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**Farmland Preservation Plan Element
of the Master Plan
and
Comprehensive Farmland Preservation Plan
Holland Township**

Hunterdon County, New Jersey

**Adopted by the Holland Township Planning Board
May 25, 2010**

**Prepared by:
Holland Township's Municipal Agricultural Advisory Committee
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TABLE OF CONTENTS

INTRODUCTION	1
I. HOLLAND TOWNSHIP’S AGRICULTURAL LAND BASE	1
A. LOCATION AND SIZE OF AGRICULTURAL LAND BASE	2
B. DISTRIBUTION OF SOIL TYPES AND THEIR CHARACTERISTICS	4
C. NUMBER OF IRRIGATED ACRES AND AVAILABLE WATER RESOURCES	8
D. FARMLAND ASSESSMENT AND CENSUS OF AGRICULTURE STATISTICS AND TRENDS	9
II. HOLLAND AGRICULTURAL INDUSTRY	11
A. TRENDS IN MARKET VALUE OF AGRICULTURAL PRODUCTS	11
B. CROP/PRODUCTION TRENDS OVER THE LAST 20 YEARS	11
C. & D. SUPPORT SERVICES WITHIN MARKET REGION AND OTHER AGRICULTURALLY RELATED INDUSTRY	15
III. LAND USE PLANNING	16
A. STATE DEVELOPMENT AND REDEVELOPMENT PLAN	16
B. SPECIAL RESOURCE AREAS	24
C. HOLLAND TOWNSHIP MASTER PLAN AND DEVELOPMENT REGULATIONS.....	26
D. CURRENT LAND USE AND TRENDS.....	28
E. SEWER SERVICE AREAS AND PUBLIC WATER SUPPLY	29
F. HOLLAND MASTER PLAN AND ZONING OVERVIEW	30
G. TDR OPPORTUNITIES	33
IV. HOLLAND TOWNSHIP’S PLAN TO PRESERVE FARMLAND	34
A. HUNTERDON COUNTY AGRICULTURAL DEVELOPMENT AREAS	34
B. HOLLAND TOWNSHIP PRESERVED FARMLAND	37
C. CONSISTENCY WITH THE SADC STRATEGIC TARGETING PROJECT	41
D. EIGHT YEAR PROGRAMS	42
E. COORDINATION WITH OPEN SPACE PRESERVATION INITIATIVES	43
F. FARMLAND PRESERVATION PROGRAM FUNDING EXPENDED TO DATE.....	44
G. MONITORING OF FARMLAND PRESERVATION	44
H. COORDINATION WITH TRANSFER OF DEVELOPMENT RIGHTS PROGRAMS	46
V. FUTURE FARMLAND PRESERVATION PROGRAM	46
A. PRESERVATION GOALS (1, 5 AND 10 YEAR ACREAGE TARGETS)	47
B. HOLLAND PROJECT AREA SUMMARY	49
C. MUNICIPAL AND COUNTY MINIMUM ELIGIBILITY CRITERIA COORDINATION	53
D. MUNICIPAL AND COUNTY RANKING CRITERIA USED TO PRIORITIZE FARMS	55
E. MUNICIPAL AND COUNTY POLICIES RELATED TO FARMLAND PRESERVATION APPLICATIONS	56
F. FUNDING PLAN	58
G. FARMLAND PRESERVATION PROGRAM AND AAC RESOURCES	61
H. FACTORS LIMITING FARMLAND PRESERVATION IMPLEMENTATION	62
VI. ECONOMIC DEVELOPMENT	63
A. CONSISTENCY WITH N.J. DEPARTMENT OF AGRICULTURE ECONOMIC DEVELOPMENT STRATEGIES.....	67

B. AGRICULTURAL INDUSTRY RETENTION, EXPANSION AND RECRUITMENT STRATEGIES	68
VII. NATURAL RESOURCE CONSERVATION	79
A. NATURAL RESOURCE PROTECTION COORDINATION.....	79
B. NATURAL RESOURCE PROTECTION PROGRAMS.....	80
C. WATER RESOURCES	82
D. WASTE MANAGEMENT AND RECYCLING	83
E. ENERGY CONSERVATION.....	84
F. OUTREACH AND INCENTIVES	84
VIII. AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION	85
A. EXISTING AGRICULTURAL INDUSTRY SUPPORT.....	85
B. ADDITIONAL STRATEGIES	86
VISION STATEMENT.....	88
APPENDIX A: FARM ASSESSED PARCELS.....	89
APPENDIX B: PRESERVED FARMLAND BY AGENCY	108
APPENDIX C: TARGET FARMS	109
APPENDIX D: HOLLAND TOWNSHIP RIGHT-TO-FARM ORDINANCE.....	111

LIST OF FIGURES

Maps Following Pages:

Regional Location Map	1
Property Tax Classification Map	2
2002 NJDEP Land Use/Land Cover Map	3
2002 NJDEP Land Use/Land Cover – Cropland and Pastureland Map	4
Preserved Farmland by Agency Map	4
Farmland Important Soils	4
State Plan Policy Map	17
State Plan Cross-Acceptance Map	21
Highlands Regional Master Plan Map	24
Highlands Agricultural Resource Areas Map	24
Highlands Agricultural Priority Map	24
Zoning Map	27
Aerial Photography Map	29
Sewer Service Area and Lot Comparison Map	30
Hunterdon County Agricultural Development Area Map	36
Open Space and Green Acres Project Areas Map	38
Hunterdon County Open Space Map	43
Garden State Greenways Map for Hunterdon County	44
Target Farms Map	48

Introduction

This Comprehensive Municipal Farmland Preservation Plan has been prepared by the Holland Township Agricultural Advisory Committee in accordance with N.J.A.C. 2:76-17A and the recommendations in the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the New Jersey Department of Agriculture Guidelines for Plan Endorsement under the New Jersey State Development and Redevelopment Plan. It has also been prepared to fulfill the requirements for a Farmland Preservation Plan Element in the Municipal Land Use Law (at N.J.S.A. 40:55D-28), which states that a Farmland Preservation Plan Element must include:

An inventory of farm properties in the entire municipality and a map illustrating significant areas of agricultural lands;

A detailed statement showing that municipal plans and 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 by the Garden State Preservation Trust Act, N.J.S.A. 13:8-1 et seq., through a variety of mechanisms including, but not limited to utilizing: option agreements, installment purchases and donations for permanent, development easements.

This Comprehensive Farmland Preservation Plan has been prepared in consultation with the Holland Township Planning Board and with Holland Township's farm owners. Every effort has been made to coordinate this Plan with the plans and policies of the Hunterdon County Agriculture Development Board and of the Hunterdon County Planning Board, and to dovetail with the County's Farmland Preservation Plan. It also acknowledges the farmland preservation planning efforts of Alexandria, Bethlehem and Pohatcong Townships, which adjoin Holland Township (see [Regional Location Map](#) on the next page).





I. Holland Township's Agricultural Land Base

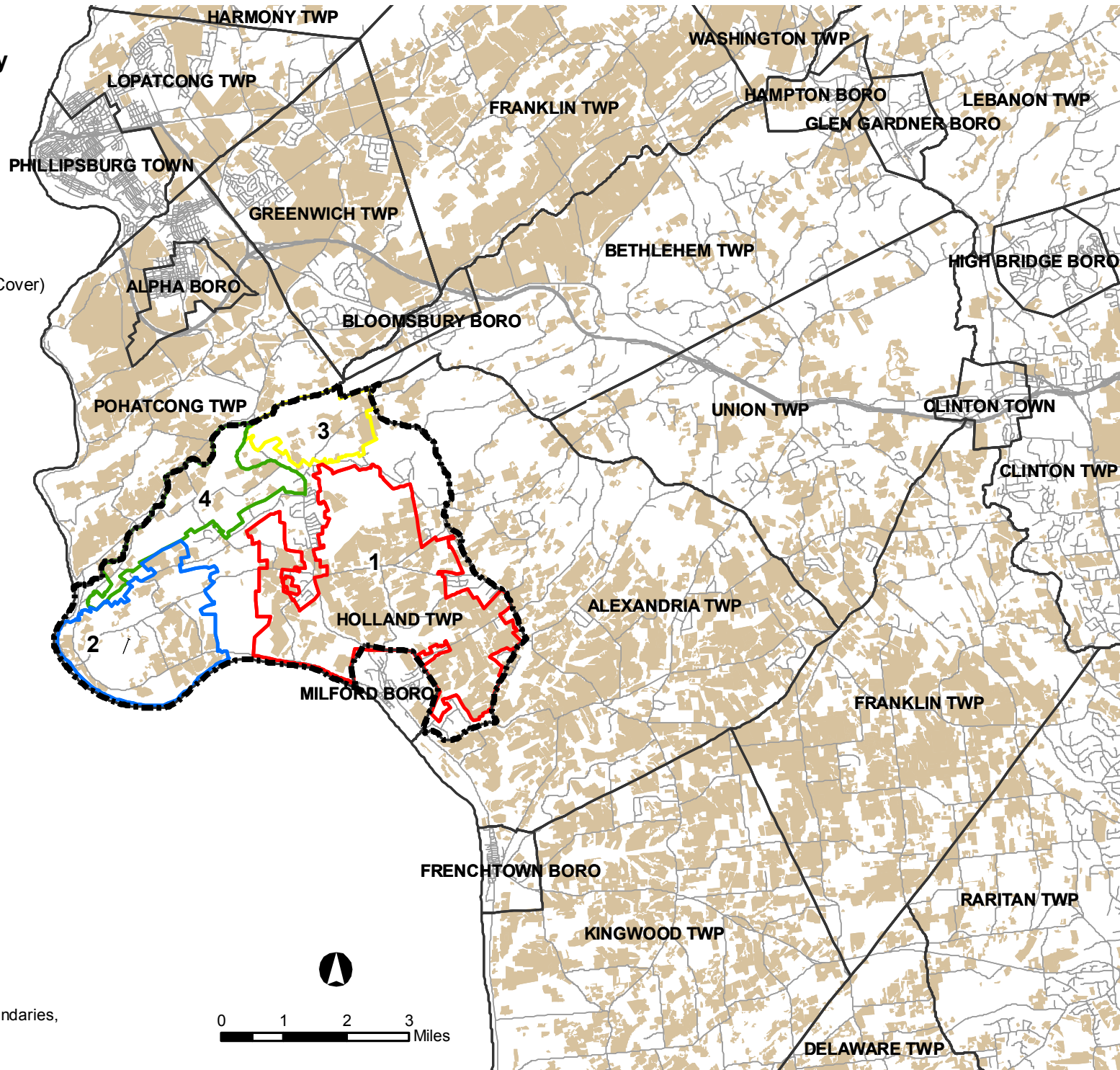
In 2005, Holland Township reported a total of 6,827 acres in agricultural use, according to farmland assessment records. This figure is down from that reported in 2001, which was 7,164 acres. The rate at which farmland is being lost in the Township is accelerating. In 1984, the amount of acreage reported to be in agricultural use was 7,970 acres. In 1991, reported farmland acreage was down to 7,665 acres, indicating a total loss for that seven year period of 305 acres or an average of 43.57 acres per year. From 1991 to 2001, there was a reduction of about 500 acres in reported farmland acreage during that ten year period or an average of 50 acres per year. In just the four years between 2001 and 2005, the loss was 337 acres, or an average of 84.25 acres per year. Projecting the 2001-2005 rate of loss forward for the rest of the decade, Holland can expect to have lost at least another 506 acres of farmland by 2010. The following

Regional Location

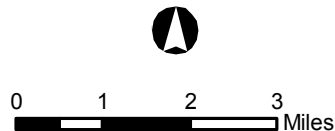
Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

-  Holland Township
-  Municipal Boundary
-  Agriculture (2002 Land Use/Land Cover)
- Project Areas**
-  1 - Bunn Valley
-  2 - Holland Station
-  3 - Hawkes Schoolhouse
-  4 - Musquenecong



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources: NJDEP - Roads, Municipal Boundaries,
2002 Land Use Land Cover



HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN

sections provide a base and historic trend of the agricultural land base according to Township and SADC information and GIS mapping and calculations.

A. Location and Size of Agricultural Land Base

Holland Township retains a large amount of active farmland. Approximately 47% of the Township’s total 14,751 acres (6,969 acres) qualify for reduced tax assessment under the Farmland Assessment Act of 1964. Table 1 identifies farmland-assessed, typically the area encompassing the farmstead, and farm-qualified, remaining farmland, parcels within Holland, according to the 2007 MOD IV tax data.

Table 1: Holland Township Property Class

Class	Total Acres	%
Farm Assessed/Qualified	6,969	47
Residential	4,091	28
Public Property	1,808	12
Vacant	962	7
Industrial	292	2
Commercial	282	2
No Data	203	1
Church	65	<.5
Other Exempt	46	<.5
Public School	33	<.5
Cemetery	0	0
Total	14,751	100













* Due to Rounding

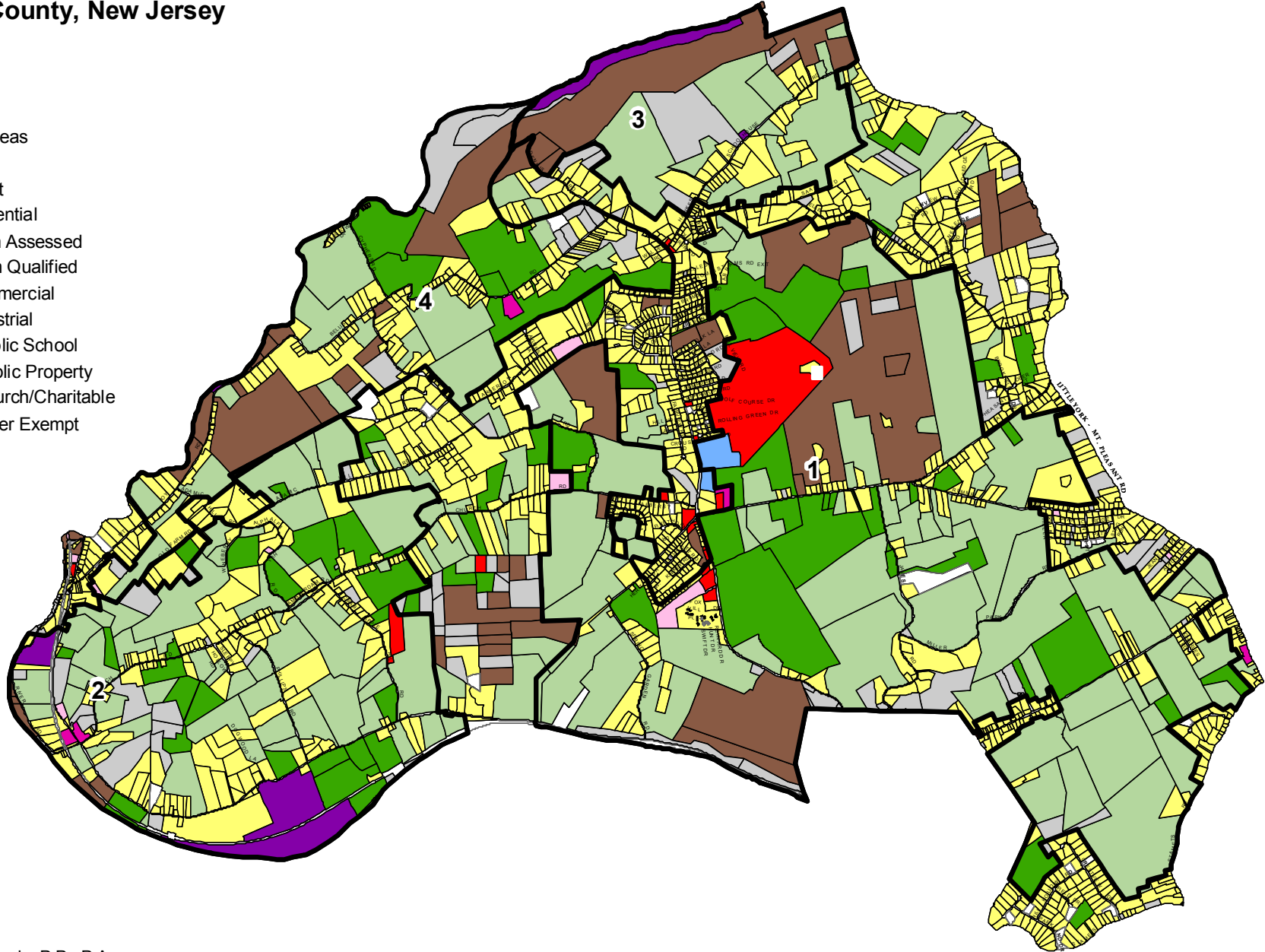
The Township has identified four (4) proposed project areas which total 10,931 acres and encompass the majority of the Township excluding the more developed areas. These proposed project areas correlate to the Hunterdon County Proposed Project Area and Agriculture Development Area (ADA) called the Hunterdon County West Project Area (identified on [Property Tax Class Map](#) on the following page). The project areas are predominantly comprised of farm assessed/qualified land and public property (Table 2) (See [Appendix A](#) for Farm Assessed Parcel listing). Of the total 10,931 acres, 58% (6,324 acres) are farm assessed/qualified and 14% (1,506 acres) are public property. These percentages total 72% of the project area land.

Property Tax Class

Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

-  Project Areas
-  No Data
-  1 - Vacant
-  2 - Residential
-  3A - Farm Assessed
-  3B - Farm Qualified
-  4A - Commercial
-  4B - Industrial
-  15A - Public School
-  15C - Public Property
-  15D - Church/Charitable
-  15F - Other Exempt



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources:
Hunterdon County Division of GIS,
New Jersey Association of County Tax Boards 2009



0 0.5 1 1.5 2 Miles

Table 2: Property Class for Holland Township Proposed Project Area

Property Class	Acres	%
Farm Assessed/Qualified	6,324	58
Public Property	1,506	14
Residential	1,751	16
Vacant	619	6
Industrial	292	3
Commercial	261	2
No Data	70	.5
Church	56	.5
Public School	27	<.5
Other Exempt	25	<.5
Cemetery	0	<.5
TOTAL	10,931	101*

** Due to Rounding*

The nature of the Township is further highlighted by the 2002 Land Use/Land Cover data ([2002 NJDEP Land Use/Land Cover Map](#) on the following page). Table 3 identifies the Land Use/Land Cover for the entire Township. There are 4,501 acres (30%) of the Township are classified as Agricultural.

Table 3: 2002 Land use/Land Cover for Holland Township

Type	Acres	%
Forest	6,385	43
Agriculture	4,501	30
Urban	2,758	19
Wetlands	1,060	7
Water	102	1
Barren Land	25	0
TOTAL	14,831	100

When the 2002 Land Use/Land Cover is focused on the Township’s proposed project areas, the agricultural land totals 36% (3,950 acres) of the area.

Table 4: 2002 Land Use/Land Cover for Holland Proposed Project Area

Type	Total	%
Agriculture	3,950	36
Wetlands	864	8
Forest	4,687	43
Urban	1,424	13
Water	93	1
Barren Land	7	0
TOTAL	11,025	101*

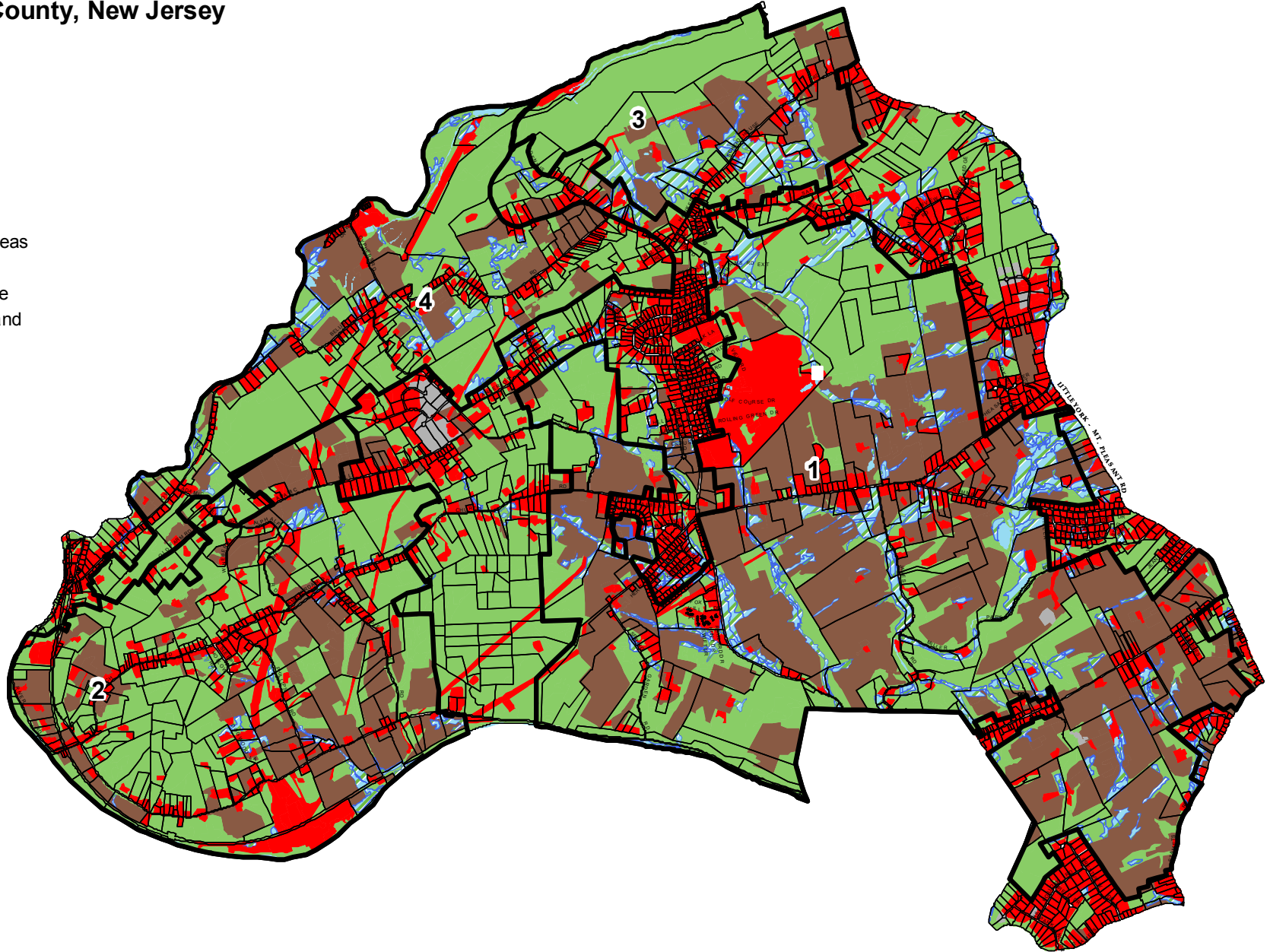
**Due to Rounding*

Land Use/Land Cover

Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

- Project Areas
- Parcel
- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources: NJDEP 2002 Land Use/Land Cover,
Hunterdon County Division of GIS



Table 5 identifies the amount of cropland and pastureland identified by the 2002 Land Use/Land Cover for both the entire Township and the Proposed Project Areas ([Cropland and Pasture Land map](#) on the following page). As witnessed above, the total area of cropland is concentrated in the proposed project areas.

Table 5: 2002 Land Use/Land Cover Cropland and Pastureland

Category	Acres	Percentage of Area
Township Wide Cropland and Pasture Land	3,883	26
Township Project Area Cropland and Pasture Land	3,649	33

Finally, it is important to note the amount of existing preserved farmland in the Township. To date, there are 1,826 acres of farmland preserved through SADC, the County and Municipal Funding as outlined in Table 6 ([Preserved Farmland By Agency map](#) on the following page) (See [Appendix B](#) for full listing).

Table 6: Preserved Farmland by Agency

Type of Acquisition	Acres
Hunterdon County Easement Purchase Program	735
Planning Incentive Grant Program	89
State Direct Easement	1,002
TOTAL	1,826

B. Distribution of soil types and their characteristics

The [Farmland Important Soils map](#), on the next page, presents agriculturally productive Prime and Statewide Important Soils in Holland Township. The map indicates that the most agriculturally productive soils in Holland Township are found in Project Areas 1, 2 and 3, although Holland has numerous active farms on less productive soils.

The USDA-NRCS classifies land capability from Roman numerals I to VII. As numbers rise the land has progressively greater limitations and narrower choices for practical use. Soils of Statewide Importance may produce a high yield of crops if treated and managed according to acceptable farming methods. In fact, yields may be as high as those of prime agricultural soils if conditions are right. Soils of Statewide Importance include soils of 5-20% slopes and 0 to 5% loamy sands with same series names as above; plus other loams and loamy sands. Soils of Statewide Importance are interspersed with prime agricultural soils.

According to the “New Jersey Important Farmlands Inventory”, prepared by the State Agriculture Development Committee in 1990, soil classifications are defined as:

Prime Farmlands - Prime Farmlands include all those soils in Land Capability Class I and selected soils from Land Capability Class II. 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

Cropland and Pastureland

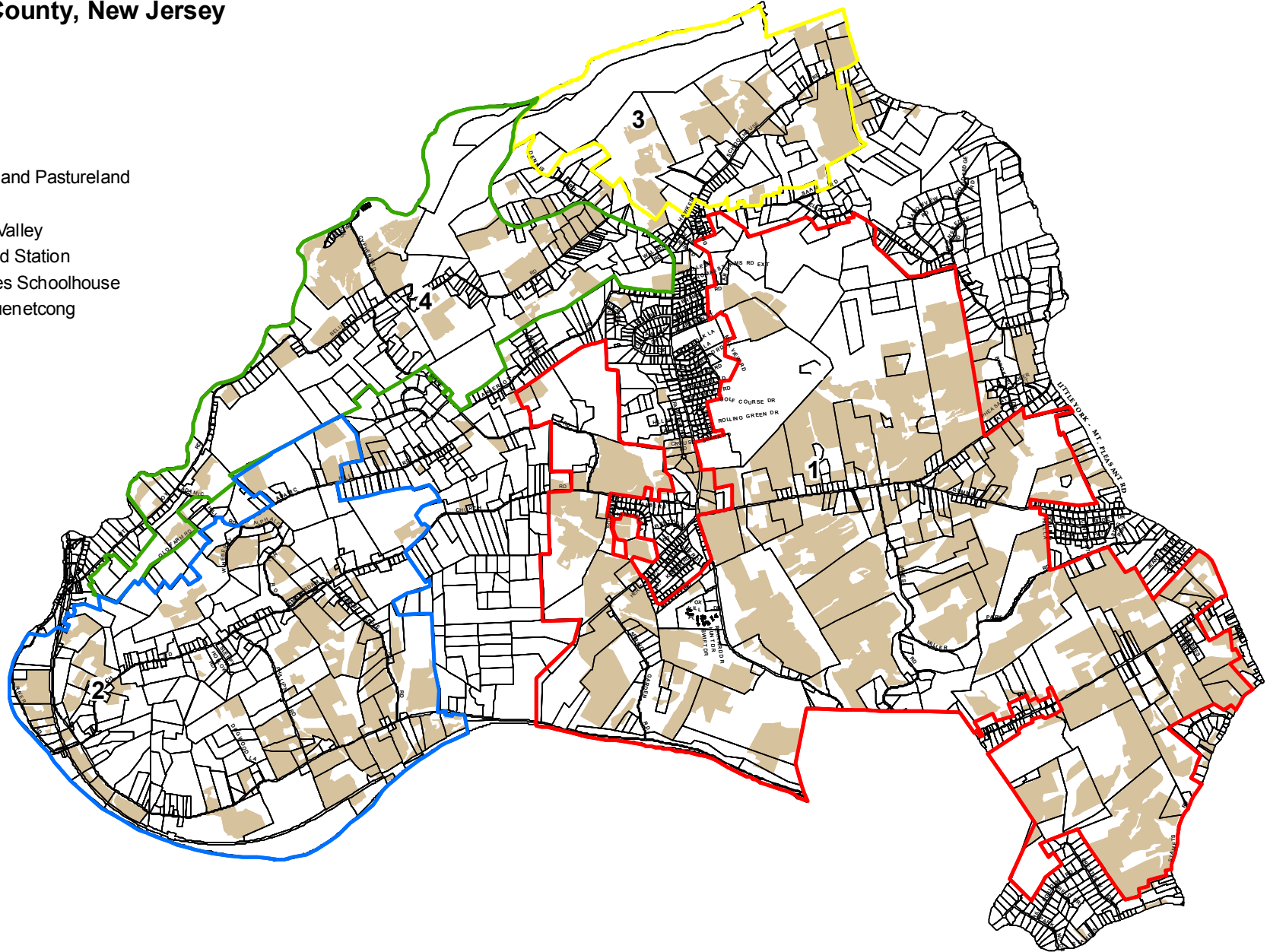
Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

- Parcel
- Cropland and Pastureland

Project Areas

- 1 - Bunn Valley
- 2 - Holland Station
- 3 - Hawkes Schoolhouse
- 4 - Musquenetcong








Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources: NJDEP 2002 Land Use Land Cover,
Hunterdon County Division of GIS

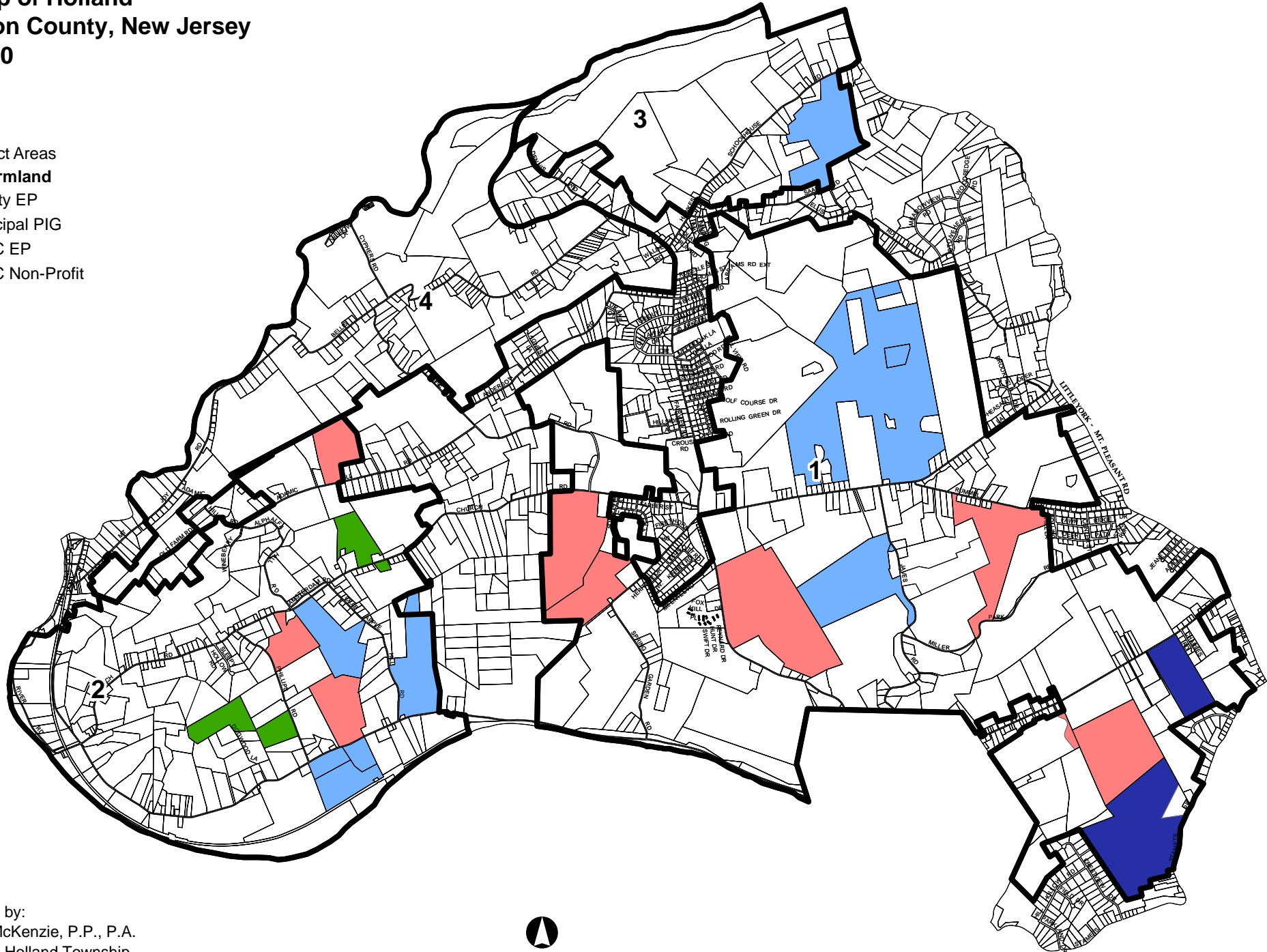


Preserved Farmland by Agency

Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

-  Project Areas
- Preserved Farmland**
-  County EP
-  Municipal PIG
-  SADC EP
-  SADC Non-Profit



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources: Holland Township,
Hunterdon County Division of GIS



Farmland Capable Soils

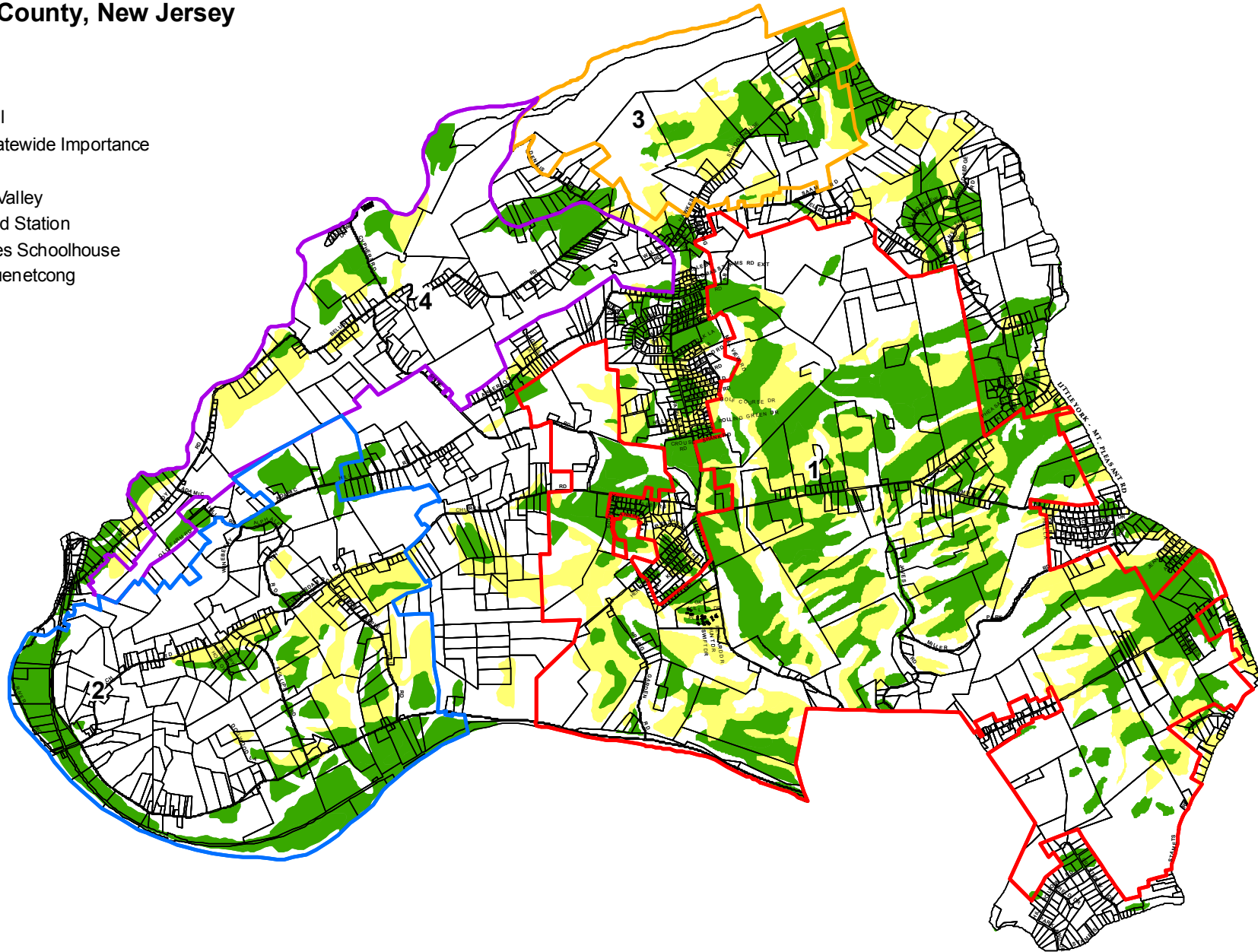
Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

- Prime Soil
- Soil of Statewide Importance

Project Areas

- 1 - Bunn Valley
- 2 - Holland Station
- 3 - Hawkes Schoolhouse
- 4 - Musquenetcong



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources: NRCS - SSURGO,
Hunterdon County Division of GIS



**HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN**

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.

Soils of Statewide Importance - Farmlands of Statewide Importance include those soils in Land Capability Classes II and III that do not meet the criteria as Prime Farmland. These soils are nearly Prime Farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce yields as high as Prime Farmland if conditions are favorable.

Farmland of Local Importance - Farmland of Local Importance includes those soils that are not of Prime or Statewide Importance and are used for the production of high value food, fiber or horticultural crops.

Farmland of Unique Importance - Farmland of Unique Importance includes those soils that are not of Prime or Statewide Importance and are used for the production of specialty crops.

Overall, 38% (5,926 acres) of the Township has farmland capable soils (Table 7). In addition, 66% (2,774 acres) of farmland capable soils are located in active agricultural areas as identified in the 2002 Land Use/Land Cover.

Table 7: Farm Capable Soils for Holland Township

Soil	Acres	%	Acres in Agricultural Areas	% in Agricultural Areas
Prime Soils	3,589	23	1,789	43
Statewide Important	2,337	15	985	23
Other	9,395	61	1,430	34
Total	15,321	99*	4,204	100

**due to rounding*

The proposed project areas also contain a high amount of farmland capable soils with 40% (4,496 acres) rated as Prime soils or Statewide Important soils (Table 8). Further, the active agricultural areas in the project areas are comprised of 66% (2,598 acres) of farmland capable soils.

Table 8: Farm Capable Soils for Holland Proposed Project Area

Soil	Acres	%	Acres in Agricultural Areas	% in Agricultural Areas
Prime Soils	2,708	24	1,657	42
Statewide Important	1,788	16	941	24
Other	6,627	60	1,352	34
Total	11,123	100	3,950	100

**HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN**

*due to rounding

Table 9: Farm Capable Soils for Holland Proposed Project Areas

Target Area	Total Target Area (Acres)	Prime Soils (Acres)	Prime Soils (%)	Statewide Soils (Acres)	Statewide Soils (%)
1 - Bunn Valley	5,680	1,583	28	1,165	21
2 - Holland Station	2,664	633	24	302	11
3 - Hawkes Schoolhouse	1,078	196	18	155	14
4 - Musconetcong	1,721	169	10	156	9

Soils Descriptions¹

The following is a brief description of the soils located in Holland Township.

