

## **Appendix A**

### Public Survey & Municipal Outreach Summary

## Public and Municipal Outreach Summary

### Morris County Farmland Preservation Plan

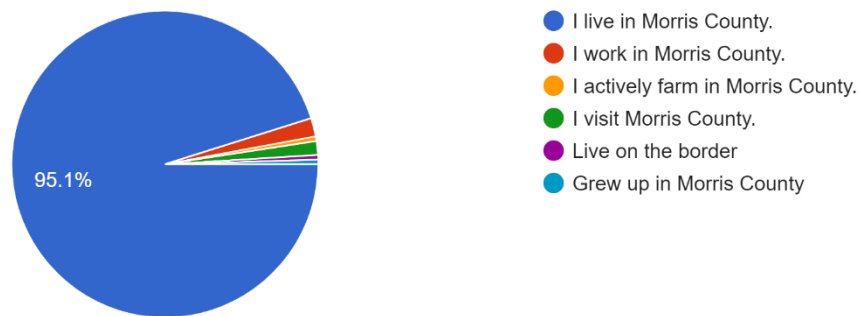
#### Public Outreach

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:

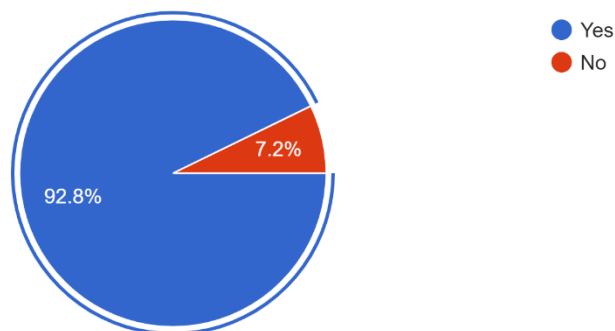
Which of the following best describes you?

206 responses



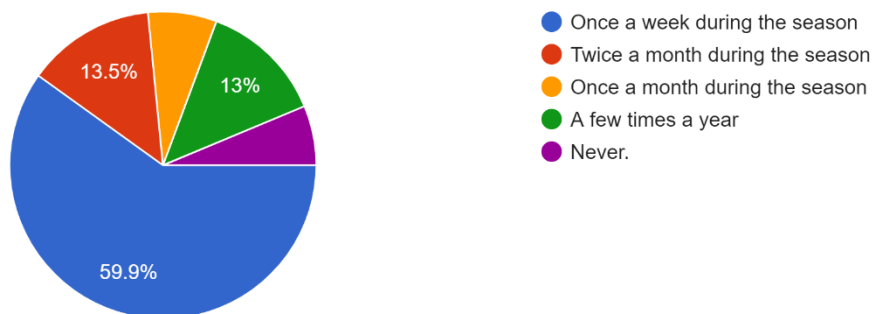
Do you purchase agricultural products from local farms?

208 responses



## How often do you purchase produce/groceries from local farms?

207 responses



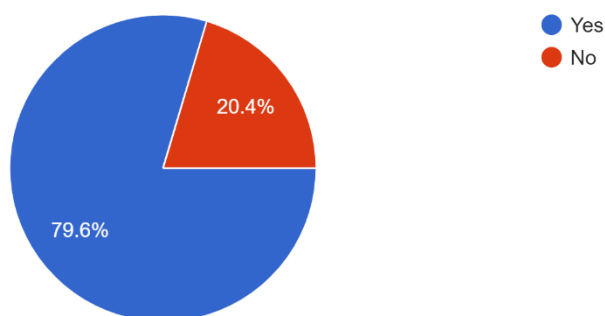
## Farm stands for produce/groceries

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)
Creeside 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



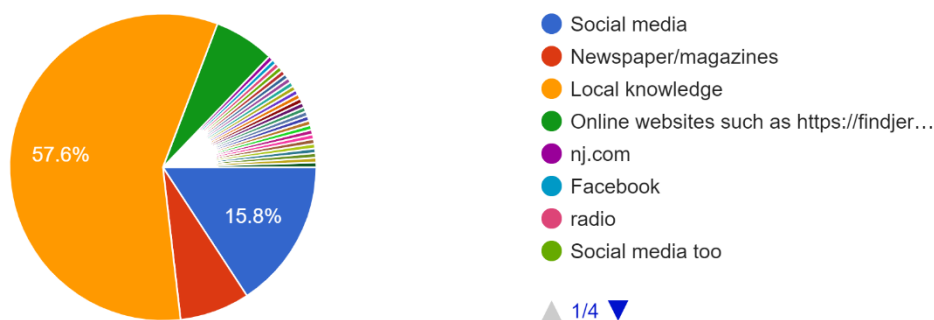
### Local Nurseries

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)
Concurso'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

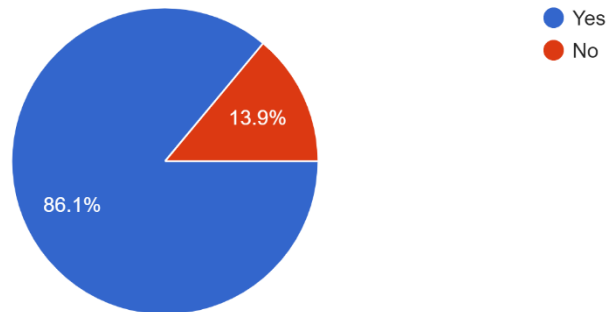
How did you find out about local farms in your area that sell products or host events?

203 responses



Do you visit any local farmers markets?

