

# Ocean County

## *Comprehensive Farmland Management Plan*



**Prepared by:  
Ocean County Agriculture Development Board**

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Lauren Dooley, Esq. ....County Counsel's Office

Report Prepared By..... Ryan P. Allen, Senior Planner

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# **Ocean County Comprehensive Farmland Management Plan**



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## Introduction

Over the last several decades, Ocean County has been the most rapidly developing County in the State. Since 1950, the County has attracted hundreds of thousands of new residents, increasing its population by over 700 percent. The County has attracted large numbers of both retirees and young families looking to buy their first homes. Reasons for this tremendous growth include the availability of relatively inexpensive land, the construction of the Garden State Parkway and the close proximity of the County to the cities of New York, Philadelphia and Atlantic City. Equally important are the numerous natural and recreational attributes of Ocean County, including the beaches, bays and forests which continue to attract thousands of seasonal visitors and new year-round residents.

The popularity of Ocean County as a place to live and work has threatened the natural amenities that attracted residents in the past. The loss of natural areas to development has impacted the environmental resources of Ocean County including water supply resources, surface water quality and critical wildlife habitats. There has also been a loss of community

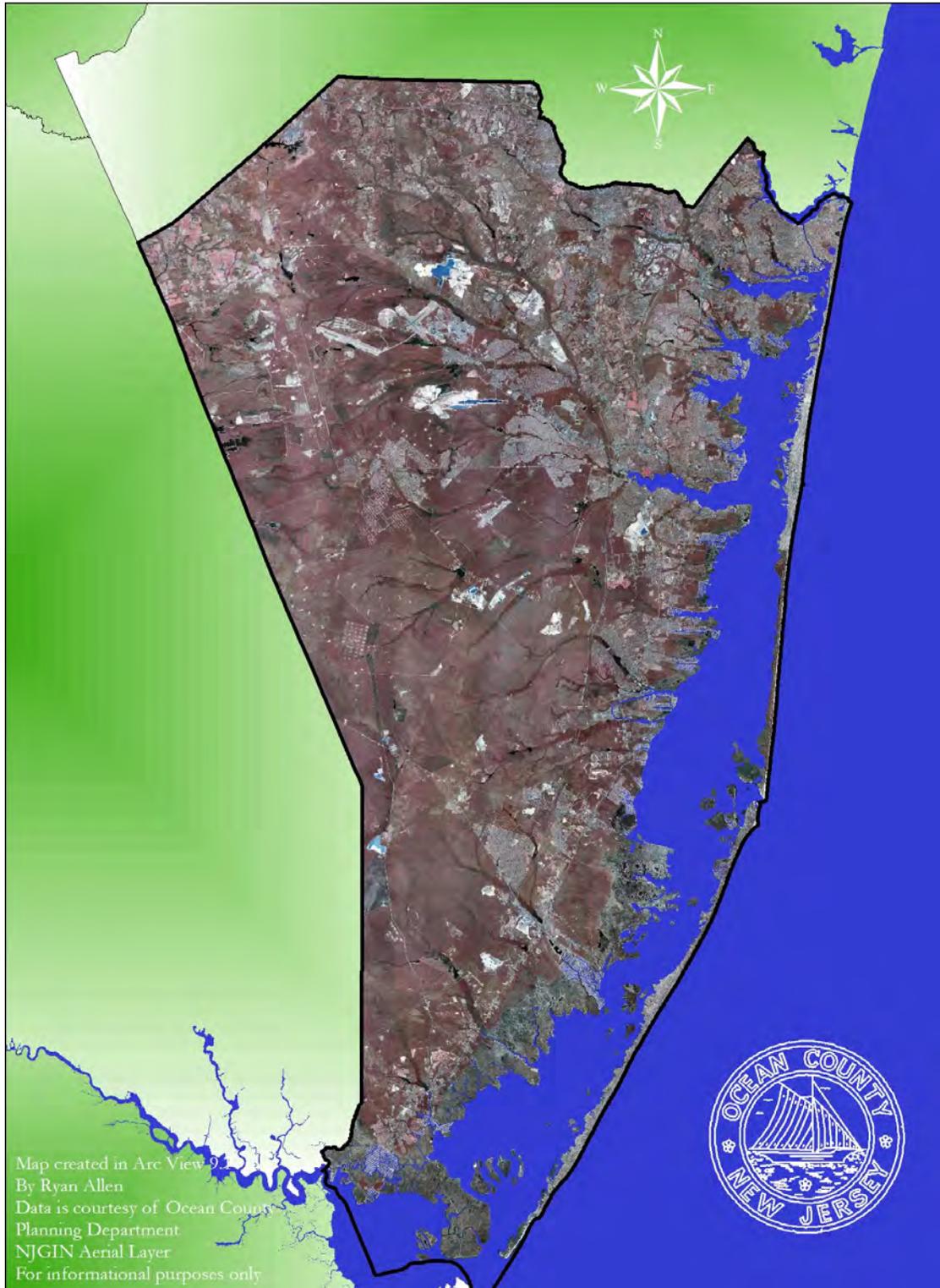


identity as natural areas and farmland, which originally buffered older communities, have disappeared. The aesthetic benefits provided by these natural areas are harder to quantify, but are no less important to many residents.

A common viewpoint is that environmental protection and economic development are in direct opposition. Many residents, however, are becoming increasingly aware of the positive relationship between economic development and environmental protection. Significant degradation in the natural resources and quality of life of an area naturally affects its attractiveness and eventually property values and local economy. This issue is of particular concern to an area with a heavy reliance on the tourism industry.

Commercial agriculture is a small but vital segment of Ocean County's economy. Although less than 5% of the land area is devoted to agricultural and horticultural uses, it is concentrated in Plumsted and Jackson Townships in the northwestern part of Ocean County. While the number of farms and farm acreage has declined during the past

### Map 1-1, Aerial Coverage



several decades, there is still a viable industry consisting of diverse crops, livestock, and nursery operations. The protection of this vital industry in Ocean County is of primary concern and importance.

**Table 1- 2 Ocean County Farming at a Glance**

<b>Ocean County Farm Profile:</b>	
Number of Active Farms:	217 (2002 Census of Agriculture)
Land in Farms:	7,229 acres (2007 Farmland Assessment Applications)
Average Farm Size:	21 acres (2005 Ocean County Planning Dept. Study of Farm Assessed Properties, Excluding Woodland Assessed)
Median Farm Size:	13 acres (2002 Census of Agriculture)
Percentage of Land in Agriculture:	Under 5%
Market Value of Production:	\$10,727,000 (2002 Census of Agriculture)
Crop Sales:	\$8,967,000 annually
Livestock Sales:	\$1,760,000 annually
Average Market Value Per Farm:	\$49,434 (2002 Census of Agriculture)
Acres of Preserved Farmland:	2,714
Farms Preserved:	41

\*Varying sources differ in values for certain statistics

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## History of Agriculture in Ocean County

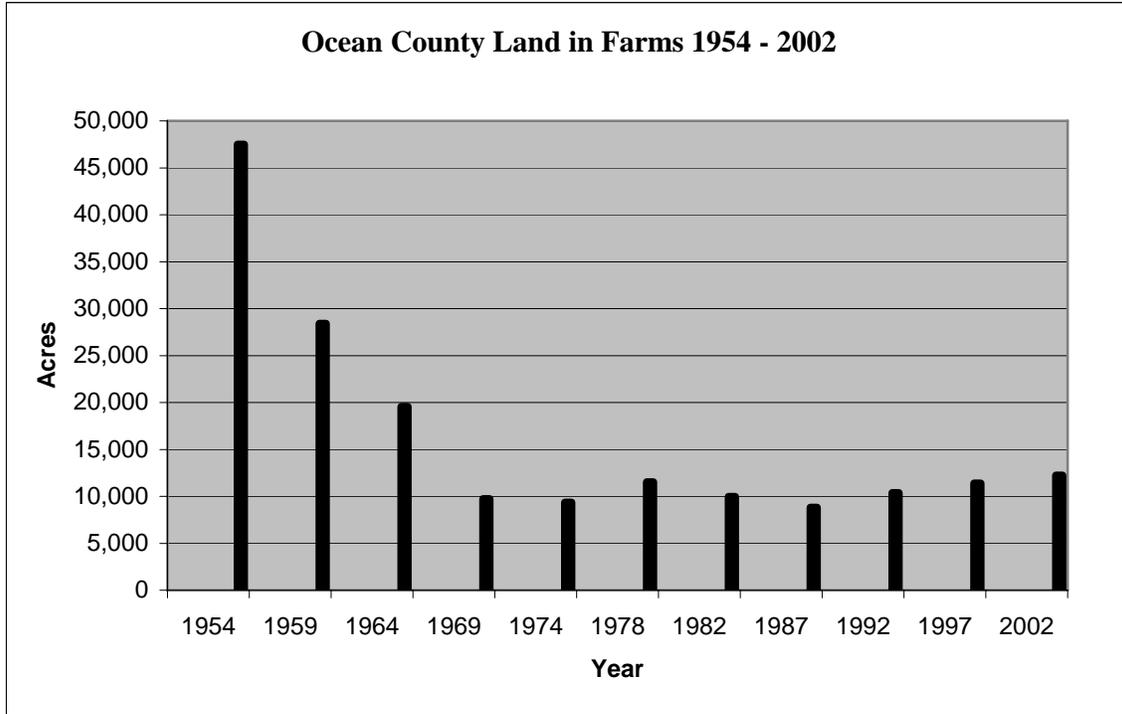
Ocean County has a rich history in agriculture, illustrating the evolving nature of this versatile place, and illuminating the importance of its very existence. Ocean County ranks second in land area in the State with 408,960 acres; however, agriculture is becoming a scarce commodity here. Agriculture reached a high point in 1900 when 84,856 acres were in production, but due to the increasing use of automobiles, the equine dominated industry dropped quickly to 26,222 acres in 1925. Shortly thereafter Ocean County experienced a rapid increase in poultry production. Large numbers of poultry farms were rapidly expanding all over the County as well as in the Pine Barrens. At the height of table egg production in the mid fifties, there were an astonishing 1,016 chicken farms producing over 2.7 million chickens over 3 months of age, and over 34 million dozen eggs. This massive expansion gave rise to the designation of the sixth leading county in the nation in egg production. As rapid as its growth, was the poultry industry's decline due to competition, higher production costs (feed, labor, building materials), suburbanization and alternate uses for farmland.

Development in the County exploded as the population doubled from 57,000 in 1950 to 108,000 ten years later in 1960. It then doubled again in the next 10 years to 208,000 and grew exponentially to an astounding 511,000 in the year 2000. The population is still rapidly growing and is now around 600,000. With this 10 fold increase in population since the height of the poultry farming days, other industries have followed and taken much of the available farmland with it.

The housing market and developed land has experienced dramatic growth as well. As of 2006, the US Census states an average of 3,667 additional residential units per year. Based on CRSSA LU Cover Classifications statistics, developed land in Ocean County rose from 78,408 acres in 1984 to 106,107 in 2001 and is still rising. Farmland is rapidly receding as New Jersey moves towards build out.

Now, the farming industry has had to evolve in Ocean County to stay alive. Today the County supports farms in equine, u-pick vegetable and berry farms, fresh market, honey,

**Graph 2-1 Land in Farming since 1954**



\*Data acquired from US Census of Agriculture/NJ State Agriculture Development Committee

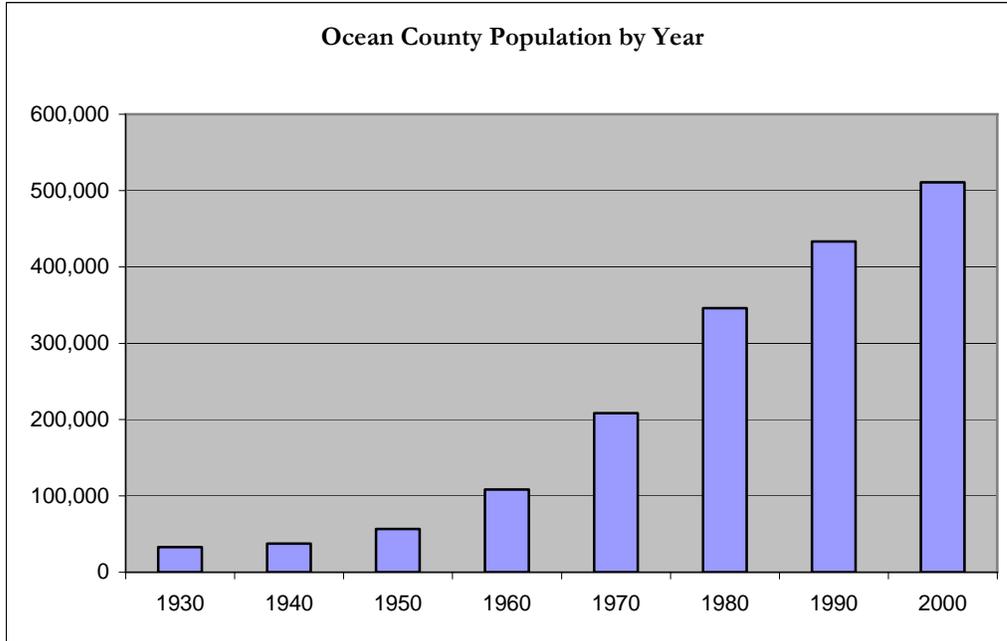
Chinese vegetables, orchids, cultivated blueberries, wood, Christmas trees, goats milk, cranberries, nursery stock, cut flowers, vegetable and flowering plants, house plants, hanging baskets in both wholesale and retail operations, beef, pork, grain, fin fish and shell fish.

**Table 2-2 Land Use Land Cover Agricultural Designations: 2002**

<b>Land Use/Land Cover Agricultural Designations: 2002</b>		
	Acres	Percentage
Cropland & Pastureland	7,939	70%
Agricultural Wetlands (Modified)	1,485	13%
Cranberry Bogs	121	1%
Confined Feeding	114	1%
Other	1,715	15%
Total	11,374	100%

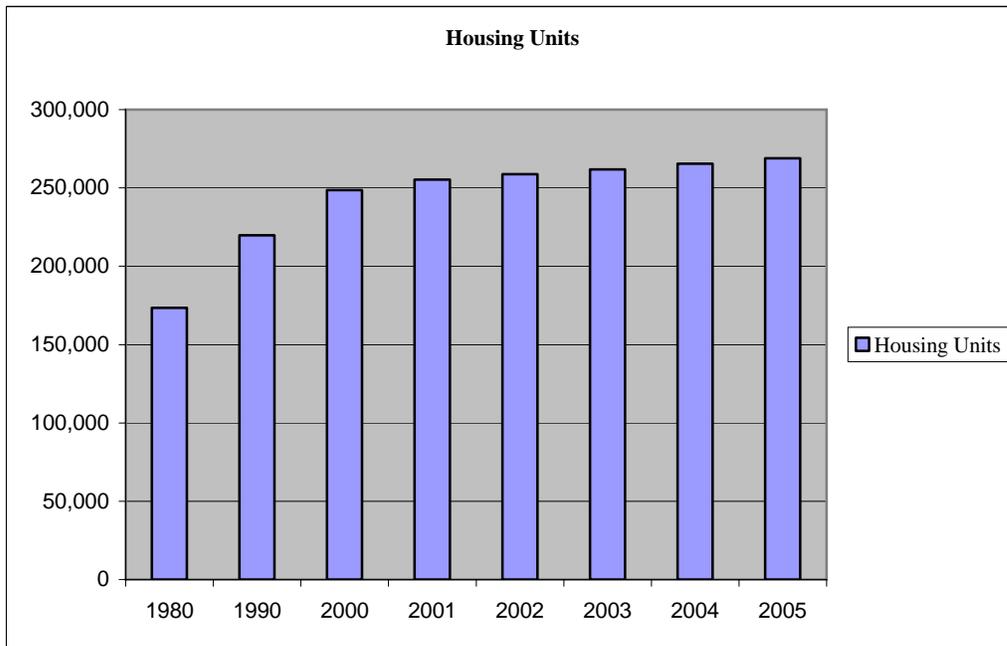
\*Data acquired from NJDEP Land Use/Land Cover Shapefile: 2002

**Graph 2-3 Annual Population Change in Ocean County**



\*Data acquired from US Census Bureau, Census 2000

**Graph 2-4 Total Housing Units: 1980 to 2005**



\*Data acquired from US Census Bureau, Census 2000

As a result of the Farmland Assessment Act of 1964, the Agricultural Retention and Development Act of 1983, and the Farm Preservation Act of 1983, many agricultural businesses can continue to thrive in our county, but must continue to fight to survive.

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## Ocean County's Agricultural Land Base

Ocean County is located in the Outer Atlantic Coastal Plain, which is the largest of the five geographic provinces in New Jersey. It has a low lying topographic profile, with its highest point in Plumsted Township where the coastal divide ridgeline, at 225 feet from sea level, separates the flow of water between the Atlantic Ocean and the Delaware Bay. The County is heavily wooded, with pine trees covering over 2/3rds of its landmass as part of the larger 1.1 million acre Pine Barrens Preserve. Outside of the Pine Barrens, development is quickly spreading over the landscape as it moves westward from the marshy, low lying shoreline of the Atlantic Ocean and Barnegat Bay.

### Soils:

On a Countywide basis, soils of agricultural importance are distributed widely throughout the varying landscape. Of the total land mass acreage of 408,960 acres, Ocean County is covered by 38,022 acres of prime agricultural soils or 9.3%, 79,788 acres of soils of statewide importance or 19.5%, and 92,084 acres of soils of unique importance or 22.5%. These soil types can be referred to as "important agricultural soils". Prime farmland soil by definition according to the Natural Resource Conservation Service is "land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water)". Unique farmland by definition is listed as "land other than prime farmland that is used for the production of specific high value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to economically produce sustained high quality and/or high yields of a specific crop when treated and managed according to acceptable farming methods". Statewide farmland is defined as "land of statewide importance for the production of food, feed, fiber, forage, and oil seed crops...generally, additional farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods". Surprising amounts of prime soils are located in areas such as Toms River, Ocean, Barnegat, and Lacey. Much of the soils of

statewide importance are located in Plumsted Township, and the southern and eastern regions. This data is good for analysis of the general characteristics of the County as a whole, but can be misleading when focusing on the agricultural profile. Ocean County is comprised of many land classifications where the remaining agricultural land is typically isolated to certain regions of the County.

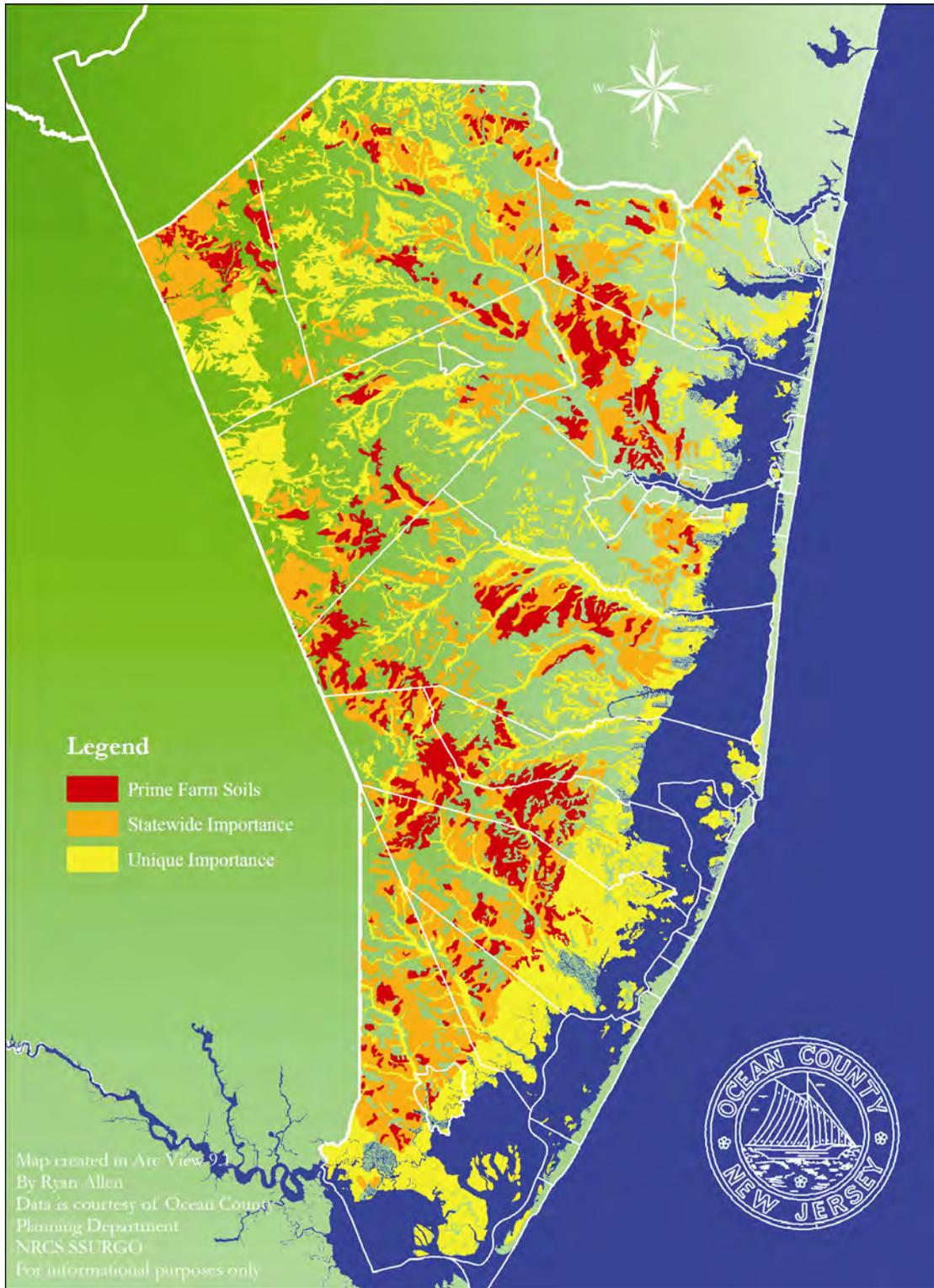
Taking into account the location of active agricultural land in relation to soils of agricultural importance, we can focus analysis of the soils in a much more informative and logical manner. The following data pertains strictly to the soils located on active farmland throughout the County. The total active agricultural land, as portrayed in the 2002 LU/LC data provided by the NJDEP, is comprised of 34.9% prime agricultural soils, most of which are located west of the coastal divide in Plumsted Township. The soil here is well drained and consists of mainly Shrewsbury, Pemberton, Collington, Mullica, and Evesboro. Accordingly, most of the agricultural land located here benefits from the nutrient rich soil content. Agriculturally, important soils are made up of a combination of prime, statewide, and unique soils, and comprise a total of 7,208 acres on active agricultural lands in Ocean County.

**Table 3-1 Active Agricultural Soils Profile, Acres:**

<b>Ocean County Active Agricultural Soils Profile, Acres:</b>					
	Prime	Statewide	Unique	Total Important Ag Soils	Total Ag Acreage
Barneгат	7.47	41.09	35.15	83.71	152.64
Beachwood	0.00	0.00	3.08	3.08	7.64
Berkeley	2.83	4.97	10.55	18.35	66.90
Brick	3.08	38.62	2.13	43.83	80.16
Toms River	288.43	146.16	4.16	438.75	500.61
Eagleswood	21.65	57.29	2.30	81.24	94.47
Jackson	293.18	711.22	101.08	1,105.48	2,135.98
Lacey	24.55	164.25	22.25	211.05	272.89
Lakewood	79.95	135.13	3.68	218.76	284.15
LEHT	2.83	34.06	1.44	38.33	51.61
Manchester	120.51	193.19	316.09	629.79	790.18
Ocean	10.35	5.35	3.18	18.88	18.60
Plumsted	1,631.15	2,400.27	124.03	4,155.45	4,584.45
Stafford	27.91	110.98	13.79	152.68	154.82
Tuckerton	0.00	9.47	0.18	9.65	9.65
<b>Total Soils</b>	<b>2,513.89</b>	<b>4,052.05</b>	<b>643.09</b>	<b>7,209.03</b>	<b>9,204.75</b>

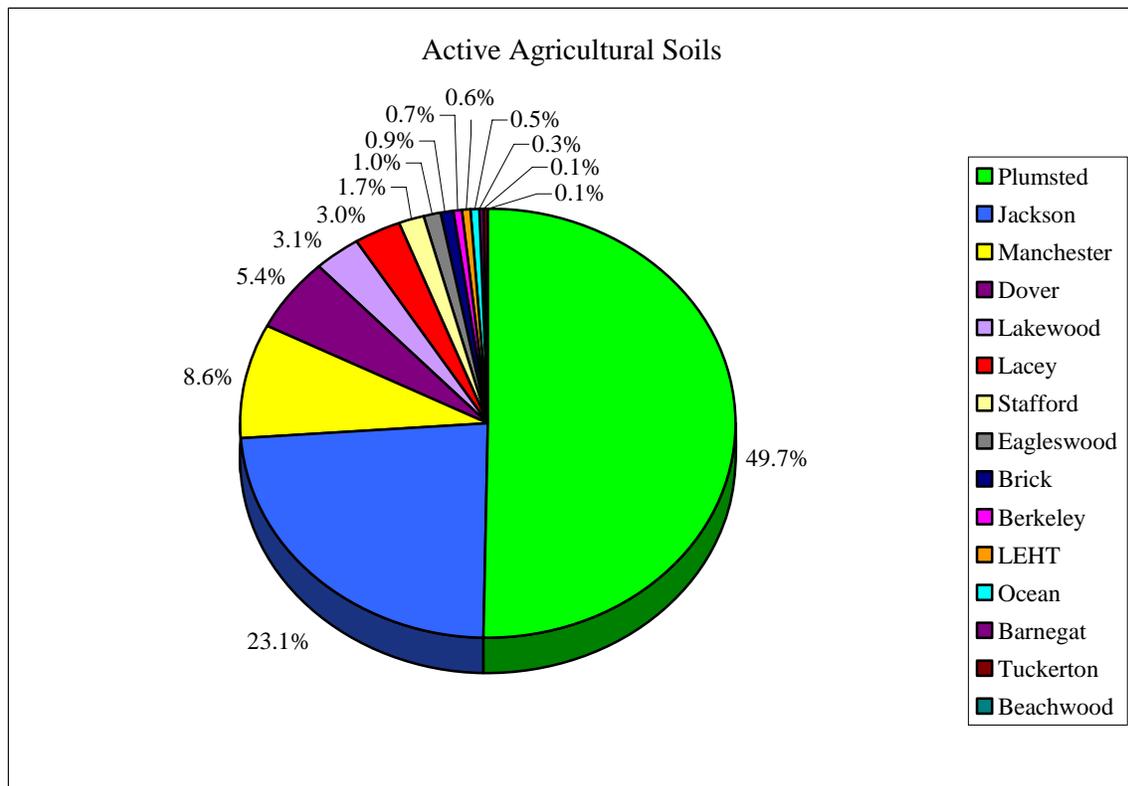
\*Data Acquired from NRCS Soil Classifications

### Map 3-2, Agricultural Soils



To the south and east of the divide, the rest of the County is poorly drained and primarily sandy, acidic, nutrient poor soil. Mainly covered by the Pine Barrens, it was used early on to mine bog iron and support cranberry farms. In fact, the Pine Barrens acidic soil is the reason that New Jersey is 3<sup>rd</sup> in the country in terms of cranberry production. This sandy makeup constitutes the majority of the soils in Ocean County. While there are still many active cranberry farms throughout this area, the majority of active Ocean County agriculture is located west of the coastal divide in Plumsted Township.

**Graph 3-3 Percentage of Important Active Agricultural Soils by Municipality**



\*Data Acquired from NRCS Soil Classifications

Even though a small portion of land in the County is dedicated to farming, it is bordered by 2 of the most agricultural counties in the State. Burlington County, bordering on the western edge, is second in the State in number of preserved farms & preserved acreage, and third in the state in costs associated with the purchases. Monmouth County,

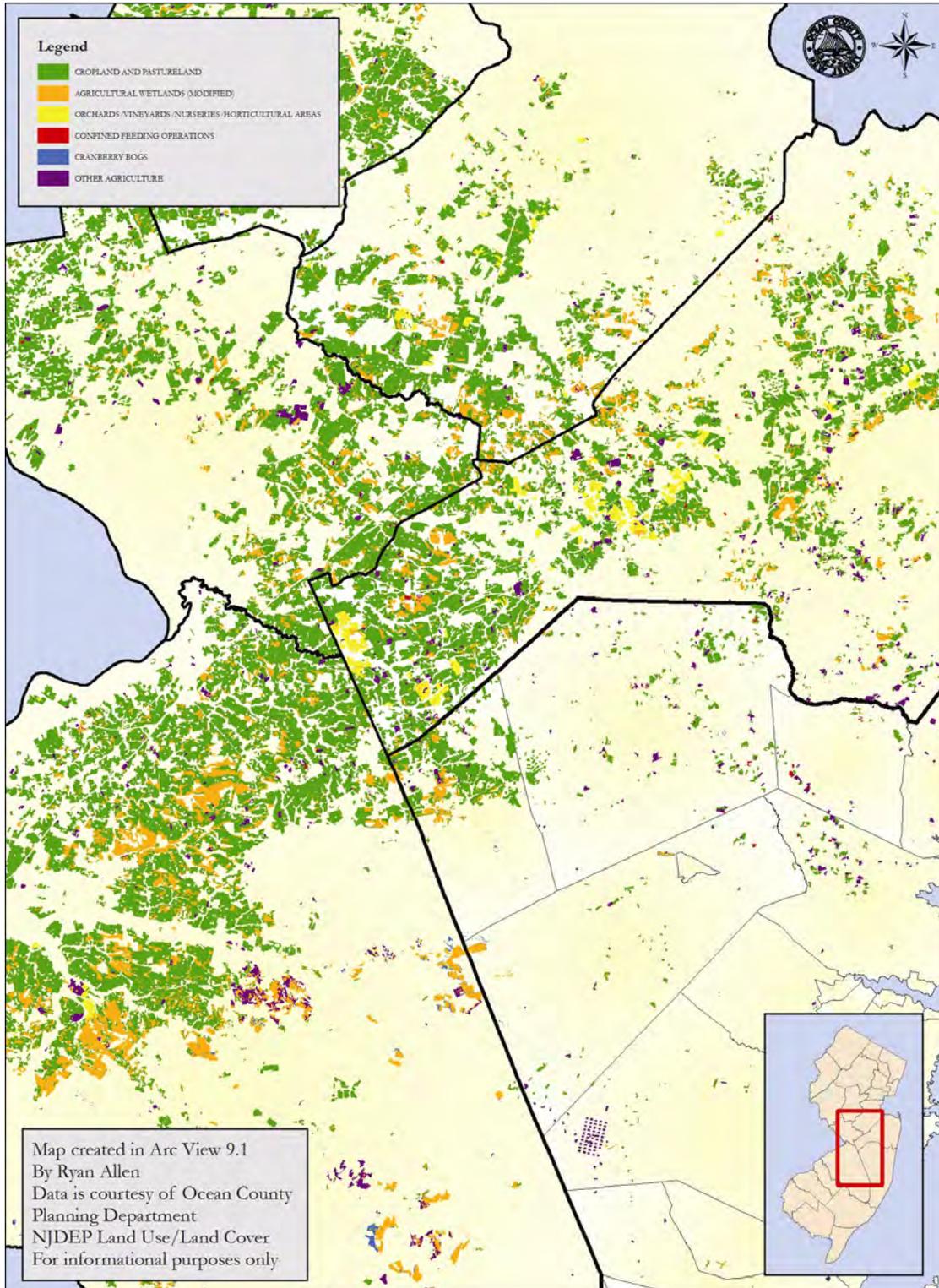
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bordering to the north, ranks in the top 5 for acres preserved, and 6<sup>th</sup> for total purchase costs. Agricultural soils are abundant in land west of the coastal divide, comprising a band of farms that stretch from the southwest to the northeast known as the New Jersey “farmbelt”. Ocean County’s configuration in the “farmbelt” can be seen in the subsequent map on page 16, outlining the surrounding agricultural lands in the neighboring counties.

