



**Municipal Planning Incentive Grant
APPLICATION**

Municipality: Hopewell Township
County: Mercer

Sent
12-15-09

STATE AGRICULTURE DEVELOPMENT COMMITTEE

**Farmland Preservation Program
Municipal Planning Incentive Grant Program
2011 Funding Round**

For information regarding the Planning Incentive Grant Program please reference the following statutes and regulations:

- Agriculture Retention and Development Act – N.J.S.A 4:1C-11, et seq.
- Planning Incentive Grant Statute – N.J.S.A. 4:1C-43.1
- Farmland Preservation Program Regulations – N.J.A.C. 2:76
 - Municipal Planning Incentive Grant Regulations – N.J.A.C. 2:76-17A

For additional questions please contact the SADC at (609) 984-2504.

For SADC use only

SADC ID#

Date Received

Staff Reviewer

GRANT ELIGIBILITY CHECKLIST

All checklist items are required prerequisites for Municipal Planning Incentive Grant eligibility.
See N.J.A.C. 2:76-17.3

- ☒ 1. **Establishment of an agricultural advisory committee.**
- ☒ 2. **A Municipal Comprehensive Farmland Preservation Plan developed in accordance with N.J.A.C. 2:76-17A.4 and SADC Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans**
- ☒ 3. **Establishment and maintenance of a dedicated source of funding for farmland preservation, including but not limited to:**
 - ☒ A Dedicated Tax
 - ☐ Repeated Annual Appropriations
 - ☐ Repeated Issuance of Bonded Indebtedness
 - ☐ Other (*Please describe*)
- ☒ 4. **Adoption of a right-to-farm ordinance** (*attach copy*)

SUBMISSION REQUIREMENT CHECKLIST

All checklist items are required for administrative completeness of this application.
Submissions must be received by the SADC by December 15, 2009.

- ☒ 1. **Completed Municipal Planning Incentive Grant application**
- ☒ 2. **A Municipal Comprehensive Farmland Preservation Plan, that conforms to SADC Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans, submitted in both hardcopy and electronic format.**
- ☒ 3. **A Municipal Planning Incentive Grant Project Area Summary Form for each identified project area**
- ☒ 4. **Digital files of the following in an ArcGIS format or best available:**
 - Agricultural development areas
 - Project areas
 - Targeted farms
 - Preserved Farmland
 - Farms with municipal, county and/or SADC final approval
 - Other deed restricted farmland
 - Farms enrolled in an eight-year program
 - Other preserved open space compatible with agriculture
 - Municipal soils layer showing prime, statewide and unique soils.

ArcGIS files are to be drawn in New Jersey State Plane Coordinate System coordinates (feet), projected in the North American Datum of 1983 (NAD83) and transmitted on a Windows compatible 3.5-inch diskette or Windows compatible CD ROM.

- ☒ 5. **Proof of notification to county.** *See N.J.A.C. 2:76-17A.6 (b)*
- ☒ 6. **Current agriculture advisory committee member list.**

APPLICATION INFORMATION:

Municipal PIG Administrator (Primary Contact): Robert Miller, Community Development Coordinator

Address: 201 Washington Crossing – Pennington Road

City: Titusville State: NJ Zip Code: 08560

Email: rmiller@hopewelltp.org

Phone: 609-737-0605 Fax: 609-737-1022

Date of notification to county: September 8, 2009

See N.J.A.C. 2:76-17A.6(b) (Attach additional sheets if necessary)

Date of application package submittal to SADC: December 15, 2009

Project Areas:

For each project area please attach a completed Project Area Summary Form.

Add additional rows as needed.

Project Area Name	Project Area Aggregate Size (Acres)	Project Area Density (%)	Total # of Targeted Farms	Total Acreage of Targeted Farms	Targeted Farm Soil Productivity (%)	Total Estimated Cost For Targeted Farm Easement Purchase
Central Project Area	10,761.3	27%	11	957.8	83%	\$28,734,000
Project Area Totals						
Total Project Area Acreage		Total # of Targeted Farms		Total Acreage of Targeted Farms		Total Estimated Cost
10,761.3		11		957.8		\$28,734,000

Preservation Goals:

1. One Year Target: 95.78 Acres; Number of farms: 1
2. Five Year Target: 383.12 Acres; Number of farms: 4
3. Ten Year Target: 478.9 Acres; Number of farms: 6

MUNICIPAL POLICY INFORMATION:

If the answer is YES to the following, please attach a copy of the adopted policy, resolution or ordinance of the Agriculture Advisory Committee or municipal governing body pertaining to the question. If no policy, resolution or ordinance has yet been adopted please attach a description of the position the municipality has taken. A NO answer is acknowledgement that the municipality relies upon SADC policy or regulation.

The word "policy" is intended broadly to include formal and informal policies, guidelines and rules established by the municipality.

Minimum Eligibility Criteria:

Does the municipality have a minimum eligibility criteria or standards policy for solicitation and approval of applications for farmland preservation? *See SADC regulation N.J.A.C. 2:76-6.20*

Yes ☐ No ☒

Municipal Ranking Criteria:

Does the municipality have a ranking criteria policy to prioritize farms for preservation funding?
See SADC regulation N.J.A.C. 2:76-6.16 & SADC Policy P-14E

Yes ☐ No ☒

Agricultural Labor Housing:

Does the municipality have a policy on agricultural labor housing for preserved farms?

Yes ☐ No ☒

Is the municipality's policy adopted by ordinance? *(If YES, please attach)*

Yes ☐ No ☒

House Replacement:

Does the municipality have a policy for replacement of a residence on preserved farmland?

Yes ☐ No ☒

Residual Dwelling Site Opportunity Allocation:

Does the municipality have a policy for the allocation of Residual Dwelling Site Opportunities?
See SADC regulation N.J.A.C. 2:76-6.17 and Policy P-28

Yes ☐ No ☒

Exemptions:

Does the municipality have a policy for the granting of severable and non-severable exceptions?
See SADC Policy P-29

Yes ☐ No ☒

Other Policies:

Does the municipality have other policies related to farmland preservation?

