, such operations are protected under the Right-to-Farm Act, provided that they produce apiary-related products or provide crop pollination services worth at least \$10,000 annually.

Land is deemed to be in *horticultural use* when devoted to the production for sale of fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral ornamental and greenhouse products; or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government. There are additional requirements for the boarding, training, or rehabilitation of livestock and for forestlands under a woodlot management program.

Other Strategies

Over the last 50 years, the State of New Jersey has increasingly transformed from a largely rural and agricultural landscape to a more urban and suburban landscape. However, farming remains strong and viable in many regions of the state. If the County's remaining agricultural areas are to survive and prosper, the non-farming public needs to be aware of, and be financially supportive of, the continuing economic, cultural, scenic and agricultural contributions made by Morris County farmers. Public education and outreach will increase the recognition of the farm industry's importance to the non-agriculture resident. Agritourism is one form of public outreach that exists in the County and should be expanded when appropriate. Other public outreach mechanisms should be explored and instituted when feasible.

Permit Streamlining

Streamlining the permitting process can help to facilitate ease of access for new farming operations. Permit streamlining can be practiced by allowing a farmer to interact with one office in a single location as opposed to multiple offices and people at multiple locations, instituting preliminary consultation services, implementing expedited reviewing periods, or lowering fees to encourage activity.

Agricultural Vehicle Movement / Routes

Continued development and redevelopment in the County will further impact roadways. Farmers often need to move their slow-moving equipment over roadways to access other noncontiguous portions of the land they farm, while other roadway users, such as cars, trucks, tractor trailers, and buses, use these same roads to get to their destinations. These users often compete for the same road space, which can create unsafe road conditions for all roadway users.

The SADC model Right-to-Farm ordinance protects farmers' abilities to operate and transport large, slow-moving heavy equipment over roads. Morris County municipalities would benefit from reviewing their ordinances to ensure that farmer vehicles are protected. Should future conflicts arise, the County could consider working with the municipalities to install signage that alerts drivers on roadways to be mindful of farming equipment on the road. Signs can be a helpful tool to not only inform the local community that agriculture is a necessary and permanent fixture in Morris County, but to also provide a clear warning that slow-moving vehicles may be on the road ahead.

Agricultural Labor Housing / Training

The County can help its municipalities provide housing and training opportunities for existing agricultural labor. Through a partnership with the Morris County Housing Authority, the County can also provide employment opportunities at Morris County farms to the residents of Housing Authority sites.

The Community College of Morris County offers an associate degree in agribusiness as well as landscape and horticultural technology; both disciplines can directly serve the agricultural operations in Morris County.

Wildlife Management Strategies

Like many New Jersey counties, Morris County has been impacted by the overpopulation of white tail deer, which requires anything grown in the ground to be enclosed with fencing. Black bears, groundhogs, and rodents also present issues for Morris County farmers. Farmers across the state are contending with invasive pests such as the Bag Fly, Spotted Lanternfly, Spotted Winged Drosophila, Emerald Ash Borer, Asian Longhorned Beetle, Mexican Bean Beetle, Marmorated Stink Bug, Gypsy Moth and Pine Shoot Beetle. The County should work with the Rutgers Agricultural Experimental Station, Rutgers Cooperative Extension of Morris County, and the SADC to develop ways to mitigate their impacts. Farms in Morris County are also threatened by a proliferation of invasive vegetation, such as the water chestnut and Japanese stilt grass.

Agricultural Education and Promotion

A well-trained and educated workforce is paramount to the success of the local agricultural industry. Educational opportunities must be readily available for industry participants, to advance the knowledge gained through the continued study, research and development of industry issues and topics. Education and training in areas related to business management, marketing, and the industry in general help to advance the efforts of local farmers who wish to expand their business and maximize profitability. Apart from the programs and educational opportunities offered through various organizations dedicated to agriculture, secondary schools, colleges and other higher education institutes should offer programs for those interested in entering the field or wishing to expand their knowledge and keep up with the latest industry advancements.

The significance of the local agricultural industry can be conveyed at the local K-12 level through school curriculum as well as programs offered through area organizations such as the 4-H Club. Such programs offer a hands-on approach to learning, and provide opportunities to help build confidence, learn responsibility and develop skills. Information related to local 4-H programs in Morris County can be found online at Morris.njaes.rutgers.edu/4h/.

The New Jersey Agricultural Society's Agricultural Leadership Program is a two-year program providing educational programming to individuals involved in farming, focusing on leadership development, management skills, communication, decision making, conflict resolution, as well as other areas. More information on this program can be found at <http://www.njasociety.org/leadership-development-program.html>.

The National Future Farmers of America Organization (FFA) was founded in 1928, and currently has 7,242 chapters across the country with nearly 500,000 members. The program is open to students in middle school and high school. Although originally focused solely on the agricultural industry, the organization now seeks to prepare students for a broad range of career opportunities. According to the National website, there are currently no Morris County chapters. The County should consider encouraging the creation of a Morris County chapter as a way to support future Morris County farmers. More information about the FFA Organization can be found at <https://www.ffa.org/>.

Educational opportunities are equally important to those currently involved in agriculture as well as to those who have an interest in entering the field. To be effective, the industry's leadership and employment needs must be identified and communicated to decision makers and educators preparing young people for careers in agriculture. The NJDA offers technical, financial, and regulatory assistance, and provides educational outreach to landowners throughout the state. The Department also offers, in conjunction with the USDA, farm risk management and crop insurance education programs to assist farmers. Additional programs are highlighted throughout this document, which also provide educational opportunities and programs for local farmers.

APPENDICES

Appendix A: Public Survey & Municipal Outreach Summary

Appendix B: Local and Regional Service Providers

Appendix C: Preserved Farms Inventory

Appendix D: Morris CADB Ranking System

Appendix E: Morris CADB Policies

Appendix F: Targeted Farms Inventory

Appendix A

Public Survey & Municipal Outreach Summary

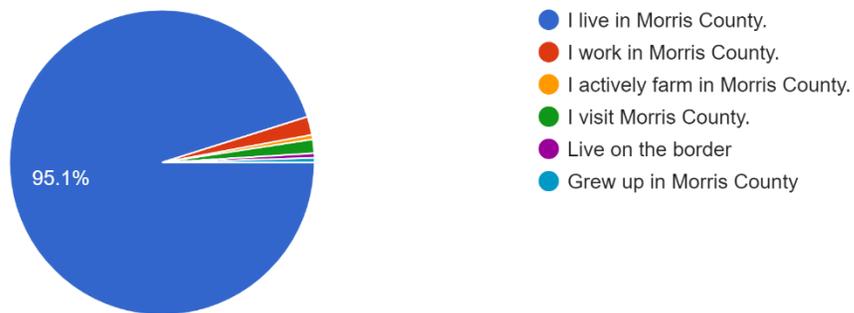
Public and Municipal Outreach Summary Morris County Farmland Preservation Plan

Public Outreach

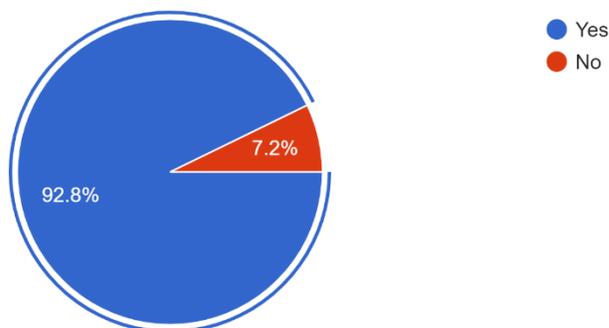
An online survey consisting of 15 multiple choice and open ended questions was announced by the County and posted on the County’s website on June 18, 2021 and was advertised in the County’s weekly e-mail newsletter. The County’s Farmland Preservation Director, Katherine Coyle, also participated in several interviews to promote the survey and to notify the public of the update to the County’s Farmland Preservation Plan. Members of the public were invited to respond to the questions of the survey by July 9th. A total of 208 responses were received.

The following are the results of the online survey:

Which of the following best describes you?
206 responses

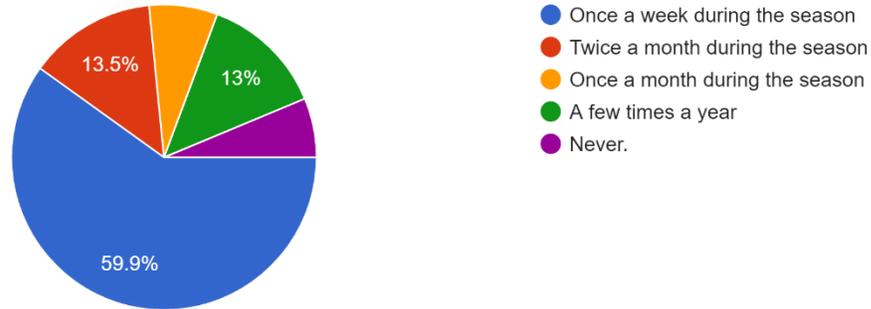


Do you purchase agricultural products from local farms?
208 responses



How often do you purchase produce/groceries from local farms?

207 responses



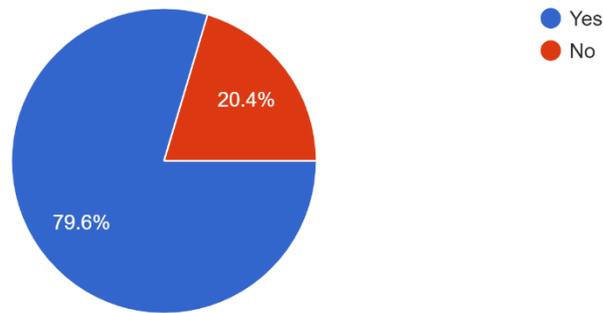
Farm stands for produce/groceries

Farms for Produce	Town
Alstede	Chester Township
Anderson Farms	Sparta (out of county)
Ashley Farms	Flanders (Mount Olive Township)
Backer Farm	Mendham Township
Bader Farms	Pine Brook (Montville Township)
Borinsky Farm	Lincoln Park
Cerbos	Parsippany
Cotton Cattle	Asbury (out of county)
Crane Farms	Basking Ridge (out of county)
Creekside Farm	Chatham Township
Dogwood Farm	Bernards Township (out of county)
Donaldson Farm	Hackettstown (out of county)
Ethos Farm Project	Long Valley/Washington Township
Farms View Roadstand	Wayne (out of county)
Feisty Pepper	Jefferson
Flocktown Farm	Franklin Township
Grow it Green Urban Farm	Morristown
Hacklebarney Cider Mill	Chester Township
Hamilton Farms (previous)	Boonton Township
Hillview Farm	Long Hill Township
Knothe Farm	Randolph
Lindekin's Farm	Wharton
Long Valley Creamery	Long Valley/Washington Township
Melick's Farm	multiple locations (out of county)
Middle Valley	Mendham Township
Miller Farms, Randolph	Randolph
Mountain Lakes Organic Coop	Mountain Lakes
Ort Farm	Washington Township
Parks Farm	Chester Township

PK Four Brothers	Bernardsville (out of county)
RH Farms	Budd Lake
Riamede	Chester Township
Richards Stand	Whippany/Hanover Township
Roxbury Farms	Roxbury
Stony Hill	Chester Borough
Sun High Orchard	Randolph
Totten Farm	Long Valley/Washington Township
Union Hill Farm	Denville
Wightman Farms	Harding

Do you purchase locally grown nursery items/plants?

206 responses



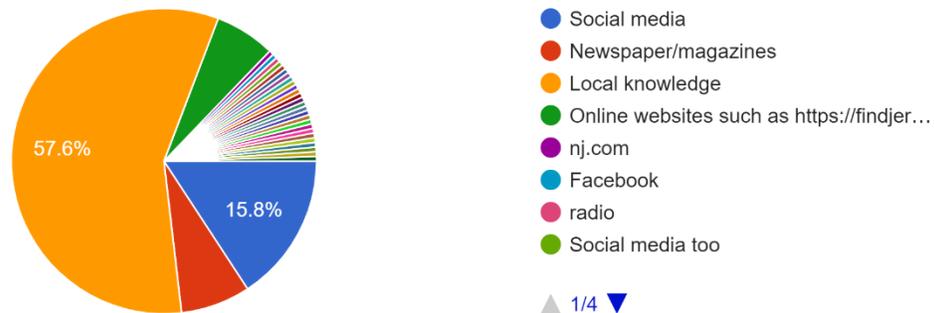
Local Nurseries

Nursery/Plants For Sale	Town
Agway	Morristown
Alstede	Chester Township
Anderson Farms	Sussex/Sparta (out of county)
Ashley Farm	Flanders (Mount Olive Township)
Back to Nature Home and Garden	Basking Ridge (out of County)
Borinski Farms	Lincoln Park
Cerbo's Parsippany Green Houses	Parsippany-Troy Hills
Cerbo's Hampton Nursery	Newton (out of county)
Conduro's	Montville
Country Mile Gardens	Morristown
Country Nursery	Chester Township
Creekside Farm	Chatham
Denville Farms	Denville
Donaldson	Hackettstown (out of county)
Feisty Pepper	Jefferson

FH Farms	Budd Lake (Mount Olive)
Frelinghuysen Arboretum	Morris Township
Glenwild Nursery	Bloomington
Great Swamp Greenhouse	Harding
Greystone Greenhouse and Nursery	Morris Plains
Gro Rite Garden Center	Lincoln Park
Hillview Farms	Gillette/Long Hill Township
J&M Home and Garden	Madison
Native Plant Sales	Misc. throughout the County
John's Home and Garden Center	Newfoundland (Jefferson Twp/West Milford Township)
Knothes Country Farm	Randolph
Lake Hopatcong Foundation	Lake Hopatcong (out of county)
Lindekins	Wharton
Mendham Garden Center	Multiple locations- Mendham, Annandale, Chester
Morris County Farms	Denville
Morris County Greenhouse	Denville
Ort Farms	Long Valley/Washington Township
Plant Detectives	Chester Township
Progressive Garden Center	Cedar Knolls
Stony Hill Farms	Chester Borough
Sun Hill Orchard	Randolph
The Farm at Green Village	New Vernon (Harding)
Union Hill Farm	Denville
Well Sweep Herb Farm	(outside of County)
Wightmans Farm	Harding

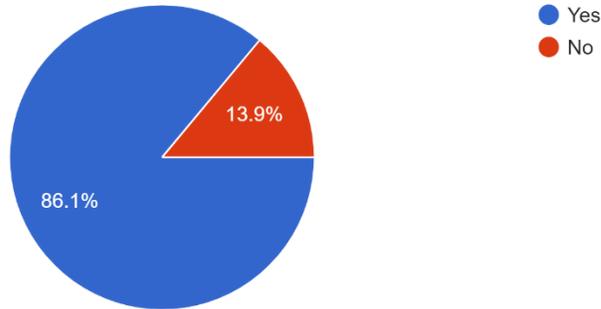
How did you find out about local farms in your area that sell products or host events?

203 responses



Do you visit any local farmers markets?

208 responses

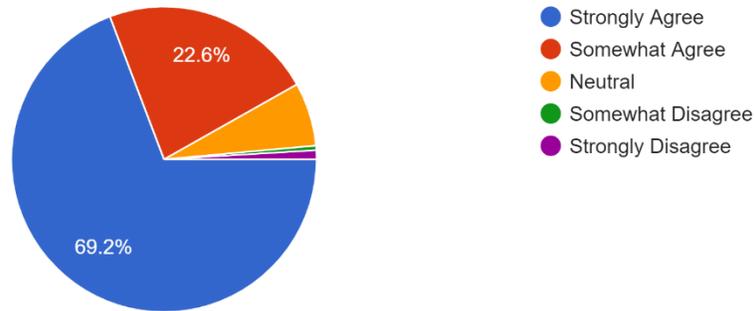


Farmers Markets

Farmers Markets
Boonton Farmers Market
Chatham Farmers Market
Chester Farmers Market
Denville Farmers Market
East Hanover Farmers Market
Madison Farmers Market
Morris Plains Farmers Market
Morristown Farmers Market
Netcong Farmers Market
Riverdale Farmers Market
Rockaway Farmers Market
Rockaway Mall Farmers Market
Out of County Farmers Markets
Augusta Farmers Market
Bedminster Farmers Market
Bernardsville Farmers Market
Hopatcong Farmers Market
Montclair Farmers Market
Scotch Plains Farmers Market
Sparta Farmers Market
Summit Farmers Market
West Orange Farmers Market

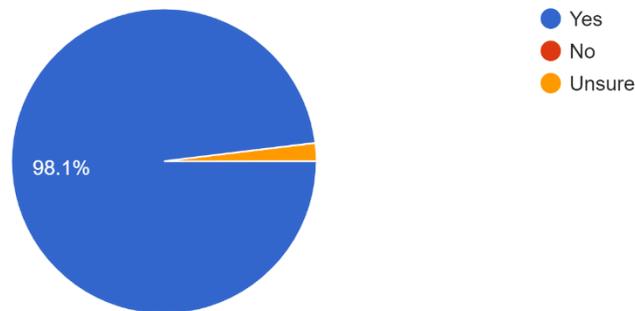
Rate the following statement: Agritourism is necessary for the vitality of the farming industry.

208 responses



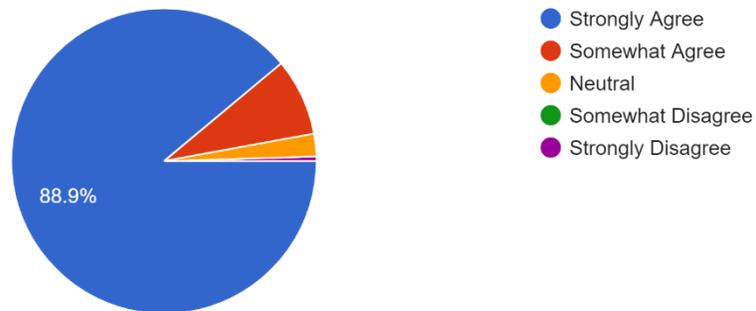
Do you feel it is important to preserve farmland in Morris County?

208 responses



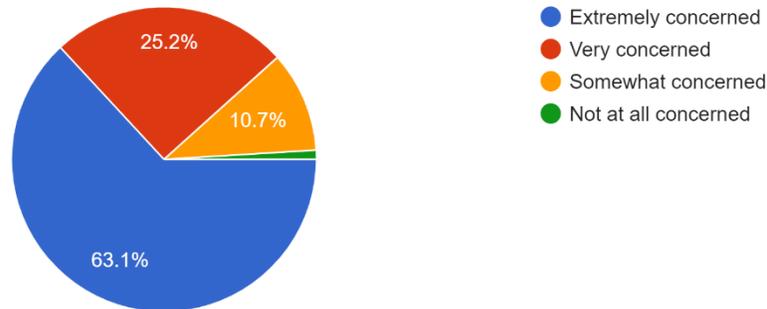
Rate the following statement: Agriculture is important to the quality of life in Morris County.

208 responses



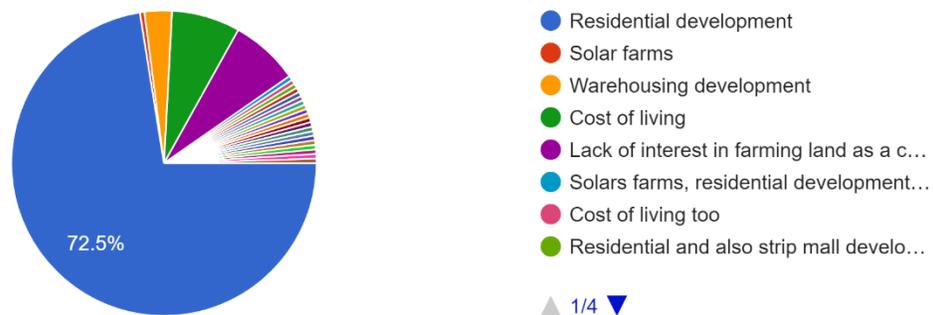
Rate the following statement: How concerned are you regarding the loss the farmland?

206 responses



In your opinion, what is the greatest threat to farmland in Morris County?

207 responses



Please provide any additional information you believe is important regarding the update to the County's Farmland Preservation Plan:

62 respondents provided additional information within the open-ended question of the online survey. A summary of the comments is provided below:

- Deer fencing is not enough to prevent destruction and there should be better management of deer populations, which should include deer hunting.
- Respondents enjoy visiting local farms with their families.
- Farmland preservation, historic preservation, environmental protections, and economic development can be complementary.
- There are concerns regarding the future of farmland once it is preserved.
- Several comments were received regarding organic/non-GMO food, the cost of organic produce, and having access to pesticide-free food.
- A few respondents are unhappy with their municipality's affordable housing obligation, recent development trends and its impact on farmland.

- Most respondents are in favor of preserving farmland throughout the County. Some suggest that farms growing produce should be prioritized.
- Comments were received that supermarkets in the County should sell local produce that is clearly sourced with the name of the farm.
- Farms should incorporate biodiversity and sustainability into their land management practices and be used as educational opportunities for visitors.

The following are the respondent’s submissions:

Fencing is not enough to prevent deer destruction. More land must be opened for deer hunting and access for seasoned hunters.
Need to provide more public information about the plan.
Local farms are good for the state, communities, the environment and cutting down on transportation costs. It's also a great family activity to visit the farms and educate our children on the importance of preservation.
Always best to know where our food is coming from--for our health and our local economy.
Save our farm land!
Farmland, historic preservation and business can thrive together with good planning.
Preservation must benefit people, not just for preservation's sake. How will the preserved farmland benefit residents? Who will farm and who will but?
Fresh, organic produce is Essential for everyone's health and body.
Expand the discussion to water/ air protection through farmlands.
Hurry and save what's left!
Save our existing farms, we need more organic non-GMO food and we need better pricing. The cost of food and organic and non gmo is too high.
It's important for consumers to purchase locally grown, organic fruits and vegetables. They're healthier for everyone. If we don't protect the farmlands we will be forced to have to purchase from super markets and big box stores. Many have pesticides applied. Additionally, if the farmlands aren't protected some real estate developer will want to build residential buildings and communities which ultimately put stress on our local government (police, fire, education). The quality of life and living in Morris County will be compromised and we'll start to look like Passaic and Essex counties.
Preserve - Save our County.
One hears municipal officials complaining that farmland preservation inhibits ratables growth and, therefore, is bad for municipal coffers. A much stronger narrative needs to be developed by agriculture that preserved farmland actually keeps property taxes down.
I would go to Wightman Farms but only if they improve their parking. There also need someone on Rt 202 to help us leave the parking lot.
People need to be educated about the importance of open space/farmland. Politicians need to see beyond the immediate benefit of an increased tax base that comes with increased population. Otherwise over-development is almost impossible to prevent.
please push education around farming at the home level - personal food garden that can be grown in your own backyard.
I love living in Morristown because of all the farms and natural resources we have in Morris County.
Supermarkets should carry local produce more often.
I feel it is a disgrace that our farmland is allowed to be turned into a Cannabis farm.

Keep communicating needs of farmers to our communities.
I would like to see local Organic farms where I could purchase organically grown produce and plants to add to my landscape. I also would like to see a ban on commercial lawnmowers and leaf blowers being used on small residential lots in Morris Cty, NJ and the rest of the earth and a ban on pesticides and chemical fertilizers and defoliating agents.
Locally grown is always better than food that has been shipped and cuts down on the pollution caused by shipping that is contributing to climate change.
Farms should only be allowed permitted agricultural uses, not activities such as developing breweries on the premises.
I responded that I buy locally grown nursery items, but there was no room to elaborate. The fact is that I don't really know what is and is not locally grown at the nurseries, and I've never asked. The nurseries are local, but I'm not sure that everything they sell is grown in or near Morris County. Earlier this week, I bought some milkweed and another kind of plant that is butterfly- and possibly bee-friendly, but I don't know where those plants originated. When it comes to purchasing produce, I've noticed that at some of the previously mentioned farm stands or farmers markets, there is signage to the effect that the tomatoes or the corn, for example, are homegrown. Having spent my formative years In Ohio, and having had several farmers in my family, I definitely am a proponent for preserving farmland and for purchasing locally grown items when they are available - it's not looking too good right now for groves of banana or avocado trees in Morris County!!
In addition to residential development, warehousing development might also be a concern.
I'd like to see more effort devoted to encouraging young people to farm, either through 4H or FFA.
I choose to stay in the county despite high tax because of the quality of life as in access to fresh, local produce and knowing the farmers.
Please, please, please stop building everywhere!
I've grown up in and now live in Morris County and the Farmland and open space preservation program is one of my favorite things that the county continues to do every year. Hopefully with this new plan you can preserve even more Farms and open space/park land for county residents to enjoy. We live in Morris county to not live in an urban environment and hopefully a lot more land is permanently preserved over the next 10 years.
Get more local produce and meats in more supermarkets with branding/signage obvious as to the source farm And more literature as to ordering directly from the farm and other seasonal activities the farm house including seasonal recipes.
Please consider limiting and/or favoring farmland Preservation to those who engage in food production specifically. Tree farms and/or those who raise horses or only 1-2 cattle annually to meet the minimum annual profit to receive the property tax benefit do little or nothing for the community. Access to healthy, local food is essential not only people who are food insecure, but for everyone and it will become essential as climate change progresses and ultimately will limit food travel distances. Local (food) farms also help contribute to stronger communities from a social perspective, and is something we need a lot more of. Anything that helps us re-connect is a win for all.
The state/federal low income housing mandates are archaic, unrealistic and need to be removed and/or reformed so taxpaying Township residents due not bear the burden of these archaic laws and we suffer the loss of lands especially farmlands that should be preserved for all generations now and in the future.
The preservation of farms and land, woodlands, history of New Jersey. We are the Garden State!
I always say we live in suburbs with farms, in season we shop at farms daily for local corn strawberries peaches and apples and are best in the country for that produce. It is reason I live a mile from a farm

and love the lifestyle it preserves. I'm thrilled they added more locally grown summer vegetables in recent years.
Morris Co has pressure to urbanize like all NYC accessible parts of NJ. The future is local access to green space and fresh farm goods. We should prioritize our future and make sure we don't lose access to fresh foods that prevent excessive food deserts like inside NYC.
Small local stands dotted around neighborhoods would be nice. Thanks.
In our town our local zoning board okayed the re-zoning of a hundred year farm am to build a huge development. We sit right by the Passaic River and no environmental reports were done this was all a money grab. The wildlife has been effected terrible they took all the mature trees down and we now have things washing out. Maybe the state can work with local governments to buy and run or buy and have some sort of leasing to other farmers to raise crops maybe even opening up jobs for local teens and people trying to get off welfare. Anyway life as we knew it has been changed forever. The animals and birds have suffered.
We need to do a better job educating the newer residents who come in from cities about the history and threats to our farms and local produce. They come here for the larger land and McMansions and often have no connection with our farmlands.
Benefit of fresh food.
It is not enough to preserve farmland, it must be cultivated responsibly, without pesticides, excessive fertilizers, and excessive water use. It must be biodiverse, include native plants to support pollinators and birds, and the surplus shared with low-income households.
Please do whatever you can to help local farmers. Their food keeps us all healthy!!!
This survey does not allow for alternate and multiple choices seems slanted to NOT preserving farmland, promoting development and urban sprawl.
You may consider asking if people participate in CSAs or Community Gardens. The answer for me is yes to both but not during the same years. Fresh local produce is too important. I almost always purchase organic in supermarkets or from farms that I know do not overly treat but are not able to afford the certified organic standards.
Love farms that are child-friendly, would be happy to purchase locally grown plants if I was planting things, would love to visit a farm that was teaching about permaculture and sustainable / regenerative agriculture.
There needs to be a holistic approach to land management. Total cost of production needs to be valued.
Local farms. Farmers markets. Greatly improve our lives and our health.
It is critical to our environment to preserve open spaces, protect our groundwater and provide stopovers for migrating birds. Open space provides areas to create native gardens thereby supporting our pollinators. Preserving these spaces is a tool in our toolkit to help combat the effects of climate change.
Local food healthier, better for the land, more food security, fun activity, beautiful land, good for surrounding property values, good for the spirit, creates variety of jobs, good for local restaurants.
Farmers markets used to be a way for farmers to sell their produce to the public at a better price since there is no middle-man. Instead, it has turned into an upscale way to charge even more for produce. When a vendor tries to sell hot house tomatoes for \$6 a pound, it shows me that farmers markets have lost their usefulness and their value to the community. Sure, there are always some people who can afford this, but most cannot.
Get schools to all visit.
If no buyer ready to step in, County should buy and maintain farmland.

<p>We need to preserve where our fresh food comes from, teach our kids what food looks like when it comes out of the ground and continue to have people travel from around the tri state area to visit our local farms. We will fight to preserve the farmland and open space - hopefully you will campaign on this before the democratic candidates start to eat your lunch.</p>
<p>Kids learn so much by visiting the local farms, and love walking thru the farms picking fruits, flowers and seeing animals around.</p>
<p>Locally produced food is better for you and for the environment. Bringing back biodiversity to farms and diet, and having access to locally produced goods can improve the health and wellbeing of both consumers and farmers.</p>
<p>Wish there were more advertising as to where to get vegetables that is available without the internet.</p>
<p>When we were told for decades that farms and farm preservation was a good thing to stop development no one envisioned the definition of agriculture to morph into all the added and seemingly new and unending uses that are protected. Many of the uses degrade the very communities that supported land preservation with added traffic, noise, lighting which go beyond anything a local municipality would have allowed. If people really understood that farms can be sooooo commercialized to drive the "market profitability" as high as possible while doing things a municipality would not allow but is allowed due to right to farm I personally feel residents would have not supported the program. It will take decades for residents to really understand what they voted for is not what the got. As they say the devil is in the details. It was a program sold one way as land protection and is actually and conveniently really another way as its just another commercial business but one that can't be regulated by the very locales that paid for such land and supported farm preservation. Preserved farms should be under the control of local municipalities.</p>
<p>I will buy nursery items/plants. Some farms are listed: www.npsnj.org/pages/nativeplants_Sources.html I fear this questionnaire seeks support for taxpayer money for farming without educating the public about how Right-To-Farm often allows objectionable commercial activity that residents do not support. Preservation & Restoration are what we need. See www.HomeGrownNationalPark.org and www.jerseyyards.org We should preserve our food web. Learn more in a NY Times best seller: Nature's Best Hope: A New Approach to Conservation that Starts in Your Yard This approach is needed because we cannot currently count on policy to save our food web.</p>
<p>We need every piece of farmland we can save in Morris County. We have too much development and way too many people.</p>
<p>Warehousing is 2nd greatest threat.</p>
<p>The time is fast approaching that if you do not have "local" farms you will not be able to afford to buy food!</p>
<p>Health is more important than making money on residential housing.</p>

Municipal Outreach

An 11-question survey was distributed to each of the 39 municipalities within the County requesting their input on the County's Farmland Preservation Plan. The questions included:

1. Is preserving farmland important to your municipality? If so, should Morris County target any farms for preservation within your municipality?
2. Does your municipal Master Plan have a goal pertaining to the protection of open space and farmland as a means to protect the rural characteristics of your community?
3. Does your municipality have an Agriculture Advisory Committee or Board?
4. What are the greatest challenges facing the farming industry in your community, including the types of development pressure you are experiencing (ie. warehousing, residential subdivisions, solar panels, commercial development, etc.)
5. Where do agricultural products grown in your municipality mostly go? Are they sold at local farm stands, local grocery stores or others in the state, national distributors, international? If you are unsure, feel free to let us know.
6. What are your thoughts on agritourism operations? Is your municipality generally in favor of agritourism? (ie. pick-your-own, farm stands, hayrides/pumpkin picking, wineries/breweries/distilleries with tasting rooms, etc.)
7. Are there any known groundwater issues in your community?
8. Are there any known issues with soil health in your community?
9. Has your municipality rezoned any areas for affordable housing as a result of the current round? If so, are there any impacts on existing farmland or farmland assessed properties?
10. Does your municipality have any existing ordinances that support farming, such as Right-to-Farm, or provisions for exemptions from certain requirements, such as site plan approval, for agricultural activities?
11. Please provide any additional information or comments you may have with the respect to farmland in Morris County.