#### Irrigation:

Irrigation of farmland will be more thoroughly discussed further on in the Water Resources section of this document, but it is important to reference its location and quantity when analyzing the agricultural land base. The majority of irrigated farms are located where large areas of farmland are under production. Statistics acquired from the 2002 Census of Agriculture reflect a total area of 1,091 acres of irrigated farmland on 65 farms in Ocean County. The majority of this land is listed as harvested cropland for a total of 1,053 acres, and the rest of the agricultural land is listed as pasture or other at 38 acres. While the 2002 Census of Agriculture portrays these statistics a certain way, analysis of another data source shows a different picture. According to the New Jersey Farmland Assessment Report for Tax Year 2005, the total irrigated acres in Ocean County equal 554 acres. This is further broken down to 429 acres in vegetable production, 15 acres in ornamental production, 36 acres in fruit production, and 65 acres in field crop production. It is important to consider that when comparing statistics from different sources, numerical values can vary widely in some cases. This may be due to alternative data collection methods and sources of information. With this knowledge taken into account, one can still obtain a general understanding for the data.

### Map 3-4, Regional Agriculture



Farmland Assessment:

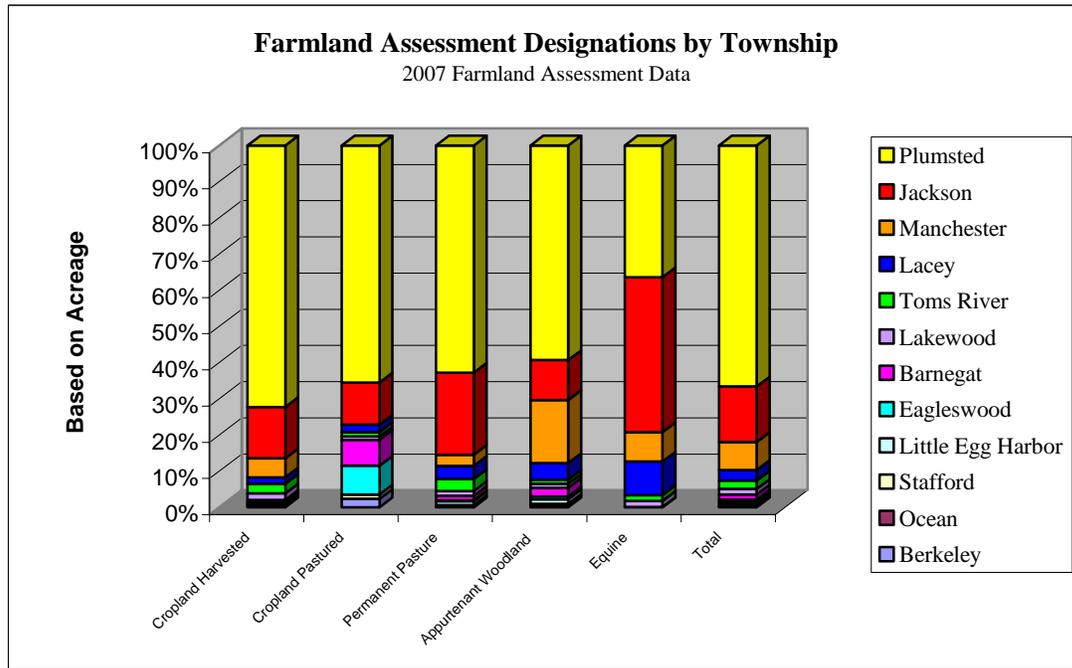
Ocean County 2007 farmland assessment records show a total of 7,229 acres of active farmland that are currently farmland assessed. The majority of the land is cropland harvested at 3,963 acres, followed by appurtenant woodlands at 1,745 acres, permanent pasture at 1,103 acres, cropland pastured at 246 acres, and finally equine at 172 acres. Assessed land designated solely for woodland management was not included in the calculations to portray a more accurate evaluation of the active farmland. Of the 12 municipalities that contain farmland-assessed land, Plumsted Township clearly contains the most acreage at 4,816 acres followed by Jackson Township at 1,109 acres. Other townships like Manchester, Lacey, Toms River, Lakewood, Barnegat, etc. have minimal amounts.

**Table 3-5 – Farmland Assessment Acreage by Municipality: 2007**

	Cropland Harvested	Cropland Pastured	Permanent Pasture	Appurtenant Woodland	Equine	Total	Percentage
Plumsted	2,864	161	693	1,035	63	4,816	67.4%
Jackson	563	29	250	193	74	1,109	15.6%
Manchester	207	0	34	304	14	559	8.0%
Lacey	71	5	40	81	16	213	2.9%
Toms River	105	3	36	19	3	166	1.5%
Lakewood	71	2	15	19	3	111	1.5%
Barnegat	27	18	13	41	0	100	1.3%
Eagleswood	19	20	3	14	0	55	0.8%
Little Egg H.	12	0	12	21	0	45	0.6%
Stafford	9	3	6	7	0	24	0.3%
Ocean	5	0	0	10	0	16	0.2%
Berkeley	9	6	1	0	0	16	0.2%
Ocean County	3,963	246	1,103	1,745	172	7,229	100%

\* Data acquired from 2007 Farmland Assessment Reports. Data does not reflect non-appurtenant woodlands.

**Graph 3-6 – Farmland Assessment by Municipalities – Percentages**



\* Data acquired from 2007 Farmland Assessment Reports. Data does not reflect non-appurtenant woodlands.

At roughly 40 square miles, Plumsted Township has maintained its rural character and strong farming heritage. This farm-oriented community has remained rural in the midst of rapid development, and through the efforts of the Farmland Preservation Program, a large percentage of it has been preserved. According to the 2007 Farmland Assessment data, 4,816 acres of land is currently farm-assessed in the township, not including woodland management properties, and 2,442 acres have been preserved to date. Not only does Plumsted boast that it is the 2<sup>nd</sup> leading municipality in New Jersey in terms of percentage of acres preserved, but it is home to a high concentration of historically significant structures through the New Egypt Historical Society.

Second in terms of agricultural acreage is Jackson Township with 1,109 farm-assessed acres, not including woodland management. Although there is still a presence of equine, field crop, nursery, greenhouse, and poultry farms in Jackson Township, this once rural and heavily forested area is quickly being developed. Some scattered farms still thrive on the sandy soils, but agriculture here is becoming a vanishing commodity. With nearly half

of the Township located in the Pine Barrens Preserve, the other half is experiencing rapid growth due to its proximity to Route 195 and the Garden State Parkway.

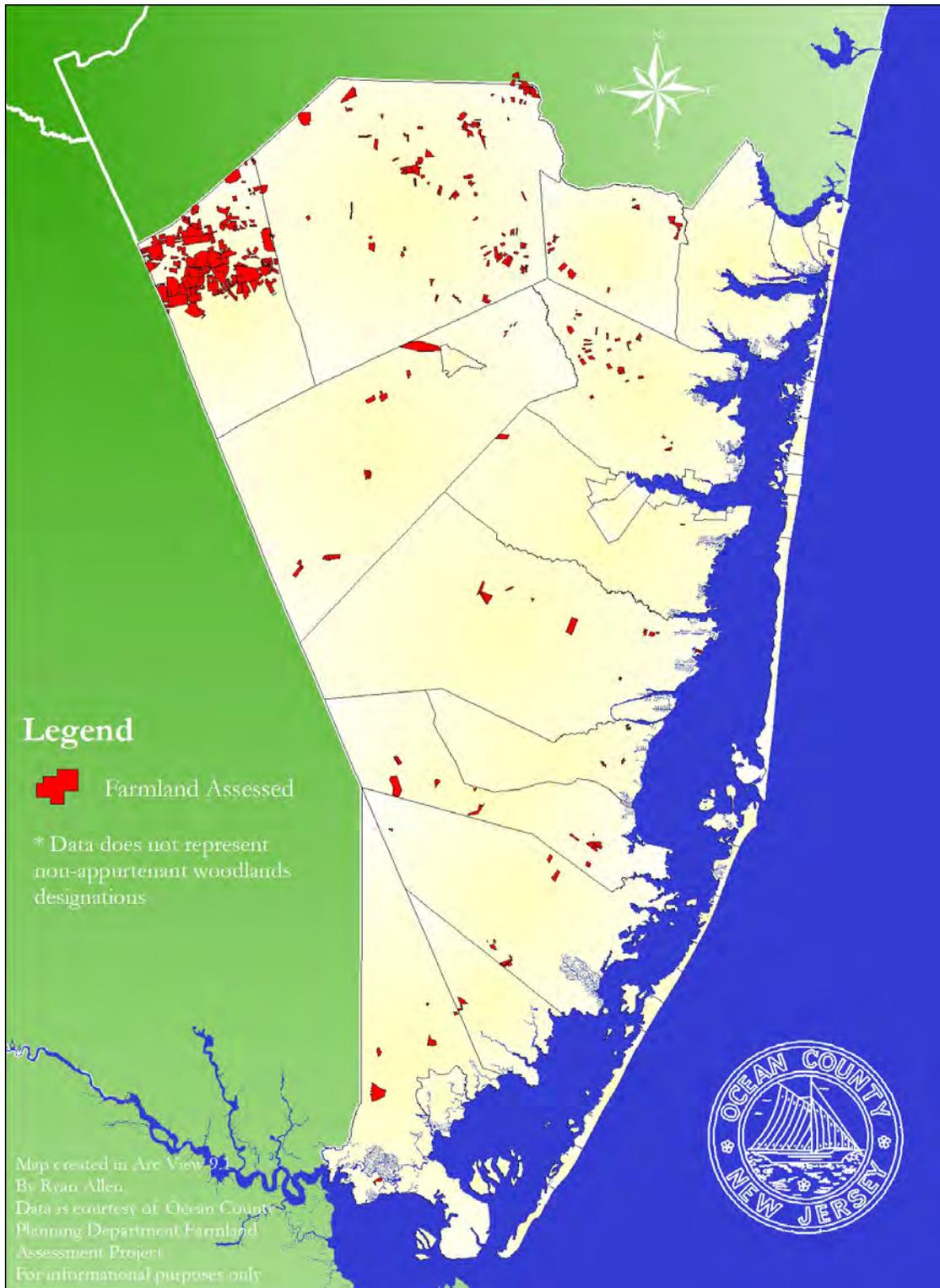
Elsewhere in the County, farms are loosely scattered from Toms River and Lakewood Township to Barnegat and Little Egg Harbor Township. These range from cranberry, Christmas tree, equine, greenhouse and nursery stock, and berry farms.

**Table 3-7 Land Use Land Cover Agricultural Designations: 2002**

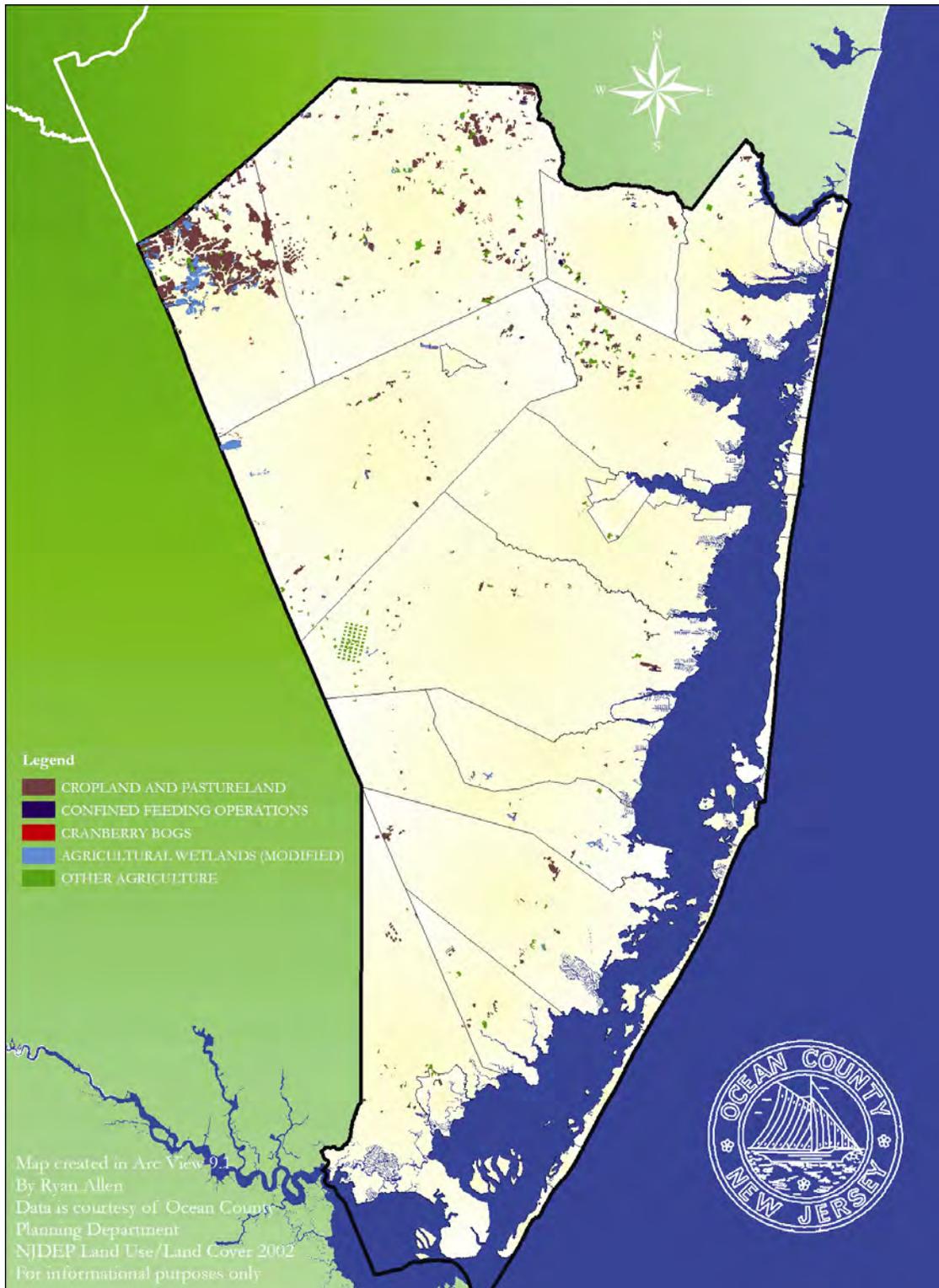
<b>Land Use/Land Cover Agricultural Designations: 2002</b>		
	Acres	Percentage
Cropland & Pastureland	7,939	70%
Agricultural Wetlands (Modified)	1,485	13%
Cranberry Bogs	121	1%
Confined Feeding	114	1%
Other	1,715	15%
Total	11,374	100%

\*Data acquired from NJDEP Land Use/Land Cover Shape

### Map 3-8, Farmland Assessed Land



### Map 3-9, Agricultural Land Use/Land Cover



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## **Ocean County's Agricultural Industry**

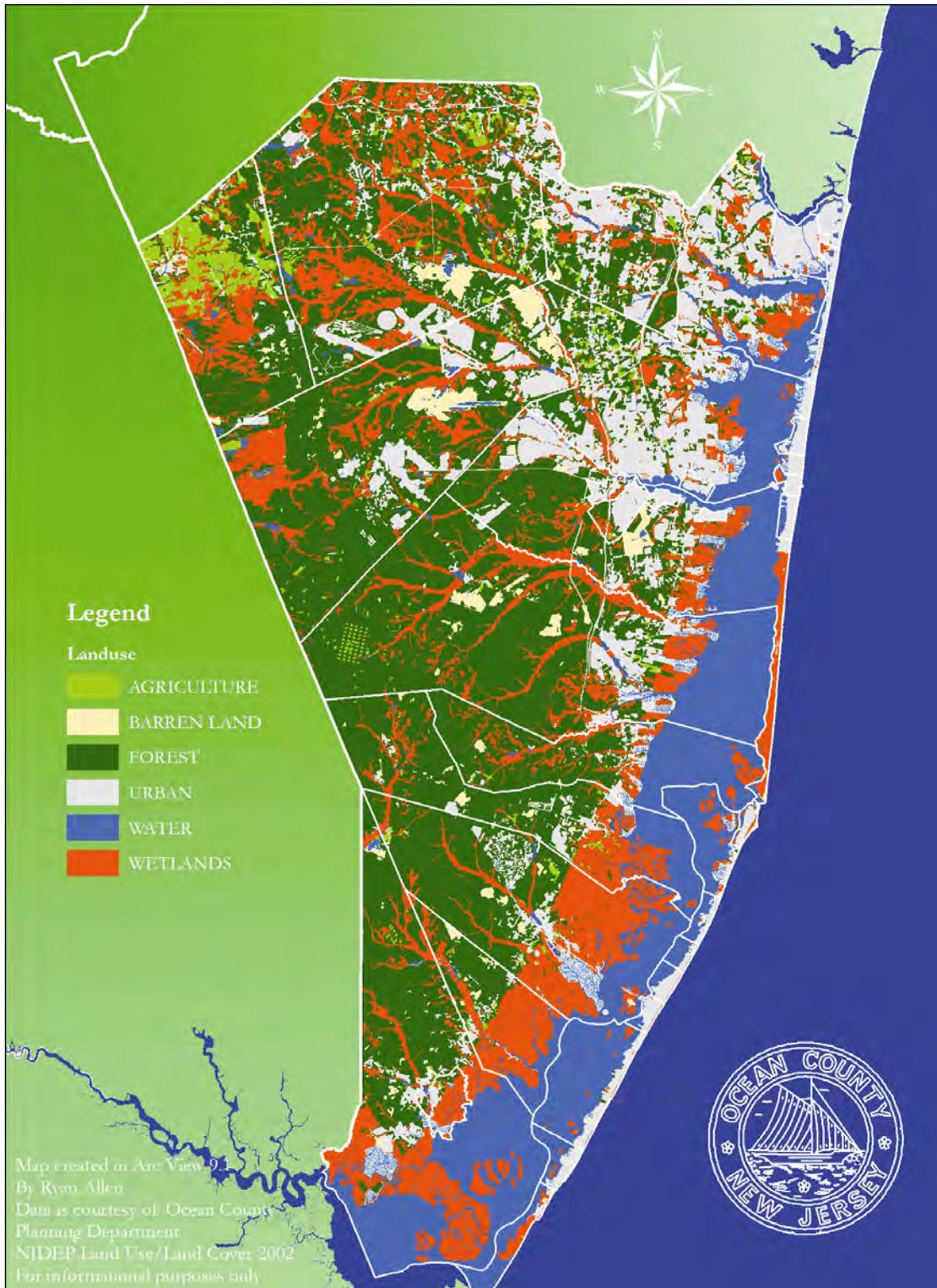
Ocean County has experienced variations in the agricultural industry over the course of its history. The industry was at its peak with the rapid explosion of poultry farming in the 40's and 50's, designating the County as the 6<sup>th</sup> largest egg producer in the United States. This massive expansion of the farming industry resulted in farms cropping up all over the County including many that were carved out of the Pine Barrens. Toms River Township had the greatest number of poultry followed by Jackson and Brick/Lakewood. In this time, while the County was the center of the New Jersey "Egg Belt", it is important to note that the cranberry industry was strong as well. There were 41 cranberry farms at the time producing over 1,071 acres of berries that contributed to the lush agricultural economy. Products were being sold regionally to the New York and Philadelphia markets, as well as retail sales locally.

As strong as the industry was at the time, it experienced a decline nearly as rapid as its rise. Many contend that the poultry industry dwindled due to competition from southern states, higher production costs (feed, labor, building materials, etc.), suburbanization, and alternate uses for farmland. Another key factor was a drought in the mid sixties that severely affected the industry and contributed to its decline. By 1969 the number of poultry farms had fallen from over 1,000 to just 66, and only 5 cranberry farms remained operational from a total of 41.

Agriculture in Ocean County had to find new means for survival while the expansion of industrial, commercial, and residential markets exploded.

Today, farmers have experienced success in niche market and local retail operations. In the past, the strong presence of family run poultry, equine, cattle, and livestock farms demanded certain products for day-to-day operations. These products were largely shipped in bulk from locations in South Jersey, surrounding counties and often out of state. Farmers were paying higher costs for these products due to markups, transportation, bulk quantities, and spoilage. They soon realized that these grains did not have to be imported from suppliers, but could be grown locally or by themselves. This created a local custom grains

Map 4-1, Land Use/Land Cover, 2002



and products market that proved to be viable in Ocean County. Operations like this are very profitable for local growers, and are prominent among Plumsted and Jackson farmers.

Synonymous with the rise in the local grains market is the rise of the small equine farming outfits. According to the Census of Agriculture, since the year 2000, Ocean County has increased its acreage related to equine activity by over 230%, although in more recent years, horse farms have declined in size due to a drop in the horse racing industry. In response to this, hobby farms that support horse breeding, boarding, and riding are becoming more prevalent as far as the industry goes. This creates a symbiotic relationship between the grain farmers who supply products to the various equine operations. This also creates an increase in demand for the equine service industry for products and services such as fencing, manure control and processing, pasture maintenance, riding gear, etc.

Local U-Pick vegetable and berry farms are also largely successful operations here in the County. These have been on the rise since the 1970's and have become quite successful as stand alone businesses. From the berry farms of southern Ocean County to the larger U-Pick vegetable operations in Plumsted, local residents patron these farms for fresh vegetables at good prices. Also, a strong niche market has developed for exotic crops that draw a sustainable consumer population. According to Doug Hallock, owner and operator of a preserved 297 acre U-Pick farm in Plumsted (known as the Hallock Farm), there is a demand for bitterball, kittley, jute, sweet potato leaves, careless greens, sour-sour, hot chili peppers, and water greens. Both the Hallock U-Pick Farm, and the Dewolf Farm are two of very few farms that offer these types of exotic "island crops" on the east coast. Local residents primarily patron the U-Pick farming operations. Many people are bypassing the supermarkets and going straight to the source for their fresh produce here in Ocean County. The growing market also includes hundreds of people that come from areas as far as Canada, Rhode Island, Massachusetts, Washington, Pennsylvania, Delaware, and North Carolina to pick these niche market crops.



Farm markets are also crucial assets for farmer-to-consumer direct marketing. Strategically placed in more urban, highly populated areas, farmers can personally sell their

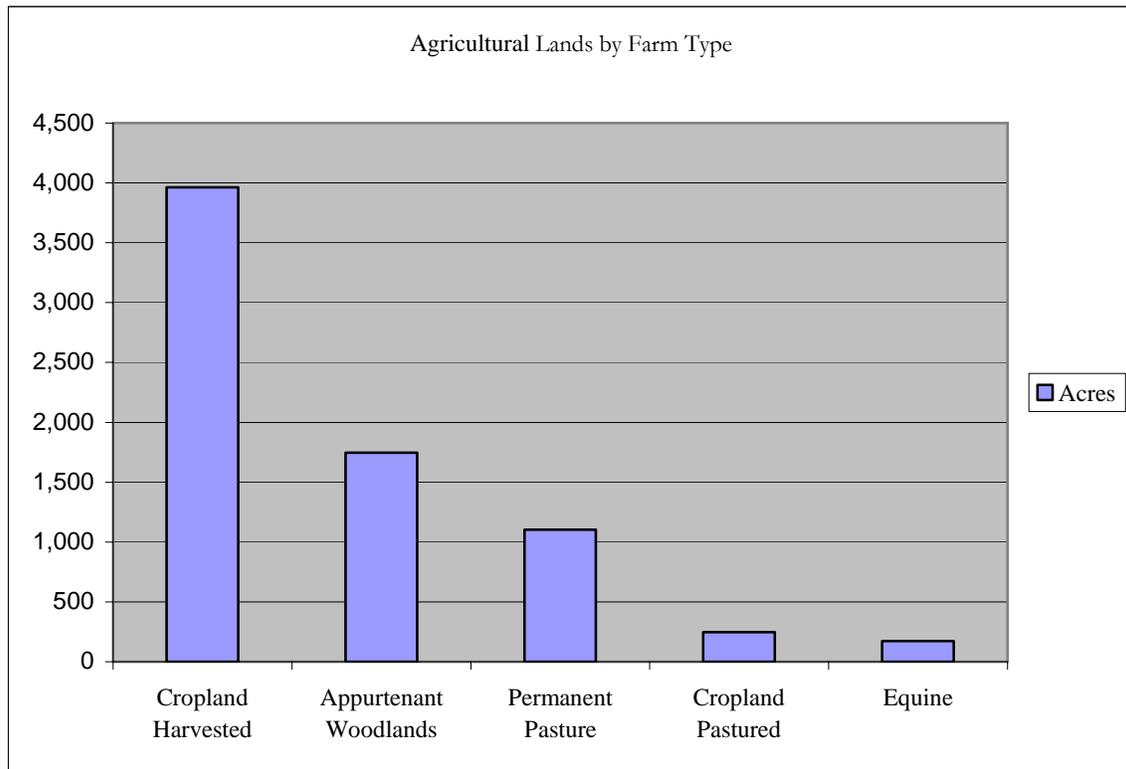
products to the community. Ocean County has 4 farm markets in Toms River, Point Pleasant, Seaside Heights, and Forked River, which are further described in the Economic Development section of this document.

**Table 4-2 Agricultural Sales By Products Sold: 2002**

Ocean County Annual Farm Sales: 2002															
	Grains	Vegetables	Fruits	Nursery	Christmas Trees	Other Crops/Hay	Poultry and Eggs	Cattle	Dairy	Hogs	Sheep and Goats	Equine	Aquaculture	Other Animals	Ocean County Total Sales
# Of Farms	12	36	28	48	27	13	32	12	2	16	19	21	2	13	217
Product Values (per \$1,000)	78	N/A	495	5904	N/A	N/A	128	66	N/A	N/A	N/A	419	N/A	21	10,727

- Data acquired from 2002 Census of Agriculture, USDA National Agricultural Statistics Service

**Graph 4-3 Agricultural Lands by Farm Type**



\*Data acquired from 2007 Farmland Assessment Report

Aquaculture is also becoming a more prominent economic contributor in the Ocean County farming industry. Ocean County is located in the heart of the highly productive seafood market of the east coast, which has been active for over 300 years. This unique coastal region is abundant in clams, oysters, mussels, blue-claw crabs, and many varieties of finfish and aquatic plants. However, the ocean, tributaries, and waterways have finite resources and the growing demand for seafood has created a need for the controlled harvesting of these aquatic products. The negative effects of uncontrolled fishing can decimate the sea life populations and create a disruption in the delicate ecosystem. Therefore, aquaculture is a means to prevent these negative effects while providing the



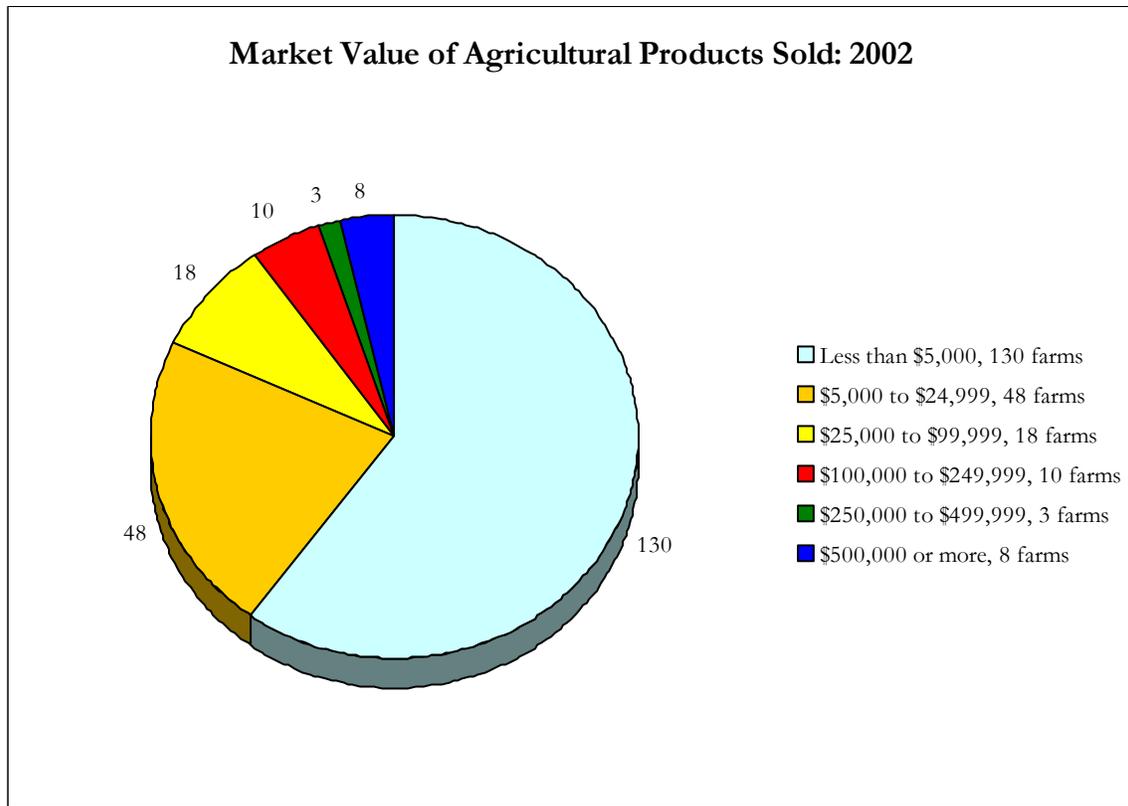
highly demanded products to the market. Aquaculture refers to the “farming of fish, mollusks, crustaceans and aquatic plants” (State Dept. of Agriculture, Jersey Seafood). While still very small, the industry is growing, and contributes generously to the economy. According to the 2003 statistics developed by the National Maritime Fisheries Service,

the ex-vessel value of the New Jersey seafood harvest grew from \$107.2 million in 2000 to over \$120.7 million in 2003. This industry continues to grow in both the County and State. In 1998, the United States Census of Agriculture, (USDA) Census of Aquaculture stated a total of only 28 aquatic farms, where today there are over 150 licensed aquatic farmers in the State. Roughly 90 percent of the sales go directly from the farmer to the consumer, which exemplifies the trends of the farming industry in Ocean County.

Even with the trends of Ocean County farmers selling their products to the retail markets, there are still some successful wholesale farms. Greenhouse operations like the M&W Farm, owned and operated by Ron Harrison, do very well selling 100% of their product to the wholesale market. Their production of mums, flowers, and ornamentals are shipped to various super markets, garden shops, and the broader New York market. Whereas, a small ratio of farms profit from wholesale marketing, the majority of Ocean County farms do their business directly with the consumer.

