



CAMDEN COUNTY

FARMLAND PRESERVATION PLANNING INCENTIVE GRANT APPLICATION



Delaware Valley Regional Planning Commission

2005



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Our logo is adapted from the official DVRPC seal, and is designed as a stylized image of the Delaware Valley. The outer ring symbolizes the region as a whole, while the diagonal bar signifies the Delaware River. The two adjoining crescents represent the Commonwealth of Pennsylvania and the State of New Jersey

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Cover Photo: The Auwater Farm, Winslow Township, Camden County
Source: DVRPC

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Camden County Agriculture Development Board

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Edward Liberto
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John Rigolizzo, Jr, Vice-Chair

Edward McGlinchey
Norman Tomasello, Chair
Ernest Iulianetti

Non-Voting Members:

Robert Dobbs
Jim Willmott

Administrator: Jack Sworaski

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CAMDEN COUNTY FARMLAND PRESERVATION PLANNING INCENTIVE GRANT APPLICATION

1.0 BACKGROUND AND PURPOSE

The State Farmland Preservation Planning Incentive Grant program was established in 1999. The purpose of the State program is to preserve significant areas of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in a municipality or county.

Under the legislation establishing the Farmland Preservation Planning Incentive Grant program (P.L. 1999– Ch. 180 4:1c–43.1), a Farmland Preservation Plan shall include:

- An inventory of farm properties and a map illustrating significant areas of agricultural land;
- A statement showing that municipal ordinances support and promote agriculture as a business;
- A plan for preserving as much farmland as possible in the short term by leveraging monies made available by P.L. 1999, c. 152 (C.13:8C–1 et al.) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements.

In 2004 Camden County completed an *Open Space and Farmland Preservation Plan*. Chapter 5, “Farmland Preservation in Camden County,” is Camden County’s Farmland Preservation Plan Element. This chapter was developed with the assistance of the Camden County Agriculture Development Board (CCADB), was reviewed and approved by the CCADB, and was recommended for adoption by the CCADB to the Camden County Planning Board. The entire *Camden County Open Space and Farmland Preservation Plan* was adopted by the County Planning Board in December 2004. The *Plan* then went before the Camden County Board of Freeholders for a first reading in January 2005. Following a second public hearing, the *Camden County Open Space and Farmland Preservation Plan* was formally adopted by the Freeholders into the Camden County Master Plan on February 17, 2005.

This document includes a section (Section 5.0: “Camden County Open Space and Farmland Preservation Plan”) that updates the Farmland Plan Element and adds one missing piece – an inventory of farm-assessed properties in the county, included here as **Appendix C**. Section 5.0 also includes some additional farmland preservation goals for farmland preservation (see **Section 5.1: Goals**).

2.0 CAMDEN COUNTY AGRICULTURE DEVELOPMENT BOARD

Farmland preservation efforts in Camden County are guided by the Camden County Agriculture Development Board (CCADB), using the criteria and procedures set forth by the State Agriculture Development Committee and the CCADB.

The membership of the Board consists of active farmers who are farming lands that they own, as well as additional farm properties that are leased. Members of the CCADB are listed on the Acknowledgements page of this document.

The CCADB Administrator, who provides staffing for the Board, is the Director of the Camden County Division of Open Space and Farmland Preservation. Thus, goals for preserving farmland and open space are closely coordinated.

3.0 EXISTING FARMLAND PRESERVATION IN CAMDEN COUNTY

3.1 Farmland Preservation Funding

Camden County established the Camden County Open Space, Recreation, Farmland and Historic Preservation Trust Fund in November 1998. The Trust Fund raises an estimated \$2 million per year. In 2004 Camden County issued a \$28 million bond dedicated to preserving the most important remaining open lands, including farmland, before they are lost to other uses.

3.2 Preserved Farmland

To date, three farms have been permanently preserved in Camden County through purchase of development easements or fee simple acquisition. These include the 49-acre Auwater Farm in Winslow Township, the 140-acre Stafford Farm in Voorhees Township, and the 69-acre Augustine Farm in Winslow Township. There are also several other properties that have been permanently protected through severance of Pineland Development Credits. See ***Table 1a: Permanently Preserved Farmland in Camden County*** and ***Table 1b: Farmland Preserved through Pineland Development Credits Severance***.

Both the Auwater Farm and the Stafford Farm were acquired through SADC's Fee Simple Program, in 2002 and 2004, respectively. The Stafford Farm commanded a very high price because of its location. As described in the *Open Space and Farmland Preservation Plan* (p. 75), acquisition of this farm was considered a priority due to its high visibility, the community's attachment to the picturesque pastureland, its position as one of the last farms left in a fully suburbanized area, and other factors. The Augustine Farm was acquired through purchase of Pinelands Development Credits by the SADC, rather than through severance of credits through the Pinelands Development Credit Bank directly.

Table 1a: Permanently Preserved Farmland In Camden County

Farm	Municipality	Acres
Auwater	Winslow Township	49
Stafford	Voorhees Township	140
Augustine	Winslow Township	69
Total Acreage		258

Table 1b: Camden County Farmland Preserved through Pinelands Development Credits Severance