Fourteen (14) municipalities answered the above survey questions. A summary of their responses is provided below:

Boonton Township

Boonton Township currently has existing farmland assessed properties and is in favor of targeting additional farms for preservation. The Township's Master Plan provides for the protection of open space and farmland, and their Housing Element and Fair Share Plan does not have any implications for existing

farmland. The Township cites residential development pressures as the greatest challenge facing the farming industry. The Township's agricultural products are primarily marketed through farm stands. The Township is open to promoting agritourism such as pick your own farms, farm stands, and hayrides. The Township does not currently have any known groundwater or soil health issues, and they do not currently have an Agricultural Advisory Committee or Board. The Township has adopted ordinances in support of farming.

Chatham Borough

Chatham Borough does not currently have any farms and many of the survey questions are not applicable to their community. Their municipal Master Plan has a goal that states "Encourage the expansion, preservation and maintenance of open space..." The Borough has a Farmers Market Advisory Committee. The Borough informed us that they are a sustainable community and work hard to meet Sustainable Jersey standards as often as possible.

Chester Township

Preserving farmland is important to Chester Township but the Township is not aware of any farms that might be recommended for preservation. The Township's Master Plan has a goal pertaining to the protection of open space and farmland as a means of protecting the rural characteristics of the community. The Township has an Agricultural Advisory Committee consisting of active farmers and one non-farming resident. Commercial development is the greatest challenge facing the farming community. The Township is unsure where products are sold, but do know that products are sold on site at farm stands and at farm markets in other communities. The Township does have existing ordinances that support farming.

In concept, the Township is supportive of agritourism operations provided the appropriate approvals are sought and received from the Township and/or County. The Township has concerns regarding agritourism, specifically how it impacts traffic and safety on the Township's rural roads. The Township notes that residents are questioning the value of farmland preservation in light of high-intensity agritourism such as wine making, brewing, and/or distilling on farms.

There are some groundwater and soil health issues in the Township which includes 515 Route 206, 155-160 Oakdale Road (Simmonds Precision Company) and 98 Parker Road (Combe Fill South Landfill).

Denville Township

Denville Township supports farmland preservation, although there is little to no farmland remaining to preserve. The Township recently partnered with the County to preserve the Diocese property on Cooper Road which had been historically farmed. This property has some soil contamination from diadren, an agricultural pesticide, which has limited the future recreational development of the property.

There are minimal threats to the few existing farms in Denville. Two of the farms are already preserved (Union Hill Farm located on Township property, and Morris County Farm located on Smith Road), and the third is located outside of the sewer service area. The remaining farm may be threatened by affordable housing in the next round. There are additional smaller farms that are farmland assessed which are mostly "tree farms."

The Township believes that local produce is sold on site or at farmers markets and believes that agritourism is beneficial.

Harding Township

Preserving farmland is important to Harding Township and is reflected in their Master Plan goals. Morris County is actively working to preserve a farm on Village Road. The Township does not have an Agriculture Advisory Committee but does have an Open Space Trust Committee. The Township is home to Wightman Farms.

The Township is not aware of any groundwater or soil contamination or issues. Areas of the Township were rezoned for affordable housing but did not affect existing farmland.

Jefferson Township

There is not much farmland in Jefferson Township, but the Township does have an open space plan and has preserved a great deal of open space over the years. The Township is aware of one farmer who sells his products on his property in the Township. The Township is in favor of the concept of agri-tourism but does not have any existing agritourism uses. The Township is prioritizing tourism through its various trails.

There are no groundwater or soil issues in the Township, the Township doesn't have a Right-to-Farm ordinance, and there have been no re-zonings in light of the most recent affordable housing round which would impact farmland or farmland assessed properties.

Lincoln Park

Preserving farmland is important to the Borough but the Borough has not been actively pursuing preserving farms beyond what is currently preserved (2 farms). The Borough has a limited number of farms and pressure from developers is nearly non-existent since the majority of existing farmland is located in the floodplain. The Borough has no objections to agri-tourism and would seriously consider those opportunities should they arise.

There are no known groundwater or soil health issues, and the Borough does not have an Agriculture Advisory Committee. The Borough does have a Right-to-Farm ordinance but there are no exemptions from certain requirements, such as site plan approval.

The Borough does not have an Agriculture Advisory Committee,

Mendham Borough

Preserving farmland is important to Mendham Borough and has a Master Plan goal which states, "To protect and preserve the Borough's open space and natural resources of soil, vegetation, air and water through the wise use of planning techniques and careful control of land development." The Borough has approximately 60 qualified farm/farmland assessed properties, of which 5 are preserved through the County program. The Borough has provided a list of additional farms to consider adding to the County's targeted farms list.

The Borough notes that development pressure and profitability are immediate challenges facing the farming industry. Most of the agricultural land and crop land are located in the southern portion of the municipality, with residential development located more of the northern and eastern portions. The Borough has concerns regarding post-pandemic housing pressure and court-mandated affordable housing zones on the farmland assessed properties. Commercial development has primarily remained steady and limited to existing built-up areas.

Most of the agricultural products in the Borough are sold locally and the preserved farms currently raise sheep, produce/vegetables and hay.

Several farms in the Borough have agritourism events, including the Willemsen Farm and Hidden Pond Tree Farm.

Water quality and quantity is an issue for the Borough. In 2003 and 2004, eight wells were tested and two contained contaminants above the acceptable levels for nitrates and arsenic, likely linked to household pollutants discharged into septic systems. In addition, a Critical Water Resources Study was commissioned by Mendham Township in 1994 that documents evidence that overdevelopment will have a significant impact on the quality and quantity of groundwater, which also impacts the Borough.

The Borough did rezone two areas under the current affordable housing round- one of which was the St. John the Baptist School that consisted of 7.5 acres of farmland assessed land.

The Borough permits agriculture in all residential zones provided it adheres to acceptable agricultural management practices.

Mendham Township

Mendham Township feels that the preservation of traditional farm operations should be treated in such a way that preserves the overall low-density development of the municipality.

The Township's master plan is undergoing review and amendment at present, and consideration will be given to a goal of protecting open space (of which Mendham Township has over 38 percent) and traditional farmland. The Township is largely a rural community but does not presently have an Agricultural Advisory committee or Board.

The zoning is almost exclusively residential, in which farming is a permitted use. There are no separate zones for "farms" per se. Local farms are not facing developmental pressure other than residential in nature. The fact that the zoning ordinances require large lot sizes has a tempering effect on the residential developmental pressure.

The Township's agricultural economy is largely composed of farm stands associated with farms rather than normal separate retail operations. Agritourism operations, such as pick your own farm stands and limited hayrides/pumpkin picking are desirable; however, the Township does not encourage farms to transition to amusement destinations such as petting zoos or amusement rides.

The Township has recently commissioned a nitrate dilution study focused on disposal of sewage and animal waste, which is currently under review. The Township does not currently have any known soil health issues. The Housing Element and Fair Share Plan does not have any implications on existing farmland or farmland assessed properties.

The Township has adopted a selection of ordinances regulating and supporting farming operations; however, they are not as extensive as the Right-to-Farm Act.

Mine Hill Township

Mine Hill Township only has two parcels assessed as farmland, both of which have been designated as an area in need of redevelopment, to be developed with affordable housing in the future. The properties were designated as a Non-Condemnation Area in Need of Redevelopment by the Township Council. On

February 21, 2019, a Redevelopment Plan was adopted permitting up to a total of 390 multi-family housing units and requiring a 20% affordable housing set-aside (78 units). It is anticipated that the properties will be developed with a multi-family housing development, which would eliminate the only remaining farmland in the Township.

The Township's 2015 Master Plan Reexamination Report recommended that the TH-1 Townhouse Residential District should be eliminated since all the land in the District is preserved. The Reexamination recommended that all publicly owned open space within the TH-1 or PMARC Districts be rezoned as SF Single Family and that the SF Zone be amended to permit public open space. The 2015 Master Plan Reexamination Report did not include any goals or objectives related to the protection farmland in the Township.

The Township does not presently have an Agricultural Advisory Committee or Board, but does have an Open Space Committee.

Montville Township

Montville Township believes that farmland preservation is important and has targeted Conklin Farms along Vreeland Avenue and River Road. The Township's Master Plan has a goal pertaining to the protection of open space and farmland as a means to protect the rural character of the community, but relies solely on the County Agriculture Development Board rather than having a municipal Agricultural Advisory Committee.

The Township cites encroaching residential and commercial development as two of the greatest challenges facing the farming industry. The Township relies mostly on local farm stands to market their agricultural products, and is in favor of expanded agritourism operations. The Township's Housing Element and Fair Share Plan does not have any implications for existing farmland or farmland assessed properties. The Township has adopted ordinances in support of agricultural operations.

Morristown

The Town of Morristown does not currently have any active farmland operations or properties assessed as farmland. The Town does, however, have an Urban Farm and Community Garden, both of which are sponsored by Grow it Green Morristown. The Township also hosts a Farmers Market, which has been operational for 30 years. The Township would be open to agritourism operations, provided that they fit with the Town's character and broader goals.

Parsippany Troy Hills

The Township of Parsippany Troy Hills does not currently have any active farmland operations, nor does its Master Plan contemplate the protection of farmland. However, the Township does currently have one plant nursery, Cerbo's Greenhouse and Garden Center, which sells nursery and garden supplies and operates a produce stand and community-supported agriculture (CSA) program at its Parsippany location. The company grows the produce at its two farms in Sussex County. In addition, the Township maintains a community garden open to residents, and Parsippany Presbyterian Church also operates a community garden with produce available to the public.

Randolph Township

Randolph Township has preserved all existing active farms through the acquisition of development rights. The farms market their agricultural products primarily through the use of farm stands. The Township is in

favor of agritourism operations and has an existing ordinance regulating commercial and home agriculture. The Township presently has a large area of groundwater and soil contamination at Calais Road Farm.

Two separate Zoom Meetings were held with representatives from Chester Borough and Roxbury Township. A summary of those meetings is provided below:

Chester Borough

The existing farms in Chester Borough have been preserved and the Borough is looking for creative ways to continue to support the farming industry in the surrounding area and in Morris County.

Chester Borough is mostly developed and has mostly smaller-sized lots with residential development. The Borough encourages residents to garden and is interested in permitting small scale/hobby farming operations such as backyard bee keeping and the raising of chickens.

The Borough has a community garden that was preserved using open space funds. Chester Township has several Community Gardens- including one that is located at the Highlands Council's headquarters. The Borough is looking to see if there are other locations for a community garden.

Deer is an issue in the Borough, and the Environmental Committee is working on a survey of the local deer population to determine the scale of the impacts in the community. During the call, we advised the Borough that there is SADC grant funding available for farmers to install deer fencing.

The Lions Club previously ran a Farmers Market until the Borough took it over. However, the Borough Farmer's Market is no longer feasible as staffing became an issue as Borough employees were required to work during the weekends.

Community Supported Agriculture (CSAs) are also popular among local farmers.

The Borough has concerns regarding traffic to/from farm stands, specifically for those who are not familiar with the area. Alternative methods of transit to farm stands and events on farms could help alleviate traffic congestion, such as a shuttle or bus system from a parking area to a farm stand, or even encouraging bike tours through the area, which provides an alternative form of transportation.

Roxbury Township

A meeting was held with the Township Manager, John Shepherd, and Russel Stern, Director of Planning, of Roxbury Township on July 15, 2021. The Township was interested in the farmland preservation program, and was wondering whether any farmland assessed parcels qualified for their inclusion.

The majority of Roxbury Township's qualified/assessed farmland consists of mostly woodlands and is unlikely to meet the requirements of the County Farmland Preservation Program, or the requirements of the SADC.

Thirteen (13) municipalities have indicated that farmland preservation is not appropriate to their communities, as those municipalities do not have any active farmland, do not have any farmland assessed properties and did not complete the municipal survey. These municipalities include:

- Boonton Town
- Butler Borough
- East Hanover
- Madison Borough
- Morris Plains
- Morris Township
- Mount Arlington
- Mountain Lakes
- Netcong Borough
- Pequannock Township
- Rockaway Borough
- Victory Gardens
- Wharton Borough

Ten (10) municipalities have not provided any response to the survey. Those municipalities include:

- Chatham Township
- Dover Town
- Florham Park Borough
- Hanover Township
- Kinnelon Borough
- Long Hill Township
- Mount Olive Township
- Riverdale Borough
- Rockaway Township
- Washington Township

Appendix B

Local and Regional Service Providers

Note: **Highlighted text** represents service providers in Morris County

Construction and Contractors

Construction								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Tony Brago Excavating	excavating, site work, asphalt	686 Morton Ave	Rosenhayn	NJ	08352	Cumberland	(856) 455-7514	
John Cavallaro	excavating, site work	167 County House Rd	Mt. Royal	NJ	08061	Gloucester	(856) 423-1080	
Gifford Excavation	bulldozer, pullpan, loader, backhoe	514 Bogden Blvd	Millville	NJ	08332	Cumberland	(856) 327-0011	
Ray Harvey Construction	bulldozer, pullpan, backhoe	241 Shiloh Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-4512	
Michael Hitchner	bulldozer, loader, backhoe	438 Alloway-Friesburg Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-5328	https://www.hitchnerexcavating.com/
Landolfi Contracting	bulldozer, loader, backhoe		Sewell	NJ	08080	Gloucester	(856) 478-4223	
Dave Latourette Construction	bulldozer, loader, backhoe	1391 Bridgeton Rd	Greenwich	NJ	08323	Cumberland	(856) 455-0477	http://www.davidconstruction.com/
Mark Lucas	concrete	31 Glassboro Rd	Monroeville	NJ	08343	Salem	(856) 472-1908	https://lucasconstructionservices.com/
Martinelli Marine	piling equipment, dragline, bulldozer, loader, backhoe	532 Columbia Rd	Hammonton	NJ	08037	Atlantic	(609) 561-9222	
Mecouch Brothers Inc.	bulldozer, excavator, loader, dump truck, gravel pit	80 Lighthouse Rd	Pennsville	NJ	08070	Salem	(856) 935-1138	http://mecouchbrothers.com/
Miles Concrete Co.	concrete delivery & placement	1445 Catawba Ave	Newfield	NJ	08344	Gloucester	(856) 697-3611	
Dave Mitchell	earthwork	812 Main Street	Salem	NJ	08079	Salem	(856) 339-4038	
R.E. Pierson Construction	bulldozer, heavy equipment	426 Swedesboro Rd	Pilesgrove	NJ	08098	Salem	(856) 769-8244	https://www.repierson.com/
Paul Reber	bulldozer, loader	669 9th Street	Hammonton	NJ	08037	Atlantic	(609) 561-5009	
The Road Crew	asphalt	707 Walnut Lane	Mullica Hill	NJ	08062	Gloucester	(856) 223-5232	
Joe Robbins	bulldozer, loader, excavator, dump truck			NJ		Salem	(856) 935-2443	
Kregg Sickler	site work, concrete	110 Upper Neck Rd	Elmer	NJ	08318	Salem	(856) 466-4214	
Universal Concrete	concrete	1047 Harding Highway	Buena	NJ	08310	Atlantic	(856) 697-2660	
Dom Zanghi & Sons Inc.	bulldozer, pullpan, loader	838 Harding Highway	Buena	NJ	08310	Atlantic	(856) 697-2380	https://dom-zanghi-sons-inc.business.site/
Conestoga Buildings	barns, buildings	202 Orlan Rd	New Holland	PA	17557	Lancaster	(877) 434-3133	https://conestogabuildings.com/
Delano Construction	pole buildings						(856) 769-3267	
Jim Farrow	pole buildings						(856) 207-5047	
Little Construction Co., Inc.	barns, buildings	1200 Campus Dr	Mount Holly	NJ	08060	Burlington	(609) 261-6000	http://www.njpolebarn.com/
Morton Buildings	barns, buildings	512 State Rt 57	Phillipsburg	NJ	08865	Warren	(908) 454-7900	https://mortonbuildings.com/location/philipsburg-nj
Pioneer Pole Buildings, Inc.	barns, buildings	716 South Rt 183	Schuylkill Haven	PA	17972	Schuylkill	(888) 448-2505	http://pioneerpolebuildings.com/
Sickler Construction	barns, buildings	6 Cool Run Rd	Bridgeton	NJ	08302	Cumberland	(856) 935-4366 Jeffrey Sickler (856) 935-5623 Gary Sickler	https://sicklerbuilt.com/
Sickler & Sons Inc.	barns, buildings	269 Commissioners Pike	Woodstown	NJ	08098	Salem	(856) 769-3204	
Shirk Pole Buildings	barns, buildings	807 Reading Rd	East Earl	PA	17519	Lancaster	(877) 845-6888	https://www.shirkpolebuildings.net/
SK Construction	barns, buildings	7972 Rt 25	Spring Glen	PA	17978	Schuylkill	(717) 365-3070	http://www.skconstructiononline.com/
White Horse Construction	barns, buildings	5080 Leike Rd	Parkesburg	PA	19365	Chester	(610) 593-5559	https://www.whitehorseconstructionpa.com/
Eberly Barns	barns, buildings	520 Stauffer Rd	Lititz	PA	17543	Lancaster	(866) 391-7808	https://eberlybarns.net/
Groffdale Barns LLC	barns, buildings	745 Strasburg Pike	Strasburg	PA		Lancaster	(717) 687-8350	https://www.groffdalebarns.com/
Equest-Eagle Horse Barns Inc.	barns, buildings	PO Box 73	Tylersport	PA	18971	Montgomery	(215) 541-0291	
Horizon Structures	barns, buildings	5075 Lower Valley Rd	Atglen	PA	19310	Chester	(610) 593-7710	https://www.horizonstructures.com/

Construction and Contractors

Farmer Boy	barns, buildings	50 West Stoever Ave	Myerstown	PA	17067	Lebanon	(800) 845-3374	https://www.farmerboyag.com/
RH Pole Barns	barns, buildings	609 9th St	Hammonton	NJ	08037	Atlantic	(609) 270-7626	https://www.rhpolebarns.com/
RNM Construction	pole buildings		Cookstown	NJ	08511	Burlington	(609) 722-1270	
Barn Bros. LLC	barns, buildings	4850 White Horse Pike	Egg Harbor City	NJ	08215	Atlantic	(609) 965-1710	http://barnbrothersinc.com/
South Jersey Sheds & Gazebos	barns, buildings	749 Ramah Rd	Millville	NJ	08332	Cumberland	(856) 447-5150	http://www.southjerseyshedsandgazebos.com/
B&D Builders	barns, buildings	14 N Ronks Rd	Ronks	PA	17572		(610) 637-0971	
King Construction Company LLC	barns, buildings	601 Overly Grove Rd	New Holland	PA	17557		(717) 354-4740	https://www.kingbarns.com/
Timber Tech Engineering, Inc.	barns, buildings	22 Denver Rd, Suite B	Denver	PA	17517		(717) 335-2753	https://www.timbertecheng.com/
Fine Woodworking	barns, buildings	606 Rt 519	Sussex	NJ	07461		(973) 875-8779	
Graber Supply	barns, buildings	Highway 41	Atglen	PA	19310		(610) 593-3500	https://polebarn.com/

Concrete

Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Action Supply	concrete	1413 Stagecoach Rd	Ocean View	NJ	08230	Cape May	(609) 390-0663	http://actionsupplynj.com/
Clayton Concrete	concrete	7 Havenwood Court	Lakewood	NJ	08701	Ocean	732-905-3100	http://www.claytonco.com/information/locations
Clayton Concrete	concrete	225 Throckmorton St	Freehold	NJ	07728	Monmouth	732-462-9483	http://www.claytonco.com/information/locations
Clayton Concrete	concrete	51 Goldman Drive	Cookstown	NJ	08511	Burlington	609-758-6900	http://www.claytonco.com/information/locations
Clayton Concrete	concrete	1025 US-1	Edison	NJ	08837		732-549-7207	http://www.claytonco.com/information/locations
Clayton Concrete	concrete	103 Chestnut Ave	Egg Harbor Township	NJ	08234	Atlantic	609-383-1818	http://www.claytonco.com/information/locations
Clayton Concrete	concrete	2 Poerte Ave North	Arlington	NJ	07031		201-955-6292	http://www.claytonco.com/information/locations
Clayton Concrete	concrete	100 Commerce Drive	Tinton Falls	NJ		Monmouth	732-905-3102	http://www.claytonco.com/information/locations
Clayton Concrete	concrete	1144 New York Ave	Ewing	NJ	08638	Mercer	609-695-0767	http://www.claytonco.com/information/locations
Clayton Concrete	concrete	125 Cox Crossing Road	West Creek	NJ	08092		609-597-2233	http://www.claytonco.com/information/locations
F.J. Fazzio Inc.	concrete	458 Elwood Ave	Pitman	NJ	08071	Gloucester	(856) 589-3760	http://fazzioconcrete.com/
Kennedy Concrete	concrete	1983 S East Ave	Vineland	NJ	08360	Cumberland	(856) 692-8650	http://www.kennedyconcretenj.com/
Miles Concrete	concrete	1445 Catawba Ave	Newfield	NJ	08344	Gloucester	(856) 697-2311	
Penn-Jersey	concrete	247 Cedar Swamp Rd	Swedesboro	NJ	08085	Gloucester	(800) 553-0411	http://penn-jersey.net/
R.E. Pierson Construction	concrete	426 Swedesboro Rd	Piles Grove	NJ	08098	Salem	(856) 769-8244	https://www.repierson.com/
WJV Concrete	concrete	93 Pennsgrove-Pedricktown Rd	Pedricktown	NJ	08067	Salem	(856) 299-8244	
Woodbury Cement Products	concrete	60 S Evergreen Ave	Woodbury	NJ	08096	Gloucester	(856) 845-2652	
County Concrete Corp	concrete	50 Railroad Ave	Kenvil	NJ	07847	Sussex	(973) 584-7122	https://www.countyconcretenj.com/
Silvi Group Concrete	concrete	484 Hollywood Ave	South Plainfield	NJ	07080		(800) 426-6273	http://www.silvi.com/
Lentini Ready Mix, Inc.	concrete	217 Limecrest Rd	Newton	NJ	07860	Sussex	(973) 300-4146	
Rahns Construction Material Co	concrete	211 Lower Mud Run Rd	Easton	PA	18042		(610) 250-9277	https://www.hkgroup.com/companies/rahns-easton
SCC Concrete, Inc.	concrete	1051 River Rd	Phillipsburg	NJ	08865		(908) 859-2172	https://www.sccconcreteinc.com/
Sparta Redi-Mix	concrete	33 Demarest Rd	Sparta	NJ	07871	Sussex	(888) 383-4651	https://www.spartaredimix.com/

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Bethlehem Precast, Inc.	pre-cast concrete	PO Box247, 835 East North St	Bethlehem	PA	18017		(610) 691-1336	https://bethlehemprecast.com/
Deihls Vault & Precast Co.	pre-cast concrete	RD1 Route 254	Orangeville	PA	17859		(570) 458-6466	http://deihlprecast.com/
Flemington Precast & Supply, LLC	pre-cast concrete	18 Allen St	Flemington	NJ	08822		(908) 782-3246	https://www.flemingtonprecast.com/
Franklin Precast	pre-cast concrete	95 Scott Rd	Franklin	NJ	07416		(973) 827-7563	https://www.franklinprecast.com/
Keystone Concrete Products Inc.	pre-cast concrete	477 E. Farmersville Rd	New Holland	PA	17557		(888) 539-2361	http://www.keystoneconcreteproducts.com/
M & W Precast	pre-cast concrete	210 Durham Rd, PO Box 550	Ottsville	PA	18942		(610) 847-7203	https://www.mwprecastsupply.com/
Precast Concrete Sales Co.	pre-cast concrete	27E North Route 303	Valley Cottage	NY	10989		(914) 268-4949	https://precastconcretesales.com/
Precast Manufacturing Co.	pre-cast concrete	187 Stryker's Rd	Phillipsburg	NJ	08865		(908) 454-2122	https://www.precastmfgco.com/
Modern Precast Concrete Supplies	concrete block	3900 Glover Rd	Easton	PA	18942		(888) 965-3227	http://www.modcon.com/
B&B Concrete Co.	concrete mason	811 Rt 57	Stewartville	NJ	08886		(908) 454-1622	http://www.bbconcreteco.com/
Donald Baker Mason Contractors, Inc.	concrete mason	188 Thatcher Hill Rd	Flemington	NJ	08822		(908) 782-2115	http://www.bakermason.com/
Farmer Boy Ag	concrete mason	PO Box 435, 410 East Lincoln Ave	Myerstown	PA	17067		(717) 866-7565	https://www.farmerboyag.com/
JM Lenze Construction	concrete mason	69 Upper North Shore Rd	Branchville	NJ	07826		(973) 948-5491	
SMB Construction	concrete mason	73 Mercer St	Phillipsburg	NJ	08865		(908) 454-9530	
White Horse Construction, Inc.	concrete mason	5080 Leike Rd	Parkeburg	PA	19365		(888) 385-2360	https://www.whitehorseconstructionpa.com/
William R. Hunt Stonework & Masonry, LLC	concrete mason	PO Box 346	Whitehouse Station	NJ	08889		(908) 534-2194	
DML Poured Walls	concrete mason	3199 Irishtown Rd	Gordonville	PA	17529		(717) 768-0743	
Bill Wroblewski LLC	concrete mason	5 Whitehall Rd	Andover	NJ	07821		(973) 347-3888	
Brad Lauer Masonry Contractor, LLC	concrete mason		Pattensburg	NJ	08802		(908) 735-0875	
A.A. Matulay	concrete supplies		Flemington	NJ	08822		(908) 782-9666	
Easton Block & Supply	concrete supplies	5135 Lower Mud Run Rd	Easton	PA	18040		(610) 250-7703	https://www.hkgroup.com/companies/easton-block-supply
Gamka Sales Co. Inc.	concrete supplies	983 New Durham Rd	Edison	NJ	08817		(732) 248-1400	https://www.gamka.com/
Wehrung's Lumber & Home Center	concrete supplies	7711 Easton Rd	Ottsville	PA	18942		(610) 847-2066	https://www.wehrungs.com/
Vianini Pipe Co.	concrete pipe	PO Box 678, 39 County Line Road	Somerville	NJ	08876		(908) 534-4021	http://www.vianinipipe.com/
Groffdale Concrete Walls, Inc.	pre-cast concrete	148 Brick Church Rd	Leola	PA	17540		(717) 291-4585	https://groffdaleconcrete.com/
Precise Concrete Walls, Inc.	pre-cast concrete	531 Hollander Rd	New Holland	PA	17557		(717) 355-0726	http://preciseconcretewalls.com/
Sollenberger Silos Corp	pre-cast concrete	2216 Wayne Rd	Chambersburg	PA	17202		(717) 264-9588	https://www.sollenbergersilos.com/
Laneco Concrete Walls	pre-cast concrete	346 Beechdale Rd	Bird-in-Hand	PA	17505		(717) 291-4585	

Irrigation

Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Agri Drain Corporation		1462 340th St	Adair	IA	50002	Adair	(800) 232-4742	https://www.agridrain.com/
Catarina Supply Inc.		1271 Glassboro Rd	Williamstown	NJ	08094	Gloucester	(856) 728-0171	http://www.caterinasupply.com/
Kennedy Culvert & Supply		20 Jackson Rd	Totowa	NJ	07511	Passaic	(973) 837-0700	http://www.kennedy-companies.com/
Kennedy Culvert & Supply		125 Sixth Ave, Suite 100	Mount Laurel	NJ	08054	Burlington	(856) 813-5000	http://www.kennedy-companies.com/

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Kennedy Culvert & Supply		395 Roycefield Rd	Hillsborough	NJ	08844	Somerset	(908) 722-7000	http://www.kennedy-companies.com/
Kennedy Culvert & Supply		181 Horsham Rd	Horsham	PA	19044	Montgomery	(215) 672-4884	http://www.kennedy-companies.com/
Kennedy Culvert & Supply		112 West Atlantic Ave	Clementon	NJ	08021	Camden	(856) 627-7000	http://www.kennedy-companies.com/
Coleman Irrigation Sales & Services		129 Canhouse Rd	Elmer	NJ	08318	Salem	(856) 358-4740	http://www.kennedy-companies.com/
Lee Rain		2079 E. Wheat Rd	Vineland	NJ	08361	Cumberland	(856) 691-4030	http://leerain.com/
Hoffman Irrigation		2795 Veterans Dr	Federalburg	MD	21632	Caroline	(410) 463-1920	https://www.hoffirr.com/
Hoffman Irrigation		180 Pecks Corner-Cohansey Rd	Bridgeton	NJ	08302	Cumberland	(856) 301-0151	
Farm-Rite Inc.		PO Box 29, 122 Old Cohansey Road	Shiloh	NJ	08353		(856) 451-1368	http://farm-rite.com/
S&L Irrigation		41425 County Rd 48	Southold	NY	11971		(631) 765-6860	https://www.sandlirrigation.com/
W.H. Milikowski, Inc.		75 Chestnut Hill, Route 190	Stafford Springs	CT	06076		(800) 243-7170	
TRICKL-EEZ Irrigation, Inc.		3550 Chambersburg Rd	Biglerville	PA	17307		(717) 337-3030	http://trickl-eez.com/
Atlantic Irrigation		870 Long Island Ave	Deer Park	NY	11729		(516) 667-7801	
STORR Tractor Co.		3191 Hwy 22	Somerville	NJ	08876		(908) 722-9830	https://www.storrtractor.com/
Zimmerman Irrigation		PO Box 186, R.D. #3	Mifflinburg	PA	17844		(717) 966-9700	
Aquarius Irrigation Supply		1120 Goffle Rd	Hawthorne	NJ	07506		(973) 423-0222	https://www.aquariussupply.com/
RAIN-FLO Irrigation		884 Center Church Rd	East Earl	PA	17519		(717) 445-6976	https://www.rainfloirrigation.com/
Nolts Greenhouse Supply		151 E. Farmersville Rd	Ephrata	PA	17522		(717) 354-8376	http://noltsgreenhousesupplies.com/

Well Drilling

Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Aqua Tech Drilling, Inc.	well drilling/pumps/service	300 Swedesboro Rd	Pilesgrove	NJ	08098		(856) 769-3400	https://www.aqtechdrill.com/
Eastern Drilling Company	well drilling/pumps/service	781 Main Street	Sewell	NJ	08080		(856) 464-8700	https://www.easterndrillingcompany.com/
D'Agostino's		428 Landis Ave	Bridgeton	NJ	08302		(856) 451-4922	https://www.dagostinoswatersolutions.com/
Samuel Stothoff Co., Inc.		PO Box, 59 Hwy 31	Flemington	NJ	08822		(908) 782-2116	https://www.stothoffwellwater.com/
Colaluze Well & Pump Service		2293 Rt 57	Washington	NJ	07882		(908) 454-8008	https://www.colaluze.com/
Dan Ballentine Well Drilling, Inc.		PO Box 178, Port Murray Rd	Port Murray	NJ	07865		(908) 689-7666	https://www.ballentinedrilling.com/
Talon Drilling Co.		100 Lexington Ave	Trenton	NJ	08618		(609) 538-0580	https://talondrillingcompany.com/
J.W. Jenkins	well drilling/pumps/service	15 Brown Rd	Browns Mills	NJ	08015	Burlington	(609) 893-2657	https://www.jwjenkinsandsons.com/
Slater Brothers Well Drilling, Inc.		764 High Mountain Rd	North Haledon	NJ	07508		(973) 835-3777	http://www.slaterbrotherswelldrilling.com/index.html

