

Raritan Township
Comprehensive Farmland Preservation Plan

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Comprehensive Farmland Preservation Plan

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I. INTRODUCTION

This Comprehensive Farmland Preservation Plan is intended to be an integral element of the Raritan Township Master Plan. The specific agricultural and preservation goals and policies set forth herein are intended to complement the Township's 2008 Master Plan and Raritan's overall planning vision. This document will address both the State's guidelines for a Comprehensive Farmland Preservation Plan and Municipal Land Use Law requirements for a Farmland Preservation Plan element.

Farmland Preservation Plans have been specifically authorized as an element of municipal master plans (N.J.S.A. 40:55D-28.b(13)) since 1999 when the Municipal Land Use Law was amended. A Farmland Preservation Plan is required to include:

- An inventory of farm properties and a map illustrating significant areas of agricultural land;
- A statement showing that municipal ordinances support and promote agriculture as a business; and
- A plan for preserving as much farmland as possible in the short term by leveraging monies made available through the Farmland Preservation Planning Incentive Grant program which may include option agreements, installment purchases, and donations to permanent development easements, among other techniques.

[Vision Statement of where RT should be in 10 years](#)

II. GOALS AND OBJECTIVES

As noted in the 2008 Raritan Township Master Plan, the existing goals and objectives for farmland are:

- To continue the preservation of farmland throughout the Township.
- To provide protection of existing farmland operations from encroaching development.
- To support the continuation of agriculture as a business.
- To plan for the protection and preservation of significant areas of agricultural resources.

In addition, the following statement is noted on page 32 of the 2008 Farmland Element of the Raritan Township Master Plan under Objectives:

The preservation of farmland is advantageous to the Township because:

1. Farmland preserves a part of the history of the Township;
2. Farmland provides direct employment to farmers and farm workers and related employment to suppliers, distributors and processors;
3. The farmland remains privately owned and maintained;
4. Funding for the purchase of development easements to preserve farmland is provided from the State of New Jersey (60% as part of the conventional development acquisition program and up to 80% via the Farmland Planning Incentive Grant (PIG) program). In addition, Hunterdon County provides funding of up to 20% as part of the conventional purchase of

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development easements and will also provide funding for PIG applications. The PIG program which provides for multi-year (up to 10 years) funding for the purchase of development easements of multiple farms in a project area, particularly advantageous because a stable source of funding is provided enabling a municipality to spread its share of the acquisition cost over a multi-year period.

III. RARITAN TOWNSHIP AGRICULTURAL LAND BASE

Location and Size of Agricultural Land Base

Farmland assessment data is compiled by the New Jersey Department of Treasury, Division of Taxation in an annual Farmland Assessment Survey.

Raritan Township has a total of approximately 24,750 acres of which 7,109 acres is farmland assessed according to the 2013 tax records. This amounts to 28.7% of the total acreage of the Township. The majority of the farmland in the township is located in four distinct areas. The below table provides the trends in farmland assessment according to the municipal tax records.

Year	2006	2007	2008	2009	2010	2011	2012	2013
Acres	7,826.9					7,222.98	7,140.08	7,109.2
%	31.6					29.1	28.8	28.7

Source: Raritan Township Tax Assessor 2013

[Insert Trends over the past 25 years](#)

In terms of Land Use, the New Jersey Department of Environmental Protection (NJDEP) 2007 Land Use Land Cover data indicates the trends in land use and agricultural lands in Raritan Township. The active agricultural lands in Raritan are indicated on the following chart.

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INSERT CHART WITH NJDEP LAND USE/LAND COVER INFO

Raritan Township Land Use Land Cover by Class from 1987 to 2007

Raritan Township Class Code	1987	1997	2002	2007
Urban (1000)				
Agriculture (2000)	10,133	7,236	5,573	5,058
Forest (4000)				
Water (5000)				
Wetlands (6000)				
Barren (7000)				
Total				
Source: NJDEP http://www.nj.gov/dep/gis/lulcshp.html#HUN				

It should be noted that NJDEP includes agricultural wetlands in their wetland category so it is also necessary to identify the wetlands in agricultural use in order to obtain total agricultural figures.

Raritan Township Class Code	1987	1997	2002	2007
Agriculture	10,133	7,236	5,573	5,085
Wetlands in Agriculture	N/A	801	670	629
Total Agriculture	10,133	8,037	6,242	5,688
Source: SADC 2013 http://www.nj.gov/dep/gis/lulcshp.html#HUN				

Soil Types and Their Characteristics

Information regarding soil types and the agricultural capabilities of soils are provided by the U.S. Department of Agriculture’s Natural Resources Conservation Service (NRCS). Utilizing this information, the New Jersey Department of Agriculture has developed a list of Prime Farmland Soils and Soils of Statewide Importance to Agriculture. The State and County’s past and future farmland preservation efforts consider soils of prime and statewide importance the greatest priority for permanent protection.

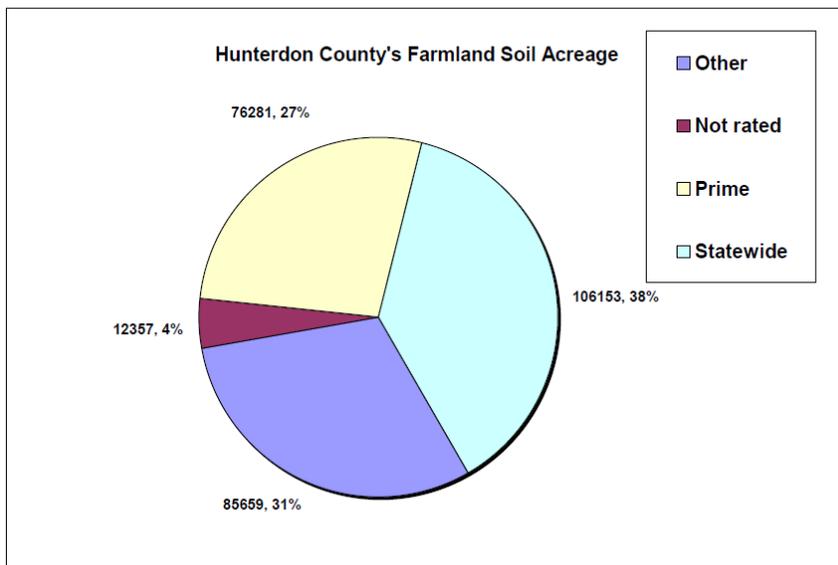
The NRCS defines Statewide Important and Prime soils as follows:

- *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. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.*

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- *Farmlands of statewide importance are nearly prime farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce yield as high as prime farmland if conditions are favorable.*

According to the 2008 Hunterdon County Farmland Plan, Hunterdon County has about 106,150 acres or 38% of Statewide important soils, 76,280 acres or 27% of Prime soils, 85,660 acres or 31% of soils that are not important to farming as well as 12,357 acres or about 4% of soils that were not rated by the National Resource Conservation Service.

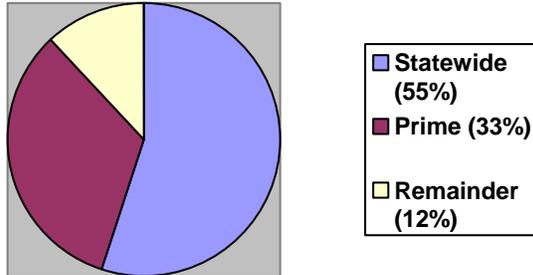


Source: NRCS SSURGO Version 2 soils

The Prime and Statewide soils are mainly located along the center of the County as well as toward the west and eastern borders providing a good agricultural soil base for farmers to utilize.

According to the 2008 Hunterdon County Farmland Plan, approximately 5,534 acres in Raritan Township is actively farmed, see below. Raritan Township is comprised of about 55% of Statewide (SI) important soils and 33% of Prime (P) soils. **(PLEASE MAKE SURE TO UPDATE)**

Raritan Township Soils



The Prime and Statewide soils are mainly located towards the southern portion of the Township. A soils map showing the extent and location is attached as an appendix.

Hunterdon County				
Soil Code	2010	%		
Prime on Active Ag				
Statewide on Active Ag				
Statewide if Drained on Active Ag				
Not Prime on Active Ag				
Total				
Raritan Township				
Soil Code	2010	%		
Prime on Active Ag				
Statewide on Active Ag				
Statewide if Drained on Active Ag				
Not Prime on Active Ag				
Total				
Source:				

Raritan Township's soils in active agriculture are slightly better for agriculture use in general than those found overall in Hunterdon County. Raritan Township has 33% prime soils and 55% statewide soils, compared to 27% prime and 38% statewide soils in the County.

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Number of Irrigated Acres and Water Resources

Water Resources

Raritan Township, which is shown in yellow to the right, is located in northwest New Jersey, in Hunterdon County. The Raritan River forms the Township's northern and easterly border. The Borough of Flemington, which is the county seat of Hunterdon and contains a population of 4,500 people which consists of 1.1 square miles, is totally surrounded by Township of Raritan.



Raritan Township is bordered by five Hunterdon County Municipalities. They are Clinton Township, Readington Township, East Amwell Township, Delaware Township, and Franklin Township.

The southeast part of the Township is in the Amwell Valley, while the northwestern part is on the Hunterdon Plateau.

A report entitled "Geology and Ground Water Resources of Hunterdon County, N.J." (Special Report # 24) was published by the State of New Jersey in 1966. The report reviewed the geology and set forth recommended minimum lot sizes in areas based upon water bearing characteristics of the various formations. Information concerning the average water availability, the probable percolation rate for each geologic formation, the overlying soil and the cumulative effect of development was provided.

The report discussed the rainfall hydrologic cycle evapotranspiration, runoff, and recharge.

Evapotranspiration is a term, which refers to both the evaporation and transpiration of water loss 10 from plants. The percentage of precipitation lost to evapotranspiration is from 30 to 60% (Special Report #24). Variables include the season of the year, temperature, humidity, wind velocity, amount and kind of vegetation, and height of the water table. The amount of runoff is also subject to variable factors. These include the rate of rainfall (a short summer cloudburst and prolong moderate rainfall may each produce a similar amount of rain but more runoff will occur from the cloudburst), type of rain, type of vegetation, slope of the land, weather conditions, impervious coverage and soil moisture content.

Ground water is stored in cracks and small interconnections and voids between individual grains in the rocks. If spaces between individual grains of porous rock are interconnected, water can travel more or less freely from opening to opening, then the rock is said to be permeable. Rocks such as argillite, shale and diabase are considered non-porous. The Geologic Map shows formations within Raritan Township.

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A further more detailed assessment of the geologic formations in the western and northwestern portions of the Township was undertaken in 1998. The results of this assessment, entitled “Environmental and Hydrogeologic Assessment for The central part of the Township is characterized by an upland plateau area with the headwaters of the Lockatong, Wickecheoke and Assiscong Creeks draining to the southwest and southeast. The northern part of the Township is traversed by Cakepoult Creek and Sidney Brook which drain to the Raritan River to the east.

Groundwater withdrawals are primarily for residential drinking water supply, farm uses such as livestock watering, small garden watering, institutional uses (schools, churches), small commercial uses, and irrigation for sod farms, landscaping and greenhouse farming.

The physical infrastructure defines the limits for water delivery that are inherent to the system, while the NJDEP water allocation permits and associated limitations in water availability define the limits for water supply that are inherent to the water resources (e.g., aquifer, reservoir system).

According to the Bureau of Water Allocation, there are
Number of production wells within the Township which have an allocation permit for public drinking water and/or industrial supply?

Number of agricultural water use permits within the Township with a total permitted capacity of ?
609-984-6831- Andy

Well Type	Number
Agric/Hort/Aqua Irrigation	5
Boring/Individual	31
Closed Loop Geothermal	7
Closed Loop Geothermal Site Wide	2
Domestic	2544
Domestic Deepening	5
Domestic Replacement	42
Industrial	38
Injection	34
Irrigation	9
Monitoring	371
Monitoring Replacement	1
Non-Public	17
Non-Public Replacement	1
Open Loop Geothermal Heat Pump	3
Piezometer	8
Public Community	6

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Public Non-Community	34
Public Non-Community Replacement	2
Recovery	1
Test	24
Test Well Future Potable Use	6
Sum:	3191

Irrigated Acres

According to the Census of Agriculture, there was an increase in the acres irrigated in Hunterdon County between 2002 and 2007, but a decrease in the number of farms. Between 1997 and 2007, there has been an increase of almost 20% in acres irrigated in the Hunterdon County. **Data of farmland irrigation is only available on a county level.**

Hunterdon County	2007	2002	1997	% Change 1997-2007
Irrigated Acres	1,501	1,058	1,226	18.3%
Number of Farms	124	114	117	5.6%
Source: Census of Agriculture				

The water sources that are currently tapped for irrigation include local wells, the Delaware River, the South Branch of the Raritan River, the Wichecheoke Creek, Plum Brook, and various other water sources throughout the County.

Farmland Assessment and Census of Agriculture Statistics and Trends

Number of Farms and Farms by Size in Raritan Township

As of tax year 2013, Raritan Township has 22 farms submitting farmland assessment forms and a total of 281 farm-assessed parcels, with a total of 7,109 acres devoted to agriculture.

The list and size of all farm assessed properties is provided in the inventory of all farm assessed properties, which is included in the appendix at the end of this document.

Average Farm Size in Raritan Township

The Township is made up of predominantly small to mid size farms. The average size of farms is 25 acres. However, as shown below, there are a number of properties either adjacent or nearby under same ownership therefore creating larger tracts of farmland under the same family or

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property owners. The following is not a complete list, but includes properties under the same name with a total of 50 acres or more.