Yes ☐ No ☒

If Yes, please list and describe:

FUNDING INFORMATION:

Municipal Funding:

Please check all that apply:

☒ Municipal dedicated open space/farmland preservation tax: \$0.02 / \$100

○ Annual revenue generated from dedicated tax: \$1,344,534

○ Annual tax revenue dedicated to farmland preservation: \$

☐ Repeated annual appropriations dedicated to farmland preservation:

Please describe:

☐ Repeated Issuance of Bonded Indebtedness:

Please describe:

☐ Other funding sources:

Please describe:

Total annual revenue dedicated to farmland preservation/open space by the municipality: \$1,344,534

Installment Purchase Agreements:

If the answer is YES to any of the following, please attach a copy of the adopted CADB policy or resolution explaining the county installment purchase program. If no policy has yet been adopted please attach a description of the program.

Does the municipality permit the use of installment purchase agreements?

Yes ☒ No ☐

Does the municipality currently use installment purchase agreements?

Yes ☐ No ☒

Installment Purchase Agreements are: *(Please check all that apply)*

☐ Always required

☒ Required on a case by case basis

☐ Available on a voluntary basis

Cost Projections Associated with One, Five and Ten Year Goals: *(see page C for established goals)*

Year	Acquisition Goal (Acres)	Total Projected Cost	Estimated Local Cost Share	Estimated County Cost Share	Estimated State Cost Share	Other Contributors
1	95.78	2,873,400	1,149,360		1,724,040	
5	383.16	11,493,600	2,873,400	1,724,040	6,896,160	

10	478.95	14,367,000	4,751,040	995,760	8,620,200	
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Estimate of Easement Purchase Cost on All Targeted Farms:

Add additional rows as needed.

Project Area Name	Acres	Average Easement Price per Acre	Total Estimated Project Cost	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
Central	957.8	30,000	28,734,000	8,773,800	2,719,800	17,240,400	

Targeted Farm Totals

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
957.8	28,734,000	8,773,800	2,719,800	17,240,400	

How was the cost of purchasing development easements on the targeted farms determined?

- ☒ Existing appraisal data
- ☐ Appraisal of the entire project area
- ☐ Other

If Other, please describe:

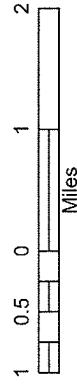
Hopewell Township Proposed Project Area and Target Farms

Hopewell Township, Mercer County

December 2009

Legend

-  Hopewell Open Space & Preserved Farms
-  Hopewell Target Farms
- County Target Farms
-  2009 Revised Project Area
-  Mercer County Project Areas



Data Sources:
Mercer County
NJDEP

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

B A N I S C H
A S S O C I A T E S , I N C .
Planning and Design



Municipal Planning Incentive Grant PROJECT AREA SUMMARY FORM

Project Area: Central Project Area
Municipality: Hopewell Township
County: Mercer

1. PROJECT AREA INVENTORY: *(See N.J.A.C. 2:76-17A.5(a)1)*

- i. **Targeted Farms**
Add additional rows as needed.

Owner / Farm Name (if known)	Block	Lot	Acres
Auer	95	2	48.5
Dicocco	51	9	27.4
Hoch	89	12, 12.02, 12.03	138.4
Hoffman	89	12.01	114.3
Hoge	18	2.011	19.7
Kerr	95 98	3 15	404.8
Lutz	31	48.07	58
Mastroianni	15	15.01	10.9
Neri	48	3	68.0
Stony Brook Farms	49	28	53.8
Von Oehsen	15	15.02	14.0

Total Acreage of Targeted Farms:

957.8

- ii. **Farms with Municipal, County and/or SADC Final Approval:**
Add additional rows as needed.

Owner / Farm Name	Block	Lot	Acres

Total Acreage of Farms with Municipal, County or SADC Final Approval: 0

- iii. **Preserved Farmland**
Add additional rows as needed.

Owner / Farm Name	Block	Lot	Acres
See Attached Table i			

Total Acreage of Preserved Farmland: 1,657.8

- iv. **Other Deed Restricted Farmland**
Add additional rows as needed.

Owner / Farm Name (if known)	Block	Lot	Acres
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Total Acreage of Other Deed Restricted Farmland:

- v. **Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program**
Add additional rows as needed.

Owner / Farm Name	Block	Lot	Acres

Total Acreage of Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program:

- vi. **Other Preserved Open Space Compatible with Agriculture**
Add additional rows as needed using digital file.

Owner	Block	Lot	Acres	Description of Use
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See Table ii				

Total Acreage of Other Preserved Open Space Compatible with Agriculture: 1,249.1

SUM OF ii., iii., iv., v. & vi. ACREAGE (Note: Target Farm acreage (i) excluded) **2,907**

2. AGGREGATE SIZE OF THE PROJECT AREA: 10,761.3 Acres

(See N.J.A.C. 2:76-17A.5(a)2)

3. DENSITY OF THE PROJECT AREA: (See N.J.A.C. 2:76-17A.5(a)3)

Density Formula:

(Sum of ii., iii., iv., v. & vi acreage) / (Aggregate size of the Project Area)

$$\text{Density} = 2,907 / 10,761.3 = 27 \%$$

4. TARGETED FARM SOIL PRODUCTIVITY: (See N.J.A.C. 2:76-17A.5(a)4)

Soil Productivity Formula:

(Total area of important farmland soils on targeted farms) / (Total area of the targeted farms)

$$\text{Soil Productivity} = 797 / 957.8 = 83 \%$$

Note:

- Important farmland soils are prime, statewide and unique soils
- Unique soils will only be considered if they are being used for special crops
- Attached is a list of soils considered statewide important only when drained. When these soils are present please confirm the presence of drainage before making soil calculations.