Farmers need supplies and services to support the essential needs of their farms. Like many other businesses, farming is an industry that transcends into other areas of the economy. Farming is a multi-step process that includes various businesses including equipment and seed suppliers, fertilizer and pesticide suppliers, processing facilities, distributors, and transportation. With the current challenges to the Ocean County farming industry, these services are largely located outside of the County as local demand is relatively low.

**Chart 4-4 Annual Farm Sales: 2002**



\* Data acquired from 2002 Census of Agriculture

Suppliers of seed, fertilizer and pesticides support Ocean County farmers from South Jersey, and largely in Pennsylvania. Because of the niche market nature of many farms, these suppliers often customize their services to the individual operation. This allows for products to be supplied according to the farmers needs as a one-stop-shop type of business, whereas previously it would require multiple working relationships. Also, many

farmers will travel out of state to Pennsylvania because prices are often more attractive. One very helpful Internet based resource for farmers to find industry and business contacts is through the Salem County Green Pages website, which is further discussed in the Economic Development section. <http://salem.rutgers.edu/greenpages/service.pdf>.

Tractor dealers are also seldom found locally as the demand in farming has dropped over the years. Many tractor dealers are found in Pennsylvania because of its proximity to the larger farming community. Farmers tend to be brand specific when purchasing tractors and will travel further to support that manufacturer. Many of these tractor dealers do not offer on site repair and farmers are often required to perform maintenance and repair on their own. This is one service that is in high demand and low supply in the County.

The ebbing farming industry in the County, and the unique custom retail structure has forced many farmers to seek supplies outside of the County boundary lines or to be self-sufficient. However, there is one Agway supply store in the County located in Plumsted Township. Agway is a farm supply store that offers various products and farm related equipment in a convenient location. They are a great source for niche and hobby farms, and specialize in offering products for equine and livestock programs within Ocean and the surrounding four counties.

One of the benefits of retail business is that interim costs of wholesale farming, such as shipping and processing, are eliminated. While the numbers are very low, there are still wholesale farmers in the County and they do require these services. Wholesalers from greenhouses, nurseries, aquaculture, and vegetable farms ship their product with their own vehicles to the various markets. Competition is very tight in New Jersey due to high costs, prices, and the influx of products from Canada and the surrounding states.

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## Land Use Planning Context

Ocean County proactively works with various State and local agencies to ensure a comprehensive approach towards land use planning. Agriculture is a very important part of this process, and through concentrated efforts, is recognized and accounted for throughout the many levels of government. Land use planning in New Jersey requires formal regulations and adopted plans to maintain consistency between the regulatory agencies from the local to the Federal level. Ocean County participates in this process of cross acceptance, and advocates for agriculture where appropriate. This section describes the role of agriculture in the land use planning process in Ocean County through the State Development and Redevelopment Plan, the Pinelands Act, CAFRA, the County Master Plan, sewer service areas, and Municipal Master Plans and zoning regulations. Also, innovative planning techniques like cluster zoning, lot size averaging, and Transfer of Development Rights (TDR) will be discussed.

The State Development and Redevelopment Plan (State Plan), is a document that was adopted as a result of the State Planning Act of 1985. The intentions of the plan are to *“Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination”* (N.J.S.A. 52:18A-200(f)).

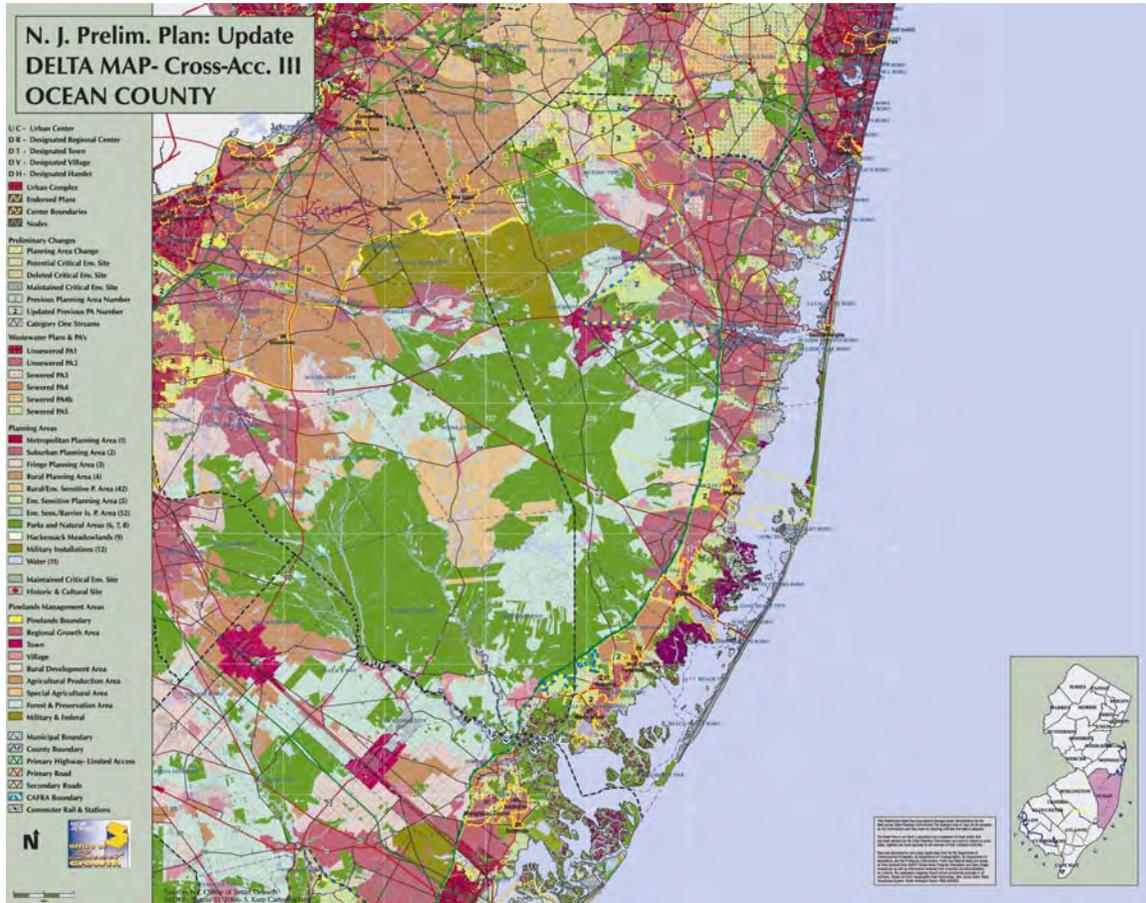
These goals are addressed in the plan through the various sections that make up the constantly changing document. These sections are as follows:

- **Vision Statement:** The plan begins with a vision statement, describing New Jersey in 2020 when the goals of the plan are achieved.
- **Goals and Strategies:** The goals from the State Planning Act are discussed along with the strategies for achieving these goals.
- **Statewide Policies:** This section entails an in-depth discussion on a broad range of issues in 19 different categories.

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- State Plan Policy Map: The collaboration of a broad range of land-use data and GIS layers, this map is defined in two major components: Planning Areas, and Centers and Environs.
    - Planning Areas portray the State as being broken down into 6 separate designations:
      - Planning Area 1: Metropolitan
      - Planning Area 2: Suburban
      - Planning Area 3: Fringe
      - Planning Area 4: Rural
      - Planning Area 4B: Rural/Environmentally Sensitive
      - Planning Area 5: Environmentally Sensitive
    - Centers and Environs: 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 space. These centers must be identified to help mandate where development is most appropriate. The three main components of centers are: center boundaries, cores, and neighborhoods. Environs are the environmentally sensitive spaces located outside of centers in rural areas, and growth here must be carefully regulated. Much of the preserved farmland in New Jersey is located in these areas.
  - Monitoring and Evaluation: Analysis of the Impact Assessment and Infrastructure Needs Assessment.

The majority of farmland in Ocean County is located within the rural planning areas 4 and 4B. These locations have the greatest potential to sustain farmland or open space, and constitute much of Ocean County's preserved farms.

**Map 5-1, New Jersey Cross Acceptance Process**



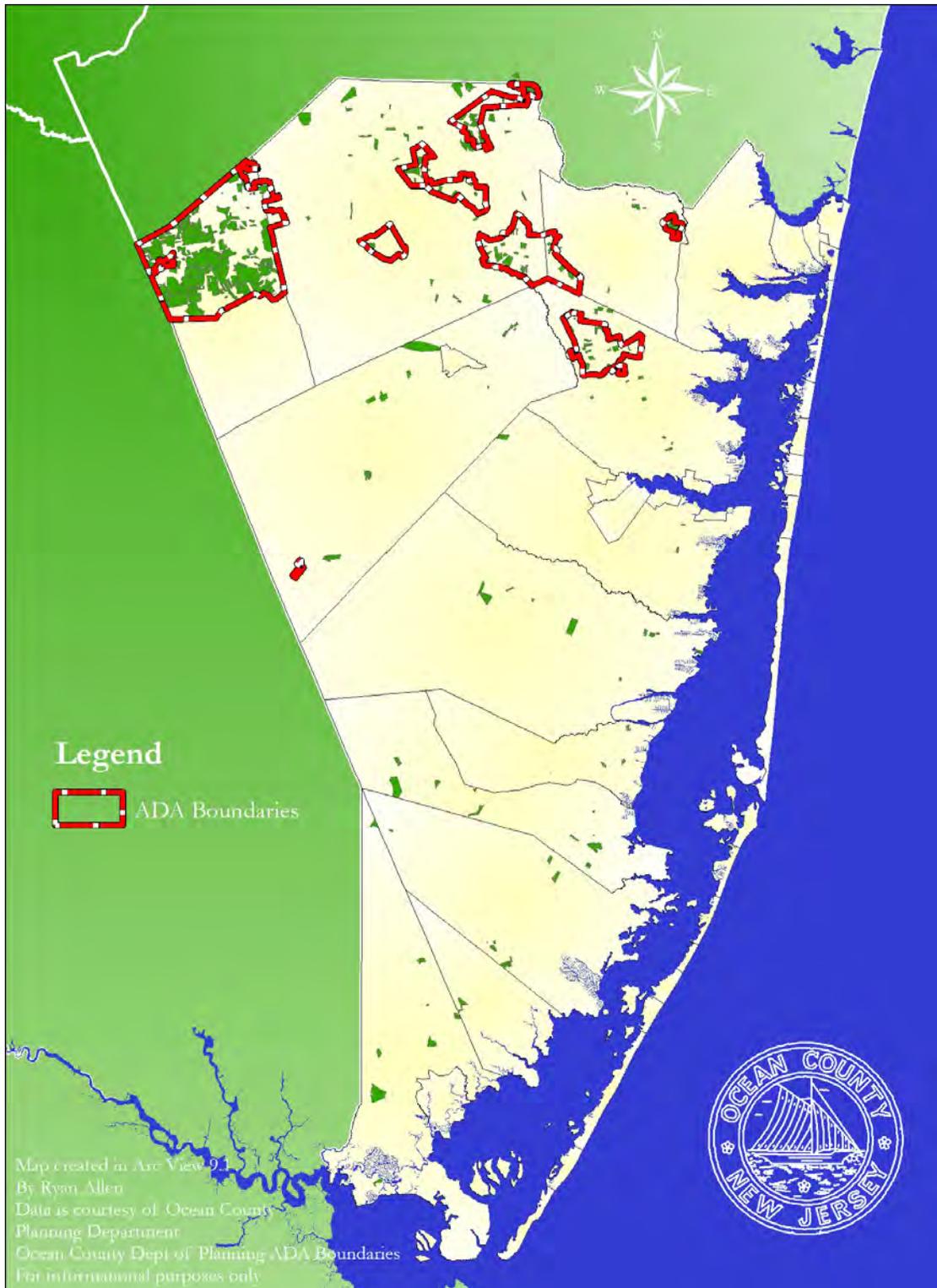
The process, by which the policies of the State Plan are made consistent with the active planning operations of the local governments, is known as cross-acceptance. The preliminary State Plan was distributed on April 28, 2004 to Ocean County and the 33 municipalities. The process consists of three phases: the Comparison Phase, the Negotiation Phase, and the Final Review. The Ocean County Board of Chosen Freeholders passed a resolution authorizing the Planning Board to carry out the Cross-Acceptance process on April 7, 2004. From June 2004 through November 2004, Ocean County met with each of the 33 municipalities to discuss plan endorsement policies. The report was formally submitted to the State Planning Commission on February 16, 2005 as required by the State Planning Rules. Currently, there is a time frame of 3 years for the Plan to go through a re-adoption phase and be resubmitted.

Ocean County has a total of 9 centers that have already been defined and integrated into the municipal planning process. Of these centers, farmland is most closely related to the New Egypt Downtown Center in Plumsted Township. The New Egypt Downtown Center received its original designation in 1996, and was the first in Ocean County to become involved with this process. Currently, the township is listed as a “prior designation center”, but Plumsted is working on plan endorsement for re-designation under the guidance of the State Planning Commission and Office of Smart Growth. Plumsted Township is host to over 90% of Ocean County’s preserved farmland at 2,442 acres. Farmland is clearly a priority in this region and the center was designed to accommodate the surrounding farming industry through controlled zoning, development restrictions, wastewater management control, buffering, and other methods as defined in the New Egypt Redevelopment Plan dated March 2004. The goal of this Redevelopment Plan center designation is to control growth within the township and to preserve the vital agricultural industry that defines the community.



Ocean County revised the boundaries of its Agriculture Development Areas (ADAs) in 2005, and based much of its criteria on the State Plan. The boundary lines of the ADAs were strategically designed to outline areas of the County that contained significant agricultural land. Part of the process of gathering information to decipher these boundaries involved looking at the State Plan and State Plan Map. Criteria derived from the State Plan and State Plan Map included center designations, Planning Area designations, zoning restrictions, and environmentally sensitive areas. This information along with many other layers and criteria helped to dictate the new ADA locations which will be discussed in greater detail later.

### Map 5-2, Agricultural Development Areas (ADAs)



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#### Special Resource Areas:

Ocean County lies in a region of the State that contains 2 regulated areas that require special consideration when development is suggested. Both the Coastal Area Facilities Review Act (CAFRA) zone and the Pinelands National Reserve have a significant effect on the regulation of development and land use in the County. These specialty regulation areas are designed to limit the negative effects that development has on environmentally sensitive habitats.

The CAFRA zone applies to development projects near coastal waters from Middlesex County down to Cape May and up again to Salem County. The CAFRA divides the area into zones where development is regulated by varying degrees. Farmland in Ocean County rarely shows up in the CAFRA zones, except for some aquaculture operations, which have not been impeded by the Act.

The Pinelands National Reserve (PNR) however does affect some farmers in the County. The PNR was a result of the National Parks and Recreation Act of 1978 that Congress passed to protect the delicate and valuable ecosystem found within the 1.1 million acres known as the New Jersey Pinelands. Under the guidance of the Pinelands Comprehensive Management Plan (CMP), the area is carefully regulated to support and preserve the health of the ecosystem, while permitting compatible development. The Pinelands Commission, (the governing body in charge of enforcing policy), has applied many smart growth and planning concepts such as watershed management, Transfer of Development Rights (TDR) including the Pinelands Development Credit Program (PDC), and timed growth and conservation planning.

The Pinelands Commission works closely with local governments to promote environmentally conscious land development within the confines of the pinelands designation area. To organize the various goals, objectives, and responsibilities of the Pinelands Commission, the Pinelands Comprehensive Management Plan (CMP) was created. One very important element in this document includes the designation of Land Management Areas. These designations are outlined in the Management Plan Land Capability Map, which separates the Pinelands into nine separate management areas. Local governments can use these guidelines to implement zoning regulations and development strategies, which adhere

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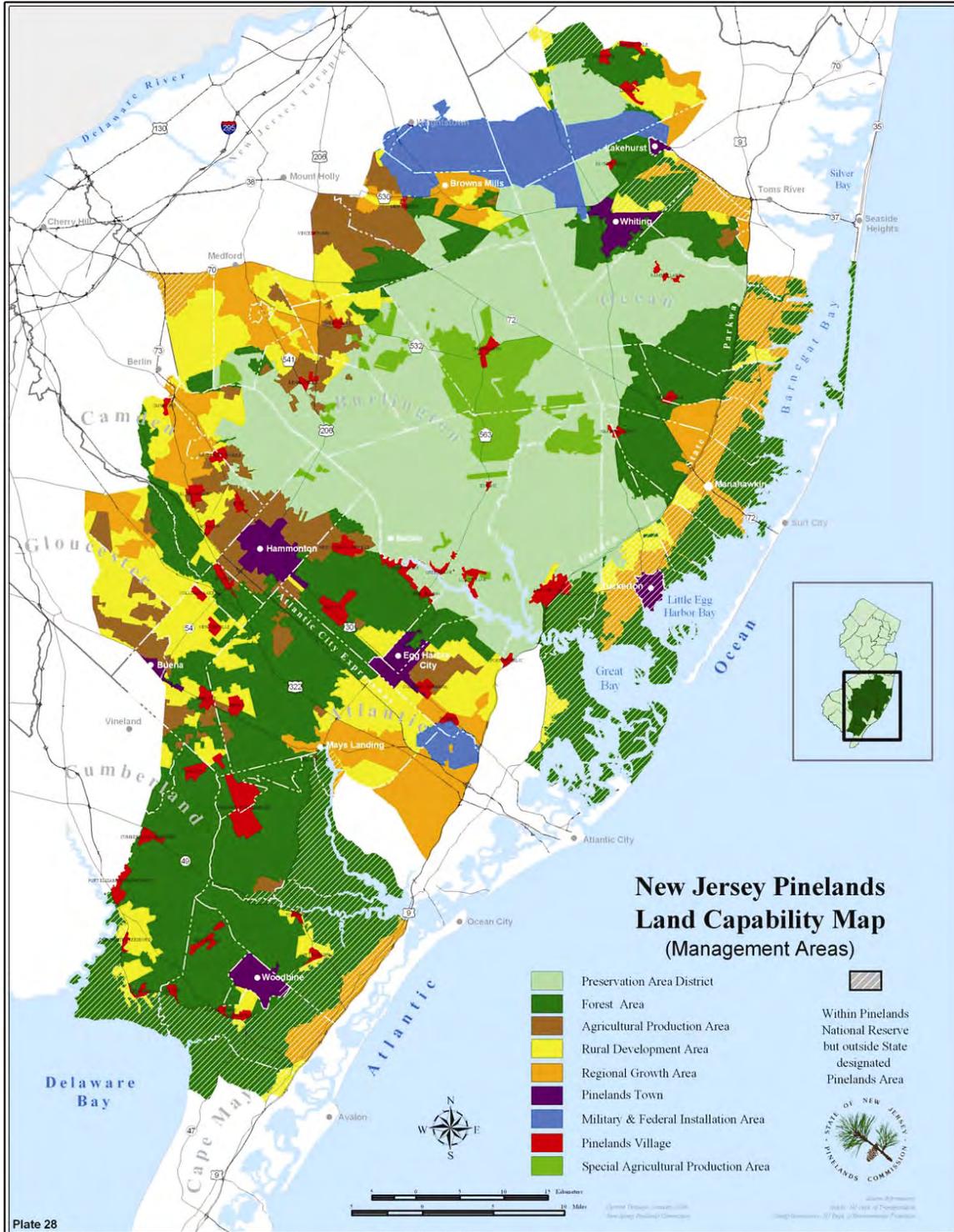
to the policies and objectives outlined in the CMP. These 9 management areas can be summarized by the following definitions:

- Preservation Area District – Heart of the Pinelands designation area with critical ecologic value. No residential development, except for 1-acre lots in designated infill areas and special “cultural housing” exceptions. Limited commercial uses in designated infill areas.
- Special Agricultural Production Area – Areas used primarily for berry agriculture and horticulture of native plants. Only residential farm-related housing on 40 acres, and expansion of existing non-residential uses permitted.
- Forest Area – High ecologic value. Largely undeveloped forested pinelands area with high quality water resources and wetlands, and provides habitat to threatened and endangered species. Permitted residential densities average 1 home per 28 acres.
- Agricultural Production Area – Areas of active agricultural use. Farm related housing on 10 acres and non-farm housing on 40 acres permitted. Agricultural commercial and roadside retail within 300 feet of preexisting commercial uses.
- Rural Development Area – Transitional area that balances environmental and development values between conservation and growth areas. Limited, low density residential development and roadside retail is permitted. Residential densities average one home for every 5 acres.
- Military and Federal Installation Area – Federal enclaves within the pinelands. Permitted uses are those associated with function of the installation or other public purpose uses.
- Pinelands Villages – Small, existing, spatially discrete settlements which are appropriate for infill residential, commercial, and industrial development compatible with existing character. Residential lots on 1-acre lots if not sewered.

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- Pinelands Towns – Six large, existing spatially discrete settlements. Residential development permitted on 1-acre lots if not sewerred, and 2 to 4 homes if sewerred. Commercial and industrial also permitted.
  - Regional Growth Area – Areas of existing growth capable of accommodating regional growth influences while protecting the character and environment. Residential development of approximately 3 homes per acre with sewers. Commercial and industrial also permitted.

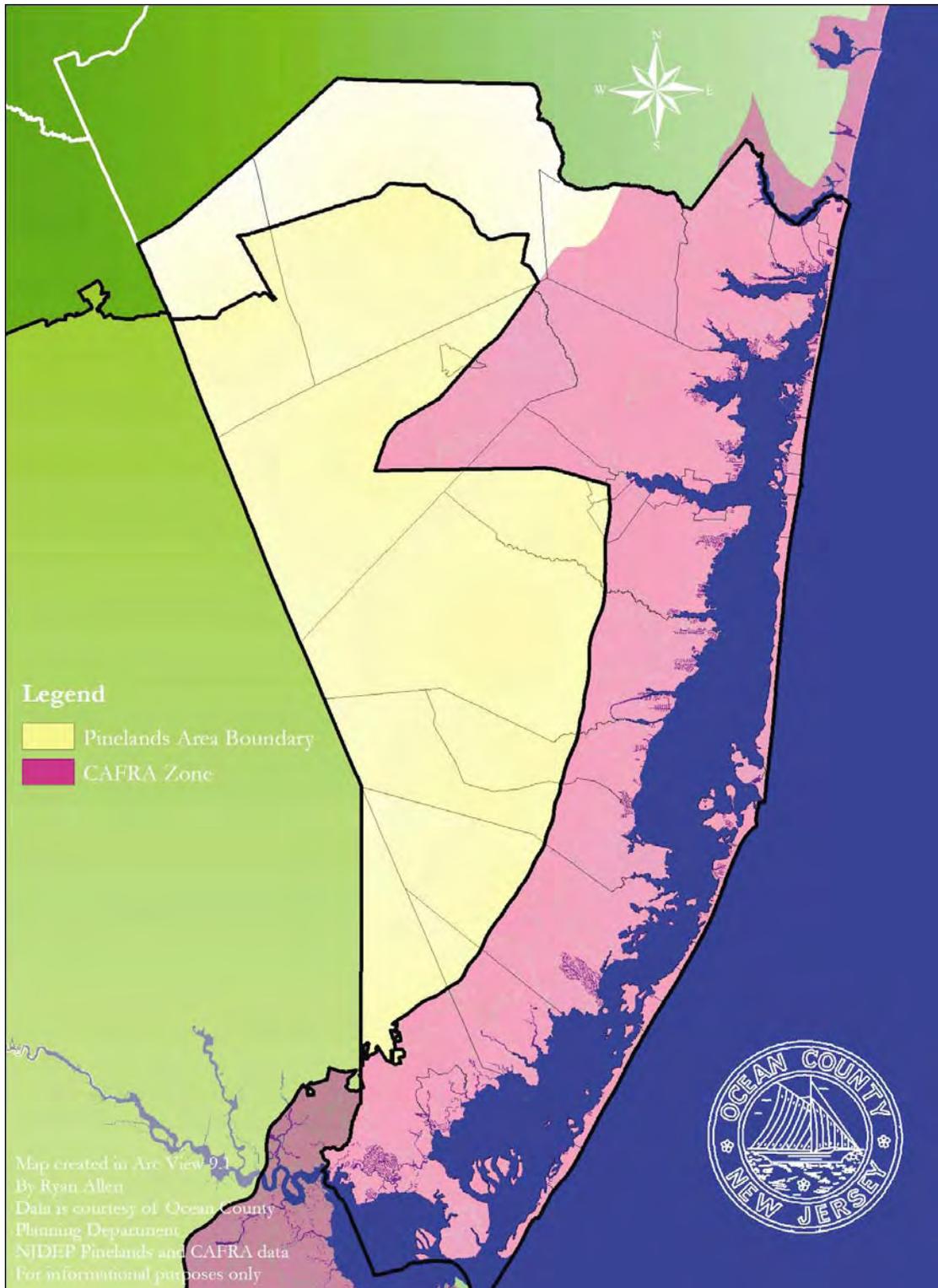
One issue related to the enforcement of policy in the Pinelands has recently affected the farming industry in Ocean County. In December of 2004, the Pinelands Committee voted to have Jackson Township enforce an ordinance for an additional 300ft buffer to be placed on top of the existing 300ft along the Toms River corridor in Jackson Township. The C-1 protected stream now has a buffer of 600ft from the wetlands delineation line, intended to protect wildlife habitats. The goals of the Pinelands Commission and Jackson Township were to protect the Pinelands from the rapid growth and development occurring in the area, and to limit environmental damage. This conservation technique, while good for the environment and ecosystem, has a negative effect on land values for properties that are located within the buffer zone. Jackson Township passed this ordinance to rezone and restrict the land within the buffer. Unfortunately small landowners were lumped into these restrictions as well, and many residents along with the OCADB commented publicly that there should be exemptions in the ordinance to limit the effects on these farming operations. The rezoning severely lowered property values for farmers, and restricted farm operations from expanding into the buffer zones in the future.

Map 5-3, Pinelands Management Areas



\* Image courtesy of New Jersey Pinelands Commission

### Map 5-4, CAFRA & Pinelands Boundaries



The New Jersey Pinelands regulation area places a great strain on farmers in New Jersey and in Ocean County. Roughly 2,365 acres or 33% of farmland-assessed properties are located in the Pinelands Preservation area in Ocean County. Most of these properties are listed as woodland management, and are located in PA5 (environmentally sensitive) zones according to the State Development and Redevelopment Plan. However, there is a small amount of land in Plumsted and Jackson Townships in rural agriculture zones where



farmers retain ample development potential, and a small number are located in the farmland project areas outlined later in this document. The strict regulations instilled by the State in this region make improvements, operations, and sale options very difficult for landowners. So far there have been 6 farms preserved, 1 in final approval, and 3 current

applications located within the Pinelands boundary. Only one application has come through the Pinelands Funding Round, but did not receive funding through the program.

#### County Master Plan and Development Regulations:

While there are efforts that can be made to correct specific problems with the current state of development, little can be done to reverse past decisions and circumstances that have influenced settlement patterns in Ocean County. Therefore it is vital to the County that any future development must occur according to regional, State, and Federal regulations. The Ocean County Master Plan was created to provide a platform for planners to base their decisions regarding capital improvements, land use, and location and intensity of new development. This document is essential in the efforts to guide the physical development of the County and to coordinate properly with the appropriate agencies.

Agriculture plays a role in this process and has been accounted for in the Master Plan. Agricultural retention and enhancement is a planning objective to preserve active agriculture for its economic, environmental, and rural characteristic reasons. The plan addresses the Agricultural Retention and Development Act, and the Farmland Preservation Act, which were both passed by legislation in 1983. It suggests that the County participate in the Farmland Preservation Program by establishing an Agricultural Development Board,

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which received authorization to develop an agricultural retention program. The Board would also establish guidelines and criteria for evaluating properties that apply for the sale of their development easement. The Plan further discusses issues involved in the preservation program such as Agriculture Development Areas (ADAs), funding assistance for soil and water conservation, protection from eminent domain, “Right To Farm” protection, compensation for development easements, and other benefits to the farming industry.

When planning for an area, many questions must be asked to determine the rate, magnitude, and location of development. Numerous factors are considered, such as environmental impact, wildlife inhabitants, wetlands delineations, soils, hazardous materials, surrounding land use, growth trends, area development patterns, local zoning policies, water supply, wastewater treatment facilities, transportation facilities, etc. These are just some of the many aspects that are considered on a case-by-case scenario while determining the developability of an area. Because of the various perspectives and ideas on the importance of these issues, development regulations must be established in order to create standards for developers to comply with.

The State government under the NJ Pinelands Protection Act and CAFRA regulates public policy and development in Ocean County. These areas are subject to strict regulatory standards through the use of zoning regulations, wastewater management control, impervious coverage restrictions, lot size averaging, permits, development credits, etc. Other examples of regulation include the New Jersey Wetlands Act, and safety and noise corridor restrictions associated with the airfield operations at Lakehurst Naval Base, Fort Dix, and Robert J. Miller Airpark. These policies and restrictions are instated for the good of the environment, community, and sustainability of the ecosystem. Whereas strict compliance is often necessary, these rules can be changed through public policy and are intended to adapt to future circumstances.

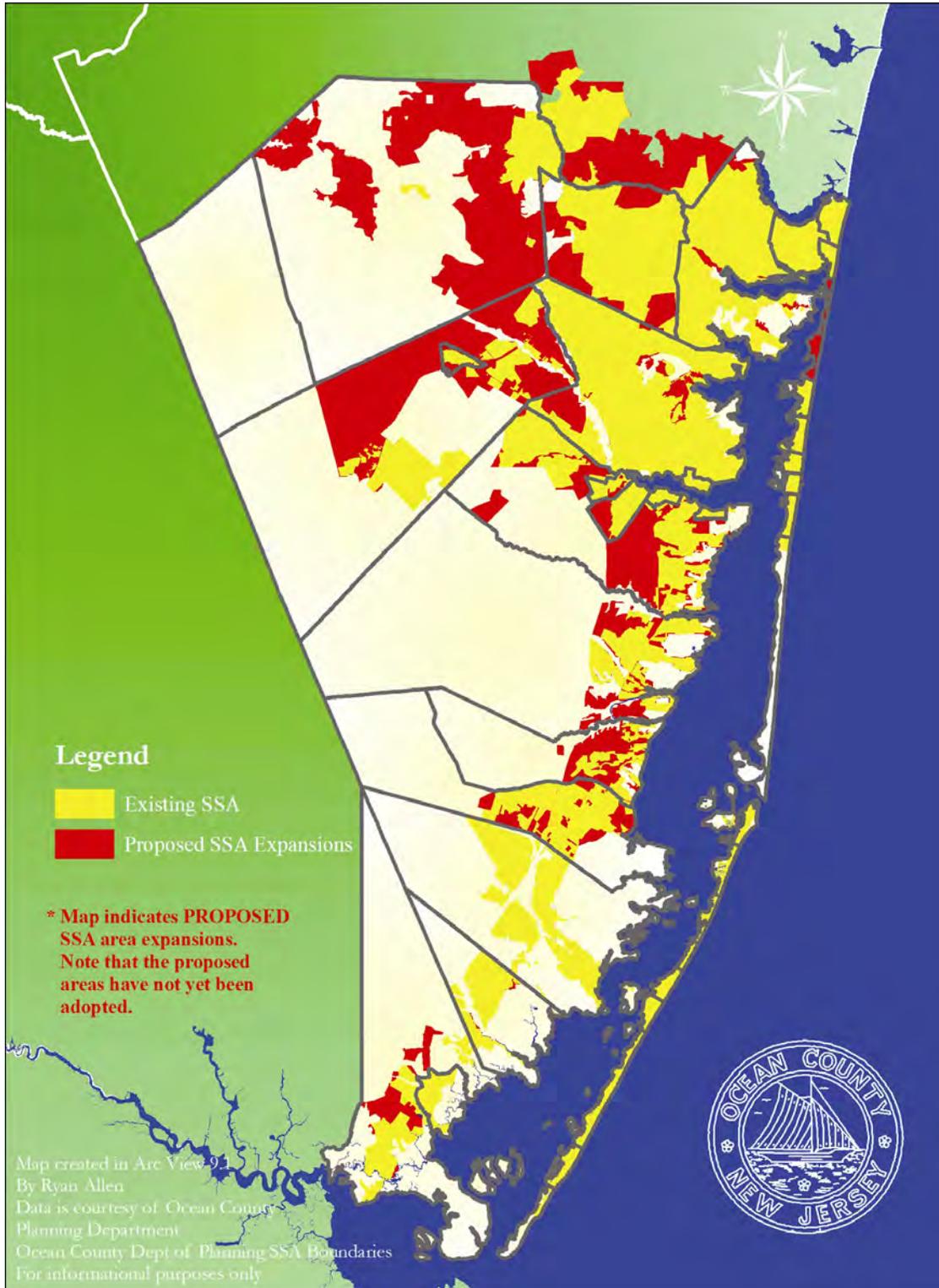
#### Sewer Service Areas and Wastewater:

Land Use planning on a regional basis involves the proper treatment and disposal of wastewater. Ocean County has changed dramatically over the recent course of history, and many areas support a higher density of population. Wastewater is a byproduct of populous areas and must be planned for accordingly. Ocean County has three-wastewater

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management areas supported by three processing facilities in the Northern, Central, and Southern regions. The Board of Chosen Freeholders has been designated as the Water Quality Management Planning Agency, and is in charge of maintaining and updating these plans. Recently, the New Jersey Department of Environmental Protection (NJDEP) has issued new regulations that have significantly changed water quality planning on a statewide level. The intentions for these changes are to protect environmental features and control the growth of development by limiting sewer service areas (SSA). Agriculture in Ocean County, for the most part, is typically located outside of existing and proposed sewer service areas. Most of the farms are serviced by septic and well water. In fact, upon revision of the County Agriculture Development Areas (ADA) in 2005, the downtown section of New Egypt in Plumsted Township was removed from the ADA to account for the projected SSA for the downtown revitalization project. It is the intention of the Water Quality Management Planning Agency to reserve SSAs for high-density development only.