Date	Block	Lot	Owner	Farm– assessed Property	Township	Acres
6/13/94	297	11	George & Thomas Betts	✓	Waterford	188.02
	298	1, 2, 3, 4		✓		
	299	1, 2, 3, 4		✓		
7/19/99	297	10	George & Thomas Betts	✓	Waterford	68.7
	298	6, 7, 8		✓		
6/27/01	150	10, 11, 12, 14, 16, 21, 22, 23	Loretta Fanelli Kayati		Waterford	15.6
11/19/01	281	7	Paul & Marie Fioravanti	✓	Waterford	35.11
7/3/02	7104	2	Gelsomino V. DelGuercio, Maria M. Randina & Alva J. Sauser	✓	Winslow	20.28
7/3/02	7102	5.01	DelGuercio et al	✓	Winslow	9.34
7/3/02	297	4 & 5	DelGuercio et al	✓	Waterford	5.43
11/4/02	7201	5.01	Henry W. Sauser & Linda E. Sauser	✓	Winslow	11.62
6/22/04	306 307	6 1	William & Mary Rusnak	✓	Waterford	37.9
8/26/04	8306	4	Dennis & Nancy Donio	✓	Winslow	31.12
8/26/04	8402	4	Dennis & Nancy Donio	✓	Winslow	3.82
8/26/04	8402	5	Dennis & Nancy Donio	✓	Winslow	6.0
8/26/04	8402	20	Dennis & Nancy Donio	✓	Winslow	6.09
8/26/04	8206	1	Dennis & Nancy Donio	✓	Winslow	12.43
8/26/04	8206	4.01 & 4.02	Dennis & Nancy Donio	✓	Winslow	29.44
9/14/04	8206	4	Dennis & Nancy Donio	✓	Winslow	21
10/15/04	7806	6	Kathleen Peters & Megan Shendock		Winslow	6.88
10/28/04	8201	1	Bates Run Farm (Donio et al)	✓	Winslow	19.02
10/28/04	8305	5	Bates Run Farm (Donio et al)	✓	Winslow	37.06
11/3/04	7102	12	Raymond W. & Rong Kruckner	✓	Winslow	17.23
12/13/04	8501	1.01	Wm. Thompson & Diane Twesten		Winslow	127.36
			Total			357.69

Until establishment of the Camden County Open Space, Recreation, Farmland and Historic Preservation Trust Fund, the Camden County Agriculture Development Board (CCADB) focused its

preservation efforts on the New Jersey Eight-Year Farmland Preservation Program. Since 1986, the CCADB has approved temporary deed restricted plans for 11 landowners on nine farms encompassing over 700 acres. These are listed in ***Table 2: Farms in the Eight Year Program in Camden County***. The Bates Run Farm, listed in the table below, recently severed its Pinelands Development Credits and its land is now deed-restricted permanently.

Table 2: Farms in the Eight Year Program in Camden County

Date Approved And Renewed	Block	Lot	Farm	Municipality
3/6/95 renewed 3/6/03	1701	1	Stella Farms Inc	Winslow Township
3/17/95 renewed 3/17/03	8503	4	Anthony Melora	Winslow Township
8/4/97	5101 5102	18 4	Emidio & Carmella De Silvio	Winslow Township
9/25/97	246 150 245	2 4 8	Bertino Brothers	Waterford Township
3/13/98	7604 7703	4 4	Tomasella Winery	Winslow Township
8/3/98	8403	23	Rosedale Nursery	Winslow Township
2/19/99 reapplied 3/28/02	298 290 7501	5.01 6 1	Anthony Grasso	Waterford and Winslow Townships
7/22/99	8305 8201	1 5	Bates Run Farms	Winslow Township
7/22/99	801	3	Stella Farms Inc	Winslow Township
5/24/01	2426	3	John F. & Theresa Thompkins	Waterford Township

Four farms are currently in the process of permanent farmland preservation through either the state or county program. These are shown in the following table.

Table 3: Pending Farmland Preservation in Camden County

Owner	Township	Acres
Morris Bramanti, Estate	Winslow	13.0
Anthony Grasso, Jr	Waterford	22.35
Ernest Iulianetti	Winslow	59.11
Pasquale Iuliucci	Winslow	42.0
	Total	136.46

4.0 CAMDEN COUNTY AGRICULTURAL DEVELOPMENT AREAS

The Camden County Agriculture Development Board (CCADB) established Agricultural Development Areas (ADAs) within Camden County that incorporated areas of prime agricultural

land where farming was the preferred use of the land. These were updated for the *Camden County Open Space and Farmland Preservation Plan* by removing blocks of land that had been developed up to year 2000, by adjusting the ADA boundaries to match the Pinelands Agricultural Production Area boundaries where they had been cut off, and by incorporating nearby blocks of farmland that were on prime agricultural soils.

The Camden County ADAs total 27,000 acres. Currently there are approximately 754 owners of 1,224 parcels totaling 15,068 acres of farmland-assessed property in Camden County. As the *Camden County Open Space and Farmland Preservation Plan* makes clear (p. 72), there is still a patchwork of developed lands within the ADAs, due to sprawling development patterns.

Map 1: Camden County Agriculture Development Areas – 2003 shows the current ADAs within the County. It is a replication of Map 24 in the *Camden County Open Space and Farmland Preservation Plan*. **Appendix C** lists all farm-assessed properties in Camden County.

The Camden County ADAs generally accord with the Farmland Preservation Priorities for Camden County that are shown on the map in the *Strategic Targeting Project Preliminary Report*, issued by the New Jersey State Agriculture Development Committee (SADC) in March 2003. Maps from the *Strategic Targeting Project* report were included in the *Camden County Open Space and Farmland Preservation Plan*.

As **Map 1** shows, most of the remaining farmland in Camden County is located in Winslow Township and the majority of that is within the Pinelands region. Winslow is currently reexamining its land use patterns and growth management strategies under the Pinelands Excellence Program. The CCADB and the township have been working together to identify farmers that may be interested in preserving their farmland through the sale of development easements using either county funding or Pinelands Development Credits.

Within the past two years – 2003 and 2004 – several farms in Winslow have been sold for development, primarily those in the non-Pinelands portion of the Township. Of the remaining farms, the majority are within the Agricultural Production Areas of the Pinelands Comprehensive Plan and are located in the southeastern half of the municipality. There are still several active farms found in the Pinelands Regional Growth and Rural Development Areas of Winslow, however. These areas run through the central portion of the Township from its boundary with Berlin Borough toward the southeast. Farms in these two areas are under tremendous development pressure and were identified by the CCADB as critical targets for preservation.