Abbottsville Series – consists of deep and somewhat poorly drained soils on upland areas. Abbottsville soils are suited well for hay and pastures consisting of grasses and legumes that tolerate wetness.

Annandale Series – consists of deep, gently sloping to strongly sloping well drained loamy soils. Many areas contain stones but are cleared for farming. Soils are suitable for corn, small grain, soybean, orchard crop, hay and pasture.

Athol Series – consists of deep, gently sloping to moderately steep, well-drained soils. Soils are suitable for corn, small grain, soybeans, hay or pasture.

Birdsboro Series – consist of deep well drained soil often located on stream terraces. These soils are suitable for a variety of crops including vegetables, fruits, nursery stock, and are excellent for corn, soybeans and small grains.

Bucks Series – consist of deep well-drained soils on upland areas. These soils are well suited for a variety of crops including corn, soybeans, small grains and vegetables.

Califon Series – these soils are deep and moderately to somewhat well drained. They are typically found in gently sloping areas. If these soils are drained they are well suited for corn, soybeans, small grains, hay and pasture.

Chalfont Series – consist of deep nearly level to strongly sloping poorly drained loamy soils. Well drained areas can support corn, soybean, grain hay or pasture but are generally reverted back to brush and tree areas.

Cokesbury Series – consist of deep, poorly drained and stony soils. They are often found on nearly level and gently sloping areas. If the soils are cleared of stones and drained they can be suitable for hay and legumes that tolerate wetness.

¹ Soil Survey of Hunterdon County, USDA Soil Conservation Service, 1989.

*HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN*

Edneyville Series – consists of deep, gently sloping to steep, well-drained gravelly soils. On less steep slopes, soils can support corn, soybean, grain, apples, hay and pasture.

Hazelton Series – consists of deep, gently sloping to very steep, well-drained soils on uplands. Cleared areas have supported corn, small grain, soybeans, hay and pasture but many areas have reverted back to brush and trees.

Klinesville Series – consist of shallow well drained soils located on the narrow divides and rolling uplands. These soils are well suited for small grains, hay and pasture plants, but pasture plants grow slowly due to a low availability of water capacity.

Lansdale Series – consists of deep, nearly level to moderately steep well-drained loamy soils. These soils are suitable for corn, small grain, hay and pasture.

Parker Series – the Parker Series are deep, gently sloping to steep, somewhat excessively drained, gravelly or cobbly soils. These soils are difficult to farm but have supported corn and small grain crops.

Pattenburg Series – these soils are deep and well drained, often located in strongly sloping areas. These soils are suitable for general crops.

Penn Series – the Penn series are often moderately deep and well drained soils located on nearly level to strongly sloping areas. These soils are well suited for all general crops.

Pope Series – consists of deep, nearly level, well-drained soils adjacent to the Delaware River. These soils are well suited for a variety of vegetables.

Raritan Series – these soils are deep and moderately to poorly drained. They are often located on stream terraces. These soils are suitable for commonly grown field crops however the wetness of the soils limits the selection of crops. Alfalfa and fall sown small grains are subject frost heaving and winterkill.

Readington Series – these soils are often deep and moderately well drained. They are often located in gently sloping areas. These soils are fairly well suited for corn, soybeans, spring sown small grains, vegetables, hay and pasture.

Reaville Series – consist of moderately deep and moderately well drained to poorly drained soils. They are often located on nearly level to gently sloping soils. These soils are best suited hay and pasture land consisting of grasses and legumes that can tolerate wetness.

Riverhead Series – consist of deep, nearly level to moderately steep, well-drained gravelly sandy loam soils on stream terraces. These soils are generally not farmed and if cleared used as pasture.

**HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN**

Rowland Series – the Rowland series consist of deep moderately well drained to somewhat poorly drained soils. They are often located on flood plains. Because of the flood prone nature of these areas, they are not well suited for crops and are more suited for pasture.

Turbotville Series – these soils consist of deep, gently sloping, and poorly drained soils. If drained can support corn, soybeans, small g rain, hay and pasture.

Washington Series – consist of deep, gently sloping to strongly sloping, well-drained soils. These soils are well suited to corn and general farm crops.

C. Number of Irrigated Acres and Available Water Resources

Irrigated Areas

Farms in Holland are typically not irrigated. According to the County Summary of the New Jersey Farmland Assessment Report for the Tax Year 2005, Holland Township had only 83 irrigated acres of farmland: two acres in fruit and 81 acres in vegetables. In 2001, there was only one irrigated acre (for fruit), and in 1991, there were none. There is one active water use certification in Holland Township. It is for the Phillips Farm under Program Interest No. HN00012 – Activity No. AGC050001. Irrigation is from groundwater via wells

Field crops such as corn, grass, alfalfa, and small grains typically rely on rainfall and require no additional irrigated water sources. As described above, most of the soils in the Township are deep and moderately well drained, allowing for the soils to retain water longer than a well-drained soil.

Table 10: Irrigated Acres and Other Crops

Crop	1983	1990	2000	2004	Change in Acres 1983- 2004	% Change 1983- 2004
Irrigated Acres	0	0	1	83	83	-
Field Crops	1,109.9	2,591	2794	2508	1,398.1	126
Ornamental	62.3	223	144	165	102.7	165
Vegetables	42.9	62	103	136	93.1	217
Total Land in Agricultural Use	7,970	7,665	7,164	6,827	-1,143	-14

Water Resources

Essentially all of Holland Township water, especially those in the project areas, is provided by surface water and private wells. There is a small area of sewer service area identified in the center of the Township that supplies the developed portion of the Township ([See Sewer Service Area and Lot Comparison Map](#) located after page 30).

The Township is interlaced with streams including the Hakihokake Creek, Little York Creek, Spring Mills Brook, Milford Creek and the Musconetcong River among others, all of which have some form of Category C-1 stream designation. The rest of the streams in the Township are not classified as C-1 but they have retained a level of water quality which allows for a variety of recreational and non-recreational purposes. The Township, and the AAC, feel preservation and consideration of water supply, quality and quantity are vital to the health of the Township and the environment.

Groundwater recharge rates for the Township range between 11 to 16 inches per year, which, like the aquifer recharge rates, are moderate rates. This combination results in an adequate supply of groundwater for agricultural purposes given a normal rainfall period. However, with fluctuating rainfall patterns and possible drought cycles, adequate water supply may become variable. The agricultural community in the Township has long practiced water conservation strategies in order to maintain productive crop yield while conserving water (which is discussed in later sections of this document).

D. Farmland Assessment and Census of Agriculture Statistics and Trends

1. Number of Farms and Farms by Size
2. Average and Median Farm Size

The 2004 New Jersey Farmland Assessment Summary identified 178 farms in Holland Township encompassing 7,032 acres which would average 39.5 acres per farm. The median size farm parcel in the Township is approximately 15 acres.

The Township's average and median farm sizes correlate to Hunterdon County's farm sizes, based on the 2002 Census of Agriculture. The County's average farm size is 72 acres with a median of 24 acres. The Township's average is also more than double the median farm size.

**HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN**

3. Cropland Harvested, Pasture, Woodland, Equine and Total for Agricultural Use

According to the 2004 New Jersey Farmland Assessment Summary, the Township's primary form of agriculture is harvested cropland (42% or 2,920 acres, per Table 11). This is typical of the type of farming currently underway in the Township where silage crops are the primary source of income.

Table 11: Agricultural Land Use Trends from 1983-2004

Use	1983	1990	2000	2004	Change in Acres* 1983-2004	% Change
Cropland Harvested	4,267.5	3,510	3,171	2,920	-1,347.5	-32
Permanent Pasture	1,034.5	1,392	1,252	1,105	70.5	7
Cropland Pastured	691.76	471	359	206	-485.8	-70
<i>Active Agriculture Subtotal</i>	5,993.8	5,373	4,789	4,231	-1,762.8	-29
Attached Woodland	N/A	1,311	1,377	1,143	-168	-15
Unattached Woodland	N/A	981	968	1,405	424	30
Woodland/Wetlands	1,965.1	N/A	N/A	N/A	1,965.1	-
Equine Acres	N/A	N/A	37	48	11	23
Total for Ag Use	7,959	7,665	7,164	6,827	-1,132	-15

**change reflects the differences between first and last reported years*

The larger percentage of land devoted to cropland in the Township correlates to the amount of cropland in the County. According to the Hunterdon County Comprehensive Farmland Preservation Plan, 52% of the County's farmland is devoted to cropland.

1. Holland Township's farms continue to be predominantly harvested cropland, but the percentage of total farmland in harvested cropland has been dropping. In 1983, 53.54% of the farmland was in harvested cropland. In 1990, this figure dropped to 45.79%. In 2000, it was 44.26%. By 2004, it was 42.77%.
2. Permanent pasture and pastured cropland has fluctuated slightly from 21.66% of the total in 1983 to a high of 24.3% of the total in 1991, then down to 22.49% in 2000 and to 19.2% in 2004.
3. An increasing percentage of Holland's farmland is woodlands. In 1983, the percentage of woodland acreage in farmland assessment was only 24.66%. By 1990, this percentage had climbed to 29.90%. In 2000, the percentage of farmland assessed acreage that was in woodlands was at 32.73%. In 2004, it was up to 37.32%. Not only is Holland losing farmland at an alarming rate, but it is losing the more active types of farming associated with harvested cropland.

II. Holland Agricultural Industry

Farming in Holland Township has successfully existed along the fertile bottom lands and rich soils of the south-central township for over 300 years. Resourceful, flexible multi-generational farming families have built successful operations on a model that combines land conservation, good availability of natural resources such as water, energy sources, (wood or river water for mills) and large amounts of both pastureland and tillable fertile soils. These trends have continued over the centuries in much the same patterns. Several family farms continue to maintain historic farmsteads originally created by colonial settlers.

Twentieth century agricultural trends have tended toward an even split between pasture for livestock and acreage for field crops such as corn, barley, wheat, sorghum, vegetables and hay. Traditional farms had family vegetable gardens, orchards and woodlots.

A. Trends in Market Value of Agricultural Products

According to the USDA Census of Agriculture, as depicted in the Hunterdon County Comprehensive Farmland Preservation Plan, agriculture accounted for more than \$42.2 million in sales during 2002, an increase of 53% from 1983, compared to the State's total of \$750 million in 2002, up 72% from 1983. The total amount of revenue generated by farms in Holland Township is hard to identify. The United States Department of Agriculture's National Agriculture Statistics Service (*NASS*) is tabulated annually with certain crop yields recorded in recent years that were not previously recorded. Additionally, trends in the market value are not compiled annually at the County level, but rather reported every five years as part of the National Census of Agriculture. While these statistics are available at the County level, they are not typically available at the municipal level. However, much of the trending witnessed in at the County level correlates to the Township level.

The Township, like the County, has the majority of its agriculture (58%) devoted to field crops. While the production of field crops has been declining over the past 20 years, the value of such crops has been increasing. This pattern is seen at the local, County and State levels.

B. Crop/Production Trends Over the Last 20 years

As identified in the previous section, acreage in crop production trends has been generally decreasing throughout the State over the past 20 years, with some notable exceptions. Holland Township has also witnessed some decline. However, despite some decline in the Township, other agricultural products have been increasing. Acreage in hay production, in particular, has increased over the past 20 years. Table 12 identifies the 20 year trend of acres devoted to field crops such as barley, grains, grasses and soybeans as identified by the New Jersey Farmland Assessment Summary.

**HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN**

Table 12: Holland Township Land Devoted to Field Crops (Acres)

	1983	1990	2000	2004	Acres Change 1983-2004	% Change 1983-2004
Barley	0	0	50	0	0	0
Grain Corn	976	506	540	589	-387	-40
Silage Corn	224	122	0	89	-135	-60
Grass Silage	65	0	0	0	-65	-
Alfalfa Hay	513	249	88	99	-414	-81
Other Hay	751	892	1285	1125	374	50
Oats	136	160	195	207	71	52
Rye Grain	13	25	48	121	108	831
Sorghum	21	0	1	58	37	176
Soybeans	853	336	104	124	-729	-85
Wheat	203	239	483	74	-129	-64
Cover Crop	4	0	63	30	26	650
Other Field Crops	17	52	0	22	5	29

Table 13 identifies acres devoted to fruit production. The remaining fruit crops produced in the Township are apples, grapes, peaches, pears, strawberries, blueberries and other mixed fruit.

Table 13: Holland Township Fruit Production (Acres)

	1983	1990	2000	2004	Acres Change 1983-2004	% Change 1983-2004
Apples	4	13	16	22	18	450
Grapes	3	0	3	5	2	67
Peaches	.5	4	8	11	11	2,100
Pears	0	0	1	1	1	-
Strawberries	1	1	6	1	0	0
Blackberries/Raspberries	.5	0	0	0	-1	-
Blueberries	.25	0	3	4	4	1,500
Non-Bearing	0	4	4	1	1	-
Other Fruit	0	1	1	5	5	-

**HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN**

Table 14 depicts the amount of farm acres devoted to vegetable production. A variety of vegetables are still in production with the most acreage devoted to pumpkins. These vegetables target a specific niche group usually sold at farmers markets and farm stands in response to seasonal demand.

Table 14: Holland Township Vegetable Production (Acres)

	1983	1990	2000	2004	Acres Change 1983-2004	% Change 1983-2004
Asparagus	.5	1	3	4	4	700
Snap Peas	.25	0	7	0	0	-
Cabbage	4	0	1	0	-4	-
Sweet Corn	22	23	19	28	6	27
Cucumbers	.3	0	1	0	0	-
Eggplant	0	1	0	0	0	0
Lettuce	0	0	2	0	0	0
Melons	2	0	1	0	-2	-
Peppers	.45	0	1	3	3	567
White Potatoes	0	2	5	1	1	-
Sweet Potatoes	.25	0	1	0	0	-
Pumpkins	0	15	20	15	15	-
Spinach	2	0	1	0	-2	-
Squash	3	5	1	3	0	0
Tomatoes	3	9	12	1	-2	-67
Carrots	5	0	1	0	-5	-
Peas	.25	0	2	0	0	-
Onions	0	0	1	0	0	0
Mixed Veg Crops	1	6	24	81	80	8,000

Table 15 identifies Christmas tree and nursery and tree stock acres produced in the Township. This category has seen an increase, primarily due to a rise in sales to home owners as residential development increases and landscaping demands rise.

Table 15: Holland Township Nursery and Tree Production (Acres)

	1983	1990	2000	2004	Acres Change 1983-2004	% Change 1983- 2004
Bedding Plants	.5	2	2	1	1	-
Cut Flowers	0	1	0	0	0	0
Trees & Shrubs	4	52	6	21	17	425
Sod	11	0	0	0	-11	-
Christmas Trees	22	162	135	143	121	550
Other Nursery	.22	6	1	0	0	-

**HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN**

Table 16 identifies timber and woodland production units and areas in the Township. This category has one of the highest growing areas. As woodland management has become more important to the overall health of the natural systems, and wood supplies in increasing demand, more farms are taking advantage of woodland areas.

Table 16: Timber and Woodland Product Change

	1983	1990	2000	2004	Change 1983-2004	% Change 1983-2004
Fuelwood (Cords)	440	197	171	225	-215	-49
Pulpwood (Cords)	0	0	0	20	20	-
Timber (Board Feet)	15825	37230	74273	2000	-13,825	-87
Woodlands Private Plan (Acres)	135	0	0	0	-135	-
Woodland No Plan (Acres)	38	0	0	0	-38	-
Land in Federal or Government Program (Acres)	0	329	531	247	247	-

The last trend analyzed is livestock and poultry product (Table 17). Beef cattle, swine and chickens have seen a dramatic decrease. While equine, laying chickens and other poultry have been on the rise.

Table 17: Holland Township Livestock and Poultry Products (head)

	1983	1990	2000	2004	Change 1983-2004	% Change 1983-2004
Beef Cattle	287	193	213	224	-63	-22
Bee Hives	68	37	27	39	-29	-43
Mature Dairy	331	57	59	57	-274	-83
Young Dairy	190	41	33	32	-158	-83
Ducks	29	21	16	9	-20	-69
Fur Animals	0	0	40	20	20	-
Geese	2	0	0	0	-2	-
Goats	84	18	19	69	-15	-18
Equine	57	192	223	292	235	412
Meat Chickens	506	0	34	52	-454	-90
Laying Chickens	305	103	237	429	124	41
Rabbits	93	0	0	0	-93	-
Sheep	207	109	96	158	-49	-24
Swine	121	24	35	40	-81	-67
Turkeys	9	76	102	64	55	611
Other Livestock	0	180	31	48	48	-

Overall the trends witnessed in the Township reflect the trends of the County. As identified in the Hunterdon County Comprehensive Farmland Preservation Plan, land devoted to equine and specialty crops have increased while overall areas devoted to vegetable and other crop production has decreased. The loss of food processing plants and land sold for development may have contributed to this trend.

C. & D. Support Services within Market Region and Other Agriculturally Related Industry

A review of the regional support services necessary for sustaining Holland's agricultural industry indicates that essential support services are accessible, though not generally within the Township but rather in the region, and sometimes out of state. Interviews with active farmers indicates, that although most essential support services are available within NJ, costs are a significant factor in deciding to travel outside the region, to eastern Pennsylvania (specifically Lancaster County) or to upstate New York or Canada for alfalfa and quality hay in sufficient quantities. Feed and grains are also purchased largely from outside the area. Farmers find it necessary and cost effective to travel for more competitive pricing.

- a. For example, large equine and cattle farms have alfalfa and feed trucked in from Lancaster County, Pa., upstate New York and other markets. However, locally produced hay is preferred and is available in adequate supplies within the Township.
- b. Fertilizer and Pesticide are available in Hunterdon County and are generally purchased in regional centers or from local suppliers.
- c. Equipment- Equipment is difficult to locate in the region, although some basic tractors are available. Competitive pricing becomes an issue.
- d. The servicing of farm equipment and availability of parts and supplies are dwindling making service difficult to find. Farmers tend to rely on their own repair abilities and on mail order for parts.
- e. Processing facilities- Food processors are available on a regional scale, at markets such as the Hackettstown Auction and Lancaster County auctions for both purchase and sale of necessary product.

Slaughter houses and processing facilities are located in the region, and are accessible. Because of New Jersey's location between two urban areas, Philadelphia and New York, various direct marketing opportunities exist for specialty crops and vegetable products. Farm stands exist within the Township, such as at the Phillips Farm, and farmers' markets exist regionally at the Dvoor Farmers' Market (Flemington), Rice's Flea & Farmers' Market (Solebury Township, Pa.). Nearby urban centers such as Lehigh Valley, Philadelphia and New York City also offer direct marketing opportunities at farmers' markets.

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 and their use is on the rise in Hunterdon County.

We understand that other opportunities for the processing of corn for biofuels may become available on a regional basis in the near future and that this possibility is under study by the State.

Local farmers also take advantage of agricultural organizations such as the Hunterdon County Board of Agriculture and Agriculture Development Board, the New Jersey Farm Bureau, Rutgers Cooperative Extension of Hunterdon County, Rutgers Cooperative Extension “Green Pages” resource guide, Hunterdon 4-H Club, Hunterdon Soil Conservation District, and the Natural Resource Conservation Service. These types of agricultural organizations can help farmers in a variety of ways.

As agriculture in New Jersey reinvents itself, trends in the marketplace will dictate new demands for products and services to support the agricultural industry in New Jersey. Holland Township anticipates that trends such as a rebirth in the equine industry will increase demand for hay, alfalfa and grain, and new demands for locally grown produce and vegetables will increase demand for direct marketing such as farm markets, pick your own farms and truck farming into the urban centers. Increases in agri-tourism will increase potential profitability in areas such as the pick-your-own, hay rides, cut-your-own Christmas tree farms in concert with consumer interest in the rural historic countryside. This may lead to increase in ancillary services for tourists, such as trail riding, stables, petting zoos, antique shops, lodging and restaurants.

Additional discussion of economic trends in farming can be found in Section VI of this document.

III. Land Use Planning

A. State Development and Redevelopment Plan

The New Jersey State Development & Redevelopment Plan (SDRP) is mandated by the State Planning Act of 1985 (NJSA 52:18A-196 et seq.) and establishes a state-level planning policy. The SDRP, first adopted by the State Planning Commission (SPC) in June of 1992, is required to be updated on a three-year cycle. The amendments and re-adoption are conducted through a three-phase “cross-acceptance” process designed to promote intergovernmental coordination.

The SDRP is implemented through the activities of various state departments and, at the municipal level, implemented and amended through “Plan Endorsement.” It is essentially one, an outgrowth of a future vision presented in narrative (policy) form and two, an on-the-ground (e.g., mapped) view of the state. The SDRP lays out Statewide Goals that deal with individual topical areas and general policies frame the strategic and tactical aspects of planning decisions. These are the “future vision.”

The Planning Areas outlined in the SDRP provide a regional framework for infrastructure development decisions, including the designation of Centers, areas to which growth should be focused ([State Plan Policy Map](#) located on the next page). The SDRP includes seven (7) Planning Area (PA) designations:

PA1 – Metropolitan Planning Area characterized by areas with densities of more than 1,000 persons/sq mile; population clusters of greater than 25,000 persons; land area greater than 1 square mile; existing public water and sewer systems; and access to public transit.

PA2 – Suburban Planning Area is characterized by areas with densities of less than 1,000 persons/sq mile; are contiguous with PA1; land area greater than 1 square mile; and has existing or planned infrastructure with capacity to support development.

PA3 – Fringe Planning Area is characterized by areas with densities of less than 1,000 persons/sq mile; served by rural roadways and utilities; generally lacking wastewater systems except in centers; land area greater than 1 square mile; lands not meeting criteria for PA4 or PA5.

PA4 – Rural Planning Area is characterized by areas with densities of less than 1,000 persons/sq mile; land area greater than 1 square mile; generally served by on-site water and wastewater systems; and are generally characterized by agricultural production, woodlands or other vacant lands.

PA4B – Rural /Environmentally Sensitive Planning Area is characterized by areas with densities of less than 1,000 persons/sq mile; land area greater than 1 square mile; generally served by on-site water and wastewater systems; generally characterized by agricultural production, and woodlands or other vacant lands. Land satisfying the delineation criteria for PA4 that also meets the delineation criteria for the Environmentally Sensitive Planning Area (PA5) is designated as Rural/Environmentally Sensitive (PA4B)

PA5 – Environmentally Sensitive Planning Area is characterized by areas with densities of less than 1,000 persons/sq mile outside of centers; land area greater than 1 square mile, exclusive of centers; includes environmental features such as: trout production/maintenance waters; pristine non-tidal watersheds feeding Category 1 waters; threatened & endangered species habitat; coastal wetlands; significant features such as slopes, ridgelines, unique ecosystems; and prime forest.

Holland Township lies predominantly in PA4B, the Rural/Environmentally Sensitive Planning Area, on the 2001 State Plan. A small portion of the Township, lying between Stamets Road and Milford-Mount Pleasant Road, adjacent to Alexandria Township, is located in PA4 the Rural Planning Area. The County parkland adjacent to the Musconetcong River is shown as Park and a narrow band of privately owned land lying

State Plan Policy Areas

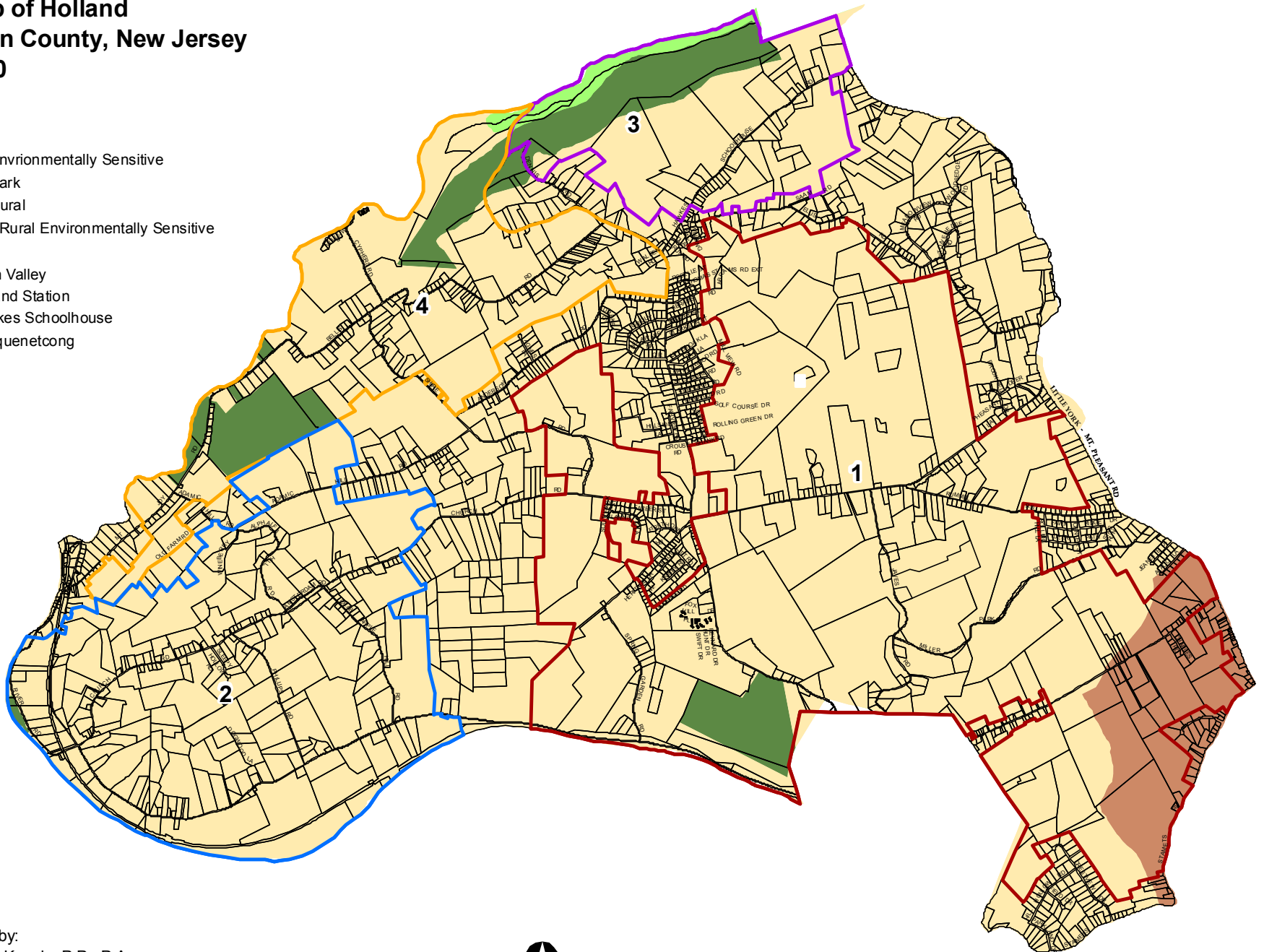
Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

- PA 5 - Environmentally Sensitive
- PA 8 - Park
- PA 4 - Rural
- PA 4B - Rural Environmentally Sensitive

Project Areas

- 1 - Bunn Valley
- 2 - Holland Station
- 3 - Hawkes Schoolhouse
- 4 - Musquenetcong



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources: NJ SDRP,
Hunterdon County Division of GIS



between the River and the County parkland is shown as PA5, the Environmentally Sensitive Planning Area. These last two categories are encompassed by the Highlands Preservation Area, as well.

According to the State Plan, the Rural Planning Areas (4 and 4B):

...along with the Environmentally Sensitive Planning Area (PA5) serve as the greensward for the larger region, and are not currently nor are they intended to be urban or suburban in nature...The open lands of the Rural Planning Area include most of New Jersey's prime farmland, which has the greatest potential of sustaining continued agricultural activities in the future. They also include wooded tracts, lands with one or more environmentally sensitive features, and rural towns and villages.

In the major farming regions of New Jersey, adequate water resources and large, contiguous tracts of land with minimal land use conflicts are essential to sustaining successful farming operations and farmland productivity...

Prudent land development practices are required to protect these resources and retain large contiguous areas of agricultural land...

But the Rural Planning Area is more than just farmland. People have consistently chosen to live or work in these rural areas not just because of the beauty of farmland and other open lands, but also the community character of the existing Centers where development is compact, rural and often historic. The Cores of these Centers have and may still provide local or regional opportunities for employment, shopping and other personal services. Neighborhoods in the Centers provide opportunities for reasonably priced housing and social interaction. Public infrastructure that supports development is often found in these Centers, as are public and private facilities and services that make these places so desirable... (p.186-188)

The State's Policy Objectives applicable to new development in Planning Area 4B are the same as those for PA5, the Environmentally Sensitive Planning Area:

- 1) **Land Use:** Protect natural systems and environmentally sensitive features by guiding development into Centers and establishing Center Boundaries and buffers and greenbelts around these boundaries. Maintain open space networks, critical habitat and large contiguous tracts of land in the Environs by a variety of land use techniques. Development should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public investments in open land preservation have been made. Development in the Environs should maintain and enhance the natural resources and character of the area.

- 2) **Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general - and in particular affordable, senior citizen, special needs and family housing - is developed with access to a range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher density single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.
- 3) **Economic Development:** Support appropriate recreational and natural resource-based activities in the Environs and locate economic development opportunities that are responsive to the needs of the surrounding region and the travel and tourism industry in Centers. Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.
- 4) **Transportation:** Maintain and enhance a transportation system that protects the Environs from scattered and piecemeal development and links Centers to each other within and between Planning Areas. Encourage alternatives to the single-occupancy vehicle whenever feasible. Accommodate the seasonal demands of travel and tourism that support recreational and natural resource-based activities. In Centers emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible and maximize circulation and mobility options throughout.
- 5) **Natural Resource Conservation:** Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes of exceptional value, critical slopes areas, and other significant environmentally sensitive features.
- 6) **Agriculture:** Encourage farmland retention and agricultural practices that prevent or minimize conflicts with sensitive environmental resources.
- 7) **Recreation:** Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisitions and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems. Ensure meaningful access

to public lands.

8) **Redevelopment:** Encourage environmentally appropriate redevelopment in existing Centers and existing development areas that have the potential to become Centers or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile to attract growth otherwise planned for the Environs.

9) **Historic Preservation:** Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability for a Center to develop or redevelop. Outside Centers, coordinate historic preservation needs with open space preservation efforts. Coordinate historic preservation efforts with tourism efforts.

10) **Public Facilities and Services:** Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of environmentally sensitive features and other open spaces; to protect public investments in open space preservation programs; and to minimize conflicts between Centers and the Environs. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative.

11) **Intergovernmental Coordination:** Coordinate efforts of State agencies, county and municipal governments to ensure that State and local policies and programs support environmental protection by examining the effects of financial institution lending practices, government regulation, taxation and other governmental policies and programs.

It is the intent of the State Plan that:

New development should be guided into Centers to preserve open space, farmland and natural resources and to preserve or improve community character, increase opportunities for reasonably priced housing and strengthen beneficial economic development opportunities. Directing development from the Environs to Centers

*HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN*

will ensure that the Environs remain in recreational, cultural or resource-extraction uses or left undisturbed. The appropriate provision and scaling of public facilities and services should maintain the integrity and function of the ecological systems in the area...

...Centers should absorb the growth otherwise projected for the Environs. Development should be guided to Centers with capacity to absorb growth in cost-effective ways that minimize impacts on environmentally sensitive features. Wastewater treatment facilities should be provided only in Centers...The Environs should be protected from the effects of Center development and should be maintained as open land... (p. 198)

Encouraging appropriate patterns of development in rural areas would be considerably enhanced by a number of planning and equity mitigation tools...Such tools include clustering, capacity-based planning, development phasing, privately coordinated multi-tract development, sliding-scale zoning, density transfer programs, public land banking, purchase of development rights programs, use assessment and “right-to-farm” laws. Such planning tools help to encourage land use patterns that ensure appropriate development and economic growth, while maintaining ongoing agricultural operations, land values and the rural character of these areas. (p. 189-190)

During the last cross-acceptance process, Holland Township had requested reconsideration of the extent of the Township designated as PA4B on the grounds that the goals for this Planning Area tended to be too restrictive for some farming activities, and the Township has many active farms in PA4B ([State Plan Cross-Acceptance map](#) from the Office of Smart Growth on the following page). The Township had originally requested that these areas be changed to PA4, but it is no longer pursuing this request, and has chosen, instead, to accept the PA4B designation where it exists.

According to the State Plan, the focus of development in Planning Areas 3, 4, 4B and 5 should be in Centers:

Centers are compact forms of development that, compared to sprawl development, consume less land, deplete fewer natural resources and are more efficient in the delivery of public services. The concept of Centers is the key organizing principle for development and redevelopment in the state. A key target of the State Plan is to promote and accommodate growth in Centers, rather than continuing to sprawl across our remaining farmlands and open spaces.

Center Boundaries are delineated to reflect, where possible, physical features such as streets, streams or critical slopes, or changes in the character of development....

DRAFT FINAL

New Jersey State Development and Redevelopment Plan Policy Map

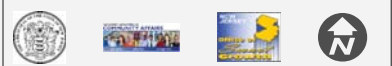
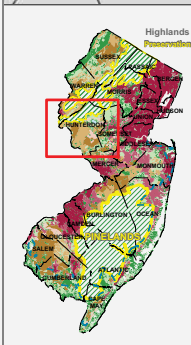
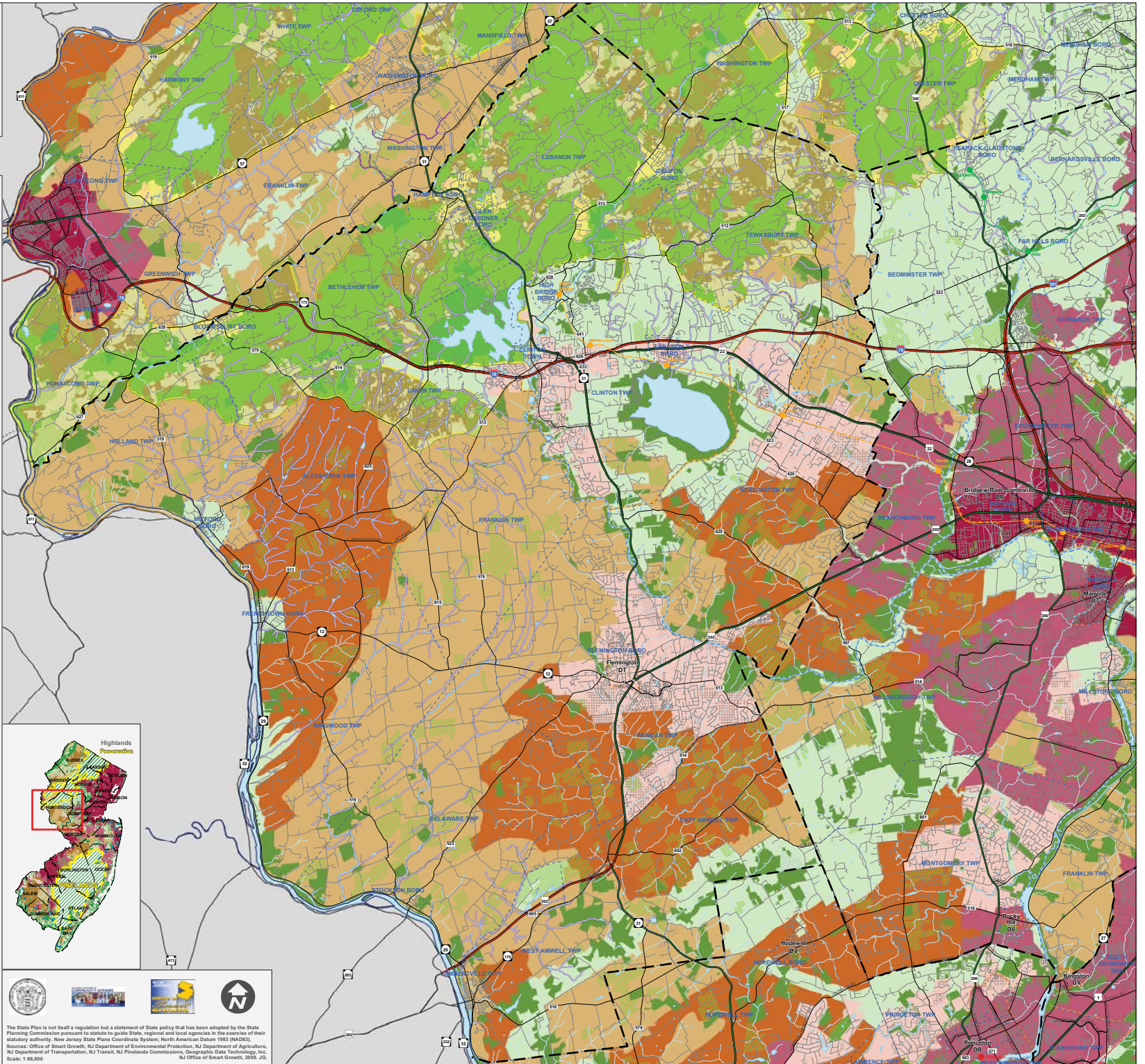
HUNTERDON COUNTY

Planning

- UC** Urban Center
- DR** Designated Regional Center
- DT** Designated Town Center
- DV** Designated Village Center
- DH** Designated Hamlet
- Urban Complex**
- Metropolitan Planning Area**
- Suburban Planning Area**
- Fringe Planning Area**
- Rural Planning Area**
- Rural/Env. Sensitive Planning Area**
- Environmentally Sensitive Planning Area**
- Env. Sensitive/Barrier Island Planning Area**
- Parks & Natural Areas**
- Hacksack Meadowslands**
- Water**
- Military Installations**
- Node**
- Core**
- Endorsed Plan**
- Center**
- Critical Environmental Site**
- Historic & Cultural Site**
- NJDEP Category 1 Stream**
- SADC Preserved Farm**

Highlands

- Highlands Planning Area**
- Highlands Preservation Area**
- Protection Zone**
- Conservation Zone**
- Existing Community Zone**
- Exist. Comm. Constrained Sub-Zone**
- Conservation Constrained Sub-Zone**
- Lake Community Sub-Zone**
- Wildlife Management Sub-Zone**
- Municipal Boundary**
- County Boundary**
- CAFRA Boundary**
- Interstate/Major Highway**
- State/US Highway**
- Rail Line & Commuter Station**



The State Plan is not itself a regulation but a statement of State policy that has been adopted by the State Planning Commission pursuant to statute to guide State, regional and local agencies in the exercise of their statutory authority. New Jersey State Plane Coordinate System; North American Datum 1983 (NAD83). Sources: Office of Smart Growth, NJ Department of Environmental Protection, NJ Department of Agriculture, NJ Department of Transportation, NJ Transit, NJ Pinelands Commissions, Geographic Data Technology, Inc. Scale: 1:66,000

Atlantic City; Main & Bergey; **Montclair-Boonton;** Morris & Essex; **North Jersey Corridor;** **Northwest Corridor;** **Paterson Valley;** **Light Rail;** **ATCO/PATH**

Larger centers are characterized by a Core, which is the commercial and cultural heart of the Center, surrounded by distinct Neighborhoods, identifiable by physical design features, dramatic natural features, or important cultural or institutional features.