Block	Lot	Class	Owner	Acres	Address
40.04	37	3A	BALEK, RICHARD ESTATE OF	1.5	14 BARLEY SHEAF ROAD
40.04	37	3B	BALEK, RICHARD ESTATE OF	8	14 BARLEY SHEAF ROAD
	82	3A	BALEK, RICHARD J ESTATE OF	1	181 OLD YORK ROAD
	82	3B	BALEK, RICHARD J ESTATE OF	56.44	181 OLD YORK ROAD
	82	3.01	3B BALEK, RICHARD J ESTATE OF	1.95	181 OLD YORK ROAD
Total				68.89	
	86	10	3B BLUMBERG, BRUCE A-C/O GWEN JONES	117.27	41 HWY 202
	86	26	3B BLUMBERG, BRUCE A-C/O GWEN JONES	24.57	33 HWY 202
	86	26.02	3B BLUMBERG, BRUCE-C/O GWEN JONES	12	51 HWY 202
Total				153.84	
	71	19.02	3B BOWLBY, DONALD & LILLIS S.	21.03	251 REAVILLE ROAD
	71	19	3A BOWLBY, DONALD ESTATE OF	1	239 REAVILLE ROAD
	71	19	3B BOWLBY, DONALD ESTATE OF	49.73	239 REAVILLE ROAD
72.07	81	3B	BOWLBY, ROBERT D ETALS	101.02	238 REAVILLE ROAD
Total				172.78	
	10	1	3A CERVENKA, MARJORIE H	3.13	179 KLINESVILLE ROAD
	10	1	3B CERVENKA, MARJORIE H	87.95	40 ALLENS CORNER ROAD
	10	1.03	3B CERVENKA, MARJORIE H	2.62	177 KLINESVILLE ROAD
	10	1.04	3B CERVENKA, MARJORIE H	1.32	193 KLINESVILLE ROAD
	10	1.05	3B CERVENKA, MARJORIE H	2.67	189 KLINESVILLE ROAD
	10	1.06	3B CERVENKA, MARJORIE H	2.74	187 KLINESVILLE ROAD
	10	1.07	3B CERVENKA, MARJORIE H	2.51	40 ALLENS CORNER ROAD
	10	19.03	3B CERVENKA, MARJORIE H	0.69	195 KLINESVILLE ROAD
	10	19.04	3B CERVENKA, MARJORIE H	1	191 KLINESVILLE ROAD
Total				104.63	
	86	15	3B EVERITT, DAVID K & BARRI-LYNN	50.86	226 COUNTY RD. 579
	86	15.03	3B EVERITT, DAVID K & BARRI-LYNN	17	250 COUNTY RD. 579
	86	11	3A EVERITT, ROGER K & ALICE L	1	258 COUNTY RD. 579
	86	11	3B EVERITT, ROGER K & ALICE L	9	258 COUNTY RD. 579
	86	22	3B EVERITT, ROGER K & ALICE L	19.15	220 COUNTY RD. 579
	86	15	3B EVERITT, DAVID K & BARRI-LYNN	50.86	226 COUNTY RD. 579
Total					

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59	26	3A	FAUBEL, ANN R & LYNN TRUSTEE	1	106 LEFFLER HILL ROAD
59	26	3B	FAUBEL, ANN R & LYNN TRUSTEE	5	106 LEFFLER HILL ROAD
59	26.02	3B	FAUBEL, ANN R & LYNN TRUSTEE	45.03	LEFFLER HILL ROAD
59	26.01	3A	FAUBEL, LYNN	1	702 COUNTY RD. 579
59	26.01	3B	FAUBEL, LYNN	9.71	702 COUNTY RD. 579
Total				62.01	
13	18	3A	GREENE,ROSEMARY & E & J VANDOREN	2	13 ALLENS CORNER RD
13	9	3B	GREENE,ROSEMARY & E & J VANDOREN	34.72	136 FEATHERBED LANE
13	18	3B	GREENE,ROSEMARY & E & J VANDOREN	35.46	13 ALLENS CORNER RD
Total				72.14	
12	19	3A	LIPKA, DELANE R TRUSTEE	3	94 OAK GROVE ROAD
12	14	3B	LIPKA, DELANE R TRUSTEE	32.5	92 OAK GROVE ROAD
12	19	3B	LIPKA, DELANE R TRUSTEE	21.38	94 OAK GROVE ROAD
19	2	3B	LIPKA, SOLANGE	7	157 OAK GROVE ROAD
12	14	3A	LIPKA,DELANE R TRUSTEE	3	92 OAK GROVE ROAD
Total				66.88	
84	2.01	3A	MARASPIN, LYNO E	3.68	430 COUNTY RD. 579
84	2.01	3B	MARASPIN, LYNO E	68.44	430 COUNTY RD. 579
84	2.06	3B	MARASPIN, LYNO E	9.39	COUNTY RD. 579
Total				139.00	
63.01	8	3A	MAVRODE, MICHAEL	3	9 HAMPTON CORNER ROAD
63.01	7	3B	MAVRODE, MICHAEL	38.5	5 HAMPTON CORNER ROAD
63.01	8	3B	MAVRODE, MICHAEL	17.41	9 HAMPTON CORNER ROAD
					19 HAMPTON CORNER
63.01	8.01	3B	MAVRODE, MICHAEL	13.26	ROAD
84	5	3B	MAVRODE, MICHAEL	32.55	8 HAMPTON CORNER ROAD
Total					
1	1	3A	MB FARM LLC	7.75	168 OLD CLINTON ROAD
1	1.02	3A	MB FARM LLC	7.66	166 OLD CLINTON ROAD
1	1	3B	MB FARM LLC	60.5	168 OLD CLINTON ROAD
1	1.02	3B	MB FARM LLC	20.5	166 OLD CLINTON ROAD
Total					
10	3	3A	MICHISK, ROBERT	0.5	56 ALLENS CORNER ROAD
10	3	3B	MICHISK, ROBERT	38	ALLENS CORNER ROAD
12	2	3A	MICHISK,ROBERT G & KARL D ZSCHACK	1	41 ALLENS CORNER ROAD
12	2	3B	MICHISK,ROBERT G & KARL D ZSCHACK	108.9	41 ALLENS CORNER ROAD
Total					

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80	30	3B	MILLENNIUM DEVELOPMENT LIMITED LLC	72.39	100 HWY 202
80.02	1	3B	MILLENNIUM DEVELOPMENT LIMITED LLC	0.95	84 HWY 202
84	37	3B	MILLENNIUM DEVELOPMENT LIMITED LLC	1.26	85 HWY 202
84.04	1	3B	MILLENNIUM DEVELOPMENT LIMITED LLC	2.82	83 HWY 202-31
			Total		
85	6	3A	MOREIRA FAMILY LLC		101 EVERITTS ROAD
85	6	3B	MOREIRA FAMILY LLC	94.81	101 EVERITTS ROAD
85	6.03	3B	MOREIRA FAMILY LLC	1.29	99 EVERITTS ROAD
			Total		
71	16	3B	RARITAN HILL FARM LLC C/O KUHL CORP	103.77	57 KUHL ROAD
80	11	3B	RARITAN HILL FARM LLC C/O KUHL CORP	19.4	52 KUHL ROAD
			Total		
43	26	3B	RARITAN LAND CO., INC.	84.1	90 HARMONY SCHOOL ROAD
59	2	3B	RARITAN LAND CO., INC.	58.54	93 HARMONY SCHOOL ROAD
			Total		
77	9	3B	VAN DOREN, HERMINE S TRUST	61.13	61 AMWELL ROAD
77	10.17	3B	VAN DOREN, HERMINE S TRUST	24.24	67 AMWELL ROAD
77	10	3A	VAN DOREN, JO-AN B	1.25	77 AMWELL ROAD
77	10	3B	VAN DOREN, JO-AN B	8	77 AMWELL ROAD
			Total		
40	5	3A	VOORHEES ASSOCIATES LLC	4	101 VOORHEES CORNER RD
40	5	3B	VOORHEES ASSOCIATES LLC	86.09	101 VOORHEES CORNER RD
40	5.01	3B	VOORHEES ASSOCIATES LLC	6.76	75 VOORHEES CORNER RD
			Total		

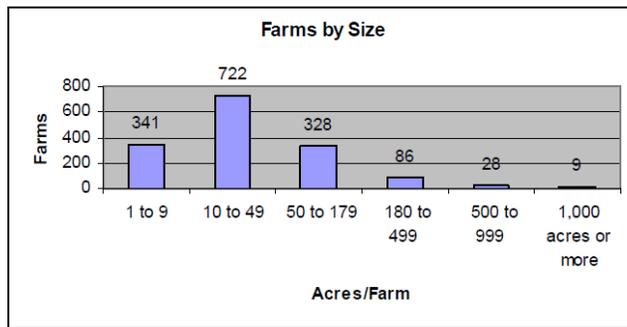
The development within the township over the past 20 years has lead to the fractionalization of a number of larger farms. This trend can be expected to continue in the future at a slower pace as the fewer remaining large farms are entering preservation programs, or have been the subject of solar approvals. The development pressure for residential subdivision still occurs, but seems to be declining as a result of the residential market conditions.

Hunterdon County Farm Size

According to the 2008 Hunterdon County Farmland Plan, the number of farms in Hunterdon County has grown from 1982 to 2008 from 1,180 to 1,514. The total acreage has decreased from greater than 120,000 to 109,241. The County Plan acknowledges that the agricultural diversity in the County continues to be reliant on small to moderately sized farms, rather than the national trend of larger, consolidated farms.

This is indicative of a growing trend in New Jersey as a whole, toward smaller more intensive farms and farms operated by part time farmers.

According to the NJ Census of Agriculture in 2007, the farm size range for Hunterdon County is as follows: 389 farms between 1 - 9 acres, 842 farms between 10 – 49 acres, 289 farms between 50 – 179 acres, 73 farms between 180 – 499 acres, 17 farms between 500 – 999 acres, 10 farms between 1000 –1999 acres and 3 farms that are greater than 2000 acres. The decreasing average farm size is due to the loss of large farms and the significant increase in small, "part-time" farms.¹



Cropland Harvested, Pasture, Woodland, Equine, and Agricultural Use

Active agriculture is a farmland assessment term meaning those acres of cropland harvested, cropland pastured and permanent pasture land. As indicated on the charts and graphs on the following pages, the total land area within Raritan devoted to all agricultural uses as of 2009 was 8,294 acres or 56% of the total land mass and has been gradually trending downward. The 2009 Summary of Farmland Assessment indicates that cropland harvested accounted for 58% of all agricultural land, pasture land accounted for approximately 16%, woodlands accounted for 25%, and equine accounted for just under 2 % in Raritan.

Raritan	1983	1990	2000	2002	2004	2005	2006	2007	2008	2009	Change	%
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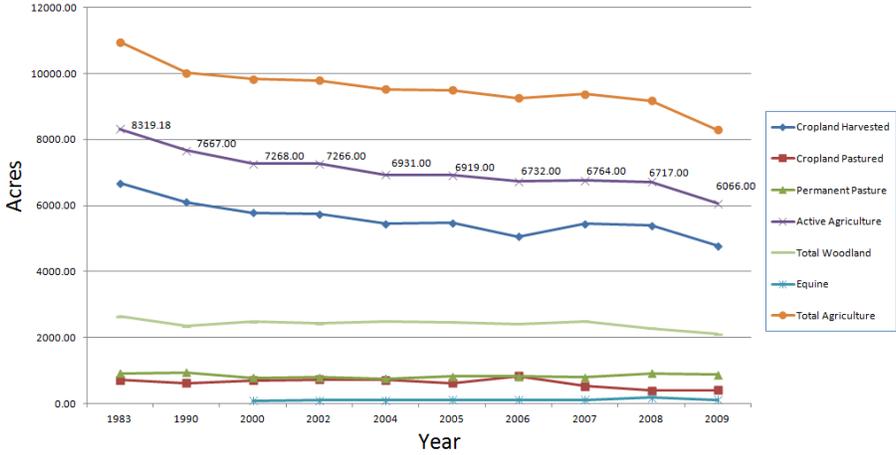
¹ Hunterdon County Farmland Preservation Plan. Page 14.

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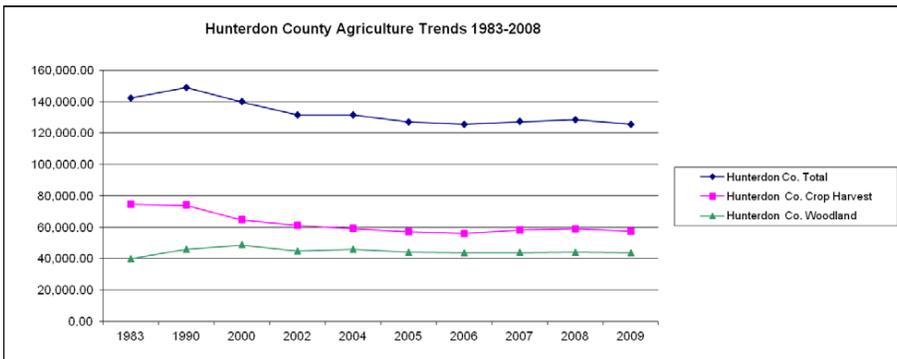
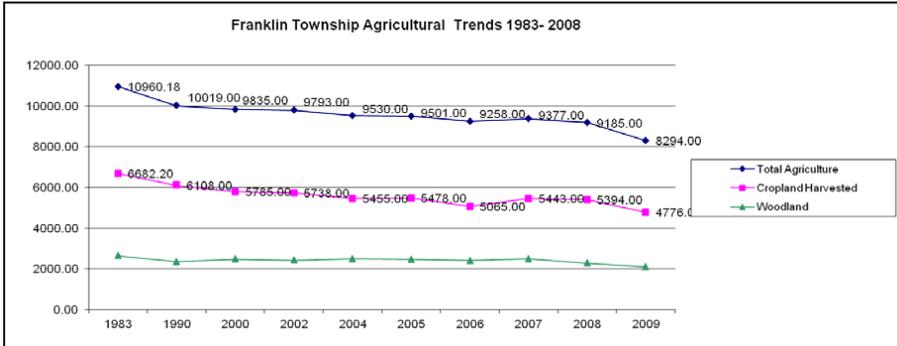
Township												
Cropland Harvested												
Cropland Pastured												
Permanent Pasture												
Active Agriculture												
Unattached Woodlands												
Attached Woodlands												
Total Woodlands												
Equine												
Total Agriculture												
Hunterdon County	142,240	149,131	139,897	131,540	131,572	127,043	125,449	127,211	128,483	125,484	-16,756	12%

Raritan Township lost 27% of its active agricultural lands between 1983 and 2009, representing a loss of 2,253 acres. 20% of the total farmland assessed woodland was also lost representing 533 acres. Raritan Township has lost farmland over the period at a much more aggressive rate than the County. Raritan Township lost 24% of its total agricultural land while Hunterdon County lost only 12%. Hunterdon County has actually increased agricultural woodland slightly over the period. Since 2000, the equine acreage has increased in Franklin to 120 acres devoted to horses

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Need to update to Raritan Township



II. RARITAN TOWNSHIP AGRICULTURAL INDUSTRY

Raritan's Crop Production Trends Over the Past ___ Years

Agriculture in Raritan Township has traditionally been diverse. The types of agriculture vary from hay production, feed corn, horses, and cattle, to sheep, nurseries, grapes, and specialty crops and animals. This mixture of types is perhaps due to the above average soils that accommodate a variety of agricultural uses, the relatively good climate, the differing sizes of farms, and the combination of part-time and full-time.