4.1 Description of the Project Agricultural Development Areas and Inventory of Target Farms

The Camden County Agriculture Development Board (CCADB) identified two Project Agricultural Development Areas for the Planning Incentive Grant Program, which encompass the Rural Growth Area farms in the northern end of Winslow and a smaller number of farms in the southeast. These ADAs are shown on **Map 2: Camden County Project Agricultural Development Areas**. The Target Farms for the Planning Incentive Program within the ADA are delineated within those

boundaries. The Target Farm parcels within those ADAs are listed in *Table 4a: Northern Project Agricultural Development Area – Inventory of Target Farms* and *Table 4b: Southern Project Agricultural Development Area – Inventory of Target Farms*.

4.1.1 Northern Project ADA

This ADA consists of 1087 total acres and is located in the most northerly portion of the Township, along Winslow’s boundary with Berlin Borough. Within the Area there are eight Target Farms on 26 parcels comprising 397 acres. This is a density of 36.5% of Target Farms to total land area of the Project ADA. The Northern Project ADA is depicted in **Map 3: Northern Project Agricultural Development Area and Target Farms** and **Map 4: Northern Project Agricultural Development Area**. **Map 3** includes block and lot numbers for the Target Farms. **Map 4** shows the parcels laid over year 2002 aerial images. The Inventory of Target Farms is in *Table 4a*.

The Great Egg Harbor River main channel and its adjoining wetlands form the western boundary of this Project ADA. Approximately 129 miles of the Great Egg Harbor River and its tributaries are part of the National Wild and Scenic Rivers system and the entire river is managed under the Comprehensive Management Plan for the Great Egg Harbor National Scenic and Recreational River. The Great Egg Harbor received this designation because of its “outstandingly remarkable” scenic, recreational, geologic, fish and wildlife, historic, cultural, or other similar values, as stated in the Comprehensive Management Plan prepared by the National Park Service in 2000.

The boundaries of the Northern Project Target Area were drawn to include those farms that are still actively farmed and that are contiguous to each other in this part of Winslow Township. One farm, the Hart property, is separated from the other farms by non-farm-assessed, mostly forested properties. However, the Hart property is within the Pinelands Recreation and Conservation zone along the Great Egg Harbor River, much of which has been permanently preserved by the State of New Jersey and Camden County. If permanently preserved, this property would provide a link between the denser farmland area and the current and proposed open space region of the Great Egg Harbor River system.

A total of 49.6 acres of land (4.6% of the total acreage) is permanently preserved within the Northern Project ADA.

4.1.2 Southern Project ADA

This ADA is located in the southeastern section of the township, to the east of the West New Jersey and Seashore Railroad line and continuing south of that line when the railroad track bends to the east. It extends from the boundary between Waterford and Winslow Townships to the Atlantic City Expressway. It includes a select number of active farms in Winslow Township, most of which are in the Pinelands Agricultural Development Area. The ADA as a whole occupies 2,369 acres. There are a total of 14 Target Farm parcels on 765 acres within the ADA.

Within the ADA the Target Farms are in two clusters. See *Table 4b* for the inventory of Target Farm parcels in this ADA and **Map 5: Southern Project Agriculture Development Area and**

Target Farms and Map 6: Southern Project Agriculture Development Area. Map 5 shows block and lot numbers for the Target Farms. Map 6 shows the parcels within this ADA laid over year 2002 aerial images.

Farms in the upper cluster of this ADA consist of a mixture of parcels that are within either the Pinelands Rural Development Area or the Pinelands Agricultural Production Area. Specifically, there are three parcels within the Rural Development Area. Two Agricultural Production Area parcels to the east are contiguous with the three Rural Development Area parcels and their preservation would close what is essentially a hole in the shape of this cluster of farms. Another three Ag Production Area parcels north of the Rural Development farmland are contiguous to the Pinelands Preservation Area within the ADA which, in turn, is connected to Wharton State Forest on the Waterford side of the township boundary. All of these parcels are owned by Winslow Farms Conservancy, Inc.

In the lower cluster of Target Farms are additional parcels owned by Winslow Farms Conservancy, Inc. which are contiguous to a large area of land in the ADA owned by the New Jersey Natural Lands Trust. This land, in turn, adjoins the Winslow Wildlife Management Area. The remaining property in this lower cluster of the ADA is owned by the Hutton Hill Rifle and Revolver Club and is also contiguous to the NJ Natural Lands Trust protected lands and to a large parcel of land that has been permanently preserved through severance of its Pineland Development Credits. Indeed, preservation of the Club property and of the Winslow Farms Conservancy parcels would link permanently preserved forest land of the Wharton State Forest on the northeast side of Winslow Township with the Winslow Wildlife Management Area surrounding the Great Egg Harbor River on the other side of the municipality. This is one of the reasons these properties have been included in the ADA and Target Farms inventory.

A total of 1,145 acres of land (48.3% of total acreage) is permanently preserved within the Southern Project ADA.

Non-target farms adjoining the Southern ADA are all within the Pinelands Agricultural Production Area. They are delineated on **Map 5: Southern Project Agricultural Development Area and Target Farms**. Both Map 5 and Map 6 show that this section of the Township is blanketed by farmland, which are active farms contiguous to one another. All of the farmland that has been permanently preserved through severance of Pinelands Development Credits is located within this area of the Township. The preservation of all the remaining farms in this region is the basis of the 10-year farmland preservation goal established by the CCADB (see Section 5.1.1).

4.2 Soils in the Project ADAs

Soils within Camden County include some of the best in southern New Jersey. The *Camden County Open Space and Farmland Preservation Plan* shows Prime Farmland Soils for the County on Map 09 (p. 38) and Remaining Prime Farmland soils in Camden County on Map 10 (p. 39) of that *Plan*.