Centers are recognized in a range of scales, from major Urban Centers to small Hamlets, depending on the amount of employment and housing growth they will accommodate, as well as other characteristics. The State Plan Policy Map applies different criteria and policies to each type of Center:

Urban Centers

Urban Centers are the largest of the Plan's five types of Centers. ...Urban Centers offer the most diverse mix of industry, commerce, residences and cultural facilities of any central place. While New Jersey's Urban Centers have suffered decline, they still contain many jobs and households. They are repositories of large infrastructure systems, industrial jobs, corporate headquarters, medical and research services, universities, government offices, convention centers, museums and other valuable built assets...[and] are also home to a large pool of skilled and presently unskilled labor....

Regional Centers

In Metropolitan Planning Areas, Regional Centers may include some smaller cities not designated as Urban Centers. In Suburban Planning Areas, they often serve as major employment centers and offer regional services, such as higher education, health and arts/entertainment. In rural areas, they may be population centers and county seats, with small business districts serving residents. New Regional Centers should be located in the state's major corridors and designed to organize growth that otherwise would sprawl throughout the corridor and create unserviceable demands. They should be compact and contain a mix of residential, commercial and office uses at an intensity that will make a variety of public transportation options feasible as the Centers are built out. New Regional Centers should have a core of commercial activity, and the boundaries of the Centers should be well defined by open space or significant natural features.

Towns

Towns are the traditional centers of commerce or government throughout the state. They are relatively freestanding in terms of their economic, social and cultural functions. They contain several neighborhoods that together provide a highly diverse housing stock in terms of types and price levels. Towns have a compact form of development with a defined central core containing shopping services, offices and community and governmental facilities. New Towns should emulate to the extent possible

the most cherished features of the traditional New Jersey towns, that is, the comfortable, human scale of blocks, streets and open spaces, the easy walking access to civic and community activities, and a collection of neighborhoods offering a remarkable diversity of housing choice.

Villages

Villages are compact, primarily residential communities that offer basic consumer services for their residents and nearby residents and may offer more specialized services to a wider area. Villages are not meant to provide major regional shopping or employment for their regions. New Villages will comprise a small core and collection of neighborhoods. In the Suburban Planning Area, new Villages are likely to be distinguished from surrounding development only by a more cohesive and structured development form and by greater proximity between residential and nonresidential uses. In Fringe, Rural and Environmentally Sensitive Planning Areas, new Villages should be surrounded by natural areas, farmland or open lands in the form of a greenbelt and should contain a commercial component in the core capable of offering neighborhood-scale goods and services.

Hamlets

Hamlets are the smallest types of Centers in the State Plan. Existing Hamlets are found primarily in rural areas, often at crossroads. Hamlets are not synonymous with conventional single-use residential subdivisions. Although Hamlets are primarily residential in character, they may have a small, compact core offering limited convenience goods and community activities, such as a multi-purpose community building; a school; a house of worship; a tavern, luncheonette; or a commons or similar land uses. The density of a Hamlet should conform to the carrying capacities of natural and built systems.

The notion of development occurring in Centers surrounded by farms and open space is not a new concept for Holland Township. The Township is already characterized by a number of scattered small historic Hamlets (Little York, Mount Pleasant, Holland Church, Holland, Mount Joy, Amsterdam, Spring Mills and Riegel Ridge) that are surrounded by farms and undeveloped land. The largest of these Hamlets, Spring Mills and Riegel Ridge, form the backbone of the Township as these existing Hamlets lie along County Route 519 and have seen most of the Township's recent residential, commercial and public facilities development. The other Hamlets are much smaller and center on either an historic church or geographical feature (or both). The Borough of Milford provides the nearest Village Center serving Holland Township.

The Township had submitted a complete application to the Office of Smart Growth for Initial Plan Endorsement. As part of that application, the Township had proposed the

creation of two small Hamlets, both in the vicinity of Spring Mills, to accommodate the limited amount of higher density development that would be needed to address the Township's affordable housing obligations and also to provide additional opportunities for retail sales and services within the Township. The area encompassed by the two proposed Hamlets has access to public sewer and public water, is located along County Route 519, encompasses most of the Township's retail commercial enterprises, and is very close to nearly all of Holland's existing public facilities.

In response to the Township's submission, the Office of Smart Growth had indicated in writing its preference for a single combined larger Center rather than the two small Hamlets (a concept that the Township had previously considered and rejected). Additionally, the NJDEP had expressed concerns about the locations of the proposed Hamlets (due to potential wood turtle habitat and C-1 stream corridors).

Since submitting its application for Initial Plan Endorsement to the Office of Smart Growth, the Township has been reconsidering its earlier interest in securing Plan Endorsement. Instead, it has been actively engaged in the process of seeking to conform its Master Plan and development regulations with the Highlands Regional Master Plan.

Most of the Township is located in the Highlands Planning Area. A small part of the Township (in its northeast corner) is located in the Preservation Area. The Township is obligated to conform to the Highlands Regional Master Plan in the Preservation Area. It has the option of conforming in the Planning Area.

While a formal decision to opt in for the Planning Area has not been made (and need not be until the Township is ready to adopt the draft Highlands Master Plan and draft Highlands Land Use Ordinance), the Township is proceeding on the Highlands Plan Conformance track for now and has tabled its pursuit of Plan Endorsement from the Office of Smart Growth.

The following section briefly discusses the Highlands Regional Master Plan and its implications for Holland Township.

B. Special Resource Areas

The Highlands Region is divided into two primary management areas, including (1) a Preservation Area and (2) a Planning Area. The entirety of Holland Township is included within the Highlands Region. The northernmost portion of the Township is within the Highlands Preservation Area (which encompasses Farmland Preservation Project Area 3). All of the other Farmland Preservation Project Areas (1, 2 and 4) are in the Highlands Planning Area.

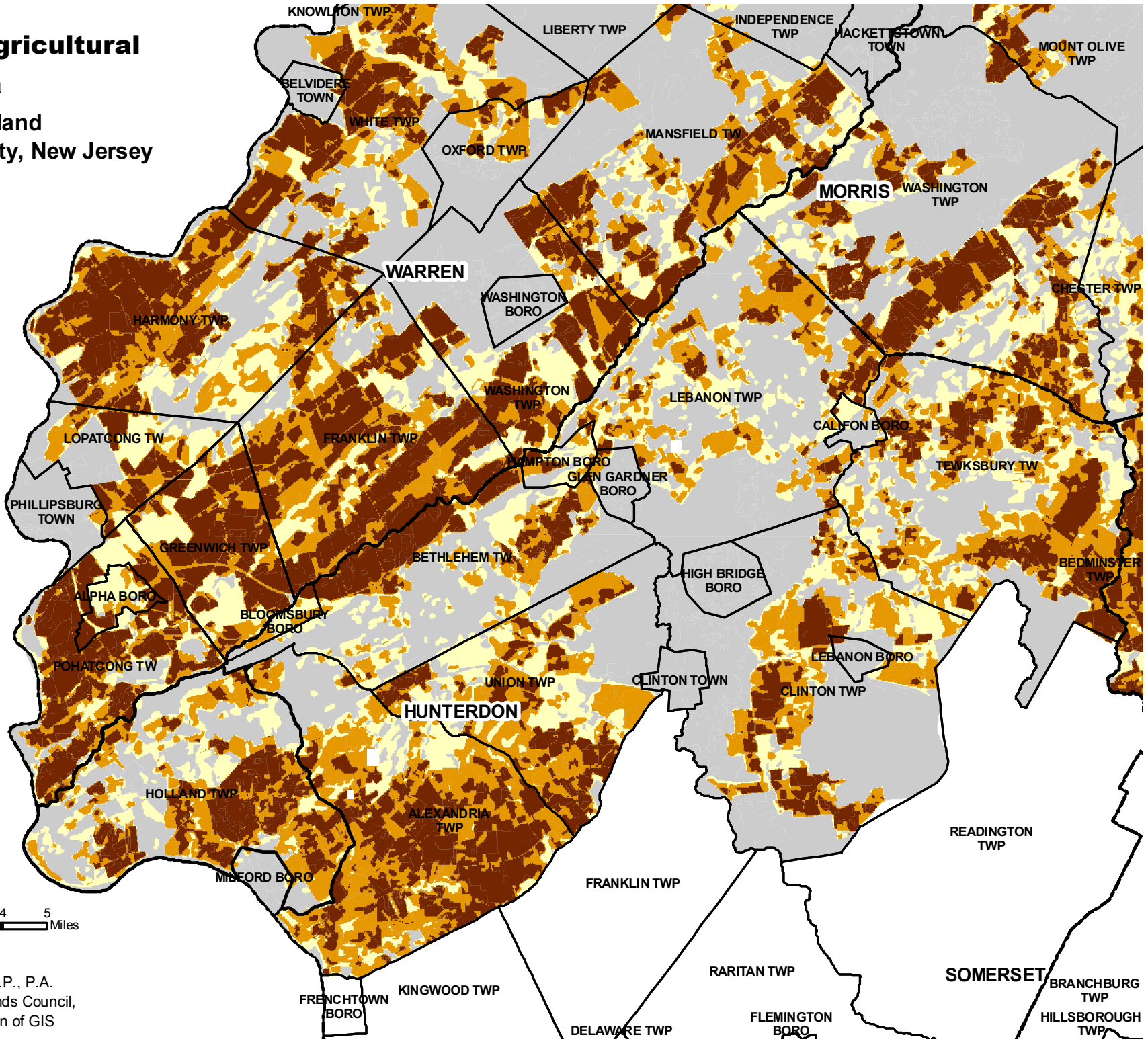
The [Highlands Regional Master Plan map](#), [Highlands Agricultural Resource Area Map](#) and [Highlands Agricultural Priority Map](#) on the following pages present both the demarcation of the Highlands Preservation and Planning Areas in Holland Township and the limits of the Preservation, Conservation and Existing Community zones and

Highlands Agricultural Priority Area

Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

- Highlands Boundary
- County Boundary
- Municipal Boundary
- Holland Township
- Agricultural Priority Area
 - Low
 - Moderate
 - High



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources: NJ Highlands Council,
Hunterdon County Division of GIS

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subzones. Holland Township is on track to “opt in” to the Highlands jurisdiction (as opposed to the jurisdiction of the State Planning Commission via the Office of Smart Growth) for the Highlands Planning Area portion of the Township.

The Farmland Advisory Committee recommends that Highlands Conservation sub-zone farms should receive priority for preservation funds, in recognition of the underlying agricultural characteristics in this management area of the plan.

The goals of the regional master plan with respect to the preservation area shall be to:

- (1) protect, restore, and enhance the quality and quantity of surface and ground waters therein;
- (2) preserve extensive and, to the maximum extent possible, contiguous areas of land in its natural state, thereby ensuring the continuation of a Highlands environment which contains the unique and significant natural, scenic, and other resources representative of the Highlands Region;
- (3) protect the natural, scenic, and other resources of the Highlands Region, including but not limited to contiguous forests, wetlands, vegetated stream corridors, steep slopes, and critical habitat for fauna and flora;
- (4) preserve farmland and historic sites and other historic resources;
- (5) preserve outdoor recreation opportunities, including hunting and fishing, on publicly owned land;
- (6) promote conservation of water resources;
- (7) promote brownfield remediation and redevelopment;
- (8) promote compatible agricultural, horticultural, recreational, and cultural uses and opportunities within the framework of protecting the Highlands environment; and
- (9) prohibit or limit to the maximum extent possible construction or development which is incompatible with preservation of this unique area.

c. The goals of the regional master plan with respect to the planning area shall be to:

- (1) protect, restore, and enhance the quality and quantity of surface and ground waters therein;
- (2) preserve to the maximum extent possible any environmentally sensitive lands and other lands needed for recreation and conservation purposes;
- (3) protect and maintain the essential character of the Highlands environment;
- (4) preserve farmland and historic sites and other historic resources;
- (5) promote the continuation and expansion of agricultural, horticultural, recreational, and cultural uses and opportunities;
- (6) preserve outdoor recreation opportunities, including hunting and fishing, on publicly owned land;
- (7) promote conservation of water resources;
- (8) promote brownfield remediation and redevelopment;
- (9) encourage, consistent with the State Development and Redevelopment Plan and smart growth strategies and principles, appropriate patterns of compatible

residential, commercial, and industrial development, redevelopment, and economic growth, in or adjacent to areas already utilized for such purposes, and discourage piecemeal, scattered, and inappropriate development, in order to accommodate local and regional growth and economic development in an orderly way while protecting the Highlands environment from the individual and cumulative adverse impacts thereof; and

(10) promote a sound, balanced transportation system that is consistent with smart growth strategies and principles and which preserves mobility in the Highlands Region.

C. Holland Township Master Plan and Development Regulations

Holland Township's Master Plan

The Land Use Plan Element of Holland Township's Master Plan, adopted in 2001, calls for the reservation of limited areas for new higher density development and redevelopment within a "center" (now proposed as two hamlets) and to dramatically reduce the permitted density of development elsewhere in the Township to be consistent with the State's and Township's goals of protecting both groundwater quantity and groundwater quality. The Land Use Plan Element recommends the creation of a new CA Conservation Agriculture District for this purpose.

The Planning Board is well aware that large lot zoning alone does not, in and of itself, promote either agriculture (as an industry) or the retention of agricultural land. Consequently, the Land Use Plan Element of the Master Plan recommends granting density bonuses or incentives for compact forms of development (such as residential clusters) utilizing alternative methods of sewage treatment that have been demonstrated to result in lower concentrations of nitrates than produced by traditional septic systems. In conjunction with such compact development, one or more large lots would be created from the original tract that would be permanently deed restricted for agriculture, with the proviso that if a farmhouse does not already exist on the lot, it could be constructed there. The Land Use Plan Element of the Master Plan also calls for a broader range of accessory non-residential uses to be permitted on farms, to create additional sources of income as an incentive to keep farmers farming the land and also to promote tourism (a goal of the State Plan for Planning Areas 5 and 4B).

In some portions of the Township, the land is not suitable for farming due to the presence of natural resources that are either regulated (such as wetlands) or desirable to protect (such as woodlands and steep slopes and wildlife habitat). The existence of these resources is one explanation for the predominance of Planning Area 4B in Holland Township on the State Plan. In any case, the compact development techniques that would be applied to the preservation of farmland would be permitted to be used to protect and preserve environmentally sensitive areas, as well, although the application of these techniques would necessarily be different where sensitive natural features and ecosystems exist.

In 2004, the Planning Board adopted an Open Space Plan Element of the Master Plan. The Open Space Plan Element was actually prepared by the Municipal Agricultural Advisory Committee, as one of its primary goals is the preservation of agricultural land, but the document was adopted by the Planning Board of Holland Township as an element of the Master Plan.

The goals of the Open Space Plan Element, as they pertain to agriculture, include the following:

A. Maintaining the Sustainability of Agriculture

Agricultural land in Hunterdon County is vanishing at an alarming rate as farms are converted into homes, shops and office parks. A similar trend is evident in Holland Township. Although about 45% of Township land is still being used for agricultural purposes, the amount of agricultural land has decreased markedly over the last 10 years. According to the New Jersey Farmland Data Report, 7,626 acres were devoted to agricultural use in 1993, 7,361 acres in 1997, and 6,521 acres in 2003. This is a loss of 1,105 acres, or 14.5%, in 10 years.

Recognizing that farming is a traditional way of life in Holland Township and that farmland is an irreplaceable resource, the municipality has taken steps to support agriculture. These measures include the adoption of a Right to Farm ordinance, the appointment of a Municipal Agriculture Advisory Committee, and the proposal of a conservation/agriculture zone. The fact remains, however, that farming cannot exist without farmland. A successful effort to maintain the viability of agriculture in Holland Township must include a vigorous program of farmland preservation.

Holland Township's Zoning

The map presented on the following page presents the current [Zoning Map](#), located on the following page, for Holland Township. The current zoning of all but the older developed areas of Holland Township calls for five acre lots, although it does allow clustering and lot averaging in the R-5 zone.

It is recognized that this zoning does not go far enough in the direction of promoting the goals and objectives of the Land Use Plan Element of the Master Plan. Recently revised zoning provisions creating and regulating a new CA Conservation Agriculture zone, consistent with the recommendations in the 2001 Master Plan Land Use Plan Element, have been drafted and are currently under review by the Holland Township Planning Board. These regulations contain provisions for buffering residential lots from existing and proposed agricultural parcels.

Zoning

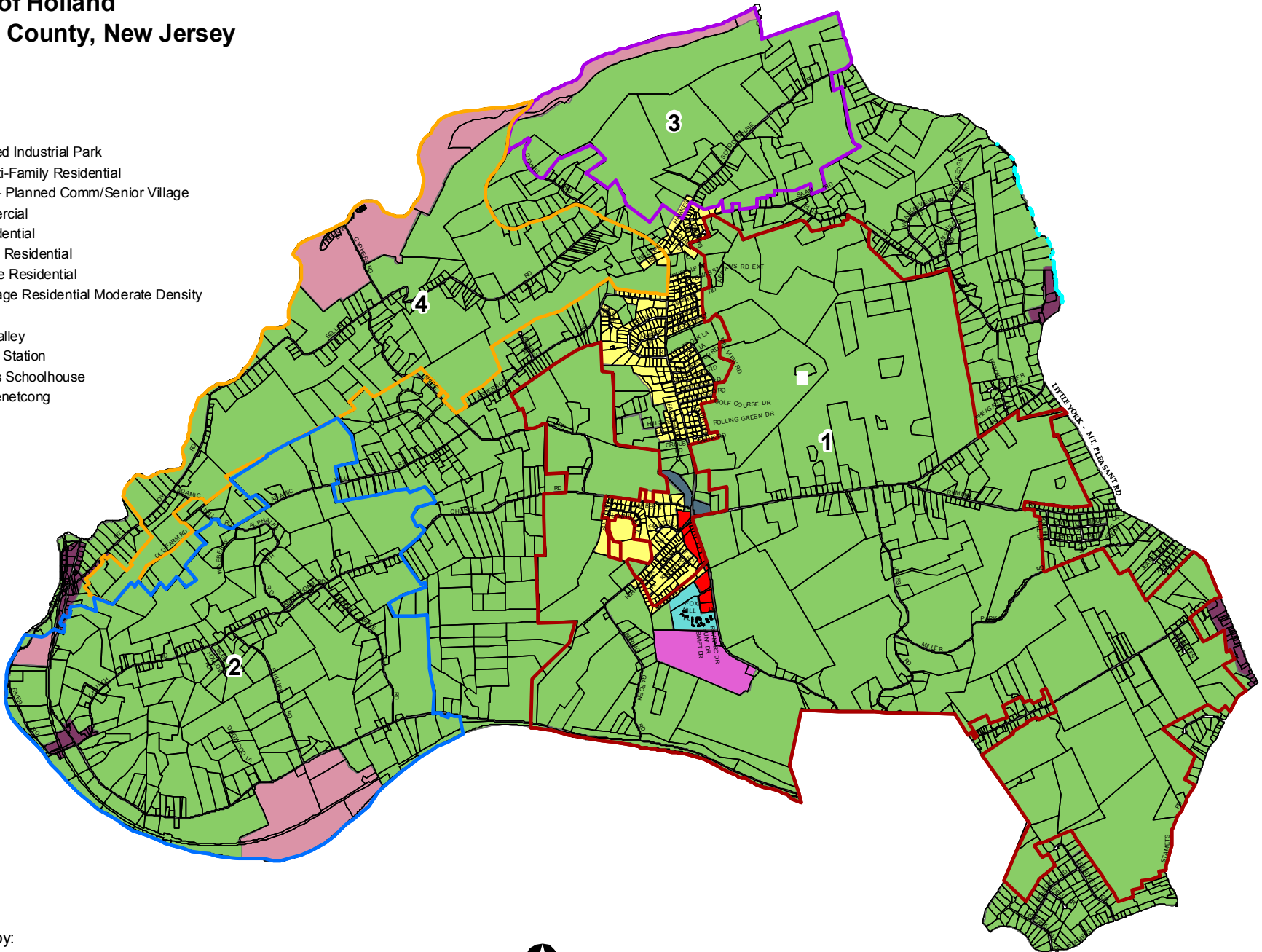
Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

- LIP - Limited Industrial Park
- MFR - Multi-Family Residential
- PCD/PSV - Planned Comm/Senior Village
- C - Commercial
- R-1 - Residential
- R-5 - Rural Residential
- VR - Village Residential
- VR-A - Village Residential Moderate Density

Project Areas

- 1 - Bunn Valley
- 2 - Holland Station
- 3 - Hawkes Schoolhouse
- 4 - Musquenetcong



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources:
Hunterdon County Division of GIS



Transfer of Development Rights

Both the Office of Smart Growth and the Highlands Council are strongly urging that municipalities explore the technique of Transfer of Development Rights (TDR) as a means of preserving agricultural land resources and directing development into compact areas (centers). The 2001 Land Use Plan Element of the Master Plan for Holland Township did not specifically recommend or even address TDR, although the Open Space Plan Element, adopted four years later, does recommend consideration of TDR. It is a technique that the Township will be obliged to explore further with the Office of Smart Growth and later with the Highlands Council.

Non-Contiguous Clustering

Non-contiguous clustering, in which a property owner is permitted to transfer density from one parcel to another within the Township is another potential means of preserving agricultural land, but lacks the predictability of an effective TDR program to meet Township goals.

D. Current Land Use and Trends

Holland Township is predominantly farmland and forest. The dominant form of developed land use is forested in nature. Agricultural land cover accounts for 28% of the total land area. The residential developments are scattered throughout the community with many located along or near county roads and in the central portion of the Township. Table 18 shows the breakdown of the land use change over from 1986 to 2002.

Table 18: Land Use/Land Cover Change 1986 to 2002

	1986*		1995		2002		Change 1986-2002	
	Acres	%	Acres	%	Acres	%	Acres	%
Forest	6,160	40	6,385	43	6,456	44	296	5
Agriculture	5,313	35	4,501	30	4,204	28	-1,109	-21
Urban	2,399	16	2,758	19	2,950	20	551	23
Wetlands	1,095	7	1,060	7	1,053	7	-42	-4
Water	267	2	102	1	100	1	-167	-63
Barren Land	64	0	25	0	68	0	4	6
TOTAL	15,298	100	14,831	100	14,831	100		

** GIS calculations based on previous NJDEP 1986 Land Use/Land Cover Data and not consistent with 1995 and 2002 data sets due to sampling differences.*

Land use in the Township echoes the land use trends of the County and State. Agricultural areas have shown a steady decrease as urban and developed areas have encroached on retiring farm lands.

E. Sewer Service Areas and Public Water Supply

The [Aerial Photography map](#) on the next page is an aerial photograph of Holland Township that illustrates the general development pattern within the Township. The general development pattern (in terms of the breakdown of lots by lot size) is described in the following section. Most of the older smaller lot subdivisions exist along County Route 519. This is also the area which is served by public sewerage and water infrastructure.

The Township is currently undertaking to obtain NJDEP approval of its Wastewater Management Plan, which would amend the Areawide Water Quality Management Plan (208 Plan). The sewer service areas shown on the map do not yet reflect any limitations or conditions that might attend an NJDEP approval.



In the last 20 years, most of the development that has occurred in Holland Township has taken the form of subdivisions of single family homes on lots of two or three acres in size (reflecting the previous zoning of these areas). Recently, development interest has slowed as the bottom has dropped out of the housing market. This condition has provided Holland with a unique opportunity to reassess how and how much it wishes to grow and develop in the future; it is an opportunity to plan, if you will, rather than simply respond to development proposals based on the existing zoning.

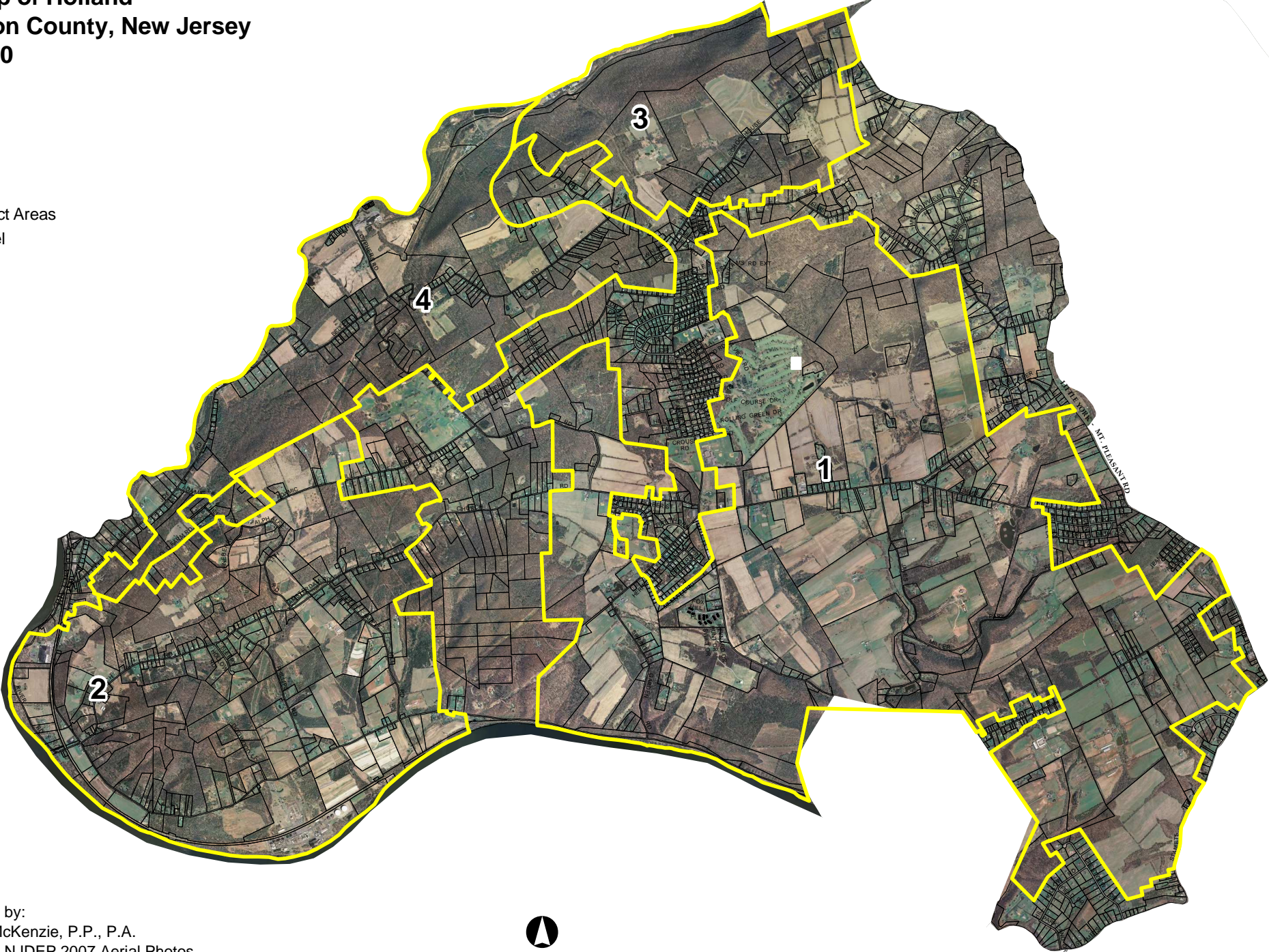
The nature of the current housing market may also make the sale of development rights on farmland a more desirable option for farmers than it would be in a boom housing market, where developers can afford to offer much higher prices for raw land than the public sector is able to pay.

Aerial Photo

Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

-  Project Areas
-  Parcel



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources: NJDEP 2007 Aerial Photos,
Hunterdon County Division of GIS

0 0.5 1 1.5 2 Miles

F. *Holland Master Plan and Zoning Overview*

1. General Lot Size Categories and Distribution throughout the Township

The same development pattern emerges when viewing lot comparison ([Sewer Service Area and Lot Size Comparison map](#) on the next page). The central portion of the Township is mainly comprised of smaller lots with sewer service. The remainder of the Township contains a higher percentage of larger lots that are not serviced by sewer (Table 19).

Table 19: Lot Comparison*

Lot Size	Number of Lots	Acres	% (from Acres)
Lots less than 1 acre (serviced by sewer)	481	231	2
Lots greater than 1 acre (serviced by sewer)	135	494	3
Lots less than 1 acre (septic/well)	446	269	2
Lots between 1 and 5 acres (septic/well)	810	1,991	14
Lots between 5 and 10 acres (septic/well)	220	1,556	11
Lots greater than 10 acres (septic/well)	268	10,173	69
TOTAL	2,360	14,714	

** utilizing GIS parcel information from Hunterdon County and the New Jersey Association of County Tax Boards information.*

As depicted on Table 19, 96% of the total land area of lots is located on lots serviced by on-site septic systems.

2. Innovative Planning Techniques

The Township strives to institute innovative planning techniques to further protect farmland and agricultural retention. Current zoning utilizes techniques such as clustering and lot size averaging. One of the main goals to the use of innovative planning techniques is to preserve agriculture. The inclusion of the AAC in determining valuable agricultural resources on a major subdivision may help to offset development that would otherwise negatively impact future agricultural areas. The following highlights the Township’s alternative development options in the R-5 zone.

Cluster Zoning

The Township currently has a cluster provision included in the R-5 zone. This district is the largest district encompassing most of the Township’s land area and the Project Areas. The ordinance specifically states:

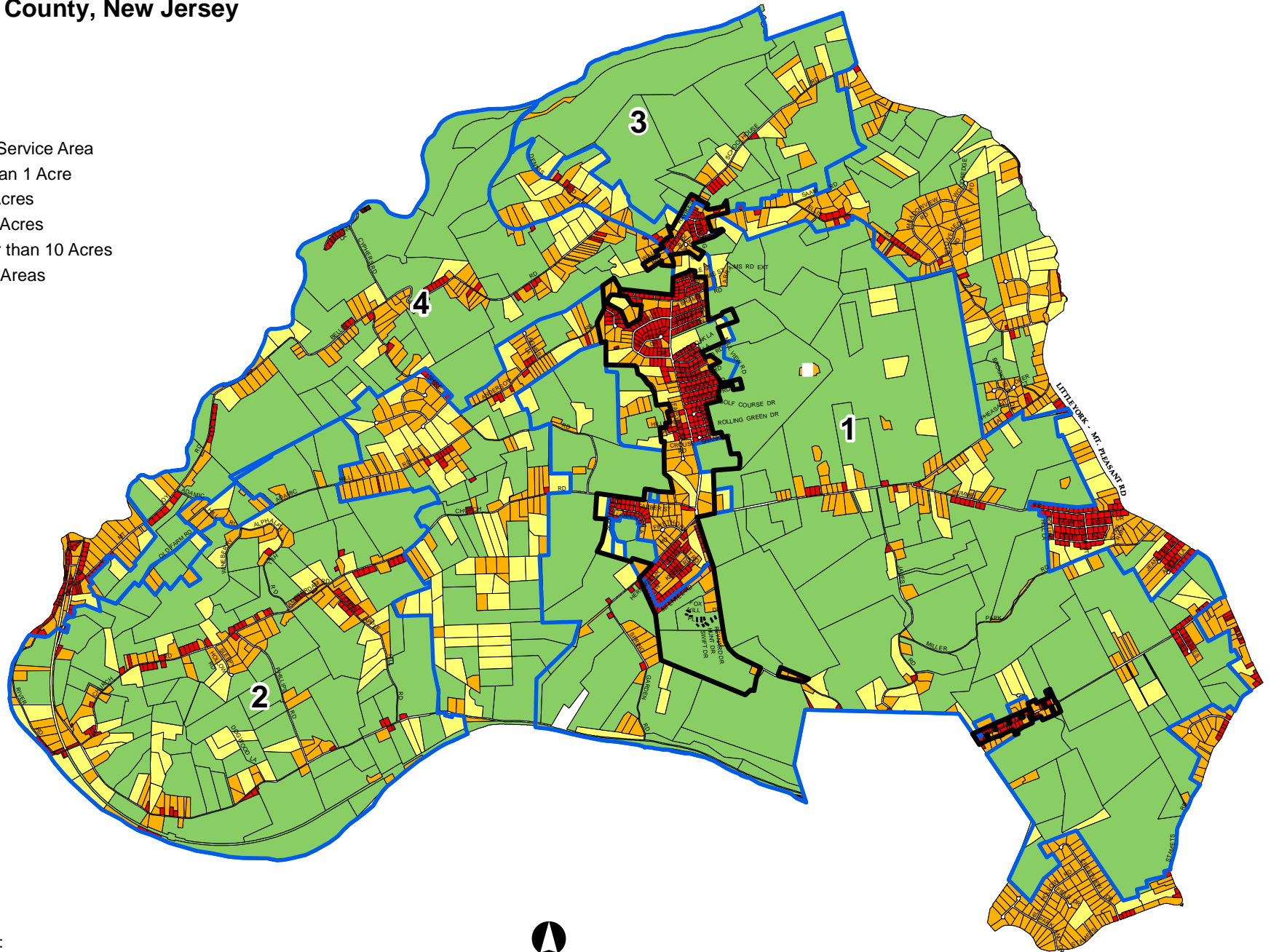
The use of residential cluster development shall be designed to meet or promote one or more of the following objectives: preservation or protection of agricultural land; preservation of scenic vistas along roadways; protection of large stands of trees; protection of stream

Lot Size Comparison

Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

-  Sewer Service Area
-  Less than 1 Acre
-  1 to 5 Acres
-  5 to 10 Acres
-  Greater than 10 Acres
-  Project Areas



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources: NJACTB 2009 Tax Data
Hunterdon County Division of GIS



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corridors; protection of archeologic or historic sites or structures; and preservation and protection of environmentally sensitive lands (section 100-47.1.B).

Non-Contiguous Cluster Zoning

The Township does not permit non-contiguous cluster zoning at this time but may consider this in the future. Non-contiguous clustering allows the owner of two remote tracts of land to treat them as one property for the purposes of transferring density from one tract to the other, developing one and leaving the other as deed restricted open space.

Lot Averaging

Lot averaging is another development option allowed in the R-5 district. The current ordinance states:

The minimum requirements for developments in the R-5 District are based, in part, on the planning objective of preserving agriculture and the fact that physical and environmental limitations prevalent throughout this district dictate low density of development. These limitations include steep slopes, adverse soil and bedrock conditions, septic effluent disposal limitations and limited groundwater yield. However, it is recognized that these conditions throughout the district may vary and that there may be areas within the district where physical and environmental conditions would permit a lot to be smaller than ordinarily required, and that, in the process of designing a subdivision utilizing smaller lots, provision may be made for larger lots which could support agriculture.

Transfer of Development Rights

As noted previously, the Township does not currently have a TDR program but both the Office of Smart Growth and the Highlands Council are strongly urging that municipalities explore the technique of Transfer of Development Rights (TDR) as a means of preserving agricultural land resources and directing development into compact areas (centers). The 2001 Land Use Plan Element of the Master Plan for Holland Township did not specifically recommend or even address TDR, although the Open Space Plan Element, adopted four years later, does recommend consideration of TDR. It is a technique that the Township will be obliged to explore further with the Office of Smart Growth and later with the Highlands Council.

Use of Mandatory vs. Voluntary Options

The Township does not require the use of either the cluster zoning or lot averaging provisions for development in the R-5 district and does not intend to mandate such provisions at this time. These planning techniques are intended to allow for appropriate development levels while maintaining a large portion of viable and contiguous farmland.

3. Description of Buffer Requirements

The Township is aware of potential problems between residential and agricultural uses and adheres to the Right-to-Farm Act providing the continued rights of farmers to undertake agricultural activities. The Township is not averse to investigating a need to create a buffer standard in the future.

4. Discussion of Development Pressures and Land Value Trends

As identified in the previous sections, development pressures have resulted in a net loss of farmland in the Township. As undeveloped land in the State, and the Township, becomes more and more scarce, farmland becomes an attractive opportunity for further development.

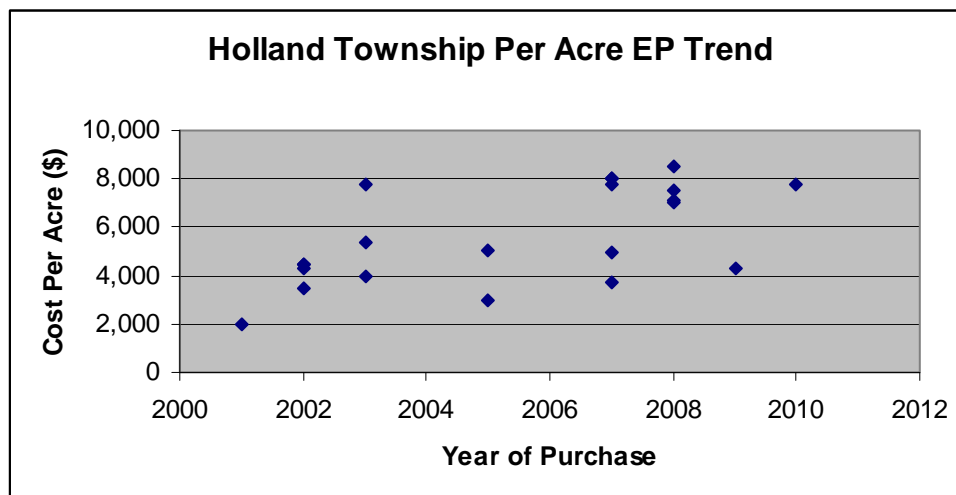
Table 20 shows the number of new housing permits issued from 2000 to 2009. While construction continues in the Township, it has slowed down significantly in the past 5 years, partly due to the Highlands and partly to the economic recession. Given the recent economic downturn, this trend is not uncommon in the State and in the County. As the economy rebounds, permits may increase, although it is hard to predict to what extent.

Table 20: New Housing Construction Permits 2000 - 2009

Year	Holland Twp. Housing Units Authorized by Building Permits*	Hunterdon County Housing Units Authorized by Building Permits
2000	6	626
2001	19	837
2002	28	597
2003	24	797
2004	12	650
2005	11	472
2006	10	427
2007	6	182
2008	8	119
2009	1	226

**NJ Construction Reporter*

Prior to the economic downturn, land values had become increasingly expensive as more and more easily developed land has been removed from the market and land remaining has increased in value due to supply and demand factors. This can be witnessed in the trends in purchasing agricultural easements. Values have increased to upward of \$8,500 per acre (see chart below). While land values fluctuate over time, the general trend for values is increasing rapidly.



G. TDR Opportunities

Transfer of Development Rights (TDR) is a planning tool that allows the movement of development rights from an area where development is not suitable (sending area) to an area where development is more compatible (receiving area). TDR programs allow land owners to profit from the sale of their land while moving that development to more suitable areas. The goal of a TDR program is to channel development away from valuable resource areas to areas where development is more suitable.