Site Work Contractors

Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Apgar Brothers Excavating Co.			Washington	NJ	07882		(908) 835-1200	
Harrington Contractors		50 Parker Rd	Chester	NJ	07930		(908) 879-7500	http://www.harringtoncontractors.com/
KOR Companies		1 Greenwood Place	Flemington	NJ	08822		(908) 284-2272	

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S.F. Lutsky Contracting Inc.		209 Homestead Rd	Hillsborough Twp	NJ	08844		(908) 336-0682	https://www.lutzkycontractingnj.com/
Charles T. Matarazzo Excavating & Masonry LLC		1024 Route 173	Asbury	NJ	08802		(908) 479-2025	
John P. Martin Excavating, LLC		112 Ferry Rd	Flemington	NJ	08822		(908) 782-2512	https://www.jpmartinexcavating.com/
A S Milkowski & Sons Contracting		249 Rocky Run Rd	Glen Gardner	NJ	08826		(908) 537-2590	
Rick Mueller Excavating, Inc.		31 Rick Rd	Milford	NJ	08848		(908) 996-3031	
William Nodzak Excavating		380 Orchard Rd	Mt. Bethel	PA	18343		(610) 588-3358	
S Snook Excavating, Inc.		150 Pelletown Rd	Lafayette	NJ	07848		(973) 875-5754	
USA Enterprises		937 Route 903	Jim Thorpe	PA	18229		(570) 325-8536	
Wantage Excavating Co.		137 Holland Rd	Sussex	NJ	07461		(973) 875-5670	http://www.wantageexcavating.com/
Willever Excavating		200 Creek Rd	Phillipsburg	NJ	08865		(908) 454-6242	
Bill Wroblewski LLC		5 Whitehall Rd	Andover	NJ	07821		(973) 347-3888	
Petersen Excavating		273 Mt. Lake Rd	Belvidere	NJ	07823		(908) 637-8531	
Shane Doyle Farms LLC		770 Mill Lane	Hillsborough	NJ	08844		(908) 369-1350	https://shanedoylefarmsllc.com/
Owl Creek Construction		917 E Lincoln Ave	Myerstown	PA	17067		(717) 821-0797	https://www.owlcreekconstructionpa.com/
EarthWay Excavating			Lebanon	NJ	08833		(908) 534-4343	
William R. Hunt Stonework & Masonry		PO Box 346	Whitehouse Station	NJ	08889		(908) 534-2194	
The Viersma Companies		PO Box 224, Airport Rd	Allamuchy	NJ	07820		(908) 852-0552	https://viersma.com/
Richard Pfauth, Jr. & Son		239 Halls Mill Rd	Lebanon	NJ	08833		(908) 534-2535	
Bob Bowlby Trucking & Excavating						Hunterdon	(908) 782-1027	
John Peach Excavating		PO Box 78, Pleasant Grove Rd	Schooleys Mountain	NJ	07870		(908) 852-5875	
William H. Wilson Contracting Co., Inc.		210 Houses Corner Rd	Sparta	NJ	07871		(973) 579-5353	
Gouger Construction, Excavating & Septic		PO Box 3162, RR #3	Saylorsburg	PA	18353		(570) 807-6579	
D&V Construction Co.		83 Good Springs Rd	Asbury	NJ	08802		(908) 479-6911	
A. Mokros Backhoe Service, Inc.		17 Lynnbrook Dr	Lambertville	NJ	08530		(609) 737-8311	
Razz Construction		79 Sky Manor Rd	Pittstown	NJ	08867		(908) 996-3298	
Ravcon Construction Group LLC		PO Box 1098	Whitehouse	NJ	08889		(908) 482-7037	https://www.ravcon.us/
Paul W. Steinbeiser Landscape		718 County Rd 519	Frenchtown	NJ	08825		(908) 996-6609	https://www.pwsteinbeiser.com/
Whispering Pines Land Clearing & Logging	tree clearing	462 Red Hill Rd	Pequea	PA	17565		(717) 284-9911	

Fence Installation								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Utilities Forestry Services, Inc.		PO Box, 2022 Dorey Street Ext	Clearfield	PA	16830		(814) 765-7115	
Farmette Services		67 Henry Rd	Newton	NJ	07860		(973) 300-0103	
Hunt's Fencing		567 State Hwy 94	Newton	NJ	07860		(973) 383-4426	
The Fence Company		3 Hill Hollow Rd	Pittstown	NJ	08867		(908) 735-8879	
Ag Fence, LLC		PO Box 168	Hopeland	PA	17533		(717) 738-4774	
L.B. Fencing		305 Good Rd	East Earl	PA	17519		(717) 445-4764	https://lbfencing.com/
Mapledale Fencing		1748 Mapledale Rd	Elizabethtown	PA	17022		(717) 367-6319	https://www.mapledalefencing.com/

Construction and Contractors

JM Fence & Sheds		Rt 46 West	Great Meadows	NJ	07838		(908) 637-8799	
Schmidt Fencing		1135 Blue Ball Rd	Watsonstown	PA	17777		(570) 538-2242	
Somerset Valley Fence		685 Weston Canal Rd	Somerset	NJ	08873		(908) 752-8091	
Lapp Fence & Supply		2115 Spring Hollow Rd	Strasburg	PA	17579		(717) 687-4278	https://lappfenceandsupply.com/
J-Mar Fencing LLC		133 Pond Road	Ronks	PA	17572		(717) 768-3678	https://www.jmarfencing.com/

Seamless Gutters								
Warren Valley Seamless Gutters		17 Ernella Dr	Belvidere	NJ	07823		(908) 752-5397	
Wayne Johnson & Sons, Inc.		1167 NJ-23	Kinnelon	NJ	07405		(201) 838-2358	https://waynejohnsonandsons.com/
All About Gutters			Wrightstown	NJ			(609) 901-0515	https://www.allaboutguttersllcnj.com/
Bobbitt's Seamless Gutters		216 N Main St	Woodstown	NJ	08098		(856) 769-1707	www.bobbittsgutters.net

Supplies and Services

Aerial Applicators								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Carter Aviation & Aero Service LLC		256 S Tuckahoe Rd	Williamstown	NJ	08094	Gloucester	(856) 629-6699	
Downtown Aero Crop Service, Inc		339 Harding Hwy	Vineland	NJ	08360	Cumberland	(856) 697-3300	http://users.erols.com/afia/dstown.html
Oakland Farms Crop Service		223 Minches Corner Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-8224	
Wings Aerial Applicators & Jersey Devil Dusters LLC							(609)-760-5653	http://www.wingsaerialapplicators.com/

Agricultural Testing Laboratories								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Rutgers Plant Diagnostics Lab		20 Indyk-Engel Way, PO Box 550	North Brunswick	NJ	08902	Statewide	(732) 932-9140	https://njaes.rutgers.edu/plant-diagnostic-lab/
Rutgers Soil Testing Laboratory		57 US Highway 1	New Brunswick	NJ	08901	Statewide	(848) 932-9295	https://njaes.rutgers.edu/soil-testing-lab/
Penn State - Agricultural Analytical Services Laboratory		111 Ag Analytical Services Lab	University Park	PA	16802		(814) 863-0841	https://agsci.psu.edu/aasl
Spectrum Analytic, Inc.		1087 Jamison Rd NW	Washington Court House	OH	43160		(800) 321-1562	https://www.spectrumanalytic.com/
Waypoint Analytical Pennsylvania, Inc		280 Newport Rd	Leola	PA	17540		(717) 656-9326	https://www.waypointanalytical.com/
Brookside Testing Laboratory, Inc.		200 White Mountain Dr	Bremen	OH	45869		(419) 977-2766	https://www.blinc.com/
University of Delaware - Soil Testing Program		531 S College Ave, 152 Townsend Hall	Newark	DE	19716		(302) 831-1392	https://www.udel.edu/academic/s/colleges/canr/cooperative-extension/environmental-stewardship/soil-testing/
Dairy One		730 Warren Rd	Ithaca	NY	14850		(800) 344-2697	https://dairyone.com/
NJ Department of Agriculture - Plant Laboratory Services		PO Box 330	Trenton	NJ	08625		(609) 406-6939	https://www.nj.gov/agriculture/divisions/pi/prog/plantlab.html

Animal Removal								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
M&S Pet Removal		111 N Golfwood Ave	Penns Grove	NJ	08069		(856) 981-1447	

Equipment								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Fred Harz & Son	tires	26 Chestnut St	Elmer	NJ	08318	Salem	(856) 358-8128	https://fredharz.com/
GVM Inc		374 Heidlersburg Rd	Biglerville	PA	17307	Adams	(800) 458-5123	https://www.gvminc.com/
Hooper, Inc		3452 Old Phila. Pike, PO Box 518	Intercourse	PA	17534	Lancaster	(717) 768-8231	https://www.hooper.com/
Hooper, Inc		43 Industrial Circle	Mifflintown	PA	17059	Juniata	(717) 436-6100	https://www.hooper.com/
Hooper, Inc		975 S Main St	Chambersburg	PA	17201	Franklin	(717) 264-3533	https://www.hooper.com/
Hooper, Inc		1130 Middletown-Warwick Rd	Middletown	DE	19709	New Castle	(302) 378-9555	https://www.hooper.com/
Hooper, Inc		6367A Stein Hwy	Seaford	DE	19973	Sussex	(302) 629-3075	https://www.hooper.com/
Hooper, Inc		1003 Tibbetts Lane	New Windsor	MD	21776	Carroll	(410) 635-2404	https://www.hooper.com/
Hooper, Inc		7261 Hayward Rd	Pocomoke	MD	21851	Worcester	(302) 629-3075	https://www.hooper.com/
Hooper, Inc		10450 Success St	Ashland	VA	23005	Hanover	(804) 798-1500	https://www.hooper.com/
Hooper, Inc		11204 General Mahone Hwy	Wakeland	VA	23888	Frederick	(757) 899-5959	https://www.hooper.com/
Central Jersey Equipment		2885 Rt 206 South, Bldg 4	Columbus	NJ	08022	Burlington	(609) 288-6637	https://www.centraljerseyequipment.com/

Supplies and Services

Central Jersey Equipment		670 Rt 40	Elmer	NJ	08318	Salem	(856) 358-2880	https://www.centraljerseyequipment.com/
Central Jersey Equipment		65 State Rt 34, Unit 1	Marlboro	NJ	07746	Monmouth	(732) 938-6677	https://www.centraljerseyequipment.com/
Central Jersey Equipment		100 US Rt 206	Hammonton	NJ	08037	Atlantic	(609) 704-9440	https://www.centraljerseyequipment.com/
Central Jersey Equipment		228 Rt 94	Columbia	NJ	07832	Warren	(908) 362-6916	https://www.centraljerseyequipment.com/
Farm-Rite, Inc		122 Old Cohansey Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-1368	
Farm-Rite, Inc		717 White Horse Pike	Hammonton	NJ	08037	Atlantic	(609) 561-0141	
Farm-Rite, Inc		3853 Middle Country Rd	Calverton	NY	11933	Suffolk	(631) 284-3127	
Dave's Equipment Sales		325 County Rd 579	Ringoes	NJ	08551	Hunterdon	(908) 434-7009	https://www.davestractors.com/
Everitt Equipment LLC		258 County Rd 579	Ringoes	NJ	08551	Hunterdon	(908) 782-5082	http://www.everittequipment.com/
Leslie G. Fogg, Inc		563 Stow Creek Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-2727	https://www.lesliefogg.com/
Roorks Farm Supply, Inc		163 NJ-77	Elmer	NJ	08318	Salem	(856) 358-3100	https://www.roorks.com/
Peach Country Tractor, Inc		749 Mullica Hill Rd	Mullica Hill	NJ	08062	Gloucester	(856) 589-3953	https://www.peachcountrytractor.com/
Peach Country Tractor, Inc		1463 N Tuckahoe Rd	Williamstown	NJ	08094	Gloucester	(856) 226-3834	
Belle Mead Garage Inc		2454 Rt. 206	Belle Mead	NJ	08502	Somerset	(908) 359-8131	https://www.bellemeadgarage.com
Cherry Valley Tractor Sales		35 W Rt 70	Marlton	NJ	08053	Burlington	(856) 983-0111	https://www.cherryvalleytractor.com/
Warren County Service Center		228 State Rt 94	Columbia	NJ	07832	Warren	(908) 362-6916	
Powerco, Inc		12 NJ-173	Clinton	NJ	08809	Hunterdon	(908) 735-2149	https://www.powercoinc.com/
Smith Tractor & Equipment, Inc		115 NJ-31	Washington	NJ	07882	Warren	(908) 689-7900	https://www.smithtractorandequipment.com/
Cedar Crest Equipment		339 King St	Myerstown	PA	17067		(717) 866-1888	https://www.cedarcrestequipment.com/default.htm
Binkley & Hurst		133 Rothsville Station Rd	Lititz	PA	17543		(888) 430-3927	https://www.binkleyhurst.com/
Binkley & Hurst		700 East Linden St	Richland	PA	17087		(888) 430-3927	
Binkley & Hurst		7517 Rushville Rd	Dayton	VA	22821		(888) 430-3927	
Binkley & Hurst		4703 South Valley Pike	Rockingham	VA	22801		(888) 430-3927	
Binkley & Hurst		22375 Sussex Hwy	Seaford	DE	19973		(888) 430-3927	
Binkley & Hurst		12455 Browntown Rd	Kennedyville	MD	21645		(888) 430-3927	

Greenhouse & Nursery Supplies

Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Butterhof's Farm & Home Supply		5715 S White Horse Pike	Egg Harbor City	NJ	08215	Atlantic	(609) 965-1198	https://www.facebook.com/Butterhofs/
Cooperative Growers Association Inc.		1360 US-206	Tabernacle	NJ	08088	Burlington	(609) 268-1028	
Griffin Greenhouse Supplies, Inc.		1240B NJ-77	Bridgeton	NJ	08302		(800) 888-0054	https://www.griffins.com/
Market Farm Implement		257 Fawn Hollow Rd	Friedens	PA	15541		(814) 443-1931	http://www.marketfarm.com/
Mayerfeld Farms & Supply Co., Inc.		268 Almond Rd	Pittsgrove Twp	NJ	08318		(800) 925-0018	
Rode's Greenhouses		41 Paulsboro Rd	Swedesboro	NJ	08085		(609) 254-6608	
Wolff's Apple House		81 Pennell Rd	Media	PA	19063		(610) 566-1680	https://wolffsapplehouse.com/

Supplies and Services

Seed								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Helena Agri-Enterprises LLC	seed, fertilizer, chemicals, agronomic services	440 N Main St	Woodstown	NJ	08098	Salem	(856) 769-0147	https://www.helenaagri.com/
		66 Route 206	Hammonton	NJ	08037	Atlantic	(609) 567-9207	
		75 Griers Ln	Pittsgrove	NJ	08318	Salem	(856) 358-9000	
Growmark FS	seed, fertilizer, chemicals	55 Silver Lake Rd	Bridgeton	NJ	08302	Cumberland	(888) 432-7939	https://www.growmarkfs.com/midatlantic
		425 Helms Ave	Swedesboro	NJ	08085	Gloucester	(856) 467-2867	
		2545 Rt 206	Easthampton	NJ	08060	Burlington	(800) 966-4909	
		60 Lehigh Ave	Bloomsbury	NJ	08804	Hunterdon	(908) 479-4500	
Nutrien Ag Solutions	seed, fertilizer, chemicals, agronomic services	471 Landis Ave	Bridgeton	NJ	08302	Cumberland	(856) 451-1571	https://www.nutrienagsolutions.com/
		1470 Jersey Ave	North Brunswick	NJ	08902	Middlesex	(732) 296-8448	
		127 Perryville Rd	Pittstown	NJ	08867	Hunterdon	(908) 735-5545	
Turkey Creek LLC	seed	56 Friesburg-Deerfield Rd	Elmer	NJ	08318	Salem	(856) 285-6569	
McAllister Farm Services	seed, custom spraying, custom spreading	744 Barretts Run Rd	Shiloh	NJ	08353	Cumberland	(856) 364-1812	
Farmers' Brokerage & Supply		181 County Rd 526	Allentown	NJ	08501	Monmouth	(609) 259-7323 (609) 259-7324	http://farmersbrokerageandsupply.com/home
Fedco Seeds	catalog	PO Box 520	Clinton	ME	04927	Kennebec	(207) 426-9900	https://www.fedcoseeds.com/
Garden State Heirloom Seed Society		82 Delaware Rd	Columbia	NJ	07832	Warren	(973) 475-2730	
Harris Seeds	catalog	355 Paul Rd, PO Box 24966	Rochester	NY	14624	Monroe	(800) 544-7938	https://www.harriseseeds.com/
High Mowing Organic Seeds	catalog	76 Quarry Rd	Wolcot	VT	05680	Lamoille	(802) 472-6174	https://www.highmowingseeds.com/
Johnny's Selected Seeds	catalog	13 Upper Main St	Fairfield	ME	04937	Somerset	(877) 564-6697	https://www.johnnyseeds.com/
Jersey Asparagus Farms, Inc.		105 Porchtown Rd	Elmer	NJ	08318	Salem	(856) 358-2548	http://www.jerseyasparagus.com/
Jersey Seed, Inc		18 Jules Lane	New Brunswick	NJ	08901	Middlesex	(732) 247-3100	https://jerseyseed.com/
Nichols Garden Nursery	catalog	1190 Old Salem Rd	Albany	OR	97321	Linn	(541) 928-9280	https://www.nicholsgardennursery.com/store/index.php
The Pepper Gal		400 N W 20th St	Ft. Lauderdale	FL	33311	Broward	(954) 537-5540	http://www.peppergal.com/
Reed & Perrine Sales, Inc.	seed, fertilizer, chemicals	396 Main St	Tennent	NJ	07763	Monmouth	(732) 446-6363	https://www.reedandperrine.com/
Seeds of Change		PO Box 4908	Rancho Dominguez	CA	90220	Los Angeles	888-762-7333	https://www.seedsofchange.com/
Seedway	catalog	1734 Railroad Place, PO Box 250	Hall	NY	14463	Ontario	800-836-3710	https://www.seedway.com/
Seeton Turf Warehouse, LLC		25 Roland Ave	Mount Laurel	NJ	08054	Burlington	(856) 793-2061	
Siegers Seed Co.		13031 Reflections Dr	Holland	MI	49424	Ottawa	(616) 786-4999	https://www.siegers.com/
South Jersey Farmers Exchange		101 East Ave	Woodstown	NJ	08098	Salem	(856) 769-0062	
Stokes Seeds		854-A N Main Rd	Vineland	NJ	08360	Cumberland	(856) 692-6218	https://www.stokeseeds.com/us/
Terre Co. of NJ Inc.		206 Delawanna Ave	Clifton	NJ	07014	Passaic	(973) 473-3393	https://www.terrecompany.com/
Territorial Seed Company		20 E Palmer Ave	Cottage Grove	OR	97424	Lane	(800) 626-0866	https://territorialseed.com/
Thompson & Morgan Seedsmen, Inc.	Catalog	220 Farraday Ave	Jackson	NJ	08527	Ocean	732-363-2225	http://www.tmseeds.com
Gurney's Seed & Nursery Co.	Catalog	PO Box 4178	Greendale	IN	47025	Dearborn	(513) 354-1491	https://www.gurneys.com/
Tomato Growers Supply Company	Catalog	12165 Metro Pkwy #14	Fort Myers	FL	33966	Lee	(888) 478-7333	http://www.tomatogrowers.com/
Tuckahoe Turf Farms	Grass seed, fertilizer	401 Myrtle Ave	Hammonton	NJ	08037	Atlantic	609-561-7184	https://tfarms.com/

Supplies and Services

Belle Mead Co-op		100 Township Line Rd	Hillsborough Twp	NJ	08844	Somerset	(908) 359-5173	https://www.bellemeadcoop.com/
Farm-Rite, Inc		122 Old Cohansey Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-1368	
		717 White Horse Pike	Hammonton	NJ	08037	Atlantic	(609) 561-0141	
		3853 Middle Country Rd	Calverton	NY	11933	Suffolk	(631) 284-3127	

Fertilizer/Lime/Chemicals/Supplies

Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Bishop Farms	lime	105 Newkirk Station Rd	Elmer	NJ	08318	Salem	(856) 358-3250	
Nutrien Ag Solutions	seed, fertilizer, lime, chemicals, agronomic services	471 Landis Ave	Bridgeton	NJ	08302	Cumberland	(856) 451-1571	https://www.nutrienagsolutions.com/
		1470 Jersey Ave	North Brunswick	NJ	08902	Middlesex	(732) 296-8448	
		127 Perryville Rd	Pittstown	NJ	08867	Hunterdon	(908) 735-5545	
The Espoma Company	fertilizer	6 Espoma Rd	Millville	NJ	08332	Cumberland	(800) 634-0603	https://www.espoma.com/
Farmers' Brokerage & Supply	fertilizer, lime	181 County Rd 526	Allentown	NJ	08501	Monmouth	(609) 259-7323 (609) 259-7324	http://farmersbrokerageandsupply.com/home
Farm-Rite, Inc	lime	122 Old Cohansey Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-1368	
		717 White Horse Pike	Hammonton	NJ	08037	Atlantic	(609) 561-0141	
		3853 Middle Country Rd	Calverton	NY	11933	Suffolk	(631) 284-3127	
The Greenest Fertilizer Company	fertilizer	55 State St, Suite B	Elmer	NJ	08318	Salem	(856) 358-7700	
Wayne Wholesale & Retail Fertilizer	fertilizer	10 Myrtle Ave	Wayne	NJ	07470	Passaic	(973) 628-7375	
Fertrell Company	fertilizer	600 N 2nd St	Bainbridge	PA	17502		(717) 367-1566	https://www.fertrell.com/
Helena Agri-Enterprises LLC	seed, fertilizer, chemicals, agronomic services	440 N Main St	Woodstown	NJ	08098	Salem	(856) 769-0147	https://www.helenaagri.com/
		66 Route 206	Hammonton	NJ	08037	Atlantic	(609) 567-9207	
		75 Griens Ln	Pittsgrove	NJ	08318	Salem	(856) 358-9000	
Growmark FS	seed, fertilizer, lime, chemicals	55 Silver Lake Rd	Bridgeton	NJ	08302	Cumberland	(888) 432-7939	https://www.growmarkfs.com/midatlantic
		425 Helms Ave	Swedesboro	NJ	08085	Gloucester	(856) 467-2867	
		2545 Rt 206	Easthampton	NJ	08060	Burlington	(800) 966-4909	
		60 Lehigh Ave	Bloomsbury	NJ	08804	Hunterdon	(908) 479-4500	
Plant Food Company, Inc.	fertilizer	38 Hightstown-Cranbury Station Rd	East Windsor	NJ	08512	Mercer	(800) 562-1291	https://www.plantfoodco.com/
South Jersey Farmers Exchange	seed, fertilizer, lime	101 East Ave	Woodstown	NJ	08098	Salem	(856) 769-0062	

Animal Feed

Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Agway								
Animals & Gardens Unlimited		14 Jacobstown Rd	New Egypt	NJ	08533	Ocean	(609) 752-0000	https://animalsandgardensunlimited.com/
Bardy Farms		149 Washington Valley Rd	Warren	NJ	07059	Somerset	(732) 356-4244	http://bardyfarms.com/
Belle Mead Farmers' Market		100 Township Line Rd	Hillsborough	NJ	08844	Somerset	(908) 359-5173	https://www.bellemeadcoop.com/
Berlin Agway		216 Crosskeys Rd	Berlin	NJ	08009	Camden	(856) 768-6400	
Burlington Agway		600 E US-130	Burlington	NJ	08016	Burlington	(609) 386-0500	http://www.agwaycountry.net/
Blairstown Agway		3 Stillwater Rd	Blairstown	NJ	07825	Warren	(908) 362-6177	
Columbus Agway		3209 US-206	Columbus	NJ	08022	Burlington	(609) 298-0848	https://columbusagway.com/
Farmside Supplies		15 Loomis Ave	Sussex	NJ	07461	Sussex	(973) 875-3777	https://farmsidesupplies.com/
Morristown Agway Store		176 Ridgedale Ave	Morristown	NJ	07960	Morris	(973) 538-3232	https://morristownagway.com/
Raritan Valley Agway		77 Thompson St	Raritan	NJ	08869	Somerset	(908) 725-9252	https://raritanvalleyagway.com/

Supplies and Services

Sergeantsville Country Store		735 Route 523	Sergeantsville	NJ	08557	Hunterdon	(609) 397-0807	https://sergeantsvillegrainandfeed.com/
Somerset Grain & Feed Co.		74 Mine Brook Rd	Bernardsville	NJ	07924	Somerset	(908) 766-0204	https://somesetgrainandfeed.com/
Tickner's		90 Main St	Hackettstown	NJ	07840	Warren	(908) 852-4707	
Tractor Supply Company								
Allentown		701 Rte 524	Allentown	NJ	08501	Monmouth	(609) 259-4970	https://www.tractorsupply.com/
Blairstown		128 NJ-94 #9	Blairstown	NJ	07825	Warren	(908) 362-0082	https://www.tractorsupply.com/
Bridgeton		48 Cornwell Dr	Bridgeton	NJ	08302	Cumberland	(856) 455-3944	https://www.tractorsupply.com/
Egg Harbor		6501 E Black Horse Pike	Egg Harbor Twp	NJ	08234	Atlantic	(609) 646-2222	https://www.tractorsupply.com/
Flanders		293 Us Hwy 206, Unit 15A	Flanders	NJ	07836	Morris	(973) 252-2925	https://www.tractorsupply.com/
Hammonton		70 Rte 206	Hammonton	NJ	08037	Atlantic	(609) 561-1122	https://www.tractorsupply.com/
Hewitt		1926 Union Valley Rd	Hewitt	NJ	07421	Passaic	(973) 728-2020	https://www.tractorsupply.com/
Hillsborough Twp		256 Us Hwy 206 Ste 13	Hillsborough Twp	NJ	08844	Somerset	(908) 431-0539	https://www.tractorsupply.com/
Little Egg Harbor		630 Rte 9 South	Little Egg Harbor Twp	NJ	08087	Ocean	(609) 296-0645	https://www.tractorsupply.com/
Logan Twp		1586 Center Square Rd	Logan Twp	NJ	08085	Gloucester	(856) 467-8484	https://www.tractorsupply.com/
Monroe Twp		3 Gateway Blvd	Monroe Twp	NJ	08831	Middlesex	(609) 448-4444	https://www.tractorsupply.com/
Pilesgrove		862 NJ-45	Pilesgrove	NJ	08098	Salem	(856) 769-7284	https://www.tractorsupply.com/
Ringoes		144 Hwy 202/31 North	Ringoes	NJ	08551	Hunterdon	(908) 284-2021	https://www.tractorsupply.com/
Sicklerville		643 Berlin-Cross Keys Rd	Sicklerville	NJ	08081	Camden	(856) 728-3434	https://www.tractorsupply.com/
Southampton		1869 NJ-38	Southampton Twp	NJ	08088	Burlington	(609) 702-9953	https://www.tractorsupply.com/
Sussex		775 NJ-23	Sussex	NJ	07461	Sussex	(973) 875-7087	https://www.tractorsupply.com/
Tinton Falls		1535 W Park Ave	Tinton Falls	NJ	07712	Monmouth	(732) 493-3377	https://www.tractorsupply.com/
Vineland		3095 S Delsea Dr	Vineland	NJ	08360	Cumberland	(856) 691-3101	https://www.tractorsupply.com/
Waretown		599 U.S. 9	Waretown	NJ	08758	Ocean	(609) 693-3030	https://www.tractorsupply.com/
Washington		398 Rte 57 West 4	Washington	NJ	07882	Warren	(908) 689-3202	https://www.tractorsupply.com/
Ware's Farm Supply		204 Carranza Rd	Tabernacle	NJ	08088	Burlington	(609) 268-1191	https://www.waresfarmsupply.com/
Bergen County Garden Center		1 Winkler Way	Hillsdale	NJ	07642	Bergen	(201) 664-5150	
Butterhof's Farm & Home Supply		5715 S White Horse Pike	Egg Harbor City	NJ	08215	Atlantic	(609) 965-1198	https://www.facebook.com/Butterhofs/
Coleman's Feed		89 Aldine Shirley Rd	Elmer	NJ	08318	Salem	(856) 358-8386	
Conselina Hay & Feed		141 E Veterans Hwy	Jackson Twp	NJ	08527	Ocean	(732) 833-6990	
Country Feed & Grain		400 Union Ave # 4	Haskell	NJ	07420	Passaic	(973) 835-0201	
Dambly's Garden Center		51 W Factory Rd	Berlin	NJ	08009	Gloucester	(856) 767-6883	https://damblys.com/
Daminger's Natural Pet Foods		641 Main St	Sewell	NJ	08080	Gloucester	(856) 468-0822	https://damingersnaturalpetfoods.com/