The soil classes of the Project ADAs and of the Target Farms within them are listed here in **Table 5a: Northern Project ADA – Soil Classifications** and **Table 5b: Southern Project ADA – Soil**

Table 4a: Northern Project Agricultural Development Area – Inventory of Target Farms

Farm	Block	Lot	Location	Owner	Address	Address2	Zip	Twp zoning	Acres	cropland harvested	cropland pasture	permanent pasture	appurtenant woodland	non-app woodland	Type of crops
1	702	14	NEW FREEDOM ROAD	STELLA FARMS INC	459 NEW FREEDOM ROAD	BERLIN, NJ	08009	PR1	1.88	1.88					Vegetables
	702	20	NEW FREEDOM ROAD	STELLA FARMS INC	459 NEW FREEDOM ROAD	BERLIN, NJ	08009	PR1	33.8	33.8					
	702	31	SCHOOL HOUSE LANE	STELLA FARMS INC	459 NEW FREEDOM ROAD	BERLIN, NJ	08009	PR1	1	1					
	801	3	WATSON TOWN ROAD	STELLA FARMS INC	459 NEW FREEDOM ROAD	BERLIN, NJ	08009	PR1	55.91	55.91					
	801	13	WATSON TOWN ROAD	STELLA FARMS INC	459 NEW FREEDOM ROAD	BERLIN, NJ	08009	PR1	6	6					
	801	17	PENBRYN ROAD	STELLA FARMS INC	459 NEW FREEDOM ROAD	BERLIN, NJ	08009	PR1	1.65	1.65					
	1701	1	NEW FREEDOM ROAD	STELLA FARMS INC	459 NEW FREEDOM ROAD	BERLIN, NJ	08009	PR1	8.25	8.25					
	1701	13	PENBRYN ROAD	STELLA FARMS INC	459 NEW FREEDOM ROAD	BERLIN, NJ	08009	PR1	10.24	10.24					
	702	15	NEW FREEDOM ROAD	STELLA, EDWARD	459 NEW FREEDOM ROAD	BERLIN, NJ	08009	PR1	1.91	1.91					
	702	16	NEW FREEDOM ROAD	STELLA, EDWARD	459 NEW FREEDOM ROAD	BERLIN, NJ	08009	PR1	2.66	2.66					
								Total	123.30						
	801	15	PENBRYN ROAD	STELLA, ED JR % KAREN	1 BRIDGEWATER COURT	MEDFORD, NJ	08055	PR1	5.47	5.47					
	801	16	PENBRYN ROAD	STELLA, ED JR % KAREN	1 BRIDGEWATER COURT	MEDFORD, NJ	08055	PR1	18.41	18.41					
	801	19	LANDLOCKED	STELLA, ED JR % KAREN	1 BRIDGEWATER COURT	MEDFORD, NJ	08055	PR1	10.12			10.12			
	801	20	PENBRYN ROAD	STELLA, ED JR % KAREN	1 BRIDGEWATER COURT	MEDFORD, NJ	08055	PR1	12.83	12.83					
								Total	46.83						
2	702	21	TANSBORO ROAD	RIGOLIZZO, JOHN ET ALS	530 TANSBORO ROAD	BERLIN, NJ	08009	PR1	62.42	62.42					Grain & corn
	1502	1 & 2	TANSBORO ROAD	RIGOLIZZO, JOHN & HELEN	530 TANSBORO ROAD	BERLIN NJ	08009	PC-2	3	2.99					
	1502	3	EAST TAUNTON ROAD	RIGOLIZZO, JOHN & HELEN	530 TANSBORO ROAD	BERLIN NJ	08009	PC-2	0.37	0.37					
	1502	6.01	EAST TAUNTON ROAD	RIGOLIZZO, JOHN I & HELEN	530 TANSBORO ROAD	BERLIN NJ	08009	PC-2	1.71	1.71					
	1502	7.01	EAST TAUNTON ROAD	RIGOLIZZO, JOHN & HELEN	530 TANSBORO ROAD	BERLIN NJ	08009	PC-2	4.81	4.81					
	1502	8	EAST TAUNTON ROAD	RIGOLIZZO, JOHN & HELEN	530 TANSBORO ROAD	BERLIN NJ	08009	PC-2	5.23	5.23					
								Total	77.54						
	4	901	KARR AVENUE	HART, HAROLD L. & SHERRY L.	400 DALEY AVE	BERLIN NJ	08009	PI	87.28		35	17	35.28		
5	1601	4	WEST TAUNTON ROAD	AUWARTER, FREDERICK W	45 WEST TAUNTON ROAD	BERLIN, NJ	08009	PR-1	7.05	7.05					Animals & hay
6	1601	9	WEST TAUNTON ROAD	MONCIL, MICHAEL	61 WEST TAUNTON ROAD	BERLIN, NJ	08009	PR-1	5	5					Animals
7	1601	12	WEST TAUNTON ROAD	CAPPUCCIO, ANTHONY & MARIE	23 HOBCAW LANE	SAVANNAH, GA	31411	PR-6	11.72	11.72					Grain
8	1603	2	WEST TAUNTON ROAD	BRINGHURST BROS.	38 WEST TAUNTON ROAD	BERLIN, NJ	08009	PR-6	29.3	20.53		2	6.5		Animals & corn
9	1603	23	TANSBORO ROAD	ANDER, MARK & CAROL	49 WATSON WAY	MEDFORD, NJ	08055	PR-6	9	9					Vegetables
						Totals			397.02	290.84	35	29.12	41.78	0	

Table 4b: Southern Project Agricultural Development Area – Inventory of Target Farms