**Map 5-5, Sewer Service Areas**



### Municipal Master Plans and Zoning:

The preservation of farmland within the County should be consistent with all local governments. Therefore the County of Ocean strongly encourages participating municipalities to adopt a farmland preservation element in its master plan. Consistent with Municipal Land Use Law, (NJSA 40:55D-28b), the element shall include: an inventory of farm properties and a map illustrating important agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging monies made available through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements.

The Municipal Land Use Law requires that the Planning Board, of a municipal governing body, approve a master plan in order to engage in the enactment of a zoning ordinance. Furthermore the plan and all provisions of the zoning ordinance(s) “...shall be



substantially consistent with the land use plan element and the housing plan element of the master plan or designated to effectuate such plan elements”. In accordance with cross acceptance and proper planning practice, municipal master plans are necessary for development and public policy to occur within the parameters of the environmental capacity. Communities

at the municipal level are heavily governed by the local bodies, and the understanding of communities and how they should be designed is essential.

Most of the 33 municipalities in Ocean County have little or no active agricultural farmland within their boundaries. Since the majority of the farming industry is found in Jackson and Plumsted Township, they are the only two with agricultural elements in their master plans.

Jackson Township has less than 1% of its total land base in agricultural production, with most of the agricultural land located in the eastern and northeastern sections of the Township. This land is valued for its economic, rural, aesthetic, and environmental benefits, and is considered an important element to the community as a whole. The Jackson

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Township Master Plan addresses the cumulative efforts to preserve agriculture through the creation of the County Agriculture Development Board in 1984 to preserve farmland. The plan also discusses Agriculture Development Areas (ADA) and portions of the Township that are included. “With the identification of the ADA, the OCADB may become involved in the review of non-agricultural development when: the Township Committee requests the preparation of an Agricultural Impact Statement for a project undertaken by a non-public agency, or: the power of eminent domain or the use of public funds are employed in projects inaugurated by a public agency” (Jackson Township Master Plan). Jackson Township has an open space fund for the preservation of natural lands and farmland, as well as a Right to Farm element in the plan.

Jackson Township Land Use Plan addresses lot size density:

- Pinelands:
  - i. Land in the Pinelands areas are restricted to the limits set in the Pinelands Master Plan
- High Density: Greater than 2.5 units per acre
  - i. Intended for residential growth areas supported by sanitary sewer facilities
- Medium Density: Between 1 and 2.5 units per acre
  - i. Intended for residential growth areas supported by sanitary sewer facilities
- Low Density: Maximum of 1 unit per 40,000 square feet
  - i. Intended for land outside of the sewer service areas

Plumsted Township also has an element regarding farmland in their Master Plan. Being that over 50% of the land area in Plumsted Township is outside of the Fort Dix Military Reservation, agriculture is a major land use in the remaining area and requires careful consideration. The Farmland Preservation Program is heavily emphasized as an important tool to preserve the integral agricultural industry in the Township. The Township has

offered funding in the past towards acquisitions, and has contributed a total of \$227,500 to date.

The 2006 Plumsted Township Master Plan and Land Development Ordinance focused on preserving the agricultural industry in section 1.0 Problems & Objectives: Last Reexamination Report. Since the original master plan, significant efforts have been made by the Township to retain agriculture as an industry including partnering on easement acquisitions with the County and State, enforcing Right to Farm issues, coordinating with other government units to support agricultural friendly legislation, agricultural zoning, land division and site plan review restrictions, etc.

Plumsted Township Land Use Plan addresses lot size density:

- Low Density Residential: Minimum lot size 40,000 square feet (R-40)
  - i. Intended for one acre detached single-family residential development.
  - ii. Farming and agricultural uses are permitted, as well as clustering.
- Medium Density Residential: Minimum lot size 10,000 square feet (R-10)
  - i. Intended for detached single-family dwellings.
  - ii. Agriculture is an accepted use, but clustering is not.
- High Density Residential
  - i. Reserved exclusively for Jensen's Mobil Home Park, which has permits for groundwater discharge for its wastewater treatment facility.
  - ii. No other uses for this are permitted
- Rural Agricultural: Minimum lot sizes 2, 3, & 5 acre (RA-2, RA-3, & RA-5)
  - i. Intended for a sizeable portion of the township given its rural characteristics and environmental limitations
  - ii. Limitations include: freshwater wetlands, septic suitability, critical aquifer areas, McGuire noise and accident potential zones, Fort Dix training areas, steep slopes, mature forests, wildlife habitats and prime agricultural soils.

- iii. In 2006, the RA-5 zones were amended to allow for conservation design standards with required open space set-asides and promoting greenways and deed-restricted land. This is in response to a limited ground water supply issue.

Ocean County is also employing some very interesting planning techniques to help support the farming industry. It is important that all townships stay current and innovative with planning as the landscape changes.

- **Farmettes:** Farmettes are typically small residential farms that are run or owned by someone other than a full time farmer. They usually have a farmhouse on a large parcel of land, and typically have a modest or minimal farming operation associated with it. This type of development can help preserve a strong sense of rural character and aesthetic beauty, but has been criticized to create sprawled, large lot development that does not contribute a high degree of agricultural production. Residential farmettes with a minimum lot size of six acres are recommended to be permitted in all areas designated “Rural Agricultural” in Plumsted Township. In an effort to preserve the rural nature of the township, these farmettes should be granted certain improvement waivers, and a reduction in lot widths and frontages to permit flag lots.
- **Conventional Clustering:** Clustering of this nature involves the grouping of residential units on available land in a particular development, while reserving a significant portion as open space. The number of units allowed on the parcel is the same overall; only it concentrates them to a section of the property by allowing for increased density as clustered units. This conservation technique usually requires that units be regulated by size, setbacks, density standards, open space, and design standards. Zoning plays a significant role in a township’s application of clustering by setting minimum lot sizes, setbacks, and widths for developers to follow. This method is beneficial in that development is concentrated to a concise area minimizing traffic, impervious surface, utilities and infrastructure, runoff, and

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environmental impact. In addition to the minimization of the negative effects of development, clustering also promotes the preservation of open space, aesthetic beauty, and a community inspired sense of place. In Plumsted Township, clustering with a minimum tract size of 20 acres is recommended to be permitted in areas designated RA. The minimum open space area is recommended at 50% of the lot. The recommended minimum lot sizes for conventional clustering in the 2, 3, and 5-acre RA zones are 40,000 square feet, 65,000 square feet, and 85,000 square feet, respectively. Plumsted also offered bonus density incentives at one point, which work much like conventional clustering, but add a special bonus density option for the preservation of active contiguous farmland and/or mature forested areas in zones designated RA. It is intended to give property owners incentive to preserve farmland. This however was intended to be a Plumsted Township program, and would not effect the regulations or guidelines in the State Farmland Preservation Program. These bonus density options are no longer offered by Plumsted Township.

- **Non-Contiguous Clustering:** This technique differs from conventional clustering in that it allows for the transfer of development potential from one property to another under common ownership. As long as the owner agrees to limit or give up the development rights on one parcel, he may receive higher density and flexibility on another. This technique is similar to that of Transfer of Development Rights (TDR), but differs in that the transfer occurs among common ownership and there are no designated sending and receiving areas.
- **Lot Size Averaging:** This method is recommended for land in RA zones as an alternative to development in Plumsted Township. Lot averaging allows varying lot sizes in a development, with prescribed minimums and maximums, provided that the average lot size within the development is equal to the permitted base density, or one dwelling unit per 2, 3, or 5 acres respectively. This helps to provide flexibility in the sizes of individual lots. The placement of lots in these kinds of developments should be arranged so

that the impacts to the environmental habitat are minimized by the use of natural buffers, scenic easements, and creative lot arrangements.

- **Transfer of Development Rights (TDR):** This technique allows for a community to identify areas for protection and areas for increased density. Once an area is designated as a preservation area (or sending area), the governing body affords the landowner development credits that can be sold. Developers can purchase the land in the development area (or receiving area) and build at base density, but with TDR they can also purchase credits to build at a higher density on the property. This promotes the preservation of land, while creating well-planned and environmentally conscious growth. Over 50,500 acres in the New Jersey Pinelands have been preserved since the Pinelands sanctioned the use of TDR in 1980.

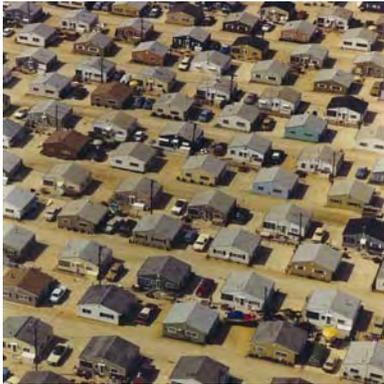
Municipalities with preservation opportunities and potential for growth are prime areas for TDR. Townships like Plumsted, Berkeley, Manchester, Barnegat, Ocean, Lakewood, and even Dover and Jackson could potentially benefit from TDR. Development along the Garden State Parkway corridor and Rt. 195 is rapidly growing, and these could be prime locations for a pilot TDR project. Local officials should be made aware of the benefits of this method through the State Development and Redevelopment Plan, and the Agricultural Smart Growth Plan. The County Planning Department, the OCADB, and County Board of Agriculture could offer assistance in the designation, mapping, rules and regulations, and coordination with other participants.

In addition, Plumsted is working with the Joint Land Use Committee and associated consultants to draft a TDR plan for the Township. Recently, the Department of Defense Office of Economic Adjustment has initiated the Joint Land Use Study (JLUS), which is sponsored by Ocean County in order to identify and plan for compatible land uses around the base, which will support current and future base operations. One very lucrative method of planning in this study is TDR, and federal funding may be available for studies and implementation as long as it pertains to the goals of the JLUS.

Plumsted Township is currently pursuing the preparation of a TDR plan for the Township with the JLUS. TDR may also facilitate the installation of a much needed sewage system in downtown New Egypt.

#### Development Pressures and Land Value Trends:

It is important that these preservation options be practiced with the real estate market and regional economy in mind. Fair market values for development easements, TDR credits, purchase options, etc. should be offered to the landowner at a fair price. The preservation of farmland is heavily dependent on the condition of the real estate market, and current estimates are showing lower land values. The increase of population by nearly



1,000% since 1950 has created heavy development pressure, reducing land devoted to agriculture to under 5%. It is clear that along with this growth, land values rose almost as quickly, reaching record highs in 2005, and New Jersey now has the second highest per acre value for farmland in the nation. When looking at the first 3 years of the program, the per-acre values in Ocean County ranged from \$1,137 to \$6,300 per-acre, and the past 3 years from \$3,300 and \$104,000 per-acre. Reports also show that average farm size is declining in the County in respect to easement purchases. In the first 3 years of the program, the average acreage of acquired Ocean County farmland easements was listed at 175 acres, whereas the past 3 years show an average of only 28 acres per farm. The real estate market, however, is now in a declining state causing many developers to back out of options, contracts, development projects, and land purchase agreements. Many landowners are also losing land value to increasing land regulation restraints issued by the government in environmentally sensitive areas. In some cases this trend is creating a sense of urgency for some landowners to sell their land to preservation programs instead.

Table 5-6 Residential Development Permits: 1980 to 2006

<b>Development Trends in Ocean County: Annual Housing Permit Approvals 1980 to 2006</b>											
	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006
Single Family	2,523	6,079	1,706	2,427	5,032	3,578	3,376	3,305	3,300	2,743	2,075
Multi Family	461	675	118	81	601	252	158	704	518	161	38
Total Residential	2,984	6,754	1,824	2,508	5,633	3,830	3,534	4,009	3,818	2,904	2,113

\*Data acquired from US Census Bureau, 2006 Annual Residential Building Permits by County

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## Ocean County Farmland Preservation Program

In 1981, New Jersey voters approved the \$50 million Farmland Preservation Bond Act. Under this Act, state funds are used to match local funds for the purchase of development rights on farmland, and for the installation of soil and water conservation practices. In 1983 the New Jersey Legislature enacted the Agriculture Retention and Development Act and the Right to Farm Act. These laws established the State Agriculture Development Committee (SADC) and County Agriculture Development Boards (CADB).

On January 25, 1984 the Ocean County Board of Chosen Freeholders adopted a resolution to establish the Ocean County Agriculture Development Board (OCADB). The Board consists of ten members appointed by the Board of Chosen Freeholders, of whom seven are voting and three are non-voting members.

Prior to 1998, the Board of Chosen Freeholders funded farmland preservation activities through a \$2.3 million bond. On July 16, 1997, the Board of Chosen Freeholders unanimously adopted a resolution authorizing the placement of a public question on the November 4, 1997 ballot to establish a trust fund to preserve natural lands and farmland. The ballot question asked if voters would be willing to increase property taxes up to 1.2 cents per \$100 of total County equalized real property valuation for these purposes. The ballot question met with an overall approval rating of 61 percent, with voters in each of the County's 33 municipalities approving the referendum. The outstanding bond previously used to preserve farmland was retired. All County funds now come from the Natural Lands Trust Fund and are distributed between the Natural Lands Trust Fund Program and the Farmland Preservation program on a case-by-case basis.



On February 18, 1998, the Ocean County Board of Chosen Freeholders established a nine member Natural Lands Trust Fund Advisory Committee to advise on the preparation of the required open space plan and on the nomination of properties to be acquired through the Natural Lands Trust Fund (NLTF). The Committee's purpose is to review nominations for the Trust Fund and to forward recommendations to the Board of Chosen Freeholders

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for consideration. The Ocean County Agriculture Development Board continues to review farm applications and make recommendations to the Board of Chosen Freeholders. The Natural Lands Trust Fund Advisory Committee however must also approve expenditures from the trust fund. Ocean County does not require municipal cost share contributions towards purchases, but is receptive to possible funding when available. The Natural Lands Trust Fund tax generated \$3.9 million for the first program year. In 2006, the same 1.2-cent levy generated over \$9 million due to an increase in real estate values.

For farmland preservation, NLTF funds are used both for the easement purchase program and to match local Planning Incentive Grants. As of November 2007, a total of \$21,173,820 was spent on farmland easements since the beginning of the program. Of this total, \$18,354,197 was provided by the SADC, \$6,775,800 by Ocean County, and \$227,500 by Plumsted Township.

#### County Planning Incentive Grant Program:

In order to keep up with the fast pace of development in New Jersey, the Farmland Preservation Program must operate efficiently. Land is being transformed into commercial, residential, and industrial development at a rapid pace, and in order to compete for land, the leaders of the Farmland Preservation Program have made some necessary changes to the way farmland is being preserved. The already successful traditional County Easement Purchase Program has been recently changed to approach land acquisitions in the form of planning incentive grants. A new Executive Director took office at the SADC in 2005, and pioneered a major change to the structure of farmland preservation.

The new structure of the SADC County cost share farmland preservation program is now known as the County Planning Incentive Grant Program (County PIG). The basic structure is to provide compensation to targeted farms identified through a comprehensive planning process, on a cost share basis between the County and State. It is set up for the SADC to issue a base grant to the County towards the purchase of properties that have been identified in a targeted project area. Counties are required to submit an annual application, a copy of their Comprehensive Farmland Preservation Plan, and summaries of identified project areas, which include a listing of farms targeted by the County for acquisition. Upon approval from the SADC, the project area will then become eligible to receive a base grant

from the SADC to be used by the Counties for acquisitions on the approved farms. Also, as a requirement to become eligible for funding, each participating County must submit a Comprehensive Management Plan (CMP), have a dedicated source of funding, and have an established agricultural advisory committee. Once the CMP and annual project areas are approved, the State would issue each county a base grant to be used on properties in the confines of the project area. Provided that the properties satisfy the minimum eligibility requirements, have been approved by both the OCADB and the Ocean County Board of



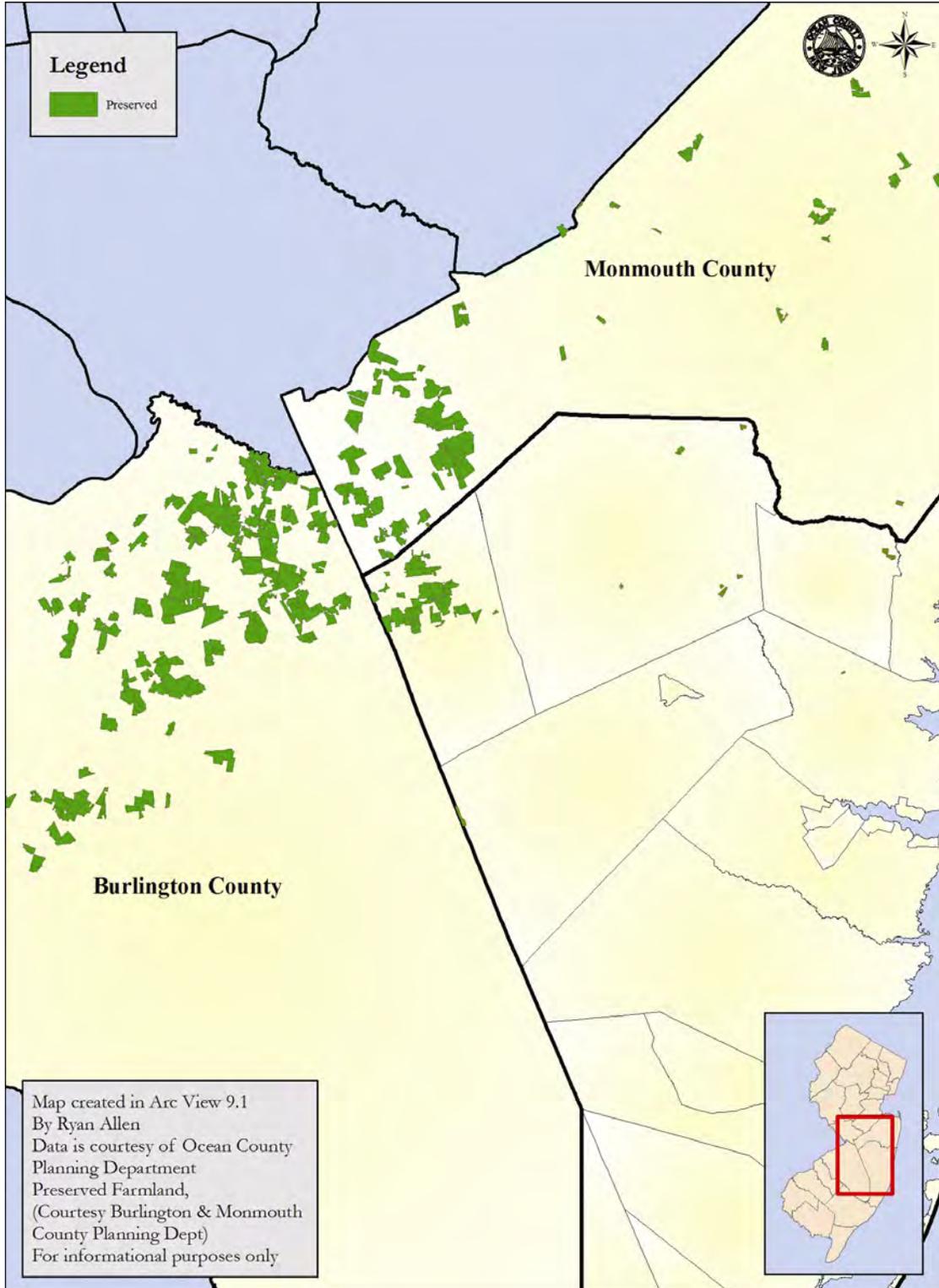
Chosen Freeholders, and have submitted a valid application, the OCADB would then order two independent appraisals for the fair market value of the development easement. Applications will be on a rolling deadline and can be submitted at various times throughout the year before the closing of the funding round on December 15<sup>th</sup>. In the event that the

County uses all of the base grant funding in a given year, it may be eligible to compete for additional funding with other Counties in the State on a first come first serve basis. For the inception 2009 PIG funding round, a base grant of \$2 million dollars will be granted to all approved counties, with the potential to compete for an additional maximum amount of \$3 million dollars from the competitive funding reserve. Annual funding and base grant allocation would be based on the average dollars used by the County in the previous 2 years, and it should be noted that funding levels may change annually based on availability.

The SADC proposed these new rules officially on December 4, 2006. They were adopted by the SADC on May 24, 2007, and filed with substantive and technical changes on May 25, 2007. The new rules became effective as of July 2, 2007 and have an expiration date of October 1, 2009.

The intentions for these changes are to speed the process up considerably, provide an incentive based system for more efficient participation, and to make the distribution of monies to the Counties more commensurate. Ocean County has submitted its intentions to participate in this newly designed program and anticipates its inception in the 2009 funding round.

### Map 6-1, Regional Preserved Farmland



**Table 6-2, Preserved Farmland in Ocean County**

**OCEAN COUNTY FARMLAND PRESERVATION PROGRAM**

Status	Farm	Municipality	Type of Farm	Acres	Closing Date
<b>DEED RESTRICTED</b>	Hallock U-Pick Ltd. *	Plumsted	Field Crops, Vegetables	297	10-29-91
Total Farms:	<b>41</b>				
Total Acres:	<b>2,438</b>				
	Laurita Winery	Plumsted	Field Crops, Vineyard	182	11-30-93
	G&E Farm	Plumsted	Field Crops, Sheep, Vegetables	39	11-30-93
	Emley Dairy Farm	Plumsted	Dairy, Field Crops	167	4-6-95
	Kessler Farm	Plumsted	Field Crops	190.02	6-29-95
	Lee Farm	Plumsted	Field Crops	30.13	3-13-96
	Rising Sun Farm	Plumsted	Equine	118	10-29-96
	Hlubik Farm	Plumsted	Cropland, Dairy	242	12-3-96
	DeWolf's U-Pick Farm	Plumsted	Field Crops	220.88	6-12-97
	Lone Silo Farm	Plumsted	Nursery	36	8-20-98
	Emley Farm South	Plumsted	Field Crops	75	10-30-98
	J.L. Farm	Plumsted	Field Crops	90.2	8-6-99
	Silverton Farms	Dover	Vegetable	7.3	12-28-99
	Southern Exposure Farm	Plumsted	Field Crops	66.9	1-26-01
	Tilghman Farm	Plumsted	Field Crops	40.0	6-12-01
	Wit's End Farm	Jackson	Equine	46	4-11-02
	Ervin Farm	Plumsted	Horse and Field Crops	55	6-10-02
	Myronouk & Wishengrad (Ron Harrison)	Plumsted	Field Crops	32.8	9-30-02
	Tracy Farm	Jackson	Com - Grain	16.1	12-4-02
	Evergreen Acres Farm	Plumsted	Field Crops	15.8	12-10-02
	Hammerstrom Farm	Ocean	Nursery	6.54	1-21-03
	Holly Lane Farm	Plumsted	Vegetables, Equine	88.127	3-18-03
	Von Frankenberg Farm	Plumsted	Equine	19	4-7-03
	Goff Farm	Plumsted	Field Crops	33.79	11-20-03
	Posner Farm	Jackson	Equine	22.36	5-26-04
Municipal PIG	Tantum Farm	Plumsted	Woodland Management	20.97	9-7-04
Municipal PIG	DePrume Farm	Plumsted	Field Crops, Pasture, Woodlands	17.39	1-6-05
Municipal PIG	Marinari Farm	Plumsted	Nursery Crops, Fuelwood	18.417	4-11-05
	Dwulet Farm	Lakewood	Field Crops/Oramental Crops	59.47	6-15-05
	Bryant Farm	Plumsted	Equine	16.13	9-14-05
	Strawder Farm	Jackson	General Farm Livestock	10.5	6-9-06
	Emery's Blueberry Farm	Plumsted	Blueberries	59.16	7-14-06
	Hughes Farm	Plumsted	Christmas Trees/General Livestock	13.81	11-30-06
	I&G Farm	Jackson	General Farm	48.19	1-26-07
	Friedrich Farm I	Plumsted	Field Crops	13.19	5-22-07
	Friedrich farm II	Plumsted	Woodland	23.55	5-22-07
SADC Fee Simple:	McCormack	Plumsted	Field Crops	125	11-13-98
SADC Pinelands	White Farm	Manchester	Woodland	55.7	6-7-04
SADC Direct Easement:	Frankel Farm	Plumsted	Scenic Views Farms	85.61	12-15-06

Interagency Coordination:

Interaction with municipal liaisons has ensured the success of the program. To date, farms have been preserved in Dover, Jackson, Lakewood, Ocean, and Plumsted Townships. The majority of preserved farmland is located in Plumsted Township, which reflects both the location of active agriculture and the strong working relationship with the local officials. Plumsted’s willingness to provide local funds to preserve farmland secured the County commitment early in the process.

There is an increasing need to coordinate local and regional planning efforts. The New Jersey State Development and Redevelopment Plan strongly encourages the



preservation of remaining farmland. As stated within the Statewide Policy Structure, “an effective agricultural strategy must create a climate that supports agriculture statewide, and plan for future economic growth and development in rural areas in ways that promote the continuation of agricultural

land use, without unduly undermining property values in those areas. Government can set the stage for meeting these challenges by developing and implementing policies that enhance the economic viability of farming.”

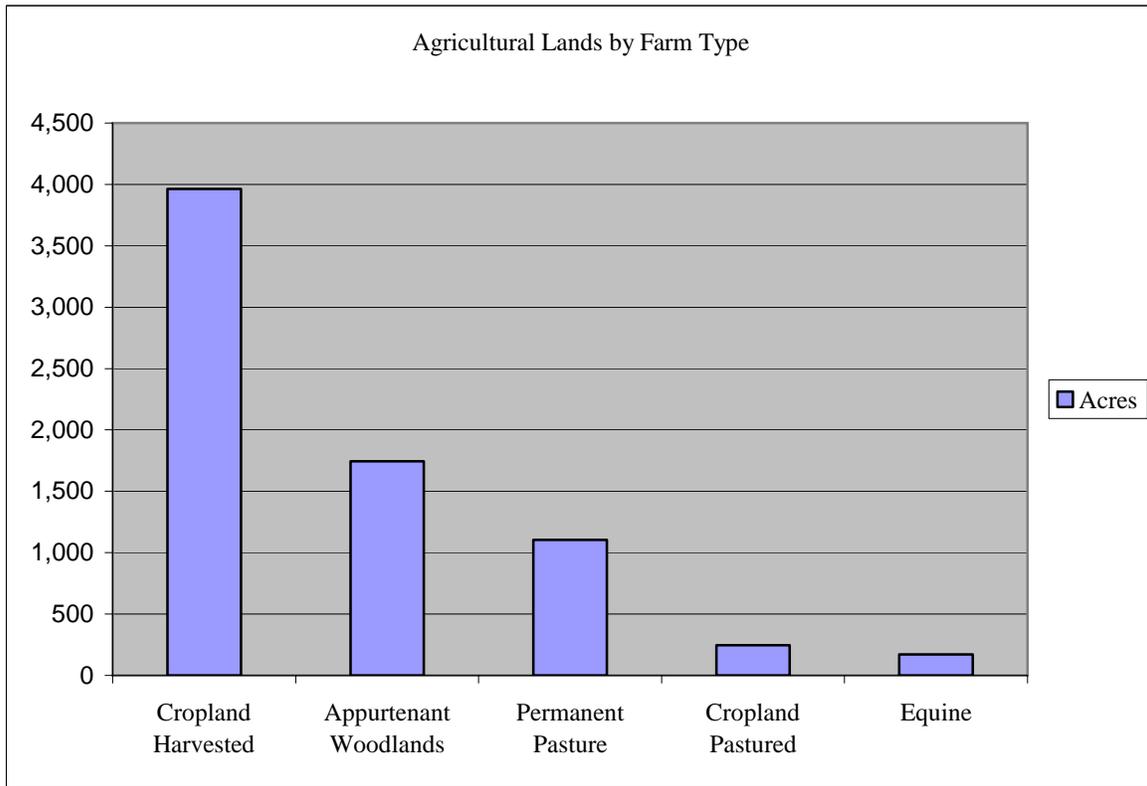
Farmland Assessed Lands:

The County Planning Department and Tax Assessor’s office work together to identify and map all farmland assessed parcels within the County. Plumsted Township has the most farmland-assessed acres in Ocean County and the most farms preserved. There are, however, smaller and more isolated farms throughout the rest of the County. Many of these smaller farms are unique reminders of the historic beginnings of many of the County’s communities. They also provide some of the few remaining open spaces in otherwise developed areas.



In 2007 there were roughly 500 applications for farmland assessment totaling 21,758 acres of agricultural land. Of all farmland assessed properties 14,529 acres were assessed solely for woodland management. A more accurate profile of active farmland assessed lands requires the subtraction of land solely assessed for woodland management. Ocean County has a total of 7,229 acres devoted to some form of agriculture other than just woodland management. 2,714 acres (38%) have been deed restricted through farmland preservation, and an additional 343 acres have received final approval by the OCADB.