For Holland Township, there are currently two TDR program options available: through the State TDR program or through the Highlands Council. The Hunterdon County Farmland Preservation Plan states that the New Jersey State Transfer of Development Rights Act (*N.J.S.A. 40:55D-140*) authorizes the transfer of development rights by municipalities and outlines procedures to adopt or amend a TDR ordinance. As mentioned previously, the Township continues to investigate the possibility of creating a TDR program but to date has not found an appropriate way to create a TDR program. To create such a program would require a significant investment in educating the public and elected officials about TDR and its benefits. Such an investment would have to be supported by state, county and municipal entities, with no guarantee that such efforts would result in the acceptance of TDR. An inter-municipal TDR, in which development is transferred out of the municipality to a receiving municipality, may prove to be more palatable in Holland. While statutes permit inter-municipal TDR, no such programs currently exist within the region.

IV. Holland Township's Plan to Preserve Farmland

A. Hunterdon County Agricultural Development Areas

The Hunterdon County Agriculture Development Board 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.

The Role of the State

In 1983, the State Agriculture Development Committee (SADC) was formed to administer a statewide farmland preservation program, pursuant to the Right to Farm Act and the Agriculture Retention and Development Act. The statewide program includes the following major programs:

- a direct easement purchase program (DE) – the acquisition of development easements by the State, no municipal or county participation;
- a fee simple program - the purchase of farms that are later deed restricted and sold at auction;
- a municipally approved farmland preservation program (MAFPP) - land is deed-restricted for an eight year period in exchange for water/soil conservation grants, protection from eminent domain and exclusive agricultural zoning.

The State Agriculture Development Committee is responsible for the rules and policies that govern the farmland preservation program. Counties are largely responsible for administering many of the programs, but the final approval of the SADC is required for every application receiving state funding.

The Role of the County

The State Agriculture Retention and Development Act of 1983 created a statewide farmland preservation program and authorized the creation of county agriculture development boards to administer several programs and participate in farmland preservation matters. Many of the elements of this legislation were patterned after Hunterdon County's already existing CADB program. The CADB was created by the Hunterdon County Board of Chosen Freeholders in 1981 and is comprised of 12 voting members, an alternate and four ex-officio members. By law, a simple majority of the voting members are farmers. In Hunterdon County, a simple majority is seven members.

The Agriculture Retention and Development Act enumerates the duties and responsibilities of the CADB. These include:

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FARMLAND PRESERVATION PLAN*

- Develop a purchase of development rights (PDR) program
- Develop minimum acreage and guidelines for the Municipally approved Farmland Preservation Program (MAFPP, eight year program)
- Review and approve applications to the MAFPP
- Review and approve applications to the PDR program
- Monitor and make recommendations to municipal and county governing bodies and boards concerning their actions that negatively impact agriculture
- By municipal request, require a report on agricultural impacts of nonagricultural development proposals within the agricultural development area.
- Develop educational programs and distribute literature to promote farmland preservation. The overall role of the CADB is to administer the State farmland preservation program at the local level. Final approval of applications rests with the County Board of Chosen Freeholders who have the sole authority to authorize county funding. The CADB works closely with the Freeholders so that their goals are synonymous and the approval process is predictable. The Hunterdon County Board of Chosen Freeholders is responsible for the appointment of CADB members and the final approval and funding of farmland preservation applications. The Freeholders have historically supported agriculture and farmland preservation. They have cost shared on farmland preservation applications since the first program in 1983. The Freeholders budget for two CADB full time employees – offices are within the Hunterdon County Planning Board.

Hunterdon County ADA Criteria

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. The ADA is also used to identify areas in which agriculture is the preferred land use.

The state statutory criteria and purpose for designating an Agricultural Development Area are to encompass 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, identify an area that is reasonably free of suburban conflicting development and comprises not greater than 90 percent of the agricultural land mass of the county as well as incorporate any other characteristics deemed appropriate by the County Agriculture Development Board. The SADC Regulations,

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FARMLAND PRESERVATION PLAN*

N.J.A.C. 2:76-1.4, indicates factors that shall be considered by the board in developing individual county ADA criteria. These factors include soils, current and anticipated local and use plans and regulations, farmland assessment status, anticipated approvals for non-agricultural development, accessibility to publicly funded water and sewer systems, compatibility with comprehensive and special purpose county and state plans, proximity and accessibility to major highways and interchanges, minimum size of and ADA, landowner sign-up, land within boroughs, towns or cities, inclusion of entire or partial lots and blocks, land ownership, natural and special features, as well as type and distribution of agriculture.

In Hunterdon County, the County's 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. In 1988, the basic building block of the County ADA criteria was changed from property lines and physical boundaries to tax blocks, making it easier to evaluate and maintain the database with the computer software available at that time. The 1988 ADA changes also reflected the new construction throughout the County; consequently, the land area in the ADA was reduced.

The County's ADA criteria have changed little over the years and therefore the boundary has remained relatively unchanged ([Hunterdon County Agricultural Development Area map](#) on the following page). The County requirements are a minimum contiguous area of at least 250 acres; the predominance of prime or statewide important soils; land use that is reasonably free of non-farm development; and the absence of public sewers. Landowner consent is also required for a parcel to be included within the Hunterdon County ADA. This is a county requirement for all amendments to the ADA as well and requires the completion of a form by the landowner indicating their consent. The Township first has to solicit landowner consent for an ADA amendment and bring that request before the County Agriculture Development Board. The Hunterdon County ADA map has recently been amended at the request of several municipalities. This recent interest in ADAs is likely the result of increased public awareness of the farmland preservation program. It may also be due to the severe loss of farmland that several municipalities are experiencing as a result of development activity. The CADB has approved most of the ADA requests; the changes are pending certification from the State Agriculture Development Committee. Most of these changes are from municipalities that are experiencing intense development pressure. Consequently, the contiguity of farmland in these new areas is sometimes less than in other ADAs. In some cases, the CADB has waived certain ADA criteria in these suburbanizing areas because the farmland preservation program is critically important to the farmers, landowners and local officials who want to retain what little farmland remains.

The map of the Hunterdon County Agricultural Development Areas is included in this report to understand the regional context of the significant accumulation of agricultural lands in Hunterdon County. Also included is the Agricultural Development Area map for

Hunterdon County ADA

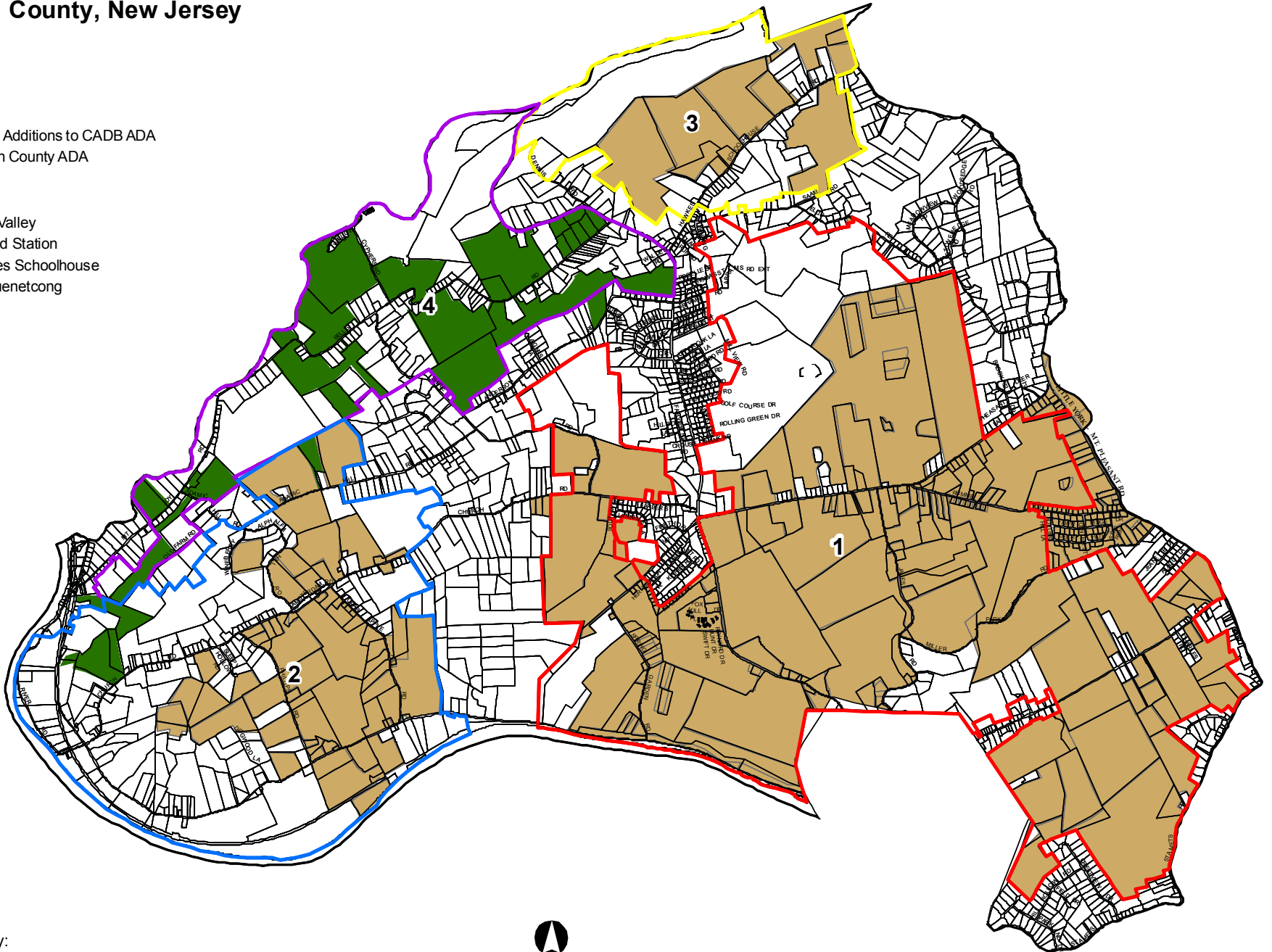
Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

- Proposed Additions to CADB ADA
- Hunterdon County ADA
- Parcel

Project Areas

- 1 - Bunn Valley
- 2 - Holland Station
- 3 - Hawkes Schoolhouse
- 4 - Musquenetcong



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources: Hunterdon CADB.
Hunterdon County Division of GIS



Holland Township, discussed previously. The Township MAAC has assisted landowners interested in joining into preservation programs by assisting applicants with the ADA process.

However, from time to time, the MAAC has met with landowner ambivalence or resistance to signing the additional County-required paperwork which is now a necessary prerequisite for a submission into a new ADA. Because of this, progress in the effort to create a new ADA in the Musconetcong Project area has been slow. Despite the fact that there is a concentration of large farm parcels, the area has not been designated as an ADA at this time.

[Appendix A](#) to this Plan Element presents the list of qualified farmland properties for Holland Township by lot and block, acreage and ownership for the year 2010. Farm assessed parcels are widely distributed throughout Holland Township. The majority of the Township's qualified farms are still locally owned, meaning they are not owned by land holding companies, developers or non-residents.

B. Holland Township Preserved Farmland

The Role of the Municipality

Municipalities 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 on PDR applications. If desired, the municipality may develop its own farmland preservation program and target specific areas for farmland preservation efforts. Municipal programs can include easement acquisitions, option contracts, farm markets, and various other programs that support agriculture.

A municipality must determine the extent of its involvement in farmland preservation. While it is the County's responsibility to accept and reviews applications, it looks towards the municipality for input as to which individual farms are the best candidates for preservation. Therefore, the program is essentially "bottoms-up". A municipality can play a pivotal role in the success of its program by targeting areas most suitable for farmland preservation, soliciting applications that meet program criteria, educating farmers about the program and following-through with the application process. The most important links between the County's Farmland Preservation Program and the municipality are the designated municipal liaisons. Each participating municipality is required to designate a liaison that attends CADB meetings, understands the program, and conveys information from the CADB to his/her municipal officials. The liaison also assists landowners in preparing applications for the County program, communicating the needs and/or concerns of farmers to the CADB, and offering recommendations to municipal officials for improving local planning policies to protect agricultural interests. More municipalities are becoming proactive in the farmland preservation program. An increasing number of municipalities have acquired development easements on local farmland and, in turn, submitted easement purchase applications to the CADB for reimbursement. This

technique is attractive to landowners because the municipality is able to purchase the easement more quickly than the County and State. Thus, the landowner receives compensation faster. This is also advantageous for applications that would otherwise not score as high because municipalities are able to bid down the cost of the easement.

The drawback of this technique is that if municipalities do bid down, they have to absorb the difference in cost between the landowner's asking price and the bid down easement value. Also, there is no guarantee that the County and State will approve the municipality's easement purchase application. The SADC limits its participation in cost sharing to purchases that do not exceed the higher of the two required appraisals. The Planning Incentive Grant Program (PIG) greatly expands the municipality's role in farmland preservation planning. The PIG program permits the assemblage of core areas of farmland for preservation. These large preservation areas may be eligible for State (and County) funds if the municipality has satisfied the planning requirements of the PIG program. The requirements include a farmland inventory, an Agricultural Advisory Committee, an adopted Right to Farm ordinance, a dedicated funding source and an adopted farmland preservation element in the municipal master plan.

[The Open Space and Green Acres Project Areas](#) map, located on the next page, shows all of the preserved farms to date in Holland Township as well as other preserved open space. As of March, 2010, Holland Township has preserved 1,825 acres of farmland through various programs including the County Traditional program (735 acres), the Municipal Planning Incentive Grant program (89 acres), the SADC Direct Easement program (764 acres), and the SADC Non-Profit Program (238 acres). In rare cases, the municipality has also participated in direct pre-acquisition of farmland when it appeared no other viable alternative to the protection of the farm property was available.

The following sections will identify the various types of farmland preservation programs and those which have been utilized by the Township (see [Appendix B](#)).

1. County Easement Purchase

The County Easement Purchase program in Hunterdon County has been offered to landowners for the past 24 years. The Purchase of Development Rights program (also known as the PDR or Traditional program) 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 PDR program is that the farm is located in an Agricultural Development Area (ADA) and an agricultural district, is a minimum of 40 acres and is predominately tillable farmland – farms with more than 50% woodland are ineligible. Eight of the farms in Holland Township have used this program consisting of 735 acres.

Open Space and Green Acres Project Areas

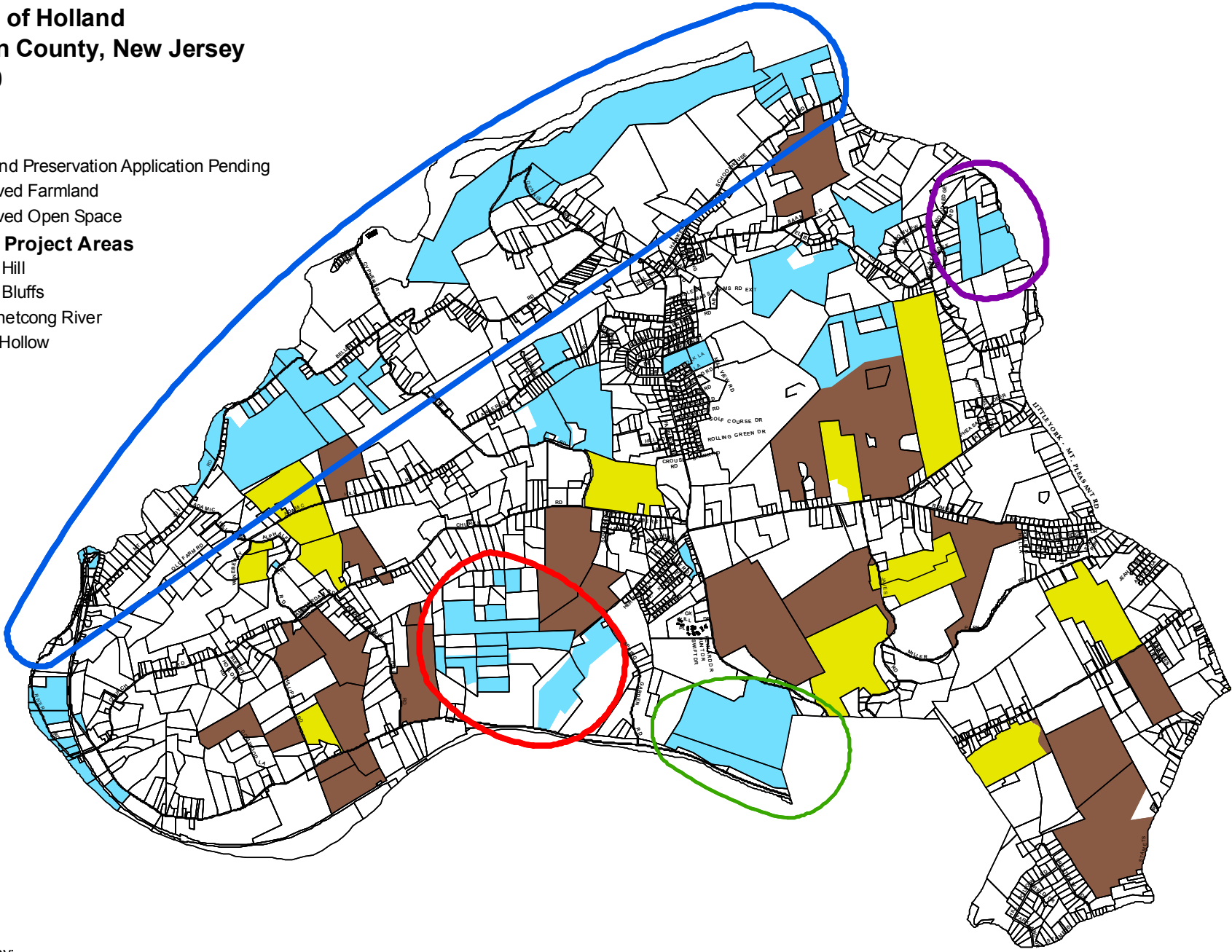
Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

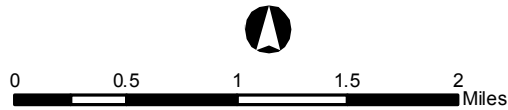
- Farmland Preservation Application Pending
- Preserved Farmland
- Preserved Open Space

Green Acres Project Areas

- Gravel Hill
- Milford Bluffs
- Musconetcong River
- Sweet Hollow



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources: Holland Township,
Hunterdon County Division of GIS



2. County Planning Incentive Grants

The goal of County Planning Incentive Grants (PIGs) is to protect and preserve large pieces of contiguous farmland through the purchase of development easements and to promote the long term viability of agriculture as an industry in a county. This program took effect on July 2, 2007 in an effort to revamp the process of preserving farms at the county level. The original PIG program was available to counties; however, Hunterdon County chose to rely on the Traditional County Easement Purchase Program as their primary farmland preservation option for over 20 years. The State Agriculture Development Committee (SADC) has updated their rules (NJAC 2:76-6.3 through 2:76-17A.17) to promote County PIGs to streamline and expand the farmland preservation program throughout the state. Hunterdon County adopted the Hunterdon County Comprehensive Farmland Preservation Plan in 2008 and funding became available as a result of the November, 2007 and November 2009 State bond referenda. This program is operated in a similar way to the Municipal Planning Incentive Grant Program in that it gives the county more flexibility to preserve those farms that meet the specific preservation needs and goals of the county.

Holland Township's MAAC has worked closely with Township landowners to submit applications to the County PIG. Currently, there are approximately 11 farmland applications submitted to the County PIG from Holland Township, however, Hunterdon County may deem several of these to be ineligible.

3. Municipal Planning Incentive Grants

The SADC established the Planning Incentive Grant Program to provide grants to eligible municipalities to purchase agricultural easements to protect concentrations of farmland in identified project areas within ADA's and to promote the long term economic viability of agriculture as an industry in a municipality. The local municipality and, usually, the county cover the remainder of the acquisition costs. The PIG program places an emphasis on planning for farmland preservation and the retention of agricultural industry. To qualify for a Planning Incentive Grant, a municipality must adopt a farmland preservation plan element in the municipal master plan pursuant to the Municipal Land Use Law, must adopt a Right to Farm Ordinance, and must establish an Agricultural Advisory Committee. Grant recipients have to delineate project areas and develop a list of target farms. The municipal PIG Program has the advantage of having no specific minimum acreage requirement. However, in this program, the County provides matching funds for municipal PIGs with certain conditions (e.g., the County requires a minimum 40 acre farm-size, unless adjacent to one or more already preserved farms). The municipality is required to conduct an inventory of all farmland in the municipality to indicate which farms meet the minimum standards to be eligible for SADC cost sharing. In Holland Township, under the former PIG regulations, three farms totaling 89 acres were preserved using this program.

4. SADC Direct Easement Purchase

The State Agriculture Development Committee (SADC) purchases development rights or farmland outright for preservation purposes under its state acquisition program. Under the Direct Easement Purchase program landowners sell development rights to their land and continue to work and farm the land. This land is permanently deed-restricted for agricultural use. Landowners do not have to be within an ADA if they are making an application directly to the State, but typically, they are located within a County ADA. In most cases, the State will pay up to 100% of the certified appraised easement value in the direct easement purchase program. By participating in this program, the landowner still retains ownership of their land, but agrees to restrict land use to agricultural purposes. The Direct Easement Program does not usually receive monetary contributions from the County or the Municipality. Over 40 farms, comprising 3,400 acres, have been preserved in the County through this program to date. In Holland Township alone, eight farms, consisting of 764 acres, have been preserved to date using this program.

5. SADC Fee Simple

The SADC also administers fee simple acquisitions through the State Direct Program. A fee simple acquisition involves an entire property being purchased for certified market value or at a negotiated price. In this type of acquisition, the landowner does not retain any rights. The land becomes restricted so that it becomes permanently preserved for agriculture. The property is then resold at auction; the SADC does not usually retain ownership of the farm, although it may under certain circumstances. To qualify to participate in this program, the farmland must be within an ADA and be eligible for farmland assessment. No farms to date in Holland Township have been preserved using this method.

6. Non-Profit

There are various non-profit organizations that are active within the county and take advantage of this 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. Currently, the Hunterdon County CADB is working with various non-profit programs to develop a system for county involvement and contribution to make up some of the 50% shortfall from State funds. Holland Township is currently working with the non-profit, Hunterdon Land Trust Alliance (HLTA), in an active project area within the Township. The Township has worked together to preserve two farms through this program, totaling 238 acres.

7. Transfer of Development Rights

This is a program where a township designates areas in the municipality that are eligible to “send” and “receive” development credits. The municipality establishes these zones and manages the credits, which may or may not be via a development bank. The purpose

of such a program is to guide preservation and growth in appropriate areas. Eligible landowners participate voluntarily in the program. There has not been any farmland preserved in Hunterdon County, and therefore none in Holland Township, through a TDR program to date.

8. Other Programs and Partnerships

Landowners may benefit financially by donating all or a portion of the development easement to the SADC or the County. Landowners who donate such an easement may realize significant Federal income tax benefits and a reduction in their estate taxes. Such farms are also eligible for State soil and water conservation grants. Landowner donation of part of the value of the easement is known as a Bargain Sale. A Landowner Bargain Sale offers tax benefits to the landowner. As part of this Comprehensive Farmland Preservation Plan, the MAAC recognizes that landowner donations are an underutilized component of its preservation strategy and plans to add emphasis to this alternative going forward.

From time to time, the municipality has also participated in direct pre-acquisition of farmland when it appeared no other viable alternative to the protection of farm property was available. In this case, the Township deals directly with the landowner, purchases the farmland easement or the land in fee, and then submits the application into one of the state programs to seek reimbursement. The remaining deed-restricted farm is then auctioned off. One example of this is the 199 acre Kinney Farm. Also, through the direct pre-acquisition method, Holland Township has incurred a significant capital outlay to jointly purchase development rights with Hunterdon County, on what was at the time the largest single tract of farmland available in the Township- the Hoffman property, (consisting of approximately 400 acres, 319 acres of high priority farmland and approximately 81 additional acres which are slated to possibly become preserved open space or preserved farmland through the Hunterdon County Open Space program.) Currently, the county and municipality are awaiting reimbursement through the State's Direct Easement program for the farmland parcels. See the attached spreadsheet of preserved farms for details on these preserved farms.

To the best of its knowledge, the MAAC believes that no programs other than those mentioned above have been used to date to preserve farmland in Holland Township.

C. Consistency with the SADC Strategic Targeting Project

The New Jersey Strategic Targeting Project has been established by the state as part of the state's Smart Growth Plan, and it identifies three primary goals:

1. To coordinate farmland preservation/ agricultural retention efforts with proactive planning initiatives;
2. To update/ create maps used to target preservation efforts, and

3. To coordinate farmland preservation efforts with open space, recreation and historic preservation investments.

The plan emphasizes “careful evaluation of information gathered through an extensive outreach commitment as part of a planning process that will result in a coordinated landowner contact effort”. This plan goes on to identify Planning Incentive Grant project areas, including Holland Township, Hunterdon County, as well as that of Hunterdon County’s PIG project area. The plan recognizes the value of irreplaceable soils such as prime and soils of statewide importance and prioritizes these soils, when locate outside a sewer service area, as the greatest priority for preservation.

Holland Township has worked toward meeting the above mentioned goals, and continues to do so. Currently, the Holland Township Planning Board is reviewing its zoning ordinance to better conform to the agricultural preservation objectives of the Township. It has proactively worked in conjunction with the MAAC to promote informational meetings and outreach to the agricultural community concerning preservation opportunities. The MAAC has written newsletters and mailers and actively coordinated its outreach efforts with those of its preservation partners, Hunterdon County, NJ Green Acres, Hunterdon Land Trust Alliance, among others. More importantly, the MAAC and Planning Board have conducted public outreach meetings, and a 2007 survey to the agricultural community, seeking input from the farming community on current issues. One to one contact, meetings and phone contacts are continually extended, and farmers attend the MAAC meetings to voice concerns and seek information concerning preservation. These farms are the highest priority for the Township, primarily because of the size and quality of the soils on these farms. All of these efforts are directly germane to the strategic targeting goals above.

Additionally, the Historic Preservation Commission, having recently completed a study of the historic barns within the Township, has had an opportunity to contact many of the priority property owners. Historic farmsteads are often owned by multi-generational farm families, and members of the Historic Commission are also members of the MAAC, and to an extent, are multi-generational farm families themselves, lending consistency and credibility through their own experience in farm preservation and preservation of historic properties. One example of this is the effort to add historic preservation easements around the lime kilns on the 400+ acre Hoffman farm.

D. Eight Year Programs

The Eight Year program and the Municipally Approved Eight Year Farmland Preservation Programs, or MAFPP program, are programs in which the farmer is eligible to apply for a 50% cost sharing grant for certain projects. He also receives protections against emergency energy and water restrictions, and from eminent domain. State water and soil conservation programs require land to be actively farmed for a period of eight years. The landowner receives no cash compensation for the restrictions but is eligible for state soil and water conservation cost share grants, when the funding is available. After the eight year term expires, the landowner may renew the program for another eight

years.

Landowners elect to enroll in the MAFPP for a variety of reasons. Some landowners enter the MAFPP because they want to take advantage of the cost-sharing program, when funds are available. Others enroll to help a neighboring farm apply to the County PIG program. (A farm in the MAFPP within one half mile of a County PIG applicant entitles a farmland preservation applicant an additional point in the evaluation of its application.) Many landowners feel the need to enroll as a gesture of support for farmland preservation and to stave off development inquiries. Other benefits of the program include protection from eminent domain and exclusive agricultural zoning. This program helps fill in the gaps of an agricultural area and may also reduce potential conflicting uses. Although the Township has had farms participate in this program in the past, Holland Township currently has no farms in this program.

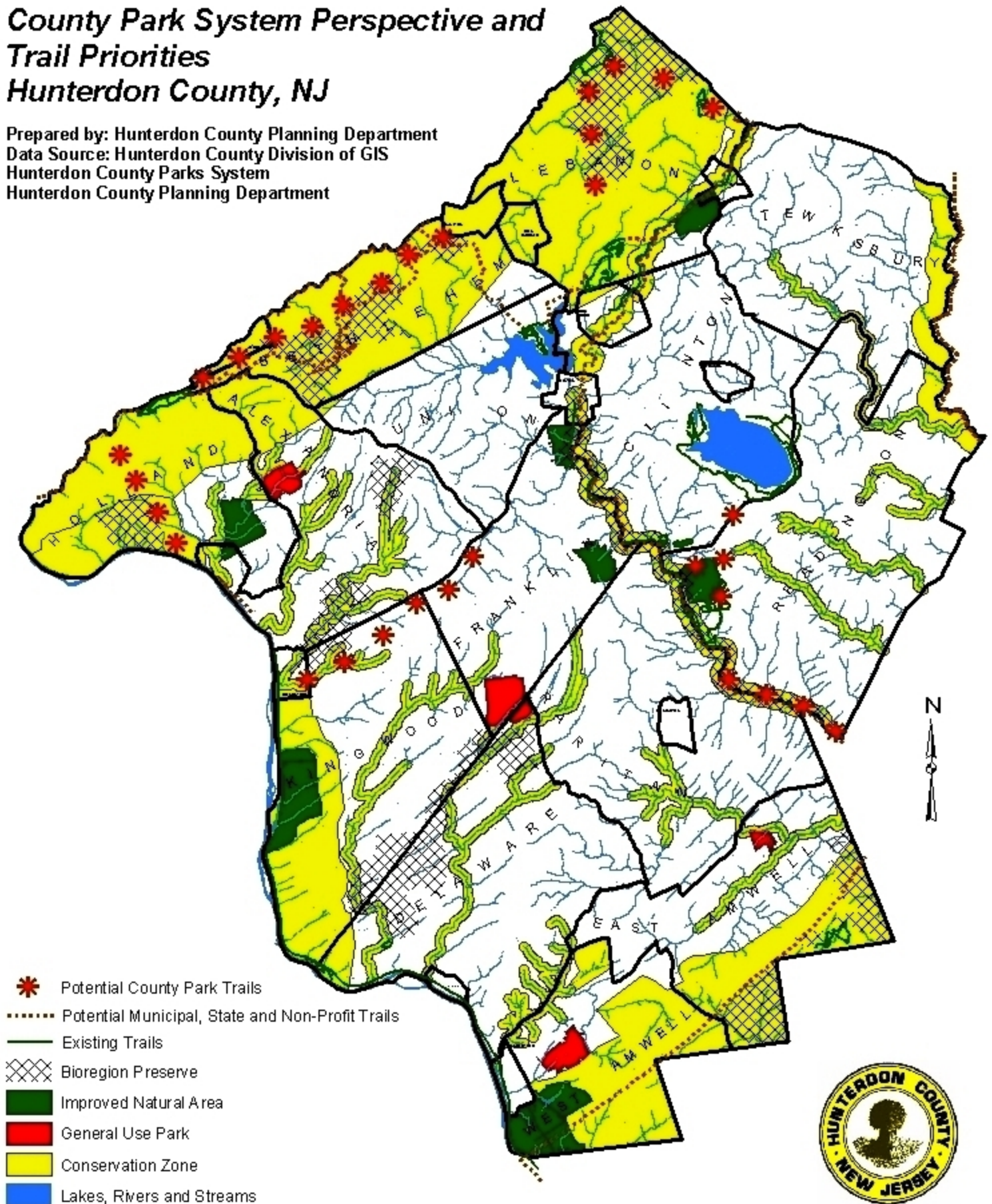
E. Coordination with Open Space Preservation Initiatives

Members of the Holland Township Committee, Planning Board and MAAC work closely with preservation partners in open space acquisitions. A comprehensive farmland preservation program relies on good communication and partnerships between governmental and non-profit organizations for both farmland and open space acquisitions. Farmland preservation partners include the Hunterdon Land Trust Alliance, New Jersey Conservation Foundation and the County Park System, among others. The Township has also worked closely with State and Hunterdon County Open Space representatives (See following [Hunterdon County Open Space Map](#)). For example, the NJ Green Acres program representatives have met numerous times with the MAAC to target the Gravel Hill project area, and have directed landowner inquiries to the Green Acres program where this is more appropriate. Other active Green Acres project areas in the Township are the Milford Bluffs and the Musconetcong River Corridor project areas. The same is true for the County's Open Space project area in the northern portion of the Township, the Musconetcong Range project area along the Musconetcong River. Although the Hunterdon County Board of Chosen Freeholders has put a freeze on any new open space acquisitions, the Township is optimistic that, when the national economy recovers, the County will resume its open space initiatives. MAAC members are also active within the Hunterdon Land Trust Alliance non-profit group effort and are currently working to identify farms and open space for preservation within Holland Township.

Despite the Township's lack of a separate Open Space Committee, open space initiatives are supported by the Township. While the MAAC serves in the capacity of referral of appropriate open space acquisitions to other open space partners, it does not actively seek to acquire property for municipally owned open space properties at this time. Acquisitions are supported by the Township Committee and the MAAC on a case-by-case basis; however, it is not their main focus. The MAAC would like to see appropriate parcels of publicly owned open space remain in farming, should that be possible under the terms of the acquisition. They are amenable to efforts which support the continued use of publicly owned farmland as productive agriculture, possibly through the implementation of long term leases to farmers. The Township does not have any current

Areas of Preservation Interest - County Park System Perspective and Trail Priorities Hunterdon County, NJ

Prepared by: Hunterdon County Planning Department
Data Source: Hunterdon County Division of GIS
Hunterdon County Parks System
Hunterdon County Planning Department



Note: This Map is intended for planning purposes only.

plans for park development or recreational trails through agricultural parcels.

The New Jersey Conservation Foundation has also developed a statewide Garden State Greenways Project in conjunction with the NJDEP Green Acres Program. This project was prepared as a means to identify larger areas of undeveloped land that include important natural resources such as habitat and sensitive environmental features and to establish linear connections to create a continuous greenway system throughout the State. The process involves using GIS information and a series of natural resource mapping data layers to develop the greenway system. The map (see [Garden State Greenways Map](#) on the next page) is intended as a planning tool to help coordinate efforts of private groups and government agencies. This information can also be useful in planning preservation efforts in the Township.

F. Farmland Preservation Program Funding Expended to Date

The following Table 21 (see [Appendix B](#) for full details) highlight the total cost of preserved farmland in the Township and the year in which the farms were preserved.

Table 21: Total Cost of Preserved Farmland to Date

	Total
Preserved Acres	1,826
Total Cost	\$8,865,286*
Municipal Share	\$1,037,718
County Share	\$979,002
SADC Share	\$4,741,976
Federal Share	\$700,000
Average Cost/Acre	\$5,644

**Total cost includes the cost of the Hoffman Farm which is not yet reflected in the jurisdictional shares, pending further negotiations.*

Although Holland Township’s Farmland Preservation program has had a slow start, (primarily because of difficult restrictive criteria at a time when funding was extremely competitive) efforts toward outreach have accelerated and currently the Township’s large lot owners have a great deal of interest in preservation. See attached list of preserved farms which lists expenditures to date by farm property.

G. Monitoring of Farmland Preservation

County Procedures

Every farm that is preserved through the farmland preservation program must abide by the restrictions set forth in the Deed of Easement. The easement holder is responsible for monitoring the preserved farmland (i.e., the SADC must monitor farms preserved through the Direct Easement or Fee Simple program options). Similarly, the program requires the County to inspect its preserved farmland properties once a year, during the business week and in daylight hours. All landowners of preserved farms are to be given at least 24

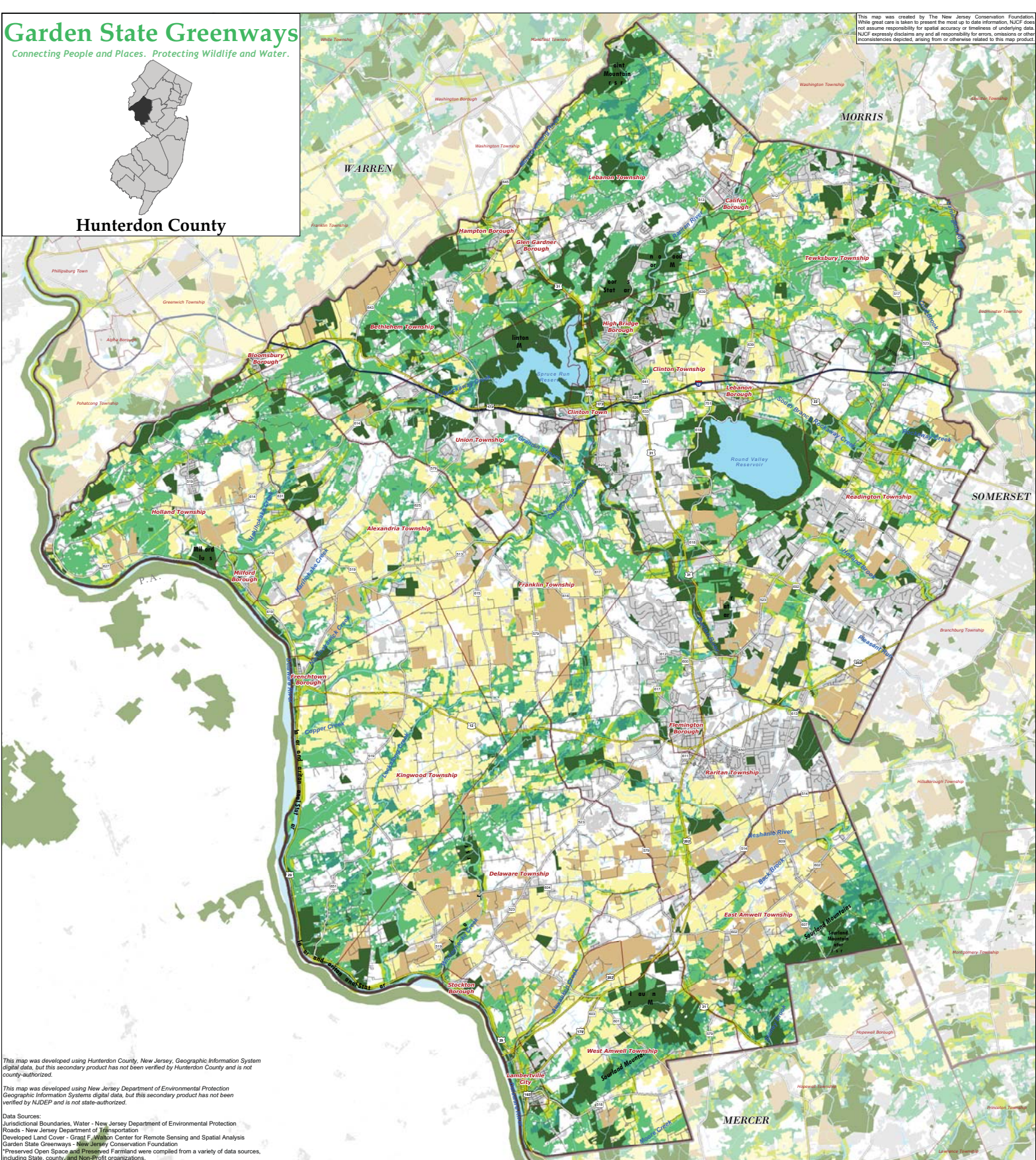
Garden State Greenways

Connecting People and Places. Protecting Wildlife and Water.



Hunterdon County

This map was created by The New Jersey Conservation Foundation. While great care is taken to present the most up to date information, NJCF does not assume responsibility for spatial accuracy or timeliness of underlying data. NJCF expressly disclaims any and all responsibility for errors, omissions or other inconsistencies depicted, arising from or otherwise related to this map product.