Farm	Block	Lot	Location	Owner	Address	Address2	Zip	Twp zoning	Acres	cropland harvested	cropland pasture	permanent pasture	appurtenant woodland	non-app woodland	Type of Crops
1	6105	4	SOUTH WHITE HORSE PIKE	WINSLOW FARMS CONSERVANCY INC	528 FAYETTE STREET	CONSHOHOCKEN, PA	19428	PP	40.14	40.14					Hay
	6208	1	SOUTH WHITE HORSE PIKE	WINSLOW FARMS CONSERVANCY INC	528 FAYETTE STREET	CONSHOHOCKEN, PA	19428	PR-5	20.84	20.84					
	6208	2	SOUTH WHITE HORSE PIKE	WINSLOW FARMS CONSERVANCY INC	528 FAYETTE STREET	CONSHOHOCKEN, PA	19428	PA	16.16	16.16					
	6601	1	SOUTH WHITE HORSE PIKE	WINSLOW FARMS CONSERVANCY INC	528 FAYETTE STREET	CONSHOHOCKEN, PA	19428	PA	27.93	27.93					
	6706	1	SOUTH WHITE HORSE PIKE	WINSLOW FARMS CONSERVANCY INC	528 FAYETTE STREET	CONSHOHOCKEN, PA	19428	PR-5	62					62	
								Total	167.07						
2	7201	1 & 1.01	EAST FLEMING PIKE	WINSLOW FARMS CONSERVANCY INC	528 FAYETTE STREET	CONSHOHOCKEN, PA	19428	PR-5	205.71	100			105.71		Hay & blue-berries
	7201	3	EAST FLEMING PIKE	WINSLOW FARMS CONSERVANCY INC	528 FAYETTE STREET	CONSHOHOCKEN, PA	19428	PA	32.3	32.3					
	7309	1	EAST FLEMING PIKE	WINSLOW FARMS CONSERVANCY INC	528 FAYETTE STREET	CONSHOHOCKEN, PA	19428	PR-5	72.13	72.13					
								Total	310.14						
3	7802	1	HALL STREET	WINSLOW FARMS CONSERVANCY INC	528 FAYETTE STREET	CONSHOHOCKEN, PA	19428	PA	17.31	15.31			2		Hay
	7803	1	HALL STREET	WINSLOW FARMS CONSERVANCY INC	528 FAYETTE STREET	CONSHOHOCKEN, PA	19428	PA	36.96	36.96					
	7901	12	DONIO LANE	WINSLOW FARMS CONSERVANCY INC	528 FAYETTE STREET	CONSHOHOCKEN, PA	19428	PA	9.84	9.84					
	7901	13	DONIO LANE	WINSLOW FARMS CONSERVANCY INC	528 FAYETTE STREET	CONSHOHOCKEN, PA	19428	PA	6.13	6.13					
								Total	70.24						
4	8501	1	BAIRDMORE AVENUE	HUTTON HILL RIFLE & REVOLVER CLUB	231 FELLOWSHIP ROAD	MOORESTOWN, NJ	08057	PA	118.58					118.58	Woodland
	8602	2	BAIRDMORE AVENUE	HUTTON HILL RIFLE & REVOLVER CLUB	231 FELLOWSHIP ROAD	MOORESTOWN, NJ	08057	PA	99.66					99.66	
						Totals		Total	218.24	377.74			107.71	280.24	

Classifications, with acreages and percents given for each soil class. Soil Classes are shown on **Map 7: Northern Project Agricultural Development Area – Soil Classes** and **Map 8: Southern Agricultural Development Area – Soil Classes**. For a breakdown of soil classes by farm parcel, see **Table 6a: Northern Project ADA – Soil Class Inventory of Target Farms** and **Table 6b: Southern project ADA –Soil Class Inventory of Target Farms**.

Table 5a: Northern Project ADA – Soil Classifications

Soil Designation	Project ADA Acres	Project ADA %	Target Farms Total Acres	Target Farms %
Prime Soils	356.19	32.77	172.63	42.25
Soils of Statewide Importance	515.60	47.44	163.88	40.10
Soils of Local Importance	70.57	6.49	47.77	11.69
Unique Soils	43.66	4.02	4.73	1.15
Other Soils (wet soils, pits, developed, etc.)	100.82	9.28	19.57	4.81
Totals	1,086.84	100.00	408.58*	100.00

* Based on GIS polygons, versus farm assessment applications

Table 5b: Southern Project ADA – Soil Classifications

Soil Designation	Project ADA Acres	Project ADA %	Target Farms Acres	Target Farms %
Prime Soils	189.24	8.0	92.14	12.04
Soils of Statewide Importance	1,021.39	43.1	392.24	51.25
Soils of Local Importance	42.48	1.8	28.90	3.78
Unique Soils	693.10	29.3	48.11	6.28
Other Soils (wet soils, pits, developed, etc.)	422.55	17.8	204.00	26.65
Total	2,368.76	100.00	765.39	100.00

4.3 Water and Sewer Infrastructure and Zoning

Most of Camden County is served by public water and sewer. Only the lower end of the county in the Pinelands region has areas that rely on private wells and septic, although there are also some small areas with wells and septic, in limited locations, in the developed sections of the County. In Winslow Township, public water and sewer are available in the non-Pinelands areas and in much of the Pinelands Regional Growth Area, but not generally in the farming areas.

Public Water is supplied by wells in Winslow Township that draw on the Kirkwood-Cohansey aquifer. This aquifer is also used by farmers for irrigation. Winslow has an abundance of water and, except for some public well problems in the past that resulted from contaminated sites, water quantity and quality are not major issues in the township. However, the Pinelands Commission continues to be concerned about use of groundwater in relation to baseflow in Pinelands streams and will continue studies and monitoring that are underway. Public water is available to some of the