Supplies and Services

Dare's Feed and Pet Supply		631 E Landis Ave	Vineland	NJ	08360	Cumberland	(609) 501-9900	
DeSandre Brothers Co		170 Cranbury Neck Rd	Cranbury	NJ	08512	Middlesex	(609) 799-4441	http://www.desandrebros.com/
Dill's		263 Throckmorton St	Freehold	NJ	07728	Monmouth	(732) 462-2251	http://dillsfeed.com/
Dover Pet Shop		112 E Blackwell St	Dover	NJ	07801	Morris	(973) 361-2322	
Dubois Feed		735 S Delsea Dr	Clayton	NJ	08312	Gloucester	(856) 863-1534	
English Creek Supply		3088 English Creek Ave	Egg Harbor Twp	NJ	08234	Atlantic	(609) 641-6168	https://nurturepet.com/
Hemlock Hill Farm		260 Phalanx Rd	Colts Neck	NJ	07722	Monmouth	(732) 842-5270	
Hillbilly Haven Feed & Supplies		1101 Cross St	Lakewood	NJ	08701	Ocean	(732) 901-7010	
Holmes Brothers, LLC		86 Jonathan Holmes Rd	Cream Ridge	NJ	08514	Monmouth	(609) 758-7586	http://www.holmesbros.com/
Ise Feed		110 Good Springs Rd	Stewartsville	NJ	08886	Warren	(908) 859-8424	
Lounsbury Farms		1954 Jacksonville-Jobstown Rd	Columbus	NJ	08022	Burlington	(609) 267-6154	
Mid-State Feed Co Inc		State Rt 36	Oceanport	NJ	07757	Monmouth	(732) 222-8319	
Mike's Feed Farm		90 Hamburg Turnpike	Riverdale	NJ	07457	Morris	(973) 839-7747	https://www.mikesfeedfarm.com/
Monmouth Feed Supply, Inc.		294 Squankum Rd	Farmingdale	NJ	07727	Monmouth	(732) 938-4646	https://monmouthfeedsupply.weebly.com/
Neshanic Station Farm Home & Garden Center		101 Fairview Dr	Branchburg	NJ	08853	Somerset	(908) 369-5131	
New Village Farms		11 Stewartville Rd	Stewartsville	NJ	08886	Warren	(908) 859-3381	
Nischwitz Feed & Fuel		223 Front St	South Plainfield	NJ	07080	Middlesex	(908) 756-0947	https://nischwitzfeedandfuel.com/
North Warren Farm & Home Supply		2 Bridge St	Blairstown	NJ	07825	Warren	(908) 362-6177	
Northern Valley Feed & Turf		207 Closter Dock Rd	Closter	NJ	07624	Bergen	(201) 768-5445	
Outlaw Outfitters		530 US-206	Newton	NJ	07860	Sussex	(844) 780-3261	https://outlawtack.com/
Penwell Mills		448 Penwell Rd	Port Murray	NJ	07865	Warren	(908) 689-3725	
Pequannock Feed & Pet Supply		85 Marshall Hill Rd #2143	West Milford	NJ	07480	Passaic	(973) 728-5151	https://pequannockfeed.com/
Rapco Feed		47 Imlaystown-Hightstown Rd	Allentown	NJ	08501	Monmouth	(609) 259-9711	
Reynolds Hay & Straw, Inc.		2097 Burlington-Columbus Rd	Bordentown	NJ	08505	Burlington	(609) 499-5001	https://www.reynoldshay.com/
Rick's Farm - Feed - Pet		29 Park Ave	Englishtown	NJ	07726	Monmouth	(732) 446-4330	https://saddlesource.com/
Rick's Saddle Shop, Inc.		282 County Rd 539	Cream Ridge	NJ	08514	Monmouth	(609) 758-7267	https://saddlesource.com/
Ro-Ann Farm		2310 US-206	Southampton Twp	NJ	08088	Burlington	(609) 265-1695	
Rosedale Mills		101 NJ-31	Pennington	NJ	08534	Mercer	(609) 737-2008	https://rosedalemills.com/
Smeltzer & Sons Feed Supply		1139 U.S. 9	Cape May Courthouse	NJ	08210	Cape May	(609) 465-4500	
Stelton Coal & Feed Company		10 Fairview Ave	Edison	NJ	08817	Middlesex	(732) 247-0711	
The Tack Room		367 Pittstown Rd	Pittstown	NJ	08867	Hunterdon	(908) 730-8388	
Chas W Tanger Feed & Supplies		1577 Hurfville Road	Sewell	NJ	08080	Gloucester	(856) 227-0436	
Westwood Seed & Feed Co		515 Broadway	Westwood	NJ	07675	Bergen	(201) 664-0132	https://www.westwoodfeed.com/
Wilenta Feed		46 Henry St	Secaucus	NJ	07094	Hudson	(201) 863-3035	http://www.wilentafeed.com/
Woodstown Ice & Coal		50 E Grant St	Woodstown	NJ	08098	Salem	(856) 769-0069	https://stores.truevalue.com/nj/woodstown/16052/
Slope Brook Farm, Inc.		213 Heyers Mill Rd	Colts Neck	NJ	07722	Monmouth	(732) 772-1772	https://www.slopebrookfarm.com/store/c1/Featured_Products.html
Schaefer Farms		1051 County Rd 523	Flemington	NJ	08822	Hunterdon	1051 County Rd 523	http://www.schaeferfarms.com/
Cedar Lane Auction & Feed Store		21 Cedar Lane	Elmer	NJ	08318	Salem	(856) 358-5400	http://cedarlaneauction.com/
Bishop Farms & Feeds		16 Pine Tavern Rd	Elmer	NJ	08318	Salem	(856) 358-3923	
Delaware Valley Feed and Farm Supply		1133A NJ-12	Frenchtown	NJ	08825	Hunterdon	(908) 628-3550	https://www.facebook.com/delvalfeed
M&N Farm & Hay Sales		311 Extonville Rd	Chesterfield	NJ	08515	Burlington	(609) 968-0668	http://mnhaysales.com/
7th Heaven Feed		1154 Old Indian Mills Rd	Tabernacle	NJ	08088	Burlington	(609) 304-4347	https://7th-heavenfarm.com/index.html
Jenni's Feed & Pet Supply		2359 N Delsea Dr	Vineland	NJ	08360	Cumberland	(856) 692-2094	
On Point Farm		53 NJ-34 A	Morganville	NJ	07751	Monmouth	(732) 834-9810	

Supplies and Services

Animals and Gardens Unlimited		14 Jacobstown Rd	New Egypt	NJ	08533	Ocean	(609) 752-0000	https://animalsandgardensunlimited.com/
Garoppo's Stone & Garden Center, LLC		1200 Harding Hwy	Newfield	NJ	08344	Gloucester	(856) 697-4444	https://garoppos.com/
Deer Run Hay Co		110 Amwell Rd	Flemington	NJ	08822	Hunterdon	(732) 904-5137	
C W Gravatt & Sons Inc		786 Rte 524	Allentown	NJ	08501	Monmouth	(609) 259-2413	
Roorck's Farm Supply, Inc.		163 NJ-77	Elmer	NJ	08318	Salem	(856) 358-3100	https://www.roorcks.com/
Amato's Grain & Feed Co		18-02 River Rd	Fair Lawn	NJ	07410	Bergen	(201) 791-1066	
Fox Chase Farm		111 Newbolds Corner Rd	Southampton Twp	NJ	08088	Burlington	(609) 859-1119	
Ocean Feed		355 State Route 33	Manalapan	NJ	07726	Monmouth	(908) 200-5224	https://oceanfeed1985.wixsite.com/website
Sani Care		6 Espoma Rd	Millville	NJ	08332	Cumberland	(888) 377-6621	https://www.sani-care.com/
Roger's Pet Supplies & Feed		991 Cedar Bridge Ave	Brick Twp	NJ	08723	Ocean	(732) 920-2188	https://www.facebook.com/Rogers-Feed-113979302010735/
Brodhecker Farm, LLC		2 Branchville-Lawson Rd	Newton	NJ	07860	Sussex	(973) 383-3592	https://brodheckerfarm.com/
Mendham Garden Center		11 W Main St	Mendham	NJ	07945	Morris	(973) 543-4178	https://www.mendhamgardencenter.com/
		162 US-206	Chester	NJ	07930	Morris	(908) 879-5020	
		1306 NJ-31	Annandale	NJ	08801	Hunterdon	(908) 730-9008	

Slaughterhouses

Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
E.N.A. Meat Packing Inc.	meat processing, meat slaughter (beef, goat, lamb, sheep), poultry processing, poultry slaughter	240 East 5th St	Paterson	NJ	07524		(973) 742-4790	http://www.enameatpacking.com/
American Halal Meat Inc.	meat processing, meat slaughter (beef, goat, lamb, sheep)	270 Raymond Blvd	Newark	NJ	07105		(973) 817-8444	
Victoria Livestock	meat processing, meat slaughter (beef, goat, lamb, sheep)	41 Victoria St	Newark	NJ	07114		(973) 856-6965	https://www.victorialivestock.com/
Green Village Packing Co./Kleemeyer & Merkel Inc.	meat processing, meat slaughter (beef, goat, lamb, sheep, pork)	68 Britten Rd	Green Village	NJ	07935		(973) 377-0875	https://greenvillagepacking.com/
Doublebrook Farm LLC	meat processing, meat slaughter (beef, goat, lamb, sheep, pork)	37 Bayberry Rd	Princeton	NJ	08540		(609) 225-1221	https://doublebrookfarm.com/
Trenton Halal Packing Company	meat processing, meat slaughter (beef, goat, lamb)	610 Roebling Ave	Trenton	NJ	08611		(609) 394-0331	
Burlington Beef (Henry Kohn Inc.)	meat processing, meat slaughter (beef, goat, lamb, sheep, pork)	PO Box 1004	Monroeville	NJ	08343		(856) 358-2321	https://www.burlingtonbeef.com/
Salem Halal Meat Packaging, LLC	meat processing, meat slaughter (beef, goat, lamb)	705 Salem-Quinton Rd	Salem	NJ	08079		(856) 935-1234	

Supplies and Services

Bierig Brothers Inc.	meat processing, meat slaughter (beef, goat, lamb, sheep)	3539 Reilly Court	Vineland	NJ	08360		(856) 691-9765	http://www.bierigbrothers.com/
A&M Packing LLC	meat processing, meat slaughter (goat, lamb, sheep)	368 Newton-Swartswood Rd	Newton	NJ	07860		(873) 383-4291	
Seugling Meat Packing Inc.	meat processing, meat slaughter (goat)	9 Mandeville Ave	Pequannock	NJ	07440		(973) 694-3156	
Dealaman Enterprises Inc.	meat processing, meat slaughter (goat, lamb, sheep, pork)	214 Mountainview Rd	Warren	NJ	07059		(908) 755-1780	http://www.dealamanenterprises.com/
Niblock's Pork Products	meat processing, meat slaughter (pork)	31 Jericho Rd	Salem	NJ	08079		(856) 935-2233	
Goffle Road Poultry Farm	poultry processing, poultry slaughter, rabbit slaughter	549 Goffle Rd	Wyckoff	NJ	07481		(201) 444-3238	https://gofflepoultry.com/
Griggstown Quail Farm	meat processing, poultry processing, poultry slaughter, rabbit processing, rabbit slaughter	484 Bunker Hill Rd	Princeton	NJ	08540		(908) 359-5375	https://griggstownfarm.com/
DiPaola Turkeys Inc.	poultry processing, poultry slaughter	883 Edinburg Rd	Trenton	NJ	08690		(609) 587-9311	https://www.dipaolaturkeyfarm.com/
Hinck Turkey Farm Inc.	meat processing, poultry processing, poultry slaughter	3930 Belmar Blvd	Neptune	NJ	07753		(732) 223-5622	http://www.hincksfarm.com/
Bringhurst Fine Meats/Catering	meat processing, meat slaughter (beef, goat, lamb, pork)	38 W Taunton Rd	Winslow Twp	NJ	08009		(856) 767-0110	https://www.bringhurstmeats.com/
Carteret Abattoir, Inc.		2 Roosevelt Ave	Carteret	NJ	07008		(732) 541-6256	
Louie Chiu Slaughterhouse		40 Montana Rd	New Village	NJ	08886		(908) 859-6635	
V Roche Butcher Shop	meat processing	9 High St	Whitehouse Station	NJ	08889		(908) 534-2006	
Marcacci Meats		1159 N Delsea Dr	Vineland	NJ	08360		(856) 691-4848	https://www.marcaccimeats.com/

Livestock Haulers

Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Villari Brothers Trucking		1481 Glassboro Rd	Wenonah	NJ	08090		(910) 290-2900	
WC Trucking, LLC		5A Vincentown-Pemberton Rd	Pemberton	NJ	08068		(267) 229-8012	
Pony Express Horse Transportation		Showplace Farm Rr 33	Englishtown	NJ	07726		(732) 446-1566	
Pet Chauffeur Limited		810 Belmar Plaza	Belmar	NJ	07719		(732) 722-8060	
Jackson Horse Transport, Inc.		73 Leesville Rd A	Jackson	NJ	08527		(732) 928-9619	
Edward Shipton Inc.		1917 Chapel Ave	Cherry Hill	NJ	08002		(856) 486-0925	
Ackerman & Sons Livestock Hauling LLC		932 Maple Ave	Stillwater	NJ	07875		(973) 383-4240	

Supplies and Services

Livestock Supplies								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Animart		3910 N George St, PO Box 575	Manchester	PA	17345		(800) 767-5611	https://animart.com/
Caprine Supply		PO Box Y	De Soto	KS	66018		(800) 646-7736	https://www.caprinesupply.com/
Premier 1 Supplies		2031 300th St	Washington	IA	52353		(800) 282-6631	https://www.premier1supplies.com/
Fisher & Thompson, Inc.		100 Newport Rd	Leola	PA	17540		(717) 656-3307	https://fisherthompson.com/
Farmer Boy		50 West Stoever Ave	Myerstown	PA	17067		(800) 845-3374	https://www.farmerboyag.com/
Jones Dairy Service, Inc.		12667 Massey Rd	Massey	MD	21650		(800) 801-2082	http://www.jonesdairy.com/
Nelson-Jameson, Inc		PO Box 647	Marshfield	WI	54449		(800) 826-8302	https://nelsonjameson.com/
The Coburn Company		1170 Universal Blvd	Whitewater	WI	53190		(800) 776-7042	https://www.coburn.com/
PBS Animal Health							(800) 321-0235	https://www.pbsanimalhealth.com/
Valley Vet Supply		1118 Pony Express Hwy	Marysville	KS	66508		(800) 419-9524	https://www.valleyvet.com/
Animal Health International		822 7th St, Ste 740	Greeley	CO	80631		(800) 854-7664	https://www.animalhealthinternational.com/
RJ Matthews Company		2780 Richville Dr SE	Massillon	OH	44646		(330) 834-3000	https://www.rjmatthews.com/

Livestock Equipment								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Emmert Farm Distributors		PO Box 1019, RD #1	Hallstead	PA	18822		(570) 879-4869	
Farmer Boy Ag		410 East Lincoln Ave	Myerstown	PA	17067		(800) 845-3374	https://www.farmerboyag.com/
Frey Brothers, Inc.		372 Puseyville Rd	Quarryville	PA	17566		(717) 786-2146	http://www.freybrothersinc.com/

Livestock Waterers								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Nelson Manufacturing Co.		3049 12th St SW	Cedar Rapids	IA			(888) 844-6606	https://www.nelsonmfg.com/
Bar-Bar-A Horse & Cattle Drinker			Plain City	UT			(800) 451-2230	www.HorseDrinker.com
Ritchie Waterers		PO Box 730, 120 S Main	Conrad	IA	50621		(641) 366-2525	www.ritchiefount.com
Miraco (Mirafount) Waterers		PO Box 686	Grinnell	IA	50112		(641) 236-5822	www.miraco.com
Sun Tanks (Solar Waterers)			Santa Clara	UT			(435) 656-0229	www.ranchtanks.com

Manure Pumps								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Cedar Crest Equipment		339 King St	Myerstown	PA	17067		(717) 866-1888	https://www.cedarcrestequipment.com/default.htm
Penn Jersey Products, Inc.		3501 Division Hwy	New Holland	PA	17557		(717) 354-4051	http://pennjerseyproducts.com/
Rovendale Ag & Barn Equipment			Watsonstown	PA	17777		(570) 538-9564	https://rovendaleag.com/
Snook's Equipment		41 Wildwood Rd	Mifflinburg	PA	17844		(570) 996-2736	

Auctions, Co-Ops and Grain Buyers

Produce Auctions/Cooperatives								
Name		Street Address	Town	State	Zip Code	County	Phone	Website
Vineland Cooperative Produce Auction	produce auction, cooperative	1088 N Main Rd	Vineland	NJ	08360		(856) 691-0721	http://www.vinelandproduce.com/
Landisville Produce Cooperative Association	produce auction, cooperative	202 Northeast Blvd	Landisville	NJ	08326		(856) 697-2271	http://landisvilleproduce.com/
Tri-County Cooperative Market	produce auction, cooperative	619 Route 33 West	Hightstown	NJ	08520		(609) 448-0193	https://www.tricountycoop.net/
Trenton Farmers Market	cooperative	960 Spruce St	Lawrence Twp	NJ	08648		(609) 695-2998	https://www.thetrentonfarmersmarket.com
Bell Mead Co-Op	cooperative	100 Township Line Rd	Hillsborough	NJ	08844		(908) 359-5173	https://www.bellemeadcoop.com/
Jersey Fruit	cooperative	800 Ellis Mill Rd	Glassboro	NJ	08028		(856) 863-9100	http://www.jerseyfruit.com/
South Jersey Produce Co-Op	cooperative	4470 Italia Ave	Vineland	NJ	08360		(856) 692-6600	

Auctions								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Cedar Lane Auction & Feed Store	livestock	21 Cedar Lane	Elmer	NJ	08318	Salem	(856) 358-5400	http://cedarlaneauction.com/
Harkers Auction	livestock	391 Medford Lakes Rd	Tabernacle	NJ	08088	Burlington	(609) 268-0396	
Hackettstown Livestock Auction	livestock	225 W Stiger St	Hackettstown	NJ	07840	Warren	(908) 852-0444	http://www.hackettstownauction.com/
Leesport Farmers Market	livestock	312 Gernant's Church Rd, PO Box 747	Leesport	PA	19533		(610) 926-1307	https://leesportmarket.com/
The Cattle Exchange	livestock	4236 Co Hwy 18	Delhi	NY	13753		(607) 746-2226	https://cattlexchange.com/
New Holland Sales Stables	livestock	101 W Fulton St	New Holland	PA	17557		(717) 354-4341	https://agmarketnews.com/livestock-markets/new-holland-pa/
Vintage Sales Stables, Inc.	livestock	3451 Linciln Hwy E	Paradise	PA	17562		(717) 442-4181	https://agmarketnews.com/livestock-markets/vintage-sales-stables/
Carlisle Livestock & Flea Market, Inc.	livestock	548 Alexander Spring Rd	Carlisle	PA	17015		(717) 249-4511	
New Wilmington Livestock Auction	livestock	2006 Mercer New Wilmington Rd	New Wilmington	PA	16142		(724) 946-8621	
Wolgemuth Auction	hay	109 N Maple Ave	Leola	PA	17540		(717) 656-2947	https://www.wolgemuth-auction.com/
Belleville Livestock Auction	livestock	26 Sale Barn Ln	Belleville	PA	17004		(717) 935-2146	
Dewart Livestock Market	livestock	2345 Turbot Ave	Dewart	PA	17777		(570) 538-9835	
Lebanon Valley Livestock Market	livestock	237 Freeport Rd	Lebanon	PA	17046		(717) 865-2881	
Wyalusing Livestock Market	livestock	30506 Rt 187	Rome	PA	18837		(570) 247-8300	
The Eyler Stables	livestock	141 Emmitsburg Rd	Thurmont	MD	21788		(301) 471-5158	https://theylerstables.com/

Grain Buyers								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
The DeLong Company, Inc.		99 Stanton St	Newark	NJ	07114		(800) 356-0784	https://www.delongcompany.com/fccp-locations-newark-nj-15869
Perdue- Bridgeton Grain Elevator		73 Silver Lake Rd	Bridgeton	NJ	08302		(856) 455-1166	https://www.perdueagribusiness.com/

Professional Services

Crop Insurance Agents								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
SentryAg, Inc.		124 River Drive Ave	Pennsville	NJ	08070		(856) 803-8400	http://www.sentryaginc.com/home.html
Crow Insurance Agency Inc.		106 S Broad St	Middletown	DE	19709		(877) 204-3107	https://www.crowinsuranceteam.com/
Bernard C. Morrissey Insurance Inc.		890 North Reading Rd	Ephrata	PA	17522		(800) 422-8335	https://insuringyourfuture.com/
King Crop Insurance Inc.		101 West Market St	Georgetown	DE	19947		(302) 855-0800	http://www.kingcrop.com/
Crop Growers LLC		9 County Rd 618	Lebanon	NJ	08833		(800) 234-7012	https://www.cropgrowers.com/
The Salem Company LLC		PO Box 156	Myerstown	PA	17067		(717) 926-4355	https://www.salemcropins.com/
American Crop Insurance		532 Quiet Valley Rd	Mount Bethel	PA	18343		(610) 533-0202	http://americancropins.com/site/
Scott Insurance, LLC		25112 Lankford Hwy	Cape Charles	VA	23310		(757) 331-1385	
Agri-Services Agency		5001 Brittonfield Pkwy	East Syracuse	NY	13057		(866) 826-0207	https://www.agri-servicesagency.com/
Weller & Associates, Inc.		11539 Nuckols Rd, Ste B	Glen Allen	VA	23059		(804) 514-9915	http://agriskmgt.com/
Rose & Kiernan, Inc.		55 Albany Ave	Kingston	NY	12401		(845) 338-6694	https://www.rkinsurance.com/

Engineering Consultants								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Timbertech Engineering, Inc.		22 Denver Rd, Suite B	Denver	PA	17515		(717) 335-2750	www.timbertecheng.com
TeamAg, Inc.		901 Dawn Ave	Ephrata	PA	17522		(717) 721-6795	www.TeamAgInc.com
NJ Society of Professional Engineers		414 Riverview Plaza	Trenton	NJ	08611		(609) 393-0099	www.njspe.org
All licensed engineers and land surveyors in NJ								https://newjersey.mylicense.com/verification/SearchResults.aspx

Financial Services								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Farm Credit East		29 Landis Ave	Bridgeton	NJ	08302		(856) 451-0933	https://www.farmcrediteast.com/
Farm Credit East		9 County Road 618	Lebanon	NJ	08833		(908) 782-5215	https://www.farmcrediteast.com/
PNC Bank - Ag Division							(877) 535-6315	https://www.pnc.com/en/small-business/industry-solutions/solutions-for-agriculture.html
Farm Service Agency New Jersey State Farm Service Agency		300 Clocktower Dr, Suite 202	Hamilton Square	NJ	08690	Statewide	(609) 587-0104	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Vineland Service Center		1318 S Main Rd, Bldg 5A	Vineland	NJ	08360	Atlantic	(856) 205-1225	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center		101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Bergen	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Columbus Service Center		1971 Jacksonville-Jobstown Rd	Columbus	NJ	08022	Burlington	(609) 267-1639	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Columbus Service Center		1971 Jacksonville-Jobstown Rd	Columbus	NJ	08022	Camden	(609) 267-1639	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Vineland Service Center		1318 S Main Rd, Bldg 5A	Vineland	NJ	08360	Cape May	(856) 205-1225	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Vineland Service Center		1318 S Main Rd, Bldg 5A	Vineland	NJ	08360	Cumberland	(856) 205-1225	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center		101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Essex	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Woodstown Service Center		51 Cheney Rd, Suite 2	Woodstown	NJ	08098	Gloucester	(856) 769-1126	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center		101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Hudson	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Frenchtown Service Center		687 Pittstown Rd, Suite 2	Frenchtown	NJ	08825	Hunterdon	(908) 782-4614	https://www.fsa.usda.gov/state-offices/New-Jersey/index

Professional Services

Freehold Service Center		4000 Kozloski Rd, Suite D	Freehold	NJ	07728	Mercer	(732) 462-0075	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Freehold Service Center		4000 Kozloski Rd, Suite D	Freehold	NJ	07728	Middlesex	(732) 462-0075	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Freehold Service Center		4000 Kozloski Rd, Suite D	Freehold	NJ	07728	Monmouth	(732) 462-0075	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center		101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Morris	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Columbus Service Center		1971 Jacksonville-Jobstown Rd	Columbus	NJ	08022	Ocean	(609) 267-1639	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center		101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Passaic	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Woodstown Service Center		51 Cheney Rd, Suite 2	Woodstown	NJ	08098	Salem	(856) 769-1126	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Frenchtown Service Center		687 Pittstown Rd, Suite 2	Frenchtown	NJ	08825	Somerset	(908) 782-4614	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center		101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Sussex	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Frenchtown Service Center		687 Pittstown Rd, Suite 2	Frenchtown	NJ	08825	Union	(908) 782-4614	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center		101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Warren	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index

Licensed Foresters (https://www.state.nj.us/dep/parksandforests/forest/ACF.pdf)								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
G. Lester Alpaugh		PO Box 211	Stockton	NJ	08559	Hunterdon, Mercer, Morris, Monmouth, Passaic, Somerset, Sussex, Warren	(609) 397-0615	
Paul Barrett		2525 Arapahoe Ave	Boulder	CO	80302	Essex, Hunterdon, Middlesex, Morris, Somerset, Sussex, Warren	(720) 491-9848	
David Beers		PO Box 150	Rockfall	CT	06481	Statewide	(860) 349-9910	http://www.connwood.com/index.html
Andrew Bennett		PO Box 790	Lafayette	NJ	07848	Sussex, Warren	(973) 729-7430	http://www.ridgeandvalleyforest.com/
Deborah Boerner-Ein		157 Brynmaur Ave	Hammonton	NJ	08037	Atlantic, Cape May, Cumberland	(609) 561-1183	
George J. Boesze		125 Sandhill Terrace	Stroudsburg	PA	18360	Hunterdon, Morris, Passaic, Somerset, Sussex, Warren	(570) 992-3686	
Ian Borden		329 South Stump Tavern Rd	Jackson	NJ	08701	Atlantic, Burlington, Monmouth, Ocean	(732) 729-7430	
Dylon Borger		PO Box 790	Lafayette	NJ	07848	Sussex, Warren	(570) 730-1977	http://www.ridgeandvalleyforest.com/
William Brash, Jr.		5 Wildwood Way	Freehold	NJ	07728	Statewide	(732) 890-0725	
Thomas S. Broddle		217 Hickory Corner Rd	Milford	NJ	08848	Statewide	(908) 996-2333	
E. Joseph Bruschetta		1178 Ridge Rd	Phillipsburg	NJ	08865	Statewide	(908) 475-8466	
Earl Burnside		4892 South Mountain Dr	Emmaus	PA	18049	Hunterdon, Mercer, Warren	(610) 509-7403	
Dennis Chandler		PO Box 186	Danby	VT	05739	Morris, Sussex, Warren	(802) 293-5998	
Donald Donnelly		650 Jackson Valley Rd	Oxford	NJ	07863	Hunterdon, Morris, Passaic, Somerset, Sussex, Warren	(908) 752-2538	
Thomas D. Doty		45 Lilac Dr	Flemington	NJ	08822	Hunterdon, Morris, Warren	(973) 813-3222	
Joseph Dunn		49 Millbrook-Stillwater Rd	Blairstown	NJ	07825	Statewide	(908) 362-8368	

Professional Services

Ronald Farr		6 Ricker Rd	Newfoundland	NJ	07435	Statewide	(973) 908-2136	https://www.nycwatershed.org/wp-content/uploads/pdfs/FarrbyFarrBrochure.pdf
Lorens D. Fasano		PO Box 72	Brookside	NJ	07926	Statewide	(973) 214-8294	
G. Mike Fee		10 Paulinskill Rd	Hardwick	NJ	07825	Sussex, Warren	(908) 362-5565	
Douglas Freese		PO Box 551	New Cumberland	PA	17070	Statewide	(609) 865-0960	
Dennis Galway		PO Box 789	Bernardsville	NJ	07924	Statewide	(908) 696-9133	
Heather J. Gracie		PO Box 316	Far Hills	NJ	07931	Statewide	(908) 781-6711	https://www.gracieharrigan.com/
Duke Grimes		PO Box 18	Rosemont	NJ	08556	Hunterdon, Mercer, Somerset	(908) 507-3591	
William Grundmann		151 Country Rd	Frenchtown	NJ	08825	Hunerdon, Mercer, Somerset, Warren	(908) 309-6611	https://organicplantcarellc.com/
Christina Harrigan		PO Box 316	Far Hills	NJ	07931	Statewide	(908) 781-6711	https://www.gracieharrigan.com/
Kris Hasbrouck		9 East Buena Vista Way	Bloomington	NJ	07403	Bergen, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Passaic, Somerset, Sussex, Union, Warren	(201) 819-6454	
Gregory Huse		6429 Deep Calm	Columbia	MD	21045	Bergen, Essex, Hunterdon, Middlesex, Monmouth, Morris, Passaic, Somerset, Sussex, Warren	(703) 695-3588	
Rodney Jones		20 Garden St	Walton	NY	13856	Bergen, Passaic, Sussex, Warren	(607) 865-5917	https://www.northeasttimberservices.com/
Steven Kalleser		PO Box 316	Far Hills	NJ	07931	Statewide	(908) 781-6711	https://www.gracieharrigan.com/
Craig Kane		PO Box 876	Alloway	NJ	08001	Atlantic, Camden, Cape May, Cumberland, Gloucester, Salem	(856) 453-8696	
Alexander Kelchner		PO Box 316	Far Hills	NJ	07931	Statewide	(908) 781-6711	https://www.gracieharrigan.com/
Brian R. Kieffer		1405 Chews Landing Rd, Suite 9	Laurel Springs	NJ	08021	Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, Salem	(856) 352-2090	https://www.pinecreekforestry.com/
Thomas Koeppel		PO Box 54	Pequannock	NJ	07440	Bergen, Essex, Hunterdon, Morris, Passaic, Somerset, Sussex, Warren	(973) 633-0360	
Michael LaMana		PO Box 1249	Toms River	NJ	08753	Statewide	(732) 288-2770	http://www.heartwoodecological.com/
Vinh Lang		1405 Chews Landing Rd	Laurel Springs	NJ	08021	Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, Salem	(856) 352-2090	https://www.pinecreekforestry.com/
John D. Linson		PO Box 6089	West Orange	NJ	07052	Essex, Hunterdon, Morris, Passaic, Sussex, Warren	(973) 766-2143	
Gary Lovalo		PO Box 564	Old Bridge	NJ	08857	Hunterdon, Mercer, Middlesex, Monmouth, Ocean, Somerset, Union	(732) 525-5656	https://chestnutafs.com/
Timothy I. Matthews		58 Lommason Glen Rd	Belvidere	NJ	07823	Statewide	(908) 310-0369	
Patrick J. McGlew		3 South Franklin St	Cattaraugus	NY	14719	Sussex	(716) 801-2761	

Professional Services

Gregory McLaughlin		1312 Old York Rd	Robbinsville	NJ	08691	Mercer, Monmouth, Middlesex, Ocean	(609) 577-1159	
Austin Noguera		PO Box 225	Spring Lake	NJ	07762	Statewide	(732) 288-2770	http://www.heartwoodecological.com/
Kelly Nywening		168 Johnson Rd	Chester	NY	10918	Bergen, Essex, Hudson, Hunterdon, Morris, Somerset, Sussex, Warren	(845) 913-6280	
Seth M. Partridge		390 Turkey Hill Rd	Saylorsburg	PA	18353	Statewide	(877) 966-3568	http://www.northeasternforestryconcepts.com/Home_Page.html
Robert G. Pliszka		6 Firethorn Dr	Perkasie	PA	18944	Hunterdon, Mercer, Somerset, Sussex, Warren	(267) 252-9566	
Christopher Prentis		PO Box 756	Nyack	NY	10960	Bergen, Essex, Morris, Passaic, Sussex, Warren	(845) 270-2071	
Ryan McKean Shaw		929 North Main St	Allentown	PA	18104	Hunterdon, Mercer, Monmouth, Morris, Passaic, Somerset, Sussex, Warren	(610) 944-2763	
Robert A. Sidor		154 President St	Passaic	NJ	07055	Bergen, Essex, Hudson, Hunterdon, Middlesex, Morris, Passaic, Somerset, Sussex, Union, Warren	(973) 356-8828	
Timothy J. Slavin		319 Route 515	Stockholm	NJ	07460	Bergen, Essex, Morris, Passaic, Sussex, Union, Warren	(973) 697-6646	
Ken E. Taaffe, Jr.		8 Village Dr	Lumberton	NJ	08048	Atlantic, Burlington, Camden, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Ocean, Salem	(609) 261-3875	http://taaffe forestry.com/index.html
Douglas Tavella		PO Box 313	Newton	NJ	07860	Hunterdon, Sussex, Warren	(570) 350-5359	
Charles L. E. Wage		3290 Post Pond Rd	Montrose	PA	18801	Morris, Sussex, Warren	(570) 278-7155	
Robert R. Williams		812 Bayer Ave	Deptford	NJ	08096	Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, Salem	(856) 352-2090	https://www.pinecreekforestry.com/
Richard S. Wolowicz		4 Maude Lane	Hackettstown	NJ	07840	Bergen, Burlington, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Salem, Somerset, Sussex, Union, Warren	(973) 220-6797	