This map was developed using Hunterdon County, New Jersey, Geographic Information System digital data, but this secondary product has not been verified by Hunterdon County and is not county-authorized.

This map was developed using New Jersey Department of Environmental Protection Geographic Information Systems digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Data Sources:
 Jurisdictional Boundaries, Water - New Jersey Department of Environmental Protection
 Roads - New Jersey Department of Transportation
 Developed Land Cover - Grant F. Walton Center for Remote Sensing and Spatial Analysis
 Garden State Greenways - New Jersey Conservation Foundation
 *Preserved Open Space and Preserved Farmland were compiled from a variety of data sources, including State, county, and Non-Profit organizations.

Garden State Greenways		Other Land Cover	
	Agriculture/Grassland		Preserved Open Space
	Emergent Wetland		Preserved Farmland
	Forested Wetland		Water
	Upland Forest		Developed 2001
	Beach/Dune		County Boundary
	Connectors		Municipal Boundary
			Interstate/Toll Highway
			U.S./State Highway
			County Road
			Local Road

0 1 2 3 4 Miles

1:55,000

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

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

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

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

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

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

visit the GSG website at www.gardenstategreenways.org

*HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN*

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 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 acknowledgement 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, directing him to cease the activity. Examples of such infractions would be the use of bio-solid (sludge) fertilizer, the expansion or establishment of a non-agricultural use, and the obvious neglect of a farm field (the CADB requires all fields be mowed once a year). When the infraction involves soil or water management, the Hunterdon County Soil Conservation District (SCD) may be contacted for assistance.

According to Hunterdon County's Comprehensive Farmland Preservation Plan, 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 could such situations be remanded to the courts.

Federal Natural Resources Conservation Service Easement Procedures

In cases where lands are preserved using the Federal Farm and Ranch Lands Protection Program funding, the Natural Resources Conservation Service (NRCS), as co-grantee, is involved with monitoring and enforcing compliance with the terms of the Deed of Easement. This monitoring requirement is in addition to any other monitoring requirements set forth in the Deed of Easement by other co-grantees. No activity shall be permitted which would be detrimental to the continued agricultural use of the Premises. There is a requirement that a Baseline Documentation Report be maintained by the "Grantee and NRCS" in the federal Deed of Easement (paragraph 5) and that a Conservation Plan be developed using the standards and specifications of the NRCS Field Office Technical Guide. (Paragraph 10) The NRCS retains the right to enter upon the property, with advance notice, to monitor compliance with the conservation plan.

In the event of noncompliance with the conservation plan, NRCS shall work with the Grantor to explore methods of compliance and give the Grantor a reasonable amount of time, not to exceed 12 months, to take corrective action. If the Grantor does not comply with the conservation plan, NRCS will inform Grantee of the Grantor's noncompliance.

*HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN*

The Grantee shall take all reasonable steps (including efforts at securing voluntary compliance and, if necessary, appropriate legal action) to secure compliance with the conservation plan following notification from NRCS that (a) there is a substantial, ongoing event or circumstance of noncompliance with the conservation plan, (b) NRCS has worked with the Grantor to correct such noncompliance, and (c) Grantor has exhausted its appeal rights under applicable NRCS regulations.

If the NRCS standards and specifications for highly erodible lands are revised after the date of this Deed of Easement based on an Act of Congress, NRCS will work cooperatively with the Grantor to develop and implement a revised conservation plan. The provisions of this section apply to the highly erodible land conservation requirements of the Farmland Protection Program and are not intended to affect any other natural resources conservation requirements to which the Grantor may be or become subject.

Forest management and timber harvesting shall be performed in accordance with a written forest management plan consistent with the Deed of Easement.

Violations

Since 1996, the CADB has been required by the SADC to monitor preserved farms on a yearly basis, with the exception of the farms in the Direct Easement or Fee Simple programs, which are monitored by the SADC. Until that time, farms were monitored every few years, or on a complaint basis – however, it is the easement holder’s responsibility to monitor the preserved farmland. In addition, The Holland Township MAAC and other Holland Township officials will notify the responsible agency if violations are suspected.

H. Coordination with Transfer of Development Rights Programs

Transfer of Development Rights (TDR) may be used in conjunction with the traditional Purchase of Development Rights (PDR) program; these two programs are not mutually exclusive. Currently, the Township has not developed a Transfer of Development Rights program.

V. Future Farmland Preservation Program

The Municipal Agricultural Advisory Committee recognizes that the goals of this plan can be advanced through a variety of techniques. These include outright acquisition of land, acquisition of farmland easements, obtaining of grants from the State of New Jersey, use of grant programs such as the Federal Farm and Ranch Lands Protection program, and from cooperation with private non-profit organizations and federal, state and county open space agencies.

A. Preservation Goals (1, 5 and 10 year acreage targets)

Holland Township’s preservation goals and objectives for future farmland preservation seek to continue the existing initiatives. The Municipal Agricultural Advisory Committee has based its goals on the average preservation acres per year as well as a determination of the overall future number of targeted farmland acreage (2,145 acres).

The list below looks at the Township’s preserved farms historically by acres preserved per year;

Table 22 Preserved Farms by Year

Preserved Acres	
Year	Acres
2001	122
2002	423
2003	319
2004	-
2005	184
2006	-
2007	314
2008	191
2009	88
2010	371
TOTAL	2,012

From this list, it can be seen that the Township exceeded the 250 ac/year estimate 4 times, and in two years there were 0 acres. However, the total number of acres preserved over those 10 years (including 2010) is 2012 acres, which average is 201 acres per year. It should be noted that all but one farm in 2001, 2002 and 2003 were preserved by the SADC Direct Easement program.

If the number of farms/acres seeking preservation in one particular year exceeds the available funding, then some of those farms slide to the next year(s).

Looking forward, the Township’s preservation goal of 2,145 acres over ten years, adding in several farms with pending applications, results in an estimate of approximately 250 acres/year, or 2,500 acres over ten years.

Table 23: Holland Township Preservation Goal by Year

Year	Acres
1	250
5	1,250
10	2,500

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FARMLAND PRESERVATION PLAN*

The Township would like to continue building working relationships with cost-share partners and with the agricultural community in order to leverage as much funding as possible. The Township recognizes that the continued support and encouragement of the County and State have allowed the Township to offer alternatives to many of its resident landowners as they feel the increase in development pressure. The Township recognizes that not every farm can be preserved, because there is an abundance of working farms in the Township that meet the criteria for preservation. Therefore, with an eye toward prioritization, an important consideration is the willingness of landowners to preserve. Despite specific criteria and categorization of properties into timetables and target areas, the program's ultimate success is based largely on landowner interest.






The Municipal Agricultural Advisory Committee recognized that certain parcels of farmland do not meet the traditional criteria of the farmland preservation program, but, nonetheless are important because they themselves are productive farmland, they support the agricultural base and they are interspersed among working farms that are already preserved or who qualify more readily for the State and County preservation programs. There are also parcels that are considered combined acquisitions, that is, parcels that contain both important agricultural lands and important open space. The open space may be critical wildlife habitat or may fulfill other important Green Acres initiatives such as providing public river access or endangered species habitat. Other parcels are entirely open space and are important to achieve both green acres goals and farmland preservation goals. The Committee considers these parcels as important because they help support the agricultural base and allow the lands to remain open. Therefore, from time to time, the Committee has worked with the New Jersey State Department of Environmental Protection's Green Acres program to explore ways to protect these parcels from being lost. The Green Acres program consequently has active project areas that adjoin and to an extent, overlap the target areas established in this document. These Green Acres project areas include the Green Acres Gravel Hill project area which is a greenway and a connector between the Holland Station and the Bunn Valley farmland project areas. The Milford Bluffs project area, which is adjacent to the Delaware River, overlaps the Township's Bun Valley farmland preservation project area. The Green Acres Musconetcong River Corridor project area, which straddles both sides of the Musconetcong River in Holland Township, Hunterdon County and Pohatcong Township, Warren County, is another significant open space initiative. The Musconetcong River is a National Wild and Scenic River and spans three counties, Morris, Warren and Hunterdon Counties. The area lies within the Highlands Region and overlaps with the Township's Musconetcong farmland preservation project area, with the goal of connecting a continuous tract of preserved land from the Delaware River, in the south west corner of the Township, north through the Holland Station district to the Musconetcong River district and the Green Acres project areas along the Musconetcong (see [Preserved Farmland by Agency](#) in previous section after page 48).

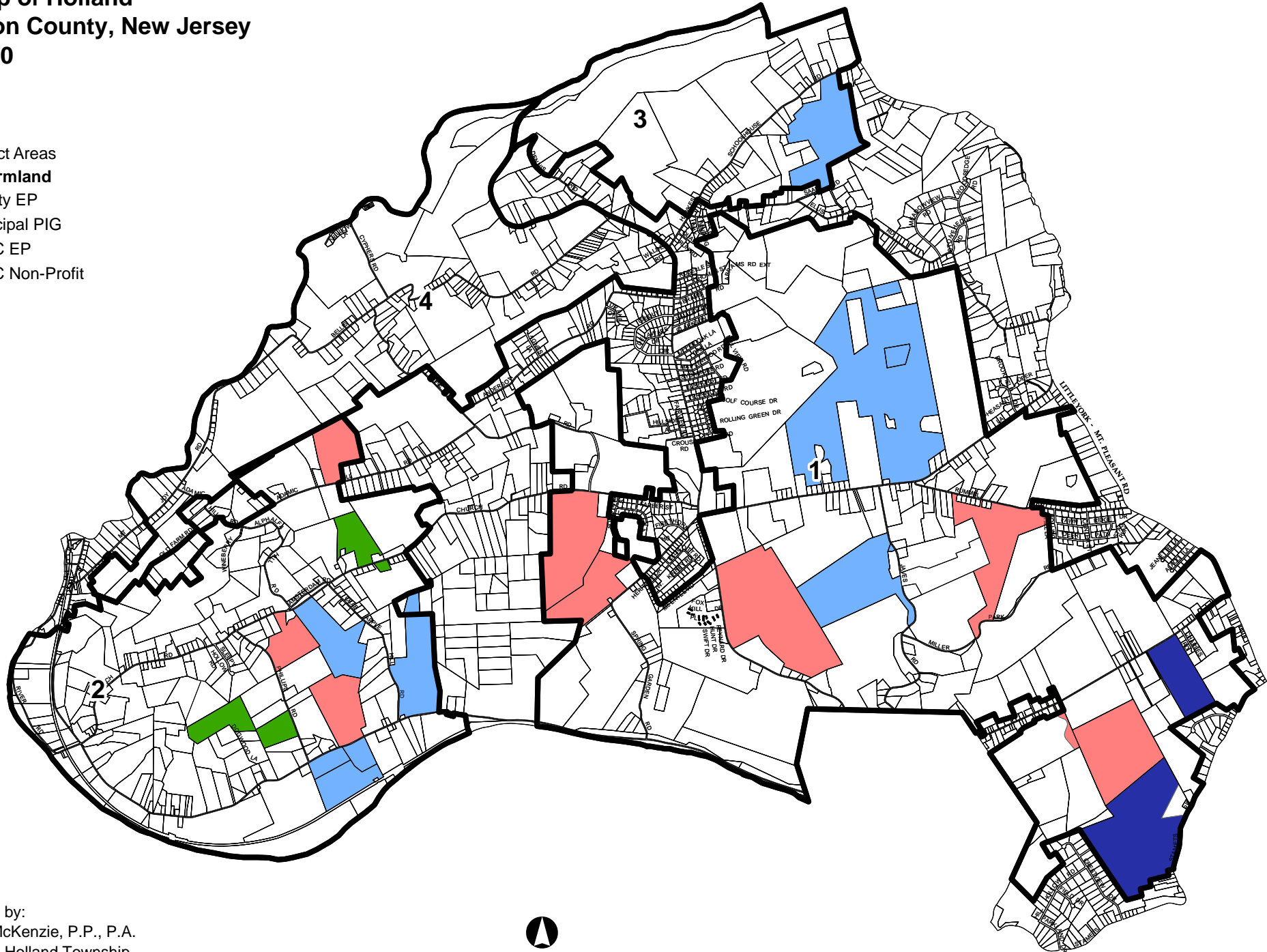
The Township has targeted properties for preservation broken down into a timetable of one, five or ten year goals (See [Appendix C Target Farms](#) and [Target Farm map](#) on the next page).

Preserved Farmland by Agency

Township of Holland
Hunterdon County, New Jersey
April 2010

Legend

-  Project Areas
- Preserved Farmland**
-  County EP
-  Municipal PIG
-  SADC EP
-  SADC Non-Profit



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources: Holland Township,
Hunterdon County Division of GIS

0 0.5 1 1.5 2 Miles

Target Farms and Year of Priority

Township of Holland
Hunterdon County, New Jersey
April 2010

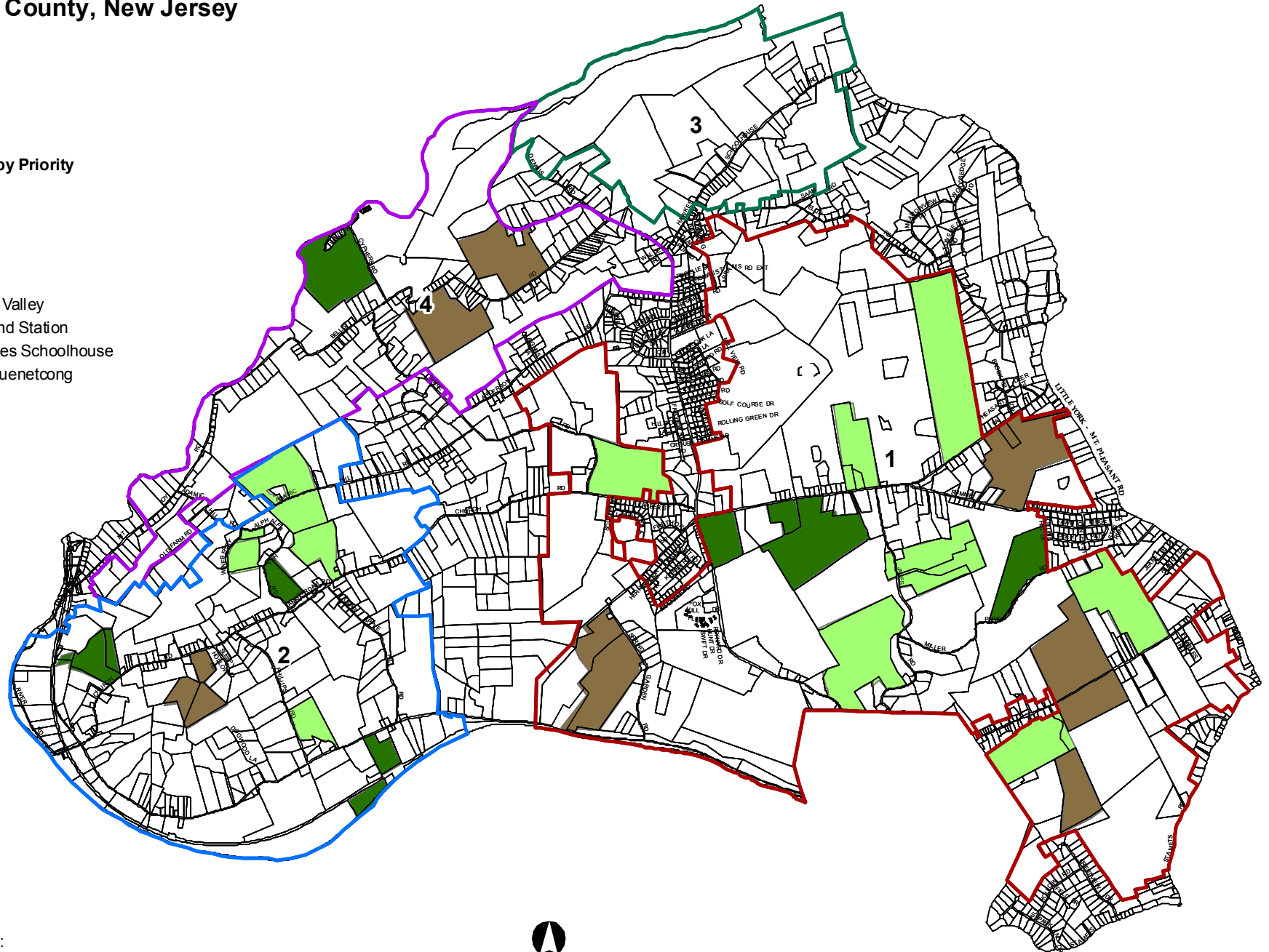
Legend

Targeted Farms by Priority

-  1 Year
-  5 Years
-  10 Years
-  Parcel

Project Areas

-  1 - Bunn Valley
-  2 - Holland Station
-  3 - Hawkes Schoolhouse
-  4 - Musquenetccong



Map Prepared by:
Elizabeth C. McKenzie, P.P., P.A.
Data Sources: Holland Township,
Hunterdon County Division of GIS



The properties were placed in the different categories based on previous experience in outreach conducted by the MAAC. If landowners were extremely interested in preservation, or had filled out an application, they were placed in the one year program. If they were mildly interested in the program, they were placed in the five year program. If they were not interested in the program at this time, they were placed in the ten year program.

One Year Goal: (year 0 – 4) The Township’s target for preservation in the first year is at a minimum 250 acres. Thereafter, other farms listed in its group of target year 1 farms will be preserved in years 2 – 4.

Five Year Goal: (years 5- 9) The Township anticipates the goal of preserving another group of its targeted farms by the five year mark

Ten Year Goal: (years 10+) The Township anticipates preserving the ten year group of farms in years 10 +.

B. Holland Project Area Summary

There are four project areas where farmland preservation efforts have been and/or are proposed to be concentrated. The area of highest priority (Area 1 or the Bunn Valley) is also the largest area. It occupies almost the entire southeast quadrant of the Township, adjacent to Alexandria Township to the east and Milford Borough to the south and extends as far west as Gravel Hill and as far north as Ellis Road. The second highest priority target area (Area 2 or Holland Station) is located west of Gravel Hill and encompasses some lots on the north side of Adamic Hill Road. The third highest priority target area (Area 3 or Hawks Schoolhouse) lies along both sides of Hawks Schoolhouse Road and up to the Township’s northern boundary; it is largely in the Highlands Preservation Area. Finally, the fourth highest priority target area (Area 4 or Musconetcong) is located along the Musconetcong River, on both sides of Mount Joy Road and Bellis Road, up to the Milford-Warren Glen Road. Some of the parcels in Area 4 were formerly owned in conjunction with the Hughesville Mill but historically maintained in agricultural use.

The Township proposes four new target areas as follows:

1. The Bunn Valley District- this is the Township’s priority project area consisting of 5,873 acres of the township’s densest agricultural mass. The area already contains 1,271 acres of preserved farmland, not including pending preserved farms, targeted farms and other preserved open space. The land is predominately flatland, tillable and the historical center of the agricultural district within the township. It contains many of the largest and most gently sloping remaining active farms in Holland Township.
2. The Holland Station District- named after the historic railroad station, post office, sawmill and icehouse that once served the west and southwestern corner of the

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FARMLAND PRESERVATION PLAN*

Township, running along the Delaware River. Its primary feature is the river bottom soils of high quality and its access to the river for irrigation. This is the location of the one of the top farms in the Township, the Phillips farm. It consists of numerous lots, all of which are either farmland preserved or awaiting an opportunity to do so. The Phillips Farm is primarily a direct marketing operation of fruits and vegetables to several New York City farm markets as well as its own farm stand and pick your own operation. The Phillips farm also participates in NJ based farm markets. The area is 2664.47 acres, of which 456 acres are already preserved as farmland, pending preserved farmland, targeted farms and other preserved open space.

3. The Hawks Schoolhouse District- located in the northeastern portion of the township in an area that is actively farmed, consisting of 1,078.75 total acres, of which 99 are already preserved as farmland, not including other preserved open space. The farmland parcels in the district are some of the largest remaining parcels in the township. The district is contiguous with preserved Hunterdon County Parkland and Open Space and abuts the Musconetcong River. The entire district is in the Highlands Preservation Area.

4. The Musconetcong District - the forth district targeted for preservation is the Musconetcong District which contains both active farmlands and wooded lots. District size is 1720 acres, of which no farms have as yet been preserved, although there are targeted farms in this district as well as other preserved open space. It is situated between two significant areas or preserved open space-to the west is the DEP preserved Open Space, and to the east is the western boundary of the Hunterdon County Open Space Parkland. Several of the farms contain high quality soils along the river and are actively farmed. Several other parcels actively farmed require admission into the County's ADA.

**HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN**

The following tables outline the project areas densities, soils and soil calculations for the targeted farms, and acres of cropland and pastureland.

Table 24: Farm Capable Soils for Holland Proposed Project Areas

Target Area	Total Target Area (Acres)	Prime Soils (Acres)	Prime Soils (%)	Statewide Soils (Acres)	Statewide Soils (%)
1 - Bunn Valley	5,680	1,583	28	1,165	21
2 - Holland Station	2,664	633	24	302	11
3 - Hawkes Schoolhouse	1,078	196	18	155	14
4 - Musconetcong	1,721	169	10	156	9

Table 25: Preserved Land in Holland Proposed Project Areas

Target Area	Total Target Area (Acres)	Preserved Lands (Acres)	Percent Preserved (%)
1 - Bunn Valley	5,680	1,694	30
2 - Holland Station	2,664	455	17
3 - Hawkes Schoolhouse	1,078	437	41
4 - Musconetcong	1,721	334	19

Table 26: Cropland and Pastureland in Holland Proposed Project Areas*

Target Area	Total Target Area (Acres)	Cropland and Pastureland (Acres)	Percent Cropland and Pastureland (%)
1 - Bunn Valley	5,680	2,461	43
2 - Holland Station	2,664	646	24
3 - Hawkes Schoolhouse	1,078	250	23
4 - Musconetcong	1,721	302	18

**NJDEP 2002 Land Use/Land Cover*

HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN

Table 27: Farmland Capable Soils by Target Farm

Block - Lot	Acres	Target Area	Prime Soils (Acres)	Statewide Important Soils (Acres)
6-48	60	1	20	28
6-60	179	1	75	30
10-43	85	1	53	0
11-2	118	1	60	19
15-1	38	1	26	12
15-1.02	18	1	13	4
15-2	113	1	54	34
15-6	6	1	2	0
15-7	138	1	32	52
16-16	86	1	31	20
16-16.03	21	1	5	5
16-16.04	22	1	7	8
16-19	58	1	0	17
17-19	107	1	54	41
17-24	101	1	20	42
22-56	119	1	27	60
25-30	49	1	18	9
25-34	77	1	2	0
25-45	49	1	7	0
9-20	58	2	28	0
13-4	20	2	0	0
13-29	10	2	0	0
13-29.01	3	2	0	0
13-30	30	2	0	0
13-58	6	2	1	0
14-2	35	2	4	0
14-38	39	2	0	0
14-42	21	2	2	4
20-1	27	2	10	2
21-4	50	2	3	5
21-4.02	12	2	3	5
21-4.03	17	2	0	0
26-17.01	14	2	11	0
26-20	19	2	18	0
2-4	83	4	7	0
4-1	88	4	33	15
5-6	78	4	0	0

C. *Municipal and County Minimum Eligibility Criteria Coordination*

Holland Township's minimum eligibility criteria for preservation are as follows:

1. The property must be actively farmed or actively farmed in the recent past
2. The property may be contiguous to preserved or other significant farmland
3. The property is identified by the Municipal Agricultural Advisory Committee as within the project areas.

SADC Minimum Criteria

The SADC has created minimum criteria to designate what qualifications a parcel needs to adhere to in order to be considered for a cost share by the SADC. The SADC has split the qualifications up into two general land sizes: farms that are 10 acres and less and farms that are greater than 10 acres.

For farms that are Less than or equal to 10 Acres

- Farm must produce \$2,500 worth of agricultural or horticultural products annually
 - At least 75% of the property, or a minimum of 5 acres tillable, which ever is less
 - That tillable acreage must consist of soils that are capable of supporting agricultural or horticultural production such as Prime and Statewide soils
 - Further, the land must have development potential. To determine development potential:
 - The municipal zoning ordinance for the property as it is appraised must allow additional development (at least one residential site beyond what is the sites potential)
 - There must be access to the property that allows further development. If that access is only available through an easement, that easement must specify that further subdivision is possible.
 - If access is through an easement, and it is subject to ordinances governing allowable subdivisions, common driveways and shared access, it must be confirmed in writing by a municipal zoning officer or planner.
 - 80% or more of the soils cannot be classified as freshwater or modified agricultural wetlands according to the DEP.
 - 80% or more of the land cannot have slopes greater than 15% as identified by the NRCS soils map 2.2
- OR**
- If the farm does not meet the previous criteria, BUT the land is eligible for allocation of development credits from a transfer of development potential program that has been authorized and adopted by law, then it is eligible to enter the preservation process.

For Farms that are Greater than 10 acres

- At least 50% of the property or a minimum of 25 acres tillable, which ever is less
- That tillable acreage must consist of soils that are capable of supporting agricultural or horticultural production
- The land must have development potential. To determine development potential:
 - Municipal zoning ordinance for the property as it is appraised must allow additional development (at least one residential site beyond what is the sites potential)
 - There must be access to the property that allows further development. In the case that access is only available through an easement, that easement must specify that further subdivision is possible.
 - If access is through an easement, and it is subject to ordinances governing allowable subdivisions, common driveways and shared access, it must be confirmed in writing by a municipal zoning officer
- Land that is less than 25 acres must not contain more than 80% soils that are classified as freshwater or modified agriculture wetlands according to the DEP
- Land that is less than 25 acres, 80% or more of the land cannot have slopes greater than 15% as identified by the NRCS soils map 2.2

OR

- The land is eligible for allocation of development credits from a transfer of development potential program that has been authorized and adopted by law
Lands that do not meet the minimum requirements are not eligible for a State cost share grant for farmland preservation purposes.

Hunterdon County CADB Easement Purchase Criteria

The Hunterdon County CADB has adopted its own minimum eligibility criteria in addition the state's minimums in an effort to tailor down the applications to those that represent productive farms that are an asset to Hunterdon County's agriculture community, and will continue to be once preserved. The CADB has approved an additional policy in regard to the minimum acreage for County Planning Incentive Grant applications. This policy requires that the minimum size of a County PIG application be 40 acres unless the application directly adjoins a preserved farm. The CADB will also examine each application that is less than 40 acres on a case by case basis.

Holland Township Criteria

Holland Township recognizes that its preservation partners, Hunterdon County and the State of New Jersey, have minimum eligibility criteria that they employ to determine interest and eligibility of a farm. Therefore, the Township's ranking system embodies the County and State ranking criteria whenever those agencies are partners in the preservation of a property. The criteria help prioritize properties in the event that several farms become available for preservation simultaneously. Consideration is given to a property's conformance with the minimum criteria for the County and State. However, despite the Township's conformance to the criteria of the State and County, the Township believes that certain farm properties which do not fit squarely into these criteria are

nonetheless viable working farms and they are also given consideration. One example of this is the case where a farm is over 50% wooded. These properties often remain viable through resourcefulness, diversification and experience. A variety of agricultural products such as livestock production, dairy herds such as goats, wood harvesting, maple syrup products, etc. are produced on the wooded areas of these properties, and the wooded areas plainly contribute to the overall viability of the agricultural operation. Therefore, properties that are over 50% wooded are evaluated on a case by case basis to determine agricultural viability. This is especially true when the property has a proven track record of viability or when it contributes significantly to the overall agricultural density of an existing target area.

D. Municipal and County Ranking Criteria Used to Prioritize Farms

The Township recognizes that the SADC ranks applications in accordance with policy P-14-E. This policy prioritizes soils, tillable acres, boundaries and buffers, local commitment, size and density, and imminence of change.

Because preservation funds are limited, it is important to identify areas within the Township that have the highest “preservation value” and to secure properties within these areas with the most cost-effective means. This criterion recognizes certain areas of special interest that have already been identified by the municipality, county, and state. These areas include Agricultural Development Areas (ADAs), the Highlands, Category One streams, the Delaware River, Musconetcong River, and designated historic districts.

The following criteria have two purposes: 1) to identify areas within the township that have the most potential for farmland preservation, and 2) to evaluate the relative preservation value of individual properties.

There are five primary criteria. One point will be awarded for compliance with each of the following categories, to a maximum of five points:

1. Location: Priority will be given to properties that:
 - i) Are adjacent or nearly adjacent to already preserved parcels;
 - ii) Extend or connect a corridor of preserved land, also known as a greenway;
 - iii) Are contained within an Agricultural Development Area;
2. Size: Larger properties will be given priority over smaller properties.
3. Development Pressure: Priority will be given to properties that are likely to be subdivided for residential or commercial development. Properties that are in an estate situation are also given priority as a result of the pressure to sell the property.
4. Prime Agricultural Lands: Priority will be given to properties that are actively farmed and contain prime soils or soils of statewide importance. The next ranking

includes actively farmed land without prime soils or soils of statewide importance and prime soils that are not farmed.

5. Cultural Resources: Priority will be given to properties that encompass historic structures (for example, houses, barns, mills, bridges, limekilns, etc.) or archaeological artifacts which are considered to be significant or integral to the municipality’s cultural landscape or,
 - i) Are contained within a designated historic district;
 - ii) Are within a significant view shed (i.e. the property is notable for scenic value and is visible from one or more roads)

The ranking criteria for the County PIG program are as follows:

Table 28: Hunterdon County Ranking Criteria

Description	Weight
Soils	30
Boundaries and Buffers	20
Local Commitment	13
Size and Density	24
Soil Conservation and Farm Practices Management	18
Degree of imminence of change of the land from productive agriculture to nonagricultural use	6
Ranking process for preliminary approval	N/A
Exceptions Weight	+3 to -25
Total Weight	89-114

E. Municipal and County Policies Related to Farmland Preservation Applications

On the local level, Township policies have included the utilization of as many preservation techniques as possible. The Township has preserved land through virtually all of the programs offered by the State, including Direct Easement, the County PDR, the municipal and County PIG programs, Open Space, through non-profit partnerships and through direct acquisition of property both with partnership with Hunterdon County and through direct acquisition to protect valuable farmland.

In some cases, the Township has also explored the appropriateness of hybrid applications that would use both Green Acres and Farmland Preservation funding to preserve large tracts of land that contain aspects suitable to both programs.

The Township abides by the SADC’s policies, including those regarding housing opportunities, division of the premises and approval of exceptions. The Hunterdon County Comprehensive Farmland Preservation Plan provides a brief summary of the state policies for each of these issues:

Approval of Housing Opportunities

Residential opportunities on permanently preserved farmland are severely limited because the development 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 SADC permit housing on preserved farmland provided they meet the stringent criteria for “residual dwelling site opportunities,” agricultural labor housing, or are located on exception areas. The Township MAAC will consider agricultural labor housing and other farm housing opportunities as they arise, with the preferred location in excepted areas and with as little negative impact on the farming operation as possible.

The Township MAAC and CADB will consider agricultural labor housing on a case-by-case basis, adhering as much as possible, to the State’s criteria for size, location and occupation of the dwelling unit(s).

House replacement

The CADB understands certain needs to replace housing as long as the applicant is not excessive in the choice for a replacement house. The CADB feels that the house should meet the needs of the farm and not create an estate-like situation with an excessively larger footprint than what was there previously. The need for expansion is realized; however the CADB feels that it should be within reason. Again, the Township MAAC and the CADB will review each housing case as it arises and will, as much as possible; locate the new residence where it will have a minimum impact on the agricultural operation.

Residual dwelling site opportunity allocation

SADC 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 and must include at least one person living in the RDSO that is actively engaged in the farm operation. 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 will be determined by the appraiser at the time the farm is preserved). After the farm is preserved, the landowner may apply to exercise the RDSO. For RDSO approval, the CADB and SADC criteria must be satisfied which generally require that the RDSO has a minimal impact on the existing agricultural operation.

When farms apply to programs that are governed by CADB oversight and are eligible for an RDSO, the CADB generally tries to discourage RDSO use, but is accepting of those applications that choose that option as long as the applicant understands that the location must be approved by the CADB when the applicant chooses to exercise the RDSO option.

Division of the Premises

Due to the agricultural trend over the last few decades towards smaller, more productive farms, there are opportunities for a landowner to divide a permanently preserved farm provided that 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 remain agriculturally viable. The Township MAAC and the CADB will review these cases as they arise and will, to the greatest extent possible, adhere to the State criteria for maintaining agriculturally viable land after subdivision of the property.

Approval of 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 and outbuildings so that there is no confusion about the potential additions or permitted uses in the house and its immediate surroundings. Consideration of such things as future septic system location, recreational uses such as pools or tennis courts, or a possible addition to the existing dwelling should be taken into consideration when deciding on whether to request an exception.

There are two types of exceptions that can occur, severable and non-severable:

Severable: A landowner may want to locate a lot on the property in anticipation of constructing a home 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 in the farm area that is not necessarily 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 exception be severed from the farm.

Non-Severable: Considered on a case-by-case basis, there are exceptions on preserved land for the location of a future building. The CADB typically approves non-severable exceptions 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.

F. Funding Plan

1. Description of Municipal and County Funding Sources

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

*HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN*

valuation to fund the preservation programs. County voters approved this tax by a two to one margin. For the first five years of this program, the County allocated 10% of the dollars collected from each municipality to that municipality's open space/farmland preservation program. In 2005, the allocation was increased to 15%. In 2009, the allocation to Holland Township was \$37,600.00. This amount is dedicated to the particular municipality's program. In addition, the County uses the balance of its open space/farmland preservation tax money (\$7.2 million in 2009) to fund open space, recreation and farmland preservation programs.

Several other funding sources will be used to finance the Farmland Preservation Plan. Under the municipal PIG program, grants could be obtained to pay up to 60 to 80 percent of the costs for easement acquisition from the SADC. Under the Federal government's Federal Farm and Ranch Land Protection Program, additional matching funds are available for up to 50% of the entire easement cost for eligible properties. The Township would apply this funding to offset any shortfall in the costs of the acquisitions. This would more than allow for ample funding for eligible properties. This underutilized source of funding will be aggressively sought in the future preservation efforts of the Township. The Township will also continue to work with non-profit groups who have active project areas in the Township such as the Hunterdon Land Trust Alliance to leverage funding. The Township also anticipates taking opportunities to negotiate with Landowners through use of the Landowners Bargain Sale, which will reduce the overall cost of the easement through landowner donation. The Township intends to leverage all these funds to the maximum extent possible.

Holland Township has proven its intent to preserve farmland by creating a municipal open space tax to help fund the municipal portion of the program. The tax, which is \$0.02 for every \$100 dollars of assessed value, generates approximately \$79,000 annually. This tax is earmarked to help fund the preservation of farmland as well as for the acquisition development or maintenance of other open space for recreation and conservation purposes. The overwhelming majority of these funds are spent on farmland preservation. There is no formal policy on the relative percentage of funds spent by the municipality on farmland vs. open space acquisitions. The municipality has used other municipal funds in the past to help acquire important farmland and open space.

Farms that cannot be preserved through the farmland preservation programs and end up being proposed for development will be preserved as best they can be through the adoption and implementation of the proposed CA Conservation Agriculture zoning regulations, as recommended in the Land Use Plan Element of the Master Plan.

2. Financial Policies

Based on a sliding scale formula that commits the State to pay a higher percentage of lower cost per acre easements, the SADC provides between 60% and 80% of the funds to acquire a development easement on a farm. In Holland Township, typically the cost share from the State has been 60%, using monies which were appropriated through the Garden State Preservation Trust and from other sources. The sliding scale is discussed in the

SADC regulations at NJAC 2:76-6.11(d). The local share is typically split between Hunterdon County and the municipality. In years past, they have equally split the difference, typically 20% municipal and 20% county funds. 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:

Table 29: Cost Share Formula

Appraisal value (\$/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 and greater	4

According to Hunterdon County, this allows for a more even distribution of county dollars so that municipalities that garner a higher per acre value do not absorb the majority of county money available. The reverse of this is also true; municipalities with lower per acre prices will not suffer under this sliding scale system. Hunterdon County does not have any formal agreement to cost share with municipalities or to match municipal PIG cost dollars. County funding may not necessarily extend to all municipal PIG farmland preservation applications. For example, Hunterdon County has indicated that it will not cost-share on properties that are less than 40 acres, unless they are adjacent to preserved farms. This does not guarantee that a farmland preservation submission less than 40 acres and adjacent to a preserved farm necessarily will be supported by Hunterdon County’s financial cost share, the approval is still on a case by case basis..

Holland’s plan for farmland preservation for the Township’s project areas will combine a variety of techniques to encourage as many landowners as possible to preserve their farms. These efforts will include encouraging farmers to submit applications to the Municipal Planning Incentive Grant program, entering into option agreements for easement purchase with landowners, installment purchase agreements and direct development easement purchase. Applications are evaluated by both the CADB and the SADC using adopted easement purchase criteria. Both County and State criteria emphasize the quality of soils, the municipal commitment to agriculture and the proximity of the farm to other preserved farms. If the farm adjoins another preserved farm, there is no specific minimum farm size for an application; otherwise the minimum size is 40 acres.

3. Cost Projections and Funding Plan

The Township’s funding Plan for the acquisition of approximately 2,500 acres over the next ten years consists of the following:

250 acres X \$10,000 (est.) = \$2,500,000 as total annual cost of easement acquisition.

This would be shared as follows. The State’s and County’s portion are based on the sliding scale listed above, but are listed below in round numbers:

Table 30: Sliding Scale Cost Share

Agency	Cost Share (%)	Total Amount
State	60%	\$1,500,000
County	20%	\$500,000
Municipality	20%	\$500,000

The Township recognizes that the estimate of the cost of easement purchase is uncertain, however, the current County-set Option Agreement floor price for Holland Township is \$7,000.00 per acre. This has been a rough average easement price for the past few years. However, given the local and national downturn in real estate values over the last two years, the Township anticipates that the easement value will remain at or slightly lower than this figure.

Should further State funding become available to purchase additional farmland easement within the Township, Holland Township would attempt to shorten its timeline, seeking to preserve those properties most at risk of being developed, or permanently lost to agricultural production. Rather than wait for costs to continue to rise, the Township would double its effort to approximately 500 acres annually.

G. *Farmland Preservation Program and AAC Resources*

1. Municipal Staff and Consultant Resources

Under the leadership of very dedicated volunteers, the Holland Township Municipal Agricultural Advisory Committee (MAAC) has worked to aggressively promote agriculture within Holland Township. The MAAC has invested hard work into door-to-door outreach, spending many hours of individual effort to contact and discuss preservation options with every viable property owner within the community. The MAAC has also implemented outreach meetings to the public, invited guest speakers from the County, State Farmland and State Green Acres program, and from non-profits to explain preservation options; it has conducted financial planning forums, has maintained a newsletter to the community with educational materials, has acted as representative to the County for agricultural issues and farmland status issues. The MAAC has sent out written invitations and letters, as well as individual phone calls to educate the community about preservation options. The MAAC also

participates in the Township's annual Community Day with an Information Booth which includes outreach, educational materials, newsletters and pamphlets promoting farmland preservation programs. The Information Booth also promotes agriculture to the Community's youth with live animal displays, a petting zoo and other farm animals such as alpaca. The MAAC coordinates its efforts with the local 4H youth participants from neighboring townships to promote further interest in agriculture among the youth in the area. It has also hired a consultant to assist with these efforts. Additionally, the MAAC has and will continue to conduct these outreach efforts to the agricultural community.