TO BE INSERTED
Types of crops
Number of chicken houses
Pony breeding and equine

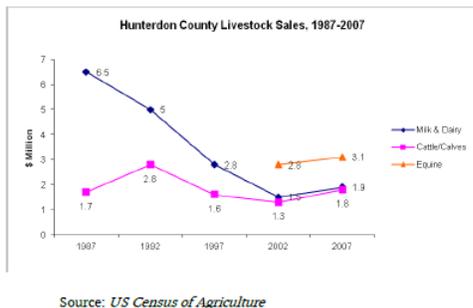
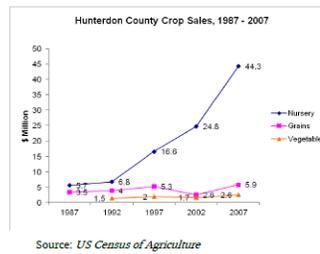
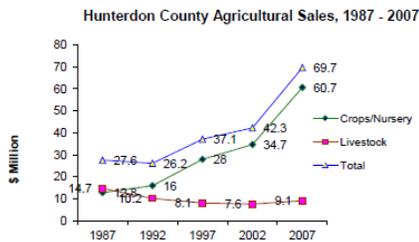
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Trends in Market Value of Agricultural Products Sold

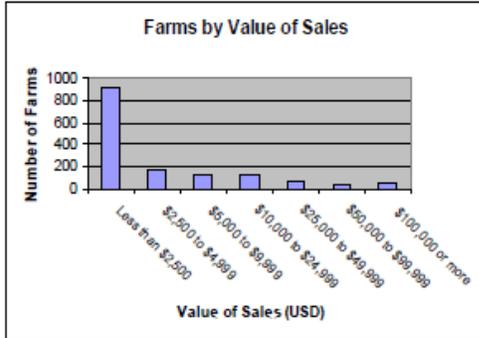
Agricultural sales data is compiled at the County level every five years as part of the National Census of Agriculture. Large farm operations, particularly dairy and grain operations, have been declining in Hunterdon County for several decades.

As shown in the charts below, total agricultural sales in the County have increased by 65% between 2007 and 2002. The sales of nursery products represent the greatest majority of agricultural sales in the County (87%), followed by equine sales (10%). Livestock sales has been decreasing rapidly over the past 20 years.

Market Value of Products Sold				
Hunterdon County	2007	2002	Change	%
Crop Sales	\$60,674,000			
Livestock Sales	\$9,070,000			
	\$69,745,000	\$42,267,000		65%
Average per Farm	\$42,973	\$27,917		54%
Census of Agriculture 2007				



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Source: 2002 USDA Census of Agriculture

Snapshot of farming production in Hunterdon County:

Production Type	Number of Farms
Grain Corn	90
Silage Corn	25
Wheat for Grain	56
Winter Wheat	56
Oats for Grain	23
Barley for Grain	7
Sorghum for Grain	8
Soybeans	58
Vegetables harvested for sale	101
Potatoes	8
Chickens	26
Cattle and Calves	295
Hogs and Pigs	67
Sheep and Lambs	235

Source: USDA 2002 Census of Agriculture

The price of dairy and grain commodities has been relatively low over these years and contributes to low and/or unpredictable farm incomes. Over the last two decades, milk and grain prices fluctuated but never increased in proportion with the cost of living in Hunterdon County until recently.

INSERT PRICE OF AGRICULTURAL GOODS

Tables for Raritan Township?

Agricultural Support Services

Various farm equipment dealers are located in the area to sell new equipment and service existing as well. There are also used equipment dealers located in the area that provide a lower cost alternative to buying new equipment.

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Along with the equipment dealers, seed suppliers are also located within the area to provide farmers with close support for their planting needs. Closely associated with the seed suppliers are the suppliers of products that help protect the crops such as pesticides. Much of these businesses are moving toward more nationally based outfits with the ease of transport and ordering through the internet. This creates an opportunity for greater diversity in products made available to local farmers that normally would not be exposed to such a wide array of products.

Local auctions are also a great service that allows for the sale and trade of agricultural goods at the local level. Many are held in the area that allow for local products to be concentrated within the area to the benefit of neighboring farmers. In addition to the available auctions, farm markets are also a great outlet for local farmers.

INSERT:

[Rutgers Coop. Green Pages](#)

[Ag. Advisory Committee](#)

sales of seasonal farm fresh produce, horseback riding, pick-your-own vegetables and cut-your-own flowers and cut-your-own

Christmas trees

A number of farms raise pigs, sheep, beef cattle, and turkeys and successfully market them locally.

Specialty crops in Franklin also

include llamas and alpacas.

Non profits preserving the Township's rural and agricultural heritage,

through historic research and promotion of civic activities and projects within the community

Halloween activities (haunted hayrides, corn mazes)

Jarring and canning

Orchards

Dairy Day Camp (Fulper Farm?)

Vineyards, wineries, tours and tastings

Support Services within the Market Region

A list of agricultural support services and agricultural related industries are provided in the appendix.

III. LAND USE PLANNING CONTEXT

The purpose of this section of the Comprehensive Farmland Preservation Element is to ensure coordinated planning within all levels of government and to avoid conflicting land use and preservation goals. It is the intent that the Township's Agriculture Advisory Committee, Township's Open Space Advisory Committee, Raritan Township Committee and Planning Board, Hunterdon County Agricultural Development Board, and the Hunterdon County Planning Board work together

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to ensure that local, state, and regional planning efforts and the Township's farmland preservation plan are compatible.

State Plan and the "New" State Strategic Plan

The State Plan is in transition. The adopted version and the current draft of the State Plan, and the essential underlying basis of statewide planning, is in the process of being phased out and replaced with a significantly streamlined approach which focuses on State economic investment as the driver for implementing State-wide planning policies.

The State Plan Map with the familiar designated "Planning Areas 1-5+" will remain the State Plan policy map for the short term, approximately until 2013, when the concept of absolute mapping of State Planning Areas is proposed to be abandoned and replaced with a criteria based approach for prioritized State investment areas. This approach is aimed at channeling State infrastructure investments for development and preservation to the most critical and vibrant areas of the State. The criteria for inclusion in priority areas for development and preservation are in the process of being identified through a State-wide public process. Sound planning for New Jersey has not, however, been abandoned. The criteria for State investment relies heavily upon the long history and wisdom of the State planning process and the vision for New Jersey developed by those who originally conceived and have developed the evolving NJ State Plan.

Because this Farmland Preservation Plan Element is being created in the State Plan transition period, a brief description of the "existing" State Planning Areas is appropriate.

The Existing State Development and Redevelopment Plan

The New Jersey State Plan has designated planning areas for all of Raritan Township, pursuant to the New Jersey State Planning Act. The purpose of the Plan is to establish statewide planning objectives regarding land use and related planning issues. The New Jersey State Development and Redevelopment Plan (or State Plan), was first adopted in 1992 by the New Jersey State Planning Commission. The State Plan creates a framework for directing the location and intensity of future growth. According to the plan, growth should occur primarily in the state's urban and suburban areas and designated centers, where infrastructure exists or is planned to accommodate more intensive growth. The plan acknowledges that rural and environmentally sensitive areas will invariably grow; however, in these areas, it recommends that development occur principally in the form of centers.

Planning areas are large geographic areas (at least one square mile) distinguished by different development patterns and physical features. The current State Plan policies call for the bulk of new growth to occur in the Metropolitan and Suburban Planning Areas. While most growth has occurred in the Suburban and Fringe Planning Areas, a significant amount of development has occurred in the Rural and Environmentally Sensitive Planning Areas in recent years. Nonetheless, the absence of infrastructure in remote areas precludes the intensity and densities that are typical of Suburban Planning Areas and sewered portions of Fringe Planning Areas.

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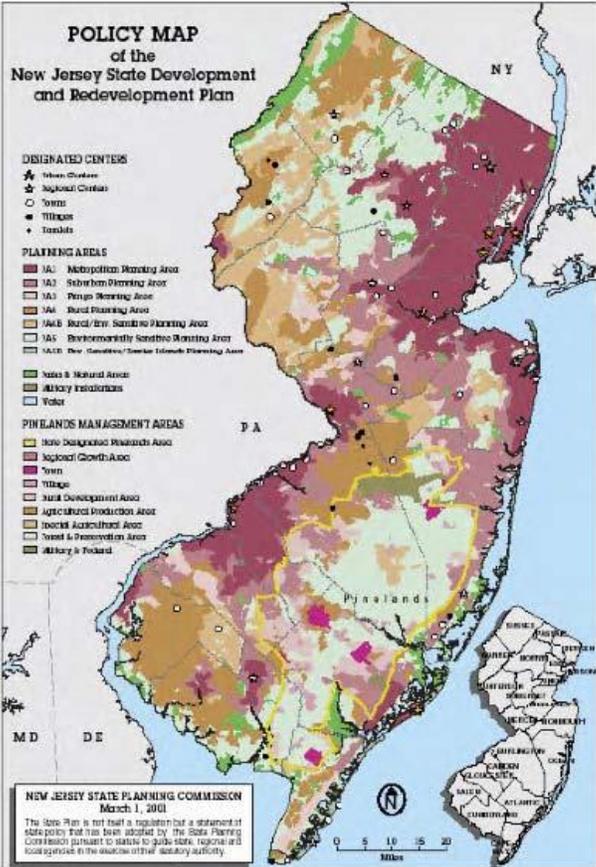
Listed below are the definitions of each planning area that is present in Raritan Township:

- Fringe Planning Area (PA 3) -adjacent to PA 2, but a predominantly rural landscape, though scattered development is also evident. Generally, lacks the major infrastructure systems characterizing PA 2. Water and sewer may be available; however, it is primarily in centers. Municipalities should accommodate future growth in centers and protect rural and environmentally sensitive areas around them. Fringe Planning Area serves as a buffer between PA 2 and the Rural or Environmentally Sensitive Planning Areas.
- Rural Planning Area (PA 4) -Large areas of undeveloped land including farmland, woodlands and other vacant property, along with scattered development served by rural roads, wells and septic systems. Future growth patterns should protect the rural features of the Rural Planning Area and locate predominantly in centers. Rural/Environmentally Sensitive Planning Area (PA 4B) -shares traits and planning policies appropriate to the Rural Planning Area and the Environmentally Sensitive Planning Area. New growth that is accommodated in PA 4B should ensure that natural resources are protected.
- Environmentally Sensitive Planning Area (PA 5) -contains large contiguous areas of valuable ecosystems, geological features and wildlife habitats. Future growth that is accommodated in PA 5 should be confined primarily to centers and natural resources should be protected.

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Please see the map below for Planning Area designations as set forth in the 2001 State Plan Map.

The 2001 State Plan Map



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The “New” State Strategic Plan

The current Draft State Plan, which has been pending re-adoption since the 2001 version, is considered to be overly complex, leaves unresolved conflicts between various State rules/regulations, and fails to prioritize and support sustainable economic growth.

In addition, the circumstances and conditions faced by New Jersey at the time the Draft State Plan was developed are very different than what we face today.

The new State Strategic Plan will be New Jersey’s revised and readopted State Development and Redevelopment Plan. It provides a blueprint for change and a firm commitment to sustainable economic growth; economic prosperity properly balanced with natural resource preservation and personal satisfaction with one’s physical surroundings.

New Jersey will focus its policies and investments on vibrant regions by fostering targeted job growth, supporting effective regional planning, and preserving the State’s critical resources. This Statewide Strategic Planning approach is designed to align clear goals with sound decision making for capital improvement investments through enhanced coordination among State agencies. Strategic investment in infrastructure to attract development and strategic investment in resource preservation will better position New Jersey to once again compete for and capitalize on growth opportunities while maintaining critical farmland and open spaces.

The following simplified goals create the framework for the State Strategic Plan.

- Goal 1: Targeted Economic Growth: Enhance opportunities for attraction and growth of industries of statewide and regional importance.
- Goal 2: Effective Planning for Vibrant Regions: Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.
- Goal 3: Preservation and Enhancement of Critical State Resources: Ensure that strategies for growth include preservation of our State’s critical natural, agricultural, scenic, recreation, and historic resources, recognizing the role they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.
- Goal 4: Tactical Alignment of Government: Enable effective resource allocation, coordination, cooperation and communication among those who play a role in meeting the mission of this Plan.

The goals of the Strategic State Plan will be accomplished through the creation of four strategic investment areas:

- Priority Growth Investment Areas
- Alternate Growth Investment Areas
- Limited Growth Investment Areas
- Priority Preservation Investment Area

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The Draft Final State Strategic Plan calls for the State Planning Commission to phase out the development of the State Plan Policy Map, including all of the previous Planning Areas. In its place will be the criteria-based system including the investment areas listed above.

Criteria for determining qualification for lands to be included in each investment area are listed in a table in the appendix of this document. Most pertinent to Raritan Township is the criteria that all targeted lands for preservation and all lands within the County Agricultural Development Area are included in the Priority Preservation Investment area.

Raritan's Master Plan and Development Regulations

The main focus of the 2008 Master Plan was to keep development within the current infrastructure of the township. This included reviewing the transportation, educational, water and sewer infrastructure and calculating build out analysis and fiscal impacts to fit within these constraints.

The Township of Raritan contains 38.6 square miles and is currently inhabited by 24,000 persons according to the 2000 U.S. Census. The Borough of Flemington, which contains a population of 4,200 persons, consists of 1.1 square miles and is totally surrounded by the Township of Raritan.

INSERT 2000 CENSUS INFO
AND DEVELOPMENT TRENDS

In addition to the change in development patterns there has been a significant change in the regulatory environment of the Township and the State. New storm water management regulations have significantly changed the way both residential and nonresidential development occurs. **The Township Planning Board adopted a Stormwater Management Plan in 2005 and the Township adopted its Stormwater Control Ordinance in 2006.**

Other information outside of the master plan process has been prepared since 2001. The Environmental Commission was very active in this regard. A Natural Resources Inventory prepared by Princeton Hydro was completed in 2006. A Bike and Pedestrian Plan was also completed in 2006 and 2012.

A copy of the Goals and Objectives of the Township Master Plan is included in the Appendix.

[Include G/O relating to farming in the text](#)
[Compare overall County population to Township](#)
[What were the old sizes of development trends](#)
[Septic density relation to farming](#)
[Reference to Bike and Ped Master Plan](#)
[Reference to Redevelopment Study](#)

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Current Land Use and Trends

Raritan Township until the 1960's was a farming community. The center of the Township was Flemington Borough. The township itself was made up almost entirely of local farms with a few major industrial uses. During the 1960's the Township adopted its first master plan. It was that master plan that recognized that suburbanization of the Township was likely, given its location at the center of 3 state highways.