Total area of the targeted farms: 957.8 acres

Area of prime soils on targeted farms: 513 acres; 54 % of total area

Area of statewide soils on targeted farms: 247 acres; 26 % of total area

Area of unique soils on targeted farms: 37 acres; 4 % of total area

5. ESTIMATE OF EASEMENT PURCHASE COST ON TARGETED FARMS:

(See N.J.A.C. 2:76-17A.5(a)5)

The SADC cost share formula can be found at N.J.A.C. 2:76-6.11(d)

Add additional rows as needed using digital file.

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share ____%	Estimated County Cost Share ____%	Estimated State Cost Share ____%	Estimated Cost Share ____% from Other Sources
Hopewell	1106	10.9	30,000	327,000	130,800		196,200	
Hopewell	1106	14.0	30,000	420,000	168,000		252,000	
Hopewell	1106	19.7	30,000	591,000	236,400		354,600	
Hopewell	1106	68.0	30,000	2,040,000	816,000		1,224,000	
Hopewell	1106	53.8	30,000	1,614,000	645,600		968,400	
Hopewell	1106	27.4	30,000	822,000	328,800		493,200	
Hopewell	1106	138.4	30,000	4,152,000	1,660,800		2,491,200	
Hopewell	1106	114.3	30,000	3,429,000	1,371,600		2,057,400	
Hopewell	1106	48.5	30,000	1,455,000	291,000	291,000	873,000	
Hopewell	1106	58	30,000	1,740,000	696,000		1,044,000	
Hopewell	1106	404.8	30,000	12,144,000	2,428,800	2,428,800	7,268,400	

TOTALS

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
957.8	28,734,000	8,773,800	2,719,800	17,240,400	

6. MULTI-YEAR PLAN TO PURCHASE DEVELOPMENT RIGHTS ON TARGETED FARMS:

(See N.J.A.C.2:76-17A.5(a)6)

Year	Acres	Estimated Cost	Municipal Funds	County Funds	State Funds	Other Funding Sources	Total Estimated Funding
1	95.78	2,873,400	1,149,360		1,724,040		2,873,700
2	95.78	2,873,400	1,149,360		1,724,040		2,873,700
3	95.78	2,873,400	574,680	574,680	1,724,040		2,873,700
4	95.78	2,873,400	574,680	574,680	1,724,040		2,873,700
5	95.78	2,873,400	574,680	574,680	1,724,040		2,873,700
6	95.78	2,873,400	574,680	574,680	1,724,040		2,873,700
7	95.78	2,873,400	728,280	421,080	1,724,040		2,873,700
8	95.78	2,873,400	1,149,360		1,724,040		2,873,700
9	95.78	2,873,400	1,149,360		1,724,040		2,873,700
10	95.78	2,873,400	1,149,360		1,724,040		2,873,700

Appendix A

Soils that must be drained to be considered "Soils of Statewide Importance"

Bayboro

Loam (Ba)

Bowmansville

Silt loam (Bt)

Croton

Silt loam, 0-2% slopes (CrA)

Silt loam, 2-6% slopes (CrB)

Elkton

Loam (Ek, En)

Silt loam (Ek)

Silt loam, 2-5% slopes (EkB)

Elkton - Bayboro sandy loams, 0-2% slopes (ElA)

Elkton - Bayboro silt loams, 0-2% slopes (EnA)

Fallsington

Sandy loam (Fd, Fa)

Sandy loam, 0-3% slopes (FdA)

Fine sandy loam (Fa)

Fine sandy loam, clayey substratum (Fc)

Loam (Fb, Fa)

Fallsington - Othello complex, 0-2% slopes (FeA)

Fallsington - Pocomoke - Berryland complex (Fp)

Kresson

Loamy sand, 0-3% slopes (KwA, KlA)

Loam, 0-3% slopes (KyA)

Fine sandy loam, 0-3% slopes (KxA, KrA)

Sandy loam, 0-3% slopes (KrA)

Loam, 0-5% slopes (KvA)

Sandy loam, 0-5% slopes (KrB)

Minoa

Silt loam, 0-3% slopes (MlA)

Silt loam, 3-8% slopes (MlB)

Mullica

Fine sandy loam, loamy substratum (Mr)

Sandy loam (Mu)

Othello

Silt loam (Ot)

Silt loam, 0-3% slopes (OtA)

Pasquotank

Fine sandy loam (Pa)

Plummer

Sandy loam (Pu)

Pocomoke

Sandy loam (Ps, Po)

Loam (Po)

Fine sandy loam (Pv)

Pocomoke - Berryland loamy sands (Pr)

Portsmouth

Silt loam, thin surface variant (Pw)

Raynham

Silt loam, 0-5% slopes (RaB)

Shrewsbury

Fine sandy loam (Sn, Sw, Sh)

Fine sandy loam, clayey substratum (So)

Loam (Sp)

Sandy loam (Sn)

Sandy loam, 0-2% slopes (SrA)

Weeksville

Fine sandy loam (Wd)

Appendix B

Municipal Codes

Atlantic

0101	Absecon City
0102	Atlantic City
0103	Brigantine City
0104	Buena Boro
0105	Buena Vista Twp.
0106	Corbin City
0107	Egg Harbor City
0108	Egg Harbor Twp.
0109	Estell Manor City
0110	Folsom Boro
0111	Galloway Twp.
0112	Hamilton Twp.
0113	Hammonton Town
0114	Linwood City
0115	Longport Boro
0116	Margate City
0117	Mullica Twp.
0118	Northfield City
0119	Pleasantville City
0120	Port Republic City
0121	Somers Point City
0122	Ventnor City
0123	Weymouth Twp.