The MAAC believes these efforts are paying off. There is an increased interest in farmland preservation, like never before. In the summer of 2009, the Township MAAC conducted another campaign to promote farmland preservation in the Township. As a result, the Township had a record number of applicants apply for preservation, 11 applicants in the 2010 round. Interested landowners are entering into discussions with Township representatives and are contacting the MAAC for information. Additionally, entire farm families have scheduled group meetings with Township representatives to discuss estate planning issues, and are consulting with their advisors for financial and estate planning ideas to keep family farms in agriculture, and in the family ownership.

Purchases funded through a PIG must be approved by the State Agriculture Development Committee (SADC) and the Township, and, if County funds are sought, by the County Agriculture Development Board. Easements will be held by the SADC, or, if County funds are involved, by the CADB. Holland Township has established a Municipal Agricultural Advisory Committee (MAAC), with its own Consultant, that serves as the municipal entity to oversee the program. Adequate legal counsel is provided by the Township to assist with closings and other legal matters.

2. Legal support

Legal support for the Township's farmland preservation program is provided by the Township's Attorney.

3. Database Development and Geographic Information System Resources

The Township's Planning Consultant, Elizabeth McKenzie, AICP, PP, currently provides database management, mapping and GIS resources for the Township. The Township also has GIS capability through the County Planning department if needed.

H. Factors Limiting Farmland Preservation Implementation

Holland Township believes the single biggest limiting factor to the successful preservation of its agricultural community is the overly restrictive bias against farmland with accompanying woodlot and/or active farms that, despite their success, run their operations on less than prime or statewide-important soils. The Township believes that these farms serve as a testament to the historic success and to the feasibility of future farming possibility, if only available

funding and support from the State were available. The Township maintains that the criteria of the State Agriculture Development Committee and to a lesser extent, Hunterdon County, are narrow and prejudicial to some types of farming operations. The current criteria favor flat, tillable acreage, and punish property owners with woodland, forest, wetland or steep slopes. However, historically, colonial farmers established these productive farmsteads on these parcels, often intentionally, and many of these are still owned within farm families that established farms over generations. These are successful farms and they are under development pressure- to ignore them or discount their importance is the single most harmful factor in the success of the farmland program in Holland Township. Many landowners consider their properties as successful operations with both wood and tillable acreage, and look at a water source as a positive, not negative feature of the property. They harvest wood, and other crops, such as maple syrup, from these acres. Additionally, wooded areas offer habitat and surface water recharge areas. However, these features often act as a negative in the ranking criteria when the SADC ranks farms.

Another limiting factor is the length of farmland preservation application completion that some landowners go through, which adds frustration and criticism to the success of the program. Funding limitations are also, obviously a key limiting factor.

VI. Economic Development

Each year, the NJ Department of Agriculture (NJDA) releases economic strategies that are outlined for specific groups of agricultural industries such as produce, seafood, dairy, equine and organic farming among others. They also release general strategies as they pertain to the agriculture industry as a whole. A well known example of one of these strategies is the *Jersey Fresh* brand of goods developed to help better market goods produced within the State of New Jersey. The NJDA has worked with the Department of Corrections as well as the School Lunch Program to ensure government purchases of Jersey Fresh produce to better utilize New Jersey's agricultural produce base.

This idea of identifying New Jersey agricultural products has been expanded to include one of the biggest parts of New Jersey agriculture: ornamental horticulture. In 2005, NJDA introduced the *Jersey Grown* brand to allow consumers to identify horticulture products grown locally. *Jersey Seafood* as well as the proposed *Jersey Organic* labels further expand this idea to allow better marketing and exposure for New Jersey Agriculture. Milk and wine produced in New Jersey also enjoy the same benefits as they are labeled *Jersey Fresh Milk* and *Jersey Fresh Wine*. A large drive by the NJDA to promote the brand and entice local restaurants to use New Jersey products has allowed for the proliferation of the *Jersey* brand. Hunterdon County farmers reap the benefits of this as local products are marketed more directly and therefore earn more interest from buyers looking for *Jersey Fresh* products.

The draft 2007 Growth Management Plan for Hunterdon County (September 13, 2007) evaluates the resources available at the State and regional level to promote economic development of agriculture. The County's plan starts by identifying the following factors needed to make agriculture sustainable over the next 20 years:

*HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN*

1. Enhancing agricultural viability. This involves response at all governmental levels to the changing nature of agriculture, specifically its diversification and changing value locally and regionally. The County advocates the adoption of policies and planning tools to ensure continuing viability of agriculture.
2. Non-farm residents' understanding and acceptance of the changing nature of agriculture. The alternative to an unprofitable farming operation is usually residential development, resulting in a permanent loss of farmland.
3. Conflicts between farmers and non-farmers. This relates to the complaints regarding noises and odors by new residents as well as crop losses from off-road vehicles trespassing on farmland. The County notes that most municipalities (and this includes Holland Township) have adopted Right to Farm ordinances that afford farmers some protection from nuisance complaints, but that local land use policies should reflect the need for contiguous areas of farmland, and that attention should be paid the location and orientation of new homes in rural areas in order to minimize potential conflicts.
4. Finding common ground between farmer and non-farmer constituents. This affects issues such as roadside farm stands, impervious coverage, and construction of agriculture-related commercial facilities (i.e. horse show barns and wine tasting venues).
5. Aging farmers. Farming must be affordable to the next generation. Farmland preservation programs help to provide opportunities for affordable deed-restricted farmland, but more needs to be done to ensure the viability of agriculture as an industry.
6. Available funding and planning techniques. Given the limited availability of funding in light of all of the farmland that needs to be preserved, communities need to turn to other mechanisms such as density transfer programs and residential clustering options to help achieve the farmland preservation goal.

Hunterdon County recommends the following strategies as part of its agricultural viability policy:

1. Agricultural Viability Education. Farmers need ways of being kept up to date as to state of the art agricultural practices as well as marketing, financing and other aspects of a successful business operation. This is something that the Rutgers Cooperative Extension Service and other organizations do well, but such efforts should be expanded. Municipal officials, in turn, need to purge from their land use regulations those

*HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN*

ordinances that impose excessive restrictions on farm retail marketing or that require excessive improvements to farm properties or that preclude farm activities as permitted uses. New residents need to be educated about farming and the needs of the agricultural industry as a whole. Young farmers need to be drawn into the industry and retained.

The County proposes a five part action plan to accomplish these ends, using the Hunterdon County Agriculture Development Board (CADB) and Rutgers Cooperative Extension, Farms Service Agency, Natural Resources Conservation Service, and Soil Conservation District, working with farmers and Municipal Agricultural Advisory Committees, preparing pamphlets, organizing tours and developing outreach programs in area schools. The fifth action involves working with the SADC to monitor proposed legislation involving agriculture and keeping partners informed.

2. **Agricultural Products and Tourism.** Municipalities need to recognize the importance of direct marketing for smaller producing farms and make such opportunities available. Permitting farm stands, farmers markets, and other means of direct sales help facilitate profitability for certain types of farms. Agri-tourism programs and agri-tourism business opportunities on farms (such as bed and breakfast inns, wine trails, festivals that feature local agricultural products and cultural events that feature local farms and farmers) are all examples of agri-tourism programs that can be implemented at the local level. The money spent by tourists benefits other local businesses, as well. The County's Plan cites a number of State wide programs that have been successful in promoting local farming, as a result of the efforts of the New Jersey Agri-tourism Industry Advisory Council, which makes recommendations to the Secretary of Agriculture on ways to expand and promote agri-tourism in New Jersey.

The County's three part action plan calls for the CADB to work with the Hunterdon County Chamber of Commerce to develop a County agricultural theme, host festivals featuring Hunterdon County and the region's agricultural products, and to work with the County's Information Technology Office and the Chamber of Commerce to expand websites to include agricultural events and farm markets.

3. **Agricultural Business Opportunities.** Communities should take steps to attract businesses that use local farm products. The New Jersey Department of Agriculture, Division of Marketing and Development, hosts the Jersey Fresh campaign and is responsible for other initiatives that promote and support New Jersey agriculture. It offers free materials to farmers to use for direct marketing, and it looks for marketing opportunities for New Jersey farmers. One such opportunity identified in the County plan is for farmers to sell over-produced or under-valued produce to the New Jersey Department of Corrections, as a means of

recouping costs in a poor market situation. Farmers who register with the New Jersey State Treasury are eligible for this program.

The County's three-part action plan calls for the CADB to identify more opportunities like this, to work with the Rutgers Cooperative Extension Service and the Hunterdon Economic Partnership to maintain existing agricultural businesses, explore new and profitable agricultural opportunities and products and to disseminate such information to farmers.

4. **Reduced Taxes on Farm Buildings.** Despite the Farmland Assessment Act, farmers still pay significant taxes on their homes and on farm buildings. Public support needs to be gauged for reducing taxes on buildings associated with farms and appropriate lobbying pursued. The County's two-part action plan calls for the CADB to research and formulate a position on this issue and, if appropriate, to approach State legislators representing Hunterdon County for a constitutional amendment to facilitate reduced taxation on farm buildings.

Holland Township's Proposed Economic Incentives

Holland Township is supportive of all of the County's strategies. Locally, the Township will be continuing to review its Ordinances to see what if any barriers to farming and direct marketing of farm produce can be removed.

Additionally, the Planning Board has long discussed the merits of broadening the range of permitted accessory uses in conjunction with a farm so that farmers can develop secondary and tertiary sources of income to help support the farming operation.

Holland Township is well suited to meet the food and produce demands of the New York and Philadelphia metropolitan areas as well as the substantial suburban markets within New Jersey and eastern Pennsylvania. Restaurants are moving toward the use of locally grown and organic ingredients, and in an affluent area, supplying such restaurants may be the next direction for local farmers. Additionally, the equine industry, which is rapidly gaining popularity in Hunterdon County, is another direction that Holland Township farmers may wish to explore further.

The Municipal Agricultural Advisory Committee in Holland Township will schedule information sessions regarding estate planning to which the agricultural community is invited. The MAAC works closely with farmers who are interested in preserving their land to obtain and coordinate the funding to accomplish this.

Additionally, the Township is committed to working with the CADB and the State legislators serving this area to create a more supportive tax structure for genuine farming operations.

Holland Township's Right-to-Farm Ordinance protects farmers from the unrealistic expectations and nuisance complaints of new residents by requiring a notice in the deed to new lots warning purchasers that this is an agricultural area and that farmers are protected by the Right to Farm Ordinance. Holland Township has recently adopted a new Right-to-Farm ordinance which is modeled after the State's most recent Right-to-Farm model ordinance. The Township's new ordinance is included in the [Appendix D](#).

Provisions for buffering between farm operations and new residential development should be added to the provisions for the proposed new CA Conservation Agriculture zone.

Agricultural support businesses are permitted but are virtually nonexistent in Holland Township at this time, although various repair businesses are operated by local farmers out of their barns. There are no product distributors or processing plants within the Township, however. It is recommended that the provisions for the Limited Industrial zone be amended to allow the adaptive reuse of the industrial buildings at the Hughesville Mill and Warren Glen (Fibermark) Plant for the processing of farm produce, for product distribution services and for sales of feed, grain and farm equipment as well as for a weekend farmers' market. The mills will only be cleaned up to an industrial standard and are not therefore suitable for adaptation for residential purposes, but they could easily be converted for business uses that support farming.

A. Consistency with N.J. Department of Agriculture Economic Development Strategies

Holland Township's economic development strategies are consistent with those of the 2007 NJ Department of Agriculture's Economic Development Strategies. Specifically, the state has outlined a set of eleven agricultural industries with corresponding strategies for their implementation. They are the produce industry, the ornamental horticulture industry, the seafood industry, the dairy industry, the field and forage crops industry, the livestock and poultry industry, the organic industry, the equine industry, the wine industry, the agri-tourism industry and the general strategies for agriculture. Holland Township's goal to encourage agriculture within its borders concurs with those advocated by the State.

Specifically, Holland recognizes the following industries as priorities:

- 1) The field and forage crops industry,
- 2) The produce industry,
- 3) The equine industry,
- 4) The ornamental horticulture industry,
- 5) The agri-tourism industry and
- 6) The wine industry.

Regarding the Field and Forage Crops- (strategy 3, 1.02) to increase product branding and direct marketing to local consumers relating to it's produce market, and (strategy 4, 1.03) the

promotion of vertical integration to seek methods to better integrate local produce into the urban market areas in the region. Also, strategy 8, 1.05, which seeks to promote community farm markets and encourages farmer run farm stands as well as the promotion of local community farmers markets nearby in the region, is applicable to the Township. Community members are encouraged to participate in the Jersey Fresh program (1.05, strategy 10) and several direct market farmers actively do so.

Holland Township also has the goal of encouraging and promoting the produce industry, particularly organic farming within the township, as recognized by the Municipal Agricultural Advisory Committee. The township recognizes that the organic foods industry is the fastest growing segment in the agricultural industry. Producers are being sought in the area, in particular, in the direct marketing area because of nearby urban marketplaces of New York City and Philadelphia, Pa. (Strategy 7.0, 66) with improved and innovative produce choices for niche markets. The MAAC recently studied the feasibility of partnering with a highly successful niche marketer of artisanal cheeses and organic baked breads into the Townships jointly-owned preserved farmland and is continuing to study the project.

Holland Township supports the equine industry, and recognizes this as an area of economic growth within the Township. Trends over the past ten years have revealed a steady increase in pleasure horse riding, boarding, training and breeding within the Township. (Strategy 8.2 Equine, strategy 75) This industry also supports the local hay industry, which is thriving and to a certain extent, it supports the feed industry. Other infrastructure, such as feed stores, veterinary services, equipment suppliers and employment of trainers and groomers are also supported in the area by this industry. The Township's youth participates in 4-H (8.2 Equine, strategy 78) and is encouraged to do so by publications and the availability of general information.

The Township also recognizes the value of ornamental horticulture, and its connection to agri-tourism by allowing pick-your-own operations, farm tours, hay rides, cut-your-own Christmas tree operations and farm stands throughout the Township. (Strategy 10 Agri-tourism, #91) Lastly, the MAAC recognizes the suitability of the Township to grape growing, as is evidenced by the establishment of several vineyards and wine producers in the region.

B. Agricultural Industry Retention, Expansion and Recruitment Strategies

1. Institutional

a. Farmer Support

The Holland Township Municipal Agricultural Advisory Committee is the entity largely responsible for establishing the vision for how to encourage the agricultural industry within Holland Township. During the past six years, the Committee has developed an outreach program to support farmers within the community- both in an effort to assist with farmland preservation funding, and with establishment of new policies and procedures that support the farmer, not just the farmland. To that end, the MAAC has and will continue to work diligently to inform township farmers of all of the assistance that is available to them, including but not limited to the NJDA, the Extension Service, Soil Conservation, and the

USDA Rural Development. The current MAAC is in contact with and acts as a liaison to the Hunterdon County Extension Service in order to assist farmers, and offer advice and support. It also anticipates additional newsletters and promotes resources for farmers within the community.

The following are other resources available to NJ farmers:

The Farm Link program:

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.

(<http://www.state.nj.us/agriculture/sadc/farmlink.htm>)

NOFA-NJ

The Northeast Organic Farming Association of New Jersey is a twenty two year-old, membership based educational nonprofit organization. It was founded in Pennington, NJ in 1985 as the Natural Organic Farmers Association of New Jersey. NOFA-NJ is an affiliate of the Northeast Organic Farming Association, a seven-state coalition of sustainable agriculture organizations. Their mission is to support organic food and farming and small farmers within New Jersey

(<http://www.nofanj.org/>)

NJDA

The NJ Dept of Agriculture is a resource available to NJ farmers for technical and financial assistance with things such as estate planning. For further information see: (<http://www.state.nj.us/agriculture/grants/>)

Retirement and Farm Transfers:

New Jersey also provides information concerning farm transfers and retirement planning resources available to farmers. Information can be obtained at the following web site:

(<http://www.nj.gov/agriculture/sadc/farmlink/resources/farmtransition.html>)

b. Marketing / Public Relations Support

The New Jersey Department of Agriculture, Division of Marketing and Development, is host of the Jersey Fresh campaign and is also responsible for other initiatives that promote and support New Jersey agriculture. The division offers free advertising materials to farmers to use for direct marketing. The division is a resource that can be used to identify opportunities that are helpful to agricultural businesses. For instance, the division has identified an opportunity for New Jersey farmers to sell over-produced or under-valued product to the New Jersey Department of Corrections. This opportunity would be beneficial to farmers when market conditions are very poor and regaining only production costs is an appealing alternative to suffering a financial loss. Hunterdon

County farmers are eligible to take advantage of this safety net if they register with the New Jersey State Treasury. Opportunities like this should be identified and information should be made available to local farmers to help support agricultural businesses in the County.

Ways that Holland Township can help include:

- working with the Rutgers Cooperative Extension and the Hunterdon Economic Partnership in an effort to maintain existing agricultural businesses and encourage new business opportunities via training and other programs.
- working with Rutgers Cooperative Extension to explore new and profitable agricultural opportunities and products, and disseminate relative information to farmers.
- working with the CADB and Rutgers Cooperative to investigate opportunities for farmers to sell their produce to local institutions such as schools, corporations, jails, and restaurants and take actions to promote any such opportunities.

The MAAC anticipates continuing its outreach effort to the farming community to include additional newsletters explaining the availability of the Jersey Fresh Point of Sale materials, which tie them to the statewide promotional program. The MAAC has always participated in township-sponsored events such as Community Day and outreach meetings to the Farming Community. It has presented and promoted agriculture by the participation of active agricultural leaders in the community, and by the distribution of educational and promotional materials, including those from the SADC, and by the display of local farm products and livestock. The MAAC has promoted farmland preservation and encourages the availability of locally grown produce and locally operated farm stands.

c. Community Farmers Markets

Eliminating the need for distributors, farmers are selling at farm stands and farmer markets and to nearby rural and suburban markets. One full time farm stand is operated within the Township- the Phillips Farm Stand, which also includes a pick-your-own business. The Brown Farm operates a popular pick-your own Christmas tree farm operation. Efforts to market a township agri-tourism program may increase the profits in local direct marketing.

There are four community farmers markets in Hunterdon County where Holland Township farmers participate. These markets are located in Flemington, High Bridge, Sergeantsville and Stockton and are open for business on Saturday or Sunday. (NJDA Jersey Fresh) Other farmers markets in the area include Rices Flea Market in Solebury Township, Pa., the Easton Farmers Market in Easton, Pa. and the Farmers Market in Springtown, Pa. The urban markets offer even more substantial opportunities. Township farmers regularly frequent farm markets in New York City, and occasionally Philadelphia, Pa. The close proximity to one of the largest metropolitan markets in the world presents farmers in Hunterdon County with tremendous possibilities.

The MAAC anticipates continued cooperation between local producers and the local community farmers markets. Historically, farmers have also networked within the community for purchase of hay, corn, feed, etc., as needed. The MAAC supports and continues to encourage farmer friendly exchanges and commerce.

d. Community Supported Agriculture

A CSA as a business model is generally a method for small scale farmers and gardeners to market their goods. This type of business commonly attracts ecological or organic farmers. This type of farming and marketing operates with consumers as stakeholders taking an active role in the success of the market in general. A core consumer group is developed that provides the funds for the production of goods to be shared by the stakeholders. This ensures a quality product for all those that contribute. Each stakeholder receives a portion of what products are generated as the season progresses. This approach eliminates the marketing risk to the producers as well as provides seasonally ripe produce for the stakeholders. Currently there are no CSA's within Hunterdon County, however there are opportunities available outside of the county given the geographic location of the county and it's proximity to other agricultural areas as well as New York City.

The MAAC has not found a great need for Community Supported Agriculture at this time, primarily because most landowners, having adequate space on their private property, tend to already have adequate garden space. However, this may be an area for future opportunity.

e. Agricultural Education and Market Research Coordination

The Holland Township MAAC works in conjunction with Hunterdon County facilities that provide educational information and assistance for farmers throughout the County. The County effort is spearheaded by the Hunterdon CADB, who plays a strong role in the dissemination of information and in sponsoring seminars and workshop to benefit landowners, farmers and local officials. Agriculture is changing in New Jersey and farmers need to keep apprised of these changes and it is the County who best disseminates this information. Agricultural organizations, such as the Hunterdon County Board of Agriculture or the 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, Holland Township and/or the CADB can sponsor and/or assist in the dissemination of this important information.

Rutgers Cooperative Extension Service is a leading program on new use agriculture. This is defined as agriculture where traditional agricultural crops and livestock are used for new purposes other than food. For example, 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. An

aggressive program encompassing solar, wind and biofuels energy was undertaken to help interested farmers pursue these avenues for both cutting their costs and broadening the market for their commodities.

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. Future partners may include the Hunterdon County Chamber of Commerce, Hunterdon Economic Partnership, County Board of Agriculture and the New Jersey Farm Bureau. Working with these groups could result in such benefits as improved marketing of agricultural products, developing educational programs for farmers to be more competitive in today's economy, reducing crop damage caused by wildlife, introducing agri-businesses that would use locally grown produce and ensuring the compatibility of local regulations with the needs of the farmer.

The CADB supports Rutgers Cooperative Extension and the Hunterdon Economic Partnership in efforts to maintain existing agricultural businesses and encourage new business opportunities via training and other programs.

- The CADB works with Rutgers Cooperative Extension to explore new and profitable agricultural opportunities and products, and disseminates relative information to farmers.
- The CADB investigates opportunities for farmers to sell their produce to local institutions such as schools, corporations, jails, and restaurants and takes actions to promote any such opportunities.

2. Businesses

a. Input Suppliers and Services

Hunterdon County farmers have indicated that there are very few farm equipment dealers within the county. There is one Tractor Supply store located in Flemington. Most farmers travel to Pennsylvania in order to buy equipment. Many of the dairy farmers are looking for specialized equipment that is unavailable in the County. Those farmers that are looking for specialized equipment now look toward the internet to find those products. The growth of internet based businesses has allowed farmers to look further beyond their immediate region to find products that would not normally be available to them. With the coverage that shipping services such as UPS and FedEx have, it gives farmers another

option when looking for agricultural inputs. For equipment repairs, most farmers “do it themselves” and try to maintain their existing equipment but there are two repair services available. There is a dealer in Ringoes (East Amwell) that does repairs and sells used machinery. A farmer in Jugtown (Bethlehem Township) also does repairs and will make on-site visits, if necessary. There are several feed stores within the area. These include the Sergeantsville Grain & Feed, in Sergeantsville, Delaware Township and Tractor Supply, with locations in Flemington, NJ, Washington, NJ and Quakertown, Pa.

The Township has a burgeoning equine industry, which, on occasion has found shortages in alfalfa, hay and straw supplies. From time to time, the equine industry imports larger quantities of alfalfa, hay and straw from areas as far away as Lancaster County, Pa., upstate New York and Canada, when local product availability is in short supply and when pricing is more affordable. Holland Township should continue to work with local hay and straw suppliers to help meet the local demand from local sources.

b. Product Distributors and Processors

Hunterdon County will continue to host a variety of agriculture but there will probably be a continued loss of large farms – as in previous years – due to lower profit margins of grains and loss of local feed mills. There are no major grain processing facilities in Hunterdon County. However, many farmers who continue to farm grains will likely grind their own feed and sell locally. The Holland Township MAAC will work with local farmers to assess their needs and seek local markets for products and sources for processing.

3. Anticipated Agricultural Trends

The MAAC anticipates that emerging agricultural trends within the Township will mirror the general agricultural trends within Hunterdon County. These include an increase in agri-tourism, ornamental horticulture and nursery stock, the equine industry and the local foods and organic food industry (see further trend analysis, Part II-A). It is possible that the general local foods or “locavore” and or organic food movements in agriculture would drive enough interest to spur the creation of a local CSA. If this were the case, Holland Township should encourage the forming of a CSA and search for possible locations, perhaps on Township-owned land. Township farmers should continue to take advantage of the Township’s proximity between the urban markets of New York City and Philadelphia, Pa. Another trend is the rise in local farmer’s markets (there are at least four local farmers markets in Hunterdon County alone), and farmers should be encouraged to take advantage of these opportunities for direct sale of their produce, especially given the affluent locations of some of these places such as Solebury Township, Pa., Flemington, Sergeantsville, and Stockton, NJ, as well as the urban centers in the area. Given the availability of large tracts of open productive farmland, the Township should encourage those farmers currently involved in vegetable operations and direct sale at farmers markets to consider the emerging “locavore” and organic food industries. It is anticipated that this will be a continuing trend into the future and is an expected change of which local farmers are well positioned to take advantage.

It is also likely to mirror trends within Hunterdon County towards smaller, more intensive use farms. It is anticipated that part-time farmers will continue to dominate the industry. Another trend is the diversity of farming that currently exists. In particular, trends in Holland Township in livestock, equine, nursery stock and field and vegetable crops have stabilized. Given these trends, the future of farming in Holland Township is optimistic and will be positioned to reinvent itself as the market dictates.

Part-time farmers, particularly those with horses and other livestock, will continue to be important players in the County's 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, minimizing the intrusion of residential development 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 required a considerable amount of land to be profitable. The number of small part-time farmers has stabilized over the past few years, but will continue to be a large percentage of the County's agricultural complexion, assuming the rural character of the area is preserved and there are no major regulatory changes such as changes in the Farmland Assessment Act.

a. Market Location

Hunterdon County has a centrally located market location due to its proximity to New York City and the Philadelphia metropolitan areas. Within the County, Holland Township is within an easy commute of the main traffic corridors of Route 78 and Route 29, and Route 95 to Philadelphia. Additionally, the immediate area of Hunterdon County is very affluent and supportive of local farm products. The median household income for Hunterdon County, according to the 2000 census data is \$79,888. This is well above the statewide average of \$55,146. Hunterdon has the highest median household income in the state, followed by Morris County and Somerset County. Hunterdon County had a population of 121,989 persons, according to the 2000 census. This location and population base allows for Hunterdon County farmers to market to the local populations as well as travel a short distance to tap into the large populations of the New York and Pennsylvania metropolitan areas.

b. Product Demand

Hay comprises 30% of agricultural lands in Hunterdon County, and it's the leading crop countywide and statewide. Corn and other grains crops, soybeans, specialty crops, nurseries, cattle, milk cows and horses also characterize the county's agricultural base. In 2004, Hunterdon County ranked first in New Jersey for hay, fourth for corn and grain and also for cattle and calves and fifth for soybeans for beans, wheat for grain, and nursery stock acreage. With this large product base, Hunterdon County enjoys large demand for it's products as the population looks more toward locally grown products. The proximity to New York and Philadelphia markets also ensure a large demand for products grown close so that they arrive fresh. This trend will continue as the need for agriculture products will always be present and more agriculture lands are preserved to ensure the industry remains in close proximity to the major metro areas.

4. Agricultural Support Needs

As part of the process of planning future farmland preservation within the County of Hunterdon, a public meeting was held in order to garner information from the agricultural community on specific topics for inclusion in this plan. Below are the comments regarding agricultural support needs from the attendees of the first public meeting that was held.

Comments from the Hunterdon County Comprehensive Farmland Preservation Plan Public Meeting:

- Technical support needs to be less generic and more specific
- NRCS not helpful due to lack of manpower
- Environmental Issues (stream buffers) need to be more specific, not broad brush
- Farm credit – good but needs expansion
- More local financial participation
- Access and affordability of farm labor is an issue
- Local kids are not interested in farm labor
- Landscaping is biggest competitor for labor, can't meet the price
- Not enough farmers to lease acreage
- No ability to entice young farmers – cost, opportunity
- SADC – more flexible on housing on preserved farms
Need housing for children that want to work on the farm
- NJ Farm Bureau - most read
- NJ Farmer paper
- Lancaster Farming Paper – referred to as bible
- Tax impacts of preserving land, assessment should freeze at time of preservation, disincentive to improve the farm buildings
- Local Board of Ag. needs more teeth
- Deer issues need to be addressed: fencing, hunting, control
- Community kitchen to support local baked goods. Full time market needed.
County and municipal support
- There was no mention of the need for value added processors within the County.

In order for agricultural activities in Holland to maintain and enhance their viability, support in the marketplace is needed. As noted above, as more farmers' markets, product distributors, and other services related to agriculture are established in the area, the viability of agriculture increases. Additional support for the livelihood and business of farming is available to local farmers through various County and State business organizations. For example, the Hunterdon Chamber of Commerce lists the following members that support agriculture in Hunterdon County:

Farms:

- Doggett Corporation
- Melick's Town Farm Orchards
- Van Doren Farm
- WoodsEdge Wools Farm, LLC

Equine Businesses:

- BFK Equestrian Enterprises
- Black River Farm, LLC
- Blue Bridle Insurance Agency, Inc.
- Copper Creek Tack Shop
- Dreams Come True Therapeutic Riding
- Eastern States Dressage & Combined Training Association
- Ellerslie Custom Blankets
- Equi Sports, LLC
- Equine Therapy, LLC
- Freedom Farm
- Horse Duds & Suds –Equine Laundry
- Mid-Atlantic Equine Medical Center
- Neigh-per-say
- Scussell Farm LLC
- Summit Sporthorses, Ltd., Inc.
- The Red Fox Equestrian Supply

Wineries:

- Unionville Vineyards

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 egg.

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.

Agricultural Representation in Economic Development Organizations

Representatives of the MAAC participate in various township meetings and are involved in County-level organizations such as the Holland Township liaison to the County Agriculture Development Board where they represent and promote the interests of the farming community. In addition, agricultural interests are represented through the following Hunterdon County organizations:

The 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. The Hunterdon County Agriculture Development Board (CADB) takes the lead role in farmland preservation and to help guide future agricultural policies. Its 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. The 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. The programs offered by Rutgers Cooperative Extension are often the first step that farmers take when in need of help and advice on developing programs to help economically. The Hunterdon County Soil Conservation District is a special purpose subdivision of the State. In cooperation with the State Soil Conservation Committee, it is empowered to conserve and manage soil and water resources and address storm water, soil erosion, and sedimentation problems that result from land disturbance activities. It assists farmers with implementing soil and water conservation plans to add value to their operations. Municipal Agricultural Advisory Committees play an important role in Hunterdon County's farmland preservation program by educating landowners about the program, by providing a regulatory climate that is suitable for agriculture, and by cost sharing. All of the above organizations provide support for farmers in Hunterdon County, allowing them to advance their livelihood economically and continue to thrive in the agriculture industry.

5. Agricultural Support Implementation

In order to continue the viability of farming in Holland Township and Hunterdon County, the needs of the agriculture industry need to be met. One of the largest parts of support for the agriculture industry that needs improvement in the county is the technical support that is available. NRCS has been identified as a good resource; however they lack staff persons to allow for greater interactions with farmers. Tied in with this aspect, is the fact that the support given needs to be more specific. If additional staff was available, there could be more specialized care given to farmers on an individual basis. The cost of the additional manpower would have to be provided by the federal government if NRCS is to be expanded. Further help from the federal as well as state government is needed to ease the burden on farmers. Environmental restrictions such as stream buffers cut into the already limited acreage available for farming. A more detailed approach needs to be taken to ensure that farmers are not unduly penalized under broad brush regulations.

Further action at the state level to resolve issues regarding agriculture industry support can come directly from the State Agriculture Development Committee. Currently there are tight restrictions preventing family members from building houses on preserved farms. The agricultural industry in Hunterdon County has called for a reform of this restriction to allow for children of farmers to be able to live on the farm in order to make provisions for children that want to continue the family farming business. At the local level, interest in farming as an occupation has slowed creating a need for industry support at the most basic level. If there are no farmers to farm the land, the industry will suffer. Since local kids are not interested in farm labor and there are not enough farmers to lease all the land available, there needs to be more done to entice farmers and their children into the industry. Public education and outreach is one step that can be taken to show the benefits of local farms. The 4-H Fair does a good job of this type of outreach and participation is growing each year the fair is held. The County is looking into the possibility of developing a community kitchen in order to make it available for local farms to take advantage of and sell local baked goods at farmers markets. As the popularity of “eating local” rises, there will be increasing opportunities for farmers to showcase their products and gain interest in farming as an industry. To further this goal, the county is also looking to change the way that open space funds are able to be used in order to better invest in the stewardship of the lands already acquired as well as the possibility to use the funds for community projects such as these. This will also allow municipalities’ greater range to use their portion of the county open space tax to better support the agriculture industry at the local level. The MAAC also supports its educational newsletters, outreach meeting, and services to the agricultural community from its annual budget. Costs to develop local infrastructure would be determined based on future feasibility and demand in the community.

VII. Natural Resource Conservation

A. Natural Resource Protection Coordination

There are numerous entities, both public and private, which administer, find and provide technical guidance for Hunterdon County farmers relative to natural resource conservation. These entities are in place to assist farmers with natural resource conservation issues, and are assets for farmers to assist in the management of the land and water upon which their farms depend.

1. Natural Resources Conservation Service (NRCS)

Farmers, Ranchers, and other conservation-minded agricultural producers, rely on the NRCS for assistance through conservation programs and technical information to help them protect the natural resources on their land. Since 1935, the Natural Resources Conservation Service (originally called the Soil Conservation Service) has provided leadership in a partnership effort to help America's private land owners and managers conserve their soil, water, and other natural resources. NRCS employees provide technical assistance based on sound science and suited to a customer's specific needs. They provide financial assistance for many conservation programs. Their science and technology activities provide technical expertise in such areas as animal husbandry and clean water, ecological sciences, engineering, resource economics, and social sciences. They also provide expertise in soil science and leadership for soil surveys and for the National Resources Inventory, which assesses natural resource conditions and trends in the United States. The local NRCS office serving Hunterdon County is located in Franklin Township. Hunterdon County farmers may utilize this local NRCS office for technical assistance with conservation issues. NRCS will also reach out directly to landowners if they know of a farmer who is in need of assistance, or can use the guidance of the NRCS staff. The local NRCS office also helps to prepare Conservation Plans for Hunterdon County farmers. An approved Conservation Plan is required to be in place within one year of signing the deed of easement for those farmers who sell a development easement via any state farmland preservation program. It is also required for an application for federal natural resource conservation program grants such as the Wildlife Habitat Incentives Program (WHIP) and Environmental Quality Incentive Program (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. NRCS also provides agricultural conservation planning assistance for farmers. This involves the implementation of best management practices (BMPs) for soil erosion and sediment control, animal waste nutrient management, water quality improvements, non-point source pollution control and other natural resource management concerns.

2. Hunterdon County Soil Conservation District

The Hunterdon County farm community is served by the Hunterdon County Soil Conservation District (SCD) located in Franklin Township. Some of the technical services that the SCD provides Hunterdon farmers include animal waste management, design and construction of erosion control structures and Integrated Pest Management.

Hunterdon County Farmers who are interested in developing farm conservation plans apply to local Soil Conservation Districts, which assist in developing farm conservation plans and ensure projects are necessary and feasible. Applications are forwarded to the N.J. State Soil Conservation Committee, which recommends projects to the SADC for funding approvals. The Soil Conservation Districts are responsible for regulation of activities that disturb greater than 5,000 sq. ft. of soil through review and certification of soil erosion control plans. The Hunterdon County Soil Conservation District gives final approval on all Conservation Plans and program contracts.

Within one year of the signing of the Deed of Easement on a Preserved Farm through the County Easement and Municipal PIG programs the landowner must obtain an approved Farm Conservation Plan from the Hunterdon County SCD. Although an approved Conservation Plans within a year of the preservation of a farm is required for all farmland preservation programs, implementation of the plan is not mandatory. According to the Hunterdon County SCD, approximately 25% of these plans are implemented. Although the services of the NRCS for the implementation of the Conservation Plan is cost free to the farmer, the services of the SCD may be needed to complete the implementation of the plan and this work is billable as the SCD is a separate entity from the NRCS. Funding for approved soil and water conservation projects are available from the SADC for up to 50% reimbursement. The farmland preservation program has an ongoing program that ensures annual monitoring of preserved farmland. In Hunterdon County, the Soil Conservation District handles this responsibility. The District routinely monitors the preserved farms once a year to ensure compliance with the deed of easement due to the manpower involved. The SCD then reports back annually to the CADB with the status of all property.

There are sixteen (16) soil conservation districts in New Jersey. Holland Township is in the Hunterdon County Soil Conservation District.

B. Natural Resource Protection Programs

Listed below are several natural resource protection programs available for Hunterdon County farmers. Landowners may access any or all of these programs to determine current funding availability, or they may contact the Hunterdon County CADB for further information.

SADC Soil and Water Conservation Grant Program

This program provides grants to eligible landowners to fund up to 50 percent of the costs of approved soil and water conservation projects. There has been a lack of available funding for this program in recent years.

Federal Conservation Programs

Environmental Quality Incentive Program (EQIP): This program provides technical, financial, and educational assistance to farmers/producers for conservation practices that address natural resource concerns, such as water quality. Practices under this program include integrated crop management, grazing land management, well sealing, erosion control systems, agrichemical handling facilities, vegetative filter strips/riparian buffers, animal waste management facilities and irrigation systems.

Conservation Reserve Enhancement Program (CREP): Under CREP, farmers voluntarily remove cropland along streams, lakes and wetlands from agricultural production and convert the land to native grasses, trees and other vegetation to provide buffers. These conservation buffers slow and absorb runoff, sediment, nutrients, and chemicals from cropland while also creating beneficial wildlife habitat for many species.

Farm and Ranch Lands Protection Program (FRPP): The Farm and Ranch Lands Protection Program provides matching funds to help purchase development rights to keep productive farm and rangeland in agricultural uses. Working through existing programs, the USDA partners with State, tribal, or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. The USDA provides up to 50 percent of the fair market easement value of the conservation easement. The preservation of several Hunterdon County preserved farms have been partially funded through this program.

Other Programs

The **Rutgers Cooperative Extension Service** continues to assist Hunterdon's farmers in facing the challenge of operating a business in a heavily regulated environment, while enhancing market potential and using integrated management systems that help provide for environmentally sound management practices.

New Jersey Department of Environmental Protection administers the **Landowner Incentive Program (LIP)**. This program is designed to help landowners improve, manage and protect the habitat on their property for threatened and endangered species. This allows the NJDEP to ensure that some agricultural lands are utilized for the protection of threatened and endangered species. Many Hunterdon County farmers utilize delayed mowing schedules to allow for the creation of ideal habitat in the off-growing season.

Wildlife Habitat Incentives Program (WHIP) provides technical and financial assistance for creating, enhancing, and maintaining wildlife habitat. The State Technical Committee for WHIP in New Jersey awards project contracts for designated wildlife habitat categories. Since its inception in 1998, WHIP has been a popular program for non-federal landowners interested in wildlife habitat management in New Jersey. (*NRCS Conservation Programs*)

North Jersey Resource Conservation & Development Council (RC&D), in partnership with the Natural Resources Conservation Service, Rutgers Cooperative Extension, County Soil Conservation Districts, and the NJ Department of Agriculture has successfully leveraged federal monies to help farmers employ land management practices that reduce chemical inputs without compromising yields. Farmers in Hunterdon County have also received technical and financial assistance through provisions in Farm Bill Legislation and the Conservation Technical Assistance Program.