The suburbanization of the Township began in the 1960's with the location of a few major industrial uses in the Township. This in turn led to the development of the first residential subdivisions. During the 1970's there began a real shift in the Township's economy away from its agricultural base. Even during the 70's it was seen that farming as a major source of income and employment in the Township was ending.

During the 1980's and 1990's the Township saw a huge residential development boom. This encompassed large areas of productive farmland that were developed into condominium and townhouse developments. Although these residential developments continue to be successful, they nevertheless greatly affected the state of farming in the Township. During the 1990's the Township shifted its position from promoting development to preservation of farmland and open space. This shift in position led to the up zoning of large areas of the Township and the preservation of large tracts of open space and farmland.

This trend of decreased development can be seen today with a drastic reduction in the number of residential units approved. Impacts from the land use decisions of the 1980's and 1990's are still felt today in the ongoing construction of retail, commercial and residential developments. However, over the next 10 years the Township can expect a reduction in these development trends.

[More recent trends since 2000](#)
[NJDEP LU/LC](#)

Population Growth and Housing Starts

[Insert tables on Pop growth](#)
[Households](#)
[Residential Building Permits](#)

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Development Regulations

The Township is primarily residentially zoned. Of the 24,100 acres in the Township, approximately 19,000 are residentially zoned. The township's residential zoning varies from 6 acre single family lots to 6 units per acre. However, the majority of the land is zoned for either 6 acre lots, 5 acre lots, 2.5 acre lots, or 1.15 acre lots. The majority of the area currently zoned for less than 1 acre lots is developed. A significant undeveloped area located in a 1.15 acre zone is being proposed to be rezoned to increase permitted lot sizes to 2 acres. The majority of the area located in the south eastern agricultural development area of the township is zoned for 5 acre lots with mandatory clustering requirements.

Approximately 1/3 of the township is zoned for 6 acre lots in the Croton area. Given the geologic, aquifer and soil constraints in this area no clustering is permitted. This has had the impact of limiting development, but at the same time effecting agriculture by requiring that any significant parcels be split into smaller lots that are still essentially used for farming, but on a much smaller scale.

Above the 6 acre lot requirements, there is no very large lot zoning in the township. The Township has no plans to require any lot sizes over 6 acres. However, the township does plan to have all residentially zoned areas that must be serviced by septic systems to meet the NJDEP nitrate dilution model standards.

The attached land use map of the township indicates the distribution of land uses throughout the township. Generally non-residential development is concentrated along the highway corridors and between Rt. 202 and Rt. 31 towards the South Branch of the Raritan River. The higher density residential areas are located closer to Flemington. The remaining lower density residential areas are in the outer lying areas of the Township. Remaining farming activity corresponds to these residential areas. Farming is a permitted use in all these residential zones.

[Open Lands Ratio](#)

[What is the preservation ratio](#)

[Examples of farmland preservation in cluster development](#)

Description of Innovative Planning Techniques

Cluster Zoning

The Township permits cluster zoning in the R-3 and R-1A zones. There are mandatory cluster requirements in the AR zones. No clustering is permitted in the R-1 zone due to soil limitations. Clustering is the most effective option the Township has in preserving farmland and providing buffering to farmland. The Township Planning Board has strongly supported the use of clustering. The recent master plan amendments related to cluster zones have moved towards mandatory cluster requirements. This trend can be expected to continue where conditions permit.

Non-contiguous Cluster Zoning

Non-contiguous cluster zoning is similar to cluster zoning, however the open space is provided off site or on an adjacent property. This can be effective in cases where a full scale TDR program cannot be implemented. The Township during the master plan process discussed these issues with the NJ Office of Smart Growth. It was determined that a full TDR program would be too complex and unlikely to succeed given the limited area remaining for development. Ultimately, the master plan supported the future use of non-contiguous cluster zoning where conditions warrant.

Lot Size Averaging

Lot size averaging is similar to cluster zoning however the open space is generally split up onto private lots. Lot size averaging is not permitted in the Township. Clustering is the preferred option as it allows greater protection of any environmental or buffer areas that would be available through private ownership.

Transfer of Development Rights

Transfer of development rights is not permitted and not proposed in the Township. The complexity and cost of a full TDR program when compared to the amount of vacant land that could use such a program makes the use of TDR's in the Township not cost effective. The use of on site or off site clustering is preferred.

Buffer Requirements

The Township's ordinances require substantial buffers between differing land uses. The Township particularly recognized the impacts new residential housing can have on preexisting agricultural uses. The Township has specifically adopted buffering requirements to reduce these impacts. The Township's proposed and existing agricultural residential zones require mandatory buffering covered by conservation easements between proposed residential development and existing farmland. Furthermore clustering requirements allow the placement of structures and lot lines in relation to preexisting agricultural uses to minimize the negative impacts on both land uses.

[More detail](#)

[Lot averaging more description](#)

Sewer Service Area/Public Water Service Areas

The township is one of the few municipalities in Hunterdon County to be serviced by public water and public sanitary sewer. The presence of these utilities created the infrastructure necessary for the development seen during the 1980-1990's. The sewer treatment plan is currently operating at or near its capacity. The Township's most recent master plan recognizes this infrastructure

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limitation and attempts to redefine the amount of development permitted to work within this infrastructure limitation.

The sewer service limits have greatly impact farming in the Township. Former farmland within the sewer service area was targeted for development. Currently farmland in the sewer service area continues to be zoned to allow moderate density developments. In an effort to curtail development the Township has recommended removing some areas for the existing sewer service area. Furthermore, no expansion of the sewer service area is proposed, except for an expansion for public health and safety reasons which would include several residential neighborhoods located in the northeastern portion of the Township that have been documented for failing septic.

[Relate agriculture acreages to water/sewer service areas](#)
[Capacity issues within the sewer service area.](#)

Development Pressure and Land Values

Development pressure in the Township has had the most significant impact on agriculture over the past 30 years. The Township is situated around the county seat and at the intersection of 3 state highways. Add to this the presence of a public water and public sanitary sewer system and the development pressure has and continues to be very significant. Although a recent downturn in the economy has reduced the immediate development pressure, demand for vacant land can be expected to increase over the next 10-15 years. Increased statewide demand for affordable housing will make any remaining farmland in sewer service areas very valuable for such development. Development pressure can be expected to remain strong given the reduction in developable land to the north of the Township due to the Highlands regulations. Increased development pressure in turn leads to increased land values. These increased land values have the double impact of reducing the amount of land that can be preserved and increasing the likelihood that farmland will be developed.

[Add discussion of TDR even if not using](#)
[Chart of easement values overtime](#)

Municipal and Regional TDR Opportunities

Transfer of Development Rights (TDR) is a land use planning tool that shifts development from one location to another, allowing preservation in certain areas and designating other areas for growth and the receipt of additional development potential. Development should be transferred to areas that a community or communities determine to be optimal growth areas where infrastructure can be provided while simultaneously preserving open space or farmland elsewhere. TDR has resulted in tens of thousands of acres of preserved land in various areas of the country including Eastern Maryland and Pennsylvania. Until recently, this tool was available in limited parts of New Jersey, but became available on a statewide basis in 2004. Municipalities can transfer development from one area to another; alternatively, they can send development to other communities through mutually agreed upon arrangements.

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The Township has reviewed the feasibility of a local TDR program. Given the complexity of such a program there was just not enough benefit to justify the cost. The other zoning alternatives were instead pursued. However a regional alternative may be possible if receiving areas could be found. Given property tax limitations however, it may be difficult to find receiving areas in the region of Raritan township. The Township will continue to be open about a TDR program, and will review an alternatives that are presented.

[Need to reference](#)
[Burlington County](#)
[Chesterfield](#)
[Lumberton](#)
[NJ Pinelands](#)
[Highlands](#)

Part-time Farmers

Many of these part time farmers are due to either retiring persons or persons who use farming as a tax incentive. Due to high property tax rates and large lot zoning it has become fiscally advantageous to farm a few acres and be a part time farmers. Furthermore, part-time farmers do not need a minimum farm size for income. The predominance of part-time farmers is also a result of farmers not being able to make enough profits for a full time occupation. Whereas the ratio in other New Jersey counties of full-time farm operators to part-time farmers is 1:1 or 2:1, in 1997 Hunterdon County had a full-time to part-time ratio of 1:2, meaning there were half as many full-time farmers as part-time farmers. In recent years, according to the 2002 US Census of Agriculture, that ratio has leveled off to more echo the statewide numbers that are closer to a 1:1 ratio.

[Too general.](#)
[Use actual percentages Census](#)

The Cost of Farming

NEED TO BE UPDATED

Supplemental on-farm income

Many farmers are supplementing their farm incomes with *farm-related* and *non-farm related* businesses and activities. According to the FARMS Commission report, November, 1994, supplemental *farm-related* income on New Jersey farms includes hunting/fishing; leaf composting; farmstand marketing; picnic facilities; pick-your-own operations; petting zoos; hay rides; farm tours; and bed and breakfasts. Raritan Township farmers are including many of these activities in

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their farm operations, particularly hay rides, pick-your-own operations, and farmstands. *Non-farm* businesses are an additional source of income for farmers.

[Add Agricultural Processors](#)
[Trends for building permits](#)
[Population Trends 2010](#)

Aging Farmer (TOM)

The average age of farmers has been increasing for the last 25 years. In 1969, the average age of the County's farmers was 52.7. Although it decreased slightly over the next 10-12 years, it has increased since then. As of 2002, the average age of the farmer was 56. The aging farmer contributes to the agricultural picture in the Township. With the average farmer close to retirement, there is little room for taking risks and making investments to adapt to a changing industry. Therefore, if profit margins are minimal, the path of least resistance is often the sale of the farm. Some farmers hold on to the land and bequeath it to their children. However, with the current estate tax laws, even this can be a costly endeavor. Farmers' children are also losing interest in farming as an occupation as they leave the farm to pursue more profitable jobs.

[Sustainability discussion](#)
[Change in demographic](#)
[Shift from Full Time to Part Time](#)

IV. RARITAN'S FARMLAND PRESERVATION PROGRAM

Raritan Township has worked hard to protect its farmland and agriculture. As a Township, Raritan is proud of its historic role in the development of New Jersey's very successful Farmland Preservation Program. As mentioned earlier, Raritan's first farmland preservation activity took place in 1985 with a County sponsored easement purchase – one of the earliest in Hunterdon County. It adopted an Open Space & Recreation Plan with a detailed agricultural element that spoke to the need to preserve farmland, in July of 1999. Since that time the Township has continued to be diligent in its efforts to preserve farmland, using a variety of all available programs.

Over the past decades, approximately 2,314 acres of farmland are subject to a permanent farmland preservation deed restriction.

The preservation of farmland is advantageous to the Township because:

1. Farmland preserves a part of the history of the Township;
2. Farmland provides direct employment to farmers and farm workers and related employment to suppliers, distributors and processors;
3. The farmland remains privately owned and maintained;

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4. Funding for the purchase of development easements to preserve farmland is provided from the State of New Jersey (60% as part of the conventional development acquisition program and up to 80% via the Farmland Planning Incentive Grant (PIG) program).
5. In addition, Hunterdon County provides funding of up to 20% as part of the conventional purchase of development easements and will also provide funding for PIG applications. The PIG program which provides for multi-year (up to 10 years) funding for the purchase of development easements of multiple farms in a project area, particularly advantageous because a stable source of funding is provided enabling a municipality to spread its share of the acquisition cost over a multi-year period.

The 2008 Master Plan proposed that approximately 620 acres in the southwest portion of the Township be preserved as farmland. The intent was to preserve farmland in the southwest portion of the Township by participation in the State Farmland Preservation Program. This program provides funding for acquisition of Development Easements. As part of this program, the development easements are purchased by the government utilizing 60% State funds, 20% County funds and 20% local funding. All of the original properties within the first proposed farmland preservation area have been or are in the process of being preserved.

RARITAN'S AGRICULTURAL DEVELOPMENT AREAS

The following summarizes Raritan Township's Agricultural Development Areas (ADAs), which are also mapped and included as an appendix.

1. **The Southwestern Area.** The gross area of the southwestern area is approximately 2,400 acres; however, this figure includes a number of existing residential developments, and an existing golf course. The area devoted to farmlands is 1,095 acres. Twelve farms are currently participating in the Farmland Preservation Program. The main outstanding farms that have not been preserved are the Blumberg property and the Sferra properties containing approximately 150 acres, and 22.7 acres respectively. Although the Blumberg property is currently zoned for 5 acre lots, the property remains a significant farming resource that should continued to be the subject of farmland preservation. It should also be noted that this property has been the subject of a Board of Adjustment Solar Case which at this point is still on going.
2. **The South Central Area.** The South Central Area contains an area of 1,566 acres of which approximately 242 are devoted to the Hunterdon County Golf Course. (The Kuhl Family property is considered one farm and the Bowlby Family property is considered one farm.) Eight farms are currently participating in the Farmland Preservation Program. The main outstanding farms that have not been preserved are the Bowbly Family properties and Kuhl Family properties, which total approximately 700 acres. The Snyder farm is being preserved through the Hunterdon County farmland program.
3. **The Northwestern Area.** The Northwestern Area contains an area of 1,970 acres. Roughly 800 acres of which contains 11 farms, totaling more than 40 acres each. Three farms have submitted Farmland Preservation applications through the conventional program and

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another two farms are part of a PIG application.

4. **Southeastern Area.** The Southeastern Area contains an area of 175 acres, including the Van Doren and Case Family farms. In addition, there are four parcels of land being considered for ADA inclusion and farmland preservation by the Hunterdon County Agricultural Development Board (Block 27, Lots 29 and 30 and Block 28, Lots 29 and 43).

[State County Criteria](#)

[Describe Project](#)

[Environmental Benefits Cost to Comm.](#)

[Doesn't reference scale formula](#)

Hunterdon County Agricultural Development Areas

Land is eligible for the Farmland Preservation Program if it meets the SADC's minimum eligibility criteria, qualifies for farmland tax assessment and is part of an agricultural development area, ADA, an area where the County Agriculture Development Board has determined that farming is viable over the long term. County Agriculture Development Boards are responsible for identifying the ADA pursuant to NJSA 4:1C-18:

- a. The board may, after public hearing, identify and recommend an area as an agricultural development area, which recommendation shall be forwarded to the county planning board. The board shall document where agriculture shall be the preferred, but not necessarily the exclusive, use of land if that area:
 - i. 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 non-conforming use;
 - ii. Is reasonably free of suburban and conflicting commercial development;
 - iii. Comprises not greater than 90 percent of the agricultural land mass of the county;
 - iv. Incorporates any other characteristics deemed appropriate by the board.