Bergen

0201	Allendale Boro
0202	Alpine Boro
0203	Bergenfield Boro
0204	Bogota Boro
0205	Carlstadt Boro
0206	Cliffside Park Boro
0207	Closter Boro
0208	Cresskill Boro
0209	Demarest Boro
0210	Dumont Boro
0212	East Rutherford Boro
0213	Edgewater Boro
0211	Elmwood Park Boro
0214	Emerson Boro
0215	Englewood City
0216	Englewood Cliffs Boro
0217	Fair Lawn Boro
0218	Fairview Boro
0219	Fort Lee Boro
0220	Franklin Lakes Boro
0221	Garfield City
0222	Glen Rock Boro
0223	Hackensack City
0224	Harrington Park Boro
0225	Hasbrouck Heights Boro
0226	Haworth Boro
0227	Hillsdale Boro
0228	Hohokus Boro
0229	Leonora Boro
0230	Little Ferry Boro
0231	Lodi Boro
0232	Lyndhurst Twp.

0233	Mahwah Twp.
0234	Maywood Boro
0235	Midland Park Boro
0236	Montvale Boro
0237	Moonachie Boro
0238	New Milford Boro
0239	North Arlington Boro
0240	Northvale Boro
0241	Norwood Boro
0242	Oakland Boro
0243	Old Tappan Boro
0244	Oradell Boro
0245	Palisades Park Boro
0246	Paramus Boro
0247	Park Ridge Boro
0248	Ramsey Boro
0249	Ridgefield Boro
0250	Ridgefield Park Villiage
0251	Ridgewood Villiage
0252	River Edge Boro
0253	River Vale Twp.
0254	Rochelle Park Twp.
0255	Rockleigh Boro
0256	Rutherford Boro
0257	Saddle Brook Twp.
0258	Saddle River Boro
0259	South Hackensack Twp.
0260	Teaneck Twp.
0261	Tenafly Boro
0262	Teterboro Boro
0263	Upper Saddle River Boro
0264	Waldwick Boro
0265	Wallington Boro
0266	Washington Twp.
0267	Westwood Boro
0269	Wood-Ridge Boro
0268	Woodcliff Lake Boro
0270	Wyckoff Twp.

Burlington

0301	Bass River Twp.
0302	Beverly City
0303	Bordentown City
0304	Bordentown Twp.
0305	Burlington City
0306	Burlington Twp.
0307	Chesterfield Twp.
0308	Cinnaminson Twp.
0309	Delanco Twp.
0310	Delran Twp.
0311	Eastampton Twp.
0312	Edgewater Park Twp.
0313	Evesham Twp.
0314	Fieldsboro Boro
0315	Florence Twp.
0316	Hainesport Twp.
0317	Lumberton Twp.
0318	Mansfield Twp.
0319	Maple Shade Twp.

0321	Medford Lakes Boro
0320	Medford Twp.
0322	Moorestown Twp.
0323	Mount Holly Twp.
0324	Mount Laurel Twp.
0325	New Hanover Twp.
0326	North Hanover Twp.
0327	Palmyra Boro
0328	Pemberton Boro
0329	Pemberton Twp.
0330	Riverside Twp.
0331	Riverton Boro
0332	Shamong Twp.
0333	Southampton Twp.
0334	Springfield Twp.
0335	Tabernacle Twp.
0336	Washington Twp.
0337	Westampton Twp.
0338	Willingboro Twp.
0339	Woodland Twp.
0340	Wrightstown Boro

Camden

0401	Audubon Boro
0402	Audubon Park Boro
0403	Barrington Boro
0404	Bellmawr Boro
0405	Berlin Boro
0406	Berlin Twp.
0407	Brooklawn Boro
0408	Camden City
0409	Cherry Hill Twp.
0410	Chesilhurst Boro
0411	Clementon Boro
0412	Collingswood Boro
0413	Gibbsboro Boro
0414	Gloucester City
0415	Gloucester Twp.
0418	Haddon Heights Boro
0416	Haddon Twp.
0417	Haddonfield Boro
0419	Hi-Nella Boro
0420	Laurel Springs Boro
0421	Lawnside Boro
0422	Lindenwold Boro
0423	Magnolia Boro
0424	Merchantville Boro
0425	Mount Ephraim Boro
0426	Oaklyn Boro
0427	Pennsauken Twp.
0428	Pine Hill Boro
0429	Pine Valley Boro
0430	Runnemede Boro
0431	Somerdale Boro
0432	Stratford Boro
0433	Tavistock Boro
0434	Voorhees Twp.
0435	Waterford Twp.
0436	Winslow Twp.

0437 Woodlynne Boro

Cape May

0501 Avalon Boro
0502 Cape May City
0503 Cape May Point Boro
0504 Dennis Twp.
0505 Lower Twp.
0506 Middle Twp.
0507 North Wildwood City
0508 Ocean City
0509 Sea Isle City
0510 Stone Harbor Boro
0511 Upper Twp.
0512 West Cape May Boro
0513 West Wildwood Boro
0514 Wildwood City
0515 Wildwood Crest Boro
0516 Woodbine Boro

Cumberland

0601 Bridgeton City
0602 Commercial Twp.
0603 Deerfield Twp.
0604 Downe Twp.
0605 Fairfield Twp.
0606 Greenwich Twp.
0607 Hopewell Twp.
0608 Lawrence Twp.
0609 Maurice River Twp.
0610 Millville City
0611 Shiloh Boro
0612 Stow Creek Twp.
0613 Upper Deerfield Twp.
0614 Vineland City

Essex

0701 Belleville Twp.
0702 Bloomfield Twp.
0703 Caldwell Boro Twp.
0704 Cedar Grove Twp.
0717 City Of Orange Twp.
0705 East Orange City
0706 Essex Fells Twp.
0707 Fairfield Twp.
0708 Glen Ridge Boro Twp.
0709 Irvington Twp.
0710 Livingston Twp.
0711 Maplewood Twp.
0712 Millburn Twp.
0713 Montclair Twp.
0714 Newark City
0715 North Caldwell Boro
0716 Nutley Twp.
0718 Roseland Boro