Table 6a: Northern Project ADA – Soil Inventory of Individual Target Farms

Block	Lot	Owner	Total Acres	Prime Farmland (acres)	% Prime	Statewide Importance (acres)	% Statewide Imp.	Local Importance (acres)	% Local Imp.	Unique Farmland (acres)	% Unique	Other Soil (acres)	% Other
Northern ADA													
702	14	Stella Farms Inc	1.86	0.00	0.00	0.00	0.00	1.86	100.00	0.00	0.00	0.00	0.00
702	20	Stella Farms Inc	34.10	11.06	32.43	10.02	29.38	13.02	38.18	0.00	0.00	0.00	0.00
702	31	Stella Farms Inc	0.44	0.00	0.00	0.44	100.00	0.00	0.00	0.00	0.00	0.00	0.00
801	3	Stella Farms Inc	50.81	0.11	0.28	50.45	99.29	0.00	0.00	0.24	0.47	0.00	0.00
801	13	Stella Farms Inc	6.56	6.26	95.43	0.31	4.73	0.00	0.00	0.00	0.00	0.00	0.00
801	17	Stella Farms Inc	1.60	0.31	19.38	1.30	81.25	0.00	0.00	0.00	0.00	0.00	0.00
1701	1	Stella Farms Inc	9.05	2.22	24.53	6.41	70.83	0.00	0.00	0.36	3.98	0.06	0.66
1701	13	Stella Farms Inc	9.67	6.48	67.01	2.84	29.37	0.00	0.00	0.00	0.00	0.35	3.62
702	15	Stella , Edward	2.00	0.00	0.00	0.00	0.00	2.00	100.00	0.00	0.00	0.00	0.00
702	16	Stella , Edward	2.80	0.00	0.00	0.28	10.00	2.52	90.00	0.00	0.00	0.00	0.00
801	15	Stella, Ed Jr & Karen	5.34	0.00	0.00	5.31	99.44	0.00	0.00	0.02	0.37	0.00	0.00
801	16	Stella, Ed Jr & Karen	24.98	2.00	8.01	22.99	92.03	0.00	0.00	0.00	0.00	0.00	0.00
801	19	Stella, Ed Jr & Karen	10.12	0.00	0.00	10.03	99.11	0.00	0.00	0.09	0.89	0.00	0.00
801	20	Stella, Ed Jr & Karen	12.96	0.02	0.15	8.66	66.82	0.00	0.00	4.02	31.02	0.27	2.08
702	21	Rigolizzo, John et al	62.11	42.39	68.25	1.12	1.80	18.60	29.95	0.00	0.00	0.00	0.00
1502	1	Rigolizzo, John et al	3.02	3.02	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1502	3	Rigolizzo, John et al	0.43	0.43	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1502	6.01	Rigolizzo, John et al	1.69	1.69	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1502	7.01	Rigolizzo, John et al	4.76	4.33	90.97	0.44	9.24	0.00	0.00	0.00	0.00	0.00	0.00
1502	8	Rigolizzo, John et al	5.10	3.49	68.43	1.61	31.57	0.00	0.00	0.00	0.00	0.00	0.00
901	23	Hart, Harold L. & Sherry L.	93.89	64.46	68.65	10.54	11.23	0.00	0.00	0.00	0.00	18.89	20.12
1601	4	Auwarter, Frederick W	8.30	7.14	86.02	1.16	13.98	0.00	0.00	0.00	0.00	0.00	0.00
1601	9	Moncil, Michael	5.91	3.80	64.30	2.11	35.70	0.00	0.00	0.00	0.00	0.00	0.00
1601	12	Cappuccio, Anthony & Marie	11.77	1.60	13.59	0.40	3.40	9.77	83.01	0.00	0.00	0.00	0.00
1603	2	Bringhurst Bros.	28.85	6.81	23.60	22.05	76.43	0.00	0.00	0.00	0.00	0.00	0.00
1603	23	Ander, Mark & Carol	10.42	5.01	48.08	5.41	51.92	0.00	0.00	0.00	0.00	0.00	0.00
		Totals	408.54	172.63	42.26%	163.88	40.11%	47.77	11.69%	4.73	1.16%	19.57	4.79%

Table 6b: Southern Project ADA – Soil Inventory of Individual Target Farms

Block	Lot Owner	Total Acres	Prime Farmland (acres)	% Prime	Statewide Importance (acres)	% Statewide Imp	Local Importance (acres)	% Local Imp.	Unique Farmland (acres)	% Unique	Other Soil (acres)	% Other
6105	4 Winslow Farms Conservancy	38.28	0.00	0.00	36.68	95.82	0.00	0.00	0.00	0.00	1.59	4.15
6208	1 Winslow Farms Conservancy	20.32	0.00	0.00	0.23	1.13	15.93	78.40	0.84	4.13	3.33	16.39
6208	2 Winslow Farms Conservancy	16.16	0.00	0.00	15.20	94.06	0.96	5.94	0.00	0.00	0.00	0.00
6601	1 Winslow Farms Conservancy	28.61	0.00	0.00	28.12	98.29	0.00	0.00	0.00	0.00	0.49	1.71
6706	1 Winslow Farms Conservancy	61.80	6.11	9.89	13.69	22.15	11.94	19.32	3.57	5.78	26.49	42.86
7201	1 Winslow Farms Conservancy	203.68	32.72	16.06	157.75	77.45	0.07	0.03	3.52	1.73	9.63	4.73
7201	3 Winslow Farms Conservancy	35.11	5.95	16.95	27.64	78.72	0.00	0.00	0.00	0.00	1.52	4.33
7309	1 Winslow Farms Conservancy	72.29	44.35	61.35	27.94	38.65	0.00	0.00	0.00	0.00	0.00	0.00
7802	1 Winslow Farms Conservancy	18.63	0.00	0.00	11.71	62.86	0.00	0.00	0.00	0.00	6.91	37.09
7803	1 Winslow Farms Conservancy	37.83	0.00	0.00	37.83	100.00	0.00	0.00	0.00	0.00	0.00	0.00
7901	12 Winslow Farms Conservancy	10.08	0.08	0.79	9.38	93.06	0.00	0.00	0.61	6.05	0.00	0.00
7901	13 Winslow Farms Conservancy	6.31	2.93	46.43	3.01	47.70	0.00	0.00	0.37	5.86	0.00	0.00
8501	1 Hutton Hill Rifle & Revolver Club	117.94	0.00	0.00	23.06	19.55	0.00	0.00	29.71	25.19	65.16	55.25
8602	2 Hutton Hill Rifle & Revolver Club	99.10	0.00	0.00	0.00	0.00	0.00	0.00	9.49	9.58	88.88	89.69
	Totals	766.14	92.14	12.03%	392.24	51.20%	28.90	3.77%	48.11	6.28%	204.00	26.63%

farms in the Northern Project ADA. In general, public water is available in areas that are also approved sewer service areas.