C. Water Resources

Supply Characteristics

Public water is available in certain portions of Holland Township, primarily along the Route 519 corridor and in the vicinity of the paper mills along the Musconetcong River. Most of the Township, however, is dependent upon individual wells tapping groundwater resources for potable water supply. In 1981, the Holland Township Committee engaged the firm of Woodward-Clyde Consultants to develop a safe sustained yield figure per acre for each of the water-bearing geological formations found in the Township. This information was used by the Township in establishing appropriate densities for development in each of the Township's zoning districts. Since 1981, when the Woodward-Clyde study was completed, more information has come to light about the sources of groundwater pollution. Maintaining groundwater quality is equally important as a long range planning issue as ensuring a safe sustained yield of groundwater supply.

The 2007 Wastewater Management Plan for Holland Township, prepared by Hatch Mott McDonald (Gerald D. Philkill, P.E.) recommends establishing a nitrate (NO₃) concentration target of 1.0 mg/liter throughout the Township. In order to accomplish this with the continued use of individual subsurface disposal systems, densities would have to be reduced in what is now the R-5 zone to 12 to 15 acres per dwelling unit, after correcting for anticipated impervious surface coverage. This recommendation has informed the preparation of the new CA Conservation Agriculture zone that is proposed to replace the Township's current R-5 zone. Holland Township recently enacted a Riparian Corridor Ordinance and an Environmental Impact Assessment Ordinance, both of which were reviewed by the NJDEP and found to be acceptable prior to their adoption. The Township also adopted some amended design standards requested by NJDEP and modified its Township's previous residential clustering and lot averaging provisions. Drafts of a proposed Wellhead Protection Ordinance and a Water Conservation Ordinance are currently being circulated for review. These Ordinances were all requested by the NJDEP as part of its review of the Township's Waste Water

Management Plan, but they apply throughout the entire Township, not just in the sewer and water service areas.

Agricultural Demand and Supply Limitations

The majority of Holland Township's farming centers on hay and corn production. These crops typically do not require irrigation. While there are numerous home gardens which may be watered, there is only one farm in Holland Township which regularly irrigates crops, the Phillips farm. This farm is primarily used for growing vegetables and fruit. There is one active water use certification in Holland Township which is for the Phillips Farm under Program Interest No. HN00012 – Activity No. AGC050001. In order to irrigate commercial crops, New Jersey farmers are required to obtain an Agricultural Water Use Certification and Registration from the New Jersey Department of Environmental Protection. Agricultural water usage is regulated by the State and is outside of the jurisdiction of the Township. Water usage by farms is not a major issue in Holland Township, as of this writing.

D. Waste Management and Recycling

Farms have the potential to generate a number of waste products. Farm generated wastes range from left over herbicides and fertilizers, oils, anti-freeze and lead-acid batteries from farm equipment, to animal wastes. Holland Township provides for the recycling of oil and batteries. The Holland Township Recycling Center allows for the free disposal of used oil, batteries and scrap metal. Hunterdon County provides these same services in addition to accepting hazardous materials such as herbicides and anti-freeze.

Plastics are another potential waste material generated by farming. One of the primary sources of plastic waste is the use of plastic mulch on vegetable crops. The majority of Holland Township's farming centers on hay and corn production. While a number of Holland residences grow vegetables, some of which are sold at small roadside stands, there is only one farm which grows vegetables commercially. While the Township does not provide for plastic recycling, it does provide all residents with access to a dumpster where these materials can be disposed of at a State approved facility.

A number of Holland Township farms have livestock. This livestock produces manure which must be managed to prevent polluting surface and groundwater resources. The primary management tool for manure is to spread the manure as fertilizer for pasture or forage crops. In order to utilize manure as a fertilizer it must be applied at a rate such that the nutrients in the manure can be used by the crops and/or it should be applied in split applications to achieve the recommended absorption rate during the growing season.

Manure must be stored so as to prevent nutrients from being leached out of the manure by rain. A proper storage facility, located a sufficient distance from sensitive resources such as streams or ponds is essential. Another option instead of storing the raw manure is to compost it. Composting reduces the volume while producing a stable, storable product with reduced pathogens. Further information can be obtained from the NJDA and the

Manure Management Rule at:

<http://www.state.nj.us/agriculture/divisions/anr/agriassist/animalwaste.html>

Another aspect of waste management is to locate livestock enclosures in areas that do not have any access to surface waters. Livestock enclosures should be located on high ground, away from water courses. Manure should be removed regularly from the enclosure to prevent runoff resulting in non-point source pollution.

Holland Township encourages farmers to recycle waste materials through the use of Township and County resources.

E. Energy Conservation

Energy conservation planning is typically conducted by the New Jersey Department of Environmental Protection or by the United States Environmental Protection Agency through the Office of Pollution Prevention and Compliance Assistance.

Opportunities for energy conservation are increasingly available in the farming community. Examples of energy conservation in farming include no-till agriculture, solar farms and wind harvesting farms. The advantages of energy conservation include reductions in air-pollutants, dollars saved and a reduction in green house gas emissions. The State Agriculture Development Committee has weighed in on the acceptable uses of alternative energy on preserved farms. Stating informally that alternative energy is an acceptable use on preserved farms, as long as the energy production is generally limited to the approximate needs of the farming operation and also has no negative impacts on the farming operation.

There is recent legislation that will result in changes in municipal obligations to provide for the use of alternate energy resources. Holland Township has recently enacted new solar and wind generation ordinances permitting these facilities on farms.

Encouraging energy conservation is in part a function of local land use planning decisions. Mixed use and center based developments help to reduce energy use. Energy costs are reduced when land uses are sited more compactly.

F. Outreach and Incentives

The Holland Township Planning Board has a Municipal Agricultural Advisory Committee which meets on a monthly basis to discuss farm related issues and advise the Planning Board accordingly. This committee is comprised of representatives from the Holland Township Committee, the Holland Township Planning Board, farmers and residents of the Township. The MAAC is committed to working with Hunterdon County, State and regional partners to promote outreach and funding opportunities throughout the farming community.

In addition, the Holland Township Environmental Commission has updated the Township's Natural Resources Inventory. This document is available to the farming

community to assist in planning future farming activities. There are numerous entities, both public and private, which administer, fund, and provide technical guidance for Hunterdon County farmers relative to natural resource conservation.

VIII. Agricultural Industry Sustainability, Retention and Promotion

A. Existing Agricultural Industry Support

There are a number of mechanisms already in place which promote and encourage agricultural land retention in Holland Township. These include the policies of the 2001 Land Use Plan Element of the Master Plan as well as those expressed in the 2004 Open Space Plan Element, cited earlier in this document. Moreover, the proposed zoning policies of the municipality will go even further than the existing zoning policies in achieving farmland preservation. The Township is also firm in its commitment to maintain the open space tax and to bond as needed to fund the acquisition of farmland and other open space.

1. Right to Farm

Holland Township's zoning and development regulations also support agriculture as an industry. The Township has a new Right-to-Farm Ordinance that is consistent with the State's recommended model right-to-farm ordinance and that "permits the continuation and expansion of commercial and home agricultural pursuits by encouraging a positive agricultural business environment and protecting the farmer from inappropriate municipal zoning regulations and private nuisance lawsuits". It also provides for notice to purchasers of property in the zones where agriculture is a permitted use that a farming operation may exist or may in the future be located nearby "from which may emanate noise, odors, dust and fumes associated with agricultural practices". Where landowner disputes arise, mediation is referred to the CADB. The Township's new Right-to-Farm Ordinance is included in the [Appendix D](#).

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 eighteen County Agriculture Development Boards (CADB's). Both the SADC and CADB's 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 with AMPs recommended by the SADC, or site specific AMPs developed by the Hunterdon 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. It should be noted that the Hunterdon CADB has developed a “Policy for Development and Recommendation of Site Specific Agricultural Management Practices” that closely mirrors guidelines of the SADC.

All Right to Farm complaints or issues that are brought before the Hunterdon CADB are first handled by CADB staff with fact finding, and efforts to resolve differences between the parties. The mediation can be informal or, if the parties agree, the SADC will provide mediation or conflict resolution at no cost to the participants through its Agricultural Mediation Program. If a formal complaint is filed with the Hunterdon CADB, it is sent to the SADC for a determination as to whether the farm falls within the parameters established by the Act for Right to Farm protection. Once the complaint is returned to the Hunterdon CADB from the SADC, additional fact finding and technical review occurs and the issue is given a public, quasi-judicial hearing at the county level. After all information has been considered, the Hunterdon CADB will make a determination as to whether the agricultural activity is protected by the Right to Farm Act or whether changes to the operation will be required. If the issue is not resolved by the Hunterdon CADB determination, either party in the dispute may take the matter for a subsequent appeal and determination to the New Jersey Office of Administrative Law. It should be noted that the Hunterdon CADB has developed a “Policy for Public Hearings Involving Right to Farm Conflicts”, which was developed through guidance offered by the SADC.

Agricultural Mediation Program

Additionally, the state of New Jersey provides an informal, voluntary conflict resolution process that encourages a less adversarial approach to right to farm conflicts. For further information about the State’s Agricultural Mediation Program, see: <http://www.state.nj.us/agriculture/sadc/rtfprogram/conflictres/agmediation/index.html>

2. Farmland Assessment

The Farmland Assessment Act was enacted in New Jersey in 1964. This Act allows residents to qualify for lower tax assessments if their land is enrolled in active agricultural production and the income produced from this production surpasses the minimum required level.

B. Additional Strategies

The Holland Township Agricultural Advisory Committee is actively studying other recommendations. For example, it recognizes the Hunterdon County Comprehensive Farmland Preservation Plan as well as the 2007 New Jersey Department of Agriculture’s Economic Development Strategies as they pertain to Holland Township. The MAAC has also studied the issue and conducted public outreach meetings to the Agricultural Community, and distributed an Agricultural Survey, November, 2007, to the Agricultural Community to obtain additional recommendations. Recommendations are being made to the Planning Board or Township Committee to adopt these strategies. Results from the

informational meetings and survey include:

- Consider capping the cost of building permits for farm accessory buildings at \$100.
- Subdivision fees and certain subdivision submission requirements could be waived for subdivisions to create severable exceptions when the balance of the land is being dedicated as farmland.
- Promote government guaranteed low interest loans to farmers for agricultural equipment, especially those in the Highlands area, where land values as a form of collateral is undetermined, prohibiting farmers from obtaining necessary loans for equipment, etc.
- Encourage more thorough hunting of deer on Township owned land and promote deer hunting on privately owned land. Deer damage appears to be one of the chief issues facing farmers who raise crops.
- Encourage equestrian enclaves -equestrian subdivisions around community barns and equestrian designed trails
- Promote public equestrian trails
- Promote public riding arenas
- Promote Junior Riding programs
- Allow additional housing units on farms for employees or provide low cost housing locally
- Labor- find alternative ways to reduce labor costs
- Promote agri-tourism-encourage harvest festivals, hayrides, B&Bs, a township sponsored farmers market
- Promote farm-to-table and Farm-to-restaurant programs
- Promote organic farming
- Promote sustainable use of forested areas, harvesting wood, maple syrup, etc.
- Continue to retain large farm parcels, including the Hoffman farm, in the largest tract size possible, to encourage farm profitability and the broadest possible opportunity for future flexibility.
- Improve the availability of important information concerning animal health and diseases, such as a township sponsored animal health & safety advisory, through mailings or emails, when critical health issues emerge.
- Create a comprehensive farmer friendly website with all resources, health & safety bulletins, links, resources, etc., that pertains to local farmers and their specific needs.
- Remain in contact with surrounding municipalities concerning animal health alerts (including Pennsylvania and Warren County neighbors)

The future of farming is uncertain, and the MAAC believes the most prudent course is to be as flexible and broadminded as possible. It recognizes that the Township is situated between three large urban markets, (New York, Philadelphia and the Lehigh Valley metropolitan area) and that there is a renewed consumer interest in buying locally grown product. Depending on the soil types, slopes and size of the farm, any of these could be profitable farm operations now and in the future especially with various methods of direct marketing:

- Grass fed, free range beef, pork and fowl
- Bison
- Heritage Turkeys
- Vineyards
- Specialty wools, i.e. alpaca and llama in addition to sheep
- Lavender
- Specialty bread and cheeses
- Support of the conversion to industrial hemp, especially in the field and forage crop category if existing crops become less profitable
- Warm seasonal grasses, for fuel in a biomass furnace alternative energy source

Furthermore, the following recommendations could be successful with a regional focus:

- Support a Community Garden(s); this could easily include surrounding municipalities
- Community Supported Agriculture (CSAs)
- Food Co-Ops bring the best of the local (organic) farmer's market to you: a group of families buying food together and sharing the labor involved to save money and/or to get better products or products normally unavailable in their area; for additional info: <http://www.purpledragon.com/about.html>
- Farm-to-School Programs: Farmers sell directly to schools. Address childhood obesity and related health problems by bringing fresh, local, nutritious farm foods directly to schools. For additional info: <http://www.vtfeed.org/>
- School Field Trips: Farmers can host school field trips as a way to stay economically viable, while farm trips teach the kids to better appreciate fresh wholesome foods
- Support Buy Fresh Buy Local (www.buyfreshnwj.org) in addition to the Jersey Fresh program

The MAAC will continue to remain apprised of new information as it becomes available and will continue to make recommendations to the Township Planning Board and Township Committee.

Vision Statement

Holland Township views the primary objective of farmland preservation as protection and enhancement of the local agricultural economy and promotion of the general welfare by strengthening the economic viability of agriculture as an industry. Farmland preservation promotes opportunities for continued agriculture as a way of life and protects the livelihood of farmers that are the stewards of the Township's farmland. Preservation of agriculture also protects the natural, historic and rural character of the cultural landscape. The preservation of farmland and agriculture in Holland Township also enhances opportunities for both local and regional agri-tourism, community supported agriculture, farmers markets and farm-to-table businesses.

Appendix A: Farm Assessed Parcels

25		STAMETS, ESTATE OF WILLIAM P.		78900
60		369 STAMETS ROAD		0
203.00	3B	MILFORD NJ	08848	78900
		STAMETS RD		
15		FARMER, DAVID W REVOCABLE LIVING TR		97600
3		274 MINE BROOK ROAD		0
198.16	3B	FAR HILLS NJ	07931	97600
		MILFORD-WARREN GLEN		
6		CLARK, OLGA		75000
60		416 DUNHAMS CORNER ROAD		0
179.25	3B	EAST BRUNSWICK NJ	08816	75000
		369 SPRING MILLS-LT YK RD		
15		BOSS, HENRY EST % R HOWARD BOSS		71000
7		2128 EASTON ROAD		0
134.00	3B	BETHLEHEM PA	18015	71000
		MILFORD-WARREN GLEN		
1		FIRESTONE, MARC & MARILLA OCHIS		43800
4		270 THACKERAY LANE		0
128.96	3B	NORTHFIELD ILL	60093	43800
		43 HAWKS SCHOOLHOUSE RD		
25		KOZAK PAUL E & EDITH S		19400
59		504 MILFORD-MT. PLEASANT		0
122.77	3B	MILFORD NJ	08848	19400
		MILFORD-MT. PLEAS.		
15		WYDNER, LAWRENCE C & DORIS S		55600
4		405 JAVES ROAD		0
120.86	3B	MILFORD NJ	08848	55600
		405 JAVES ROAD		
6		DIOCESE OF METUCHEN		20100
1.03		P O BOX 191		0
116.37	3B	METUCHEN, NJ	08840	20100
		MILFORD-WARREN GLEN RD		
17		SIUDA, CHESTER ANDREW & LESLIE JOY		44500
20		191 MILLER PARK ROAD		0
115.60	3B	MILFORD NJ	08848.1964	44500
		191 MILLER PARK RD		
22		SHIRE, CHARLES R & DOROTHY M		43000
22		71 CHURCH ROAD		0
113.72	3B	MILFORD NJ	08848	43000
		CHURCH RD		
15		BRAUN, OSCAR JR & KAREN B		77300
2		184 SPRING MILLS-LT YK RD		0
112.00	3B	MILFORD, NJ	08848	77300
		SPRING MILLS-LT YK RD		
11		HARDER, RALPH A & VIRGINIA V		37600
2		448 SPRING MILLS-LT YK RD		0
105.01	3B	MILFORD NJ	08848	37600
		448 SPRING MILLS-LT YK RD		
17		CERNECARO ROBERT & ROLPH		30000
19		PO BOX 711		0
102.50	3B	NEW VERNON NJ	07976	30000
		MILFORD-MT. PLEAS.		
17		GOMBOSI HOLLAND FARMS LLC%GOMBOSI		15000
24		PO BOX 3		0
101.90	3B	BAPTISTOWN NJ	08803	15000
		MILFORD-MT. PLEAS.		
3		BALOGH, KATHERINE		53300
22		150 HAWKS SCHOOLHOUSE RD		0
100.96	3B	BLOOMSBURY, NJ	08804	53300
		HAWKS SCHOOLHOUSE ROAD		

10		SILVA, ROBERT M ETALS % M SILVA	63600
43		90 CHURCH ROAD	0
		MILFORD NJ 08848	63600
97.25	3B	CHURCH ROAD	
16		LANE, BRYAN P	17200
4		PO BOX 488	0
		MILFORD NJ 08848	17200
96.17	3B	110 RUMMEL ROAD	
4		FIBERVILLE ESTATES LLC	36100
1		17A MARLEN DRIVE	0
		HAMILTON NJ 08691	36100
91.50	3B	CYPHERS RD	
16		RUBIN, GLORIA	44200
17		158 BAYSIDE DR	0
		ATLANTIC HIGHLANDS NJ 07716	44200
87.00	3B	372 JAVES ROAD	
22		RYAN, MARIAN EST & KATHLEEN YOUNG	30200
47		130 RIEGELSVILLE ROAD	0
		MILFORD NJ 08848	30200
86.50	3B	RIEGELSVILLE RD	
2		OLIVER, THERESA P	43000
4		426 ELLIS ROAD	0
		MILFORD, NJ 08848	43000
86.34	3B	MILFORD-WARREN GLEN ROAD	
24		JIOVINO VINCENT JR	46000
13		39 EDGEWOOD ROAD	0
		BEDMINSTER NJ 07921	46000
83.66	3B	MILFORD-WARREN GLEN	
14		SHAFFER, CARL & CLARENCE KULP ETALS	52100
34		101 DIVISION STREET	0
		MANAHAWKIN NJ 08050	52100
83.48	3B	CHURCH RD	
22		SILVA, ANTHONY	42600
56		273 ELLIS ROAD	0
		MILFORD NJ 08848	42600
80.97	3B	SPRING GARDEN RD	
1		KARMONDI, THERESA EST	39500
6.01		79 GRAVEL HILL ROAD	0
		ASBURY NJ 08802	39500
80.13	3B	HAWKS SCHOOLHOUSE RD	
13		STEM, CRAIG	38100
5		PO BOX 23	0
		MILFORD, NJ 08848	38100
77.40	3B	ALFALFA HILL ROAD	
5		OLIVER, THERESA	27500
13		426 ELLIS ROAD	0
		MILFORD, NJ 08848	27500
75.58	3B	BELLIS ROAD	
5		CARLSON, NORMAN	12100
6		PO BOX 199	0
		MILFORD, NJ 08848	12100
74.48	3B	BELLIS ROAD	
5		OLIVER, JOHN G & MEREDITH	10500
7		466 BELLIS ROAD	0
		BLOOMSBURY NJ 08804	10500
73.71	3B	SHIRE ROAD	
24		CONOVER & SLATE	13200
6		100 SPRING GARDEN RD	0
		MILFORD, NJ 08848	13200
65.00	3B	SPRING GARDEN RD	

25		KJA HOLDINGS LLC		28000
34		25 HARTPENGE ROAD		0
64.96	3B	MILFORD NJ	08848	28000
		MILFORD-MT. PLEAS.		
20		PHILLIPS, MARC R & HOLLY		30100
3		45 PHILLIPS ROAD		0
64.84	3B	MILFORD NJ	08848	30100
		CHURCH RD		
22		ZELLER KARL F		25000
34		9401 SHOOFLY LANE		0
64.00	3B	WELLINGTON CO	80549	25000
		SPRING GARDEN RD		
9		BROWN CHARLES T JR & LORRAINE V		39000
20		18 BEAVER LANE		0
60.91	3B	EASTON PA	18045	39000
		ADAMIC HILL		
20		LAFEVRE, RICHARD D & PAMELA A		36900
9		234 RIEGELSVILLE ROAD		0
58.27	3B	MILFORD NJ	08848	36900
		RIEGELSVILLE ROAD		
6		CUMMINS, VIRGIL MARVIN		40900
62		430 WEST 34TH STREET		0
57.18	3B	NEW YORK NY	10001	40900
		SPRING MILLS-LT YK RD		
22		SCHWARZ, ROGER & MARGUERITE		5000
59		PO BOX 481		0
54.08	3B	MILFORD NJ	08848	5000
		RIEGELSVILLE ROAD		
2		SMITH, MARY E TRUSTEE		13400
9		373 ROUTE 627-WARREN GLEN		0
53.39	3B	MILFORD NJ	08848	13400
		BELLIS ROAD		
16		DUFEK, FRANK J & MARGARET S		6200
19		280 MILLER PARK RD		0
53.00	3B	MILFORD NJ	08848	6200
		MILLER PARK RD		
25		CAIN, RICHARD		35100
28.01		638 MILFORD-MT. PLEAS. RD		0
51.96	3B	MILFORD NJ	08848	35100
		638 MILFORD-MT. PLEAS. RD		
6		GARDNER, BILLIE & DONNA		45900
48		217 SPRING MILLS-LT YK RD		0
49.90	3B	MILFORD NJ	08848	45900
		SPRING MILLS-LT YK RD		
4		HARWICK, THEODORE B		10300
8		181 BELLIS ROAD		0
49.26	3B	MILFORD NJ	08848	10300
		181 BELLIS ROAD		
10		SAEGER, MARY ANN & WILLIAM SHERIDAN		8400
9		521 EAST PASSAIC AVE		0
49.18	3B	BLOOMFIELD, NJ	07003	8400
		SHIRE RD		
25		GOMBOSI, LYDIA M ETALS		22700
30		463 ROUTE 206		0
48.50	3B	NEWTON NJ	07860	22700
		MILFORD-MT. PLEAS.		
25		JACOBUS, WAYNE H		12800
44		294 PLAINFIELD ROAD		0
48.01	3B	EDISON NJ	08820	12800
		72 POND LANE		

25			HRIC, BONITA A		20400
45			33 GEORGE STREET		0
	47.86	3B	ROCKAWAY NJ	07866	20400
			535 MILFORD-FRENCHTOWN RD		
9			MILZ DIRK & PATRICIA A		7600
15.05			307 ADAMIC HILL ROAD		0
	46.85	3B	MILFORD NJ	08848	7600
			ADAMIC HILL RD		
3			FARMERS SPORTSMAN CLUB		5000
39			PO BOX 204		0
	46.00	3B	MILFORD NJ	08848	5000
			ELLIS ROAD		
22			OLIVER, JOHN G		6600
4			466 BELLIS ROAD		0
	44.94	3B	BLOOMSBURY NJ	08804	6600
			CHURCH RD		
3			ZIEREIS, MAGDALENE & JOHANN		4700
100			P O BOX 145		0
	41.80	3B	LITTLE YORK, NJ	08834	4700
			167 MYLER ROAD		
14			SANDERSON, HARVEY D & JUDITH L		11800
38			6588 STEVENS RD		0
	40.05	3B	JORDAN NY	13080.9714	11800
			CHURCH RD		
6			DIOCESE OF METUCHEN		17200
1.02			P O BOX 191		0
	40.02	3B	METUCHEN, NJ	08840	17200
			914 MILFORD-WARREN GLEN		
15			KERR, GWENDOLYN J & R GERVAS PTSP		26100
1			590 BROOKWOOD RD		0
	39.90	3B	WAYNE, PA	19087	26100
			SPRING MILLS-LT YK RD		
16			COOPER, GAIL L		22800
16			460 JAVES ROAD		0
	39.32	3B	MILFORD NJ	08848	22800
			JAVES RD		
2			FIBERVILLE ESTATES LLC		19000
1.02			17A MARLEN DRIVE		0
	39.00	3B	HAMILTON NJ	08691	19000
			10 MILL ROAD		
25			KORMAN, MARK G 2007 RESIDENCE TRUST		14100
58			45 PLYMOUTH ROAD #300		0
	38.73	3B	PLYMOUTH MEETING PA	19462	14100
			431 STAMETS RD.		
20			PHILLIPS, MARC R & HOLLY L		17900
7			45 PHILLIPS ROAD		0
	38.57	3B	MILFORD NJ	08848	17900
			45 PHILLIPS RD		
17			SCHWARTZ, BARBARA J.		4400
80.01			447 MILFORD-MT. PLEAS. RD		0
	37.80	3B	MILFORD, NJ	08848	4400
			MILFORD-MT. PLEAS.		
25			PURSELL, ROBERT W		3700
66			501 FRENCHTOWN ROAD		0
	37.26	3B	MILFORD NJ	08848	3700
			FRENCHTOWN RD		
13			BRAHLER ROGER C & MARY ANN		3700
2			120 OLD FARM ROAD		0
	37.00	3B	MILFORD NJ	08848	3700
			ADAMIC HILL		

26		PHILLIPS, ROBERT E TRUSTEE		21500
17		5 AMSTERDAM ROAD		0
36.82	3B	MILFORD NJ	08848	21500
		RIEGELSVILLE ROAD		
6		SILVA, ANTHONY		5100
42		273 ELLIS ROAD		0
35.70	3B	MILFORD NJ	08848	5100
		273 ELLIS ROAD		
14		BROWN CHARLES T JR & LORRAINE V		24100
2		18 BEAVER LANE		0
35.00	3B	EASTON PA	18045	24100
		ADAMIC HILL RD		
21		SMITH, KENNETH S & LAURA D WILSON		4900
18.01		100 DOGWOOD DRIVE		0
33.73	3B	MILFORD NJ	08848	4900
		PHILLIPS RD		
9		LIPPINCOTT, HAROLD & ANNA		3600
22		P O BOX 122		0
33.22	3B	MILFORD, NJ	08848	3600
		ADAMIC HILL RD		
21		PANFILE, ALBERT P & PATRICIA WADE		3100
32		390 RIEGELSVILLE ROAD		0
33.17	3B	MILFORD NJ	08848	3100
		390 RIEGELSVILLE RD		
14		SILVA, ROBERT M ETALS % M SILVA		6600
20		90 CHURCH ROAD		0
32.99	3B	MILFORD NJ	08848	6600
		CHURCH RD		
14		MURPHY, SUZANNE SNYDER		4300
35		210 CHURCH ROAD		0
32.55	3B	MILFORD NJ	08848	4300
		CHURCH RD		
5		GJ OLIVER, INC. ALPHA INDUSTRIAL PK		4800
48		50 INDUSTRIAL ROAD		0
28.95	3B	PHILLIPSBURG NJ	08865	4800
		MILFORD-WARREN GLEN ROAD		
24		GEIBEL, PHILIP & MARCELINE		7600
5		225 SPRING GARDEN RD		0
27.71	3B	MILFORD, NJ	08848	7600
		SPRING GARDEN RD		
13		MOORE, THE W S SR TRUST%ELMER MOORE		12400
30		4204 BRETTON BAY LANE		0
27.00	3B	DALLAS TX	75287	12400
		CHURCH ROAD		
6		BINETTI HUGO & MARYANN		3400
18		45 ABRAMS ROAD		0
25.90	3B	MILFORD NJ	08848	3400
		ABRAMS ROAD		
22		LONERGAN, ROBERT A & NAOMI		2700
55.01		475 WOODS OF ARDEN RD		0
25.81	3B	STATEN ISLAND, NY	10312	2700
		SPRING GARDEN RD		
20		SHIGO, ANDREW R & LISA M		10500
10		91 PHILLIPS ROAD		0
25.41	3B	MILFORD NJ	08848	10500
		91 PHILLIPS ROAD		
1		HAMMERSTONE, MICHAEL R		3400
6		133 HAWK SCHOOLHOUSE ROAD		0
24.43	3B	BLOOMSBURY NJ	08804	3400
		HAWKS SCHOOLHOUSE		

13		PHILLIPS ROBERT		700
6		5 AMSTERDAM ROAD		0
		MILFORD NJ	08848	700
24.20	3B	CHURCH RD		
27		METZGER, BARBARA A & DAVID MALYSA		21900
12		115 OLD RIVER ROAD		0
		MILFORD NJ	08848	21900
23.68	3B	115 OLD RIVER ROAD		
25		STIRBERG, KAREN		17900
3		710 MILFORD-MT PLEAS RD		0
		MILFORD NJ	08848	17900
23.49	3B	MILFORD-MT. PLEAS.		
16		BOSS, EDWARD H % GAIL COOPER		10400
16.04		460 JAVES ROAD		0
		MILFORD NJ	08848	10400
23.12	3B	JAVES RD		
16		BOSS, NEIL R		11600
16.03		400 JAVES ROAD		0
		MILFORD NJ	08848	11600
22.99	3B	JAVES RD		
21		DODD VERA MRS		2100
50		66 PHILLIPS ROAD		0
		MILFORD NJ	08848	2100
22.64	3B	PHILLIPS ROAD		
14		PHILLIPS, ROBERT E TRUSTEE		3800
42		5 AMSTERDAM ROAD		0
		MILFORD NJ	08848	3800
22.47	3B	ALFALFA HILL		
3		OSMUN, WILLIAM S & PATRICIA		11100
82		21 GOFF LANE		0
		BLOOMSBURY NJ	08804	11100
21.65	3B	MYLER ROAD		
16		SHEPHERD, J. FRANK & JOYCE		2200
1.02		480 JAVES ROAD		0
		MILFORD, NJ	08848	2200
21.49	3B	JAVES RD		
10		SMITH, JOHN E & ROBIN		3700
21		39 HILLSIDE LANE		0
		MILFORD, NJ	08848	3700
21.13	3B	39 HILLSIDE LANE		
15		SMITH, CONSTANCE E & SUZANNE JULIA		7600
1.01		72 SPRING MILLS-LT YK RD		0
		MILFORD NJ	08848	7600
20.59	3B	SPRING MILLS-LT YK RD		
6		CUMMINS, VIRGIL M & MARISUE		9300
62.03		73 SPRING MILLS-LT YK RD		0
		MILFORD, NJ	08848	9300
20.49	3B	SPRING MILLS-LT YK RD		
13		GERCIE, ROSS		18700
4		122 ROUTE 639		0
		BLOOMSBURY NJ	08804	18700
20.41	3B	ALFALFA HILL RD		
3		SAAM, DAVID A & FREDERICK W IV		7200
29		468 ELLIS ROAD		0
		MILFORD NJ	08848	7200
19.79	3B	490 ELLIS ROAD		
1.01		GINCEL, CATHERINE D		7200
2		2208 MILFORD-WARREN GLEN		0
		BLOOMSBURY, NJ	08804	7200
19.60	3B	2208 MILFORD-WARREN GLEN		

21		JENNESS WALTER F. III		4400
18		112 PHILLIPS ROAD		0
	19.50	MILFORD NJ	08848	4400
		PHILLIPS RD		
22		RADER, DANIEL & GAIL		2300
9		171 CHURCH ROAD		0
	19.50	MILFORD NJ	08848	2300
		171 CHURCH RD		
26		PHILLIPS, ROBERT		9600
20		5 AMSTERDAM ROAD		0
	19.43	MILFORD NJ	08848	9600
		RIEGELSVILLE ROAD		
12		FIRETTO, ONOFRIO		10100
1.02		177 MT. JOY ROAD		0
	19.37	MILFORD NJ	08848	10100
		MT. JOY ROAD		
3		SCOTT, JOHN & TRACY		13400
28		1028 ROUTE 173		0
	19.28	ASBURY NJ	08802	13400
		3 GOFF LANE		
13		SAUTTO, THOMAS O & DOLORES R		2000
38		676 RIEGELSVILLE ROAD		0
	19.04	MILFORD NJ	08848	2000
		676 RIEGELSVILLE ROAD		
3		FALK, NILS		2400
18		14 BRIGHTON PLACE		0
	19.00	NEWTOWN PA	18960	2400
		98 HAWKS SCHOOLHOUSE RD		
14		MOOSE, THOMAS & ROSEANN		1900
29.01		120 CHURCH ROAD		0
	19.00	MILFORD NJ	08848	1900
		CHURCH RD		
17		SILVA, MICHAEL A & KIMBERLEE A		7900
9.01		291 LT YORK-MT PLEAS. RD		0
	19.00	MILFORD NJ	08848	7900
		LITTLE YORK-MT. PLEAS		
21		ARNOLD BROTHERS, L.L.C.		2100
6		375 CHURCH ROAD		0
	18.92	MILFORD NJ	08848	2100
		CHURCH RD		
21		DODDS, EARLE KEVIN		2300
4		343 CHURCH ROAD		0
	18.80	MILFORD NJ	08848	2300
		345 CHURCH RD		
17		SEIFF, MICHAEL R		2200
80.03		497 MILFORD-MT.PLEASANT R		0
	18.73	MILFORD, NJ	08848	2200
		MILFORD-MT. PLEAS.		
13		SNYDER, PHILIP & LINDA		4900
41		626 RIEGELSVILLE RD		0
	18.50	MILFORD, NJ	08848	4900
		RIEGELSVILLE RD		
15		KINNEY, LESTER R SR & RUTH		11200
3.01		380 MILFORD-WARREN GLEN		0
	18.15	MILFORD NJ	08848	11200
		MILFORD-WARREN GLEN		
15		KERR, GWENDOLYN J & R GERVAS PTSP		13700
1.02		590 BROOKWOOD RD		0
	18.04	WAYNE, PA	19087	13700
		SPRING MILLS-LT YK RD		

9			VOGEL, KENNETH R & DOROTHY A	2600
28			136 BELLIS RD	0
18.00	3B		MILFORD, NJ 08848	2600
			136 BELLIS ROAD	
21			DODDS, EARLE KEVIN	2400
4.03			343 CHURCH ROAD	0
17.84	3B		MILFORD NJ 08848	2400
			347 CHURCH RD	
10			TRIBUS, LARS	2300
19			8 HILLBROOK LANE	0
17.58	3B		MILFORD, NJ 08848	2300
			HILLBROOK LANE	
10			KUCHARSKI, WALTER	1400
17			310 SHIRE ROAD	0
17.19	3B		MILFORD NJ 08848	1400
			SHIRE ROAD	
14			KOTULAK, THOMAS M & PATRICIA	1800
19			1035 ROUTE 46 EAST	0
16.67	3B		CLIFTON NJ 07013	1800
			SHIRE RD	
21			MOORE, ELMER L & JEANNE M	5500
11			4204 BRETTON BAY LANE	0
16.67	3B		DALLAS, TEXAS 75287	5500
			CHURCH ROAD	
14			ERICSON, JOHN H & PATIENCE J	1700
29			27 FIFTH STREET	0
16.59	3B		FRENCHTOWN NJ 08825	1700
			CHURCH RD	
13			ANTROSIGLIO, DANIEL & CARALEE M	1800
19			384 CHURCH RD	0
16.55	3B		MILFORD, NJ 08848	1800
			CHURCH RD.	
22			EICHLIN, EARL RAYMOND & YVETTE	1900
47.01			118 RIEGELSVILLE ROAD	0
16.01	3B		MILFORD NJ 08848	1900
			118 RIEGELSVILLE ROAD	
25			CARTER, JEFFREY E	11900
27.01			487 ROUTE 22	0
15.64	3B		WHITEHOUSE STATION NJ 08889	11900
			STAMETS RD	
22			PAGANO, AUDREY M & CLINTON L	400
16			109 CHURCH ROAD	0
15.60	3B		MILFORD NJ 08848	400
			CHURCH ROAD	
15			BRAUN OSCAR JR	10500
22.01			184 SPRING MILLS RD	0
15.00	3B		MILFORD, NJ 08848	10500
			JAVES RD	
20			BELLIS, CHESTER A JR & DORIS E	12200
13			186 RIEGELSVILLE ROAD	0
15.00	3B		MILFORD NJ 08848	12200
			MILFORD RD	
26			PHILLIPS, ROBERT E TRUSTEE	7800
16			5 AMSTERDAM ROAD	0
15.00	3B		MILFORD NJ 08848	7800
			RIEGELSVILLE ROAD	
1			ROGERS, MICHAEL J & JAN	1900
5			67 HAWKS SCHOOLHOUSE RD	0
14.97	3B		BLOOMSBURY NJ 08804	1900
			67 HAWKS SCHOOLHOUSE RD	

25		NICOLETTI, THOMAS & REBECCA		10200
27		559 STAMETS ROAD		0
14.63	3B	MILFORD, NJ	08848	10200
		559 STAMETS RD		
26		DUFF, KENNETH C & LAURIE E STONE		10900
26		135 RIEGELSVILLE ROAD		0
14.34	3B	MILFORD NJ	08848	10900
		RIEGELSVILLE ROAD		
17		PROKOPCZYK, SUSAN V & BRUCE E HERVE		7900
21.01		611 MILFORD-MT. PLEASANT		0
14.23	3B	MILFORD NJ	08848	7900
		MILFORD-MT. PLEAS.		
14		SILVERTHORN HAROLD & KATHRYN		8400
52.01		101 ALFALFA HILL RD		0
14.22	3B	MILFORD NJ	08848	8400
		ALFALFA HILL RD		
22		SHAFFER, CARL & CLARENCE KULP ETALS		500
11		101 DIVISION STREET		0
14.10	3B	MANAHAWKIN NJ	08050	500
		CHURCH RD		
20		BELLIS, CHESTER A JR ET ALS		11200
12		186 RIEGELSVILLE ROAD		0
13.96	3B	MILFORD NJ	08848	11200
		RIEGELSVILLE ROAD		
26		PHILLIPS, ROBERT E REV TRUST ETALS		9900
19		5 AMSTERDAM ROAD		0
13.89	3B	MILFORD NJ	08848	9900
		RIEGELSVILLE ROAD		
17		KELLY, CATHERINE		6300
9.04		709 MILFORD-MT. PLEASANT		0
13.75	3B	MILFORD NJ	08848	6300
		MILFORD-MT. PLEAS.		
21		MOORE, ELMER L & JEANNE MURIEL		7300
18.04		4204 BRETTON BAY LANE		0
13.70	3B	DALLAS TX	75287	7300
		PHILLIPS ROAD		
22		KLUESNER, DARREN & STACY		1400
25.03		319 SPRING GARDEN ROAD		0
13.54	3B	MILFORD NJ	08848	1400
		319 SPRING GARDEN RD		
13		SMITH, DAVID E & MICHELLE VANSELOUS		1300
20.01		105 OLD FARM ROAD		0
13.50	3B	MILFORD NJ	08848	1300
		105 OLD FARM ROAD		
5		SHREWSBURY, GEOFFREY H & CECILIA		1500
4		450 SHIRE ROAD		0
13.47	3B	MILFORD NJ	08848	1500
		SHIRE ROAD		
26		GAFFNEY, MICHELE E & MELISSA		11900
5		433 RIEGELSVILLE ROAD		0
13.27	3B	MILFORD NJ	08848	11900
		RIEGELSVILLE ROAD		
5		OLIVER, THERESA		600
61		426 ELLIS RD		0
13.14	3B	MILFORD, NJ	08848	600
		ANDERSEN ROAD		
6		BUSH, WENDY L		1600
9.01		547 ELLIS ROAD		0
13.00	3B	MILFORD NJ	08848	1600
		547 ELLIS RD		