Other criteria for designation of ADA's are identified in the SADC's regulations 2:76-1.4:

1. Soils;
2. Current and anticipated local land use plans and regulations;
3. Farmland assessment status;
4. Anticipated approvals for non-agricultural development;
5. Accessibility to publicly funded water and sewer systems;
6. Compatibility with comprehensive and special purpose county and State plans;
7. Proximity and accessibility to major highways and interchanges;
8. Minimum size of an ADA;
9. Landowner sign-up;
10. Land within boroughs, towns or cities;
11. Inclusion of entire or partial lots and blocks;
12. Land ownership;
13. Natural and special features;

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14. Type and distribution of agriculture

The Hunterdon CADB adopted Agricultural Development Areas (ADAs) in 1983 to satisfy minimum eligibility requirements for the statewide farmland preservation program, pursuant to the State Agriculture Retention and Development Act. The purpose of the ADAs is to identify where agricultural operations are likely to continue in the future and therefore be eligible for the farmland preservation program.

In Hunterdon County, the ADA criteria and map were based on a study of agriculture in the County prepared by the Middlesex-Somerset-Mercer Regional Study Council. Key components of the study were the mapping of productive agricultural operations and the location of prime and statewide important soils. Based upon the study, the CADB adopted criteria for the designation of ADAs and mapped them along physical boundaries or property lines.

The Township contains four County agricultural development areas. In 2013, the Township proposed the expansion of an existing ADA to be extended to encompass the Stodhoff/Tuckemin parcels....

Farmland Preserved by Date by Program (TOM)

- [Add Brief description of the other state acquisition](#)
- [Fee Simple](#)
- [County Non Profit](#)
- [Preservation by Program](#)
- [Refer to table in Appendix 3](#)

County Easement Purchase:

The County Easement Purchase Program in Hunterdon County has been offered to landowners for the past several decades. Also known as the Purchase of Development Rights, "PDR", or Traditional program, it was developed in accordance with the enabling legislation - the State Agriculture Retention and Development Act of 1983. The program involves the sale of development rights on a farm in exchange for a permanent restriction on the land that requires it to be available for agriculture in perpetuity. The minimum eligibility requirements for the County program in Hunterdon County is that the farm is located in an Agricultural Development Area (ADA) and located in a district in which agriculture is a permitted use, is a minimum of 40 acres, and is predominantly tillable farmland - farms with more than 50% woodlands are ineligible.

Landowners apply directly to the Hunterdon County Agriculture Development Board, CADB, where applications are ranked, appraisals completed, and purchase offers made to landowners for their development rights. After preservation, the Landowner still owns the land but the County owns an easement for the development rights.

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Raritan Township
Comprehensive Farmland Preservation Plan

The County is responsible for annually monitoring the property for compliance with the deed of easement. A total of 1580.63 acres have been preserved through the County Easement purchase program.

INSERT TABLE

County Planning Incentive Grant (PIG) Program

The goal of County Planning Incentive Grants (PIGs) is to protect and preserve large areas of contiguous farmland. This program took effect on July 2, 2007 in an effort to streamline the process of preserving farms at the county level. The State Agriculture Development Committee (SADC) updated their rules (N.J.A.C. 2:76-6.3 through 2:76- 17A.17) to promote County PIGs and expand the farmland preservation program throughout the state. This program gives the County a bit more flexibility in the criteria necessary to preserve those farms that meet the specific preservation needs and goals of the County.

In order to qualify for County PIGs, the County Agriculture Development Board (CADB) functions as the Agricultural Advisory Board for the County. The County must maintain a “dedicated source of funding or alternative means for funding farmland preservation.” Applications must be consistent with the County Comprehensive Farmland Preservation Plan. In 2008, Hunterdon County adopted a Comprehensive Farmland Preservation Plan.

INSERT TABLE

Municipal Planning Incentive Grant Program

The Planning Incentive Grant Program was created to provide grants to eligible municipalities in order to purchase farmland preservation easements with the goal of protecting large contiguous concentrations of farmland. The municipality and county share with the State in the acquisition costs. The PIG program places an emphasis on planning for farmland preservation and the industry of agriculture. To qualify for a Planning Incentive Grant, municipalities must adopt a farmland preservation plan element of their municipal master plan pursuant to the Municipal Land Use Law, NJSA 40:55D-28.b(13), a right to farm ordinance, and establish an Agricultural Advisory Committee. Grant recipients must delineate project areas and develop a list of target farms. The PIG program’s focus on contiguity permits important farms to be acquired which may have ranked un-competitively in the Traditional County Easement Program.

Traditionally, the Township Committee would identify farms for preservation directly with advice from the Open Space and Agricultural Advisory Committees. The municipal PIG program seeks to strategically identify and preserve the best soils in active production and to create a mass of contiguous farmland in order to support agriculture as an industry. A total of 274.9 acres have been preserved through the Municipal PIG program.

The list of PIG properties preserved to date is included in the following chart.

SADC Direct Easement Purchase Program

The State Agriculture Development Committee (SADC) purchases development rights directly from the landowner for preservation purposes under the State Direct Easement acquisition program. Landowners do not have to be within a County ADA if they are making an application directly to the State, but generally are so. By participating in this program, the landowner still retains ownership of their land, but agrees to restrict land use to agricultural purposes. In most cases, the State will pay up to 100% of the certified appraised easement value and usually does not require monetary contributions from the County or the Municipality. The SADC owns and monitors the easements on farms purchased through this program.

INSERT TABLE

SADC Fee Simple Program

The SADC administers outright sale acquisitions through the State Fee Simple Program. A fee simple acquisition involves an entire property being purchased for a negotiated price which is based on appraised values, not just the purchase of an easement. In this type of acquisition, the landowner sells outright to the State and does not retain any rights. The land is deed restricted and permanently preserved for agriculture. The farmland is then resold at auction; the SADC does not retain ownership of the farmland, but does retain ownership of the development easement. The SADC monitors the property for compliance with the deed of easement annually. To qualify to participate in this program, the farmland must be within an ADA and be eligible for Farmland Assessment.

Grants to Non-Profit

There are various non-profit organizations that are active within the County and take advantage of this funding opportunity from the SADC. The grants fund up to 50% of the fee simple or development easement purchase on project farms. These grants are obtained through a specific application to the Non-profit Grant Program and administered through the SADC.

Transfer of Development Rights

| [There is no active TDR program used for Farmland Preservation within the Township.](#)

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Other Preservation Methods

| [The Township](#) continues to [examine new methods](#) for [preserving](#) and [protecting farmland](#).

CONSISTENCY WITH SADC STRATEGIC TARGETING PROJECT

The purpose of the SADC Strategic Targeting Project is to prioritize farmland to be preserved by targeting farms for preservation based on specific criteria. According to the SADC, the Strategic Targeting Project has three primary goals, as follows:

- The coordination of farmland preservation and retention of agricultural practices “with proactive planning initiatives.”
- To update and create maps which serve as a tool for more accurate preservation targets.
- To coordinate different preservation efforts, such as open space, with farmland preservation.

Through the use of the Strategic Targeting Project, the SADC hopes to more efficiently target and designate farmland for preservation and, by doing so, boost the State’s agricultural industry. Raritan Township, through the completion of this Farmland Preservation Plan, meets each of the goals as outlined in the Strategic Targeting Project.

[Outcome Priority Active](#)
[Outside of SSA](#)

EIGHT YEAR PROGRAMS

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

Currently, the Township does not have any farms enrolled in the eight-year program. The Elbert farm was enrolled in the program; however, it is now going through the process to be preserved through the traditional program. The program was effective in that it allowed the farm to remain undeveloped during a period of time with intense development pressure. As this pressure to develop increases again, it is likely that more farms may enroll in this program to find temporary relief while they consider the sale of development rights or as they use the cost share funds to improve their operations.

[Inconsistent with Reality](#)

Open Space Coordination

The Township currently has an open space tax that is administered by the Township Committee based upon recommendations of the appointed Open Space Advisory Committee. The Township has utilized the open space tax money in the past to support farmland preservation.

The master plan incorporates both a farmland preservation element and open space plan. An effort is made to coordinate with the County open space plan. The Open Space Plan was developed to

Raritan Township
Comprehensive Farmland Preservation Plan

complement the farmland preservation plan. In some cases properties are shown on both plans. There are a number of properties that the Township has acquired through open space preservation that are currently actively farmed. Where the Township holds lands that contain no plans for development, the standard policy would be to lease those lands to a local farmer for a nominal fee.

[Update with more current preservation stuff](#)

[Leasing to farmers](#)

[Micek/Urbach](#)

Farmland Preservation Funding to Date

Please see attached Appendix C for a summary of Farmland Preservation funding to date.

Monitoring of Preserved Farmland

Monitoring of preserved farmland is conducted at a county level. Every farm that is permanently preserved through the farmland preservation program must abide by the restrictions set forth in the deed of easement. The easement requires that the County inspect the property once a year, during the business week and daylight hours. All preserved landowners are to be given at least 24 hours notice of the inspection. The Hunterdon CADB has made a practice of sending letters to all landowners at the start of the monitoring season and then making appointments as far in advance as possible.

The inspection of a preserved farm usually involves walking the farm, interviewing the landowner, and taking photographs of all buildings, property lines, and suspicious activities. The inspection report is recorded in the CADB's farmland preservation database and stored as hard copy in the property's inspection file. A copy of the report is sent to the landowner for review and verification, the acknowledgment of which is also filed with the hard copy of the inspection report.

If the inspector finds that there have been violations to the Deed of Easement, a letter is drafted to the landowner's attention, directing him or her to cease the activity. Examples of such infractions have been the use of biosolid (sludge) fertilizer, the expansion or establishment of a non-agricultural use, and the obvious neglect of a farm field (the HCADB requires all fields be mowed once a year for weed control). When the infraction involves soil or water management, the Hunterdon County Soil Conservation District (SCD) may be contacted for assistance.

Monitoring is not intended to be a punitive program. The restrictions of the Deed of Easement are applied reasonably and fairly. For example, if there has been a drought and the farmer explains that is the reason that nothing has grown on a field, there will not be a report of negligence to maintain the fields. In those cases where there has been a real violation of the Deed of Easement, CADB staff and the SCD are committed to working cooperatively with the landowner to remedy the situation. Only in the most extreme cases would such situations be remanded to the courts.

Raritan Township
Comprehensive Farmland Preservation Plan

Since 1996, the CADB has been required by the SADC to monitor its preserved farms on a yearly basis. Until that time, farms were monitored every few years -or on a complaint basis. Until recently, the CADB encountered only few minor easement violations. In most cases the landowner was asked to mow an uncultivated area so the land will continue to be available for agriculture.

- [Timing of it](#)
- [Stop invasive species](#)
- [Mowing requirements](#)

IV. RARITAN'S FUTURE FARMLAND PRESERVATION PROGRAM

Preservation Goals

Raritan Township has set a realistic goal to preserve an additional 600 acres of farmland within the next ten years. The Township anticipates preserving an additional 100 acres within one year and 300 acres within five years. The overall goal is based on the lack of available funding and the limited number of landowners who are willing to enter the programs.

- One Year: 100 acres
- Five Year: 300 acres
- Ten Years: 600 acres

[For PIG program or for all programs?](#)

Project Area Summaries

The Township contains four County agricultural development areas. The following is a list of the project areas and their summaries:
Insert list.

Municipal Eligibility Criteria Coordination

Landowner applications are accepted all year. After receiving an application the Township Planner will make an appointment to visit the farm and interview the landowner. The parcels are forwarded to the Open Space Advisory Committee and the Agricultural Advisory Committee for their comments. The farm is finally reviewed by the Township Committee.

The farm is ranked considering all the following factors: proximity to other preserved farms and open space; size of property; percentage of property actively farmed; stewardship (e.g. existing Farm Conservation Plan, enrollment in the 8-year program, etc.); boundaries and buffers; soils; tillable acres; distance to conflicting uses; and development potential. Other factors the Township may consider are: landowners willingness to "bargain sale", accept Installment Purchase Agreements (IPA) or other creative finance; willingness to sell an easement for a trail; estate; foreclosure; willingness and ability of county and state to cost share; and expected cost.

In general, Raritan Township mirrors Hunterdon County and the SADC minimum

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eligibility requirements. The Township seeks first to preserve larger farms that will rank well under County and State criteria in order to maximize the available State and County funding. Farms which are important locally are evaluated based upon contiguity with other preserved farms and open space. Since funding is limited, the Township tries to coordinate its ranking with the County and State to maximize funding. In addition, the Township seeks to utilize Federal Funding scenerios to help maximize cost sharing.

County Minimum Eligibility Criteria Coordination

The County minimum eligibility requirements for farmland preservation include:

- The farm is located in an Agricultural Development Area (ADA)
- The farm is located in a zoning district which permits agriculture
- The farm is a minimum of 40 acres
- The farm is predominantly tillable farmland
- Farms with more than 50% woodlands are ineligible.
- The farm qualifies for farmland assessment.

The CADB reserved the right to review those applications that are less than the 40 acre minimum when they are close to or adjacent to other preserved farms. This county policy has resulted in applications that are for larger tracts of land that are at the greatest risk of development.

State Ranking Criteria to Prioritize Farms

The SADC ranking criteria ranks farmland applications based upon the characteristics present on the farm such as quality of soils, proximity to other preserved lands, and tillable acres, and on the imminence of the farm changing out of agriculture.

The criteria that have been established by the State include the following:

Lands less than or equal to 10 acres:

- Production of agricultural/horticultural products of at least \$2500/year;
- 75% or 5 acres (whichever is less) is tillable;
- 75% or 5 acres (whichever is less) has soils capable of supporting agriculture; and
- Land must exhibit development potential.

Lands greater than 10 acres:

- 50% or 25 acres (whichever is less) is tillable;
- 50% or 25 acres (whichever is less) has soils capable of supporting agriculture; and
- Land must exhibit development potential.

Lands less than 25 acres:

- Cannot contain more than 80% of soils that are classified as freshwater wetlands or modified agricultural wetlands (as identified by NJDEP); and

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Raritan Township
Comprehensive Farmland Preservation Plan

- Cannot contain more than 80% of soils with slopes in excess of 15% (as identified by USDA)

Municipal Policy Related to Farmland Preservation Applications

Housing

Residential opportunities on permanently preserved farmland are severely limited because the developments rights on the farm have been purchased. However, there are special situations where a new residence may be warranted given the size of the farm and the nature of the operation. For these reasons, the CADB and the SADC permit housing on preserved farmland provided they meet the stringent criteria for “residential dwelling site opportunities”, agricultural labor housing, or are located on exception areas.