**Graph 6-3 Agricultural Lands by Farm Type: 2007**



\*Data Acquired from 2007 Farmland Assessment Data

ADA Criteria:

Under the Agriculture Retention and Development Act, one of the primary responsibilities of the CADB is the adoption of Agriculture Development Areas (ADA's) in the County. Agriculture Development Areas are defined as areas where agriculture shall be the preferred, but not necessarily the exclusive use of land if that area has the following broad characteristics:

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

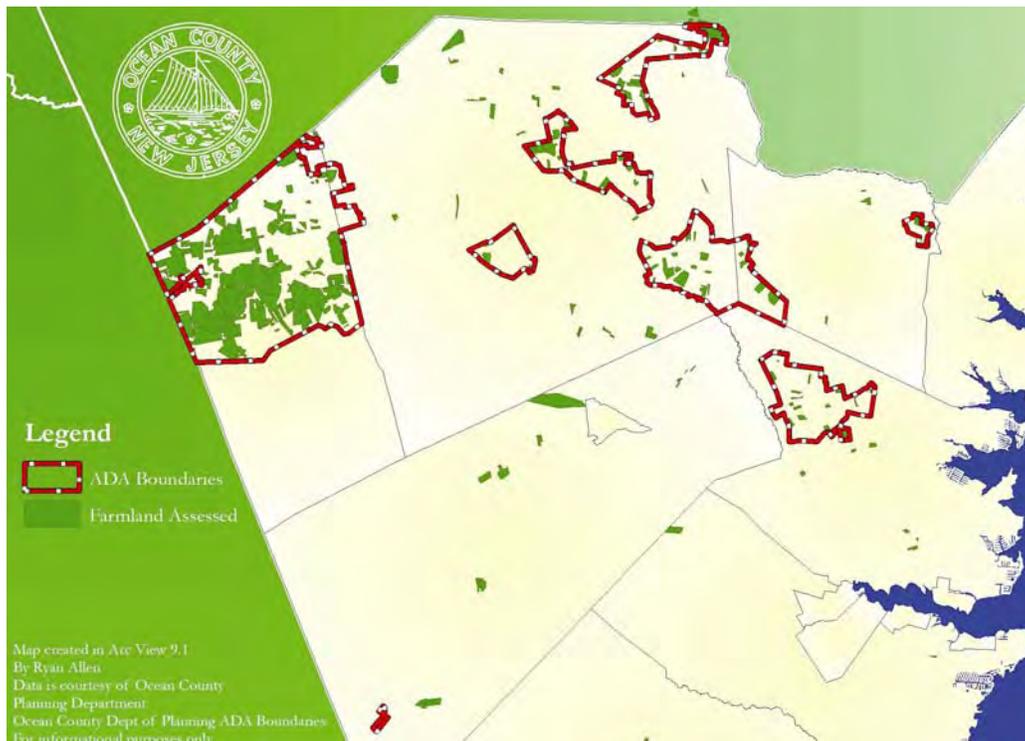
With the exception of Plumsted Township, farming in Ocean County is not extensive when compared to some areas of the state. It is, however, diverse. Much of Ocean County is characterized by varied soil types and ground water levels. Areas that may be unsuitable for development may be agriculturally productive. It is for this reason that in its preliminary stages, the Ocean County Agriculture Development Board developed broad criteria for the establishment of Agriculture Development Areas. The Ocean County Agriculture Development Board has developed more distinct and defined ADA's based on



updated agricultural information. The county felt a need to strengthen its focus on more appropriate areas of preservation because it has dramatically changed since its original Agriculture Development Area boundaries were established. Today there is a better understanding of where agricultural lands exist and the County can focus on current issues affecting farmers, including Right To Farm (RTF) issues. In addition, the revised boundaries are much more consistent with the State Plan and the Agricultural Smart Growth Plan.

The OCADB formally amended the ADA boundaries by resolution at a Public Hearing on August 31, 2005. The SADC approval was received on December 15, 2005. The following is a summary of how the Ocean County ADA relates to the optional criteria listed within the Agriculture Retention and Development Act:

**Map 6-4, Agricultural Development Areas**



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1. *Soils*

Significant farmland soils in Ocean County range in classification from prime well drained agricultural, to poorly drained wet soils such as those important for berry farming. Therefore all soil classes I through VIII are considered agricultural soils. Due to this broad definition and the corresponding variety of agricultural activity, the Board did not consider soil type as an ADA criterion.

2. *Current and Anticipated Land Use Plans and Regulations*

The Board considered consistency with municipal, county, and regional land use plans and regulations as an important criterion for establishing an ADA. To be eligible for designation as an ADA, agriculture must be a permitted use or an existing, non-conforming use under municipal zoning and land use regulations. The Board does not intend to create situations of conflicting land use by the implementation of the ADA program.

3. *Farmland Assessment Status*

It was the primary intent of the Board to include the majority of land, which is actively devoted to agriculture into ADA boundaries. The Board therefore determined that a large number of parcels within the ADA should meet the eligibility requirements for Farmland Assessment.

4. *Anticipated Approvals For Non-Agricultural Development*

A parcel of land, which has received subdivision or site plan approval for development is not desirable, but is not ineligible for designation as an ADA.

5. *Accessibility To Publicly Funded Water and Sewer Systems*

In most cases, land designated within ADA's does not have access to public water and sewer systems. Areas of water and sewer are primarily reserved for future development.

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6. *Compatibility With Comprehensive and Special Purpose County and State Plans*

Most comprehensive and special purpose county and state plans recognize the importance of maintaining agricultural land uses for both economic and natural resource benefits. It was the intent of the Board to recognize and support the recommendation of these plans in the designation of ADA's. There is consistency with the Ocean County Comprehensive Master Plan and the Ocean County Open Space Plan and Recreation Inventory. Other important plans reviewed by the OCADB included the NJ Agricultural Smart Growth Plan, the State Development and Redevelopment Plan, Ocean County Water Quality Management Plan, the Barnegat Bay Estuary Program Comprehensive Conservation and Management Plan, the Pinelands Comprehensive Management Plan and the New Jersey Coastal Zone Management Plan. If there is a suspected conflict with an ADA designation and one of the above plans, the Board will consult with the appropriate agency and make any necessary changes in ADA boundaries.

7. *Proximity and Accessibility To Major Highways and Interchanges*

Proximity and accessibility to major highways and interchanges did not, by itself, result in farmland being excluded from an ADA. In the past, access to major transportation corridors has proven to benefit agriculture by providing the means for movement of the product to the market. In addition, several of the County's intensive agricultural uses, such as u-pick farms, are dependent upon proximity to residential areas and highways for marketing reasons. Therefore, this was not considered an ADA criterion.

8. *Minimum Size Of An ADA*

The minimum size of an ADA is five acres, which are actively devoted to agricultural production. This is the minimum acreage required for participation in the Farmland Assessment Program.

9. *Landowner Sign Up*

The Board decided to designate ADA's to ensure the maximum amount of productive agricultural land in the County is eligible for the benefits provided by the

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Agriculture Retention and Development Act and the Right to Farm Act. The Board further notes that individual participation in OCADB programs is purely voluntary and designation as an ADA in and of itself places no additional restrictions on the landowner use of the property. Also, farmers who are not located within a current ADA can petition the Board for inclusion at anytime.

*10. Land Within Boroughs, Towns Or Cities*

Boroughs in Ocean County are generally extensively developed, primarily as residential communities. There are minimal lands actively devoted to agriculture in such areas and the potential for expansion or future agricultural production in boroughs is severely limited. Therefore, ADA's were not designated in boroughs in Ocean County.

*11. Inclusion Of Entire Lots Or Partial Lots And Blocks*

No partial lots will be eligible for inclusion in an ADA. This criterion was adopted by the Board for administrative purposes.

*12. Land Ownership*

Ownership of land has no significant impact on ADA establishment. The Board desires to provide assistance to any landowner interested in preserving agriculture. The Board is aware that many farmers in Ocean County are dependent upon leased agricultural lands for the success of their farm operations. Therefore, land ownership was not considered a criterion in designating an ADA.

*13. Natural and Special Features*

Ocean County has extensive areas of relatively undisturbed forests, sensitive saltwater and freshwater ecosystems, rural areas where farming is an important economic activity, as well as areas of more intense development. Traditional farmers still exist in all these areas and are part of the diversity of Ocean County. As a result, the Board decided not to hold natural and special features as a limiting factor in the establishment of ADAs in the County.

#### *14. Type and Distribution of Agriculture*

Due to the great diversity in soil types and vegetation in Ocean County, a wide variety of farming activities are pursued, ranging from berry agriculture, areas of livestock breeding to traditional tillage agriculture. In addition, specialized agriculture and agritourism are playing increasing roles in the agricultural industry and are key to the future of agriculture in the area. Many of these properties are enclosed within the revised ADA boundaries. The Board also included all preserved farmland or farms with active applications in the preservation program into the ADA boundaries. While the Board is supportive of both traditional and innovative agriculture, it felt that woodland management areas should not be automatically included within Agricultural Development Areas unless paired with other forms of agriculture.

#### *15. GIS Mapping*

The revision to the County Agriculture Development Areas (ADA's) incorporated analysis performed on a Geographic Information System (GIS), which included various layers of information. Performed with the latest software and available data, the boundary lines were derived from a culmination of data layers such as 2002 aerial photography provided by the New Jersey Department of Environmental Protection Agency, land use/land cover data, parcel files, tax records, road maps, farmland assessment records, Ocean County Farmland Preservation Program parcel files, soil data, and State Plan data. This comprehensive approach provided a highly detailed platform from which to make informed decisions, and to create the most appropriate and efficient set of ADA boundaries for the current agricultural community in Ocean County.



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#### Farmland Preservation Techniques:

Ocean County landowners have various opportunities to participate in preserving farmland. Through a cooperative effort between the County and State Agriculture Development Committee, the following programs are offered to all Ocean County landowners.

*County Easement Purchase* – Landowners can sell the development rights on their land to the County Agriculture Development Boards. The sale price is based on the appraised value of the development rights on the land. The landowner retains ownership of the land and is eligible for various benefits and protections. Applications to the program are ranked according to criteria adopted by the SADC. Typically, the SADC will cost share on these purchases, providing that they satisfy the minimum requirements and have been approved by the CADB, SADC, and Board of Chosen Freeholders. Whereas most acquisitions occur with the assistance of the SADC, the County can also purchase these development easements on their own. The majority of deed-restricted farms in Ocean County are preserved through this method. This method however is currently in a statewide transition towards the adopted Planning Incentive Grant acquisition program.

*Easement Donation* – Some landowners may gain significant income and estate tax benefits by donating the development rights for all or a portion of the land they own. Thus far, there have been no participants in Ocean County for this particular program.

*Fee Simple* – The SADC offers the Fee Simple Purchase Program to landowners interested in selling the farm outright. The SADC purchases the farm at fair market value and then auctions the farm to a private owner with agricultural deed restrictions in place that ensure its permanent preservation. Ocean County contains one property preserved through the SADC Fee Simple program, the 125-acre McCormack Farm in Plumsted Township.

*State Direct Easement Purchase Program* – The SADC also offers a direct easement acquisition program, which provides the landowner with compensation for the development rights, which are then transferred to the State. This process is very similar to the County Easement Purchase program, but differs in that the development rights go to the State rather than the County, and there is no cost share agreement. The SADC has purchased two farms in Ocean County through this method known as the Frankel Farm, 86 acres in Plumsted

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Township, and the White Farm, 56 acres in Manchester Township through the Pinelands Easement funding round.

*Eight-Year Preservation* – Landowners may voluntarily restrict development on their property for an eight-year period to become eligible for soil and water cost-share grants, as well as other benefits and protections. The Ocean County program recently had a 39-acre farm located in Jackson Township that participated in this program, and since its expiration in 2006, has become an active application in the 2009 PIG funding round. The only other farm to participate in this program was the 118-acre Van-Kirk Farm in Plumsted that was eventually preserved in 1996. This program is beneficial to both landowners and the farming industry as well. Ocean County sees this program as a valuable means to temporarily preserving farmland at no cost, while educating and promoting good farm management practices. Farmers can take advantage of additional protection against nuisance complaints, emergency fuel and water rationing, zoning changes, and eminent domain actions. This offers the landowners more options, and is a good way to solidify relationships for the potential of future participation in permanent preservation.

*Planning Incentive Grants* – Under this program, the State Agriculture Development Committee provides grants to eligible counties and municipalities to purchase development easements and permanently preserve farmland in designated areas. The program places an emphasis on strategic planning to preserve a significant area of reasonably contiguous farmland in order to promote agriculture as an ongoing industry throughout the State of New Jersey. In 2005, the SADC announced the establishment of an entirely new Planning Incentive Grant program. The new program will streamline the application process and give greater decision making to participating counties. It requires the completion of a Comprehensive Management Plan and annual PIG applications to qualify for funding. Ocean County already has eight applications ready for consideration under this new program.

*Municipal Planning Incentive Grants* – The SADC offers Planning Incentive Grant cost share funding to individual municipalities for easement acquisitions as well. The program is identical to that of the County PIG program in structure, but differs only in that it is offered to participating municipalities. Like the County PIG program, it requires the submission of a Comprehensive Management Plan, completed PIG applications, an agricultural advisory

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committee, a RTF ordinance, and a dedicated source of funding in order to qualify for the block grant to be used for easement acquisitions. Plumsted Township has participated in this program in the past by supplying a portion of the funding on the three farms known as the Tantum Farm, 21 acres, DePrume Farm, 17 acres, and the Marinari Farm, 18 acres. Currently, there are no municipalities in Ocean County that are interested in participating with this program directly. This is mainly because farmland availability is becoming more scarce, and townships cannot justify this type of commitment.

*Non-Profit Cost Share Funding* – The SADC offers up to 50% cost share funding for easement and fee simple acquisitions on farmland through non-profit organizations. Non-profit organizations can apply directly through the SADC or partner with the County or Municipality that the property resides in. Ocean County has not partnered with any non-profits in the preservation of farmland to date, but recently The New Jersey Agricultural Land Trust (NJALT) has made its services available for cost-share funding. The New Jersey Farm Bureau founded the NJALT in September of 2007 to offer an alternative private sector mechanism for the preservation of farmland. Being that they are the first statewide farmland conservation organization, they have not preserved any properties to date. Whereas the NJALT offers services that can preserve farmland primarily through fee-simple transactions, they can also offer tax-exempt installment purchase agreements, sell easements to the state, county, and township programs, receive donated easements, sell deed restricted land to qualified buyers, and provide financial and sales advice. Whereas Ocean County has not had the opportunity to cost share with this organization yet, we are open and receptive to possibilities of coordinating land acquisitions with NJALT and any other interested non-profits in the future.

#### Coordination with Open Space Initiatives:

The Ocean County Planning Department not only administers the Ocean County Farmland Preservation Program, but is heavily involved with other open space preservation initiatives as well. The Natural Lands Trust Fund (NLTF) Program, initiated in 1997, has preserved over 6,800 acres of natural land through direct acquisitions. Utilizing monies obtained from the Ocean County Open Space tax, the NLTF Committee seeks out these properties either as sole buyers or in conjunction with various agencies dedicated to

preserving natural lands. Some of the organizations that are involved in partnerships with the NLTF program include NJ Green Acres, New Jersey Conservation Foundation, Pinelands Preservation Alliance, Trust for Public Lands, The Nature Conservancy, New Jersey Natural Lands Trust, Municipalities, Audubon Society, Forked Fiver Mountain Coalition, Ocean County Parks, Department of Defense, US Fish and Wildlife, and many others. The identification of target farms for farmland preservation is performed with the consideration of public open space in the area. Ownership of these lands is also taken into consideration as partnerships and alternative preservation methods are reviewed.

Monitoring of Preserved Farmland:

The OCADB staff is responsible for monitoring preserved farms on all County held easements throughout the County. To aid in the monitoring process, staff and CADB members perform annual inspections of all farms in the program each April. All landowners



are notified of the inspections to respect their privacy. Inspection reports are completed for each farm and forwarded to the SADC. During annual inspections, staff review ownership, violations to the deed of easement, and check for any changes to the operation. The SADC participates in monitoring all State held easements in the County, and perform

annual inspections on these properties.

Signs:

The OCADB supplies preserved farms with roadside signs. The signs are roughly 5' by 3', mounted on 2 eight-foot posts, and they include the farm name, acreage, and information on the program. The OCADB reserves the right to install a sign on any County owned easement, provided there is ample road frontage and public exposure. The OCADB staff works with the landowners to identify the most appropriate installation locations.





#### Compliance with Deed of Easement:

Various entities coordinate with CADB staff to ensure compliance with the deed of easement, including County Counsel. This usually occurs during the annual inspections. Since 1996, preserved farms are required to have a Farm Conservation Plan prepared by the County Soil Conservation District within one year of preservation. CADB staff coordinates with Ocean County Counsel and the SADC if a violation to the deed of easement is suspected. Copies of the Title Policies, Surveys and Recorded Deeds of Easement are maintained at the Ocean County Planning Board office and County Counsel's office and are available for office review.

#### County Policies:

Housing: There are opportunities for landowners to construct housing on preserved farms if applied for and approved in advance. Ocean County operates under the adoption of the policies set forth by the SADC regarding housing opportunities. Existing homes at the time of preservation may be improved and expanded under the regulation of the Township zoning ordinance. Renovations to existing residences may expand beyond the original footprint as long as they do not have a detrimental effect to the farming operations or support an unapproved non-ag use. Residences may be relocated on the property with the approval of both the OCADB and SADC, provided that the previous home site is completely removed and does not cause a major disturbance in the agricultural operations. Residential Housing Operations, or RDSOs, may be allocated to farms upon preservation for every contiguous 100-acres of land that is contained within the boundary lines of the farm. This provides the landowners with one or more housing opportunities to be exercised at some point in the future. RDSO locations are mobile, and can float within the farm and are subject to the local zoning ordinance and State building codes.



Division of Premises: Ocean County follows the guidelines and policies provided by the SADC in the Agricultural Retention and Development Act NJAC 2:76-6.15(a), and Policy P-30 when reviewing an application for a division of premises. When considering

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approval of a division, the CADB and SADC must consider if the intention reflects an agricultural purpose, and if the separation will result in independently viable farming operations. The application must be both approved by the OCADB and the SADC, and must be put through a detailed analysis of the following characteristics:

- Proposed location of division
- Use of the premises
- Agricultural purpose of division
- Agricultural viability of resulting parcels
- Other information deemed necessary by the OCADB or landowner

**Agricultural Labor Housing:** Agricultural labor housing is intended to provide an onsite residential structure for farm workers and their immediate families, who are employed full time or part time on a farm in order to enhance the economic viability of the agricultural operation. This concept is supported by the OCADB provided that the applicant adheres to the guidelines and policies set forth by the SADC regarding construction or conversion of agricultural labor units. In the event the OCADB receives an application by a landowner for the utilization of an agricultural labor unit, a Board review is conducted under SADC Policy P-1 under the Agricultural Retention and Development Act, NJSA-11 et seq., P.L. 1983, as amended. Existing residential units may be used, maintained, and improved for agricultural labor housing provided that any improvements are consistent with the agricultural operation on the premises. Any new buildings on the premises for residential housing of farm laborers must be designated for their use and the use of their immediate families only. The Grantor or family of the Grantor is prohibited from taking residence in the structure. The OCADB is responsible for providing sufficient evidence for the approval of an application as pertaining to SADC Policy P-1, and final approval shall be contingent on subsequent SADC approval.

**Exceptions:** Landowners have the option to take exceptions at the time of their application submission. Exceptions afford the ability for the landowner to withhold a predetermined portion of land from compensation and deed restriction of the Farmland Preservation Program. This allows for landowners to preserve their full property rights for future uses such as constructing residences, non-agricultural uses, sales, businesses, or other

non-farm related operations. Exceptions are offered in 2 basic forms that the landowner can choose from: non-severable and severable. Non-severable exceptions are portions of the land that must be permanently tied to the accompanying property, but are devoid of the restrictions of the deed of easement. The determined exception location may permit any type of development sanctioned by the Township and State building and zoning codes. However, any future sale of the farm must include the transfer of the excepted area. Access



to non-severable exceptions must be included at the time of sale if intended for a non-agricultural use. Severable exceptions are similar to non-severable exceptions, but they include the ability to separate the area as an independent lot. This process is similar to that of a subdivision, where the land is separated into a stand-alone parcel. This gives more freedom to the

landowner regarding the sale of the property. Landowners are encouraged to check with the township zoning officer to make sure that the location and size of the exception will be eligible for any future building projects. Access for severable exceptions must also be included in the deed of easement prior to closing. The OCADB does not necessarily endorse the use of exceptions, as they run counter to the intentions of the Farmland Preservation Program. However, the Board understands that conditions in the real estate market and economy create an element where exceptions are logical choices for some farm owners. The OCADB accounts for the landowner’s decision to take exceptions in the application ranking process, by creating mild penalties for both severable and non-severable exceptions.

Agricultural Tourism: Also known as agri-tourism, is defined as a commercial activity held at a working farm that is conducted for the enjoyment of visitors and generates supplemental farm income. Due to rising commodity costs, agricultural tourism is becoming increasingly important to the viability of farmers in New Jersey because it offers the opportunity to generate additional income.



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Examples of agri-tourism may include: retail sales, garden centers, special events, mazes, hayrides, horseback riding, choose and cut Christmas trees, and wineries. The OCADB and Plumsted Township are supportive of the increased agri-tourism activities in the region. Not only can agri-tourism benefit the farm owners, but it can also supplement the local economies by attracting visitors to the area.

Soil Conservation: The Ocean County Agriculture Development Board is willing to provide assistance or recommendations on all matters pertaining to agriculture. One topic of increasing importance for both development and agriculture is soil management. The Ocean County Soil Conservation District (OCSCD) and Natural Resource Conservation Service (NRCS) have developed recommendations for soil management. Soil compaction is a problem for both agricultural and non-agricultural areas in Ocean County, and soil management practices are important for irrigation, crop yield and storm recharge. The OCADB will continue working with these agencies and the State Agriculture Development Committee on the development and funding of soil management practices.



### County Owned Development Easements:

Ocean County is proud to be the designated owner of 38 development easements for farms in this unique location. Below is a brief look at the farms on which easements have been purchased:

### **Hallock U-Pick Farm** **Plumsted, NJ**



The Hallock Farm is a 297-acre U-Pick vegetable farm located along Fischer Road in Plumsted Twp. This farm was the first to enter the Farmland Preservation Program in Ocean County, and still remains the largest. It borders 5 farms that are also in the program, and has been a stepping stone for many other participants. Since the farm has been preserved, Mr. Hallock joined the Ocean County Agriculture Development Board, and now serves as the Chairman.

### **Plum Farm (Laurita Winery)** **Plumsted, NJ**

The Plum Farm is a scenic vineyard on Archertown Road that boasts a healthy selection of Viniferous grapes. Over 40 acres are dedicated to the production of grapes that will soon be processed in the farm's own winery when it is completed. Agri-tourism is a very important part of a successful agricultural community, and this winery will promote



a great deal of patronage to the farm, and surrounding farms as well. The property spans a total of 182 acres, and supports both grape production and field crops.

## **Graser & Emery Farm**

**Plumsted, NJ**

The 39-acre Grazer & Emery Farm is host to a variety of field crops, vegetables, and sheep. This property was once part of a larger preserved farm, but has been since subdivided into a stand-alone farm. It's location on Archertown road made it highly prone to development before it was preserved.



## **Emley Farm**

**Plumsted, NJ**

The Emley farm is one of the few remaining dairy farms in Ocean County, and was a very important addition to the Farmland Preservation Program. This very traditional farm is home to many Holstein cows, young stock, and supports a pheasant aviary as well. The 166-acre farm has been in the care of the Emley family since the 1880's, and hopefully will continue to be for many years to come. Mr. Emley subsequently added 75 acres by preserving an adjacent farm in 1998.



## **Kessler Farm**

**Plumsted, NJ**

The Kessler Farm is located on Brindletown Road in Plumsted, and is comprised of 167 acres. The farm produces a mixture of vegetables and field crops, and was inducted into the program in 1995. The farm was subsequently purchased by Nelson & Eddie Huie.

**Lee Farm (Brown Farm)****Plumsted, NJ**

This farm holds a valuable characteristic of the Farmland Preservation Program by being contiguous with other farms in the program. It is a nice addition to the growing community of preserved land in Plumsted. Its fields are cultivated for soybeans, idle pastures and a livestock pond. This picturesque farm of 30 acres is bordered by wooded land, a peach orchard, and other farmland.

**Van Kirk Farm (Rising Sun Farm)****Plumsted, NJ**

The Van Kirk Farm is the proud site of a world-class thoroughbred breeding and training facility. It's pristine stables, regulation racetrack, and optimal soils make it a perfect



home for some of the regions finest horses. With over 6/10ths of a mile of road frontage, flat topography, and 90% development potential, this farm was in imminent danger of being developed before the easement was acquired through the Farmland Preservation Program. Aside from the grandiose equine operation on the farm, lush grazing

fields add to the 118 acres on Brindletown Road.

## **Hlubik Farm**

**Plumsted, NJ**

This farm is situated in the middle of a large tract of contiguous properties that are in the Farmland Preservation Program. At the time of the easement purchase it was in danger of being sold, so its timely inclusion into the program was vital. The 137 acres located on Brynmore Road are host to a variety of farm operations, some of which are field crops, pasture, equine, and dairy operations. Mr. Hlubik purchased 100 acres of the deed restricted B&W Farm in 1998 as an addition to his farming operation.



## **DeWolf U-Pick Farm**

**Plumsted, NJ**



This farm has been in the DeWolf family for many years, and is a family run U-Pick operation that produces a wide variety of vegetables and herbs. For years Mr. DeWolf has made daily trips to New York City to deliver his fresh produce for retail sale in the famed street markets. His 222-acre farm on Colliers Mills Road in Plumsted provides visitors with a seemingly endless assortment of farm products for hand selection.

**Vodak Farm (Lone Silo Farm)**

**Plumsted, NJ**

The Vodak Farm was a relatively small addition in size, but large in importance to the program seeing that it is contiguous with the B&W Farm. This farm has much in the way of aesthetic value, as it sports a beautiful conifer nursery for Christmas trees, and a well-known silo that can be seen from quite a distance. The 36-acre Vodak Farm is on Brynmore Road, and is owned and farmed by Mark Vodak.



**Liedka Farm**

**Plumsted, NJ**

The Liedka Property was a very important acquisition that added to the “farm belt” of preserved farms in Plumsted. Field crops are cultivated here, and at the present time it is used mainly for hay production. The property consists of 91 acres, and is located on Archertown Road.



**Silverton Farm**

**Toms River, NJ**

This particular farm is unique in that it is one of only two organic farms in Ocean County, and it is the only preserved farm in Dover. This is one of only a few farms left in Toms River, and attracts many families from the area that are interested in seeing how a farm works. The farm is 7.3 acres, raises flowers and vegetables, and is located on Silverton Road East of Old Freehold Road.



**Lech Farm (Southern Exposure Farm)**

**Plumsted, NJ**

The Lech Farm is another preserved property in the “farm belt” in Plumsted. It borders the Hlubik Farm, the B&W Farm, and the Vodak Farm, and supports a viable selection of field crops. It is 67 acres, and the development easement was purchased in 2001.



**Tilghman Farm**

**Plumsted, NJ**

The Tilghman Farm on Long Swamp Road was one of the first to apply to the program back in the late 1980’s, but was denied due to its location and small size. Later, when other farms in the vicinity were inducted, the Tilghman Farm was reconsidered and accepted, adding to the growing “farm belt”. Before preservation, the appraisal reports designated the farms highest and best use for housing and development. The 41 acres of land currently produces field crops, and it has a wooded portion as well.



**Mazzarisi Farm (Wits End Farm)**

**Jackson, NJ**

An important distinction of this farm was the fact that it was the first farm preserved in Jackson Township. The Mazzarisi Farm is a 46-acre horse and equine operation located on Jackson Mills Road. The farm is home to many thoroughbreds and provides acres of lush pasture.



**Ervin Farm (Good Tree Farm of New Egypt)**

**Plumsted, NJ**

The Ervin Farm is located on the border of Burlington and Ocean counties with road access along Jacobstown Road in Plumsted.



Portions of the farm are in a high development area, and now that it is preserved, it makes a permanent addition to the rest of the farming community. This 50-acre farm was recently purchased for an organic farming and livestock operation, and will be the first Community Supported Agriculture (CSA) operation

in Ocean County.

**M & W Farm (Mid-Atlantic Growers)**

**Plumsted, NJ**

Located on Meadowbrook Lane, this farm offers a wide selection of mums, and supports a large greenhouse operation for flowers and plants. The 32 acres of land utilize low waste drip irrigation for the entire field crop section. This very efficient and contemporary farm was inducted into the Farmland Preservation Program in December of 2002.



**Tracy Farm (Kohler Farm)**

**Jackson, NJ**

This was the second farm to be preserved in Jackson at just over 16 acres along South Hope Chapel Road. The farm is cultivated for field crops, which have recently changed from corn to rye, in addition to a poultry operation.



**Senesy Farm**

**Plumsted, NJ**



The Senesy Farm is located near the McCormack Farm, Emley Farm, and the M&W Farm. The majority of the farm is used for field crop cultivation, but there is also a nice wooded section along the Crosswicks Creek on the west side of the property. It is located on Evergreen Road, and covers 16 acres.

**Hammerstrom Farm**

**Ocean, NJ**

This is the southernmost farm in the Farmland Preservation Program located in Ocean Township on Roberts Road. It generates a healthy selection of Christmas trees on 6.5 acres of prime farming soil. The Hammerstrom Farm is the only preserved farm in Ocean Township at this time, and was inducted in 2003.



**Jan Johnson Farm (Holly Lane Stud)**

**Plumsted, NJ**

The 88-acre farm on Archertown Road in Plumsted was an important addition to the Farmland Preservation Program when it was inducted in 2003. This horse farm has been a breeding ground for harness racing horses for many years. It is contiguous with many other properties in the program, and is in the middle of Plumsted’s “farm belt” of preserved farms.



**Von Frankenburg Farm (Merrie Acres Farm)**

**Plumsted, NJ**

As one of the Farmland Preservation Program’s smaller easement purchases, the Von Frankenburg Farm is yet another addition to a growing list of horse farms. It is bordered by the Emley South Farm, and is located on Lakewood Road in Plumsted. This well kept horse farm spreads for 19-acres of pasture and grazing.



**Goff Farm (Magnolia Farm)**

**Plumsted, NJ**



The Goff Farm was a nice addition at 34 acres on Magnolia Avenue. The farm has an extensive history in agriculture and the original farmhouse is currently undergoing restoration. This farm is home to a variety of livestock, pastureland, and field crops.

**Posner Farm (Posnerosa Farm)**

**Jackson, NJ**

The Posner Farm is an equine operation that boards standard bred horses involved with harness racing. This 22-acre farm is located along the north branch of the Metedeconk River on Pfister Rd. in the northeast corner of Jackson Township.



## **Tantum Farm**

**Plumsted, NJ**



The Tantum Farm is a 21-acre woodland management lot in Plumsted that is directly adjacent to other preserved farms in the area. This purchase was yet another important addition to the rapidly growing area of preserved farms in Plumsted Township. It is located off of Hill Lane.

## **DePrume Farm (Willow Winds Farm)**

**Plumsted, NJ**

This 18-acre farm along Archertown Road in Plumsted is another property devoted to woodlands management. This scenic property is strategically located near many other contiguous farms in the “farm belt” area of Ocean County.