0719 South Orange Village Twp.
0720 Verona Twp.
0721 West Caldwell Twp.
0722 West Orange Twp.

Gloucester

0801 Clayton Boro
0802 Deptford Twp.
0803 East Greenwich Twp.
0804 Elk Twp.
0805 Franklin Twp.
0806 Glassboro Boro
0807 Greenwich Twp.
0808 Harrison Twp.
0809 Logan Twp.
0810 Mantua Twp.
0811 Monroe Twp.
0812 National Park Boro
0813 Newfield Boro
0814 Paulsboro Boro
0815 Pitman Boro
0816 South Harrison Twp.
0817 Swedesboro Boro
0818 Washington Twp.
0819 Wenonah Boro
0820 West Deptford Twp.
0821 Westville Boro
0822 Woodbury City
0823 Woodbury Heights Boro
0824 Woolwich Twp.

Hudson

0901 Bayonne City
0902 East Newark Boro
0903 Guttenberg Town
0904 Harrison Town
0905 Hoboken City
0906 Jersey City
0907 Kearny Town
0908 North Bergen Twp.
0909 Secaucus Town
0910 Union City
0911 Weehawken Twp.
0912 West New York Town

Hunterdon

1001 Alexandria Twp.
1002 Bethlehem Twp.
1003 Bloomsbury Boro
1004 Califon Boro
1005 Clinton Town
1006 Clinton Twp.
1007 Delaware Twp.
1008 East Amwell Twp.
1009 Flemington Boro

1010 Franklin Twp.
1011 Frenchtown Boro
1012 Glen Gardner Boro
1013 Hampton Boro
1014 High Bridge Boro
1015 Holland Twp.
1016 Kingwood Twp.
1017 Lambertville City
1018 Lebanon Boro
1019 Lebanon Twp.
1020 Milford Boro
1021 Raritan Twp.
1022 Readington Twp.
1023 Stockton Boro
1024 Tewksbury Twp.
1025 Union Twp.
1026 West Amwell Twp.

Mercer

1101 East Windsor Twp.
1102 Ewing Twp.
1103 Hamilton Twp.
1104 Hightstown Boro
1105 Hopewell Boro
1106 Hopewell Twp.
1107 Lawrence Twp.
1108 Pennington Boro
1109 Princeton Boro
1110 Princeton Twp.
1111 Trenton City
1112 Washington Twp.
1113 West Windsor Twp.

Middlesex

1201 Carteret Boro
1202 Cranbury Twp.
1203 Dunellen Boro
1204 East Brunswick Twp.
1205 Edison Twp.
1206 Helmetta Boro
1207 Highland Park Boro
1208 Jamesburg Boro
1210 Metuchen Boro
1211 Middlesex Boro
1212 Milltown Boro
1213 Monroe Twp.
1214 New Brunswick City
1215 North Brunswick Twp.
1209 Old Bridge Twp.
1216 Perth Amboy City
1217 Piscataway Twp.
1218 Plainsboro Twp.
1219 Sayreville Boro
1220 South Amboy City
1221 South Brunswick Twp.
1222 South Plainfield Boro
1223 South River Boro

1224 Spotswood Boro
1225 Woodbridge Twp.

Monmouth

1330 Aberdeen Twp.
1301 Allenhurst Boro
1302 Allentown Boro
1303 Asbury Park City
1304 Atlantic Highlands Boro
1305 Avon-By-The-Sea Boro
1306 Belmar Boro
1307 Bradley Beach Boro
1308 Brielle Boro
1309 Colts Neck Twp.
1310 Deal Boro
1311 Eatontown Boro
1312 Englishtown Boro
1313 Fair Haven Boro
1314 Farmingdale Boro
1315 Freehold Boro
1316 Freehold Twp.
1339 Hazlet Twp.
1317 Highlands Boro
1318 Holmdel Twp.
1319 Howell Twp.
1320 Interlaken Boro
1321 Keansburg Boro
1322 Keyport Boro
1323 Little Silver Boro
1324 Loch Arbour Village
1325 Long Branch City
1326 Manalapan Twp.
1327 Manasquan Boro
1328 Marlboro Twp.
1329 Matawan Boro
1331 Middletown Twp.
1332 Millstone Twp.
1333 Monmouth Beach Boro
1335 Neptune City Boro
1334 Neptune Twp.
1337 Ocean Twp.
1338 Oceanport Boro
1340 Red Bank Boro
1341 Roosevelt Boro
1342 Rumson Boro
1343 Sea Bright Boro
1344 Sea Girt Boro
1345 Shrewsbury Boro
1346 Shrewsbury Twp.
1347 South Belmar Boro
1348 Spring Lake Boro
1349 Spring Lake Heights Boro
1336 Tinton Falls Boro
1350 Union Beach Boro
1351 Upper Freehold Twp.
1352 Wall Twp.
1353 West Long Branch Boro

Morris

1401 Boonton Town
1402 Boonton Twp.
1403 Butler Boro
1404 Chatham Boro
1405 Chatham Twp.
1406 Chester Boro
1407 Chester Twp.
1408 Denville Twp.
1409 Dover Town
1410 East Hanover Twp.
1411 Florham Park Boro
1412 Hanover Twp.
1413 Harding Twp.
1414 Jefferson Twp.
1415 Kinnelon Boro
1416 Lincoln Park Boro
1430 Long Hill Twp.
1417 Madison Boro
1418 Mendham Boro
1419 Mendham Twp.
1420 Mine Hill Twp.
1421 Montville Twp.
1423 Morris Plains Boro
1422 Morris Twp.
1424 Morristown Town
1426 Mount Arlington Boro
1427 Mount Olive Twp.
1425 Mountain Lakes Boro
1428 Netcong Boro
1429 Parsippany-Troy Hills Twp.
1431 Pequannock Twp.
1432 Randolph Twp.
1433 Riverdale Boro
1434 Rockaway Boro
1435 Rockaway Twp.
1436 Roxbury Twp.
1437 Victory Gardens Boro
1438 Washington Twp.
1439 Wharton Boro

Ocean

1501 Barnegat Light Boro
1533 Barnegat Twp.
1502 Bay Head Boro
1503 Beach Haven Boro
1504 Beachwood Boro
1505 Berkeley Twp.
1506 Brick Twp.
1507 Dover Twp.
1508 Eagleswood Twp.
1509 Harvey Cedars Boro
1510 Island Heights Boro
1511 Jackson Twp.
1512 Lacey Twp.
1513 Lakehurst Boro
1514 Lakewood Twp.
1515 Lavallette Boro
1516 Little Egg Harbor Twp.