RDSO’s

CADC regulations permit up to one dwelling opportunity per one hundred acres of vacant farmland, referred to as a Residual Dwelling Site Opportunity (RDSO). The allocation of an RDSO must be approved by the CADB and the SADC. At the time of closing, the value of the RDSO is deducted from the total purchase price of the easement. (The value of the RDSO is four multiplied by the per acre easement price) After the farm is preserved, the landowner may apply to exercise the RDSO. For RDSO approval, CADB and SADC criteria must be satisfied which generally requires that the RDSO has a minimal impact on the existing agricultural operation.

[Part of overall appraisal of values](#)

Agricultural Labor Housing

The requirements for constructing agricultural labor housing are much less stringent than RDSOs, provided the house is for non-family related farm labor. Any number of agricultural units may be constructed on permanently preserved farmland provided at least one tenant/resident actively works on the farm and there are no blood relatives to the landowner residing in the house. Any existing agricultural labor housing that is destroyed may be reconstructed. Once an agricultural labor unit is no longer inhabited by an agricultural laborer, the unit must be vacated. This policy prevents abuse of the program where the units could be rented out to non farm related tenants. When agriculture labor housing issues are brought up before the CADB, the board is extremely scrutinizing of the application because of the high potential for abuse.

[Variance applications \(Tom Watkinson\), Clinton Farm](#)
[Restrictions related to activity on farms](#)

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House Replacement

The CADB is understanding when it comes to housing replacement as long as the applicant is not excessive in the choice for a replacement house. The Board feels that the house should meet the needs for the farm and not create an estate-like situation with an excessively larger footprint that what was there previously. The need for expansion is realized, however the board feels that it should be within reason.

- [Limit size of replacement](#)
- [Actual sf with the exemption](#)
- [Impervious coverage for federal limitations only](#)

Divisions

Due to the agricultural trends over the last few decades towards smaller, more productive farms, there are opportunities for a landowner to divide a permanently preserved farm provided the division is for agricultural purposes and both parcels result in agriculturally viable tracts. An agriculturally viable parcel has been defined as a farm that is of sufficient size and soil quality such that it can accommodate a variety of agricultural uses suitable for the County. The CADB follows the State rules when taking into consideration agricultural subdivision applications and adheres to the criteria as it pertains to the purpose of the subdivision and the resulting parcels remaining agriculturally viable.

[SADC approval process in divisions](#)

Exceptions

An exception allows a landowner to remove a portion of the farm from the deed restrictions prior to closing. There are severable and non-severable exceptions. Some landowners may prefer to remove the land immediately under the existing house so that there is no confusion in the future about possible additions or permitted uses in the house. These requests are considered on a case by case basis. This is a type of a non-severable exception. Another type of non-severable exception is the location for a future house. The CADB typically approves this type of non-severable exception when a farm is vacant and is less than 100 acres (and therefore not eligible for an RDSO). This reflects the CADB's belief that a farm with a residence will be better managed than a vacant farm parcel. In both cases, the excepted land cannot be severed or subdivided from the farm.

The other reason for an exception is to locate a buildable lot upon which a home might be constructed in the future. In this case, the land may be severed from the farm with the necessary local planning approvals, and is therefore referred to as a severable exception. The size of the exception is typically the minimum lot size for that zoning district. The severable exception can present a problem because it introduces a new housing unit to the farm area that is not related to the farm itself. The CADB has specific criteria for approving an exception, including the size of the exception, its impact on the existing agricultural operation, and the number of existing housing units already existing on the farm. Right to Farm language is also included on all deeds, should the

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Raritan Township
Comprehensive Farmland Preservation Plan

exception be severed from the farm. In all of the above cases, the acreage of the exception is deducted from the final purchase price of the easement.

Administrative Resources

Raritan Township has both an Open Space Advisory Committee and an Agricultural Advisory Board Committee and.

The Open Space Committee consists of eleven members appointed by the township committee. The membership in the open space advisory committee includes:

1. The four members of the public;
2. The township planner;
3. Two members of the township committee;
4. One member of the planning board of the township who shall not be an elected official.
5. Three residents of the municipality.

The municipal agriculture advisory committee is composed of five members who are residents of the municipality, with a majority of the members actively engaged in farming.

The majority of the background and support work for both Boards is done by the full time planner employed by the Township. Legal support is supplied by the Township Attorney. A database for use with the township GIS system has been developed in conjunction with Hunterdon County and township tax information.

FUNDING

Funding for preservation comes from several sources including the municipal open space tax, various state and federal funding programs including the State Agriculture Development Committee (SADC) and Green Acres, Hunterdon County, and non-profit organizations. The Township has an open space tax of 1.5 cents. The Township uses this money to pay down old debt and to preserve additional open space and farms.

Raritan Township Funding Sources

Raritan Township uses both its Open Space tax and municipal bonding to fund farmland preservation program.

Raritan Township has a \$.015/\$100 dedicated tax for open space preservation that is used for down payments and ancillary costs associated with land/easement acquisition.

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Raritan Township
Comprehensive Farmland Preservation Plan

NEEDS TO BE UPDATED

A more detailed breakdown of funding is attached as Appendix D

[Reference breakdown/ County/ State](#)

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County Funding Sources

The Agriculture Retention and Development Act of 1983 established New Jersey's Farmland Preservation Program. Even earlier, Hunterdon County had begun what would become one of the most successful farmland preservation efforts statewide. In 1980, voters approved a \$2.2 million bond referendum for farmland preservation.

Recognizing the need for a stable source of funding, the Hunterdon County Board of Chosen Freeholders asked County voters in November 1999, whether the County should have a dedicated open space/farmland preservation tax of up to \$0.03 per \$100 assessed valuation to fund the preservation programs. County voters approved this tax by a two to one margin. In 2000, \$3.6 million was generated by the tax. Valid for four years, another ballot question was approved in November of 2004. The third County bond question approved on November 4, 2008 expanded the purposes of the tax to include protection of drinking water sources, water quality, open space, natural areas, recreational areas and historic sites. The tax was also revised to permit the payment of debt service for projects qualifying under the purposes of the tax. Perhaps most importantly, the third ballot question eliminated the sunset provisions of the first two questions creating a stable 0.03 cent/ 100 dollar source of funding for Hunterdon County preservation programs. This tax generates annual revenue of approximately 7 million dollars.

According to the SADC, as of December 31, 2011, there have been 352 farms preserved in Hunterdon County making Hunterdon the leading county for number of farms preserved. As far as acreage, Hunterdon ranks second trailing Salem County by only 100 acres with 28,709 acres preserved. Hunterdon is also first in total preservation dollars, leading by nearly 50 million dollars. A total of \$248,439,236, at an average cost per acre of \$8,654, has been spent to preserve farmland in Hunterdon. Hunterdon County and the municipalities contributed just over a third of the total amount at \$76,879,769.

State and Federal Funding Sources

TO BE INSERTED

Raritan Township
Comprehensive Farmland Preservation Plan

Cost Share

SADC Cost Share

The SADC provides between 60% and 80% of the funds to acquire a development easement on a farm. The percent of the SADC cost share follows the sliding scale formula found in NJAC2:76-6.11 as follows:

Landowner Asking Price \$ SADC % Cost Share

- 0-1,000 80%
- 1,000-3,000 \$800 + 70% > \$1,000
- 3,000-5,000 \$2,200 + 60% > \$3,000
- 5,000-9,000 \$3,400 + 50% > \$5,000
- 9,000-50,000 60%
- 50,000-75,000 \$30,000 + 55% > \$50,000
- 75,000-85,000 \$43,750 + 50% > \$75,000
- 85,000-95,000 \$48,750 + 40% > \$85,000
- 95,000-105,000 \$52,750 + 30% > \$95,000
- 105,000-115,000 \$55,750 + 20% > \$105,00
- 115,000+ \$57,750 + 10% > 115,000

County and Local Cost Share

Hunterdon County and the municipality, in years past, have equally split the difference, Typically 20% municipal and 20% county funds, with the County paying Raritan in lump sum. The County now employs a modified cost share formula based on the appraised value of the farm to determine how the cost share amount is split between the county and the municipality. The formula is shown below:

Appraisal value (\$ per acre)/ % Increase in municipal cost share

- 5,000 or less 0
- 5,001 to 7,000 +1%
- 7,001 to 9,000 +2%
- 9,001 to 11,000 +3%
- 11,001 + +4%

Cost Projections

Raritan Township has a high per acre land value. Estimated per acre values for development rights can reach and exceed \$25-30,000 per acre. When farms of significant size with these land values are proposed the Township has sever limitations on the number of projects it can enter into.

Furthermore these land values make it difficult for the township to react to immediate preservation projects that may come up. Zoning changes and short term reductions in land values are being seen due to the reduced housing demand. However these land value reductions will be short term. While land values may not increase dramatically as they did in the past, the Township

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can expect a return to previous levels. Long term planning is necessary for the Township to allocate its limited financial resources.

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Depending upon sewer and water

Factors Limiting Farmland Preservation Implementation

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Challenges to the farmland preservation program include the available supply of farmland, the cost of purchasing that land, the potential limitations of the preservation program once the land is preserved, and the infrastructure to support farming operations into the future. Flexibility in funding and preservation programs has continued to enhance and sustain the farmland preservation program in Raritan Township.

While landowner interest has been challenged over the past several years, there is still interest in the farmland programs and applications continue to be submitted to the Township. One of the main focuses of the Township is to identify previously unidentified properties and encourage landowners to enter farmland preservation programs.

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Although availability of land is one issue the major item limiting farmland preservation is funding and cost. Land values have decreased and the Township finds that the appraisal values, which must fall under the State guidelines, are more comparable to developer's values than in the past. If this is true, without an increase in funding or a stable source of funding, the number of applicants interested in preservation programs will exceed the funds available for preservation at the county and municipal level.

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VI. ECONOMIC DEVELOPMENT

It is important that the Township 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, internet resources, public meetings, and other opportunities for farmers to continue to educate themselves. Since there are a number of smaller farms in the Township it is important to encourage and support a contact network so that these smaller farmers may provide local information that may aid one another.

Given the diversity of agriculture in the Township the Township will have to look towards many avenues to increase support for this farm base. Some recommendations include:

- Promote agri-tourism for organic and natural farms stands;
- Promote the *Jersey Organic* brand when established by the NJDA;
- Explore additional markets, including local restaurants and grocery markets.
- Continue to support local farmers markets
- Educate growers about organic and natural regulatory and certification requirements and about the availability of federal funds to help offset certification costs; and,

Raritan Township
Comprehensive Farmland Preservation Plan

- 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).

[Is this a municipal role?](#)

[Should be more at regional level?](#)

[Are there opportunities for RT at the local level?](#)

Agricultural Industry Retention/ Expansion/Recruitment Strategies

Farmers Support

As a program of the New Jersey State Agriculture Development Committee, the Farm Link Program is a resource and referral center for new farmers, farmers seeking access to land and farming opportunities, landowners seeking farmers and a farmers working on estate and farm transfer plans. It also works to connect farmland owners with farmers seeking access to land and farming opportunities.

Marketing / Public Relation Support

Agritourism promotes the use of agricultural amenities and resources, such as open fields, farm houses, live stock and other scenic components of the farm for the purpose of offering fee-based recreational opportunities. Agritourism can benefit local communities by attracting tourists to the area who not only spend time at participating farms, but spend money in other local businesses. Farmers benefit by supplementing their income from those added activities.

Agritourism may be a valuable means of supplementing farm income and may increase the sale of products produced on-site. People residing in suburban and city environments are attracted to rural areas with active farm operations. The Townships location on three state highways and its proximity to New York and Philadelphia metropolitan areas means farmers have a large urban population to market agritourism towards.

Farmer's market can provide an important outlet for smaller farmers to sell their goods. It also can provide a support network between these farmers. The Township continues to support a community farmers market, which currently operates weekly during the season on the Dvoor farm and is operated by the Hunterdon Land Trust. The Dvoor farm is a green acres property that was preserved through a joint Township, County and Non-profit acquisition.

Agricultural Education and Market Research Coordination

The Township looks to the county to help support farmer education. The HCADB and Township's Agricultural Board can play a stronger role in dissemination information and sponsoring seminars and workshop to benefit landowners, farmers and local officials.

Especially since agriculture is changing in New Jersey, and farmers need to keep apprised of these changes. Agricultural organization, such as the Hunterdon County Board of Agriculture or the

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Comprehensive Farmland Preservation Plan

Rutgers Cooperative Extension may suggest seminars that the CADB can sponsor or cosponsor on new and potentially profitable ideas that may improve agricultural productivity.

Marketability is particularly important in today's agriculture and workshops can be held to better understand new and existing markets. By partnering with other organizations, the CADB can sponsor and/or assist in the dissemination of this important information.

Rutgers Cooperative Extension Service has a leading program on agricultural activities, especially where traditional agricultural crops and livestock are used for new purposes other than food. An example of their programs include where plants are grown for medicinal purposes and corn is grown for bio-diesel and other types of fuel.

It is anticipated that many of these types of new-use agriculture will require large areas of farmland due to economies of scale. The potential for the farm community to benefit from alternative fuels, both as consumers of energy in their farm operations and as producers of the feed stocks needed to create alternative fuels, such as corn for ethanol and soybeans for bio-diesel.

The New Jersey Agricultural Experiment Station is the way in which Rutgers and the state of New Jersey fulfill a joint mission to provide solutions to residents. As a land-grant university, Rutgers is committed to teaching, research, and outreach. The work that NJAES does is carried out by 4-H agents, Extension specialists, Family & Community Health Sciences educators, and Agricultural and Resource Management agents. They are the ones who provide continuing-education opportunities and certification programs, work with at-risk youth, educate parents and restaurant owners about food allergies, teach proper nutrition to combat obesity and diabetes, identify invasive species, reduce pesticide use, improve soil fertility, and more.

The Rutgers School of Environment and Biological Sciences are based on the foundation of the physical and social sciences but also focus on the social and human dimensions of scientific practice in majors such as environmental and business economics or environmental policy, institutions and behavior.

The Township must continue to work closely with other groups and organizations to form partners for farmland preservation. Future partners may include the Hunterdon County Chamber of Commerce, Hunterdon Economic Partnership, County Board of Agriculture and the New Jersey Farm Bureau.