## **Marinari Farm (Big Woods Farm and Nursery)**

**Plumsted, NJ**



The Big Woods Garden Center and Nursery is an 18-acre farm located on Brynmore Road in Plumsted. This acquisition, which was purchased in 2005, showcases a wide variety of nursery stock. They support a retail operation and have a strong local market base.

## **Dwulet Farm**

**Lakewood, NJ**

This was the first farm preserved in Lakewood Township. This high profile farm, located along Joe Parker Road near the border of Lakewood and Brick, contains field crops,



ornamental crops, and a variety of livestock.

## **Bryant Farm (Oak Hollow Farm)**

**Plumsted, NJ**

The Bryant farm is located directly adjacent to the preserved Hallock Farm in the heart of the Plumsted farm belt. This 16-acre farm on Fischer Road is home to horses that are housed or sold for pleasure riding, and is comprised mostly of grazing and riding paddocks.



### **Mascher Farm (Firs-N-Jewels)**

**Plumsted, NJ**

The Mascher Farm was an easement acquisition that closed in November of 2005, and supports a rustic equine operation for a variety of horses. This small farm is just over 10 acres and is covered by stables and paddocks, located off West Millstream Road.



### **Strawder Farm (Green Acres Farm)**

**Jackson, NJ**



The Strawder Farm is a unique farm located in Jackson Township off of Bowman Road. This isolated operation is home to a variety of farm operations such as hay production, goats, chickens, corn, beef cattle, turkeys, and guinea hens. This farm is just over 10 acres and closed in June of 2006.

**Marchese Farm (Emery's Berry Farm)****Plumsted, NJ**

The Marchese Farm is better known to the public as the Emery's Berry Farm in Plumsted along Long Swamp Road. This farm is one of the highlights of the Ocean County Farmland Preservation Program totaling 59 acres. The property supports a fully operational organic blueberry farm that sells fresh blueberries and related products directly to the public. This scenic and well-known farm allows for patrons to go out into the fields and pick fresh berries directly from the bush. The quaint farm market provides a variety of fresh baked goods, jams, jellies, cakes, pies, trinkets, and other fine products. This farm closed in July of 2006.

**Hughes Farm (Evergreen Farms)****Plumsted, NJ**

The Hughes Farm in Plumsted Township is a beautiful farm that is home to a small number of horses and a Christmas tree operation. This property provides a pleasant farm experience for the Christmas tree shopper. The land is well manicured with a number of stables, barns, and a farmhouse that resemble the picturesque farms of days long ago. It is a modest 14 acres and closed in November of 2006.



**I&G Farm****Jackson, NJ**

The I&G Farm in Jackson Township supports a well-known, and highly productive ornamental and greenhouse retail operation. This impressive farm is located on Whitesville Road and handles high volumes of retail traffic for its sale of ornamental nursery products, bedding plants, and trees and shrubs. The farm is a total of 48 acres and closed in January 2007.

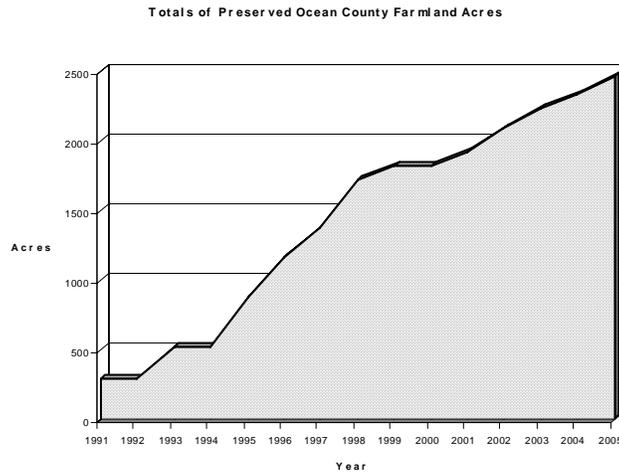
**Friedrich Farms I&II****Plumsted, NJ**

The two Friedrich Farms located on West Millstream Road closed in May of 2007. These properties total 37 acres, and provide a nice addition to the collection of preserved farms in Plumsted Township. The two farms support both field crops and woodland management.



**Future of the Farmland Preservation Program**

As noted earlier, the State Farmland Preservation Program was established to not only save the land, but to also preserve the farming industry. This is most easily accomplished when many contiguous farms are preserved within an Agricultural Development Area (ADA).



While active agriculture comprises a relatively small amount of land use in Ocean County, most of the farms are concentrated in distinct areas. Ocean County recognized this fact in the 1980’s when it committed to fund the Farmland Preservation Program. The benefits of the County’s actions are not just local. The large acreage preserved in Plumsted Township is itself part of a much larger stretch of farmland within the inner coastal plain of New Jersey.

A significant challenge to the future of farmland preservation is the lack of long term State funding. It is therefore necessary to maximize the investment of dollars that are available. Preservation activities will focus on the ADAs approved by the Ocean County Agricultural Development Board in 2005. The highest ranking farms will be targeted, many of which are located adjacent to previously preserved farms.

Through detailed analysis of the defined Ocean County project areas, which will be discussed in the following section, 1, 5, and 10-year acreage and cost projections have been calculated. The one-year goal for Farmland Preservation in 2008 is currently 387 acres. This represents the farms ready to close under the 2003 Pinelands County Easement Purchase Round, the 2007 Funding Round, 2008 Funding Round, and another farm currently being pursued by the County as a direct acquisition. When this is accomplished, Ocean County will have approximately 43% of its active farmland preserved. Over the next 5 years, Ocean

County hopes to increase this to 50%, and then in 10 years a goal of 60% of the farmland designated as cropland harvested, cropland pastured or permanent pasture preserved. In order to reach these goals, the County must preserve 387 acres in 2008, 901 acres in the next five years, and 1,623 acres in the next ten years.

The preservation of these properties will most certainly come along with a large price tag as land values continue to remain high. In order to come up with a 1, 5, and 10 year cost analysis; an accurate per-acre value for remaining agricultural property must be estimated



first. Given that the remaining farmland properties are located in different parts of the County where land values vary dramatically, a formula was devised for obtaining the most accurate and location specific per-acre values as possible. To get the most accurate per-acre values, Ocean County based its values on the individual project areas discussed in the next section.

Once the properties in the project areas were identified, an average per-acre value was calculated for the area based on existing appraisals, previous sales, and market trends. This per-acre value was then applied to the existing target properties in the project area. The values calculated in each project area were weighted based on their proportion of land compared to the other project areas. This guaranteed that not only were the land values accurate for each location, but the acreage differences between these areas were also accounted for. For estimates in the 5-year projection, current per-acre values were used as the current market trends appear to be leveling off. The 10-year estimates include a projected 25% increase in property values. Ocean County plans to utilize the available funding that it receives on a yearly basis from the Natural Lands Trust Fund account, along with grant funding supplied by the SADC County Planning Incentive Grant program, to purchase farmland in the future.

**Table 7-1 Cost Projection 1, 5, & 10 Years**

Project Area	Plumsted	Central Jackson	S. Jackson & Lakewood	North East Jackson	Toms River	Eastern Lakewood	Western Jackson	Total
Targeted Acres	2,527	246	241	237	187	48	43	3,529
% of Targeted	72	7	7	7	5	1	1	100
Average Per Acre Val	\$15,646.00	\$28,179.00	\$39,453.00	\$18,083.00	\$115,000.00	\$107,500.00	\$27,000.00	\$50,123.00
1-Year Acres	357	0	0	30	0	0	0	387
1-Year Cost	\$7,553,052.00	\$0.00	\$0.00	\$478,460.00	\$0.00	\$0.00	\$0.00	\$8,031,512.00
5-Year Acres	667	63	63	54	36	9	9	901
5-Year Cost	\$10,435,882.00	\$1,775,277.00	\$2,485,539.00	\$976,482.00	\$4,140,000.00	\$967,500.00	\$243,000.00	\$21,023,680.00
10-Year Acres	1,201	114	114	97	65	16	16	1,623
25% value Increase	125%	125%	125%	125%	125%	125%	125%	125%
10-Year Cost	\$23,488,557.50	\$4,015,507.50	\$5,622,052.50	\$2,192,563.75	\$9,343,750.00	\$2,150,000.00	\$540,000.00	\$47,352,431.25

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### Project Areas:

Ocean County has taken a close look at the remaining farmland throughout the County, and through careful planning and consideration has come up with a project area listing. Given the County's physical characteristics, there remains a relatively small number of farms that appear as potential future acquisitions. With the limited available agricultural land, Ocean County has broken down the various project areas into the recently revised ADA boundary locations. As stated earlier in the Farmland Preservation Program section, the County did an ADA revision in 2005 based on detailed analysis of the locations of remaining farmland-assessed properties. Both the ADA revision and Project Area study included consideration of land use plan regulations, farmland assessment status, anticipated approvals for non-agricultural development, sewer service areas, compatibility with various municipal, county and state plans, major roadways, minimum requirements, municipalities, natural and special features, type and distribution of agriculture, compatible open space where applicable, and GIS mapping (which included aerial photography, soil data, wetlands data, land use/land cover data, tax records, State Plan maps, farmland parcel files, and road maps). More information on this process can be found in the Farmland Preservation section on the ADAs. Based on this detailed analysis, the OCADB came up with a highly specific boundary file that outlines the farmland-assessed properties with the most potential for participating in the program. It also eliminated farms that were located in areas that did not seem to be capable of sustaining active and productive agricultural operations.

The only difference between the ADA and the Project Area boundary is located in the New Egypt downtown district in Plumsted. The exclusion of the New Egypt Town Center boundary was reflected in the Project Area study to ensure consistency with the Township's plan endorsement petitions with the State Planning Commission. The boundary lines for this area were defined according to the Town Center Boundary map provided by the Office of Smart Growth. All requirements outlined in NJAC: 2:76-17.5 for Project Area Summaries were carefully followed in the preparation of this document.

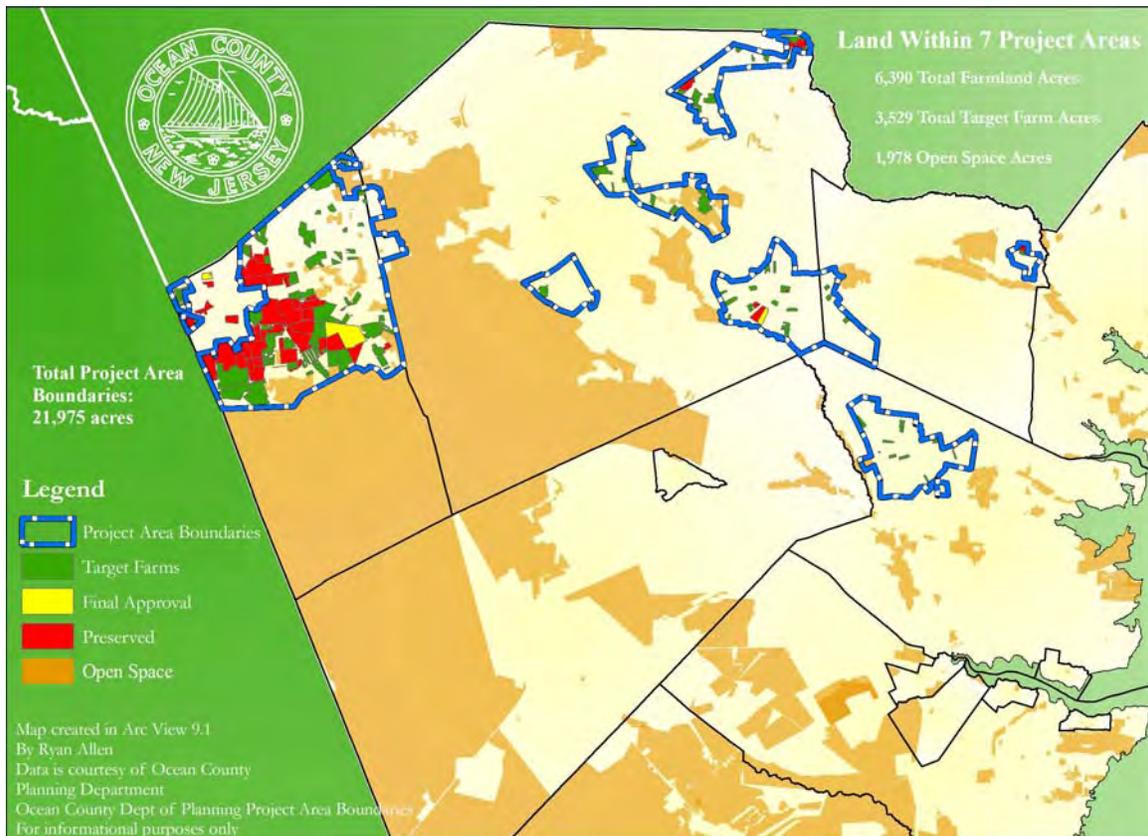
Farmland is becoming scarce in Ocean County, and eligible applications for future preservation are less abundant here than in other New Jersey counties. Therefore, it is important to include as much farmland as possible in these project areas. The remaining farmland has been broken down into 7 project areas known as the Plumsted Farm Belt,

North-Eastern Jackson, Central Jackson, Western Jackson, Southern Jackson/Lakewood, Eastern Lakewood, and Toms River areas. These individual project areas are listed at the end of this report.

As required by NJAC: 2:76-17.5, the project area report shall include an inventory of farms in each designated project area categorized as farmland preserved, final approval, 8-Year program participants, other permanently preserved farmland, and targeted properties. Other requirements include the aggregate size of the entire project area, density of each project area, description of the soil productivity of targeted farms, cost estimates of targeted farms (based on existing appraisal data, or an appraisal on the entire project area), and the County’s multi year plan for purchasing target farms in each project area.

The following map and chart reflect the general details and requirements of the project areas for Ocean County:

**Map 7-2 Ocean County Project Areas**



**Table 7-3 Project Area Analyses**

Project Area	Plumsted	Central Jackson	S. Jackson & Lakewood	North East Jackson	Toms River	Eastern Lakewood	Western Jackson	Total
Total Project Area Acres	11,598	1,775	3,578	1,484	2,475	226	840	21,975
Total Farmland Acres	5,253	246	295	308	154	80	54	6,390
Preserved	2,442	0	71	98	7	59	11	2,689
Final Approval	299	0	0	0	0	0	0	299
Open Space	1,505	473	0	0	0	0	0	1,978
Targeted Farm Acres	2,527	246	241	237	187	48	43	3,529
% of Total Farmland	82	4	5	5	2	1	1	100
% of Preserved	91	<1	3	4	<1	2	<1	100
% of Final	100	0	0	0	0	0	0	100
% of Targeted	72	7	7	7	5	1	1	100
Average Per Acre Value	\$15,646.00	\$28,179.00	\$39,453.00	\$18,083.00	\$115,000.00	\$107,500.00	\$27,000.00	\$50,123.00
Total Cost of Target Farms	\$39,537,442.00	\$6,932,034.00	\$9,508,173.00	\$4,285,671.00	\$21,505,000.00	\$5,160,000.00	\$1,161,000.00	\$88,089,320.00
County Portion	\$15,814,976.80	\$2,772,813.60	\$3,803,269.20	\$1,714,268.40	\$8,602,000.00	\$2,064,000.00	\$464,400.00	\$35,235,728.00
State Portion	\$23,722,465.20	\$4,159,220.40	\$5,704,903.80	\$2,571,402.60	\$12,903,000.00	\$3,096,000.00	\$696,600.00	\$52,853,592.00
1-Year Acres	357	0	0	30	0	0	0	387
1-Year Cost	\$7,553,052.00	\$0.00	\$0.00	\$478,460.00	\$0.00	\$0.00	\$0.00	\$8,031,512.00
5-Year Acres	667	63	63	54	36	9	9	901
5-Year Cost	\$10,435,882.00	\$1,775,277.00	\$2,485,539.00	\$976,482.00	\$4,140,000.00	\$967,500.00	\$243,000.00	\$21,023,680.00
10-Year Acres	1,201	114	114	97	65	16	16	1,623
25% value increase	125%	125%	125%	125%	125%	125%	125%	125%
10-Year Cost	\$23,488,557.50	\$4,015,507.50	\$5,622,052.50	\$2,192,563.75	\$9,343,750.00	\$2,150,000.00	\$540,000.00	\$47,352,431.25

As real estate values continue to rise and land gets more and more scarce, it is important to utilize resources in the most effective manner possible. It is the goal of the program to use available tax dollars to the highest degree of efficiency on land with the greatest agricultural benefit. Identifying these properties requires a close look at the various characteristics that define the land, and setting standards to achieve maximum quality.

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Applicants that wish to participate in the PIG program must both qualify as an “eligible farm”, and meet the minimum qualification standards as defined in NJAC 2:76-6.20. By definition, an “eligible farm means a targeted farm that qualified for grant funding under this subchapter (NJAC 2:76-17.2) by achieving an individual rank score pursuant to NJAC 2:76-6.16 that is equal to or greater than 70 percent of the county’s average quality score of all farms granted preliminary approval by the committee through the county easement purchase program and/or the county planning incentive grant program within the previous three fiscal years, as determined by the Committee”.

Minimum qualification standards for farms seeking preservation have been set by the SADC for inclusion in all SADC Farmland Preservation Programs. These minimum requirements must be met to ensure that the farm is of ample quality to support a productive agricultural operation in the future. The OCADB abides by these rules and supports the policy that these standards suffice for County approval as well. These standards are defined in NJAC: 276-6.20:

Minimum Eligibility Requirements:

- For lands less than or equal to 10 acres.
  - Must produce a minimum of \$2,500 annually of agricultural or horticultural products.
  - At least 75% of land is tillable or a minimum of at least 5 acres, whichever is less.
  - At least 75% of the land or a minimum of 5 acres, whichever is less, must have soils capable of supporting agricultural or horticultural production.
  - The land must exhibit development potential based on the following criteria:
    - Municipal zoning must allow for further development.
    - Municipal zoning ordinance must allow for further subdivision of the land.

- 
- Land must not contain more than 80% soils classified as freshwater or modified wetlands.
    - Land must not contain more than 80% of soils with a slope of greater than 15%.
  - Or the land must be eligible for development credits pursuant to a TDR program.
- For lands greater than 10 acres.
    - Must produce a minimum of \$2,500 annually of agricultural or horticultural products.
    - At least 50% of land is tillable or a minimum of at least 25 acres, whichever is less.
    - At least 50% of the land or a minimum of 25 acres, whichever is less, must have soils capable of supporting agricultural or horticultural production.
    - The land must exhibit development potential based on the following criteria:
      - Municipal zoning must allow for further development.
      - Municipal zoning ordinance must allow for further subdivision of the land.
      - Land less than 25 acres must not contain more than 80% soils classified as freshwater or modified wetlands.
      - Land less than 25 acres must not contain more than 80% of soils with a slope of greater than 15%.
    - Or the land must be eligible for development credits pursuant to a TDR program.

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Rankings:

The applications submitted to the County PIG program are subject to a ranking process that has been adopted by the OCADB. This ranking process is necessary to provide information and analysis in comparing the value of the farms to the program. This process allows for the OCADB to determine a priority hierarchy in the allocation of funding towards the applications in a given funding round. Ocean County has a ranking system that was based on one designed by the SADC for the Traditional County Cost Share Easement Acquisition Program. The ranking process consists of the following:

Ranking of Farmland Preservation Applications: Based on a 90-point system.

- Soil Type: 15 point maximum
  - %Prime—15 points
  - %Statewide—10 points
  - %Unique (for agricultural purpose) —12.5 points
  - %Unique (non agricultural)—0 points
  - %Local—5 points
  - %Other—0 points
- Tillable Acres: 15 point maximum
  - % Cropland Harvested—15 points
  - % Cropland Pastured—15 points
  - % Permanent Pasture—2 points
  - % Other—0 points
- Boundaries and Buffers: 20 point maximum
  - % Deed Restricted (farm)—20 points
  - % Deed Restricted (wildlife/public)—18 points
  - % 8 Yr Program—13 points
  - % Farmland—6 points
  - % Streams—18 points
  - % Parks (limited access)—14 points
  - % Parks (high use)—5 points

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- % Cemeteries—16 points
  - % Golf Course—14 points
  - % Military—14 points
  - % Highways—10 points
  - % Residential, woods, other roads—0 points
  - % Other—10 points
  - Local Commitment: 20 point maximum
    - Zoning, TDR, Sliding Scale—5 points
    - Lack of Sewer—3 points
    - Local, County, State Plan Consistency—2 points
    - Municipal Commitment:
      - Active Liason—1 point
      - Planning Board Review—1 point
      - Municipal Support—1 point
      - Municipal 8 Year Prog—1 point
      - Dev. Easement Purchased—1 point
    - RTF Ordinances:
      - Township RTF—4
      - Developer Must Inform—1 point
  - Size and Density: 20 point maximum
    - Number of acres—10 points
    - Number of contiguous applications—10 points
  - Requested Exceptions: -10 points maximum

These ranking criteria are applied to each application on a percentage-based system, which produces a listing of the results that the OCADB can actively review and base their funding allocation decisions on. With the priority listings clearly defined, the Board uses this information to decide which properties have the most value for the available funding. Combined with the ranking criteria and the estimated cost evaluations, the Board makes the ultimate decision as to which applications will receive approval for the issuance of appraisals.

There is no minimum score requirement in Ocean County, but the viability of each farm is carefully considered. It is the policy of the OCADB to accept applications on the basis of their numerical ranking order, with the exception of deviating from this standard for reasons of funding availability or case-by-case situations. Applications that do not receive approval may be resubmitted into the following funding round for reevaluation, or forwarded to another preservation program like the State Fee Simple program, State Direct Easement Program, 8-Year program, Easement Donation program, or County Direct Acquisition program.



#### Funding:

A stable source of funding for the County is a necessary requirement for the lifeblood of the program. Prior to the current funding source known as the Natural Lands Trust Fund Tax (NLTF), the Board of Chosen Freeholders (BCF) bonded for the first farms preserved in Ocean County. Approximately \$1.4 million was spent from bonding. Then in 1998, the newly adopted Natural Lands Trust Fund tax generated \$3.9 million for the first program year. In 2006, the same 1.2-cent levy generated over \$9 million due to an increase in real estate values. As of November 2007, a total of \$21,173,820 was spent on farmland easements since the beginning of the program. Of this total, \$18,354,197 was provided by the SADC, \$6,775,800 by Ocean County, and \$227,500 by Plumsted Township.

The county tax dollar revenue is anticipated to continue to generate the funding necessary to preserve natural lands and farmland in the future. Being that it is based on property values, the tax will share a direct correlation with the cost of land. This means that as land values rise in the future, so will the available funding received on an annual basis. Therefore it can be projected that a proportionate amount of funding will be available for future expenditures.

Whereas Ocean County can purchase farmland fee simple with this trust fund, a cost share funding relationship with the SADC is the primary method of acquisition. The SADC offers cost share funding for the County Easement Purchase program, and the Planning

Incentive Grant program based on a general ratio of 60/40, whereas 60% of the funding is provided by the State and 40% of the funding is provided by the County. This State money is provided by the Garden State Preservation Trust (GSPT) which is a 10 year constitutional trust approved by the voters in 1998 to supply the State with \$98 million per year for open space preservation, conservation, farmland preservation, recreational development, and historic preservation. Aside from the 60% cost share from the SADC, the remaining cost can be split between the County, Municipality, or any other qualifying non-profit organizations. It is important to note that this 60/40 ratio is not set in stone and can vary depending on the cost associated with the acquisition. The SADC employs a sliding scale cost share policy outlined in NJAC 2:76-6.11(d), which lowers the State contribution as land values rise. The SADC sliding scale calculations are as follows:

SADC sliding scale cost share calculations:

<u>Landowner's asking price</u>	<u>Percent committee cost share</u>
From \$ 0.00 to \$1,000	= 80% above \$ 0.00
From > \$1,000 to \$3,000	= \$800 + 70% above \$1,000
From > \$3,000 to \$5,000	= \$2,200 + 60% above \$3,000
From > \$5,000 to \$9,000	= \$3,400 + 50% above \$5,000
From > \$9,000 to \$50,000	= 60%
From > \$50,000 to \$75,000	= \$30,000 + 55% above \$50,000
From > \$75,000 to \$85,000	= \$43,750 + 50% above \$75,000
From > \$85,000 to \$95,000	= \$48,750 + 40% above \$85,000
From > \$95,000 to \$105,000	= \$52,750 + 30% above \$95,000
From > \$105,000 to \$115,000	= \$55,750 + 20% above \$105,000
From > \$115,000	= \$57,750 + 10% above \$115,000

To date, all of the easement purchases in Ocean County have been paid in full to the seller at the date of closing. However, an alternative method of payment has been discussed amongst the OCADB as a lucrative alternative. Installment purchase agreements (IPAs) have been considered for future acquisitions in Ocean County as a very cost efficient and manageable way to acquire high priced easements. IPAs are defined by the American

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Farmland Trust as, *“IPAs spread out payments so that landowners receive semi-annual, tax exempt interest over a term of years (typically 20 to 30). The principal is due at the end of the contract term. Landowners also can sell or securitize IPA contracts at any point to realize the outstanding principal. The IPA financing plan won the Government Finance Officers Association Award for Excellence in 1990”*. This method of payment has various benefits to the landowner such as; the deferral of capital gains taxes until the principal is received, semi-annual interest paid on the outstanding balance of the purchase price is exempt from income taxes, liquidation of the IPA prior to the end of the agreement, they can be transferred to heirs, other tax benefits, and increased flexibility of public funds. On the other hand, these payment plans can take up to 6 months to develop, require professional assistance in each settlement which can be costly, and may require an approval process. Ocean County engaged in discussions regarding an IPA with financial professionals, County Counsel, and the landowner when pursuing options for the \$6 million dollar purchase of the Grant Farm. Upon further review, a lump sum payment proved to be more efficient in this particular purchase agreement. However, Ocean County is receptive to using this method of payment in the future.

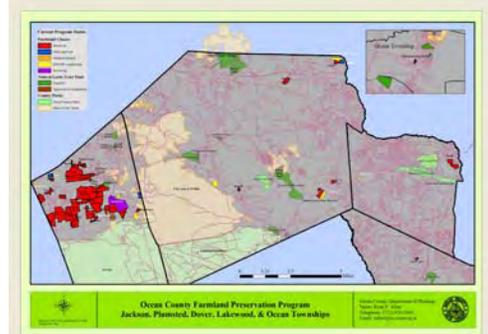
Staff:

The Ocean County Planning Department employs full time employees to administer and maintain the Ocean County Farmland Preservation Program. With over 25 employees currently working full time in the Planning Department, resources for database maintenance, GIS technologies, financial professionals, and program maintenance are accessible. The current Planning Director is also the Administrator for the Farmland Preservation Program. His role in the department is essential to the proper functioning and decision-making process of the program. He has also been working directly with the Ocean County Farmland Preservation Program since its inception in 1984. The CADB also works closely with the County Tax Assessor with tax related information as well as tax assessment data. The main staff contact of the program is Ryan Allen, Senior Planner. Mr. Allen is in charge of the day-to-day operations, application preparation, GIS mapping, administrative work, program monitoring, and due process.

The CADB staff works closely with the Ocean County Counsel regarding all legal issues related to the program. OCADB staff maintains contact with the Counsel’s office on

many issues such as RTF issues, public hearings, bylaws, legal disputes, deed of easement violations, and program monitoring. County Counsel also handles much of the legal requirements related to title work, deed of easement, contracts and offer agreements, and survey work.

As stated earlier, the staff is responsible for all GIS operations for the Ocean County Farmland Preservation Program. All GIS work is done with Arc View 9.2 software, using data acquired from Ocean County Planning Department, NJDEP, USGS, NOAA, ESRI, and other various sources. It should also be noted that Ocean County Planning Department recently contracted for and acquired a detailed parcel file layer for the entire County, which it utilizes for the FPP.



Ocean County has established two databases for identifying farmland throughout the County. One database keeps track of preserved farms and current applicants to the program. The second database contains information on current farmland-assessed properties within the County including size, tillable acres and the type of agriculture. This info is available on the Geographic Information System (GIS) maintained by the Ocean County Planning Department.

Ocean County must look at the preservation of its active agricultural land realistically. It should be noted that over 67% of Ocean County's active farmland assessed land is located in Plumsted Township, and of that, over 51% is already preserved or under final approval. The Ocean County Farmland Preservation Program must recognize that the remaining supply is limited for available farms that meet eligibility requirements. Financially Ocean County is capable of maintaining ample funding through its open space funds. Landowner interest has never been a problem as applications come in every year, and administrative resources are abundant and qualified for long-term management of the program.

## Economic Development

Agriculture is a unique and dynamic segment of the economy in Ocean County. The food and agriculture industry in New Jersey generates a value of approximately \$82 billion dollars, which is infused into the economic cycle in the State and broader markets. However, this industry needs innovative policy and influence for it to keep pace with the ever-changing economy. The Ocean County Farmland Preservation Program recognizes this and is involved with its sustainability.



In keeping pace with the 2006 Agricultural Smart Growth Plan and the State Development and Redevelopment Plan, the Ocean County Agricultural Development Board takes an active role in maintaining relations with various government and community organizations to make sure agriculture is recognized as a priority across the board.

### Institutional:

Many government agencies, academic institutions, and community organizations work together to participate and provide valuable input into the agricultural industry in Ocean County. The following section takes a look at how these dynamic agencies contribute to the success of the industry.

Farming is a complex industry that requires the efforts of a variety of specialists. Sometimes farmers need to rely on the research, guidance, and resources of other agencies. The Ocean County Planning Department is a reliable source for farmer assistance. The Ocean County staff deals with a variety of issues directly, and can provide direct assistance or the appropriate contact information.

A common request that comes from landowners or people seeking land, is for information on farm sales. Often times if it is a preserved farm, Ocean County staff can provide contact information, mapping data, and other useful information that the landowner or potential buyer can utilize. Ocean County keeps detailed and accurate records of its properties. Another resource that the County utilizes is the Farmlink program offered by

the SADC. This online service can be located at the website [www.state.nj.us/agriculture/sadc/farmlink.htm](http://www.state.nj.us/agriculture/sadc/farmlink.htm). This valuable service provides a periodically updated listing of both preserved and unpreserved farms throughout the State. The SADC also provides a listing of properties that are publicly auctioned. Through the SADC Direct Easement Program, farms that are purchased fee simple from the State are publicly auctioned throughout the year. Salem County offers a program, similar to that of Farmlink, through the Salem County Green Pages. It differs in that instead of providing land sales contacts, it provides any agriculturally related business contacts. This website, hosted by the Rutgers Cooperative Extension Service of Salem County, provides a large database of contacts for agricultural associations, contacts and programs, information and resources, markets, and service providers. These listings provide farmers with a wide inventory of contacts throughout Salem County and the State. The URL for this site is: <http://saalem.rutgers.edu/greenpages/index.html>.

The Rutgers Cooperative Extension Service of Ocean County is an extremely valuable resource to farmers. This service provides farmers with a wide variety of



informational tools including technical assistance and recommendations for crops, livestock, and aquaculture. They also provide information regarding agriculture sustainability, soil information, pest and fertilizer control, and irrigation management. The Rutgers Coop is well known for its educational outreach and research programs through the University, and works with organizations such as the New Jersey DEP, Ocean County Soil Conservation District, Natural Resource Conservation District, New Jersey Agricultural Experiment Station, and others. It has proven to be a vital asset to farmers all over the State.