Professional Services

J. Scott Worrell		206 Nelson Dr	Williamstown	NJ	08094	Atlantic, Burlington, Camden, Cumberland, Gloucester, Mercer, Middlesex, Monmouth, Ocean, Salem	(856) 516-4737	
George L. Zimmermann		32 Atlantic Ave	Dorothy	NJ	08317	Atlantic, Cape May, Cumberland	(609) 476-4968	
John P. Zylstra		PO Box 11	Johnson	NY	10933	Hunterdon, Morris, Passaic, Sussex, Warren	(845) 355-9042	

Veterinarians (equine, large animal, small ruminants, camelids)

Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Alger Veterinary Services	equine, camelids	PO Box 295	Oldwick	NJ	08858	Hunterdon	(908) 840-4071	www.algerveterinaryservices.com
BW Furlong & Associates	equine	101 Homestead Rd, PO Box 16	Oldwick	NJ	08858	Hunterdon	(908) 439-2821	www.bwfurlong.com
Cranberry Woods Equine Veterinary Service	equine	229 Cranberry Rd	Farmingdale	NJ	07727	Monmouth	(732) 938-4272	
Walnridge Equine Clinic	equine, large animal	44 Arneytown Homerstown Rd	Cream Ridge	NJ	08514	Burlington, Mercer, Monmouth, Ocean	(609) 758-9100	www.walnridgeequineclinic.com
Running 'S' Equine	equine	118 Fairmount Rd West	Califon	NJ	07830	Hunterdon	(908) 832-5484	www.runningsequine.com
Foundation Equine Wellness & Performance	equine	183B Bordentown-Crosswicks Rd	Crosswicks	NJ	08515	Burlington	(609) 291-8899	www.foundationequinenj.com
Colts Neck Equine Associates	equine	207D Woodward Rd	Manalapan	NJ	07726	Monmouth	(732) 938-4240	www.cnequine.com
Mid Atlantic Equine Medical Center	equine	40 Frontage Rd, PO Box 188	Ringoes	NJ	08851	Hunterdon	(609) 397-0078	www.midatlanticequine.com
Dr. Carole Edwards AVCA, CHI, FIAMA	equine	PO Box 232	Frenchtown	NJ	08825	Bergen, Essex, Hudson, Hunterdon, Mercer, Middlesex, Morris, Passaic, Somerset, Sussex, Union, Warren	(908) 575-7834	www.carole-edwards.com
Dr. David Foster	equine	32 Reids Hill Rd	Morganville	NJ	07751	Monmouth	(848) 863-3236	
Mountain Pointe Equine Veterinary Services	equine	14 Schooleys Mountain Rd	Long Valley	NJ	07853	Hunterdon, Morris, Somerset, Sussex, Warren	(908) 269-8451	www.mountainpointeequine.com
The Feiner Equine	equine	117 Van Lieus Rd	Ringoes	NJ	08551	Hunterdon	(908) 391-7855	www.facebook.com/The-Feiner-Equine-2179177415677087
Califon Animal Hospital	equine, small ruminants, camelids	421 Rt 513	Califon	NJ	07830	Hunterdon	(908) 832-7523	www.califonanimalhospital.com
Hogan Equine, LLC	equine	63 Red Valley Rd	Cream Ridge	NJ	08514	Statewide	(609) 259-1000	www.hoganequine.com
Dr. James Kenney	equine	PO Box 717	Millstone	NJ	08510	Somerset	(732) 462-7730	
Dr. Mark T. Ketner DVM & Assoc., LLC	equine	132 Hockhockson Rd	Colts Neck	NJ	07722	Monmouth	(732) 389-2395	www.mketner.com
Coastal Elite Veterinary Services	equine	15 Hidden Pines Dr	Clarksburg	NJ	08510	Monmouth, Ocean	(732) 780-7563	www.coastalelitevet.com
Stepping Stones Veterinary Wellness	equine	1551 E Elmer Rd	Vineland	NJ	08361	Atlantic, Cape May, Cumberland, Gloucester, Salem	(856) 506-9200	https://stepping-stones-veterinary-wellness.business.site/
Dr. Melinda MacDonald	equine	2 Royce Brook Ct	Annandale	NJ	08801	Hunterdon	(908) 218-2756	
East Coast Equine	equine, large animal	191 Rt 545	Chesterfield	NJ	08515	Burlington	(602) 298-0786	www.ecequine.com
Garden State Equine Veterinary Dentistry	equine	6 Stillwell Place	Freehold	NJ	07728	Monmouth	(732) 946-0767	www.gardenstateequine.com

DRAFT Green Pages

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Professional Services

Woods End Equine Veterinary Services	equine	67 Rose Morrow Rd	Wantage	NJ	07461	Bergen, Morris, Passaic, Sussex, Warren	(973) 209-4994	www.woodsenequine.com
Perris Equine Veterinary Associates	equine	PO Box 572	Pennington	NJ	08534	Burlington, Hunterdon, Mercer, Middlesex, Monmouth	(609) 631-8146	
Balanced Motions, LLC	equine	12 Wagner Rd	Stockton	NJ	08559	Hunterdon, Mercer, Somerset	(908) 963-6512	
Axis Mundi, LLC	equine	219 Hillside Ave	Atlantic Highlands	NJ	07716	Mercer, Monmouth, Ocean, Somerset	(207) 272-2545	www.facebook.com/Axis-mundi-LLC-233291453397089/
Shuster Equine	equine	795 Rt 70 E, Suite E-143	Marlton	NJ	08053	Burlington	(609) 968-9723	www.shusterequine.com
Spring Mills Veterinary Hospital	equine, large animal, small ruminants, mixed practice	72 Spring Mills Rd	Milford	NJ	08848	Hunterdon, Mercer, Morris, Somerset, Sussex	(908) 995-4959	www.springmillsvetnj.com
Hunterdon Equine Services, LLC	equine	123 Foothill Rd	Flemington	NJ	08822	Hunterdon	(908) 788-8889	
Equiheart Veterinart Services	equine	PO Box 215	Califon	NJ	07830	Hunterdon, Morris, Somerset, Sussex, Warren	(732) 616-6188	www.equiheartvet.com
East Coast Equine Veterinary Service, LLC	equine	33B Kennedy Rd, PO Box 91	Tranquility	NJ	07879	Sussex	(908) 852-1300	www.ecevs.com
Ramapo Valley Equine Services LLC	equine	PO Box 566	Franklin Lakes	NJ	07417	Bergen, Morris, Passaic, Sussex	(201) 337-8970	
Decktor Veterinary Hospital & Clinic	mixed practice	174 Pierson Rd	Woodstown	NJ	08098	Salem	(856) 769-1142	
Pinewood Equine	equine, small ruminants	PO Box 2149	Vineland	NJ	08362	Cumberland	(856) 506-9200	www.pinewoodequine.com
Whiting Veterinary Clinic	small ruminants	108 Lacey Rd, Suite 26	Whiting	NJ	08759	Ocean	(732) 849-0408	www.whitingvetclinic.vetstreet.com
Hoof & Hound	large animal, small ruminants, mixed practice		Beachwood	NJ	08722	Middlesex, Somerset, Monmouth, Ocean, Atlantic, Gloucester, Burlington	(848) 224-5046	www.hoofhoundnj.com
Rancocas Valley Associates	equine, large animal, small ruminants, mixed practice	84 Mill St	Mount Holly	NJ	08060	Burlington	(609) 261-7280	www.rancocasvet.com
PetiCote Veterinary Clinic, LLC	small ruminants, mixed practice	221 Newbolds Corner Rd	Southampton	NJ	08088	Burlington	(609) 859-8800	www.peticote.com
Clayton Veterinary Associates	equine, mixed practice	820 N. Delsea Dr	Clayton	NJ	08312	Gloucester	(856) 881-7470	www.claytonvetnj.com
Bende Equine & Associates	equine	281 Carranza Rd	Tabernacle	NJ	08088	Burlington	(609) 268-9400	
Jacobstown Veterinary Clinic	equine	18 Jacobstown-Arneytown Rd	Wrightstown	NJ	08562	Burlington	(609) 758-8353	
Beryl C. Taylor, VMD	equine	133 W. Millstream Rd	Cream Ridge	NJ	08514	Monmouth	(609) 802-2340	
Imlaystown Veterinary Clinic	small ruminants	3 Imlaystown-Hightstown Rd	Allentown	NJ	08501	Monmouth	(609) 223-2203	
Paw Prints Veterinary Hospital	mixed practice	121 Rt 202 S	Ringoes	NJ	08551	Hunterdon	(908) 824-7606	www.pawprintsvethospital.com
Flemington Veterinary Hospital	small ruminants	54 Vorhees Corner Rd	Flemington	NJ	08822	Hunterdon	(908) 782-5731	www.flemingtonvethospital.com

Professional Services

Hunterdon Hills Animal Hospital	small ruminants, mixed practice	411 US Hwy 22 East	Whitehouse Station	NJ	08889	Hunterdon	(908) 534-2321	www.hunterdonhillsanimalhospital.com
Jackson Veterinary Hospital	small ruminants, mixed practice	33 S. Prospect Rd	Jackson	NJ	08527	Ocean	(732) 363-0809	www.jacksonvethospital.com
Acorn Farmvet	large animal, small ruminants, camelids	PO Box 719	Belle Mead	NJ	08502	Somerset	(908) 625-6300	
Raritan Animal Hospital		1850 Lincoln Hwy	Edison	NJ	08817	Middlesex	(732) 985-0278	www.raritananimalhospital.com
Advanced Care Small.Exotic Veterinary Hospital	small ruminants	1991 US Hwy 22 W	Bound Brook	NJ	08805	Somerset	(732) 764-9595	www.acsevh.com
Peaceful Paws Mobile Hospice LLC	small ruminants	25 Central Ave	High Bridge	NJ	08829	Hunterdon	(908) 345-9880	www.peacefulpawsmobilehospice.com
Chester Animal Hospital	small ruminants	74 West Main St	Chester	NJ	07930	Morris	(908) 879-5161	www.chesteranimalhospitalnj.com
Animal Hospital of Sussex County	equine, large animal, small ruminants	169 US Hwy 206	Augusta	NJ	07822	Sussex	(973) 579-1155	www.caringvets.com
VCA - Morris Plains Animal Hospital	small ruminants	3009 Rt 10	Morris Plains	NJ	07950	Morris	(973) 366-3223	www.vcahospitals.com/morris-plains
NJ State Veterinarian - Dr. Manoel Tamassia, DVM, MS, PhD Dipl.	all animals	3 Schwarzkopf Dr.	Ewing	NJ	08628	Statewide	(609) 671-6400	https://www.nj.gov/agriculture/divisions/ah/about/contacts.html
NJ Animal Emergency Response								https://www.animalemergency.nj.gov/

Government Offices

Government Offices							
Name	Street Address	Town	State	Zip Code	County	Phone	Website
New Jersey Department of Agriculture	PO Box 330	Trenton	NJ	08625	Statewide		https://www.nj.gov/agriculture/
Ag & Natural Resources							https://www.nj.gov/agriculture/divisions/anr/
State Agriculture Development Committee (SADC)	PO Box 330	Trenton	NJ	08625	Statewide	(609) 984-2504	https://www.nj.gov/agriculture/sadc/
<i>NJ Soil Conservation Districts</i>							
Cape-Atlantic Soil Conservation District	6260 Old Harding Hwy	Mays Landing	NJ	08330	Atlantic	(609) 625-3144	http://capeatlantic.org/
Bergen Soil Conservation District	700 Kinderkamack Rd, Ste 106	Oradell	NJ	07649	Bergen	(201) 261-4407	https://bergenscd.org/
Burlington Soil Conservation District	1971 Jacksonville-Jobstown Rd	Columbus	NJ	08022	Burlington	(609) 267-7410	https://www.bscd.org/
Camden Soil Conservation District	423 Commerce Lane, Ste 1	West Berlin	NJ	08091	Camden	(856) 767-6299	https://www.camdenscd.org/
Cape-Atlantic Soil Conservation District	6260 Old Harding Hwy	Mays Landing	NJ	08330	Cape May	(609) 625-3144	http://capeatlantic.org/
Cumberland-Salem Soil Conservation District	PO Box 68, 1516 Route 77	Deerfield	NJ	08313	Cumberland	(856) 451-2422	http://www.cumberlandsalemsoil.com/
Hudson-Essex & Passaic Soil Conservation District	80 Orchard St	Bloomfield	NJ	07003	Essex	(862) 333-4505	http://hepsoilnj.org/
Gloucester Soil Conservation District	14 Parke Place, Ste C	Sewell	NJ	08080	Gloucester	(856) 589-5250	http://gloucesterscd.org/
Hudson-Essex & Passaic Soil Conservation District	80 Orchard St	Bloomfield	NJ	07003	Hudson	(862) 333-4505	http://hepsoilnj.org/
Hunterdon Soil Conservation District	687 Pittstown Rd, Ste 1	Frenchtown	NJ	08825	Hunterdon	(908) 788-9466	https://hcscd.weebly.com/
Mercer Soil Conservation District	590 Hughes Dr	Hamilton Square	NJ	08690	Mercer	(609) 586-9603	http://mercerscd.org/
Freehold Soil Conservation District (Monmouth & Middlesex)	4000 Kozloski Rd, PO Box 5033	Freehold	NJ	07728	Middlesex	(732) 683-8500	https://freeholdsoil.org/
Freehold Soil Conservation District (Monmouth & Middlesex)	4000 Kozloski Rd, PO Box 5033	Freehold	NJ	07728	Monmouth	(732) 683-8500	https://freeholdsoil.org/
Morris Soil Conservation District	560 West Hanover Ave, Court House, PO Box 900	Morristown	NJ	07960	Morris	(973) 285-2953	https://mcsd.org/
Ocean Soil Conservation District	714 Lacey Rd	Forked River	NJ	08731	Ocean	(609) 971-7002	https://www.soildistrict.org/
Hudson-Essex & Passaic Soil Conservation District	80 Orchard St	Bloomfield	NJ	07003	Passaic	(862) 333-4505	http://hepsoilnj.org/
Cumberland-Salem Soil Conservation District	PO Box 68, 1516 Route 77	Deerfield	NJ	08313	Salem	(856) 451-2422	http://www.cumberlandsalemsoil.com/
Somerset-Union Soil Conservation District	308 Milltown Rd	Bridgewater	NJ	08807	Somerset	(908) 526-2701	https://www.co.somerset.nj.us/government/public-works/soil-conservation
Sussex Soil Conservation District	186 Halsey Rd, Ste 2	Newton	NJ	07860	Sussex	(973) 579-5074	http://www.sussexscd.org/
Somerset-Union Soil Conservation District	308 Milltown Rd	Bridgewater	NJ	08807	Union	(908) 526-2701	https://www.co.somerset.nj.us/government/public-works/soil-conservation
Warren Soil Conservation District	224 Stiger St	Hackettstown	NJ	07840	Warren	(908) 852-2579	http://warrencountyscd.com/

Government Offices

NJ County Ag Development Boards							
Atlantic County Ag Development Board					Atlantic	(609) 645-5898	https://www.atlantic-county.org/advisory-boards/board.asp?ID=2
Bergen County Ag Development Board					Bergen	(201) 336-6446	
Burlington County Ag Development Board					Burlington	(856) 642-3850	http://www.co.burlington.nj.us/196/Farmland-Preservation
Camden County Ag Development Board					Camden	(856) 858-5211	https://www.camdencounty.com/service/environmental-affairs/open-space-farmland-preservation/
Cape May County Ag Development Board					Cape May	(609) 465-1086	http://capemaycountynj.gov/696/Agricultural-Development-Board
Cumberland County Ag Development Board					Cumberland	(856) 453-2177	http://www.co.cumberland.nj.us/agdevelopmentboard
Gloucester County Ag Development Board					Gloucester	(856) 307-6451	http://www.co.gloucester.nj.us/depts/l/landpre/agrdb.asp
Hunterdon County Ag Development Board					Hunterdon	(908) 788-1490	http://www.co.hunterdon.nj.us/cadb.htm
Mercer County Ag Development Board					Mercer	(609) 989-6545	http://www.mercercounty.org/departments/planning/farmland-preservation/meetings
Middlesex County Ag Development Board					Middlesex	(732) 745-4014	
Monmouth County Ag Development Board					Monmouth	(732) 431-7460 ext 1	https://co.monmouth.nj.us/page.aspx?id=3004
Morris County Ag Development Board					Morris	(973) 829-8120	https://planning.morriscountynj.gov/divisions/pretrust/farmland/
Ocean County Ag Development Board					Ocean	(732) 929-2054	
Passaic County Ag Development Board					Passaic	(973) 569-4040	
Salem County Ag Development Board					Salem	(856) 935-7510 ext 8619	https://www.salemcountynj.gov/departments/agriculture-development-board/
Somerset County Ag Development Board					Somerset	(908) 231-7021	https://www.co.somerset.nj.us/government/public-works/planning/agriculture-development-board
Sussex County Ag Development Board					Sussex	(973) 579-0500 ext 2	https://www.sussex.nj.us/cn/webpage.cfm?TPID=15772&utm_source=agriculture&utm_medium=web&utm_campaign=agriculturedevelopmentboard
Warren County Ag Development Board					Warren	(908) 453-2650 ext 1	http://www.co.warren.nj.us/CountyDirectory/DIRECTORY_OF_WARREN_COUNTY.pdf
Animal Health							https://www.nj.gov/agriculture/divisions/ah/
NJ Animal Emergency Response							https://www.animalemergency.nj.gov/
NJ State Veterinarian - Dr. Manoel Tamassia, DVM, MS, PhD Dipl.	3 Schwarzkopf Dr.	Ewing	NJ	08628	Statewide	(609) 671-6400	https://www.nj.gov/agriculture/divisions/ah/about/contracts.html
Food & Nutrition							https://www.nj.gov/agriculture/divisions/fn/
Marketing & Development							https://www.nj.gov/agriculture/divisions/md/
Crop Insurance Education							https://www.nj.gov/agriculture/grants/cropinsurance.html
Plant Industry							https://www.nj.gov/agriculture/divisions/pi/
New Jersey Department of Environmental Protection							https://www.nj.gov/dep/
Office of Commissioner	401 E. State St, 7th Floor, East Wing, PO Box 402	Trenton	NJ	08625	Statewide	(609) 292-2885	https://www.nj.gov/dep/commissioner/
Air Quality, Energy & Sustainability							https://www.nj.gov/dep/ages/
Compliance & Enforcement							https://www.nj.gov/dep/enforcement/
Climate & Flood Resilience							https://www.nj.gov/dep/cfr/
Land Use							https://www.nj.gov/dep/lum/
Natural & Historic Resources							

Government Offices

Site Remediation & Waste Management							https://www.nj.gov/dep/srp/
Water Resource Management							https://www.nj.gov/dep/easyaccess/water.htm#watersupply
New Jersey Department of Health							https://www.state.nj.us/health/
Rutgers							https://www.rutgers.edu/
New Jersey Ag Experiment Station (NJAES)	88 Lipman Drive	New Brunswick	NJ	08901	Statewide		https://njaes.rutgers.edu/
Rutgers Cooperative Extension							https://njaes.rutgers.edu/extension/
County Extension Offices							https://njaes.rutgers.edu/county/
Cooperative Extension of Atlantic County	6260 Old Harding Highway	Mays Landing	NJ	08330	Atlantic	(609) 625-0056	http://rutgers-atlantic.org/
Cooperative Extension of Bergen County	County Administration Bldg., 3rd Floor, One Bergen County Plaza	Hackensack	NJ	07601	Bergen	(201) 336-6780	https://bergen.njaes.rutgers.edu/
Cooperative Extension of Burlington County	2 Academy Drive	Westampton	NJ	08060	Burlington	(609) 265-5050	http://www.co.burlington.nj.us/184/Extension-Services
Cooperative Extension of Camden County	1301 Park Blvd	Cherry Hill	NJ	08002	Camden	(856) 216-7130	https://camden.njaes.rutgers.edu/
Cooperative Extension of Cape May County	4 Moore Rd	Cape May Courthouse	NJ	08210	Cape May	(609) 465-5115	https://capemay.njaes.rutgers.edu/
Cooperative Extension of Cumberland County	291 Morton Ave	Millville	NJ	08332	Cumberland	(856) 451-2800, ext. 1	https://cumberland.njaes.rutgers.edu/
Cooperative Extension of Essex County	162 Washington St	Newark	NJ	07102	Essex	(973) 353-1337	https://essex.njaes.rutgers.edu/
Cooperative Extension of Gloucester County	254 County House Rd	Clarksboro	NJ	08020	Gloucester	(856) 224-8040	https://gloucester.njaes.rutgers.edu/
Cooperative Extension of Hudson County	162 Washington St	Newark	NJ	07102	Hudson	(973) 353-5525	https://njaes.rutgers.edu/county/quickinfo.php?Hudson
Cooperative Extension of Hunterdon County	314 State Route 12, Bldg. 2, PO Box 2900	Flemington	NJ	08822	Hunterdon	(908) 788-1339	http://www.co.hunterdon.nj.us/rutgers.htm
Cooperative Extension of Mercer County	1440 Parkside Ave	Ewing	NJ	08638	Mercer	(609) 989-6830	https://mercer.njaes.rutgers.edu/
Cooperative Extension of Middlesex County	42 Riva Ave	North Brunswick	NJ	08902	Middlesex	(732) 398-5262	http://www.middlesexcountynj.gov/Government/Departments/BDE/Pages/Rutgers%20Cooperative%20Extension_Middlesex%20County.aspx
Cooperative Extension of Monmouth County	4000 Kozloski Rd, PO Box 5033	Freehold	NJ	07728	Monmouth	(732) 431-7260 ext. 7261	https://monmouth.njaes.rutgers.edu/
Cooperative Extension of Morris County	PO Box 900	Morristown	NJ	07963	Morris	(973) 285-8306	https://morris.njaes.rutgers.edu/
Cooperative Extension of Ocean County	1623 Whitesville Rd	Toms River	NJ	08755	Ocean	(732) 349-1246	https://ocean.njaes.rutgers.edu/
Cooperative Extension of Passaic County	930 Riverview Dr, Suite 250	Totowa	NJ	07512	Passaic	(973) 305-5740	https://passaic.njaes.rutgers.edu/
Cooperative Extension of Salem County	51 Cheney Rd, Suite 1	Woodstown	NJ	08098	Salem	(856) 769-0090	https://salem.njaes.rutgers.edu/
Cooperative Extension of Somerset County	310 Milltown Rd	Bridgewater	NJ	08807	Somerset	(908) 526-6293	https://somerset.njaes.rutgers.edu/
Cooperative Extension of Sussex County	130 Morris Turnpike	Newton	NJ	07860	Sussex	(973) 948-3040	https://sussex.njaes.rutgers.edu/
Cooperative Extension of Union County	300 North Avenue East	Westfield	NJ	07090	Union	(908) 654-9854	https://ucnj.org/rutgers-cooperative-extension-of-union-county/
Cooperative Extension of Warren County	165 County Rd 519 South, Suite 102	Belvidere	NJ	07823	Warren	(908) 475-6505	https://warren.njaes.rutgers.edu/
Rutgers Plant Diagnostics Lab	20 Indyk-Engel Way, PO Box 550	North Brunswick	NJ	08902	Statewide	(732) 932-9140	https://njaes.rutgers.edu/plant-diagnostic-lab/
Rutgers Soil Lab	57 US Highway 1	New Brunswick	NJ	08901	Statewide	(848) 932-9295	https://njaes.rutgers.edu/soil-testing-lab/

Government Offices

New Jersey Farm Bureau	168 W State St	Trenton	NJ	08608	Statewide	(609) 393-7163	https://njfb.org/
United States Department of Agriculture (USDA)							https://www.usda.gov/
Farm Service Agency (FSA)							https://www.fsa.usda.gov/
New Jersey State Farm Service Agency	300 Clocktower Dr, Suite 202	Hamilton Square	NJ	08690	Statewide	(609) 587-0104	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Vineland Service Center	1318 S Main Rd, Bldg 5A	Vineland	NJ	08360	Atlantic	(856) 205-1225	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center	101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Bergen	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Columbus Service Center	1971 Jacksonville-Jobstown Rd	Columbus	NJ	08022	Burlington	(609) 267-1639	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Columbus Service Center	1971 Jacksonville-Jobstown Rd	Columbus	NJ	08022	Camden	(609) 267-1639	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Vineland Service Center	1318 S Main Rd, Bldg 5A	Vineland	NJ	08360	Cape May	(856) 205-1225	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Vineland Service Center	1318 S Main Rd, Bldg 5A	Vineland	NJ	08360	Cumberland	(856) 205-1225	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center	101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Essex	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Woodstown Service Center	51 Cheney Rd, Suite 2	Woodstown	NJ	08098	Gloucester	(856) 769-1126	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center	101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Hudson	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Frenchtown Service Center	687 Pittstown Rd, Suite 2	Frenchtown	NJ	08825	Hunterdon	(908) 782-4614	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Freehold Service Center	4000 Kozloski Rd, Suite D	Freehold	NJ	07728	Mercer	(732) 462-0075	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Freehold Service Center	4000 Kozloski Rd, Suite D	Freehold	NJ	07728	Middlesex	(732) 462-0075	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Freehold Service Center	4000 Kozloski Rd, Suite D	Freehold	NJ	07728	Monmouth	(732) 462-0075	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center	101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Morris	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Columbus Service Center	1971 Jacksonville-Jobstown Rd	Columbus	NJ	08022	Ocean	(609) 267-1639	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center	101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Passaic	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Woodstown Service Center	51 Cheney Rd, Suite 2	Woodstown	NJ	08098	Salem	(856) 769-1126	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Frenchtown Service Center	687 Pittstown Rd, Suite 2	Frenchtown	NJ	08825	Somerset	(908) 782-4614	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center	101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Sussex	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Frenchtown Service Center	687 Pittstown Rd, Suite 2	Frenchtown	NJ	08825	Union	(908) 782-4614	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Hackettstown Service Center	101 Bilby Rd, Suite 1H	Hackettstown	NJ	07840	Warren	(908) 852-2576	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Natural Resources Conservation Service (NRCS)							https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
NRCS New Jersey State Office	220 Davidson Ave, 4th Floor	Somerset	NJ	08873	Statewide	(732) 537-6040	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Vineland Service Center	1318 South Main Rd	Vineland	NJ	08360	Atlantic	(856) 205-1225 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Hackettstown Service Center	101 Bilby Rd	Hackettstown	NJ	07840	Bergen	(908) 852-2576 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/

Government Offices

Columbus Service Center		Columbus	NJ	08022	Burlington	(609) 267-1639 ext 31971 Jacksonville-Jobstown Rd	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Columbus Service Center		Columbus	NJ	08022	Camden	(609) 267-1639 ext 31971 Jacksonville-Jobstown Rd	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Vineland Service Center	1318 South Main Rd	Vineland	NJ	08360	Cape May	(856) 205-1225 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Vineland Service Center	1318 South Main Rd	Vineland	NJ	08360	Cumberland	(856) 205-1225 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Hackettstown Service Center	101 Bilby Rd	Hackettstown	NJ	07840	Essex	(908) 852-2576 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Woodstown Service Center	51 Cheney Rd, Suite 2	Woodstown	NJ	08098	Gloucester	(856) 769-1126 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Hackettstown Service Center	101 Bilby Rd	Hackettstown	NJ	07840	Hudson	(908) 852-2576 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Frenchtown Service Center	687 Pittstown Rd, Suite 2	Frenchtown	NJ	08825	Hunterdon	(908) 782-4614 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Freehold Service Center	4000 Kozloski Rd, PO Box 5033	Freehold	NJ	07728	Mercer	(732) 462-0075 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Freehold Service Center	4000 Kozloski Rd, PO Box 5033	Freehold	NJ	07728	Middlesex	(732) 462-0075 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Freehold Service Center	4000 Kozloski Rd, PO Box 5033	Freehold	NJ	07728	Monmouth	(732) 462-0075 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Hackettstown Service Center	101 Bilby Rd	Hackettstown	NJ	07840	Morris	(908) 852-2576 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Columbus Service Center		Columbus	NJ	08022	Ocean	(609) 267-1639 ext 31971 Jacksonville-Jobstown Rd	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Hackettstown Service Center	101 Bilby Rd	Hackettstown	NJ	07840	Passaic	(908) 852-2576 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Woodstown Service Center	51 Cheney Rd, Suite 2	Woodstown	NJ	08098	Salem	(856) 769-1126 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Frenchtown Service Center	687 Pittstown Rd, Suite 2	Frenchtown	NJ	08825	Somerset	(908) 782-4614 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Hackettstown Service Center	101 Bilby Rd	Hackettstown	NJ	07840	Sussex	(908) 852-2576 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Frenchtown Service Center	687 Pittstown Rd, Suite 2	Frenchtown	NJ	08825	Union	(908) 782-4614 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Hackettstown Service Center	101 Bilby Rd	Hackettstown	NJ	07840	Warren	(908) 852-2576 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
NRCS New Jersey Plant Materials Center (NJPMC)	1539 Route 9 North	Cape May Court House	NJ	08210	Statewide	(609) 465-5901	https://www.nrcs.usda.gov/wps/portal/nrcs/site/plantmaterials/home/
USDA Rural Development							https://www.rd.usda.gov/
Rural Development (NJ)	521 Fellowship Road, Suite 130	Mount Laurel	NJ	08054	Statewide	(856) 787-7700	https://www.rd.usda.gov/nj
Vineland Service Center	1318 South Main Rd, Bldg 5A	Vineland	NJ	08360	Atlantic	(856) 205-1225	https://www.rd.usda.gov/nj
Hackettstown Service Center	101 Bilby Rd, Ste 1H	Hackettstown	NJ	07840	Bergen	(908) 852-2576	https://www.rd.usda.gov/nj
Columbus Service Center	1971 Jacksonville-Jobstown Rd	Columbus	NJ	08022	Burlington	(609) 267-1639	https://www.rd.usda.gov/nj
Woodstown Service Center	51 Cheney Rd, Suite 2	Woodstown	NJ	08098	Camden	(856) 769-1126	https://www.rd.usda.gov/nj
Vineland Service Center	1318 South Main Rd, Bldg 5A	Vineland	NJ	08360	Cape May	(856) 205-1225	https://www.rd.usda.gov/nj
Vineland Service Center	1318 South Main Rd, Bldg 5A	Vineland	NJ	08360	Cumberland	(856) 205-1225	https://www.rd.usda.gov/nj
Hackettstown Service Center	101 Bilby Rd, Ste 1H	Hackettstown	NJ	07840	Essex	(908) 852-2576	https://www.rd.usda.gov/nj
Woodstown Service Center	51 Cheney Rd, Suite 2	Woodstown	NJ	08098	Gloucester	(856) 769-1126	https://www.rd.usda.gov/nj
Hackettstown Service Center	101 Bilby Rd, Ste 1H	Hackettstown	NJ	07840	Hudson	(908) 852-2576	https://www.rd.usda.gov/nj
Hackettstown Service Center	101 Bilby Rd, Ste 1H	Hackettstown	NJ	07840	Hunterdon	(908) 852-2576	https://www.rd.usda.gov/nj