Approved sewer service areas cover the non-Pinelands portion of Winslow Township, all of the five Pinelands Villages, and some of the Pinelands Regional Growth Area. Specifically, within the Growth Area, Pineland Commercial zones PC-1 and PC-2, Pineland Residential zones PR-2, PR-3, and PR-4, and Pinelands Industrial zone PI-1 fall within the approved sewer service areas. Sewage treatment exists in three locations. The Ancora Hospital facility has its own treatment plant. A larger sewage treatment facility is located in the non-Pinelands section of the Township and serves the Sicklerville region, with discharge to lagoons for infiltration. A third sewer service area connects to the Camden County Municipal Utility Authority, with sewer pipes traveling to the treatment plant in Camden City that discharges to the Delaware River. See **Map 9: Sewer Service Areas and Treatment Plants – Winslow Township** and **Map 10: Winslow Township Zoning in Pinelands Areas**.

Four Target Farm parcels in the Northern Project ADA are within an approved sewer service area, and lie within a Pinelands Village zone. However, as of 2004, sewer hookups and extensions were limited to development projects already having approvals. The permitted sewage capacity limitations had been reached and additional capacity approval was of concern to the NJ Department of Environmental Protection and the Pinelands Commission because of issues of interbasin transfers of water. That is, water from the Mullica River and Great Egg Harbor River watersheds, and the underlying Kirkwood–Cohansey aquifer, which is drawn up through public wells for use by the population, is then lost from the system because it “transfers” through sewer pipes to a different watershed (the Delaware River basin) for treatment and discharge.

An increase in the sewer allocation for those areas connected to the Camden County Municipal Utility Authority’s sewage treatment plant was recently (March 2005) approved by the Pinelands Commission and the Tri-County Water Quality Management Board, based on studies of these issues. Approval by NJ DEP is pending. As a result, preservation of those farms that are in areas of water and sewer infrastructure within the Northern Project ADA has become a pressing need.

4.4 Relationship to State, Regional, County and Local Plans

The *Camden County Open Space and Farmland Preservation Plan* reviews at length the relationship of Camden County’s *Plan* to State, Regional, other County, and Local plans (pp. 6 – 10). As it mentions on page eight, Winslow Township is one of 12 communities that have adopted the five major goals forming the framework for both the Local River Management Plan and the Comprehensive Management Plan for the Great Egg Harbor River. Goal number five, Resources Protection, is to “Enhance the natural, cultural and scenic resources of the river corridor, and recognize their relationship to a large ecosystem for today’s and future generations.” Inclusion of some Target Farms in the larger cluster of the Southern Project ADA relates to achievement of this goal, as described in Section 4.1.2.

5.0 CAMDEN COUNTY OPEN SPACE AND FARMLAND PRESERVATION PLAN

Camden County completed the *Open Space and Farmland Preservation Plan* in May 2004, utilizing the services of the Delaware Valley Regional Planning Commission as the planning consultant on the project. The Open Space components of the *Plan* were reviewed and recommended by the Camden County Open Space Trust Fund Advisory Committee whose membership included a representative of the Camden County Agriculture Development Board (CCADB). The farmland preservation section of the *Plan* was reviewed and recommended by the CCADB. The *Camden County Open Space and Farmland Preservation Plan* was recommended for adoption by the Camden County Planning Board in December 2004 and formally adopted into the Camden County Master Plan by the Camden County Board of Freeholders on February 17, 2005, following two public hearings.

In determining Target Farms for the State Agriculture Development Committee Planning Incentive Program, the CCADB felt the need to make some additions to the “Farmland Preservation Element” of the *Camden County Open Space and Farmland Preservation Plan*. These are described below.

5.1 Goals

The *Camden County Open Space and Farmland Preservation Plan* included a Goals and Objectives section in Chapter One with a farmland preservation objective (p. 6) reading as follows:

“Acquire additional lands through easement acquisition or other measures that effectively conserve prime farm areas.”

In the Plan, the CCADB set a goal for farmland preservation of 1,000 acres by 2010, which was incorporated into the “Farmland Preservation Plan Element” (p. 75). This is equivalent to a five-year goal.

On December 28, 2004, the CCADB adopted two additional numeric goals for farmland preservation:

- A one-year goal of preserving 165 acres in Camden County
- A ten-year goal of preserving 2,750 acres in Camden County

At the same meeting the CCADB adopted the following additional goals and objectives for the “Farmland Preservation Plan Element”:

- *To increase land preservation resources of all types that are devoted to protecting farmland and agriculture*
- *To permanently preserve those farmlands that are essential to the maintenance and protection of the agricultural industry within Camden County, based on soil quality and land use planning criteria*

- *To encourage adoption of regulatory measures, policies, and programs that will protect and enhance agriculture and the agricultural industry within the towns of Camden County.*

5.2 Farmland Maps and Inventory of Farm Properties in Camden County

The *Camden County Open Space and Farmland Preservation Plan* contains several maps delineating significant areas of farmland in the County. These include:

- Map 09: Prime Farmland soils
- Map 10: Remaining Prime Farmland Soils
- Map22: Focus Areas of the Proposed Open Space System
- Map 24: Agriculture Development Areas – 2003.

The *Plan* does not include a complete inventory of farm-assessed properties in the entire County. That inventory is included here in ***Appendix C***.

5.3 Farming Trends in the Region

Farming trends and threats to farming in Camden County are addressed in the *Camden County Open Space and Farmland Preservation Plan* on pages 76 and 77. Much of the trend information came from the data available in the 1997 Census of Agriculture on Camden County, which was the most current information at the time the *Plan* was written.