208 responses

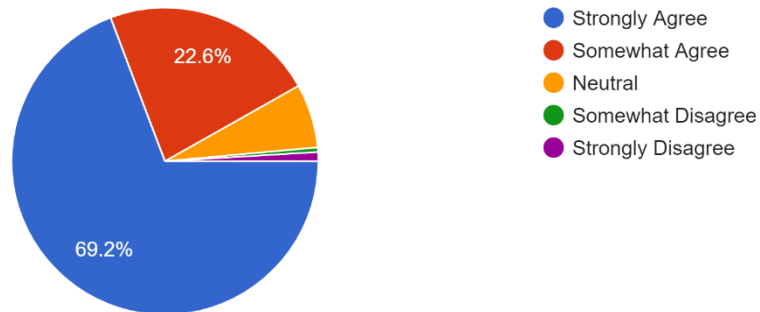


### Farmers Markets

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

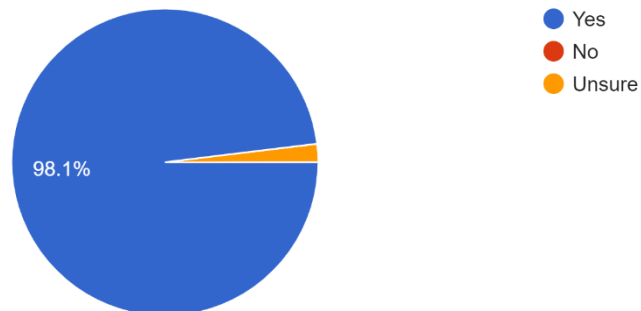
Rate the following statement: Agritourism is necessary for the vitality of the farming industry.

208 responses



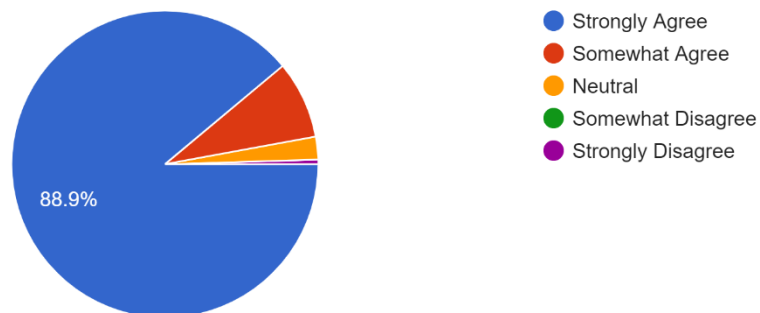
Do you feel it is important to preserve farmland in Morris County?

208 responses



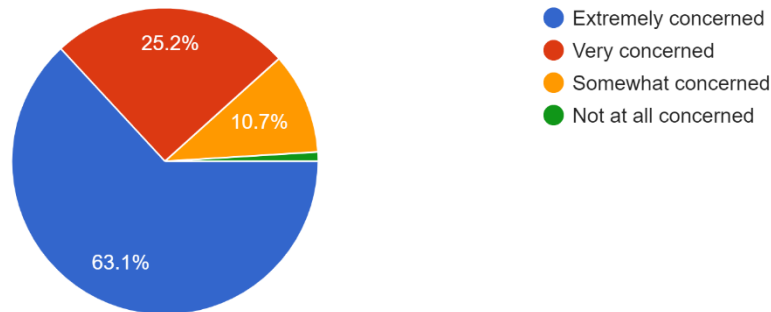
Rate the following statement: Agriculture is important to the quality of life in Morris County.

208 responses



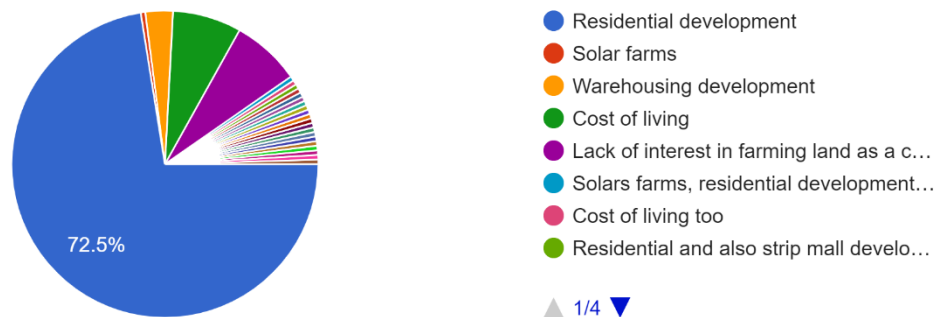
Rate the following statement: How concerned are you regarding the loss the farmland?

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.

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.
Kids learn so much by visiting the local farms, and love walking thru the farms picking fruits, flowers and seeing animals around.
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.
Wish there were more advertising as to where to get vegetables that is available without the internet.
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 they 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>I will buy nursery items/plants. Some farms are listed:  <a href="http://www.npsnj.org/pages/nativeplants_Sources.html">www.npsnj.org/pages/nativeplants_Sources.html</a></p> <p>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.</p> <p>Preservation &amp; Restoration are what we need. See <a href="http://www.HomeGrownNationalPark.org">www.HomeGrownNationalPark.org</a> and <a href="http://www.jerseyyards.org">www.jerseyyards.org</a></p> <p>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>
We need every piece of farmland we can save in Morris County. We have too much development and way too many people.
Warehousing is 2nd greatest threat.
The time is fast approaching that if you do not have "local" farms you will not be able to afford to buy food!
Health is more important than making money on residential housing.

## 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 dieldrin, 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