Government Offices

Columbus Service Center	1971 Jacksonville-Jobstown Rd	Columbus	NJ	08022	Mercer	(609) 267-1639	https://www.rd.usda.gov/nj
Columbus Service Center	1971 Jacksonville-Jobstown Rd	Columbus	NJ	08022	Middlesex	(609) 267-1639	https://www.rd.usda.gov/nj
Columbus Service Center	1971 Jacksonville-Jobstown Rd	Columbus	NJ	08022	Monmouth	(609) 267-1639	https://www.rd.usda.gov/nj
Hackettstown Service Center	101 Bilby Rd, Ste 1H	Hackettstown	NJ	07840	Morris	(908) 852-2576	https://www.rd.usda.gov/nj
Columbus Service Center	1971 Jacksonville-Jobstown Rd	Columbus	NJ	08022	Ocean	(609) 267-1639	https://www.rd.usda.gov/nj
Hackettstown Service Center	101 Bilby Rd, Ste 1H	Hackettstown	NJ	07840	Passaic	(908) 852-2576	https://www.rd.usda.gov/nj
Woodstown Service Center	51 Cheney Rd, Suite 2	Woodstown	NJ	08098	Salem	(856) 769-1126	https://www.rd.usda.gov/nj
Hackettstown Service Center	101 Bilby Rd, Ste 1H	Hackettstown	NJ	07840	Somerset	(908) 852-2576	https://www.rd.usda.gov/nj
Hackettstown Service Center	101 Bilby Rd, Ste 1H	Hackettstown	NJ	07840	Sussex	(908) 852-2576	https://www.rd.usda.gov/nj
Hackettstown Service Center	101 Bilby Rd, Ste 1H	Hackettstown	NJ	07840	Union	(908) 852-2576	https://www.rd.usda.gov/nj
Hackettstown Service Center	101 Bilby Rd, Ste 1H	Hackettstown	NJ	07840	Warren	(908) 852-2576	https://www.rd.usda.gov/nj
Animal & Plant Health Inspection Service (APHIS)					Statewide		https://www.aphis.usda.gov/aphis/home/
Risk Management Agency (RMA)					Statewide		https://www.rma.usda.gov/
National Institute of Food & Ag					Statewide		https://nifa.usda.gov/

Appendix C

Preserved Farms Inventory



Morris County Agriculture Development Board

P. O. Box 900, Morristown, NJ 07963-0900

973-829-8120 Fax: 973-326-9025 <http://planning.morriscountynj.gov/>

Permanently Preserved Farms

Farm Name and Location	Municipality Block(s)	Lot(s)	Closing Date	Deed Book/Page	Easement Purchase Breakdown				
					Acreage	\$ Per Acre	Morris County Share and %	State	Total
138 Rowe Farm <i>63 East Main Street</i>	Mendham Boro. 1401	7	12/16/2020	23980 / 1456	6.379	\$128,216.00	\$817,889.86 100	\$0.00 0	\$817,889.86
137 Williams Farm <i>47 Flanders-Drakestown Road</i>	Mount Olive Twp. 5002	10	4/27/2020	23804 / 918	39.059	\$30,900.00	\$578,039.10 47.89	\$628,884.00 52.11	\$1,206,923.10
136 Young Farm 2 <i>150 Pleasant Hill Road</i>	Chester Twp. 33	113.01 113.02	7/10/2018	23378 / 887	11.925	\$30,000.00	\$143,100.00 40	\$214,650.00 60	\$357,750.00
135 Olsen Farm <i>1015 Old Chester Gladstone Road</i>	Chester Twp. 7	27	5/8/2018	23341 / 134	32.223	\$25,500.00	\$339,676.50 41.18	\$482,010.00 58.82	\$821,686.50
134 Verbeke (Marichele) Farm <i>25 Tanners Brook Road</i>	Chester Twp. 42	33	1/30/2018	23288 / 1356	19.535	\$16,000.00	\$125,072.00 40.02	\$187,488.00 59.98	\$312,560.00
133 Koehler Farm <i>301-315 Split Rock Rd</i>	Rockaway Twp. 30901	11.01 (former 11)	8/1/2017	23175 / 118	35.116	\$19,800.00	\$695,296.80 100	0	\$695,296.80
132 Pultz Farm <i>49 Fishers Mine Rd.</i>	Washington Twp. 43	68	4/19/2017	23111 / 1087	10.025	\$12,750.00	\$127,818.75 100	0	\$127,818.75
131 Aresty Farm <i>222 E. Fox Chase Road</i>	Chester Twp. Me 7 (Chester Twp.) 105 (Mendham T	14.01 1	12/29/2016	23055 / 218	60.006	\$36,000.00	\$1,005,555.60 46.67	\$1,149,206.40 53.33	\$2,154,762.00
130 Konkus Farm, LLC <i>55 Mendham Rd.</i>	Chester Twp. 7	14.03	9/22/2016	22991 / 58	23.002	\$23,000.00	\$107,809.28 100	\$161,713.92 60	\$269,523.20
129 Tinc Farm <i>71 Tinc Road</i>	Mount Olive Twp. 5300	56 & 57	6/21/2016	22932 / 69	13.189	\$15,000.00	\$79,134.00 40	\$118,701.00 60	\$197,835.00
128 Scheller Farm <i>62 Flocktown Rd.</i>	Washington Twp. 20	22, 46.01, 46.02, 50	6/15/2016	22927 / 282	42.539	\$20,900.00	\$397,667.80 44.7	\$491,397.30 55.3	\$889,065.10
127 Parks Farm <i>525 Route 24</i>	Chester Twp. 26.01	18.01	10/26/2015	22803 / 853	8.027	\$71,050.00	\$570,332.56 100	0	\$570,332.56

Farm Name and Location	Municipality Block(s)	Lot(s)	Closing Date	Deed Book/Page	Easement Purchase Breakdown				
					Acreage	\$ Per Acre	Morris County Share and %	State	Total
126 Marancon Farm <i>230 Smithtown Rd.</i>	Mount Olive Twp. 900	39	9/24/2015	22788 / 1509	54.180	\$14,300.00	\$774,774.00 100	0	\$774,774.00
125 Michel 2 <i>15 Mendham Rd</i>	Chester Twp. 7	15	5/15/2014	22533 / 427	96.207	\$22,536.00	\$942,681.97 44.09	\$1,195,430.04 55.91%	\$2,138,112.01
124 Michel 1 <i>15 St Bernards Rd</i>	Chester Twp. 7	44.02	5/15/2014	22533 / 409	106.082	\$36,500.00	\$1,535,746.26 40	\$2,303,619.39 60	\$3,839,365.65
123 How Farm <i>316 Pleasant Valley Rd</i>	Mendham Twp. 103	5	1/30/2014	22490 / 264	20.000	\$31,463.00	\$629,260.00 100	0	\$629,260.00
122 Wendover Farm <i>314 Pleasant Valley Rd</i>	Mendham Twp. 103	6, 6.01	1/30/2014	22490 / 332	39.020	\$31,908.00	\$1,216,332.90 100	0	\$1,216,332.90
121 Angen, LLC <i>139, 153, 157 Bartley-Chester R</i>	Mount Olive Twp. 6801	10, 10.01 & 10.02	1/3/2014	22479 / 861	23.841	\$64,000.00	\$628,526.30 41.19%	\$897,297.70 58.81	\$1,525,824.00
120 Willow Pond Farm <i>Drakestown Rd</i>	Washington Twp. 12	4	12/26/2013	22477 / 847	100.635	\$14,350.00	\$1,347,465.00		\$1,347,465.00
119 Schooley's Mountain Farm <i>70 Fishers Mine Rd</i>	Washington Twp. 43	74.01	6/21/2011	21811 / 1664	37.339	\$12,050.00	\$216,834.29 48.19	\$233,100.66 51.81	\$449,934.95
118 Farrand Farm 6 <i>228 W Mill Rd</i>	Washington Twp. 33	68	6/20/2011	21811 / 1649	14.311	\$19,450.00	\$189,382.04 68.04	\$88,966.91 31.96	\$278,348.95
117 Farrand Farm 5 <i>248 W Mill Rd</i>	Washington Twp. 33	69.02, 70.02	6/20/2011	21811 / 1602	17.819	\$11,500.00	\$95,093.47 46.22	\$109,825.03 53.78	\$204,918.50
116 Fox Hill Farm <i>8 East Fox Hill Rd</i>	Washington Twp. 38	11	6/14/2011	21808 / 0377	17.960	\$24,000.00	\$319,767.38 74.19	\$111,272.62 25.81	\$431,040.00
115 Lare Farm <i>20 Mendham Rd</i>	Chester Twp. Me 8 (Ch), 100 (Mend7(Ch), 15 (Mend v		3/8/2011	21755 / 0283	62.915	\$19,500.00	\$838,027.80 68.13	\$391,960.45 31.87	\$1,229,988.25
114 Mini Mac Farm <i>273 Pleasant Grove Rd</i>	Washington Twp. 50.02	17	1/20/2011	21720 / 1956	16.774	\$20,800.00	\$247,897.19 71.05	\$101,002.01 28.95	\$348,899.20
113 Trinity Farm <i>98 N Four Bridges Rd</i>	Washington Twp. 16	20.03, 21, 22	12/16/2010	21695 / 0871	22.503	\$13,500.00	\$303,790.50 100		\$303,790.50

Farm Name and Location	Municipality Block(s)	Lot(s)	Closing Date	Deed Book/Page	Easement Purchase Breakdown				
					Acreage	\$ Per Acre	Morris County Share and %	State	Total
112 Peach Family Partnership Far <i>Sliker Road</i>	Washington Twp. 30	35	5/19/2010	21582 / 0589	115.309	\$14,800.00	\$737,977.60 43.244%	\$968,595.60 56.756%	\$1,706,573.20
111 Greenway Flowers <i>441 Schooley's Mtn Rd</i>	Washington Twp. 19	3, 4	4/29/2010	21535 / 0267	24.059	\$95,000.00	\$1,016,492.75 45.47	\$1,269,112.25 55.53	\$2,285,605.00
110 Cobb / Bricker Farm <i>344 Franklin Road</i>	Denville Twp. 21101	2	12/11/2009	21453 / 0199	19.862	\$54,000.00	\$438,453.65 40.88%	\$634,094.35 59.12 %	\$1,072,548.00
109 Fairmount Land Corp.(Wash. T <i>Fairmount & Parker Roads</i>	Washington Twp. 60	1, 5 (Lot 4 was merged with	9/17/2009	21398 / 0416	58.110	\$7,500.00	\$366,271.18 84.97%	\$64,828.82 15.03%	\$435,825.00
108 McShane Farm <i>Cherry Lane</i>	Harding Twp. 8	2, 2.01 & 2.02	5/15/2009	21294 / 1848	9.773	\$150,000.00	\$732,975.00 50%	\$732,975.00 50%	\$1,465,950.00
107 Lu Shan <i>Route 206 & E. Fox Chase Rd</i>	Chester Twp. 12	1.03	12/11/2008	21202 / 1154	48.331	\$50,000.00	\$0.00 0%	\$2,040,550.00 100	\$2,040,550.00
106 Young Farm <i>Pleasant Hill Rd</i>	Chester Twp. Mt. 46.01 6000	35 (Chester) 4 (Mt. Olive)	7/15/2008	21124 / 1476	87.932	\$29,000.00	\$1,125,529.60 46.14%	\$1,424,498.40 55.86	\$2,550,028.00
105 Oakeside Farm <i>11 Charlottesburg Road</i>	Rockaway Twp. 50002 50003	1,2,3 11,12,13,14	7/2/2008	21114 / 1511	87.690	\$29,400.00	\$1,052,280.00 40.82	\$1,525,806.00 59.18	\$2,578,086.00
104 Charters Farm <i>Stephens Park Road</i>	Mount Olive Twp. 900 8300	1 3 & 4	6/5/2008	21098 / 0001	62.212	\$10,500.00	\$261,290.40 40%	\$391,935.60 60	\$653,226.00
103 Ever After Farm L.L.C. <i>450 Old Chester Rd</i>	Chester Twp. 12	1.01 & 3.02	1/17/2008	20999 / 1990	25.298	\$32,000.00	\$323,814.40 40.00%	\$485,721.60 60	\$809,536.00
102 Morris Land Cons/Lillis Farm <i>180 West Springtown Road</i>	Washington Twp. 32 33	5 84 & 86	1/15/2008	20999 / 1913	124.322	\$12,000.00	\$612,500.00 35	\$640,000.00 35.55	\$1,750,000.00
101 Willemssen Farm <i>306 Pleasant Valley Road</i>	Mendham Boro & 2601 103	5 & 6 (Boro) 9 (Twp)	12/18/2007	20983 / 1502	30.218	\$50,000.00	\$604,360.00 40%	\$906,540.00 60%	\$1,510,900.00
100 Craig Farm <i>304 Pleasant Valley Road</i>	Mendham Twp. 103	7 & 8	12/18/2007	20982 / 0834	22.404	\$52,000.00	\$468,243.60 40.19	\$696,764.40 59.81	\$1,165,008.00
099 Tranquility Farm <i>300 Old Chester Road</i>	Chester Twp. 15	42.01 and 42.02	10/18/2007	20942 / 771	54.118	\$30,000.00	\$649,416.00 40%	\$974,124.00 60.00%	\$1,623,540.00

Farm Name and Location	Municipality Block(s)	Lot(s)	Closing Date	Deed Book/Page	Easement Purchase Breakdown				
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098 Black River Farm <i>Black River & Parker Roads</i>	Washington Twp. 60	15.02	10/18/2007	20942 / 0913	28.012	\$20,000.00	\$224,096.00 40.00%	\$336,144.00 60.00%	\$560,240.00
097 Fellows Farm <i>South Side of Drakestown Rd</i>	Washington Twp. 12	5.01	9/26/2007	20928 / 86	37.000	\$19,000.00	\$281,200.00 40%	\$421,800.00 60%	\$703,000.00
096 Deer Meadow (Haeberle) <i>131 Lee's Hill Road</i>	Harding Twp. 51	7	5/9/2007	20816 / 588	28.718	\$63,000.00	\$742,360.30 41.03%	\$1,066,873.70 58.97%	\$1,809,234.00
095 Scaff Family Farm <i>145 Lee's Hill Road</i>	Harding Twp. 51	10	5/9/2007	20816 / 571	96.285	\$53,000.00	\$2,202,135.00 43.40%	\$2,872,350.00 56.60%	\$5,074,485.00
094 Devine Farm <i>157 Lee's Hill Road</i>	Harding Twp. 51	12	4/12/2007	20795 / 499	32.423	\$89,500.00	\$1,321,237.25 45.53%	\$1,580,621.25 54.47%	\$2,901,858.50
093 Merchant Class Farms, LLC (fr <i>79 Coleman Road</i>	Washington Twp. 18 29	16 2	4/12/2007	20795 / 484	56.592	\$22,000.00	\$498,009.60 40%	\$747,014.40 60%	\$1,245,024.00
092 Thebault Farm <i>Sand Spring Road</i>	Harding Twp. 25.02	10.02 & 10.03	1/26/2007	20731 / 1540	32.571	\$140,000.00	\$2,613,822.75 57.32%	\$1,946,117.25 42.68%	\$4,559,940.00
091 Church of Light Farm <i>60 Tinc Road</i>	Mount Olive Twp. 5300	58	1/17/2007	20768 / 1869	69.359	\$13,000.00	\$0.00 0	\$901,669.60 100%	\$901,669.60
090 Hideaway Farm 4 <i>100 Route 24</i>	Chester Twp. 15	28.07, 28.08	12/28/2006	20702 / 373	87.501	\$41,000.00	\$2,012,523.00 56.10%	\$1,575,018.00 43.90%	\$3,587,541.00
089 Hideaway Farm 3 <i>100 Route 24</i>	Chester Twp. 15	28.05, 28.06	12/28/2006	20702 / 353	87.499	\$30,000.00	\$1,207,486.20 46.00%	\$1,417,483.80 54.00%	\$2,624,970.00
088 Hideaway Farm 2 <i>100 Route 24</i>	Chester Twp. 15	28.03, 28.04	12/28/2006	20702 / 333	87.451	\$30,000.00	\$1,101,882.60 42.00%	\$1,521,647.40 58.00%	\$2,623,530.00
087 Hideaway Farm 1 <i>100 Route 24</i>	Chester Twp. & B 15 19	28.01, 28.02 11 (Boro of Chester)	12/28/2006	20702 / 315	89.819	\$33,000.00	\$1,401,176.40 47.27%	\$1,562,850.60 52.73%	\$2,964,027.00
086 Peach Family Partnership, LP <i>309 Schooley's Mountain Road</i>	Washington Twp. 30	23	7/25/2006	20580 / 0885	146.392	\$14,700.00	\$878,352.00 40.82%	\$1,273,610.40 59.18%	\$2,151,962.40
085 Borinski Farm <i>Route 202</i>	Lincoln Park Boro 22	336	5/31/2006	20529 / 1090	43.518	\$74,000.00	\$1,493,059.06 46.36%	\$1,727,272.94 53.67%	\$3,220,332.00

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084 Kenneth Van Wingerden Green <i>1 Meadow Lane</i>	Lincoln Park Boro 3	6	4/6/2006	20693 / 1558	33.121	\$51,500.00	\$684,776.67 40.15%	\$1,020,954.83 59.85%	\$1,705,731.50
083 Walnut Farm <i>210 Parker Road</i>	Washington Twp. 42	2.01 & 3	12/1/2005	6497 / 244	41.288	\$15,500.00	\$293,144.80 45.81%	\$346,819.20 54.19%	\$639,964.00
082 River Run Farm <i>190 West Mill Road</i>	Washington Twp. 33	66	11/22/2005	6488 / 172	36.035	\$7,650.00	\$117,113.75 42.48%	\$158,554.00 57.52%	\$275,667.75
081 Stonemore Farm <i>Black River Road</i>	Washington Twp. 61	4	10/21/2005	6462 / 257	80.926	\$18,000.00	\$704,056.20 48.33%	\$752,611.80 51.67%	\$1,456,668.00
080 Stony Hill Farms <i>Old Route 24</i>	Chester Twp. 17	33, 33.01 & 50	8/17/2005	6423 / 198	35.663	\$30,500.00	\$397,530.98 36.55%	\$644,244.96 59.23%	\$1,087,721.50
079 Galeridge Farm <i>29 Fishers Mine Road</i>	Washington Twp. 43	55.01, 67 & 75	6/30/2005	6367 / 161	125.972	\$12,230.00	\$769,688.92 49.96%	\$770,948.64 50.04%	\$1,540,637.56
078 Burd/Crimi Farm <i>East Valley Brook & Fairmount R</i>	Washington Twp. 35 38	4 15	6/29/2005	6366 / 073	52.624	\$13,000.00	\$289,432.00 42.3%	\$394,680.00 57.7%	\$684,112.00
077 Cianfrocca Farm <i>9 Stephensburg Road</i>	Washington Twp. 47	11	6/29/2005	6364 / 272	24.395	\$22,000.00	\$302,498.00 56.36%	\$234,192.00 43.64%	\$536,690.00
076 Messina Farm <i>58 Califon Road</i>	Washington Twp. 51	23	6/28/2005	6363 / 247	88.781	\$9,000.00	\$417,270.70 52.22%	\$381,758.30 47.77%	\$799,029.00
075 Ort Farm Homestead <i>25 Bartley Road</i>	Washington Twp. 29	20	6/28/2005	6363 / 268	12.148	\$23,235.00	\$121,905.18 43.19%	\$160,353.60 56.81%	\$282,258.78
074 Koven Farm <i>Dickson's Mill Road & Cherry Lan</i> ⁸	Harding Twp. 8	3.01	6/15/2005	6356 / 293	15.453	\$150,000.00	\$1,369,057.50 59.17%	\$944,842.50 40.83%	\$2,313,900.00
073 Forte Farm <i>Larison Road</i>	Chester Twp. 40 46	14 19	2/3/2005	6265 / 223	190.423	\$32,120.50	\$2,260,302.23 36.95%	\$3,587,569.32 58.65%	\$6,116,481.97
072 Spring Hollow Farm <i>60 State Park Road</i>	Chester Twp. 16	13	1/27/2005	6263 / 290	72.334	\$24,000.00	\$802,907.40 46.25%	\$933,108.60 53.75%	\$1,736,016.00
071 Desiderio, Ltd. <i>60 Rt. 206</i>	Chester Twp. 44 6600 (Mt. Olive)	5, 6 & 7 7	11/3/2004	6201 / 171	27.023	\$40,572.00	\$464,038.96 42.32%	\$632,338.20 57.68%	\$1,096,377.16

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070 Backer Farm <i>Ironia Road</i>	Mendham Twp. 109	23	10/4/2004	6180 / 138	37.479	\$30,000.00	\$429,684.00 38.21%	\$647,193.00 57.5%	\$1,124,370.60
069 Dogwood Hollow Farm <i>Mountainside Road</i>	Mendham Boro. 101 201	13 & 14 63	9/21/2004	6163 / 190	29.383	\$12,581.00	\$197,776.97 53.5%	\$171,890.55 46.5%	\$369,667.52
068 HDS Phoenix Acres <i>East Mill Road</i>	Washington Twp. 28	18	9/17/2004	6157 / 037	37.907	\$11,160.00	\$172,209.96 40.7%	\$250,832.16 59.3%	\$423,042.12
067 Claremont/Ort Farm <i>East Mill & Bartley Roads</i>	Washington Twp. 29	19	9/17/2004	6157 / 023	38.360	\$6,200.00	\$84,392.00 35.48%	\$153,440.00 64.52%	\$237,832.00
066 Jayne Valley Farm <i>121 East Valley Brook Road</i>	Washington Twp. 36 37	17, 19, 20, 21 15.01, 17, 22, 23.02, 28	8/31/2004	6370 / 107	183.960	\$13,800.00	\$1,236,211.20 48.7%	\$1,302,436.80 51.3%	\$2,538,648.00
065 Crewe Hill <i>105 Sand Spring Road</i>	Harding Twp. 25.02	10.01	7/7/2004	6105 / 099	19.689	\$140,000.00	\$1,012,911.90 36.75%	\$1,540,975.34 55.90%	\$2,756,460.00
064 Fox Lair Farm <i>Beacon Hill Road</i>	Chester Twp. 7	17.02	5/21/2004	6078 / 003	59.512	\$23,794.00	\$582,012.23 41.10%	\$774,203.00 54.67%	\$1,416,028.53
063 Winters Farm <i>East Mill Road</i>	Washington Twp. 28	17.03	4/22/2004	6055 / 072	11.717	\$20,000.00	\$83,837.44 35.77%	\$140,604.00 60%	\$234,340.00
062 Francavilla Farm <i>West Valley Brook Road</i>	Washington Twp. 56	4.02, 4.03 & 7	3/19/2004	6042 / 194	14.684	\$33,330.00	\$175,093.99 35.77%	\$293,650.63 60%	\$489,417.72
061 Black River Farm <i>Pottersville Road</i>	Chester Twp. 15	9	11/25/2003	5968 / 185	50.746	\$28,000.00	\$650,563.72 45.79%	\$770,324.28 54.21%	\$1,420,888.00
060 Millers Hill Farm <i>8 Patriot's Way, 65 South Rd, Co</i>	Randolph Twp. 35 40 [51]	50, 50.16 & 52 1, 2, 3 [18, 19]	12/6/2002	6335 / 185	83.143	\$29,000.00	\$1,039,536.93 43.11%	\$1,371,610.07 56.89%	\$2,411,147.00
059 Hacklebarney Farm Cider Mill <i>104 State Park Road</i>	Chester Twp. 16.02	5	11/27/2002	5743 / 247	21.144	\$43,659.00	\$313,145.96 33.92%	\$532,350.00 57.67%	\$923,125.90
058 Blue Crest Farm A <i>West Mill and Beacon Hill Roads</i>	Washington Twp. 55	3	10/31/2002	5730 / 040	64.400	\$12,050.00	\$318,136.00 41%	\$457,884.00 59%	\$776,020.00
057 Totten Family Farm, LLC <i>442 Naughtright Road</i>	Washington Twp. 12	37.03	8/27/2002	5690 / 099	77.541	\$12,100.00	\$391,898.42 41.77%	\$546,347.68 58.23%	\$938,246.10

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056 River Vu Farm <i>Old Denville Road</i>	Boonton Twp. 41001	1.01	5/30/2002	5627 / 122	47.913	\$19,500.00	\$384,933.04 41.2%	\$549,370.46 58.8%	\$934,303.50
055 Sixteen Hands Farm LLC <i>Fairmount Road</i>	Washington Twp. 34	1.01	4/30/2002	5609 / 145	42.634	\$8,865.00	\$164,780.41 43.60%	\$213,170.00 56.40%	\$377,950.41
054 Wightman Farms <i>Mt. Kemble Avenue (Rt. 202)</i>	Harding Twp. 32 33.03	9 7, 9 & 10	4/5/2002	5593 / 001	41.466	\$82,315.00	\$1,494,496.84 43.78%	\$1,918,776.95 56.22%	\$3,413,273.79
053 Lindaberry Farm (C) <i>Middle Valley Road</i>	Washington Twp. 51	14,15,16,17 &19	2/6/2002	5558 / 136	102.525	\$10,500.00	\$450,258.02 41.83%	\$626,254.48 58.17%	\$1,076,512.50
052 Southview Farm <i>180 Black River Road</i>	Washington Twp. 62	12	1/4/2002	5535 / 288	61.315	\$11,600.00	\$308,640.80 43.39%	\$402,613.20 56.61%	\$711,254.00
051 Jenkinson Nurseries (Golub Tr <i>West Mill Road</i>	Washington Twp. 55	15.01	12/20/2001	5527 / 274	11.624	\$6,583.00	\$28,129.92 36.76%	\$48,390.87 63.24%	\$76,520.79
050 Filly Hill Farm <i>210 Middle Valley Road</i>	Washington Twp. 51	22	11/21/2001	5510 / 48	27.963	\$6,600.00	\$81,092.70 43.94%	\$103,463.10 56.06%	\$184,555.80
049 Misty Morn Farm <i>Beacon Hill Road</i>	Washington Twp. 34	37	11/21/2001	5509 / 097	24.714	\$15,000.00	\$148,284.00 40%	\$222,426.00 60%	\$370,710.00
048 Lindaberry Farm (B) <i>Middle Valley Road</i>	Washington Twp. 52	3	11/21/2001	5509 / 112	93.957	\$8,600.00	\$321,279.00 39.76%	\$486,751.20 60.24%	\$808,030.20
047 Borderline Nursery <i>West Valley Brook Road</i>	Washington Twp. 55	15	11/21/2001	5509 / 014	12.102	\$12,500.00	\$72,614.42 48%	\$78,660.58 52%	\$151,275.00
046 Centenary University Equestria <i>Califon & Middle Valley Rds</i>	Washington Twp. 51	22.02	6/26/2001	5402 / 207	58.758	\$7,800.00	\$199,777.20 43.59%	\$258,535.20 56.41%	\$458,312.40
045 Perez Farm & Stables <i>130 Zellers Road</i>	Washington Twp. 51	2	6/20/2001	5399 / 252	153.209	\$3,500.00	\$242,070.22 45.14%	\$294,161.28 54.85%	\$536,231.50
044 Plut's Christmas Tree Farm <i>Flocktown Road</i>	Washington Twp. 12.01	59, 60.03 & 61	6/18/2001	5421 / 282	11.455	\$20,515.06	\$0.00 0%	\$0.00 0%	\$235,000.00
043 Knothe Farm <i>Millbrook Avenue</i>	Randolph Twp. 82 119	39 114	5/8/2001	5372 / 267	41.596	\$24,500.00	\$593,445.28 58.23%	\$425,656.72 41.77%	\$1,019,102.00

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042 Lindaberry (A) Farm <i>Middle Valley & Califon Roads</i>	Washington Twp. 52	1	2/26/2001	5333 / 031	40.046	\$10,500.00	\$178,516.77 42.46%	\$241,966.23 57.54%	\$420,483.00
041 Markus Farm <i>30 Turtle Back Road</i>	Washington Twp. 55	5.03 & 5.04	4/19/2000	5166 / 104	20.253	\$10,425.00	\$98,884.26 46.8%	\$112,253.27 53.2%	\$211,137.53
040 Highland Farm <i>Pottersville Road</i>	Chester Twp. 13 15	7 & 8 45	1/14/2000	5564 / 146	184.739	\$20,569.58	\$1,950,000.00 51.32%	\$1,850,000.00 48.68%	\$3,800,000.00
039 Loewensteiner Farm <i>North & Oakdale Roads</i>	Chester Boro. 114	4 & 15	12/14/1999	5102 / 330	53.421	\$31,500.00	\$873,075.43 51.88%	\$809,686.07 48.12%	\$1,682,761.50
038 Walnut Brook Farm <i>Old Route 24; 2 Mount Paul Roa</i>	Mendham Twp. 107	44 & 45	11/23/1999	5091 / 322	54.915	\$10,000.00	\$109,830.00 20%	\$439,320.00 80%	\$549,150.00
037 Iona Hill Farm <i>Route 46 & Sand Shore Rd</i>	Mount Olive Twp. 8300	13	11/12/1999	5085 / 012	51.034	\$25,655.00	\$683,419.26 52.2%	\$625,858.01 47.80%	\$1,309,277.27
036 Flickerwood Farm <i>Naughtright Road</i>	Washington Twp. 28	4.01	9/8/1999	5051 / 244	44.427	\$8,570.00	\$130,249.31 34.21%	\$229,259.96 60.21%	\$380,739.39
035 Vivian Farm <i>Fairview Avenue</i>	Washington Twp. 28	63 & 63.01	8/13/1999	5035 / 296	47.025	\$4,546.00	\$213,775.65 100%	0%	\$213,775.65
034 Valley Shepherd <i>50 Fairmount Road</i>	Washington Twp. 35	6 & 8	8/13/1999	5035 / 266	112.898	\$6,070.00	\$302,454.82 44.14%	\$382,838.47 55.86%	\$685,293.29
033 All-D-Reiterhof 1 <i>Naughtright Rd & Fairview Ave.</i>	Washington Twp. 28	4	3/3/1999	4936 / 087	25.204	\$7,040.00	\$177,408.00 100%	0%	\$177,408.00
032 Sabine Farm <i>Pleasant Hill & Oakdale Rds</i>	Chester Twp. 33	2.01	1/29/1999	4919 / 262	25.302	\$28,384.00	\$718,171.97 100%	0%	\$718,171.97
031 Lotta Lettuce Farm <i>Jacksonville Road & Cooks Lane</i>	Montville Twp. 32	28	12/11/1998	4895 / 226	26.934	\$11,320.00	\$304,892.88 100%	0%	\$304,892.88
030 Hillview Farm <i>Meyersville Road</i>	Long Hill Twp. 194 225	31, 31.01 & 41 11, 12, 12.01 & 13	10/16/1998	4861 / 168	53.604	\$13,656.71	\$732,054.50 100%	0%	\$732,054.50
029 Ballotti Farm <i>West Mill Road</i>	Washington Twp. 54	29	9/3/1998	4837 / 099	43.920	\$1,200.00	\$12,064.04 22.89%	\$40,639.96 77.11%	\$52,704.00