[4H](#)

[Agtourism](#)-Halloween and seasonal activities

[Vineyards-](#)

[Bergen](#)

[Schaefer](#)

[Sweet Valley](#)

[Unionville](#)

[Hopewell Valley](#)

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Raritan Township
Comprehensive Farmland Preservation Plan

[Old York Cedars](#)

Beneduce
Villa Milagro
Alba

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Business Input Suppliers and Services

While most farmers travel to Pennsylvania in order to buy equipment, there are several farm equipment dealers in the region. Tractor Supply....

For equipment repairs, most farmers try to maintain their existing Equipment themselves. However, there is dealer in Ringoes (East Amwell) that does repairs and sells used machinery. There are also a few private individuals who will provide on site service, but these are mostly part time persons.

Many of the dairy farmers are looking for specialized equipment that is unavailable in the County.

There are no major grain processing facilities in Hunterdon County. Many farmers who continue to farm grains will likely grind their own feed and sell locally.

Anticipated Agricultural Trends

Agriculture in Raritan Township is likely to continue its trend towards smaller, more intensive use farms. Innovative marketing techniques will be sought by many farmers to meet production needs. Part-time farmers will continue to dominate the industry. And the diversity of farming that has traditionally characterized the region will also continue. Given these trends, the future of farming looks promising, though it may not be the romantically held notion of wide-open fields of dairy cattle and field corn. Part-time farmers, particularly those with horses and other livestock, will continue to be important players in the agricultural industry and their continued existence should be nurtured. Part-time farmers often do not have the time or the land to plant enough hay or other feed for their livestock and therefore create a market for hay and grain farmers. Part-time farmers are also important because they keep land in farming and out of the hands of developers, minimizing the intrusion of residential developments on neighboring farm operations. Additionally, they often provide farmland for others to farm by leasing their land. This is particularly important for grain farming which has a low per acre value and requires a considerable amount of land to be profitable. The number of small part-time farms has stabilized over the last few years, but will continue to be a large percentage of the regions agricultural complexion, assuming the rural character of the area is preserved and there are no major regulatory changes such as significant changes in the Farmland Assessment Act.

Small farms will continue to be the trend. Profits may well increase as agriculture in the County enters a new phase towards smaller, more intensive types of farming, including high value crops. Whereas grains and field crops have the lowest per acre value of products (\$200-\$500 per acre), high value crops such as vegetables and horticulture tend to have a much higher per acre value

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(\$1,000-\$5,000 per acre). For this reason, large farms are no longer necessary for comfortable profit margins.

[Any updates](#)

Hay comprises is the leading crop in the Township. Corn and other grains crops, soybeans, specialty crops, nurseries, cattle, milk cows and horses also characterize the county's agricultural base. Increases in other types of livestock are significant and are likely accountable for the keeping of the number of smaller farms raising animals. Increased fuel costs will also likely make the cost of transporting and refrigerating vegetables over long distances more costly, thereby increasing demand for locally grown produce.

[Alpacas](#)

[Buffalo?](#)

Market Location

Product Demand

Agricultural Support Needs

One of the main issues related to farming in the township and the region is the availability of farm labor. Local children and not interested in farm labor. Landscaping companies compete for the available labor and can provide higher wages. Other support needs include the number of farmers that are available to lease acreage too. As previously stated there is a limited number of farmers to farm large tracts and with an aging of the farmer in the area this trend is likely to worsen.

[Current market/\\$ of people to purchase locally grown food](#)

[4H](#)

[Shipping on rail history?](#)

[What are the businesses that could expand within the region](#)

[Grain farmers?](#)

Flexible Land Use Regulations

A positive regulatory climate, such as ordinances and policies supporting agriculture, is essential for the future of farming, particularly for full-time farmers whose income relies largely, if not entirely, on the farm operation. Regulations supporting agriculture should include ordinances that give farmers flexibility to pursue agricultural uses and recognize the need for farmers to supplement their operations with on-farm and off-farm activities and businesses. Development regulations should streamline the review process for new farm buildings and minimize the cost of the reviews. Equity protection is important to full-time farmers because a large part of their retirement security rests in the value of their farmland. This challenges the municipality to be creative and use innovative regulatory mechanisms that both achieve community goals and protect the farmer's nest.

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The requirements for constructing agricultural labor housing are much less stringent than Residual Dwelling Site Opportunity (RDSO), provided the house is for non-family related farm labor. Any number of agricultural units may be constructed on permanently preserved farmland provided at least one tenant/resident actively works on the farm and there are no blood relatives to the landowner residing in the house. Any existing agricultural labor housing that is destroyed may be reconstructed. Once an agricultural labor unit is no longer inhabited by an agricultural laborer, the unit must be vacated. This policy prevents abuse of the program where the units could be rented out to non-farm related tenants.

Agriculture Representation in Economic Development Organizations

The following area organizations support the agricultural community:

Hunterdon Chamber of Commerce is an action-oriented business organization that promotes a favorable business climate for its membership and community; works with other interested organizations to develop effective mechanisms for taking action on issues of community interest; and provides business leadership for improvement of the economy and quality of life in Hunterdon County, New Jersey.

Hunterdon County Agriculture Development Board (CADB) takes the lead role in farmland preservation and to help guide future policies. Their mission statement is to "Promote the present and future of Hunterdon County agriculture by preserving agricultural land and by promoting public education and agricultural viability."

Rutgers Cooperative Research and Extension Service is a grassroots organization where the needs of the community take precedence over programs designed at other levels of government.

Hunterdon County Soil Conservation District is are special purpose subdivisions of the State. In cooperation with the State Soil Conservation Committee, they are empowered to conserve and manage soil and water resources and address stormwater, soil erosion, and sedimentation problems that result from land disturbance activities.

The Townships Municipal Agriculture Advisory Board play an important role in Hunterdon County's farmland preservation program by educating landowners about the program, providing a regulatory climate that is suitable for agriculture and by cost sharing.

Agricultural Support Implementation

The Townships success in preserving farmland is largely attributed to the partnership that has been established between Hunterdon County and the state. Generally speaking, the State pays about 60% of the cost of acquiring easements. The county and municipalities split the remaining 40%. The County has been at the forefront of preserving farmland and the Township will continue to work closely with them to increase the amount of preserved farmland in the Township.

The creation of the Garden State Preservation Trust Fund provides a stable source of state funding for acquisitions through the year 2009. The Township appropriates funding for farmland preservation annually through the municipal budget. The Township Open Space Trust Fund (voter-

approved \$0.02 property tax) provides funds for farmland and open space preservation, as well as funds for the preservation of county-owned historic structures.

VII. NATURAL RESOURCE CONSERVATION

An important aspect of any successful, long term Farmland Preservation Program is the conservation of natural resources on farms. Without the conservation and consideration of these resources the long term sustainability and viability of New Jersey's preserved farmland would be in doubt. The Township recognizes and supports the preservation of these resources and how they can impact the viability of any agricultural operation.

Natural Resource Protection Agencies

Natural Resource Conservation Service

An important partner in support of natural resource conservation for the agricultural community is the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). The NRCS assists landowners and managers with conserving soil, water and other natural resources. The agency has a service center in Frenchtown and an area office in Clinton. The agency offers technical and financial assistance and oversees conservation programs such as the Wildlife Habitat Incentive Program (WHIP) and Environmental Quality Incentive Program (EQIP). Technical assistance is provided for the preparation of conservation plans. These plans are a written record of management decisions 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.

Conservation Plans are a prerequisite for those who wish to sell their property or sell a development easement via the Farmland Preservation Program, or apply for natural resource conservation program grants such as the WHIP and EQIP. The local NRCS office administers these conservation program grants, which offer financial incentives to support conservation projects, including stream riparian buffers and 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 inspection of farms to verify that the contract conservation practices are implemented and maintained.

Soil Conservation District

An additional partner in the conservation of agricultural 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 virtually all development activities, with the goal of reducing the danger from stormwater runoff, retarding

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non-point source pollution from sediment, and conserving and protecting the land, water and other natural resources of the State.

Raritan Township is served by the Hunterdon County Soil Conservation District. The Conservation District is charged with reviewing and approving natural resource conservation and assistance program grants, implementing agricultural conservation planning assistance, agricultural conservation cost-sharing program grants, application of organic materials on agricultural land, agricultural water supply and management, soil erosion and sediment control, storm water discharge authorization, and soil surveys.

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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 maybe 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.

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[Are these programs available meeting the needs of the farms?](#)

Natural Resource Protection Programs

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SADC Soil and Water Conservation Grant Program

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

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Federal Conservation Programs

The NRCS and Farm Service of America (FSA) administer a number of Federal Farm Bill programs including the Environmental Quality Incentives Program (EQIP), Wildlife Habitat Incentives Program (WHIP) and the Conservation Reserve Enhancement Program (CREP). EQIP funding is utilized for irrigation projects, manure management, and conversion of gas engines to diesel. The WHIP program is designed for non-federal landowners who wish to improve or develop fish and wildlife habitats. CREP is intended to reduce agricultural water runoff and improve water quality by paying farmers to remove highly erodible pastureland and cropland from production.

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NJDEP Landowner Incentive Program

New Jersey's Landowner Incentive Program provides technical and financial assistance to private landowners interested in conserving threatened and endangered plant and animal species on their property. Potential projects include vernal pool restoration, prescribed burns, and stream fencing.

Water Resources

The township is currently serviced both by a public water supply and by on-site wells.

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The majority of single family homes are serviced through on-site wells. The areas where the majority of farms are located are serviced by on-site wells.

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The Townships geologic structure is such that there are two main geologic formations that effect the aquifers. The Brunswick formations provide a stable and good source of water. The Lockatong formation provides a poor source of ground water. The Township has taken measure to protect the Lockatong formation through both open space preservation and zoning. Areas of concern in the Brunswick formation are primarily from large uses of water. These large users are both golf courses and can both put server strains on the aquifer. Care should be taken to monitor the aquifers and these uses as the long term impacts could place significant constraints on the ability of agricultural uses to use these water resources.

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Waste Management Planning

Management of livestock waste has serious implications for the quality of ground and surface waters. Unchecked, or poorly managed, these wastes can cause serious water quality problems by the introduction of unwanted microorganisms into natural systems. Poor management of animal waste can also cause disease among farm animals. Proper animal waste management is not only required, but also is a sign of good environmental stewardship, as is recycling of farm by-products whenever possible.

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Concentrated Animal Feeding Operations (CAFOs) and Animal Feeding Operations (AFO) have the potential to, or do cause, water pollution through the collection of large amounts of animal waste in relatively small areas. Mismanagement of the animal waste has the potential to cause large amounts of soil and groundwater contamination via introduction of the bacteria, fecal coliform, a known contaminant from animal farming operations. The state's agricultural community bears a responsibility to help protect and restore natural resources for which they are the stewards.

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The NJDEP has outlined a statewide strategy to manage and regulate these operations. The strategy calls for NJDEP to administer CAFO permits and NJDA to administer the appropriate measures for AFOs. The permits and measures require development and implementation of comprehensive waste management plans, utilizing "animal waste standards" proposed by NJDA for adoption in late 2007. The strategy emphasizes the use of cost-effective voluntary measures, limiting the need for permits.

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[Update with new regs.](#)

[# of livestock](#)

[Setbacks on zoning](#)

[Right to Farm](#)

NJDEP LANDOWNER INCENTIVE PROGRAM

Rutgers Coop

NJRCD

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Energy Conservation Planning

The New Jersey Department of Agriculture emphasizes the importance of energy conservation and alternative energy use in its Agricultural Smart Growth Plan. The Plan indicates 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 provide technical assistance for the agricultural community about new and existing energy conservation and renewable energy programs by promoting the financial and environmental benefits of implementing these programs. The agricultural community has shown initiative in pursuing alternative energy sources, such as solar, wind and bio-gas in running farm operations, and by being a leader in the pursuit of ethanol and bio-diesel fuel markets.

[Current regulations and statutes](#)
[Don’t’ want to see areas with best soils have solar](#)

Outreach & Incentives

As required the Township issue a stormwater pollution newsletter bi-annually. Furthermore, clean water events are held in the Township annually. These have raised awareness on fertilizers, pesticides, household cleaning products and pet waste. The Township website posts articles, newsletters, and information on upcoming seminars. Links to useful websites also are provided.

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VIII: Agricultural Industry Sustainability, Retention and Promotion

Existing Agricultural Industry Support

Right To Farm/Agricultural Mediation Programs

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, at the same time, acknowledging the need to provide a proper balance among the varied and conflicting interests of all lawful activities in New Jersey.

Another critical piece of legislation to support agriculture was the 1983 Agriculture Retention and Development Act. This Act created the State Agriculture Development Committee (SADC) and the eighteen County Agriculture Development Boards (CADBs). Both the SADC and CADB 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 reviewing rules proposed by other state agencies for the impact they may have on agriculture.

In order to qualify for Right to Farm protection a farm must meet the definition of a “commercial farm” in the Right to Farm Act; be operated in conformance with federal and state law; comply

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with the AMPs recommended by the SADC, or site specific AMPs developed by the County Agriculture Development Board (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.

Other Strategies To Sustain, Retain & Promote Agriculture

If the Township'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 Township farmers. Public education and outreach will increase the recognition of the farm industry's importance to the non-agriculture resident, and should be continued and expanded whenever possible. Agri-tourism is one form of public outreach that exists in the Township and should be expanded wherever possible, and other public outreach mechanisms should be explored and instituted when feasible.

Preservation of the land is only a small part of the farmland preservation process, and the focus must also be on how to maintain agriculture as a viable industry. Some measures being undertaken include the Township leasing open space, when appropriate, to farmers and the adoption of cluster zoning that permits smaller lot sizes if the balance of the land is deed restricted and is used for farming.