Estate Planning is an essential tool in preparing for the long-term success and retirement strategies of farmers. Ocean County works with various financial professionals that specialize in farm related planning and issues regarding tax benefits, installment purchase agreements, farmer investments, transfer of ownership options, donation

advantages, etc. First Pioneer Farm Credit is also a strong resource for established or prospective farmers in need of a loan or financial planning. The USDA Farm Service Agency is also a valuable resource for farmers seeking loans or financial planning.

One of the many beneficial agricultural tools to be produced by the NJ Department of Agriculture is the 2007 Economic Development Strategies manual. This document provides the farming industry professionals with a detailed background on the promotion of all of the major components of farming in New Jersey. It takes an in depth look into the marketing, promotion, and development strategies of various agricultural professions, such as produce, ornamental horticulture, seafood, dairy, field and forage crops, livestock and poultry, organic, equine, wine, agri-tourism, and general strategies. Each section begins with background information on the corresponding industry, and discusses the economic, geographic, market, promotional, and political relevance in the State. The document then lists a variety of proactive and innovative strategies in which to improve the overall health of the industry. Some of these strategies look at product marketing, legislation, public awareness, tax incentives, government involvement, alternative solutions, market effectiveness, vertical integration, supply and demand, product quality, research and testing, education, etc. Ocean County advocates the ideas and suggestions outlined in this document and works with various agencies to promote these concepts. Currently, Ocean County assists in the distribution of information and studies conducted by the SADC, NJ Department of Agriculture, Rutgers Cooperative Extension Service, NJ Agricultural Experiment Stations, and various other distribution agencies as described further in this section.

#### Marketing:

Due to the retail nature of Ocean County farms, marketing is a very important facet of the farmer's livelihood. Fortunately, there are a variety of available programs that local farmers can take advantage of.



The Jersey Fresh farm markets are a valuable resource for farmers all over the State. The 22-year-old promotion and branding program is designed to provide assistance to all farmers on a regional and local level. From television commercials, to website addresses, to farm markets, and promotional signs and events, Jersey Fresh is a widely recognized operation. This program, which is run by the New Jersey Department of Agriculture, makes its services available to all produce farmers in the State, and has a heavy influence on supermarket sales of fresh farm products. Ocean County farmers take advantage of its wide distribution of marketing outreach in the retail, U-Pick vegetable, berry, orchard, and supermarket sales operations. Recently it has been expanded to include designations such as Jersey Bred, Jersey Seafood, and Jersey Grown. They can be accessed on the web at [www.state.nj.us/jerseyfresh/index.htm](http://www.state.nj.us/jerseyfresh/index.htm).



Some farmers benefit from advertising in local publications. One of the most difficult issues with selling ones product is informing the public of what farmers have to offer. An effective way to notify large numbers of people is through local newspapers and publications. Some farmers place ads in the Asbury Park Press, Farm Shine, New Jersey Farmer, the New Egypt Press, the Jackson Times, and others. This can be a cost effective way to generate business, and to draw consumers from a broader area.

Retail signs are a necessity for farmers that conduct on site product sales directly to the consumer. This essential element to the retail operation can generate substantial profits for local farmers engaging in direct sales. Providing that the signs used are within the guidelines of the local zoning ordinances, signs may be used on site as well as in strategically placed satellite locations. Signs should be encouraged and supported by local governments as a means for agricultural business to be successful.



One very successful method of promoting the farming industry in New Jersey is through the organization of publicized bicycling tours. The Tour Des Farms is a proactive and effective way for farmers to market and encourage patronage to their operations. Sponsored by the South Jersey Resource Conservation and Development Counsel (SJRC&D), this fund raising event provides an opportunity for farms to designate themselves as stops along the route, and allow for the riders to purchase products. The first annual Tour Des Farms was held on September 8, 2007, and offered riders a choice of 3 separate routes. The ride would be led through the “farmbelt” of South Jersey, and stops at many participating farms for opportunities to purchase products with “farm bucks”. This system provides for prepaid dollars to be used as credit towards products that would be shipped or picked up at a later time. The proceeds from the event would go towards supporting the SJRC&D programs that benefit South Jersey's farm economy. The initial tour was a success, and discussions between the OCADB staff and the SJRC&D have taken place regarding the future participation of farmers in Ocean County.



Closely related to the concept of the agricultural bike tour is the agritourism business. Many farmers in Ocean County run agritourism events on their farms each year,



which is a substantial way to draw income from the farm products that they provide. One well-known operation is the Dancer Farm Bed and Breakfast in New Egypt. This rustic inn is located on a 70 acre working farm that offers visitors activities to participate in that range from trail walks, wildflower meadows, a vineyard, and training and boarding facilities for standard bred horses. The Laurita Vineyards and Winery is located on the adjacent preserved farm and is scheduled to open in 2008. They will offer wine tasting, vineyard and winery tours, educational seminars, and retail sales. Other farms in the County offer additional seasonal agricultural activities for the public to enjoy. Farms

in the southern portions of the County offer pumpkin picking, pony and horse rides, hayrides, petting zoos, corn mazes, parties, weddings, and farm tours. Some farmers rely heavily on these revenue-producing activities as part of their annual income.

One very effective marketing tool that local farmers can take advantage of is the use of 4 community farmers markets in the County. These markets are located in downtown Toms River, Point Pleasant, Seaside Park, and Forked River, and provide an opportunity for farmers to sell vegetables, berries, fruits, and other farm related products directly to the consumer. They are a great way to sell products in highly populated urban or suburban areas that otherwise would not have access to fresh farm products. Generally, they are held on a weekly basis during the growing season. Another advantage of utilizing farmers markets is that they do not create competition with U-pick operations, given that they are generally located far enough away from these farms. Farmers in Ocean County also travel to profitable markets to sell products in North Jersey, Trenton, New York City, and Philadelphia.

The Toms River Farmers Market is held on Wednesday afternoons along Water Street at Huddy Park. Organized and run by the Toms River Business Improvement District, it is a well-run operation that makes it easy for the consumer to shop around and purchase products. Farmers from Plumsted, Jackson, Dover, Manchester, and even other counties travel here to offer a wide variety of fresh selections for the residents of Toms River. Being so close to Seaside Heights and The Garden State Parkway, the market draws a large tourist and vacation consumer base in the summers.



This successful operation is widely known and is advertised in the local papers. The Toms River Farmers Market runs from June 13<sup>th</sup> to October 24<sup>th</sup> on Wednesdays from 12pm to 6pm. The contact for this market can be reached at 732-341-8738.

The Point Pleasant market is located in downtown Point Pleasant along Arnold Avenue. This picturesque downtown setting is a large draw for vacationers and shoppers, and draws in pedestrian traffic from the surrounding area. One can find a variety of fruits and vegetables, jams, jellies, home made dog treats, pickles, flowers & plants, sauces & dips, honey, and organic produce. It is located between Arnold Avenue and Route 35 South

during the summer months on Sundays from 12pm to 4pm. The contact for this event can be reached at 732-701-0055.

The Southern portion of the County has access to a farmers market as well. Along Route 9 and Lacey Road in Forked River, one can find various fruits and vegetables from participating farmers. This market runs from July 6 through September 14<sup>th</sup> on Fridays from 12pm to 5pm. A contact can be reached at 609-693-1100.

The farmers market in Seaside Park attracts a large portion of the highly populated summer tourism community. This market specializes in seafood and fresh catches as well as fresh fruits and vegetables. Summer Jersey shore vacationers flock here on Mondays from 12pm to 6pm as well as the annual seafood festival, to purchase farm products. The market runs from June 25<sup>th</sup> to September 3<sup>rd</sup> and a contact can be reached at 732-793-3700.

Another innovative method of agricultural promotion is through Community Supported Agriculture (CSA). This inventive idea allows for a community approach to farming where ownership or responsibility of the farm lies with a participating group of people. This can be structured so that various people can either share in legal ownership or responsibility for the operations of the farm. Levels of commitment can vary from monetary contributions to labor agreements, in exchange for a proportionate product return. Like stockholders, the individuals must share a stake in the operation and take on a portion of the risks involved with farming, but can also benefit from the rewards of a profitable



season. These cooperative ownership agreements usually include the cost of the farming operations and farmer's salary, and involve the risks of a poor growing season. However, each member has the opportunity to enjoy the fresh harvest of their shared land, and provide the farmers with a steady market for the crops. This group dynamic approach to farming

also creates a sense of community and belonging in the agricultural industry. Ocean County does not have any participating CSAs at the present time, but the potential for future involvement is prominent especially in Plumsted. Information on joining an existing CSA or starting a new operation can be accessed through the USDA, or online at

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[www.localharvest.org](http://www.localharvest.org), [www.csafarms.org](http://www.csafarms.org), Rutgers Cooperative Extension service, or a variety of other web based organizations.

#### Education:

As mentioned before, the Rutgers Cooperative Extension (RCE) Service of Ocean County is an invaluable resource for agricultural education. The Ocean County Agricultural Specialist Agents are available for contact on a number of educational outreach programs at the location on Whitesville Road in Toms River. They offer information regarding agricultural and resource management, family and community health sciences, marine resources, and 4-H youth development. In addition, the RCE provides literature, information, and professional advice for public access.

The survival of agriculture as a viable industry in Ocean County relies heavily on the education of young potential farmers. Therefore, it is important to make sure that there is a place for it in the classroom. The 4H organization and Future Farmers of America are proactive and effective organizations that bring farming into the elementary curriculum throughout the State. The Ocean County 4-H Youth Development Program has over 400 participants, involved in horsemanship, small animal care, food, and nutrition.



New Jersey Agriculture Experiment Stations (NJAES) in Ocean County are good sources for information regarding technical crop and livestock information. Through Rutgers University and the State of New Jersey, The NJAES works with 4-H groups, extension specialists, family and community health sciences educators, and agricultural resource management agents to provide the public with a variety of services. Through this cohesive system, work is done with continuing education, at-risk youths, food allergies, nutrition, pesticides, soil fertility, and invasive species. A NJAES can be found at the Rutgers Cooperative Extension Service in Toms River along Whitesville Road.

The Rutgers School of Environmental and Biological Sciences, formerly known as Cook College, is a leader in agricultural research. The on-campus farm research facility boasts state of the art equipment related to equine, dairy, cattle, livestock, and crop production. The school's diverse curriculum offers undergraduate degrees in agricultural science, animal science, and plant science. Courses are offered in New Brunswick, NJ.



#### Businesses:

Agricultural related businesses in Ocean County are on the decline in recent years. Due to the small amount of agricultural land in the County and its peripheral location, agricultural supply centers and businesses are few and far between. However, centrally located in downtown New Egypt, Agway farm supply center is a highly profitable and well-utilized resource that offers farm related equipment, feed, livestock, and equine products in a convenient location. Agway is highly geared towards supplying products for the niche and hobby farms that are so prevalent in Ocean and the surrounding 4 Counties.

As discussed earlier in the Industry section, Ocean County farmers obtain most of their products either outside of the County, or out of State. Many suppliers of seed, fertilizer, pesticides, equipment, tractors, and other farm related supplies are located in South Jersey, Pennsylvania, or New York. Other than Agway, no other farm supply centers are listed in the Yellow Pages for Ocean County.

There are a number of wholesale greenhouse and nursery operations that supply products to greenhouses, farm stands, supermarkets, and distributors outside of the County. The I&G Farm, which was preserved in early 2007, has a large greenhouse and nursery operation that provides products to various businesses. Similarly, the Mid-Atlantic Growers operation in Plumsted is home to a massive wholesale operation that produces a variety of greenhouse products and mums to distributors throughout the State. They produce products year-round, which allows for increased revenues during the off-season. Ocean

County farmers that wholesale have prices under contract to ensure economic stability, and do business with many distributors such as Agway, small garden shops, grocery stores, and Lowes and Home Depot.

#### Anticipated Agricultural Trends:

The direction of traditional agriculture will most likely follow the current trends as it continues to become more of a struggle for farmers to survive. With relatively high land values, rapid development, shortage of available land, and increasing land conservation pressure, agriculture is becoming very expensive. The average total farm sales from agricultural products sold for Ocean County farmers is just over \$49,000 per year. This is hardly enough to keep up with the current mortgage, loan, permit, farm operation costs, and other expenses that are incurred by many farmers.

The retail and niche farming industry for crops is currently doing well and should continue to do so into the future. As discussed earlier, Ocean County is supportive of a strong local farming community in Plumsted Township. Here, the soil is good for farming, the majority of the available farmland is already preserved, and the Township government is highly supportive of agriculture. Many of these farms that have supported healthy crop yields in the past will likely continue to benefit from the rich soils and ample local market demand. Cropland harvested accounts for over 55% of the active agricultural land in the County, where 72% of that is located in Plumsted Township. Elsewhere in the County, local U-Pick berry, vegetable, and crop farms are getting more and more scarce. There remains, however, a demand in the more highly populated areas for these quintessential farms where the value of freshness and quality is well realized, but their numbers are anticipated to decline as development pressures rise.



Nursery and greenhouse operations remain lucrative in Ocean County. These types of farms are less dependant on the soil quality, as they often use individual pots. Greenhouse and nursery operations can be found all over the County, and many are successful as both retail and wholesale distributors. Retail demand for these products must

be adequate if they stand as a walk-in business. Otherwise, wholesale competition can be tough as shipping costs are rising and regional competition from the northern portions of the State, New York, Pennsylvania, and even Canada are becoming more aggressive. Many wholesalers are complaining of middleman costs, shipping difficulties, distributor options, and competition. Wholesalers in the County will most likely see more hurdles as the industry trends continue to decline.

Aquaculture in the County should remain an active element in the agricultural industry. As noted earlier in the Industry section, there has been an increase in licensed aquatic farmers in the State from 28 in 1998 to over 150 today. The economic impact of the aquaculture industry continues to rise as well as sales to direct consumers, markets, and restaurants were reported at over \$120 million in 2003. Like the rest of the industry, the aquaculture sales have been consistently going towards direct sales. Over 90% of sales in New Jersey aquaculture go directly to the consumer.



The farming industry as a whole in Ocean County will need to continually evolve to remain viable, being that there is more movement towards the niche and retail operations that rely on self-sufficiency and local demand.

#### Agricultural Support Needs:

It is important for government agencies and local organizations to pursue innovative and effective means of support for the long-term sustainability of the industry. Ocean County recognizes this and supports efforts to maintain consistency within these various agencies. Looking to the future of the economic viability of farming requires forward thinking. The following are suggestions from the OCADB for the farming industry:

**Farm Mentoring:** A progressive approach towards the education and assistance of young farmers could be a farm-mentoring program. The knowledge of experienced farmers would be an asset to the dwindling numbers of young farmers in Ocean County.

**Flexible Land Use Regulations:** Government regulatory agencies should be aware of the benefits to farmers regarding flexible land use regulations. It is a common opinion of farmers that government regulations regarding land use, water allocation, zoning restrictions, wetlands, conservation restrictions, signs, agricultural labor, etc. can be extremely time consuming and expensive.

**Agricultural Representation on Municipal Planning Boards:** The current Municipal Land Use Law (MLUL) does not require an agricultural representative on local planning boards of townships that contain ADAs. Legislation that adds this to the MLUL would be of great benefit in communities where agriculture is still viable.

**Program Funding Availability:** In light of the uncertainty of available funding through the GSPT, more incentives could be offered to the landowners to enter the program. For example, capital gains tax benefits for property or easement sales on farms that participate in farmland preservation.

**Agri-tourism:** Agricultural museums and living history farms could increase consumer participation in the farming industry. This form of agri-tourism allows for farm revenue to be collected year round, and increases public awareness.

**TDR's:** Through the use of GIS and coordination with municipalities, Ocean County is pursuing the designation of sending and receiving areas for TDR implementation. It would be beneficial to the farming community if these areas are designed on a regional basis that incorporates multiple townships, counties, and even state lines. Another benefit of legislation on TDR's could incorporate the ability to transfer RDSO's to receiving areas as incentive to participate in the program.

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Agricultural Enterprise Zones (AEZ): If correlated with ADAs, benefits of AEZs would include sales tax reductions and tax incentives. An example could be a 5-year tax abatement program that provides exemptions for farmers. These incentives would draw farm related commercial business to come into the community and establish themselves.

Ranking Criteria: A progressive idea that may benefit local Ocean County farmers could be if priority were granted to applications that are located in townships involved in State Plan Endorsement and Cross Acceptance.

The Ocean County Department of Planning promotes agriculture in the economy whenever possible by offering contact assistance, participating in regional business associations, financial, technical, and consulting assistance, and through the Chamber of Commerce. Plumsted Township promotes farming in the economic development of their township as well. As mentioned before, Plumsted Township promotes agriculture in their Downtown Redevelopment Plan. They intend to implement the plan using tools to encourage redevelopment and rehabilitation by offering financial incentives and revenue allocation districts. The proposed financial incentives will include long and short-term property tax incentives through tax agreements between the township and the redeveloper or property owner. They also plan to take a more proactive approach towards securing grant funds for redevelopment projects. In addition to these financial incentives, it is proposed that they will employ revenue allocation districts (RAD) that will adhere to the boundaries of the downtown C-4 Redevelopment Area. This RAD will supply the township with revenue generated by the business and property owners to help fund redevelopment projects related to public parking, installation of sanitary sewer lines, a waterfront walkway, lighting and streetscape improvements, on-street parking improvements, walkways, and crosswalks. It is important that all interests understand the importance of agriculture to the local and regional economy.

## Natural Resource Conservation

Human activity inherently affects the natural environment. The burning of fossil fuels, pollution of the atmosphere and waterways, soil erosion, and the depletion of natural resources has created a situation where there are constant stresses on the earth's ecosystem. Agriculture in Ocean County has an influence on the environment, as do all industries, and its effects can be managed through good administration and proper planning. The first step the farming industry can take towards creating a more healthy and stable global environment is to look at what can be done locally in Ocean County.



The OCADB works with various agencies to promote responsible farming practices, and environmental protection. The Natural Resource Conservation Service (NRCS), operated under the U.S. Department of Agriculture, offers assistance to landowners with conservation of soil, water, and other natural resources. They offer programs to the public ranging from technical assistance for conservation, environmental improvements,



stewardship, water resources, easement acquisition, community assistance, technical processes and tools, conservation issues and strategies, resource inventory, compliance, appeals, mediation, and relief. Farmers have the opportunity to work with soil scientists from the NRCS and the Ocean County Soil Conservation District to derive farm conservation plans. These plans are designed in conjunction with the landowner to provide the farmer with the most efficient and environmentally conscious layout for the farming operation.

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The following principles guide the work of the NRCS on these plans:

- Assess the resources on the land, the conservation problems, and opportunities.
- Draw on various sciences and disciplines, and integrate all their contributions into a plan for the whole property.
- Work closely with land users so that plans for conservation mesh with their objectives.
- Through implementing conservation on individual properties, contribute to the overall quality of life in the watershed or region.

Funding for these plans is allocated on a cost share basis through the NRCS and the SADC. The nearest NRCS service center can be located in Burlington County on Jacksonville Jobstown Road in Columbus Township, and supports the NRCS, Farm Service Agency, and Rural Development. The OCADB has required conservation management plans on all preserved farms to be prepared through the County Soil Conservation District and NRCS.

The Farm Service Agency (FSA) is another valuable resource for farmland conservation and support. With the purpose to improve the economic stability of the agricultural industry and assist farmers in adjusting their production to meet demand, the FSA administers and manages farm commodity, credit, conservation, disaster, and loan programs through a network of federal, state, and county offices.

The Farm Service Agency is a safety outlet for producers that help to ensure:

- The well-being of American Agriculture, the environment, and the American People through efficient and equitable administration of farm commodity programs;
- Farm ownership, operating, and emergency loans;
- Conservation and environmental programs;
- Emergency and disaster assistance;
- Domestic and international food assistance and international export credit programs.

FSA goals are to:

- Stabilize Farm Income.
- Help Farmers Conserve Land and Water Resources.
- Provide Credit to New or Disadvantaged Farmers.
- Help Farm Operations Recover From the Effects of Disaster.

The Ocean County Soil Conservation District (OCSCD) is also a lead agency in conservation assistance for farmers. They provide local knowledge of the soils and assist in the preparation of soil conservation plans, which is a requirement of all Ocean County farms that participate in the Farmland Preservation Program. The OCSCD has been assisting farmers since 1954, and has expanded its involvement over the years to include education



and public outreach programs, research and development of techniques to improve soil health and water quality, and enforcement of Chapter 251, P.L. 1975, the Soil Erosion and Sediment Control Act. This mandates that a local soil conservation district must review and certify a soil erosion and sediment control plan prior to any New Jersey municipality's issuance of a construction permit. The goal of the act is to limit the negative effects of erosion and sedimentation from urban development.

Ocean County works closely with representatives from the OCSCD on many issues and activities for preserved farms. The OCSCD is invited to participate in the annual inspections that are performed on all preserved farms in April.

During the site visits, the County staff and the OCSCD representative analyze runoff, sediment control, soil conditions, drainage, irrigation techniques, and other practices. Also, the soil conservation plans that are required by the OCADB for preserved farms are initiated through the OCSCD. The annual inspections are a good opportunity for the OCADB members, OCSCD representatives, and Farmland Preservation Program staff to talk with the landowners about management practices, available conservation program funding and participation, and other farm related issues. Natural resource conservation

efforts are encouraged by the OCADB for all farmers, and assistance for participation can be obtained through the Ocean County Farmland Preservation Program staff, OCADB, SADC, OCSCD, NRCS, or the Rutgers Cooperative Extension Service to name a few.

#### Natural Resource Protection Programs:

Farmers in Ocean County have the opportunity to participate in various State and Federally funded programs that aim towards environmental conservation.

One such source of funding comes from the State Agriculture Development Committee (SADC). They offer landowners up to 50% of the cost associated with the preparation and implementation of soil and water conservation projects. As mentioned



before, the landowner sends an application to the OCSCD, which then goes to the State Soil Conservation Committee. They in turn recommend projects to the SADC for funding approval. Only farms enrolled in the permanent preservation or 8-year programs are eligible for the funding, and projects must be completed within 3 years of the approval. Many Ocean

County farmers have taken advantage of this funding on projects that focus on preventing soil and sediment erosion, pollution, water storage and management, and agricultural productivity.

The Conservation Reserve Enhancement Program (CREP) is a federally funded program through the USDA, that offers farm owners the opportunity to lease land bordering any streams, rivers, or waterways that may run through their property. The land would then be vegetated as a buffer that prevents erosion and sediment deposition into the sensitive waterways. The farmer would be compensated in exchange for retiring the land from agricultural production.

Another federally funded program through the NRCS is the Wildlife Habitat Incentives Program (WHIP). This program provides up to 75% cost share funding through the NRCS to set up habitat protection for fish and wildlife for environmentally conscious landowners. This is a voluntary program that is widely recognized around the country.

The Environmental Quality Incentives Program (EQIP) offers financial and technical help to assist eligible farmers to install or implement structural and management practices on private agricultural land. EQIP can provide up to 75% of the costs, or up to 90% for eligible limiting resource producers and beginning farmers and ranchers to set up certain conservation practices. There are also financial incentives that may be provided for up to 3 years for management practices that might not be pursued without incentive. This service can be accessed through the NRCS as well.

Much like the EQIP program, the NJDEP offers the Landowner Incentive Program (LIP). This grant program is administered by the NJ Division of Fish and Wildlife through the Endangered and Nongame Species Program (ENSP). Funding is offered to private landowners with the intent to instate management practices for wildlife and endangered species located on the property.

Ocean County promotes these programs whenever possible, but according to the NRCS, does not currently have a high rate of participation. These options may become more attractive to Ocean County farmers in the future as the industry continues to change.

#### Water Resources:

Due to agriculture's heavy reliance on water for irrigation purposes, it is very important to look at how the sources of this water are affected. Ocean County draws from groundwater in the Coastal Plain Aquifer System for industrial and commercial consumption, as well as for agricultural use.

Being that the majority of agriculture in the County is located in the northwest corner, most of the agricultural groundwater use is drawn from the Potomac-Raritan-Magothy aquifer. According to the New Jersey Water Supply Master Plan, as much as 11.5 million gallons per day are being drawn from the Potomac-Raritan-



Magothy aquifer, and a large portion of this is from agricultural consumption. New Jersey has over 800 farms that utilize water for irrigation on over 46,679 acres. This consumption must be regulated at the State level by the NJDEP Division of Water Supply through the

issuance of water allocation permits. The intentions of the water supply permitting element are, *“The Water Supply Permitting Element is responsible for all water supply permitting activities, including water allocation permits, safe drinking water system construction permits and well drilling permits, and regional water supply planning. The element is responsible for ensuring that surface water and ground water diversions do not exceed the sustainable yield of available water resources and do not adversely impact existing users of the resource”*. Ocean County farmers currently have a total of 11 active agriculture certifications and registrations for water allocation permits and permit renewals.

Due to increasing competition from residential and industrial development, Ocean County farmers find themselves struggling more and more to utilize their share of available water. Many local farmers share concerns that the water allocation process and the regulations and restrictions from the DEP are getting much more difficult to deal with. It



has been noted that paperwork for allocation permits have become much more litigious and technical in recent years. Some farmers find themselves devoting valuable time towards the tasks of gathering information and filling out lengthy applications. Allocation limits are also becoming tighter as conservation efforts are on the rise. This puts a strain on farmers who are struggling to keep pace with the wide variety of issues related to the industry. Some farmers agree that allocation limits are reasonable in normal growing seasons, but in the event of a drought, these limits could pose a big problem for many farm operations.

Ocean County farmers engage in water conservation practices to offset restrictions from the DEP, and to ensure efficiency in their agricultural operations. Various techniques have been identified by the study entitled “Smart Water Use on Your Farm or Ranch” through the Sustainable Agriculture and Research Education program under the USDA’s Cooperative State Research Education and Extension Service:

- Soil Management
  - Increasing organic matter and maintaining proper soil composition.
  - Spreading manure or letting livestock deposit their own manure in well-managed pastures.

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- Applying composts (from a variety of materials ranging from poultry litter to leaves).
  - Seeding cover crops, which provide nutrient-rich residue after they die.
  - Reducing tillage, because plowing breaks down soil aggregation and accelerates organic matter loss.
  - Managing Plants and Livestock
    - Select drought tolerant plants.
    - Select deep rooting plants that reach the water table.
    - Rangeland species that thrive in cool and hot conditions.
    - Proximity of plantings to increase efficiency in water uptake.
  - Water Management
    - Adjusting water delivery systems.
    - Lining ditches with impermeable membranes.
    - Timing of water applications.
    - Drip irrigation and other water saving methods.
    - Terraces and Swales.

#### Waste Management Planning:

The NJDA is developing criteria and standards for animal waste management through the Leaf Composting Law of 1989 and the Aquaculture Development Act of 1997. These laws and guidelines are designed to counter act the negative effects of animal waste produced on the farms. Certain operations, depending on their animal capacities and waste production, will be required to develop a self-certified Animal Waste Management Plan. The rules will operate under 5 general requirements:

- No agricultural animal operation shall allow animals in confined areas to have uncontrolled access to waters of the State.
- Manure storage areas shall be located at least 100 linear feet from waters of the State.
- The land application of animal waste shall be performed in accordance with the principles of the NJDA BMP Manual.

- No dead animals and related animal waste resulting from a reportable contagious disease or an act of bio-terrorism shall be disposed of without first contacting the State Veterinarian.
- Any person entering a farm to conduct official business related to these rules shall follow bio-security protocol.

The rules dictate that there will be little or no cost in the preparation of these plans, there will be no fees, and penalties for noncompliance will be assessed on a case-by-case basis.

Ocean County farmers currently work with the NRCS to derive waste management plans and strategies for their individual farms. Once the rules are adopted and the proposed AMP from the SADC on waste management is instated, farmers in the County will be required to comply with the regulations if they fall under the provisions.

In keeping with the efforts of environmentally conscious and responsible agencies, Ocean County is a leader in the field of solid waste management. The Ocean County Solid Waste Department has a highly proactive program that provides assistance to residents regarding certain waste products. Ocean County boasts one of the most effective and



productive recycling programs in the State. Ocean County Recycles offers assistance with the proper disposal of hazardous waste products including batteries, waste oil and anti freeze, tires, phone books, cell phones, computers, appliances, paint, leaves and vegetative waste, and household hazardous waste. The centers

also accept many types of farm waste, including nursery plastics and containers, plastic mulch, truck and tractor tires, scrap metals, and many other agricultural waste materials. The program has 2 recycling centers that handle all shipments of recyclables from around the County, and both are undergoing extensive improvements to support a new paper sorting system, commingled separation building and sorting system, recycling transfer station, compost facility, and exempt brush site. These capital improvements on both the Northern

and Southern Recycling Centers are scheduled for completion in winter of 2008. The Solid Waste department offers extensive educational and promotional outreach programs including workshops, seminars, publications, public events, brochures, videos, and a 24-hour hotline.

#### Energy Conservation Planning:

Ocean County farmers are aware of the benefits of alternative energy sources, and some have taken the initiative to utilize these systems on their farms. With the cost of oil and other fossil fuels rising, energy and fuel prices are becoming unmanageable for some farmers. Coupled with the benefits of lowered costs and pollution emissions, farmers are looking at alternative methods to power their day-to-day operations.

Many Ocean County farmers have installed solar panels on their farms as a self-sustaining means of generating power for their farm. In many cases the installation of these panels will provide the farm with 100% of its electrical needs and still have power left over. Solar panels, both solar water heaters and photovoltaic units, can be a valuable investment given that there are grant incentives from the state and federal government that provide landowners with substantial funding to get these operations started.



Wind power is another lucrative source of energy for farmers. The use of windmills to generate power may not be as effective for farms situated in the western portion of the County, but efforts are being made by municipalities towards utilizing this concept along the open areas of the shoreline.

Alternative fuel sources for farm vehicles are proving to be very effective. Ethanol and biodiesel fuels like E85 are cost efficient and renewable sources of fuel that are quickly growing in demand. Farmers of corn are also turning over large profits from this effective alternative to gasoline products.

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Grant, loan, and incentive opportunities for renewable energy sources can be found through the following:

- **Industry Recruitment/Support**  
[Renewable Energy Business Venture Assistance Program \(REBVAP\)](#)
- **Production Incentive**  
[NJ Board of Public Utilities - Solar Renewable Energy Certificates \(SRECs\)](#)
- **Sales Tax Exemption**  
[Solar and Wind Energy Systems Exemption](#)
- **State Loan Program**  
[Home Performance with Energy Star Loan Program](#)  
[Sustainable Development Loan Fund](#)
- **State Rebate Program**  
[COOLAdvantage Program](#)  
[ENERGY STAR Homes Program](#)  
[New Jersey Clean Energy Rebate Program](#)  
[New Jersey SmartStart Buildings](#)  
[WARMAdvantage Program](#)
- **Utility Loan Program**  
[South Jersey Gas - Residential Loan Program](#)
- **Utility Rebate Program**  
[South Jersey Gas - Residential Energy Efficiency Rebate Program](#)
- **Alternative Fuel and Vehicle Incentives**  
[U.S. Department of Energy's Alternative Fuels Data Center](#)

Ocean County plans on seeing more of these alternative energy options used as the demands for fossil fuels continue to grow. The SADC actively promotes these concepts and supports their implementation providing that they do not impede the agricultural operations of the farm. The farming industry is environmentally conscious, and the OCADB maintains a green outlook into the future.