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028 Harbedan Farms 4 <i>West Mill Road</i>	Washington Twp. 34	39	7/17/1998	4806 / 150	56.846	\$8,360.00	\$188,160.26 39.59%	\$287,072.30 60.41%	\$475,232.56
027 Brookhollow Farm <i>Rockaway Valley & Powerville R</i>	Boonton Twp. 21601	17	1/7/1998	4700 / 111	36.188	\$13,500.00	\$488,542.05 100%	0%	\$488,542.05
026 Melroy Farm <i>Fisher Mine Road</i>	Washington Twp. 43	54	12/30/1997	4695 / 235	86.400	\$6,000.00	\$163,848.71 31.61%	\$336,960.00 65%	\$518,400.00
025 Frog Hollow Farm <i>Old Turnpike Road</i>	Washington Twp. 43	66	12/30/1997	4695 / 222	135.688	\$6,052.00	\$287,414.33 35%	\$533,769.45 65%	\$821,183.78
024 Scott Farm II - Wild Boar Cider <i>99 West Mill Road</i>	Washington Twp. 34	13, 28, 29, 43, 44, 46, 46.01	12/3/1997	4679 / 061	385.307	\$10,500.00	\$1,625,616.30 40%	\$2,420,107.20 60%	\$4,045,723.50
023 6 Cedars Farm, LLC <i>483 Rockaway Valley Road</i>	Boonton Twp. 40101	1	3/20/1997	4538 / 1	57.000	\$12,300.00	\$701,100.00 100%	0%	\$701,100.00
022 Hoppy Valley Farm <i>Beacon Hill Road</i>	Washington Twp. 55	4.07	3/3/1997	4530 / 57	20.280	\$10,100.00	\$204,828.00 100%	0%	\$204,828.00
021 Allidian Farm <i>Pickle Road</i>	Washington Twp. 60	19	1/15/1997	4508 / 281	29.053	\$6,195.57	\$180,000.00 100%	0%	\$180,000.00
020 Mortonhouse Farm <i>Black River & Pickle Roads</i>	Washington Twp. 60	15	1/15/1997	4508 / 260	69.423	\$2,592.80	\$180,000.00 100%	0%	\$180,000.00
019B Sun High Orchard Addition <i>50 Canfield Avenue</i>	Randolph Twp. 45	1.Q (Formerly Lot 1.01)	12/14/2001	5526 / 184	3.723	\$26,613.00	\$99,088.18 100%	0%	\$99,088.18
019A Sun High Orchard <i>Sussex Tpke & Canfield Ave</i>	Randolph Twp. 20	9	11/12/1996	4476 / 142	18.286	\$26,500.00	\$484,579.00 89%	0%	\$544,579.00
018 Scott Farm I - The Promised La <i>177 West Mill Road</i>	Washington Twp. 34	41, 42, 45 & 46.02	10/7/1996	4456 / 205	312.375	\$10,000.00	\$1,249,500.00 40%	\$1,817,196.00 60%	\$3,123,750.00
017 Alstede Farm <i>Pleasant Grove Road</i>	Washington Twp. 46	6.01 & 7	3/1/1996	4338 / 261	32.851	\$8,900.00	\$292,373.90 100%	0%	\$292,373.90
016 Palmer Family Limited Parners <i>Flocktown Road</i>	Washington Twp. 22	27.01 & 28.03	10/6/1995	4293 / 231	12.660	\$1,000.00	\$12,600.00 100%	0%	\$12,660.00

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015 Liebenzell Mission Farm <i>Pleasant Grove Road</i>	Washington Twp. 21 30	2 30, 34, 34.02, 34.03 & 4	8/24/1995	4239 / 301	100.074	\$8,451.00	\$322,796.08 40%	\$512,929.29 60%	\$845,725.37
014 Lost Injun Farm <i>Flocktown Road</i>	Washington Twp. 22	27, 28.1 & 28.2	6/30/1995	4209 / 210	46.177	\$9,925.00	\$183,322.69 40%	\$274,984.04 60%	\$458,306.73
013 Smith Farm <i>West Mill Road</i>	Washington Twp. 34	40	9/22/1993	3843 / 273	65.584	\$5,634.00	\$203,277.20 55%	\$166,276.80 45%	\$369,504.00
012 Windfall Farm <i>Beacon Hill Road</i>	Washington Twp. 34	35 & 36	2/26/1993	3732 / 50	114.499	\$5,644.67	\$258,523.46 40%	\$387,785.19 60%	\$646,308.65
011 Middle Valley Nursery <i>West Mill Road</i>	Washington Twp. 55	11	9/10/1992	3648 / 11	78.900	\$8,109.00	\$251,438.40 40%	\$377,157.60 60%	\$628,596.00
010 Wachtell Farm <i>Bartley Road</i>	Washington Twp. 29	18 & 18.01	5/29/1992	3595 / 16	114.080	\$7,554.00	\$301,608.74 35%	\$560,130.52 65%	\$861,739.26
009 Hawthorne Hill <i>411 West Mill Road</i>	Washington Twp. 55	10	5/29/1992	3595 / 5	53.135	\$9,525.00	\$126,522.62 25%	\$379,567.88 75%	\$506,090.50
008 Harbedan Farms 3 <i>West Mill Road</i>	Washington Twp. 55	6, 8 & 28	7/11/1989	3162 / 37	77.468	\$18,924.00	\$848,377.36 55%	\$678,194.64 45%	\$1,466,572.00
007 Harbedan Farms 2 <i>West Mill Road</i>	Washington Twp. 33	70	7/11/1989	3162 / 19	25.756	\$17,000.00	\$245,763.92 58.4%	\$175,088.08 41.6%	\$420,852.00
006 Harbedan Farms 1 <i>West Mill Road</i>	Washington Twp. 55	20	6/23/1989	3152 / 134	59.036	\$19,000.00	\$650,567.72 58%	\$471,107.28 42%	\$1,121,684.00
005 Jenkinson Farm <i>West Mill Road</i>	Washington Twp. 55	14 & 14.1	4/19/1989	3125 / 75	74.900	\$17,514.00	\$524,734.00 40%	\$787,101.00 60%	\$1,311,835.00
004 Maier Brothers/Parker Road <i>193 Parker Road</i>	Washington Twp. 37	26, 26.03 & 26.04	4/5/1989	3117 / 282	97.683	\$12,500.00	\$610,518.75 50%	\$610,518.75 50%	\$1,221,037.50
003 Akin Farm <i>East Mill Road</i>	Washington Twp. 28 36	16, 16.01 & 16.02 41	1/17/1989	3080 / 144	111.140	\$17,522.00	\$389,345.65 20%	\$1,557,382.59 80%	\$1,946,728.24
002 ANDACRES <i>27 West Mill Road, Long Valley,</i>	Washington Twp. 33 34	51 50	12/21/1988	3075 / 109	79.200	\$17,504.00	\$693,158.40 50%	\$693,158.40 50%	\$1,386,316.80

Farm Name and Location	Municipality Block(s)	Lot(s)	Closing Date	Deed Book/Page	Easement Purchase Breakdown				
					Acreage	\$ Per Acre	Morris County Share and %	State	Total
001 KeiMar Acres 255 West Mill Road	Washington Twp. 34	38	12/28/1987	2989 / 880	14.000	\$12,000.00	\$84,000.00 50%	\$84,000.00 50%	\$168,000.00

TOTALS:	8,071.906	\$20,154.20	\$77,147,254.16	\$83,959,801.27	\$162,682,812.08
Avg Farm Size (Ac):	58.071				

Appendix D

Morris CADB Ranking System

MORRIS COUNTY AGRICULTURE DEVELOPMENT BOARD RANKING SYSTEM

I. FARMLAND QUALITY (Maximum 80 Points):

Acreage (5 Points):

50 acres or more	= 5 points
25 - 49 acres	= 3 points
10 - 24 acres	= 1 point

Sub Total = _____

Soils (25 Points):

Percent of Prime	_____ % x .25 = _____ points
Percent of Statewide Importance	_____ % x .20 = _____ points
Percent of Other	_____ % x .00 = 0 points

Sub Total = _____

Percentage of Tillable Cropland (25 Points):

Cropland Harvested	_____ % x .25 = _____ points
Cropland Pastured	_____ % x .10 = _____ points
Permanent Pasture	_____ % x .02 = _____ points
Other	_____ % x .00 = 0 points

Sub Total = _____

Boundaries and Buffers (15 Points):

Deed Restricted Farmland	_____ % x .15 = _____ points
Deed Restricted Wildlife Areas	_____ % x .13 = _____ points
8 Year Programs & EP Applications	_____ % x .07 = _____ points
Farmland (Unrestricted)	_____ % x .05 = _____ points
Streams & Wetlands	_____ % x .13 = _____ points
Parks (limited public access)	_____ % x .13 = _____ points
Parks (high use)	_____ % x .10 = _____ points
Military Installations	_____ % x .10 = _____ points
Highways (limited access) & RR's	_____ % x .10 = _____ points
Golf Courses (public)	_____ % x .10 = _____ points
Residential Development	_____ % x .00 = 0 points
Other	_____ % x .00 = 0 points
Cemeteries	_____ % x .13 = _____ points

Sub Total = _____

Density (10 Points):

Preserved Farms Within 0.5 Miles and Application Itself	= 2 points (Each)
Applications and 8 Year Programs Within 0.5 Miles	= 1 point (Each)

Sub Total = _____

II. STEWARDSHIP (Maximum 10 Points):

Soil and Water Conservation Practices = 0-5 points

Landowner is a Full-Time Farmer = 10 points

On-Site Investment Indicating a Serious Commitment to Continue Farming (Permanent Structures; Nursery Stock and Irrigation Systems; Condition of Buildings) = 0-5 points

Sub Total = _____

III. LOCAL COMMITMENT (Maximum 10 Points):

- Financial Contribution for Application = 0.5 points per % of county share
- Right to Farm Ordinance Containing a Notification Clause = 3 points
- Municipality has a Farmland Preservation Plan and An Agriculture Retention/Advisory Board = 5 points
- Active Municipal Liaison to the Morris CADB = 1 point

Sub Total = _____

IV. SPECIAL CONSIDERATIONS/ BONUS (Maximum 15 Points):

- Historic Structures = 0-2 points
- Viewed as Very Important by the Local Community (Such as Local Farm Market or One that Serves the Community As a Community Education Resource, Pick-Your-Own Operation, Last Farm in Town) = 0-3 points
- Imminence of Change (Policy: P-4) = 0-10 points
- Easement Affordability - Percentage of County's Annual Easement Purchase Budget (up to -5 points):
 - > 50% = -5 points
 - > 40% = -4 points
 - > 30% = -3 points
 - > 20% = -2 points
 - > 10% = -1 point
 - 0 - 10% = 0 points

Participation in the 8 Year Program (0-10 Points)

- Number of Years Completed:*
- 1 Year = 3 point
 - 2 Years = 4 points
 - 3 Years = 5 points
 - 4 Years = 6 points
 - 5 Years = 7 points
 - 6 Years = 8 points
 - 7 Years = 9 points
 - 8 Years+ = 10 points

Sub Total = _____

V. EXCEPTIONS:

- One Non-Severable Exception = -0 points
- More Than One Non-Severable Exception = -5 points (Each)
- Each Severable Exception = -10 points

Sub Total = _____

TOTAL = _____

Appendix E

Morris CADB Policies

POLICIES OF THE MORRIS COUNTY AGRICULTURE DEVELOPMENT BOARD

	<u>Adopted</u>	<u>Revised</u>
<p>(Policy: P-1) Ag. Labor Housing Purpose: To establish procedures for the approval of agricultural labor housing on permanently preserved farmland.</p>	07-20-00	08-10-06
<p>(Policy: P-2) Residual Dwelling Site Opportunity Purpose: To establish a policy on the granting of Residual Dwelling Site Opportunities (RDSOs).</p>	07-20-00	01-10-08
<p>(Policy: P-3) Application Fee Purpose: To establish a policy on requiring a fee for development easement purchase applications.</p>	07-20-00	
<p>(Policy: P-4) Imminence of Change Purpose: To establish a policy for awarding “Imminence of Change” points to applications to be considered for permanent farmland preservation.</p>	07-20-00	
<p>(Policy: P-5) Exceptions Purpose: To establish a procedure for evaluating and approving exceptions from the premises of pending development easement purchase applications.</p>	07-20-00	
<p>(Policy: P-6) Right to Farm Hearing Procedures Purpose: To establish procedures for Morris County Agriculture Development Board (Board) public hearings held to resolve conflicts between commercial farm operators and persons who are aggrieved by commercial farm operations, pursuant to N.J.S.A. 4:1C-10.1(b), N.J.S.A. 4:1C-10.1(c), and N.J.A.C. 2:76-2.10(b)1.</p>	WITHDRAWN	
<p>(Policy: P-7) Division of Permanently Preserved Farmland Purpose: To outline the procedure for requesting a division of a preserved farm and provide guidelines for reviewing requests.</p>	05-11-00	08-10-06

	<u>Adopted</u>	<u>Revised</u>
<p>(Policy: P-8) Easement Purchase Program Eligibility and Ranking System Purpose: To establish the eligibility criteria for the Easement Purchase Program and to procedures for ranking easement purchase applications.</p>	08-10-00	01-10-08
<p>(Policy: P-9) Agricultural Development Area (ADA) Purpose: To establish a methodology for the Morris County Agriculture Development Board to delineate where agriculture is the preferred, but not necessarily the exclusive, use of land.</p>	08-29-02	01-10-08
<p>(Policy: P-10) Deed of Easement Violations Purpose: To establish a process enabling the Morris CADB to enforce the deed of easement restrictions in place on all preserved farmland.</p>	12-12-02	
<p>(Policy: P-11) Replacement of Residence on Preserved Farmland Purpose: To outline the procedure for requesting the replacement of a residence on preserved farmland and to establish guidelines for reviewing such requests.</p>	12-12-02	
<p>(Policy: P-12) Proposed New Uses on Preserved Farmland Purpose: To outline the procedure for reviewing proposed new uses on preserved farmland.</p>	03-10-05	
<p>(Policy: P-13) Meeting Agenda & Submission of Supportive Documentation Purpose: To establish a deadline for the receipt of supportive documentation submitted for the Morris CADB's review and the placement of specific issues on the CADB meeting agenda.</p>	03-10-05	
<p>(Policy: P-14) Retention of Recordings Purpose: To establish a policy addressing the retention and destruction of electronic recordings of the Morris CADB meetings.</p>	03-10-05	04-10-08
<p>(Policy: P-15) Morris County Agricultural Management Practice for Equine Activities Purpose: To establish a policy, which regulates new equine-related activities on preserved farmland and on commercial farms seeking the protections of the Right to Farm Act.</p>	11-3-05	04-06-06



AGRICULTURAL LABOR HOUSING

Purpose:

To establish procedures for the approval of agricultural labor housing on permanently preserved farmland.

Policy:

1. The landowner may construct any new buildings for housing of agricultural labor employed by the agricultural operation, but only with the approval of the Morris CADB, and the State Agriculture Development Committee (SADC) (if SADC funding was used to purchase the development easement).
2. The agricultural labor housing shall be regulated by the municipality in which the agricultural labor housing unit will be located.
3. All agricultural labor housing units shall be utilized for laborers employed by the agricultural operation. The agricultural labor housing unit shall not be used as a rental property.
4. Pursuant to N.J.A.C. 2:76-6.15(a)14i, Agricultural labor housing “shall not be used as a residence for Grantor, the Grantor’s spouse, the Grantor’s parents, the Grantor’s lineal descendents, adopted or natural, the Grantor’s spouse’s parents, the Grantor’s spouse’s lineal descendents, adopted or natural.”
5. If the Morris CADB grants approval for the construction of agricultural labor housing, it shall be the applicant’s responsibility to make application and secure the approval of the SADC prior to construction.

Adopted:	Effective:	Revision #:	Last Revised:
07-20-00	07-20-00	2	8-10-06



**MORRIS COUNTY
AGRICULTURE DEVELOPMENT BOARD**

Policy: P-2

RESIDUAL DWELLING SITE OPPORTUNITY

Purpose:

To establish a policy on the granting of Residual Dwelling Site Opportunities (RDSOs).

Policy:

Residual Dwelling Site Opportunities shall not be permitted. All requests for RDSOs shall be denied.

However, farms, which were preserved with an RDSO, shall comply with State Agriculture Development Committee's Policy P-31, "Exercising a Residual Dwelling Site Opportunity" attached hereto.

Adopted:	Effective:	Revision #:	Last Revised:
07-20-00	07-20-00	1	1-10-08



APPLICATION FEE

Purpose:

To establish a policy on requiring a fee for development easement purchase applications.

Policy:

1. At the time an application is submitted, the application fee is not required.
2. Any application, which receives preliminary approval from the Morris CADB, shall submit a \$1,000 application fee.
3. The application fee shall be submitted prior to the county contracting for appraisal work.
4. If the county purchases the development easement, the application fee will be returned.
5. The applicant shall forfeit the application fee if the applicant withdraws at any point prior to closing of the development easement purchase.

Adopted:	Effective:	Revision #:	Last Revised:
07-20-00	07-20-00		



**MORRIS COUNTY
AGRICULTURE DEVELOPMENT BOARD**

Policy: P-4

IMMINENCE OF CHANGE

Purpose:

To establish a policy for awarding “Imminence of Change” points to applications being considered for permanent farmland preservation.

Policy:

Applicants who have one or more of the following circumstances associated with their property under consideration for permanent farmland preservation shall be awarded “Imminence of Change” points ranging from 1 to 10 based on the following factors:

1. The applicant or their agent, or contract purchaser has submitted a sketch plat to the municipal planning board or board of adjustment.
2. The applicant or their agent, or contract purchaser has submitted a preliminary subdivision plat or site plan for approval to the municipal planning board or board of adjustment.
3. The applicant or their agent, or contract purchaser has received approval for a preliminary subdivision plat or site plan from the municipal planning board or board of adjustment.
4. The applicant or their agent, or contract purchaser has submitted a final subdivision plat or site plan for approval to the municipal planning board or board of adjustment.
5. The applicant or their agent, or contract purchaser has received approval for a final subdivision plat or site plan from the municipal planning board or board of adjustment.
6. The applicant’s property is held by a multiple proprietorship, partnership, corporation, not-for-profit organization or charitable conservancy.
7. The applicant’s property is held by an “estate.”
8. The applicant’s property is held by a surviving spouse.
9. The applicant’s property has a gross acreage of less than 35 acres.
10. The applicant’s property is under a contract of sale.
11. The applicant has provided evidence to the Morris CADB that the subject property is in bankruptcy, sheriff’s sale, foreclosure, etc.

The above factors are not listed in any hierarchical manner. The awarding of points shall be on a case by case basis.

Adopted:	Effective:	Revision #:	Last Revised:
07-20-00	07-20-00		



EXCEPTIONS

Purpose:

To establish a procedure for evaluating and approving exceptions from the premises of pending development easement purchase applications.

Policy:

1. Exception requests shall only be considered on applications of 15 acres or more.
2. Exception requests shall be evaluated and approved based on the following:
 - a. Approval may be granted if the exception is located in an area that will have the least negative impact on the agricultural operation and on productive soils.
 - b. Applicant shall secure proper documentation for the CADB to reflect that every reasonable effort has been made to determine if the exception site is buildable; perk test, soil analysis, etc.
3. All exceptions shall be surveyed in order to determine the exact size and location. A metes and bounds description of the exception area shall be included in the deed of easement.
4. The board shall encourage exceptions to be non-severable.
5. The board shall encourage Right-to-Farm language to be reflected in the deed of the exception.

Adopted:	Effective:	Revision #:	Last Revised:
07-20-00	07-20-00		



**PROCEDURES FOR THE MORRIS
COUNTY AGRICULTURE DEVELOPMENT BOARD
RIGHT TO FARM HEARINGS**

Purpose:

To establish procedures for Morris County Agriculture Development Board (Board) public hearings held to resolve conflicts between commercial farm operators and persons who are aggrieved by commercial farm operations, pursuant to N.J.S.A. 4:1C-10.1(b), N.J.S.A. 4:1C-10.1(c), and N.J.A.C. 2:76-2.10(b)1.

Policy:

1. Scheduling and Notification of Hearings

a. Scheduling

Hearings shall be scheduled to immediately follow the monthly Board meetings, and at the call of the Chairperson.

Hearings shall be listed and scheduled for hearing before the Board based upon the date that the Board receives the complaints of the parties.

All unfinished hearings shall be scheduled to be continued to be heard at the next scheduled meeting of the Board unless rescheduled by the Board Chairperson.

Postponements shall be accepted by the Board only with the consent and concurrence of the opposing party, in writing.

Cases shall be heard or dismissed after two postponements.

b. Notification

The Public Notification shall be made to the New Jersey Daily Record, and posted in the Morris County Clerks office in sufficient time to have the advertisement appear a minimum of 7 days prior to the hearing, pursuant to N.J.S.A. 10:4-8 et seq.

A notice of the pending hearing shall be sent by regular mail to the State Agriculture Development Committee (SADC) and the municipality in which the commercial farm is located.

The following individuals shall be sent notices of the pending hearing by certified mail RRR 7 days prior to the hearing:

- Commercial farm operator and/or designated representative.
- Aggrieved party and/or designated representative.
- Expert witnesses and/or designated representative.

[Throughout the Procedures, “commercial farm operator” will mean commercial farm operator and/or designated representative, “aggrieved party” will mean aggrieved party and/or designated representative, and “expert witnesses” will mean expert witnesses and/or designated representative.]

2. Hearing

a. Documents

Copies of pertinent documents submitted by each party shall be available to the Board Members and Counsel for the hearing. The documents shall be sent by mail to the Board and Counsel of the Board 7 calendar days prior to the hearing. Staff shall forward the documents to the Board Members prior to the hearing. Hearings will not be conducted by the Board if all documents have not been received by the Board 7 calendar days prior to the hearing.

b. Hearing Officer

The Chairperson of the Board shall be the hearing officer. If the Chairperson is not present, the Vice-Chairperson shall serve as the hearing officer. If the Vice-Chairperson is not present, the Board shall choose a hearing officer through a motion of those Board Members present for the hearing.

c. Recording Hearings

Hearings shall be recorded by the Board using an electronic sound recording device. Either party may elect to have a stenographer at the party’s expense. If a stenographer is used, a copy of the transcript of the proceeding shall be provided to the Board at no expense to the Board.

d. Hearing Process

Hearings shall be conducted in general conformance with the pre-established meeting agenda or as directed by the Hearing Officer. As a minimum, the following steps shall occur in the sequence specified:

- Open Public Meeting Statement under N.J.S.A. 10:4-8 et seq. (Open Public Meeting Act).
- Introductory statement by Hearing Officer, including:
 1. Welcome and introductions.
 2. Statement of purpose of the hearing.

3. Description of the hearing process.
 - Opening statement by aggrieved party.
 - Opening statement by commercial farmer.
 - Testimony by aggrieved party.
 - Cross-examination by commercial farm operator.
 - Cross-examination by Board.
 - Testimony by commercial farm operator.
 - Cross-examination by aggrieved party.
 - Cross-examination by Board.
 - Closing argument by aggrieved party.
 - Closing argument by commercial farm operator.
 - Public comment.
 - Open discussion by Board.
 - The Board decision is made by a motion, and voted on by the regular members of the Board qualified to vote.

e. Testimony

- The members of the Board shall hear the testimony of all witnesses under oath or affirmation. All parties shall be given the right of cross-examination, either directly, if not represented by an attorney or through their attorneys if represented. All testimony shall be subject to the discretion of the Hearing Officer and the Board subject to reasonable limitations as to time and number of witnesses.
- The Hearing Officer, any members of the Board, or counsel to the Board shall administer oaths and affirmations.
- Testimony may include verbal and written statements from aggrieved parties, the commercial farm operator, expert witnesses, and any other party deemed appropriate by the Board. Verbal testimony may be given in narrative form or by question and answer. Parties shall not be bound by statutory or common law rules of evidence or any formally adopted rule in the New Jersey Rules of Evidence, but the Board may exclude irrelevant, immaterial or unduly repetitious evidence. All relevant evidence shall be heard and admitted.

3. Resolution of the Board

The findings and recommendations of the Board shall be in the form of a written narrative resolution providing a summary of the testimony, any supporting documents, and a copy of the agricultural management practice or site specific agricultural management practice utilized by the Board in its recommendations and any other information requested by the SADC (N.J.A.C. 2:76-2.10(b)2i).

The resolution, containing the findings and recommendations of the Board, shall receive review by Counsel prior to presentation for approval at the next scheduled meeting of the Board after the hearing has concluded or as otherwise agreed to by the Board and the parties.

Resolutions shall be acted on by the Board as: *Approved as Prepared, Approved as Modified by the Board, or Rejected.*

Copies of the *Approved Resolution* shall be sent to:

- Aggrieved party
- Attorney for aggrieved party
- Commercial farm operator
- Attorney for commercial farm operator
- Municipality
- Counsel for Municipality, or Municipal Attorney
- SADC
- Other interested parties, by request or participation in hearing.

The Board staff shall maintain a Standard Distribution List to include the contact names and addresses of individuals that have requested copies of resolutions.

The original resolution and all other pertinent documents shall be maintained as a written record by the Board staff and filed in accordance with Morris County Record Retention Requirements.

4. Other Matters, Correspondence and Communication

The Hearing Officer may authorize counsel to establish a direct line of communication with any related party for the purpose of facilitating resolution of the matter.

Communication of a verbal nature is non-binding unless followed up by a written record of conversation.

5. Records

The following are records and shall be filed and maintained as such. Case files may be transferred to the Morris County Long Term Record Storage Facility one year after approval by the Board.

- Resolution, attachments and other pertinent correspondence (10 years)
- Board minutes (Minute book with original approved resolutions) (Lifetime)
- Attendance Record (Board Members) (10 years)
- Other documents such as withdrawn cases, correspondence, shall be (1 year)

held 1 year in the working files and destroyed if not otherwise required to be retained.

Adopted:	Effective:	Revision #:	Last Revised:
02-17-00	02-17-00	1	02-17-05



DIVISION OF PERMANENTLY PRESERVED FARMLAND

Purpose:

It is the intent of the Morris County Agriculture Development Board (board) to discourage divisions of preserved farmland. The board's objective is to preserve large masses of viable agricultural land. The board recognizes that agricultural parcels may become less viable if reduced in size.

The board finds it necessary to have a policy, which outlines the procedure for requesting a division of a preserved farm and provides guidelines for reviewing requests. Although the State Agriculture Development Committee (SADC) has such a policy, Policy P-30-A, which applies to farmland preserved with state funds, the board finds it necessary to have its own policy, which applies to farmland preserved with state funds, as well as, farmland preserved exclusively with county funds.

The board will carefully consider the criteria contained in this policy to evaluate whether a preserved farm should be divided. The board criteria will determine whether the division is for an agricultural purpose and whether the resulting parcels are agriculturally viable.

For the purposes of this policy, "*agriculturally viable parcel*" means a parcel that is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from the parcel's agricultural output.

Policy:

A landowner requesting any division of a permanently deed restricted farm shall receive the written approval of the board.

1. Application Process

The deed owner(s) of the premises or legally authorized person shall apply to the board.

a. Pre-application meeting

The deed owner(s) of the premises or legally authorized person may request a pre-application review meeting with the board and/or staff.

b. Documents to be submitted

- Completed Morris CADB "Application for Division of Permanently Preserved Farmland"

- Current municipal tax map with the premises outlined
- Soil survey map with the premises outlined

c. Application fee

A non-refundable application fee in the amount of \$1,000 shall be submitted with the application.

2. Morris CADB Review

Upon receipt of the completed application, the Morris CADB will undertake the following:

- a. Ensure completeness of the application.
- b. Conduct a site inspection.

3. Morris CADB Decision

The Morris CADB will notify the applicant in writing of its decision. If the request is denied, an explanation for the denial will be provided.

- a. The Morris CADB reserves the right to request any other information it deems necessary to arrive at its decision.
- b. To grant approval, the Morris CADB must find that the division of the Premises is for an agricultural purpose and will result in agriculturally viable parcels.
- c. The Morris CADB may consider restrictions limiting or prohibiting future division of the Premises.
- d. If the Morris CADB grants approval for the division of permanently preserved farmland, it shall be the applicant’s responsibility to make application to and secure the approval of the SADC.

4. Costs and Fees

All costs associated with the approved division of the Premises, including, but not limited to a new survey, metes and bounds, recording of the deeds and an owner of last record search, shall be borne by the applicant.

Adopted:	Effective:	Revision #:	Last Revised:
05-11-00	05-11-00	2	8-10-06

MORRIS COUNTY AGRICULTURE DEVELOPMENT BOARD

**APPLICATION FOR
DIVISION OF PERMANENTLY PRESERVED FARMLAND**

Deed Owner's Name: _____

Applicant's Name (If not the Deed Owner): _____

Farm Name (if any): _____

Address of Farm: _____

Block(s) and Lot(s): _____

Municipality: _____

A. Division Request

Specify the type(s) of division being requested.

- ~ 1. Division along pre-existing lot lines.
- ~ 2. A new division of the Premises.
- ~ 3. Combination of 1. and 2.

B. Use of the Premises

Note: Please provide a detailed response for each question. Use additional space if necessary and attach to this form. In this application the term "premises" refers to all land that is permanently preserved, along with any exception areas associated with the preserved farm.

1. Describe the current agricultural use of the premises. Describe the agricultural use of the premises for the previous two years if it is different from the current use.

2. Do you farm the land or do you lease the land to someone else? _____

3. Is your permanent residence on the farm? _____

C. Agricultural Purpose

1. Why are you requesting a division of the Premises? _____

a. What is the “Agricultural Purpose” for the division of the Premises? _____

b. Explain why you would rather divide the Premises instead of maintaining the existing boundaries? _____

c. Could the existing agricultural operation be continued if the division were denied?

2. How will the division of the premises affect the current and future agricultural operation?

a. Do you intend to reside on any of the farms? Will you farm the land or will you lease the farm to someone else? _____

b. Have any soil and water conservation projects been installed on the premises, which would be impacted by the division? If yes, which practices and how? _____

c. Have any state funds been obligated or expended for soil and water conservation projects approved on the premises as authorized under the NJ Farmland Preservation Program?

d. How would the existing farm structures, barns and infrastructure be partitioned and contribute to the respective farms? _____

D. Agricultural Viability

1. What types of agricultural uses are proposed for the new farms? _____

2. How will access be provided to the new farms? Identify all of the proposed and existing access drives on a tax map. _____

3. Soils:

e. Identify the boundaries of the proposed division(s) on a USDA, SCS soil map.

f. What is the acreage and percent of Prime and Statewide Importance soils on each of the respective farms? _____

4. Boundaries:

a. Identify the boundaries of the proposed division(s) on a tax map.

b. Identify the adjacent land use on each of the boundaries of the proposed division(s). (List on a tax map)

c. Identify any hedgerows, streams, water bodies or other features, which exist on

the boundaries or the interior of the premises.

5. Size:

a. What is the acreage on each of the proposed parcels? _____

b. How many acres would be taken out of production to provide access as identified in # 2 above? _____

6. Are there any water rights or other water access points, which are impacted by the division? _____



EASEMENT PURCHASE PROGRAM ELIGIBILITY AND RANKING SYSTEM

Purpose:

To establish the eligibility criteria for the Easement Purchase Program and the procedures for ranking easement purchase applications.