13			YOWELL, DONALD H SR		1200
3.01			110 ADAMIC HILL ROAD		0
	12.59	3B	MILFORD NJ	08848	1200
			110 ADAMIC HILL ROAD		
21			FLEISCHMAN, OTTO U & LORI J		1500
15			375 CHURCH RD		0
	12.48	3B	MILFORD NJ	08848	1500
			375 CHURCH RD		
5			OLIVER, JOHN G		1800
60			466 BELLIS RD		0
	12.00	3B	BLOOMSBURY, NJ	08804	1800
			466 BELLIS ROAD		
22			HARRISON, KENNETH D & MARJORIE A		1600
118			191 CHURCH RD		0
	12.00	3B	MILFORD NJ	08848	1600
			GRAVEL HILL		
26			PHILLIPS, ROBERT E		2500
17.01			5 AMSTERDAM ROAD		0
	11.80	3B	MILFORD NJ	08848	2500
			RIEGELSVILLE ROAD		
3			LAGUARDIA, LEONARD A & JOAN A ETALS		1100
13.02			42 HAWKS SCHOOLHOUSE ROAD		0
	11.71	3B	BLOOMSBURY NJ	08804	1100
			42 HAWKS SCHOOLHOUSE ROAD		
26			KINNEY, DONALD G		6600
22			177 RIEGELSVILLE ROAD		0
	11.68	3B	MILFORD NJ	08848	6600
			RIEGELSVILLE ROAD		
6			MAGLIO, ANTHONY JR		6700
53.30			8A BROOKFIELD DRIVE		0
	11.50	3B	MILFORD NJ	08848	6700
			BROOKFIELD DR		
25			DEL DUCA, JOHN A & EILEEN		7600
29.05			275 LINCOLN STREET		0
	11.46	3B	BERKELEY HEIGHTS NJ	07922	7600
			MILFORD-MT. PLEAS.		
20			BOWMAN, JAMES & EDWINA		9500
5.04			27 CRABAPPLE HILL RD		0
	11.42	3B	MILFORD NJ	08848	9500
			27 CRABAPPLE HILL RD		
21			DODDS, EARL KEVIN		2400
4.02			343 CHURCH RD		0
	11.36	3B	MILFORD, NJ	08848	2400
			343 CHURCH RD		
9			PANDY, BETH ANN		3000
15			48 SPRING HILL ROAD		0
	11.32	3B	FRENCHTOWN NJ	08825	3000
			ADAMIC HILL RD		
13			DEVITT JAMES R. & ALISON R.		1900
46.04			408 CHURCH RD		0
	11.31	3B	MILFORD, NJ	08848	1900
			408 CHURCH RD		
6			SHEBCHUK, RICHARD & LORRAINE		1200
53.28			65 ELLIS ROAD		0
	11.30	3B	MILFORD NJ	08848	1200
			65 ELLIS ROAD		
13			REEHL, KENNETH & ADELE		1900
46			406 CHURCH ROAD		0
	11.26	3B	MILFORD NJ	08848	1900
			CHURCH ROAD		

21		MARQUES, SAUL & MARY-JO		10200
2.02		30 PHILLIPS ROAD		0
		MILFORD NJ	08848	10200
11.20	3B	30 PHILLIPS RD		
13		DYLE, RICHARD P		1100
38.02		678 RIEGELSVILLE ROAD		0
		MILFORD NJ	08848	1100
11.12	3B	678 RIEGELSVILLE ROAD		
9		BERIONT, JOHN & ROBERTA		1300
15.06		261 ADAMIC HILL ROAD		0
		MILFORD NJ	08848	1300
11.00	3B	261 ADAMIC HILL ROAD		
16		HUMMER, ELWOOD B		7400
1		240 SPRING MILLS-LT YK RD		0
		MILFORD, NJ	08848	7400
11.00	3B	SPRING MILLS-LT YK RD		
17		HOWELL, SANDRA J		7300
9.02		PO BOX 26		0
		MILFORD NJ	08848	7300
11.00	3B	LITTLE YORK-MT. PLEAS		
2		OLIVER, THERESA L		400
7		426 ELLIS ROAD		0
		MILFORD, NJ	08848	400
10.94	3B	BELLIS ROAD		
21		SCHWARZ, ROGER & MARGUERITE		1000
20		PO BOX 481		0
		MILFORD NJ	08848	1000
10.68	3B	RIEGELSVILLE ROAD		
22		JORDAN, DAVID		1800
25		18 LANNING LANE		0
		MILFORD NJ	08848	1800
10.65	3B	18 LANNING LANE		
16		TOWNSEND, RICHARD C & PHYLLIS		9700
3		16 RUMMEL ROAD		0
		MILFORD NJ	08848	9700
10.62	3B	16 RUMMEL ROAD		
25		ZOLTON, GREGORY M TRUSTEE		1800
29.06		9906 SW VENTURA DRIVE		0
		PALM CITY FL	34990	1800
10.60	3B	MILFORD-MT. PLEAS.		
21		CANNIZZARO, MICHAEL		1800
3.06		25 SLEEPY HOLLOW DRIVE		0
		MILFORD NJ	08848	1800
10.55	3B	25 SLEEPY HOLLOW DRIVE		
2		LOZOWSKI, RONALD A JR		1300
5.01		2089 MILFORD-WARREN GLEN		0
		BLOOMSBURY NJ	08804	1300
10.50	3B	2089 MILFORD-WARREN GLEN		
21		ORRICHIO, JOHN & ALICE		1000
42		431 CHURCH RD		0
		MILFORD, NJ	08848	1000
10.37	3B	CHURCH ROAD		
14		WEEKS, JACK & BARBARA		900
56		390 ADAMIC HILL RD		0
		MILFORD, NJ	08848	900
10.09	3B	ADAMIC HILL ROAD		
6		SILVA, ANTHONY		1500
41		273 ELLIS ROAD		0
		MILFORD NJ	08848	1500
10.00	3B	ELLIS ROAD		

22			KAUFMAN, STEPHEN A & PHYLLIS L	1100
58			199 SPRING GARDEN ROAD	0
	9.84	3B	MILFORD NJ 08848	1100
			199 SPRING GARDEN ROAD	
25.01			STEVELY, JOANNE	2600
64			159 STAMETS RD	0
	9.70	3B	MILFORD, NJ 08848	2600
			STAMETS RD	
21			MOWDER, WILLIAM D & JANET L	2300
30.02			50 DOGWOOD DR	0
	9.60	3B	MILFORD NJ 08848	2300
			50 DOGWOOD DR	
11			JACO, MANUEL & ILDA	2800
6			31 RUMMEL ROAD	0
	9.45	3B	MILFORD NJ 08848	2800
			RUMMEL ROAD	
9			MOORE, LAWRENCE R & DAWN A	1000
1.03			208 BELLIS ROAD	0
	9.34	3B	MILFORD NJ 08848	1000
			208 BELLIS ROAD	
13			BARANUSKY, MICHAEL J & LINDA SPEAKE	1300
20			85 OLD FARM ROAD	0
	9.18	3B	MILFORD NJ 08848	1300
			OLD FARM ROAD	
15			CRAIG, PETER H / SUZANNE J SMITH	8400
1.03			72 SPRING MILLS-LT YK RD	0
	9.17	3B	MILFORD NJ 08848	8400
			50 SPRING MILLS-LT YK RD	
26			EICHLIN, EARL RAYMOND & JANET M	5100
28			121 RIEGELSVILLE ROAD	0
	9.08	3B	MILFORD NJ 08848	5100
			121 RIEGELSVILLE ROAD	
22			PASTERKIEWICZ PAUL & CONCETTA	1200
10			157 CHURCH ROAD	0
	9.04	3B	MILFORD NJ 08848	1200
			157 CHURCH ROAD	
13			MOORE, THE W S SR TRUST	300
29			4204 BRETTON BAY LANE	0
	9.00	3B	DALLAS TX 75287	300
			CHURCH RD	
14			KULP, BARBARA	1500
76			170 CHURCH ROAD	0
	9.00	3B	MILFORD NJ 08848	1500
			CHURCH ROAD	
3			REINHART, JAMES K. & LISA K	1200
47.15			2 WOODSEGE RD	0
	8.80	3B	MILFORD, NJ 08848	1200
			WOODSEGE RD	
27			WETTSTEIN, BARBARA E	7900
13			129 OLD RIVER ROAD	0
	8.68	3B	MILFORD NJ 08848	7900
			RIVER ROAD	
22			RYAN, MARIAN EST & KATHLEEN YOUNG	300
39			130 RIEGELSVILLE ROAD	0
	8.50	3B	MILFORD NJ 08848	300
			CRABAPPLE HILL RD	
25			THOMPSON DONALD & JUDY	4500
29.07			608 MILFORD-MT. PLEASANT	0
	8.50	3B	MILFORD NJ 08848	4500
			MILFORD-MT. PLEAS.	

16			MEDVE, ROBERT A & KATHLEEN M	800
3.03			20 RUMMEL ROAD	0
	8.23	3B	MILFORD NJ 08848 20 RUMMEL ROAD	800
16			INTILLI, JOHN M & ANA I	1000
4.01			15 DEER PATH	0
	8.09	3B	MILFORD, NJ 08848 15 DEER PATH ROAD	1000
11			SPORK, TIMOTHY & DEBORAH	800
29.01			75 RUMMEL RD	0
	8.00	3B	MILFORD, NJ 08848 75 RUMMEL ROAD	800
22			HOLUTA, WALTER & MARY	700
7			183 CHURCH ROAD	0
	7.95	3B	MILFORD NJ 08848 CHURCH RD	700
25			GILLIGAN, DANIEL P & BRYNNE L	1900
29.04			610 MILFORD-MT PLEAS RD	0
	7.90	3B	MILFORD NJ 08848 MILFORD-MT. PLEAS.	1900
6			KOSA, PAMELA S	800
16			539 ELLIS ROAD	0
	7.80	3B	MILFORD NJ 08848 539 ELLIS ROAD	800
20			PHILLIPS, ROBERT E TRUSTEE	3900
1			5 AMSTERDAM ROAD	0
	7.80	3B	MILFORD NJ 08848 CRABAPPLE HILL RD	3900
9			TALLMAN, DONALD & ELIZABETH	4000
40			391 ADAMIC HILL ROAD	0
	7.72	3B	MILFORD NJ 08848.1737 391 ADAMIC HILL ROAD	4000
22			SCHWARZ ROGER & MARGUERITE	700
117			PO BOX 481	0
	7.50	3B	MILFORD NJ 08848 GRAVEL HILL	700
9			MOLETTI, MICHAEL	1200
8.07			PO BOX 754	0
	7.44	3B	RIEGELSVILLE PA 18077 380 MT. JOY ROAD	1200
21			ZINN, RICHARD S & PAULA A	1400
18.02			130 PHILLIPS ROAD	0
	7.30	3B	MILFORD NJ 08848 130 PHILLIPS ROAD	1400
10			JOHNSON, SCOTT & MARY ANN	1100
21.02			16 CROUSE ROAD	0
	7.18	3B	MILFORD NJ 08848 CROUSE ROAD	1100
17			DALLEY, DARREN J & DEBRA A	400
80.02			20 GORDON COURT	0
	7.18	3B	MILFORD NJ 08848 20 GORDON COURT	400
26			WALLS, DARRYL & BARBARA E MEYS	6400
3			523 RIEGELSVILLE ROAD	0
	7.00	3B	MILFORD NJ 08848 RIEGELSVILLE ROAD	6400
21			JONES, HELEN W	600
44.02			524 RIEGELSVILLE ROAD	0
	6.83	3B	MILFORD NJ 08848 RIEGELSVILLE RD	600

17			GARRETT, BRUCE W & TERESA	6200
9			751 MILFORD-MT. PLEASANT R	0
	6.75	3B	MILFORD, NJ 08848	6200
			MILFORD-MT. PLEAS.	
3			BALOGH, CHARLES JR & AUDREY C	3700
22.01			186 HAWKS SCHOOLHOUSE RD	0
	6.72	3B	BLOOMSBURY, NJ 08804	3700
			HAWKS SCHOOLHOUSE RD	
22			OPDYKE, GEORGE & GAIL	4500
12.03			129 CHURCH RD	0
	6.67	3B	MILFORD, NJ 08848	4500
			129 CHURCH RD	
3			LENHART, JAMES R. & ROSE M.	6000
27			226 HAWKS SCHOOLHOUSE RD	0
	6.63	3B	BLOOMSBURY, NJ 08804	6000
			HAWKS SCHOOLHOUSE ROAD	
1.01			BUSH, MARK & KELLY	5800
8			2080 MILFORD-WARREN GLEN	0
	6.39	3B	BLOOMSBURY NJ 08804	5800
			MILFORD-WARREN GLEN ROAD	
22			JORDAN, JEFFREY	2000
25.02			18 SOUTHWICK STREET	0
	6.37	3B	MILFORD NJ 08848	2000
			18 SOUTHWICK ST	
3			HAMMERSTONE, ROBERT M & PEARL M	4800
19.01			120 HAWKS SCHOOLHOUSE RD	0
	6.30	3B	BLOOMSBURY NJ 08804	4800
			HAWKS SCHOOLHOUSE ROAD	
20			JACKSON, JULIUS & LORETTA	4800
5.03			31 CRABAPPLE HILL ROAD	0
	6.19	3B	MILFORD NJ 08848	4800
			CRABAPPLE HILL RD	
22			OLIVER, JOHN G	900
41			466 BELLIS ROAD	0
	6.15	3B	BLOOMSBURY NJ 08804	900
			CRABAPPLE HILL RD	
25			STIRBERG, KAREN	5500
3.01			710 MILFORD-MT PLEAS RD	0
	6.02	3B	MILFORD NJ 08848	5500
			MILFORD-MT. PLEAS.	
13			SAVACOO, DONALD R JR & TRACY L	700
5.02			60 WINEBERRY LANE	0
	6.01	3B	MILFORD NJ 08848	700
			60 WINEBERRY LANE	
13			AMERMAN, RICHARD	400
72			380 CHURCH ROAD	0
	6.00	3B	MILFORD NJ 08848	400
			CHURCH ROAD	
25			PURSELL, EUGENE & MARION	5500
20			121 LITTLE YORK-MT. PLEAS	0
	6.00	3B	MILFORD, NJ 08848	5500
			121 LITTLE YORK-MT. PLEAS	
1			SMITH, A LYNN	4500
9.02			161 HAWKS SCHOOLHOUSE RD	0
	5.98	3B	BLOOMSBURY NJ 08804	4500
			161 HAWKS SCHOOLHOUSE RD	
1			MONDEAU OWEN R & FRANCES	5500
43.02			2088 MILFORD-WARREN GLEN	0
	5.98	3B	BLOOMSBURY, NJ 08848	5500
			2088 MILFORD-WARREN GLEN	

11			HARDER, RALPH A & VIRGINIA V	2800
2.06			448 SPRING MILLS-LT YK RD	0
			MILFORD NJ	08848
5.91	3B		SPRING MILLS-LT YK RD	2800
25			CAIN, RICHARD	4500
28			638 MILFORD-MT. PLEAS. RD	0
			MILFORD NJ	08848
5.68	3B		MILFORD-MT. PLEAS.	4500
15			COOPER, GAIL L	2600
6			460 JAVES ROAD	0
			MILFORD NJ	08848
5.66	3B		JAVES ROAD	2600
14			HODAPP, JOSEPH R JR	500
29.02			122 CHURCH ROAD	0
			MILFORD NJ	08848
5.44	3B		CHURCH ROAD	500
14			SANDERSON HARVEY D & JUDITH L	2000
38.02			6588 STEVENS RD	0
			JORDAN NY	13080.9714
5.23	3B		CHURCH RD	2000
16			SHEPHERD, SCOTT F	900
1.04			274 SPRING MILLS-LT YK RD	0
			MILFORD, NJ	08848
5.23	3B		274 SPRING MILLS-LT YK RD	900
1			STRAND, THOMAS L & CLARE MANSFIELD	4200
9			299 MYLER ROAD	0
			BLOOMSBURY NJ	08804
5.10	3B		299 MYLER ROAD	4200
6			FLECK, ROBERT & ELEANOR	2700
54.07			525 SPRING MILLS ROAD	0
			MILFORD NJ	08848
5.01	3B		43 ELLIS ROAD	2700
6			OSBORNE, ROBERT & FRANCES	4600
48.01			201 SPRING MILLS-LT YORK	0
			MILFORD NJ	08848
5.00	3B		201 SPRING MILLS-LT YK RD	4600
21			CASSERLY, TIMOTHY M & MARIA	1400
3.04			16 SLEEPY HOLLOW DRIVE	0
			MILFORD NJ	08848
5.00	3B		SLEEPY HOLLOW DRIVE	1400
22			COLYER, DONALD H. JR. & PAMELA S.	500
113			94 CRABAPPLE HILL RD	0
			MILFORD, NJ	08848
5.00	3B		GRAVEL HILL	500
15			SCHARFFENBERGER, LEONARD & SUZANNE	700
23			180 SPRING MILLS-LT YK RD	0
			MILFORD NJ	08848
4.00	3B		180 SPRING MILLS-LT YK RD	700
9			BROWN CHARLES T JR & LORRAINE V	100
20.01			18 BEAVER LANE	0
			EASTON PA	18045
3.94	3B		ADAMIC HILL	100
22			SCHWARZ, MARGUERITE	400
114			PO BOX 481	0
			MILFORD NJ	08848
3.84	3B		GRAVEL HILL	400
13			MOORE, THE W S SR TRUST	100
29.01			4204 BRETTON BAY LANE	0
			DALLAS TX	75287
3.50	3B		RIEGELSVILLE RD	100

3		FARMERS SPORTSMAN CLUB		300
80		PO BOX 204		0
	3.30	MILFORD, NJ	08848	300
		ELLIS ROAD		
16		SHEPHERD, SCOTT & TARA		1200
1.05		274 SPRING MILLS-LT YK RD		0
	3.17	MILFORD NJ	08848	1200
		JAVES RD		
1		SMITH, A LYNN		1700
9.04		161 HAWKS SCHOOLHOUSE RD		0
	3.11	BLOOMSBURY NJ	08804	1700
		159 HAWKS SCHOOLHOUSE RD		
14		MURPHY, SUZANNE S		100
35.02		210 CHURCH ROAD		0
	3.11	MILFORD, NJ	08848	100
		CHURCH RD		
13		GERCIE, ROSS		100
58		122 ROUTE 639		0
	3.05	BLOOMSBURY NJ	08804	100
		30 ALFALFA HILL ROAD		
22		MURPHY, SUZANNE S		100
98		210 CHURCH ROAD		0
	2.89	MILFORD NJ	08848	100
		CHURCH ROAD		
13		ARNOLD BROTHERS, L.L.C..		200
73		375 CHURCH ROAD		0
	2.82	MILFORD NJ	08848	200
		356 CHURCH RD		
26		GAFFNEY, MICHELE E & MELISSA		100
5.01		433 RIEGELSVILLE RD		0
	2.58	MILFORD, NJ	08848	100
		RIVER RD		
15		SCHARFFENBERGER, LEONARD & SUZANNE		2300
25		180 SPRING MILLS-LT YK RD		0
	2.50	MILFORD NJ	08848	2300
		SPRING MILLS-LT YK RD		
15		SCHARFFENBERGER, LEONARD & SUZANNE		2300
26		180 SPRING MILLS-LT YK RD		0
	2.50	MILFORD NJ	08848	2300
		SPRING MILLS-LT YK RD		
9		PANDY, BETH ANN		1100
15.01		48 SPRING HILL ROAD		0
	2.16	FRENCHTOWN NJ	08825	1100
		ADAMIC HILL RD		
14.01		PHILLIPS, ROBERT E TRUSTEE		200
2		5 AMSTERDAM ROAD		0
	1.70	MILFORD NJ	08848	200
		CHURCH RD		
10		SAEGER, THOMAS A ETALS		200
9.01		398 5TH AVENUE		0
	1.18	BRICK NJ	07824	200
		SHIRE RD		
26		GAFFNEY, MICHELE & MELISSA E		100
6		433 RIEGELSVILLE ROAD		0
	1.00	MILFORD NJ	08848	100
		RIEGLSVILLE ROAD		
15		WYDNER, LAURENCE C & DORIS		200
5		405 JAVES ROAD		0
	.60	MILFORD NJ	08848	200
		JAVES ROAD		

26		GAFFNEY, MICHELE & MELISSA E	100
6.01		433 RIEGELSVILLE ROAD	0
		MILFORD NJ	100
.20	3B	RIEGLSVILLE ROAD	

HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN

Appendix B: Preserved Farmland by Agency

Block	Lot	Owner	MPIG Target Area	Total Acres	Type of Acquisition	Date of Purchase	State Cost (\$)	County Cost (\$)	Twp. Cost (\$)	Federal Cost (\$)	Total Cost (\$)	Per Acre Total Cost	Funding Round
15	3	Holland Twp/Kinney	1	199	Cty EP	01/16/02	259,902	43,317	43,317		346,536	4,275	01B
20	9	Lafevre	2	59	Cty EP	03/14/05	210,725	49,131	55,435		315,291	3,000	
25	59	Kozak	1	125	Cty EP	07/14/05	311,918	62,384	62,384		436,686	5,000	06
22	22	Shire	1	114	Cty EP	03/08/07	386,651	90,977	90,977		568,605	3,700	
9	15.05	Milz	2	45	Cty EP	03/14/07	213,677	59,829	73,718		347,224	7,800	
20	7	Borwegan	2	39	Cty EP	06/19/07	131,801	31,012	31,012		193,825	5,000	2004
22	34	Zeller	1	66	Cty EP	06/16/08	253,098	67,284	83,437		403,820	7,100	2006
16	4	Lane	1	88	Cty EP	07/13/09	263,134	58,278	58,278		379,690	4,300	2006
21	18	Jeness	2	17	MPIG	05/17/07	83,133	26,297	26,297		135,727	8,000	
14 & 22	35 & 98	Murphy	2	37	MPIG	01/02/08	160,155	49,080	49,080		258,315	7,500	
21	18.01	Wilson/Smith	2	35	MPIG	09/15/08	144,047	42,559	42,559		229,166	7,000	2004
15	4,5	Wydner	1	122	SADC EP	12/20/01	445,961				445,961	1,952	00A
22	39,47	Young/Ryan	2	94	SADC EP	06/12/02	302,834				302,834	4,500	2001B
20	3	Phillips	2	65	SADC EP	12/03/02	259,240				259,240	4,500	2001B
26	16,17,19	Phillips/Sciarello	2	65	SADC EP	12/30/02	194,706				194,706	3,500	03A
6	44, 49, 49.02	Hun Cty/Hoffman A	1	123	SADC EP	12/29/03					527,286	5,346	03A
6	44, 49, 49.02	Hun Cty/Hoffman B	1	109	SADC EP	12/29/03					489,640	7,800	06
6	44, 49, 49.02	Hun Cty/Hoffman C	1	87	SADC EP	12/29/03					389,663	4,000	
3	22	Balogh	3	99	SADC EP	12/06/07	791,696				791,696	8,000	2006
25	28.01	Cain	1	53	SADC non-profit	12/30/08	229,298	117,197	86,624		433,118	8,500	2007A
25	60	W.P. Stamets Estate	1	185	SADC non-profit	03/29/10	100,000	281,657	334,600	700,000	1,416,257	7,750	
		TOTALS		1,825			4,741,976	979,002	1,037,718	700,000	8,865,286		

*HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN*

Appendix C: Target Farms

#	Last Name	Target Area	Blk	Lot	Size (Acres)	Target Year	ADA	Active Farmland / Assessed?	Application Pending/Type	Proximity	View Shed	Comments
1	Alexsis	1	25	34.00	70.84	1	Y	Y	Cty EP	Y	Y	
								Y				Funds appropriated for 2010
2	Boss	1	15	7.00	135.00	1	Y		MPIG	Y	Y	
3	Boss	1	16	16.04	23.00	1	Y	Y	Cty EP	Y	Y	
4	Boss	1	16	16.03	23.00	1	Y	Y	Cty EP	Y	Y	
5	Brown	2	9	20.00	60.90	1	Y	Y	Cty EP	Y	Y	
6	Brown	2	14	2.00	35.00	1	Y	Y	Cty EP	Y	Y	
								Y				Contract w/Sanderson
7	Brown	2	14	38.00	40.10	1	Y		Cty EP	Y	Y	
8	Cernecaro	1	17	19.00	104.08	1	Y	Y	Cty EP	Y	Y	
								Y				direct easement?
9	Clark	1	6	60.00	179.25	1	Y		Cty EP	Y	Y	
10	Cooper	1	15	6.00	6.20	1	Y	Y	Cty EP	Y	Y	
11	Cooper	1	16	16.00	40.50	1	Y	Y	Cty EP	Y	Y	
								Y				Funds appropriated for 2010
12	Gardner	1	6	48.00	52.00	1	Y		Cty EP	Y	Y	
13	Gercie	2	13	4.00	20.47	1	Y	Y	Cty EP	Y	Y	
14	Gercie	2	13	58.00	5.00	1	Y	Y	Cty EP	Y	Y	
15	Shigo	2	20	10.00	28.41	1	Y	Y	Cty EP	Y	Y	
16	Silva	1	10	43.00	97.25	1	Y	Y	Cty EP	Y	Y	
17	Braun	1	15	2.00	112.40	5	Y	Y		Y	Y	
18	Dufek	1	16	19.00	54.00	5	Y	Y		Y	Y	
								Y				P=proposed ADA
19	IPP	4	4	1.00	92.50	5	P			Y	Y	
20	Kerr	1	15	1.00	39.90	5	Y	Y		Y	Y	

*HOLLAND TOWNSHIP, HUNTERDON COUNTY
FARMLAND PRESERVATION PLAN*

#	Last Name	Target Area	Blk	Lot	Size (Acres)	Target Year	ADA	Active Farmland / Assessed?	Application Pending/Type	Proximity	View Shed	Comments
21	Kerr	1	15	1.02	18.04	5	Y	Y		Y	Y	
22	Moore	2	13	30.00	27.99	5	P	Y		Y	Y	P=proposed ADA
23	Moore	2	13	29.00	9.00	5	P	Y		Y	Y	P=proposed ADA
24	Moore	2	13	29.10	3.50	5	P	Y		Y	Y	P=proposed ADA
25	Phillips	2	14	42.00	22.47	5	Y	Y		Y	Y	
26	Phillips	2	26	17.01	11.80	5	Y	Y		Y	Y	
27	Phillips	2	26	20.00	19.11	5	Y	Y		Y	Y	
28	Carlson	4	5	6.00	76.48	10	P	Y		Y	Y	P=proposed ADA
29	Dodds	2	21	4.00	18.80	10	Y	Y		Y	Y	
30	Dodds	2	21	4.02	12.36	10	Y	Y		Y	Y	
31	Dodds	2	21	4.03	17.84	10	Y	Y		Y	Y	
32	Gombosi	1	17	24.00	101.90	10	Y	Y		Y	Y	
33	Gombosi	1	25	30.00	48.50	10	Y	Y		Y	Y	
34	Harder	1	11	2.00	116.70	10	Y	Y		Y	Y	
35	Hric	1	25	45.00	49.86	10	Y	Y		Y	Y	
36	Oliver	4	2	4.00	86.00	10	P	Y		Y	Y	P=proposed ADA
37	Silva	1	22	56.00	82.00	10	Y	Y		Y	Y	GA?

Appendix D: Holland Township Right-to-Farm Ordinance

ORDINANCE 2010-7

AN ORDINANCE REVISING AND READOPTING IN ITS ENTIRETY CHAPTER 81, "FARMING," OF THE CODE OF THE TOWNSHIP OF HOLLAND

WHEREAS, this Township previously adopted Chapter 81, "Farming," of the Code of the Township of Holland, which established this Township's "Right to Farm Ordinance," but the State Agriculture Development Committee staff has now required, as part of approval of the Township's Planning Incentive Grant Program, that an expanded wording of the Right to Farm Ordinance be adopted;

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Holland, in the County of Hunterdon, State of New Jersey, that Chapter 81, entitled "FARMING," of the Code of the Township of Holland, be and the same is hereby, revised in its entirety to read as follows:

§ 81-1 Short Title

This chapter may be known and shall be cited by the short title of "Holland Township Right-to-Farm Ordinance."

§ 81-2 Intent

The intent of this chapter is to recognize state law regarding the right to farm [such as the Right to Farm Act (N.J.S.A. 4:1C-1 et seq.)], and to assure the continuation and expansion of commercial and home agricultural pursuits by encouraging a positive agricultural business climate and protecting the farmer against inappropriate municipal regulations and private nuisance suits, where best management practices are applied and are consistent with relevant federal and state law and nonthreatening to the public health and safety.

§ 81-3 Definitions

As used in this chapter, the following terms shall have the meanings indicated:

AGRICULTURE

Means, in accordance with N.J.S.A. 4:1C-13 b., the use of land for common farmsite activities, including but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management, and grazing.

COMMERCIAL FARM

A. A farm management unit of no less than five acres producing agricultural or horticultural products worth \$2,500 or more annually and satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964 (N.J.S.A. 54:4-23.1 et seq.); or

B. A farm management unit less than five acres producing agricultural or horticultural products worth \$50,000 or more annually and otherwise satisfying the

eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964.

FARM MANAGEMENT UNIT

A parcel or parcels of land, whether contiguous or noncontiguous, together with agricultural or horticultural buildings, structures and facilities, producing agricultural or horticultural products and operated as a single enterprise.

FARM MARKET

A facility used for the wholesale or retail marketing of the agricultural output of a commercial farm, and products that contribute to farm income, except that if a farm market is used for retail marketing at least 51 percent of the annual gross sales of the retail farm market shall be generated from sales of agricultural output of the commercial farm, or at least 51 percent of the sales area shall be devoted to the sale of the agricultural output of the commercial farm, and except that if a retail farm market is located on land less than five acres in area, the land on which the farm market is located shall produce annually agricultural or horticultural products worth at least \$2,500.

PICK-YOUR-OWN OPERATION

A direct marketing alternative wherein retail or wholesale customers are invited onto a commercial farm in order to harvest agricultural, floricultural or horticultural products.

§ 81-4 Permissible activities under agricultural uses

A. The right to farm, or engage in agriculture, as defined herein, shall be permitted in Holland Township as permitted by zoning and other land use regulations and as permitted by state law, and it shall be presumed that such uses and activities, and structures in connection therewith, shall not constitute a public or private nuisance, provided that the operation conforms the provisions of N.J.S.A. 4:1C-10 and to agricultural management practices recommended by the State Agricultural Development Committee and adopted to the provisions of the Administrative Procedure Act (N.J.S.A. 52:14B-1 et seq.) or whose specific operation or practice has been determined by the Hunterdon County Agricultural Development Board to constitute a generally accepted agricultural operation or practice.

B. Consistent with the foregoing, the owner and operator of a commercial farm, qualifying under N.J.S.A. 4:1C-9 (of the State Right to Farm Act) may engage in all agricultural activities permitted by N.J.S.A. 4:1C-9.

C. Consistent with the foregoing, permissible agricultural activities include, but not by way of limitation:

(1) Production of agricultural and horticultural crops, trees, apiary and forest products, livestock, poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping.

(2) Housing in accordance with appropriate zoning regulations, and employment, of necessary farm laborers.

- (3) Erection of essential agricultural buildings, including those dedicated to the processing and packaging of the output of the commercial farm and ancillary to agricultural and horticultural production.
- (4) The grazing of animals and use of range for fowl.
- (5) Construction of fences.
- (6) The operation and transportation of large, slow-moving equipment over roads within Township.
- (7) Control of pests, including but not limited to insects and weeds, predators and diseases of plants and animals.
- (8) Conducting of agriculture-related educational and farm-based recreational activities provided that the activities are related to marketing the agricultural or horticultural output of the commercial farm and permission of the farm owner and lessee is obtained.
- (9) Use of any and all equipment, including but not limited to: irrigation pumps and equipment, aerial and ground seeding and spraying, tractors, harvest aides, and bird control devices.
- (10) Processing and packaging of the agricultural output of the commercial farm.
- (11) The operation of a farm market with attendant signage, including the construction of building and parking areas in conformance with Township standards.
- (12) The operation of a pick-your-own operation with attendant signage.
- (13) Replenishment of soil nutrients and improvement of soil tilth.
- (14) Clearing of woodlands using open burning and other techniques, installation and maintenance of vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas.
- (15) On-site disposal of organic agricultural wastes.
- (16) The application of manure and chemical fertilizers, insecticides and herbicides.
- (17) Installation of wells, ponds and other water resources for agricultural purposes such as irrigation, sanitation and marketing preparation.

(18) Commercial farm operators may engage in any other agricultural activity as determined by the State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the "Administrative Procedure Act," (N.J.S.A. 52:14B-1 et seq.).

D. Commercial farm operators are strongly advised to adhere to generally accepted agricultural management practices that have been:

1. promulgated as rules by the State Agriculture Development Committee;
2. recommended as site-specific agricultural management practices by the county agriculture development board;
3. approved by the local soil conservation district in the form of a farm conservation plan that is prepared in conformance with the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Field Office Technical Guide (FOTG), revised April 20, 1998, as amended and supplemented; or
4. recommended by the Rutgers Agricultural Experiment Station.

E. The foregoing activities must be in conformance with applicable Federal and State law.

F. The foregoing practices and activities may occur on holidays, weekdays and weekends by day or night and shall include the attendant or incidental noise, odors, dust and fumes normally associated with these practices.

§ 81-5 Conflict Mediation

A. Any person aggrieved by the operation of a commercial farm may file a complaint with the Hunterdon County Agriculture Development Board.

B. To help parties resolve conflicts involving the operation of commercial farms, the State Agriculture Development Committee has also established an Agricultural Mediation Program. Mediation is a voluntary process in which a trained, impartial mediator helps disputing parties examine their mutual problems, identify and consider options, and determine if they can agree on a solution. A mediator has no decision-making authority. Successful mediation is based on the voluntary cooperation and participation of all the parties.

§81-6 Notice of agricultural use

A. An additional purpose of this Chapter 81 is to promote a good neighbor policy by advising purchasers and users of real property adjacent to or near commercial farms of accepted activities or practices associated with those neighboring farms. It is intended that, through mandatory disclosures, purchasers and users will better understand the impacts of living near agricultural operations and be prepared to accept

attendant conditions as the natural result of living in or near land actively devoted to commercial agriculture or in an Agricultural Development Area, meaning an area identified by a county agriculture development board pursuant to the provisions of N.J.S.A.4:1C-18 and certified by the State Agriculture Development Committee.

B. The Township will take reasonable steps to make it possible for real estate salespersons to provide notification to prospective purchasers of land in this Township, using language included in the sample Real Estate Transfer Disclosure Statement, annexed to this Chapter 81 as Exhibit A.

C. Additionally, the following language shall be included in the deed of any newly subdivided lot in the Township, any part of which is located in any zoning district where agriculture is a permitted principal use:

“Grantee is hereby given notice that there is, or may in the future be, farm use near the premises described in this deed, from which may emanate noise, odors, dust and fumes associated with agricultural practices permitted under the Right-to-Farm Ordinance, Chapter 81 of the Code of the Township of Holland.”

§ 81-7 Construal

This Chapter is adopted in accordance with the New Jersey Right to Farm Act (N.J.S.A. 4:1C-1 et seq.), and regulations duly adopted thereunder, and is not adopted pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq), and consequently this Chapter 81 is not a municipal zoning or subdivision ordinance. While nothing in this Chapter 81 is intended to be construed to permit any use of land or structure in any manner contrary to Chapter 100, “Land Use,” of this Code, under applicable State law the provisions of this Chapter 81 and Chapter 100 are to be applied in a manner which gives appropriate consideration to agricultural practices at issue and also to zoning and other land use regulations. It is recognized that in the event of a conflict between Chapter 81 and Chapter 100, in accordance with State law, resolution procedures involving the Hunterdon County Agriculture Development Board may be utilized.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately after publication following final passage thereof.

I Catherine M. Miller, Municipal Clerk, hereby certify that the foregoing ordinance is a true and accurate copy of an ordinance adopted on final reading by the Township Committee of the Township of Holland at a regular and duly convened meeting held on April 6, 2010

In witness thereof, I have set my hand and affixed the seal of the Township of Holland this 24th day of May 2010.



Catherine M. Miller, RMC
Municipal Clerk, Holland Township



EXHIBIT A

REAL ESTATE TRANSFER DISCLOSURE STATEMENT

This disclosure statement concerns the real property situated in the Township of Holland, Hunterdon County, N. J., described as Block _____, Lot _____. This statement is a disclosure of the conditions of the above described property in compliance with Chapter 81 of the Code of the Township of Holland. It is not a warranty of any kind by the seller(s) or any agent(s) representing any principal(s) in this transaction, and is not a substitute for any inspections or warranties the principal(s) may wish to obtain.

I.

Seller's Information

The seller discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the seller(s) as required by the Township of Holland and are not the representation of the agents, if any. This information is a disclosure and is not intended to be part of any contract between the buyer and seller.

The Township of Holland permits the operation of generally accepted agricultural management practices within the municipality. If the property you are purchasing is located near land actively devoted to commercial agriculture or in an Agricultural Development Area, meaning an area identified by a county agriculture development board pursuant to the provisions of N.J.S.A.4:1C-18 and certified by the State Agriculture Development Committee, you may be affected by these agricultural activities or practices. The effect of these activities or practices may include, but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft) during any 24 hour period, storage and disposal of manure and compost, and the application by spraying or otherwise of fertilizers, soil amendments, herbicides and pesticides. One or more of the effects described may occur as the result of any agricultural operation which is in conformance with existing Federal and State laws and regulations and accepted customs and standards. If you live near an agricultural area, you should strive to be sensitive to the needs of commercial farm operators, as their presence is a necessary aspect of an area with a strong rural character

and a strong agricultural sector. The State Agriculture Development Committee has established a formal complaint process as well as an informal Agricultural Mediation Program to assist in the resolution of any disputes which might arise between residents of the Township of Holland regarding the operations of commercial farms.

Seller certifies that the information herein is true and correct to the best of seller[s]' knowledge as of the date signed by the seller.

Seller _____ Date _____

Seller _____ Date _____

II.

Buyer(s) and seller(s) may wish to obtain professional advice and/or inspections of the property and to provide for appropriate provisions in a contract between buyer and seller(s) with respect to any advice/inspections/defects.

I/We acknowledge receipt of a copy of this statement.

Seller _____ Date _____ Buyer _____

Date _____

Seller _____ Date _____ Buyer _____

Date _____

Agent representing seller _____ By _____

Date _____