1517 Long Beach Twp.
1518 Manchester Twp.
1519 Mantaloking Boro
1521 Ocean Gate Boro
1520 Ocean Twp.
1522 Pine Beach Boro
1523 Plumsted Twp.
1525 Point Pleasant Beach Boro
1524 Point Pleasant Boro
1526 Seaside Heights Boro
1527 Seaside Park Boro
1528 Ship Bottom Boro
1529 South Toms River Boro
1530 Stafford Twp.
1531 Surf City Boro
1532 Tuckerton Boro

Passaic

1601 Bloomingdale Boro
1602 Clifton City
1603 Haledon Boro
1604 Hawthorne Boro
1605 Little Falls Twp.
1606 North Haledon Boro
1607 Passaic City
1608 Paterson City
1609 Pompton Lakes Boro
1610 Prospect Park Boro
1611 Ringwood Boro
1612 Totowa Boro
1613 Wanaque Boro
1614 Wayne Twp.
1615 West Milford Twp.
1616 West Paterson Boro

Salem

1701 Alloway Twp.
1713 Carneys Point Twp.
1702 Elmer Boro
1703 Elsinboro Twp.
1704 Lower Alloways Creek Twp.
1705 Mannington Twp.
1706 Oldmans Twp.
1707 Penns Grove Boro
1708 Pennsville Twp.
1709 Pilesgrove Twp.
1710 Pittsgrove Twp.
1711 Quinton Twp.
1712 Salem City
1714 Upper Pittsgrove Twp.
1715 Woodstown Boro

Somerset

1801 Bedminster Twp.
1802 Bernards Twp.
1803 Bernardsville Boro

1804 Bound Brook Boro
 1805 Branchburg Twp.
 1806 Bridgewater Twp.
 1807 Far Hills
 1808 Franklin Twp.
 1809 Green Brook Twp.
 1810 Hillsborough Twp.
 1811 Manville Boro
 1812 Millstone Boro
 1813 Montgomery Twp.
 1814 North Plainfield Boro
 1815 Peapack Gladstone Boro
 1816 Raritan Boro
 1817 Rocky Hill Boro
 1818 Somerville Boro
 1819 South Bound Brook Boro
 1820 Warren Twp.
 1821 Watchung Boro

Sussex

1901 Andover Boro
 1902 Andover Twp.
 1903 Branchville Boro
 1904 Byram Twp.
 1905 Frankford Twp.
 1906 Franklin Boro
 1907 Fredon Twp.
 1908 Green Twp.
 1909 Hamburg Boro
 1910 Hampton Twp.
 1911 Hardyston Twp.

1912 Hopatcong Boro
 1913 Lafayette Twp.
 1914 Montague Twp.
 1915 Newton Town
 1916 Ogdensburg Boro
 1917 Sandyston Twp.
 1918 Sparta Twp.
 1919 Stanhope Boro
 1920 Stillwater Twp.
 1921 Sussex Boro
 1922 Vernon Twp.
 1923 Walpack Twp.
 1924 Wantage Twp.

Union

2001 Berkeley Heights Twp.
 2002 Clark Twp.
 2003 Cranford Twp.
 2004 Elizabeth City
 2005 Fanwood Boro
 2006 Garwood Boro
 2007 Hillside Twp.
 2008 Kenilworth Boro
 2009 Linden City
 2010 Mountainside Boro
 2011 New Providence Boro
 2012 Plainfield City
 2013 Rahway City
 2014 Roselle Boro
 2015 Roselle Park Boro
 2016 Scotch Plains Twp.

2017 Springfield Twp.
 2018 Summit City
 2019 Union Twp.
 2020 Westfield Twp.
 2021 Winfield Twp.

Warren

2101 Allamuchy Twp.
 2102 Alpha Boro
 2103 Belvidere Twp.
 2104 Blairstown Twp.
 2105 Franklin Twp.
 2106 Frelinghuysen Twp.
 2107 Greenwich Twp.
 2108 Hackettstown Town
 2109 Hardwick Twp.
 2110 Harmony Twp.
 2111 Hope Twp.
 2112 Independence Twp.
 2113 Knowlton Twp.
 2114 Liberty Twp.
 2115 Lopatcong Twp.
 2116 Mansfield Twp.
 2117 Oxford Twp.
 2118 Pahaquarry Twp.
 2119 Phillipsburg Town
 2120 Pohatcong Twp.
 2121 Washington Boro
 2122 Washington Twp.
 2123 White Twp.