## Agricultural Industry Sustainability

The Ocean County Agricultural Development Board (OCADB) is aware that preserving farmland involves much more than just the purchase of the land or development rights. The farm must be monitored and maintained for future generations as well. The benefits of preservation cannot be realized unless the individuals involved with the program foster the long-term care and maintenance of the properties it is responsible for. This means that preserving farms is a long-term commitment that requires dedicated staff, established maintenance programs, and the broader understanding of local officials. Agricultural sustainability involves the administration of the Right To Farm Program, Farmland Assessment, and the incorporation of new ideas to address needs as they arise. Ocean County staff currently participates in the close monitoring of their preserved properties, and is involved in progressive ideas to address any obstacles or changes the future may present.



As approaching development encroaches on agricultural land, conflicts between farming activities and residential neighbors may arise. Realizing the value farms bring to our communities and the need to protect the rights of farming activities, the State of New Jersey established the Right to Farm Act in 1983.

The Right to Farm Act grants farmers protection against restrictive municipal ordinances and public and private nuisance actions that may unnecessarily constrain agricultural operations. Agricultural activities including, but not limited to, production, processing and packaging of agricultural products, farm market sales, agriculture-related educational and farm-based recreational activities are protected. If the subject of the complaints is related to a recognized agricultural management practice, the farmer may be entitled to relief under the Right to Farm Act.



In order to insure that commercial farmers receive the maximum protections of the Right to Farm Act, the SADC develops and adopts agricultural management practices, coordinates and tracks right to farm cases, participates in conflict resolution and reviews rules proposed by state agencies which may impact agriculture. Also, to improve communication between farmers, municipalities and private citizens and reduce litigation time and expense incurred by the agriculture community, a conflict resolution process has been established.

The OCADB is the agency initially responsible for resolving Right to Farm issues. When an issue arises, the OCADB attempts to resolve the dispute prior to it going to a public hearing. This has been a successful method in the past for Ocean County regarding various RTF issues. Upon receiving a complaint regarding a farming issue, the County staff



reaches out to all interested parties to gain a better understanding of the matter. Then, attempts are made to satisfy both parties with a diplomatic solution. If initial discussions do not prompt an agreeable solution, the County then proceeds to utilize the SADC run Agricultural Mediation Programs, where all involved parties, County staff, County Counsel, and SADC staff will meet to

discuss the issue and attempt to resolve the conflict through an assisted negotiation process. Only after these strategies have been exhausted will the matter be scheduled for a public hearing.

In the event a hearing becomes necessary, the OCADB will follow the hearing process outlined in SADC Policy P-2 (Right-To-Farm). The process begins with the submission of a request in writing to the Board for protection under the Right to Farm Act through an accepted Agriculture Management Practice (AMP). The applicant must submit proof of designation as a commercial farmer, proof that the farm is located in an area where agriculture is permitted under municipal zoning ordinance or which has been in operation since July 2, 1998. The Board must then notify the municipality in which the farm is located within 10 days. Upon review for recommendation of an appropriate AMP, the Board may consult with various agencies in the industry. All documents associated with the Boards

recommendation shall be forwarded to the SADC within 30 days for review. The SADC will then issue a final administrative agency decision. Following a decision, there is a 45-day appeal period before the decision becomes binding.

In Ocean County, the municipalities of Toms River Township, Plumsted Township and Jackson Township have also adopted their own local Right To Farm ordinances. The Right To Farm ordinances were adopted by Jackson Township in July 1995, and Plumsted Township in December 1997.

To receive Right to Farm protection, commercial farms must: operate in conformance with federal and state laws; operate in compliance with recognized or adopted agricultural management practices; be located in an area where agriculture is a permitted use under municipal zoning ordinances; or have operated as of December 31, 1997. The OCADB previously contacted all municipal prosecutors to highlight the Right to Farm legislation. The OCADB also prepared a brochure explaining the Right to Farm protections. Copies of this brochure are available from the Ocean County Planning Department upon request.



Farmers are also fortunate enough to take advantage of the benefits provided by the Farmland Assessment Act of 1964. Farmland Assessment status gives farmers the ability to pay largely reduced property taxes on their land provided that the active farm satisfies certain requirements. As it stands, farms must be at least 5 acres in size, and generate a minimum annual sum of \$500 dollars income derived directly from the farm. In addition, the farm must be actively devoted to agriculture or horticulture for the current and previous 2 tax years. Benefits are not available for the 1 acre surrounding a farm residence, if one exists on the property. The significant tax advantages, issued by the township tax assessor, allow for the farmer to save significant dollars per year for participating, and adds incentive for landowners to maintain an active operation. Ocean County has over 500 benefiting farms, and 7,229 acres.

Ocean County Agriculture Development Board takes the position that it is open and proactive towards seeking out other ways to assist farmers with the difficult task of

maintaining a healthy and prosperous agricultural business. Farmers are often burdened with time consuming government permits for improvements, water allocation, vehicle use, and normal farm functions. Ocean County supports efforts to make permit allocation a less litigious and time-consuming process. Ocean County staff is currently working on redesigning the Farmland Preservation Program County PIG application to be more concise and self-explanatory.

Certain farm vehicles that share the roadways with normal vehicular traffic must receive designated farm tags from the Department of Motor Vehicles (DMV). Tags allow for the travel of these vehicles during daylight hours and no further than 15 miles from the farm. Route 539 in Plumsted Township is known for the mixing of farm vehicles with fast moving traffic. The County and Township are aware of this problem, and are working together to look for solutions.

Farm labor is a necessary component to most operations, and the housing of those individuals often should be located on the farm itself. The living quarters that these



individuals reside in must comply with local zoning regulations. It is important for officials to realize that these units should be held to additional restrictions to prevent the use of agricultural labor housing units as separate estates. It has been noted that real estate investors purchase farmland for the estate value, and intend on boosting the value of the property by creating lavish agricultural labor housing units. This runs contrary to the ideals and intentions of the program.

Farmers are closely linked to the regions wildlife populations, and their operations can be affected by them. Therefore, it is important for the farming community to respect and maintain a delicate balance between the land that they cultivate and the animal populations that make their home there. In order to preserve a healthy balance between farming and wildlife for the future, farmers are presented with various programs to address the issues and problems that can occur.

Deer defoliation is a major problem for crop farmers in Ocean County. According to a study conducted by Rutgers University entitled, “Managing New Jersey’s Deer Population”, deer can cause up to \$5 to \$10 million dollars of crop damage to New Jersey farmers each year, and up to \$100 million dollars nationwide. Fortunately, the New Jersey Fish and Wildlife offer a deer-fencing program for farmers to take advantage of. In 1998, the NJ Department of Agriculture appropriated \$300,000 to purchase deer fencing to enhance the existing NJ Fish and Wildlife deer-fencing program. For qualified farmers, nearly



5,000 feet of fencing could be provided to fend off this form of crop predation. A cost share program for the installation of fencing on farms is currently available through the Supplemental Deer Fencing Program under the NJ Department of Agriculture.

Ocean County farmers may also control deer predation on their property by applying for deer hunting permits for themselves, and allowing licensed hunters to hunt their land. This is an effective means of deer control as the habitat loss, due to development, continues to rise. Other measures of wildlife management include hunting, air cannons, introduction of insect eating birds, and spraying.

It is important for the stewards of the agriculture industry to continue to work towards the survival of this vital industry in New Jersey. We have seen the benefits that farming can provide in so many different ways, and how important it is to keep it as a part of our lives here for many years to come. Ocean County will continue to work to its fullest capabilities in preserving and maintaining agricultural land and helping the farmers that put so much effort into keeping it productive and green.

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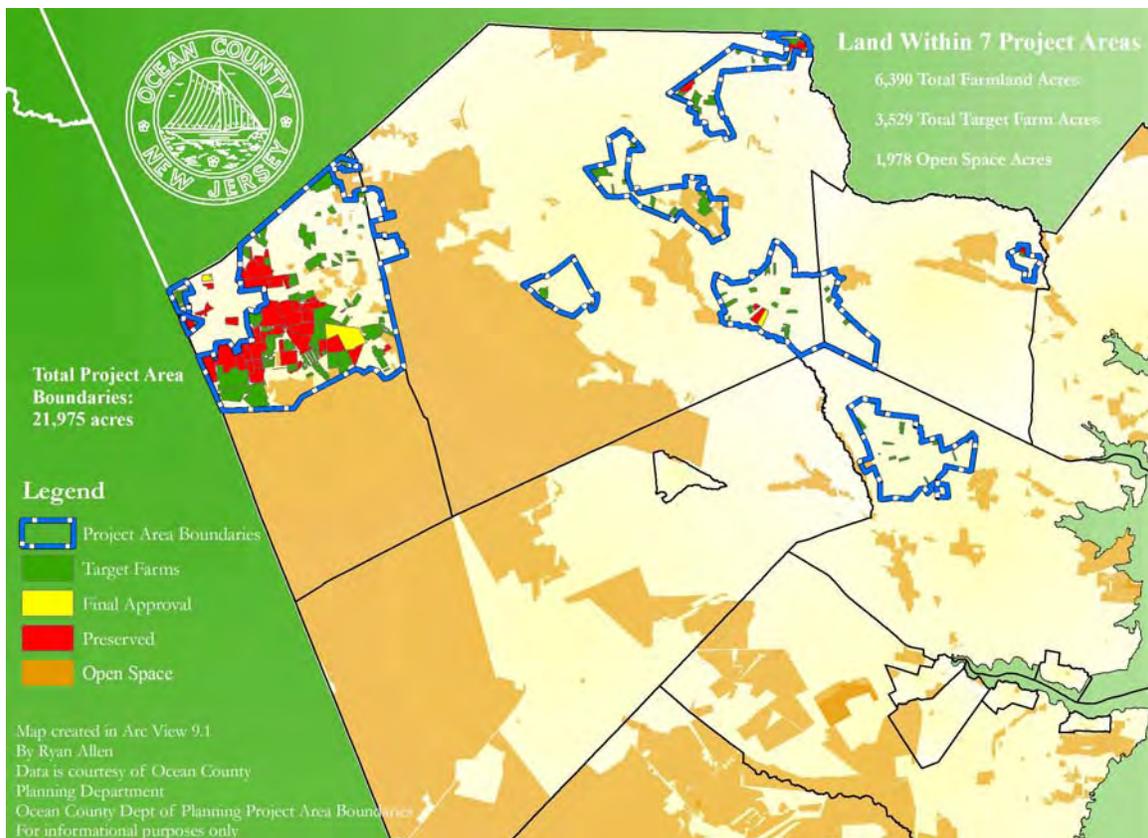
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## Appendix B: Ocean County Project Areas



### Ocean County Project Area Analysis:

Project Area	Plumsted	Central Jackson	S. Jackson & Lakewood	North East Jackson	Toms River	Eastern Lakewood	Western Jackson	Total
Total Project Area Acres	11,598	1,775	3,578	1,484	2,475	226	840	21,975
Total Farmland Acres	5,253	246	295	308	154	80	54	6,390
Preserved	2,442	0	71	98	7	59	11	2,689
Final Approval	299	0	0	0	0	0	0	299
Open Space	1,505	473	0	0	0	0	0	1,978
Targeted Farm Acres	2,527	246	241	237	187	48	43	3,529
% of Total Farmland	82	4	5	5	2	1	1	100
% of Preserved	91	<1	3	4	<1	2	<1	100
% of Final	100	0	0	0	0	0	0	100
% of Targeted	72	7	7	7	5	1	1	100
Average Per Acre Value	\$15,646.00	\$28,179.00	\$39,453.00	\$18,083.00	\$115,000.00	\$107,500.00	\$27,000.00	\$50,123.00
Total Cost of Target Farms	\$39,537,442.00	\$6,932,034.00	\$9,508,173.00	\$4,285,671.00	\$21,505,000.00	\$5,160,000.00	\$1,161,000.00	\$88,089,320.00
County Portion	\$15,814,976.80	\$2,772,813.60	\$3,803,269.20	\$1,714,268.40	\$8,602,000.00	\$2,064,000.00	\$464,400.00	\$35,235,728.00
State Portion	\$23,722,465.20	\$4,159,220.40	\$5,704,903.80	\$2,571,402.60	\$12,903,000.00	\$3,096,000.00	\$696,600.00	\$52,853,592.00
1-Year Acres	357	0	0	30	0	0	0	387
1-Year Cost	\$7,553,052.00	\$0.00	\$0.00	\$478,460.00	\$0.00	\$0.00	\$0.00	\$8,031,512.00
5-Year Acres	667	63	63	54	36	9	9	901
5-Year Cost	\$10,435,882.00	\$1,775,277.00	\$2,485,539.00	\$976,482.00	\$4,140,000.00	\$967,500.00	\$243,000.00	\$21,023,680.00
10-Year Acres	1,201	114	114	97	65	16	16	1,623
25% value increase	125%	125%	125%	125%	125%	125%	125%	125%
10-Year Cost	\$23,488,557.50	\$4,015,507.50	\$5,622,052.50	\$2,192,563.75	\$9,343,750.00	\$2,150,000.00	\$540,000.00	\$47,352,431.25



DEWOLF, JOHN	PLUMSTED TWP	1523	82	7	126.44
DEWOLF, JOHN L & ELAINE	PLUMSTED TWP	1523	82	6	93.03
EMERY, M & GRASER, S & J	PLUMSTED TWP	1523	83	1	37.37
EMERY'S BERRY FARM INC	PLUMSTED TWP	1523	80	11	60.89
EMLEY, RONALD D & ETHEL	PLUMSTED TWP	1523	74	10.01	68.92
EMLEY, RONALD D & ETHEL H	PLUMSTED TWP	1523	43	1	167.51
ERVIN, CHARLES & JANE	PLUMSTED TWP	1523	25	35	55.06
FRANKEL, SCOTT	PLUMSTED TWP	1523	81	1	91.40
FRIEDRICH, RUSSELL & ANNA M	PLUMSTED TWP	1523	43	13	13.59
HALLOCK FARM LTD	PLUMSTED TWP	1523	77	39	47.52
HALLOCK FARM LTD	PLUMSTED TWP	1523	75	3	27.10
HALLOCK FARM LTD	PLUMSTED TWP	1523	77	40	65.81
HALLOCK'S U-PICK FARM LTD LLC	PLUMSTED TWP	1523	75	4.01	160.76
HARRISON, RONALD G & CARRIN R	PLUMSTED TWP	1523	24	8	32.03
HEARNE, CAROL A & GILBERT C	PLUMSTED TWP	1523	82	35	39.86
HLUBIK,ANDREW JR & M.J L/E ANDY SR.	PLUMSTED TWP	1523	84.01	56	27.26
HLUBIK,ANDREW JR & M.J L/E ANDY SR.	PLUMSTED TWP	1523	86	7	58.67
HLUBIK,ANDREW JR & M.J L/E ANDY SR.	PLUMSTED TWP	1523	83	13	55.05
HOLLY LANE STUD (EAST) LTD	PLUMSTED TWP	1523	83	14.03	44.04
HOLLY LANE STUD (EAST) LTD	PLUMSTED TWP	1523	83	22.02	6.95
HOLLY LANE STUD (EAST) LTD	PLUMSTED TWP	1523	83	14.04	20.18
HOLLY LANE STUD (EAST) LTD	PLUMSTED TWP	1523	83	14.05	17.59
HUGHES, LINDA	PLUMSTED TWP	1523	79	18	13.78
HUIE, EDDIE L, NELSON L & ENG, M	PLUMSTED TWP	1523	86	10	190.00
LECH, STANLEY	PLUMSTED TWP	1523	84.01	50.01	71.28
LIEDTKA,NORMAN W JR & SUSAN	PLUMSTED TWP	1523	84	17.01	88.24
MARINARI, HERBERT F & JANET B	PLUMSTED TWP	1523	84	14	17.97
MASCHER, WESLEY M & PATRICIA B	PLUMSTED TWP	1523	43	5.02	9.56
MCCORMACK, LEAH	PLUMSTED TWP	1523	74	10	120.29
MYERS, ANNEMARIE & DANIECKI, K S	PLUMSTED TWP	1523	10	61	34.83
SENESY, JOHN R & DONNA L	PLUMSTED TWP	1523	40	2	16.07
TANTUM, PAUL E & KAREN	PLUMSTED TWP	1523	43	51	15.31
VAN KIRK PARTNERSHIP	PLUMSTED TWP	1523	85	8	120.42

VODAK, MARK C	PLUMSTED TWP	1523	84.01	57.01	9.82
VON FRANKENBERG, WILLIAM & M	PLUMSTED TWP	1523	74	18	20.12
Total Acres:					2,442.00

<b>Final Approval</b>					
GRANT, RAYMOND JR & WILLIAM	PLUMSTED TWP	1523	81	2	229.60
GRANT, RAYMOND JR & WILLIAM	PLUMSTED TWP	1523	77	7	24.51
PERRY,ALAN M & JOHN E	PLUMSTED TWP	1523	40	28	22.00
CLYNE, PAMELA	PLUMSTED TWP	1523	76	75	23.00
Total Acres:					299.11

<b>Preserved Open Space</b>					
STATE OWNED (COLLIERS MILLS)	PLUMSTED TWP				393.00
NATURAL LANDS TRUST FUND	PLUMSTED TWP				376.00
LOCAL AND NON PROFIT	PLUMSTED TWP				736.00
Total Acres:					1,505.00

<b>Target</b>					
ALBORANO, JOSEPH & ZAGORSKY, J	PLUMSTED TWP	1523	40	20	15.30
ALVIK, SCOTT	PLUMSTED TWP	1523	44	15.03	17.17
BARAN, ROBERT W & DOMBOSKI, E	PLUMSTED TWP	1523	89	1	165.60
BARAN, ROBERT W & DOMBOWSKI, E	PLUMSTED TWP	1523	43	64	18.76
BEAUREGARD, KENNETH C & DONNA L	PLUMSTED TWP	1523	82	1.02	15.18
BECK, TERRY B & MARY LOU	PLUMSTED TWP	1523	76	82.01	26.83
BOLOGNESE, PETER & ROSE	PLUMSTED TWP	1523	83	17	11.24
BOWCOCK, LEONARD & DONNA	PLUMSTED TWP	1523	82	1.06	10.04
BUCKALEW, KEITH B & NANCY J	PLUMSTED TWP	1523	79	12.01	9.21
BUNIAK, EDWARD & BARBARA	PLUMSTED TWP	1523	55	136	16.11
CALARINO, ROBERT M & KELLY	PLUMSTED TWP	1523	83	10.07	6.04
CAMERON, GARY S & GERALDINE C	PLUMSTED TWP	1523	90	1.05	19.70
CESARIO,O & C C/O M. LOFGREN	PLUMSTED TWP	1523	40	19	9.37
CORNELIUS, DANNY & JOYCE E	PLUMSTED TWP	1523	82	1.08	9.57
COSTA, ALBERT J & ELIZABETH A	PLUMSTED TWP	1523	84	37	25.70

COTA, KIMBERLY F	PLUMSTED TWP	1523	8	10	7.09
CRAIN, RUSSELL A & MARGARET K	PLUMSTED TWP	1523	77	113	11.75
CRISTMAN, DEAN & JANET	PLUMSTED TWP	1523	84.01	50.05	20.41
CSAKI, ELIZABETH B A TRUST	PLUMSTED TWP	1523	74	20	17.90
CSAKI, ELIZABETH B A TRUST	PLUMSTED TWP	1523	54	9.01	13.05
CZARNECKI, ROBERT J	PLUMSTED TWP	1523	47	25	9.98
D'AMICO, FRANK & ESTELLE	PLUMSTED TWP	1523	27	20	11.35
DANCER, VERNON E & MARY C	PLUMSTED TWP	1523	75	17.01	6.26
DENSON, VERONA C/O SHERRY CIER	PLUMSTED TWP	1523	77	44	33.88
DI CAMPLI, JOHN JR & NANCY	PLUMSTED TWP	1523	76	75.03	6.78
DOHERTY, EVELYN	PLUMSTED TWP	1523	55	192	6.75
DONAGHY, PATRICK & ROBIN VALENZA	PLUMSTED TWP	1523	74	13.01	11.48
EMERY, QUINTON % EMERY, MARK	PLUMSTED TWP	1523	83	22	6.99
ENG, MIU WAN TRUST	PLUMSTED TWP	1523	86	8	197.46
ENG, MIU WAN TRUST	PLUMSTED TWP	1523	82	1.12	97.46
ENG, MIU WAN TRUST	PLUMSTED TWP	1523	77	38	106.78
FELTON, BARBARA S	PLUMSTED TWP	1523	46	3	15.96
FINCH, GEORGIA L & CLARENCE P III	PLUMSTED TWP	1523	25	4	16.40
GOVAN, BARBARA	PLUMSTED TWP	1523	40	9.03	9.57
GRANT, WARREN SR	PLUMSTED TWP	1523	55	179	6.59
GRANT, WARREN SR & OLIVE	PLUMSTED TWP	1523	54	6	6.38
GRANT, WARREN SR & OLIVE R	PLUMSTED TWP	1523	54	12	13.20
GUARIGLIA, JOYCE CINI	PLUMSTED TWP	1523	74	19	4.75
GUSTAFSON, BERTIL & MAJVOR	PLUMSTED TWP	1523	82	1.09	9.74
HALKA NURSERIES INC	PLUMSTED TWP	1523	55	149	127.52
HAUGHT, STEVEN JAMES & AMY L	PLUMSTED TWP	1523	46	22	12.51
HEARNE, CAROL ANN & GILBERT G	PLUMSTED TWP	1523	82	36	7.27
HURLEY, FRANK D & DIANE	PLUMSTED TWP	1523	84	30	6.85
HURLEY, HARRY & NANCY	PLUMSTED TWP	1523	43	108	15.04
INNOCENZI, ROCKY W & A MARIE	PLUMSTED TWP	1523	46	22.03	11.42
JOHNSON, JAMES R JR & SHEA, R	PLUMSTED TWP	1523	75	18.01	75.37
JOHNSON, RUSSELL WILLIAM & MOLLIE	PLUMSTED TWP	1523	44	37	27.18
KNOX, JOHN H	PLUMSTED TWP	1523	82	1.04	7.39

KROWICKI, JANICE L & KROWICKI, D	PLUMSTED TWP	1523	79	25	28.66
LEVANDUSKI, RUTH J TRUST	PLUMSTED TWP	1523	83	10	43.40
LEWIS, JOSEPH & CHARLOTTE	PLUMSTED TWP	1523	76	38	6.02
MANGER, RUDY & SANDRA	PLUMSTED TWP	1523	83	10.06	6.22
MATHER VICTORIA & KENNETH	PLUMSTED TWP	1523	78	6.01	7.81
MDR DEVELOPERS INC	PLUMSTED TWP	1523	9	19.06	10.71
MDR DEVELOPERS INC	PLUMSTED TWP	1523	9	19.05	6.15
MECIONIS, RUSSELL & MARIA L	PLUMSTED TWP	1523	79	8.03	12.06
MORGAN, STEVEN W & PATRICIA	PLUMSTED TWP	1523	74	11	12.74
MUSSO, STEFANO	PLUMSTED TWP	1523	40	24	9.94
NASH, JOHN J JR & BETTY M	PLUMSTED TWP	1523	80	14	57.25
NEW MORTON INT'L C/O DELOITTE TAX	PLUMSTED TWP	1523	75	22	27.25
NOBLES, JOSEPH C & ANN A	PLUMSTED TWP	1523	76	103	10.15
OAK TREE ESTATE DEVELOPMENT, INC	PLUMSTED TWP	1523	8	9	16.96
PAULILLO, JOSEPH M & ISABELLE M	PLUMSTED TWP	1523	47	10.03	10.40
PETRILLA, CAROLINE M & SAGNIP, R S	PLUMSTED TWP	1523	55	89	6.22
PIZZOLONGO, RICHARD & INGRID	PLUMSTED TWP	1523	84.01	58.07	7.05
QUATTROCCHI, PHILIP & INTOCCIA, J	PLUMSTED TWP	1523	73	9	14.57
QUATTRONE, ROBERT J & LINDA G	PLUMSTED TWP	1523	95	66	8.65
RAIMONDO, LAURA A	PLUMSTED TWP	1523	90	1.04	29.89
ROSKO, MICHAEL G	PLUMSTED TWP	1523	84	11	29.86
RUSSO, SAM S	PLUMSTED TWP	1523	58	13	72.53
SASSIN, JEFFREY M & MICHAELENE	PLUMSTED TWP	1523	44	15.02	15.16
SCHEN, MICHAEL & KATHERINE	PLUMSTED TWP	1523	46	16	57.10
SCHMIDT, ROBERT & PAMELA	PLUMSTED TWP	1523	10	37	7.40
SEARCH, MARK E	PLUMSTED TWP	1523	43	5	29.25
SEARCH, MARK ERIC	PLUMSTED TWP	1523	43	5.01	8.37
SPAULDING, DENNIS M	PLUMSTED TWP	1523	55	54	6.85
STAHL, JOSEPH F & CAROL N	PLUMSTED TWP	1523	84	13	5.49
STILLWELL, BETTY & DANIEL ALAN	PLUMSTED TWP	1523	89	20	7.28
THOMPSON, WILLIAM BRYCE IV	PLUMSTED TWP	1523	78	7.01	81.24
TORSIELLO, JOHN & ELIZABETH	PLUMSTED TWP	1523	79	14	24.14
VIRA ALBERT N JR	PLUMSTED TWP	1523	87	1.01	118.62

VONSCHMIDT, NORMAN JR & DIANE M	PLUMSTED TWP	1523	82	1.11	9.55
WALL, KIMBERLEY	PLUMSTED TWP	1523	77	8	14.89
WALLACE, ROBERT E JR	PLUMSTED TWP	1523	83	2	28.13
WARD, RICHARD E	PLUMSTED TWP	1523	40	18	10.03
WENSKOSKI, DAVID & DEBRA	PLUMSTED TWP	1523	86	11	18.37
WOLYN KAREN SUE	PLUMSTED TWP	1523	55	79	6.11
ZURLA, JAN	PLUMSTED TWP	1523	78	12.01	10.06
	PLUMSTED TWP	1523	84.01	58.06	9.97
	PLUMSTED TWP	1523	55	158	20.23
Total Acres:					2,527.77
Total Project Area Acres:					11,598



PALAZZOLO, OCTAVIO & GINO	JACKSON TWP	1511	11901	50	14.20
RAHMING, MARTHA	JACKSON TWP	1511	11901	36	8.98
REYNOLDS, CARL H & BESSIE M	JACKSON TWP	1511	15801	26	62.00
BUTRYN, STANLEY & ELIZABETH TRUST	JACKSON TWP	1511	9702	6	35.30
DEDA, ELEZ & MILIHA	JACKSON TWP	1511	11901	2	11.70
FOUR G'S LAND LLC	JACKSON TWP	1511	11901	6	8.68
WEST PLEASANT-CPGT,INC	JACKSON TWP	1511	11901	2	32.30
Total Acres					246.80

<b>Preserved Open Space</b>					
STATE OWNED	JACKSON TWP	1511			108
LOCAL AND NON PROFIT	JACKSON TWP	1511			365.00
Total Acres					473.00
Total Project Area Acres:					1,775



COUTO, MARIA	JACKSON TWP	1511	20901	21	16.30
HUNTER, CASEY & LYNN	JACKSON TWP	1511	20501	27	9.85
ROSZKO, CATHERINE SUZANNE	JACKSON TWP	1511	22301	17	12.40
ADAMS, JEFFREY	JACKSON TWP	1511	22301	20	9.61
CONNETT, MICHAEL R	JACKSON TWP	1511	19403	24	10.70
WERLICK, PETER JR & ELIZABETH	JACKSON TWP	1511	21801	30	10.70
RG-2 ASSOCIATES LLC	JACKSON TWP	1511	19403	30	23.10
RG-2 ASSOCIATES, LLC	JACKSON TWP	1511	19501	33	7.77
WEDEL, STEVEN & DONNA & LOCKWOOD D	JACKSON TWP	1511	19301	10	20.11
BLASCO C/O NJ, OFFICE PUB GUARDIAN	JACKSON TWP	1511	19901	43	12.50
PALMIERI, SUSAN	JACKSON TWP	1511	20401	40	9.13
DEMARZO, JOHN R & IRMA	JACKSON TWP	1511	18601	27	12.50
LONGO, LORRAINE & ARNOLD, COLLETTE	JACKSON TWP	1511	20701	2	8.80
CELLA, LAWRENCE A & SHERRY A	JACKSON TWP	1511	20401	16	6.00
ADAMS, JEFFREY	JACKSON TWP	1511	22301	24	6.27
BOYD ROGER A	LAKWOOD TWP	1514	494	2.01	7.58
WERBLER, MARION PERSONAL RES TRUST	LAKWOOD TWP	1514	524	3.02	10.97
WANGENSTEIN, CAROL A/K/A MURRAY	LAKWOOD TWP	1514	251.01	31	9.65
WELLS, SALLY	LAKWOOD TWP	1514	251.02	90	6.90
Total Acres:					240.85
Total Project Area Acres:					3,578



FRIENDSHIP INC	JACKSON TWP	1511	2101	28	11.60
RUPP, WILLIAM H JR	JACKSON TWP	1511	2101	25	2.22
METSUN JACKSON NJ SENIOR LIVING	JACKSON TWP	1511	4801	RM18	15.6
SCHLECHTWEG, WILLIAM & ELEANOR	JACKSON TWP	1511	1004	17	9.1
VOGEL, JEFREY & DIANE	JACKSON TWP	1511	1101	7	40.40
CICCONI, JOAN	JACKSON TWP	1511	1201	20	14.91
KITAY, PETER	JACKSON TWP	1511	4602	4	13.50
KITAY, PAULA & STEVEN (EXEC)	JACKSON TWP	1511	4602	1	7.51
RITZ, HELEN R	JACKSON TWP	1511	1101	12	25.60
526 ASSOCIATES LLC	JACKSON TWP	1511	2101	RM13	22.80
LAKS, BERNARD & BLEMA	JACKSON TWP	1511	2101	19	14.60
CLAYTON, PAUL	JACKSON TWP	1511	2101	14	12.10
MILANO, FELIX & SUSAN A	JACKSON TWP	1511	1004	8	16.00
KARTASHEFF, ALEXANDRA	JACKSON TWP	1511	1004	34	7.42
Total					237.16
Total Project Area					1,484



GUTIERREZ, GEORGE & SANDRA	TOMS RIVER TWP	1507	230	4	5.79
FLEISCHER, ROSALIE ETALS TRUSTEES	TOMS RIVER TWP	1507	390	11	10.22
GUTTMAN FAMILY LLC @ HENRY GUTTMAN	TOMS RIVER TWP	1507	171	11	34.8
BOYNTON TRANSPORT CORPORATION	TOMS RIVER TWP	1507	171	23	8.46
TILTON, LENA @MRS. MATTHEWS	TOMS RIVER TWP	1507	192.55	14	14.43
MAJESKI, REGINA	TOMS RIVER TWP	1507	164	7	30.30
BRAEUER, DOUGLAS & CAROL	TOMS RIVER TWP	1507	173	46	9.63
SCHNEIDER, MORTON & BARBARA	TOMS RIVER TWP	1507	173	15	7.31
LIPSCHITZ, JENETTE	TOMS RIVER TWP	1507	171.09	1	28.34
DODYK, JERRY	TOMS RIVER TWP	1507	164	2	9.87
Total Acres					187.08
Total Project Area					2,475



DWULET, VIOLET JOSEPH DWULET LIV	LAKWOOD TWP	1514	189.04	203	4.58
	Total				48.14
	Total Project Area				226