Policy:

1. To be eligible for the Easement Purchase Program, an application shall meet the following criteria:
 - a. The land must be at least 10 acres.
 - b. The land must be receiving farmland tax assessment.
 - c. The land must be at least 50% tillable, or have at least 25 tillable acres.
 - d. The application receives a minimum score of 25 based on the Morris CADB Ranking System, per Attachment Policy: P-8.
 - e. The land must exhibit development potential based on the following standards:
 - (1) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the premises.
 - (2) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivisions, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner.
 - (3) If the land is 25 acres or less, the land shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the NJDEP wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the NJDEP may be secured.
 - (4) If the land is 25 acres or less, the land shall not contain more than 80% soils with slopes in excess of 15% as identified on a USDA NRCS SSURGO version 2.2 or newer soils map.
2. Attached is the Morris CADB Ranking System, which is utilized to rank easement purchase

applications.

3. The CADB has the discretion to approve or deny any eligible application.
4. If an application fails to meet the criteria listed in Paragraph 1, the Morris CADB reserves the right to waive the minimum criteria and to accept and consider the application on a case-by-case basis.

Adopted:	Effective:	Revision #:	Last Revised:
08-10-00	08-10-00	6	03-14-13

MORRIS COUNTY AGRICULTURE DEVELOPMENT BOARD RANKING SYSTEM

I. FARMLAND QUALITY (Maximum 80 Points):

Acreage (5 Points):

50 acres or more	= 5 points
25 - 49 acres	= 3 points
10 - 24 acres	= 1 point

Sub Total = _____

Soils (25 Points):

Percent of Prime	_____ % x .25 = _____ points
Percent of Statewide Importance	_____ % x .20 = _____ points
Percent of Other	_____ % x .00 = 0 points

Sub Total = _____

Percentage of Tillable Cropland (25 Points):

Cropland Harvested	_____ % x .25 = _____ points
Cropland Pastured	_____ % x .10 = _____ points
Permanent Pasture	_____ % x .02 = _____ points
Other	_____ % x .00 = 0 points

Sub Total = _____

Boundaries and Buffers (15 Points):

Deed Restricted Farmland	_____ % x .15 = _____ points
Deed Restricted Wildlife Areas	_____ % x .13 = _____ points
8 Year Programs & EP Applications	_____ % x .07 = _____ points
Farmland (Unrestricted)	_____ % x .05 = _____ points
Streams & Wetlands	_____ % x .13 = _____ points
Parks (limited public access)	_____ % x .13 = _____ points
Parks (high use)	_____ % x .10 = _____ points
Military Installations	_____ % x .10 = _____ points
Highways (limited access) & RR's	_____ % x .10 = _____ points
Golf Courses (public)	_____ % x .10 = _____ points
Residential Development	_____ % x .00 = 0 points
Other	_____ % x .00 = 0 points
Cemeteries	_____ % x .13 = _____ points

Sub Total = _____

Density (10 Points):

Preserved Farms Within 0.5 Miles and Application Itself	= 2 points (Each)
Applications and 8 Year Programs Within 0.5 Miles	= 1 point (Each)

Sub Total = _____

II. STEWARDSHIP (Maximum 10 Points):

Soil and Water Conservation Practices = 0-5 points

Landowner is a Full-Time Farmer = 10 points

On-Site Investment Indicating a Serious Commitment to Continue Farming (Permanent Structures; Nursery Stock and Irrigation Systems; Condition of Buildings) = 0-5 points

Sub Total = _____

III. LOCAL COMMITMENT (Maximum 10 Points):

- Financial Contribution for Application = 0.5 points per % of county share
- Right to Farm Ordinance Containing a Notification Clause = 3 points
- Municipality has a Farmland Preservation Plan and An Agriculture Retention/Advisory Board = 5 points
- Active Municipal Liaison to the Morris CADB = 1 point

Sub Total = _____

IV. SPECIAL CONSIDERATIONS/ BONUS (Maximum 15 Points):

- Historic Structures = 0-2 points
- Viewed as Very Important by the Local Community (Such as Local Farm Market or One that Serves the Community As a Community Education Resource, Pick-Your-Own Operation, Last Farm in Town) = 0-3 points
- Imminence of Change (Policy: P-4) = 0-10 points
- Easement Affordability - Percentage of County's Annual Easement Purchase Budget (up to -5 points):
 - > 50% = -5 points
 - > 40% = -4 points
 - > 30% = -3 points
 - > 20% = -2 points
 - > 10% = -1 point
 - 0 - 10% = 0 points

Participation in the 8 Year Program (0-10 Points)

- Number of Years Completed:*
- 1 Year = 3 point
 - 2 Years = 4 points
 - 3 Years = 5 points
 - 4 Years = 6 points
 - 5 Years = 7 points
 - 6 Years = 8 points
 - 7 Years = 9 points
 - 8 Years+ = 10 points

Sub Total = _____

V. EXCEPTIONS:

- One Non-Severable Exception = -0 points
- More Than One Non-Severable Exception = -5 points (Each)
- Each Severable Exception = -10 points

Sub Total = _____

TOTAL = _____



**MORRIS COUNTY
AGRICULTURE DEVELOPMENT BOARD**

Policy: P-9

AGRICULTURAL DEVELOPMENT AREA (ADA)

Purpose:

To establish a methodology for the Morris County Agriculture Development Board to delineate where agriculture is the preferred, but not necessarily the exclusive, use of land. This policy is designed to meet the criteria reflected in N.J.S.A. 4:1C-18.

Policy:

To be eligible for inclusion in the Agricultural Development Area (ADA) the premises must fulfill one the following:

1. Permanently Preserved Farmlands.
2. Lands in Eight Year Farmland Preservation Programs
3. Lands pending permanent farmland preservation by a non-profit, Morris County or the State Agriculture Development Committee

If none of the above has been fulfilled, then the following criteria must be met:

- a. Land that is at least 10 acres.
- b. Land that receives farmland assessment.
- c. Lands comprising the premises have common ownership.
- d. The land must be at least 50% tillable, or have at least 25 tillable acres.
- e. Lands less than 25 acres in size shall not contain more than 80 percent soils with slopes in excess of 15 percent as identified on a USDA, Natural Resource Conservation Service SSURGO version 2.2 or newer soils map.
- f. The land is located in a municipality whose zoning permits agriculture or in which agriculture is permitted as a non-conforming use.

Adopted:	Effective:	Revision #:	Last Revised:
8-29-02	8-29-02	2	01-10-08



DEED OF EASEMENT VIOLATIONS

Purpose:

To establish a process enabling the Morris County Agriculture Development Board (CADB) to enforce the deed of easement restrictions in place on all preserved farmland.

The CADB’s intent is to prevent violations of deed of easement restrictions. Therefore, the CADB has established a process to enforce the restrictions of the Deed of Easement on preserved farmland.

Policy:

Once a possible violation has been identified by the CADB, the following process will be initiated:

1. Within 10 days of being contacted by the CADB, the landowner shall provide an explanation to the CADB concerning the possible deed violation. If the violation is not a temporary situation that can be summarily remedied, further action shall be taken.
2. A letter will be mailed, certified mail, return receipt requested which notifies the property owner of all violations cited that require immediate remediation. The owner of the property will then have 30 days from receipt of the letter to remedy and/or remove the violation(s) or further action will be taken. The landowner may request a meeting with the CADB or staff to discuss the matter.
3. At the end of the 30-day period the CADB will conduct a site inspection. If any violation(s) exist (new or remaining) the CADB will notify the Zoning Officer and/or other appropriate officials of the property owner’s municipality advising that the property owner has been in violation of a municipal ordinance, and requesting the Zoning Officer enforce all applicable municipal ordinances. If the violation does not involve a violation of municipal ordinances, the appropriate Federal or State agency will be notified.
4. The CADB may pursue all remedies available to enforce the Deed of Easement including those contained in Paragraph 16 of the Deed of Easement, which states, the CADB:

“may institute, in the name of the State of New Jersey, any proceedings to enforce these terms and conditions including the institution of suit to enjoin such violations and to require restoration of the Premises to its prior condition.” Further, the CADB does “not waive or forfeit the right to take any other legal action necessary to insure compliance with the terms, conditions, and purpose of (the) Deed of Easement by a prior failure to act.”

Adopted:	Effective:	Revision #:	Last Revised:
12-12-02	12-12-02		



REPLACEMENT OF RESIDENCE ON PRESERVED FARMLAND

Purpose:

It is the intent of the Morris County Agriculture Development Board (CADB) to provide the necessary guidelines for reviewing requests for the replacement of a residence on preserved farmland. The replacement residence shall have as minimal an impact on the agricultural operation as possible.

The Morris CADB finds it necessary to establish a policy, which outlines the procedure for requesting the replacement of a residence on preserved farmland and establishes guidelines for reviewing such requests. This policy does not apply to residences constructed on exception (exclusion) areas. Any residence replacement must also be approved by the State Agriculture Development Committee (SADC).

Policy:

A landowner requesting the replacement of a residence on permanently deed-restricted farmland shall receive the written approval of the Morris CADB and the SADC prior to commencement of construction.

1. Application Process

The record owner(s) of the premises or legally authorized person(s) shall apply to the board.

a. Non-Binding Pre-application meeting

The owner(s) of the premises or legally authorized person(s) may request a non-binding pre-application review meeting with the board and/or staff.

b. Documents to be submitted:

- Letter requesting the replacement and providing the reason for the replacement
- Current municipal tax map with the premises outlined
- Survey of the premises with details per the attached Schedule A

2. Morris CADB Review

Upon receipt of the completed information contained in Section 1, the Morris CADB will undertake the following:

- a. Ensure completeness of the application.
- b. Conduct a site inspection.
- c. Provide the owner(s) the opportunity to present their application before the Morris CADB and submit testimony or proofs.
- d. Render a decision.

3. Morris CADB Decision

The Morris CADB will notify the applicant in writing of its decision. If the request is denied, an explanation for the denial will be provided.

- a. The Morris CADB reserves the right to request any other information it deems necessary to arrive at its decision.
- b. To grant approval, the Morris CADB must find that the replacement of the residence will not negatively impact the agricultural viability of the farm.

The Morris CADB will inform the SADC of its decision. However, the applicant must make a request to the SADC for approval.

4. Costs and Fees

All costs associated with the replacement of the residence, including, but not limited to a new survey, metes and bounds, recording of the deeds and an owner of last record search, shall be borne by the applicant.

Adopted:	Effective:	Revision #:	Last Revised:
12-12-02	12-12-02		

SCHEDULE A

SUBMISSION REQUIREMENTS:

A Site Plan with the following details must be submitted for review by the Morris CADB:

Driveways. The location of all existing and proposed driveways being specified, along with the driveway material and width shown. Note: Any proposed driveways shall not be for solely residential purposes. Per Paragraph 12 of the Deed of Easement, any new driveways may be constructed to service crops, bogs, agricultural buildings or reservoirs. Any new driveway shall have a metes and bounds description of its centerline.

Landscaping. All existing and proposed non-agriculturally related landscaping shall be shown. Note: The landscaping of driveways shall not interfere with the agricultural operation. Any driveway landscaping must not impede the passage of agricultural vehicles or livestock.

Structures. The square footage of all existing and proposed structures on the farm shall be provided. The replacement residence and its associated structures and improvements must be contained within a two-acre envelope.



PROPOSED NEW USES ON PRESERVED FARMLAND Interpretation of Deed of Easement

Purpose:

It is the intent of the Morris County Agriculture Development Board (CADB) to provide the necessary guidelines for reviewing proposed new uses on preserved farmland.

The Morris CADB finds it necessary to establish a policy, which outlines the procedure for reviewing proposed new uses on preserved farmland. This policy will allow the Morris CADB to provide owners or potential owners of preserved farmland timely decisions regarding whether their proposed new use(s) would be in compliance with the Deed of Easement.

Policy:

An owner or contract purchaser of permanently deed-restricted farmland wishing to commence new agricultural activities may request that the Morris CADB review the proposed new activities to determine whether they are in compliance with the Deed of Easement.

1. Application Process

The record owner(s) of the premises or legally authorized person(s) shall apply to the board.

a. Non-Binding Pre-application meeting

The owner(s) of the premises or legally authorized person(s) may request a non-binding pre-application review meeting with the board and/or staff.

b. Documents to be submitted for formal board review:

- Letter explaining in detail the proposed new use(s)
- Site plan per the attached Schedule A

2. Morris CADB Review

Upon receipt of the completed information contained in Section 1, the Morris CADB will undertake the following:

a. Ensure completeness of the application.

- b. Provide the owner(s) the opportunity to present their application before the Morris CADB and submit testimony or proofs.
- c. Render a decision.

3. Morris CADB Decision

The Morris CADB will notify the applicant in writing of its decision. If the request is denied, an explanation for the denial will be provided.

- a. The Morris CADB reserves the right to request any other information it deems necessary to arrive at its decision.
- b. To grant approval, the Morris CADB must find that the proposed new use(s) would be in compliance with the Deed of Easement.
- c. Morris CADB approval does not preempt the jurisdiction and control of the Municipality and its Boards and Agencies, Morris County and its Boards and Agencies, and the State of New Jersey and its Boards and Agencies.

4. Costs and Fees

All costs associated with the new use(s), including, but not limited to site plan, wetlands delineation, shall be borne by the applicant.

Adopted:	Effective:	Revision #:	Last Revised:
3-10-05	3-10-05		

SCHEDULE A

SUBMISSION GUIDELINES:

A Site Plan with the following details must be submitted for review by the Morris CADB:

Structures. The square footage and location of all existing and proposed structures on the farm shall be provided. Uses of all existing and proposed structures shall be described.

Driveways. The location of all existing and proposed driveways and parking areas shall be provided.

Landscaping. All existing and proposed non-agriculturally related landscaping shall be shown. Note: The proposed landscaping shall not interfere with the agricultural operation. Any driveway landscaping must not impede the passage of agricultural vehicles or livestock.

Wetlands and Wooded Areas. The location of existing wetlands, streams, water bodies and wooded areas shall be provided. If wetlands are present, the applicant shall also provide a Letter of Interpretation (LOI) from the New Jersey Department of Environmental Protection (DEP).

Agricultural Labor Housing. The landowner may construct any new buildings for housing of agricultural labor employed by the agricultural operation, but only with the approval of the Morris CADB, and the SADC (if SADC funding was used to purchase the development easement). Morris CADB Policy: P-1 establish procedures for the approval of agricultural labor housing on permanently preserved farmland.

Additional information may be requested as necessary.



**MEETING AGENDA
& SUBMISSION OF SUPPORTIVE DOCUMENTATION**

Purpose:

To establish a deadline for the receipt of supportive documentation submitted for the Morris County Agriculture Development Board's review and the placement of specific issues on the CADB meeting agenda. The deadline will allow sufficient time for staff to process requests and to forward materials to the CADB members prior to the meeting.

Policy:

1. **In order to submit information to the Morris County Agriculture Development Board, the following must be accomplished:**
 - A. Information which is to be reviewed by the Morris County Agriculture Development Board must be delivered to the office of the Board **no later than one week prior to the meeting**. *(Please submit materials as early as possible to allow adequate time for staff review.)*
 - B. Ten (10) copies of all proposed information are required for submission to the Board, but can be waived at staff's discretion.
 - C. The petitioner must submit all pertinent information to the CADB staff prior to the deadline (noted above). Information that is submitted after the deadline will be held for the next available meeting agenda. *(It is at the discretion of the CADB staff in consultation with the Chairman to place the petitioner on the next available meeting agenda.)*
2. **In order to be placed on the CADB meeting agenda:**
 - A. The petitioner must notify the CADB staff **no later than the first Thursday of the month**; stating that they would like to be placed on the CADB agenda to present their proposal before the Board.
 - B. The petitioner may notify the CADB staff by telephone, email or written correspondence, as long as the notification is received prior to the deadline date.
3. **Copies of Staff Reports:**
 - A. If a Staff Report is prepared for the CADB meeting, upon request, a copy will be provided to the petitioner before noon of the CADB meeting day. The report will be provided via email or fax or can be picked up by the petitioner at the office of the Morris

County Department of Planning and Development located at 30 Schuyler Place,
Morristown, NJ.

Adopted:	Effective:	Revision #:	Last Revised:
3-10-05	3-10-05	1	6-13-13



**MORRIS COUNTY
AGRICULTURE DEVELOPMENT BOARD**

Policy: P-14

RETENTION OF RECORDINGS

Purpose:

To establish a policy addressing the retention and destruction of electronic recordings of the Morris CADB meetings.

Policy:

Pursuant to the State of New Jersey “County and Municipal Agencies General Records Retention Schedule M100000-905” (Records Series #0511-0000; Record Title & Description: Recordings of Public Meetings – Public Officials – Audio/Video (Analog and Digital)), unless the CADB is notified in writing that a Board matter is in litigation, the CADB shall retain recordings of proceedings (audio/video) for a period of 80 days after summary or verbatim transcripts have been approved by the CADB whichever is later. The recordings will be destroyed by being erased.

(Source: N.J. Division of Archives and Records Management [NJDARM] [<http://www.njarchives.org/links/pdf/m100000-905.pdf>]).

Adopted:	Effective:	Revision #:	Last Revised:
3-10-05	3-10-05	1	4-10-08



EQUINE ACTIVITIES ON PRESERVED FARMLAND

Purpose:

To establish a policy, which regulates new equine-related activities on preserved farmland.

Applicability:

This policy applies to new, equine-related activities on preserved farmland.

Definitions:

“Equine-related structures” means buildings used to conduct equine activities.

“Horse” means one animal unit, where one animal unit equals 1,000 pounds of body weight. A “horse” shall include a horse, donkey, mule and pony.

Policy:

All equine-related activities on preserved farmland must be in compliance with the Deed of Easement.

1. Animal Density

The number of horses on a preserved farm shall not exceed one (1) horse per each whole acre of the farm. Non-severable exception areas on preserved farms are included in the whole acre calculation.

2. Ownership of Horses

Horses on a preserved farm may be owned by the farm owner, farm/business operator, horse trainer/employee, or any other person not listed in this policy.

3. Equine-Related Structures

The total floor space of equine-related structures shall not exceed three and one-half percent (3.5%) of the total acreage of the farm. Floor space does not include loft space utilized for animal feed or hay storage.

The farm shall be limited to one indoor arena, not to exceed 20,000 square feet.

The square footage of equine related structures shall be calculated by measuring the outside dimension of the equine structure.

The height of equine-related structures shall conform to municipal standards.

4. Manure Management

Manure shall be managed in conformance with (1) all relevant State and Federal statutes, rules and regulations, and (2) a farm conservation plan approved by the Morris County Soil Conservation District pursuant to N.J.A.C. 2:90 and prepared in accordance with the Natural Resources Conservation Service (NRCS) Field Office Technical Guide (FOTG), incorporated herein by reference, as amended and supplemented, available at http://efotg.nrcs.usda.gov/efotg_locator.aspx?map=NJ.

5. Agricultural Labor Housing on Preserved Farmland

The applicant must meet the requirements of Morris CADB Policy: P-1, Agricultural Labor Housing.

In addition, agricultural labor housing on preserved farmland can only house farm employees involved in production activities. Accordingly, the applicant must demonstrate that the equine production activities justify the proposed agricultural labor housing. Equine-related labor housing shall be included in the equine-related structure limitation as defined in Section 3 of this policy.

6. Procedures/Method for Deviation from this Policy

Any equine proposal outside the parameters of this policy shall be addressed by formal application to the Morris CADB and shall be addressed through the Site Specific Agricultural Management Practice process.

Adopted:	Effective:	Revision #:	Last Revised:
11-3-05	11-3-05	2	8-21-08

Appendix F

Targeted Farms

**Targeted Farm Inventory
Morris County Farmland Preservation Plan**

Municipality	Block(s) and Lot(s)	Property Location	Ownership	Acres	Project Area
Boonton Twp	Block 30401 Lot 1; Block 30201 Lot 2	425 POWERVILLE RD	JOHANSON HOLDING CO	48.6	North East Project Area
Boonton Twp	Block 30701 Lot 3	119 KINGSLAND RD	ELLINWOOD LLC	27.9	North East Project Area
Boonton Twp	Block 30701 Lot 4	131 KINGSLAND RD	ELLINWOOD LLC	21.4	North East Project Area
Boonton Twp	Block 30701 Lot 5	135 KINGSLAND RD	ELLINWOOD LLC	12.0	North East Project Area
Chester Twp	Block 1 Lot 14	650 POTTERSVILLE RD	SEGAL, CARL/CASSANDRA	49.4	West Project Area
Chester Twp	Block 10.05 Lot 31	378 ROUTE 24	JHM LAND LLC C/O J MENNEN @ TMF INV	14.9	West Project Area
Chester Twp	Block 12 Lots 1.15-1.29	21 KNIGHT DR	CANTOR, ESTATE OF EDWARD A - PART II	63.6	West Project Area
Chester Twp	Block 12 Lots 3.01, 3.03	444 OLD CHESTER RD	O'DONNELL, ROBERT K/SHERYL	20.5	West Project Area
Chester Twp	Block 12 Lot 4	500 OLD CHESTER GLADSTONE	ABRAHIMZADEH, BABEK/STEARNS, G	18.7	West Project Area
Chester Twp	Block 15 Lot 40.01	200 OLD CHESTER GLADSTONE	HUGHES, ROBERT H/DRAEGER, DARCY J	10.7	West Project Area
Chester Twp	Block 33 Lot 4; Block 34	107 OAKDALE RD	POST, DEBORAH A	67.6	West Project Area
Chester Twp	Block 4 Lot 41	8 ROGERS RD	MCLAUGHLIN, CATHERINE	14.9	West Project Area
Chester Twp	Block 46 Lot 20.03	65 PLEASANT HILL RD	DURYEA, DONALD / ANNA	12.5	West Project Area
Chester Twp	Block 7 Lot 13.23	48 E FOX CHASE RD	DIETZ, ANDREW E/KAREN TIC TRUSTS50%	29.0	West Project Area
Chester Twp	Block 7 Lot 44	15 ST BERNARDS RD	GILL ST BERNARDS SCHOOL	18.6	West Project Area
Chester Twp	Block 7.01 Lot 7.07	38 E FOX CHASE RD	CHERRY HILL FARM LLC	16.8	West Project Area
Chester Twp	Block 7 Lots 15.01-15.04	MENDHAM RD	MICHEL, BETSY S	33.0	West Project Area
Harding Twp	Block 13 Lots 1.02, 3.02; Block 56 Lots 1.02, 1.03,	72 WOODLAND RD	WEICHERT, PAMELA M	32.2	Central Project Area
Harding Twp	Block 19 Lot 12.03	45 BLUE MILL RD	HARDING BOYS 3,L.L.C.%GUILFORD CO	18.0	Central Project Area
Harding Twp	Block 26 Lot 13	42 GLEN ALPIN RD	BLANCHARD, WM C & RICHARD F	10.5	Central Project Area

**Targeted Farm Inventory
Morris County Farmland Preservation Plan**

Municipality	Block(s) and Lot(s)	Property Location	Ownership	Acres	Project Area
Harding Twp	Block 4 Lots 11, 11.01, 12,	48 RED GATE RD	POST AND RAIL PARTNERS LP	24.8	Central Project Area
Harding Twp	Block 4 Lot 9; Block 6 Lots 5, 6, 7.02	28 RED GATE RD	PFEIFFER, LOREN N	31.7	Central Project Area
Harding Twp	Block 49 Lots 12.02, 12.04	51 GLEN ALPIN RD	BLANCHARD, WILLIAM I	12.0	Central Project Area
Harding Twp	Block 49 Lots 12, 12.03	65 GLEN ALPIN RD	BLANCHARD, CLIFFORD	12.3	Central Project Area
Harding Twp	Block 6 Lot 3	33 RED GATE RD	TERRAPIN HILL FARM LLC	51.6	Central Project Area
Lincoln Park Boro	Block 4 Lots 3, 5	246 BEAVER BROOK RD	DEN HOLLANDER, JOHN & ARLENE E.	17.1	North East Project Area
Mendham Boro	Block 1801 Lots 16, 36.04	W MAIN ST	MT. HERMON HILLS CO LLC	109.9	Central Project Area
Mendham Boro	Block 2301 Lots 2.01, 2.02, 2.03	175-179 CHERRY LN	FASANO FARMS LLC.	80.4	Central Project Area
Mendham Boro	Block 2301 Lot 5	11 HORSESHOE BEND RD	MEADOW SPRING FARM LLC C/O P5ADMIN	17.2	Central Project Area
Mendham Boro	Block 2401 Lot 31.06	99 HARDSCRABBLE RD	IRENE, SANDY/ANNE/LAWRENCE/ROBERT	33.4	Central Project Area
Mendham Boro	Block 2401 Lot 32	16 HORSESHOE BEND RD	NICHOL, MICHAEL J & TARA M	16.6	Central Project Area
Mendham Boro	Mendham Boro- Block 2601 Lot 7; Mendham Twp Block 103 Lot 10	290 PLEASANT VALLEY RD	LAMB, JAMES R & BRIGID SHANLEY	39.2	Central Project Area
Mendham Twp	Block 109 Lot 22	36 IRONIA RD	MARTELLO, FERNANDO/CAMILLA FANTIN	47.0	Central Project Area
Mendham Twp	Block 147 Lots 42.01-42.09, 42.11-42.14, 42.16-42.17	1 EXMOOR DR	LAWRENCE FARMLAND, L.L.C.	153.5	Central Project Area
Mendham Twp	Block 147 Lot 42.10	10 EXMOOR DR	IRENE, LAWRENCE	12.3	Central Project Area
Mendham Twp	Block 147 Lot 42.15	HARDSCRABBLE RD	4 SUTTON PL ESTATE LLC	10.1	Central Project Area
Montville Twp	Block 52.2 Lots 16.1, 16.2	65 RIVER RD	65 RIVER ROAD,LLC	17.0	North East Project Area
Mount Olive Twp	Block 5300 Lot 10	51 FLANDERS-DRAKESTOWN RD	WILLIAMS, DONALD/DOUGLAS%T MCNEMAR	65.9	West Project Area
Mount Olive Twp	Block 5600 Lot 5	12 HILLSIDE AVE	ASHLEY FAMILY LAND LLC	7.8	West Project Area
Mount Olive Twp	Block 5702 Lot 3	25 HILLSIDE AVE	ASHLEY FAMILY LAND LLC	9.2	West Project Area

**Targeted Farm Inventory
Morris County Farmland Preservation Plan**

Municipality	Block(s) and Lot(s)	Property Location	Ownership	Acres	Project Area
Mount Olive Twp	Block 7100 Lot 48; Block 7801 Lots 9, 10, 11; Block 7900 Lot 2	190 FLANDERS-DRAKESTOWN R	DRAKESTOWN LLC	107.0	West Project Area
Mount Olive Twp	Block 7801 Lot 6; Block 7900 Lot 7; Block 8000 Lots 2, 6, 7, 14, 18; Block 8100 Lots 10, 11, 28, 45; Block 8101 Lots 7, 8, 9	218-224 DRAKESTOWN RD	MT OLIVE COMPLEX ATTN K.ROTHSTEIN	919.7	West Project Area
Rockaway Twp	Block 31001 Lot 17	345 SPLIT ROCK RD	MURDOCK, TYLER P & KATELYN FELTS	21.6	North East Project Area
Rockaway Twp	Block 50003 Lot 8	328 SPLIT ROCK RD	FELTS, W CARL & PATRICIA E	16.5	North East Project Area
Washington Twp	Block 13 Lots 60, 63.01	FLOCKTOWN RD	IANNAcone, ROBERT	19.5	West Project Area
Washington Twp	Block 16 Lot 2	DRAKESTOWN RD	JOYCE, JULIE A & SEAN J WALSH	13.9	West Project Area
Washington Twp	Block 20.10 Lot 44	FLOCKTOWN RD	SEARLES, HELEN	56.7	West Project Area
Washington Twp	Block 20 Lot 46	SCHOOLEYS MTN RD	SCHELLER, CHRISTINE E	39.8	West Project Area
Washington Twp	Block 22 Lot 28	SCHOOLEYS MTN RD	CARRAJAT, FRANK & ERIN	65.5	West Project Area
Washington Twp	Block 28 Lots 14, 15	BARTLEY RD	ORT, HARVEY J SR & HARVEY J JR TRUS	20.9	West Project Area
Washington Twp	Block 3 Lot 15	EAST AVE	HARVESTONE FARMS, INC	154.0	West Project Area
Washington Twp	Block 30 Lot 34.01	PLEASANT GROVE RD	PEACH, JOHN G & JO ANN	13.1	West Project Area
Washington Twp	Block 30 Lot 71.03	ESNA DR	THE NICHOLAS MARTINI FOUNDATION	60.9	West Project Area
Washington Twp	Block 38 Lot 3.03	PARKER RD	PARKERRD LLC	12.1	West Project Area
Washington Twp	Block 42.03 Lot 23; Block 62 Lot 6	HACKLEBARNEY RD	DELLI SANTI, DOLORES M	29.1	West Project Area
Washington Twp	Block 43 Lots 57, 58, 59, 61, 62.03	STEPHENSBURG RD	J & B TREE FARM LLC %J SIEDLECKI	57.8	West Project Area
Washington Twp	Block 43 Lot 74	FISHERS MINE RD	DAVO, WILLIAM C & KATHLEEN	16.7	West Project Area
Washington Twp	Block 55 Lot 10.03	TURTLEBACK RD FL	PASCALE, CONCETTA	15.0	West Project Area
Washington Twp	Block 55 Lot 30	W MILL RD	DUFFORD, ANDREW ETAL % J P CONOVER	66.4	West Project Area
Washington Twp	Block 55 Lot 9	TURTLEBACK RD FL	STABENOW, JAMES	19.9	West Project Area

**Targeted Farm Inventory
Morris County Farmland Preservation Plan**

Municipality	Block(s) and Lot(s)	Property Location	Ownership	Acres	Project Area
Washington Twp	Block 60 Lot 20	PICKLE RD FL	BURNETT, DAVID W & BARBARA N	18.1	West Project Area
Washington Twp	Block 60 Lot 21.04	PICKLE RD	FILIPPONE, ANDREA	16.1	West Project Area
Washington Twp	Block 60 Lot 22.02	PICKLE RD	FILIPPONE, ANDREA	10.2	West Project Area
Washington Twp	Block 41.01 Lot 29; Block 42 Lots 13, 14.01, 14.03, 14.04; Block 61 Lots 1, 1.03, 1.04, 5.01, 5.02, 5.03, 19, 20, 21; Block 62 Lot 1.02	APGAR RD	MASCHARKA, CAROLYN H	133.4	West Project Area
Washington Twp	Block 61 Lot 6	APGAR RD	BRUCKER, LAURA & HENRY J II	29.6	West Project Area
Washington Twp	Block 62 Lot 1	HACKLEBARNEY RD	HAYS, JOSEPH P & PAULA G	41.7	West Project Area
Washington Twp	Block 62 Lot 18; Block 63 Lots 8.02, 8.04, 12, 13, 14, 21, 22, 25.01; Block 64 Lot 1	BLACK RIVER RD FL	MERRY MEETING FARM LLC	246.6	West Project Area
Washington Twp	Block 63 Lots 18, 19, 19.02, 20, 20.02	BLACK RIVER RD	MILLER, SARAH E W ETALS	85.5	West Project Area
Washington Twp	Block 63 Lot 20.01	PICKLE RD	SEW190 LLC	13.4	West Project Area
Washington Twp	Block 63 Lot 3	PICKLE RD	PICKLE ROAD FARM LLC %M GERARDS	118.5	West Project Area
Washington Twp	Block 8 Lot 9.01	ROUTE 46	WRNJ RADIO, INC	10.2	West Project Area
Washington Twp	Block 8 Lot 9.02	ROUTE 46	KARDAN HACKETTSTOWN, LLC %AM GREENE	15.8	West Project Area