Table i: Preserved Farmland in Proposed Project Area

Owner	BLOCK	LOT	Acres	Category
BATCHA FRANCIS E & JUDITH B	62.00	24.00	143.0	Conservation/Agricultural Easement
BLACKWELL A CORNELL ESTATE	62.00	6.00	58.0	Conservation/Agricultural Easement
BLUESTONE FARMS LLC	21.00	5.00	61.8	Conservation/Agricultural Easement
COUNTY OF MERCER C/O SZIELINSKI	31.00	13.03	138.3	Conservation/Agricultural Easement
DUNCRAVEN FARM LLC	62.00	1.01	0.0	Conservation/Agricultural Easement
FEDOR TIMOTHY & RACHAEL	62.00	1.02	0.0	Conservation/Agricultural Easement
FERRETTE JOEL P & ARLETA	50.00	15.02	46.5	Conservation/Agricultural Easement
GALLO EMMA Q & SCIARROTTA LAURA	50.00	13.00	48.24	Conservation/Agricultural Easement
HOLLINGER EMILY ANN	50.00	4.00	0.0	Conservation/Agricultural Easement
HUEBNER CHARLES M & LUCIA	20.000	12	56.8	Deed Restricted Farm
KUSER JOHN ERDMANN	60.00	28.00	139.4	Conservation/Agricultural Easement
LANWIN DEVELOPMENT CORP	26.00	2.00	108.4	Conservation/Agricultural Easement
MARTINDELL MILTON JR & BARBARA	27.00	2.00	40.3	Conservation/Agricultural Easement
MOKROS JEAN A	29.000	5	91.7	State Deed Restricted Farm
ORLANDO JOHN & LILLIAN	29.00	13.00	103.3	Conservation/Agricultural Easement
ORLANDO JOHN J JR & VALERIE J	29.00	7.00	76.7	Conservation/Agricultural Easement
ORLANDO JOHN J JR & VALERIE J	29.00	6.00	65.8	Conservation/Agricultural Easement
ORLANDO MARK	30.00	16.00	28.5	Conservation/Agricultural Easement
PATRICELLI GARY & DEBORAH	62.00	2.01	29.0	Conservation/Agricultural Easement
PRINCETON RESEARCH INC	26.00	1.00	50.4	Conservation/Agricultural Easement
PRINCETON RESEARCH LANDS INC	26.00	16.00	83.9	Conservation/Agricultural Easement
PRINCETON RESEARCH LDS/LANWIN DEVEL	31.000			Deed Restricted Farm
RNR TWIN HUNT FAMILY LIM PART	31.00	43.00	19.5	Conservation/Agricultural Easement
SMITH ELMER M & ANNE H	62.00	4.00	78.0	Conservation/Agricultural Easement
WEIDEL RICHARD A JR & ABIGAIL W	28.000	2.011	60.6	Deed Restricted Farm
WEIDEL RICHARD A SR/LIVING TRUST	52.00	54.00	36.7	Conservation/Agricultural Easement
TOTAL			1,657.84	

Table ii: Open Space/Deed Restricted Lands in Proposed Project Area

Owner	BLOCK	LOT	Acres	Category
COUNTY OF MERCER	28.00	2.03	112.3	County Owned
DELAWARE & RARITAN GREENWAY INC	22.00	5.00	29.3	D&R Greenway
FRIENDS OF HOPEWELL VALLEY OP SPACE	34.00	5.00	57.0	Friends of Hopewell Valley Open Space
STATE OF NJ DEP/FRIENDS OF HOPEWELL	28.00	3.00	54.0	Friends of Hopewell Valley Open Space
STATE OF NJ DEP/FRIENDS OF HOPEWELL	23.00	11.00	68.6	State Owned
STATE OF NJ ENVIRON PROTECTION	61.00	2.00	61.5	State Owned
STATE OF NJ DEP	61.00	15.00	0.0	State Owned
STATE OF NJ DEP	61.00	6.00	0.0	State Owned
STATE OF NJ DEP	22.00	11.00	19.7	State Owned
TOWNSHIP OF HOPEWELL	22.00	3.00	2.2	Township of Hopewell
TOWNSHIP OF HOPEWELL	22.00	18.00	4.3	Township of Hopewell
TOWNSHIP OF HOPEWELL	22.00	17.00	6.7	Township of Hopewell
TOWNSHIP OF HOPEWELL	32.00	6.09	11.0	Township of Hopewell
TOWNSHIP OF HOPEWELL	34.00	8.00	0.7	Township of Hopewell
TOWNSHIP OF HOPEWELL	92.00	9.00	0.0	Township of Hopewell
TOWNSHIP OF HOPEWELL	28.00	11.00	12.3	Township of Hopewell
TOWNSHIP OF HOPEWELL	15.000	2.98	39.1	Township of Hopewell
COUNTY OF MERCER/D&R GREENWAY LD TR	16.000	18.01	54.0	County Owned
COUNTY OF MERCER C/O S ZIELINSKI	17.000	1	16.9	County Owned
COUNTY OF MERCER C/O S ZIELINSKI	18.000	2.02	48.8	County Owned
STATE OF NJ & COUNTY OF MERCER	18.000	8.02	17.5	County Owned
STATE OF NJ & COUNTY OF MERCER	18.000	13	23.9	County Owned
FRIENDS OF HOPEWELL VALLEY OP SPACE	18.000	20	4.5	Friends of Hopewell Valley Open Space
COUNTY OF MERCER C/O S ZIELINSKI	18.000	31	11.1	County Owned
FRIENDS OF HOPEWELL VALLEY OP SPACE	20.000	10	42.2	Friends of Hopewell Valley Open Space
COUNTY OF MERCER C/O S ZIELINSKI	20.000	11	57.7	County Owned
ZUCCARELLI JOHN	21.000	6	41.8	Golf Course
ZUCCARELLI JOHN	21.000	16	20.9	Golf Course
SCHOENHOLTZ DREWE & DIANE	23.000	3.01	39.2	Nonprofit