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Appendix 1

Block	Lot	Owner	Acreage	Farmland Status
1	1	MB Farm LLC	68.25	
1	1.02	MB Farm LLC	28.17	
1	6.03	Becker	32.2	
1	8	Luster	23.03	
1	8.01	Helming	12.27	
2	1	Beaugard	1.1	
3	1.02	Castro	1.25	
3	2	Woo	51.5	
3	2.01	Castro	0.94	
3	8.07	Atkinson	6.44	
		Mister Buddy		
3.01	8	Farms	7.63	
3.01	9	Orashen	13.9	
4	7	Ronquist	27.42	
4	9	Primiani	14.98	
4	12	Wallendal	15.44	
5	15	Bixby	12.51	
5.01	5.15	Watkinson	11.19	
5.01	12	Miller	6.5	
6	2	Barr	32.03	
6.05	29	Kohanski	6.66	
6.07	25	Simpson	6.9	
7	3	Marchello	8.061	
7	3.01	Westrick	5.209	

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7	4	Huska	49.9	
7	9	Gessner	15.3	
7	13	Urbach	108.23	
7	26	Doyle	6.633	
7	29	Rivers Shore Inc.	11.97	
7	29.01	Doyle	8.86	
7	30.01	Shor	11.11	
7	30.02	Kleiber	9.83	
7	32	Ewing	6.3	
8	3	Fischer	87.5	
8	34	Ferrari	19.92	
9	5	Mannon	9.9	
9	7	Kuffer	15.052	
9	18	Anderson	53.739	
9.01	1	Mannon	19.56	
10	1	Cervenka	92.08	
10	1.03	Cervenka	2.73	
10	1.04	Cervenka	1.32	
10	1.05	Cervenka	2.67	
10	1.06	Cervenka	2.74	
10	1.07	Cervenka	2.51	
10	2	Sabo	4	
10	3	Michisk	40	Preserved
10	4	Hilken	2.67	Preserved
10	19.03	Cervenka	0.69	
10	19.04	Cervenka	1	
12	1	NJCF	70	Preserved
12	2	Chwat	109.9	Preserved
12	2.03	Chwat	8.144	
12	5	Bercaw	30	
12	6	Tate	35.57	
12	7	Harbacevich	26.43	
12	8	Michisk	4	
12	9	Bercaw	37	
12	12	Walker	12.04	
12	14	Lipka	34.67	
12	19	Lipka	24.36	
12	20	Swartz	34	
12.01	1	Heroux	14.08	
13	9	ZK Holdings LLC	34.72	

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13	12	Dugas	18.45
13	13	Sloan	13.56
13	14	Ziegler	31.08
13	19	Glue	37.46
14	1	Vescio	6.32
15	1	Ewing	60.06
15	27	Mannino	16.3
15	28	Mannino	5.24
15	60	Team Real Estates Holdings Inc.	6.45
15	74	Ewing	4
16	14.02	Ardmore	14.53
16	14.04	Dvoor	38.48
16.01	37	Raskin	9.494
16.01	37.01	Junction Road Assoc.	10.422
19	1	Krebs	35
19	2	Lipka	7
19	5	Zshack	85.2
19	6.01	Zshack	10.86
19	9	Matyiku	13
19	10	Schindelar	3.54
20	6	Glasshoff	19.7
20	10	Croton Farms Inc.	40
20	11	Baron	10.2
20	12	Hollenback	24.98
20	13	Wilmott	36.79
20	14	Holland	30.72
20	15	Rzeszutek	18.02
20	17	Kudrel	12.1
20	18	Lo	33.748
20	21	Rzeszutek	5.05
21	2.03	Mattis	14.21
21	2.04	The Street Corp.	41.51
21	5	Kudrel	13.9
21	11	Seabra	63.674
21	12	Kukal	17.48
21	12.01	Kukal	5.54
21	15	Rozborski	17.583
21	17	Kertesz	9.77
21	19	Zshack	4.12
21	20	Schindelar	10.9

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22	1	Chung	28.5
22	4	Walker	3
22	5	Walker	9.21
22	7	Sicklinger	11.5
22	8	Chung	47.62
22	9.01	Warshaw	4.05
22	13	Arpaia	13.17
22	15	Dente	20.5
22	21	Vrabel	25.53
22	24	Brownstein	27.9
22	25.02	Beerman	6.26
22	25.03	Brownstein	12.92
22	28	Doby	53
22	37	Miklowcic	8.17
22	46	Chung	7.8
22	53	Walker	3.24
23	1	Levine	12.6
24	1.02	Sanderson	12.06
24	2	Walker	23.52
24	23	Campbell	52.33
24	26	Hine	16.48
24	42	Buis	23.599
25	4	Offord	6.526
25	4.01	Feigin	6.813
25	5	Campbell	70.123
25	7	Hine	1.6
25	49	Hine	1.74
27	24	McLeod	50
27	29	Stothoff	6
27	30	Tuccamirgan LLC	20.01
27	30.01	Johnson	35.17
27	36	Yard	21.78
28	29	Stothoff	14.8
28	43	Tuccamirgan LLC	1.1
36	13	Barbiche	17.822
36	17	Linque Realty	104.85
36.01	22	Karas	47.687
36.01	76.02	Baldachino	2.968
36.01	76.03	Baldachino	0.997
36.02	19	Flemington Trade Center LLC	10.322
36.03	4	PWE Realty	2.238
36.03	11	Flemington Trade Center LLC	4.842

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36.03	12	Kopaco Inc.	4.133	
36.03	13	Kopaco Inc.	2.785	
40	4	US Bronze	21.9	
40	5	Voorhees Assoc.	87.819	
40	5.01	Voorhees Assoc.	9.344	
40	5.02	Voorhees Assoc.	12.31	
40	9	Neuhauser	13.3	
40	16	Balek	9.5	
41	26	Blasberg	9.17	
41	36	Day	14.145	
41	38	Skeuse	19.52	
41	39	DeSapio	18.63	
41	40	Stem	14.38	
41	42	Smuul	7	
41	48	Peterpaul	70	
41	51	Reiner	14.46	
41	73	Skeuse-Dallas	50.419	
41.01	1	DeSapio	10	
42	1	Panepinto	23	
42	8	Power	23.23	
43	1	Gaskill	21.554	
43	2	Francavilla	42.21	
43	3	Kangas	44.721	
43	8	Musarra	16.52	
43	8.01	Musarra	3.987	
43	13	Ubel	7.6	
43	19.01	Carmel of Mary Immaculate	30.87	
43	19.02	Hamm	6.25	
		Raritan Land	84.1	
43	26	Company		
43	28	Schultz	8.8	
43	41	Burtis	12.637	
43	41.01	Burtis	8.883	
44	6	Skeuse-Dallas	23.119	
44	8	Holzli	54.24	
44	24	Raritan Hills Corp.	132.95	
49	2	Hunterdon Land Trust		Preserved
		Alliance	21.46	
		Hunterdon Land Trust	22	Preserved
49	2.02	Alliance		
53	10	Dvoor	13.7	

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59	1	Harford	9.37
		Raritan Land	
59	2	Company	58.54
59	7	Nief	31.54
59	12.02	Schwenderman	14.22
59	21.08	Vacca	8.719
59	22	Galambos	31.6
59	23	Schroedel	6.866
59	24	Schroedel	8.034
59	25	Drake	14.6
59	26	Faubel	52.082
59	26.01	Faubel	10.688
60	38	Hanlon	11
60	41	Saunders	12.98
63	2	Jannuzzi	22.4
63	3	Teatzner	13
63	4	Teatzner	17
63	35	Sferra	22.71
63	38	Stinson	10.08
63	71	Micek	14
63	79	Balik	10
63.01	2	Nelson	31.957
		Beazer Homes	
63.01	5	Corp.	151.7
63.01	6	Holcome	33
63.01	7	Mavrode	38.5
63.01	8	Mavrode	20.414
63.01	8.01	Mavrode	13.265
63.11	45	Norr	10.958
		Sunnymeade	
71	8	Holdings	24.678
71	11	Kuhl-Everitt	109.35
71	12	Kuhl Family Assoc.	160.97
71	17	Kuhl-Makarick	46.35
71	19	Bowlby	50.73
71	19.02	Bowlby	21.03
71	20	Kuhl-Rubin	32.85
71	21	FBS Partners	18.863
71	30	Henny	7.9
71	61	Kuhl-Hill	103.77
71.02	21	FBS Partners	13.661
72	7	Scheer	12.6
72.07	81	Bowlby	81

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74	3	Marciano	4.4	
75	6	Matos	12.99	
77	7	Case	75.89	
77	9	Van Doren	61.13	
77	10	Van Doren	9.25	
77	10.17	10.17 Van Doren	24.24	
77	21	Gerstner	6.8	
77.01	11	DeHoff	9.009	
77.01	27	DeHoff	1.149	
77.01	29	DeHoff	1.154	
77.01	31	DeHoff	1.149	
77.09	8	Kanach	7.893	
77.09	42	Ribbnas	6.349	
78	4	Hamilton	10.023	
78.03	7	Budd	6.3	
78.03	11	Rosenblum	0.42	
79	18	MSE Inc	20.736	
79	33	Brubaker	7.5	
80	8	Kuhl-Bodine	104.205	
80	9	Kuhl-Kadezabek	76.09	
80	10	Kuhl Family Assoc.	8	
80	11	Kuhl-Hill	19.4	
80	13	Kuhl-Rubin	58.78	
80	13.01	Quick River Farm	44.067	Preserved
80	14	Edward	19.212	
		Whitehouse		
80	17	Rogers	87.23	Preserved
80	30	Millenium	72.391	
		Development		
80.02	1	Millenium	0.95	
		Development		
81	2	Hockenbury	3.64	
82	1	Lee	56.235	Preserved
82	2	Snyder	52	
82	3	Balek	56.929	Preserved
82	3.01	Balek	1.951	
82	4	Hockenbury	17.45	
82	5	Wormke	6.55	
83	2	Kovi	129.92	Preserved
84	2.01	Maraspin	72.12	Preserved
84	2.02	Ferguson	53.407	Preserved
84	2.06	Maraspin	9.397	Preserved
84	3	Church of the	24.14	

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American Way				
84	5	Mavrode	32.546	
84	15	Copper Hill CC	193.352	
84	29	Elbert	93	
84	30	Morris	28.8	
84	32	Hall	23.5	
84	33	Copper Hill CC	19.34	
84	36	Coffman	13.9	
	37	Millenium		
84		Development	1.26	
84.03	1	Millenium	2.82	
		Development		
85	6	Moreira	94.81	Preserved
85	30	Cuccaro	14	
86	1	Bond	110	Preserved
86	2	Adda	42.71	Preserved
86	2.01	Lawrence	57.087	Preserved
86	4	Lentine	10.04	
86	10	Blumberg	118.67	
86	11	Everitt	10	Preserved
86	15	Everitt	50.86	Preserved
86	15.02	Wallace	8.455	
86	15.03	Everitt	17	Preserved
86	22	Everitt	19.15	Preserved
86	26	Blumberg	24.57	
86	26.02	Blumberg	12	
86	100.01	Burenga	6.01	
89	29	Bussard	38.9	
			7798.343	

Appendix 2
Municipal Master Plan Goals and Objectives

[Appendix 3](#)
[Farmland Preservation List](#)

[Appendix 3](#)
Support Services

Farm Equipment

- Barnes Farm Repairs, Ringoes, NJ
- Binkley & Hurst, Lancaster, PA

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- Champion Tires, Ringoes, NJ
- Deer Country Farm and Lawn, Allentown, NJ
- D & R Equipment, Ringoes, NJ
- Haver's, Whitehouse Station, NJ
- Hoobers Lancaster, PA
- Kuhl Corporation, Flemington, NJ
- Mid-state Equipment, Titusville, PA
- Pennington Sales & Service, Pennington, NJ
- Pole Tavern Equipment, Elmer, NJ
- Powerco, Inc., Clinton, NJ
- Smith Tractor, Washington, NJ
- Tractor Supply, Ringoes, NJ
- Trenton Tractor and Equipment, Trenton, NJ
- Zimmerman Equipment, Ephrata, PA

Farmers' Markets

- Flemington Farmers' Market, Dvoor Farm, Flemington, NJ
- High Bridge Farmers' Market, High Bridge, NJ
- Summit Farmers' Market, Summit, NJ
- Sergeantsville, NJ
- Stockton, NJ
- Indoor market at new Flemington Artisan's Center in old Stangl building
- Homestead Farm Market, Lambertville, NJ
- Amish Market, Flemington, NJ

Farm Management Systems

- Cooperative Extension of Hunterdon County, Flemington, NJ
- Farmers Insurance, Flemington, NJ
- Farm Family Insurance, Washington, NJ
- First Pioneer Farm Credit, Lebanon, NJ
- Natural Resource Conservation Service, Pittstown, NJ
- Rutgers University Snyder Research Farm, Pittstown, NJ

Farm Supplies (fertilizer, pesticide, feed, seed, equipment, parts, etc.)

- Tractor Supply, Flemington, NJ
- Horsemen's Outlet, Lebanon, NJ
- Neshanic Farm, Home and Garden Supply, Neshanic Station, NJ
- Stephan Farm & Horse Supply, Long Valley, NJ
- Tractor Supply, Washington, NJ

Feed

- Somerset Grain & Feed, Bernardsville, NJ
- Sergeantsville Grain & Feed, Sergeantsville, NJ
- The Tack Room, Pittstown, NJ

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Fencing

- Amwell Fence, Ringoes, NJ
- Eagle Fence and Supply, Branchburg, NJ
- The Fence Company, Ringoes, NJ
- New Holland Fence, New Holland, PA
- Rudl Fencing, Glen Gardner, NJ
- Superior Fencing and Hole Drilling, Lebanon, NJ
- Town and Country Fencing, Lebanon, NJ
- York Fence, Hillsboro, NJ

Fertilizer

- Crop Production Services, Hampton, NJ
- Growmark FS Inc., Bloomsbury, NJ

Livestock Auctions

- Livestock Cooperative Auction, Hackettstown, NJ
- New Holland Livestock Auction, New Holland, PA

Pond Construction

- Country Acres Landscaping, Stockton, NJ
- Landcraft, Inc., Clinton, NJ

Processing Facilities

- Dealaman Enterprises, Warren, NJ
- Frigit Freeze, Milford, NJ
- V. Roche & Son, Whitehouse Station, NJ
- Springtown Meats, Springtown, PA

Well Drilling

- Samuel Stothoff Company, Flemington, NJ

Other Agricultural Related Industries -Fertilizers, Lime, Chemicals

- Crop Production Services, Jutland, NJ

Financial Services

- First Pioneer Farm Credit, ACA, Bridgeton, NJ

Hoof Trimmers and Farriers

- Dan Bias, High Bridge, NJ
- Bedminster Forge, Bedminster, NJ

Livestock Artificial Insemination

- Select Sire Power, Inc.

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Agricultural Testing Labs-

- Rutgers Soil Testing Laboratory, Milltown, NJ
- A&L Labs, Virginia
- Spectrum Analytics, Ohio
- Moyers Hatchery, PA

Custom Slaughter Houses

- V. Roche & Son, Whitehouse Station, NJ
- Dealaman Enterprises, Inc., Warren, NJ

Large Animal Veterinarians

- Dey Equine Veterinarian, Allentown, NJ
- Dr. William Pettit, Vincentown, NJ

Organic Service Providers

- Johnny's Selected Seeds, Winslow, ME

Trade Journals

- The NJ Farmer
- Delmarva Farmer
- Lancaster Farmer
- Fruit Growers News
- Vegetable Grower