FRIENDS OF HOPEWELL VALLEY OP SPACE	23.000	27	4.2	Friends of Hopewell Valley Open Space
ARENA JAMES & SUSAN	26.000	4	32.9	Nonprofit
STATE OF NJ DEP/FRIENDS OF HOPEWELL	30.000	4	75.9	Friends of Hopewell Valley Open Space
COUNTY OF MERCER C/O SZIELINSKI	31.000	7.01	76.7	County Owned
FRIENDS OF HOPEWELL VALLEY OP SPACE	31.000	75	0.0	Friends of Hopewell Valley Open Space
STONY BROOK MILLSTONE WATERSHED	37.000	2.01	53.8	Nonprofit
MCNULTY JAMES E & NANCY D	50.000	40	0.0	
DELAWARE & RARITAN GREENWAY INC	65.000	11.04	63.2	Nonprofit
TOWNSHIP OF HOPEWELL	92.000	5	52.4	Township of Hopewell
FRIENDS OF HOPEWELL VALLEY OP SPACE	92.000	12.02	20.0	Friends of Hopewell Valley Open Space
DELAWARE & RARITAN GREENWAY INC	34.000	5.01	12.8	Nonprofit
TOTAL			1,249.1	

AGRICULTURAL ADVISORY COMMITTEE MEMBERSHIP

Members	Term
Lucia Stout Huebner	1/2/07 to 12/31/09
Sergio Neri	1/5/09 to 12/31/11
John Hart	1/2/07 to 12/31/09
Laura Sciarrotta	1/5/09 to 12/31/11
Mary Jo Herbert	1/2/08 to 12/31/10
Township Committee Member Michael Markulec	1/5/09 to 12/31/09
George Kerr Alt. No. 1	1/2/08 to 12/31/10

CHAPTER XXII

RIGHT TO FARM

22-1 "RIGHT TO FARM" ACTIVITIES PROTECTED.

Farming activities may be conducted up to and along the property line of the property being farmed. In accordance with the purposes and preambles set forth herein, the following farming activities shall be deemed established as acceptable, recognized and entitled to encouragement and protection as the collective embodiment of the "Right to Farm" subject in all cases, however, to any supervening applicable Federal, State or county laws or regulations respecting the public health, safety or otherwise:

- a. Produce agricultural and horticultural crops, trees and forest products, livestock, poultry and other related such commodities;
- b. Process and package the agricultural output of the commercial farm in conformance with the applicable zoning;
- c. Provide for the wholesale and retail marketing, including "U-Pick" marketing and sales, of the agricultural output of the commercial farm, and related products that contribute to farm income, including the construction of building and parking areas in conformance with applicable municipal standards;
- d. Replenish soil nutrients, including, but not limited to, the spreading of manure and applying chemical and organic fertilizers;
- e. In the interest of best farming practices, use Federally-approved products, in accordance with labeled instructions or practices, as recommended by the New Jersey Department of Environmental Protection and Energy, New Jersey Agricultural Experiment Station, N.J. Fish and Game Commission and the U.S. Environmental Protection Agency for the control of pests, predators, varmints, diseases affecting plants and livestock and for the control of weed infestation;
- f. Clear woodlands using open burning and other accepted techniques and install and maintain vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas; (In the event open burning techniques are used, the farmer proposing the use of same must apply for and procure any and all applicable State, county, local or Federal permits required);

TOWNSHIP OF HOPEWELL ORDINANCES

- g. Use irrigation pumps and equipment and undertake aerial and ground seeding and spraying, using tractors and other necessary equipment;
- h. Hire and utilize necessary farm labor;
- i. Construct fences;
- j. Transport large, slow-moving equipment over roads within the township;
- k. The cutting and removal of trees;
- l. Conduct farming activities on holidays and Sundays as well as weekdays, in the evening and during the day, notwithstanding the production thereby of normal but unavoidable noise, dust, odors and fumes caused by such necessary activities when conducted in accordance with recognized agricultural practices;
- m. In the event that a farmer proposes to alter, divert, dam, widen, deepen, narrow or in any way affect a stream, pond or lake, in connection with the uses described in paragraph g. above, for drainage purposes or otherwise, or proposes in any way to change a watercourse from its existing state he/she must apply for and obtain any and all State, county, local or Federal permits required, excepting activities set forth in the Freshwater Protection Act.
(Ord. #93-957, § 1)

22-2 NOTICE OF FARM USE.

For the purpose of giving due notice of nearby farming uses to proposed new residential areas adjacent to unimproved land then being commercially farmed or suitable therefor, the planning board shall require an applicant for an adjacent major or minor subdivision, as a condition of approval of such application, to include a provision in each and every contract for and deed conveying all or any portion of the lands thereby subdivided, as well as on filed final subdivision maps, the following record notice to and waiver by grantees of such present or future proximate farming uses, which such provision shall be made to run with the land:

Grantee hereby acknowledges notice that there are presently or may in the future be farm uses in close proximity to the above described premises from which may emanate noise, odors, dust and fumes associated with lawful agricultural practices permitted under applicable Right to Farm laws, regulations and ordinances, and, by acceptance of this conveyance, Grantee does hereby waive objection to such activities, grantee does also hereby acknowledge N.J.S.A. 4:17-2 prohibiting trespassing on agricultural lands. (Ord. #93-957, § 2)

22-3 DEFINITIONS.

For purposes of interpretation of this chapter, the following definitions shall apply:

"Commercial agriculture" shall mean the production principally for sale to others of plants and animals or their products, including, but not limited to, forage and sod crops, grain and feed crops, dairy animals and dairy products, livestock including beef cattle, poultry, sheep, swine, horses, ponies, mules and goats; the breeding and grazing of such animals; bees and apiary products, fruits of all kinds, including grapes, nuts and berries, vegetables, nursery, floral, ornamental and greenhouse products, and tree farming or woodland management.

"Farm" shall mean an area of land of single or multiple contiguous or noncontiguous parcels which is actively devoted to agricultural or horticultural use, including, but not limited to, cropland, pasture, idle or fallow land, woodland, wetlands, farm ponds, farm roads and certain farm buildings and other enclosures related to agricultural pursuits.

"Home agriculture" shall mean the production principally for home use or consumption of plants, animals or their products and for sale to others where such sales are incidental, including, but not limited to, gardening, fruit production and poultry and livestock products for household use only.

(Ord. #93-957, § 3)