In June 2004, Census of Agriculture county level data for 2002 became available. This has provided updates to the information in the *Plan*, as follows:

- In 2002, there were 216 farms in Camden County, which was an 8% decrease from the number in 1997 (235).
- The average size of Camden farms in 2002 actually increased by 12% over 1997 figures, going from 43 to 47 acres. However, of the total number of farms in the County, only 45 farms are 50 acres or greater in size, as of 2002.
- The average net cash farm income from farm operations in 2002 was \$17,560.
- Of the total market value of products sold, 55% of Camden farms realized \$2,500 or less and 80% earned \$25,000 or less. Only 43 farms had total market value of products sold of over \$25,000.
- The total market value of production from all Camden farms was \$13,638,000 in 2002. This was a decrease of 23% from 1997 when the total market value of production was \$17,602,000.
- Crops accounted for \$13,509,000 of the total value of production. Livestock accounted for only \$130,000 of total value. Crops, including vegetables, forage (land used for all hay and haylage, grass silage, and greenchop), peaches, sweet corn, and all grains, dominated agricultural sales in Camden County,.
- The average market value of production for a farm also decreased by 15%. In 1997 the average value was \$74,586. In 2002 it was \$63,141.
- The average age of principal operators remained the same from 1997 to 2002 at 56.1 years.

- Of 216 principal farm operators in Camden County, 124 (57.4%) of them considered farming their primary occupation. This means that 92 Camden farmers (42.6%) do not make their living solely from farming and have outside employment.

6.0 COST ESTIMATES AND FUNDING

6.1 Cost Estimates

The estimated cost to preserve farmland within the two Project Agricultural Development Areas in Camden County/Winslow Township is shown in **Table 7a: Northern Project ADA – Estimated Cost of Development Easements of Target Farms** and **Table 7b: Southern Project ADA – Estimated Cost of Development Easements of Target Farms**. The tables show estimated easement price per acre. These figures are estimates of the average price per acre within different Pinelands areas and Winslow Township zoning districts, and reflect potential growth in those areas.

The average prices were computed using modified non-farm-assessed values for the parcels, which had been supplied by the Tax Assessor’s office in Winslow Township. These figures were adjusted according to the record of recent sales in the different zoning areas within the Township, which was somewhat spotty. The presence or absence of water and sewer service determined, in part, which sales figures were relevant to a particular parcel. The estimated figures were also guided by the experience of a licensed appraiser from Camden County who sits on the Camden County Open Space Committee. He provided assistance without charge but did not conduct actual appraisals. The final step in the process was to multiply the estimated valuations by 90%, in order to determine estimated easement value.

These valuations are thought to be quite conservative, which was considered by the CCADB to be appropriate when using an imprecise method of estimation. The County and the CCADB recognize that the actual cost for acquiring development rights or making fee simple purchases based on certified appraisals of farmland in the same region may be higher than this estimate.

6.2 Multi-Year Funding

Table 8: Camden County Farmland Preservation – Cost Sharing shows the possible cost sharing by County and State programs. It is assumed that the State funding will be the maximum amount per year that is available under the Planning Incentive Grant program, at \$1.5 million. The County share will be covered through its current bond funds.

This financial plan is a starting point. The final figures will depend on a number of factors, including the actual cost of development easements or fee simple purchase, the willingness of farmers to preserve their farmland, and the value of Pinelands Development Credits, which may provide higher easement payments than appraised values.

In addition, the Pinelands Commission recently notified Camden County that the Pinelands

Table 7a: Northern Project ADA – Estimated Cost of Development Easements of Target Farms

Block	Lot	Location	Owner	Twp zoning	Total Acres	Estimated Easement Price/Acre	Total Easement Cost
702	14	NEW FREEDOM ROAD	STELLA FARMS INC	PR1	1.88	\$17,713	\$33,300
702	20	NEW FREEDOM ROAD	STELLA FARMS INC	PR1	33.8	\$11,022	\$372,544
702	31	SCHOOL HOUSE LANE	STELLA FARMS INC	PR1	1	\$30,517	\$30,517
801	3	WATSONTOWN ROAD	STELLA FARMS INC	PR1	55.91	\$11,022	\$616,240
801	13	WATSONTOWN ROAD	STELLA FARMS INC	PR1	6	\$11,022	\$66,132
801	17	PENBRYN ROAD	STELLA FARMS INC	PR1	1.65	\$19,697	\$32,500
1701	1	NEW FREEDOM ROAD	STELLA FARMS INC	PR1	8.25	\$11,022	\$90,932
1701	13	PENBRYN ROAD	STELLA FARMS INC	PR1	10.24	\$11,022	\$112,865
702	15	NEW FREEDOM ROAD	STELLA, EDWARD	PR1	1.91	\$17,415	\$33,263
702	16	NEW FREEDOM ROAD	STELLA, EDWARD	PR1	2.66	\$13,365	\$35,551
801	15	PENBRYN ROAD	STELLA, ED JR & KAREN STELLA	PR1	5.47	\$11,022	\$60,290
801	16	PENBRYN ROAD	STELLA, ED JR & KAREN STELLA	PR1	18.41	\$11,022	\$202,915
801	19	PENBRYN ROAD	STELLA, ED JR & KAREN STELLA	PR1	10.12	\$11,022	\$111,543
801	20	PENBRYN ROAD	STELLA, ED JR & KAREN STELLA	PR1	12.83	\$11,022	\$141,412
702	21	TANSBORO ROAD	RIGOLIZZO, JOHN ET ALS	PR1 & PR6	62.42	\$48,306	\$3,015,261
1502	1 & 2	TANSBORO ROAD	RIGOLIZZO, JOHN & HELEN	PC-2	3	\$48,306	\$144,918
1502	3	EAST TAUNTON ROAD	RIGOLIZZO, JOHN & HELEN	PC-2	0.37	\$48,306	\$17,873
1502	6.01	EAST TAUNTON ROAD	RIGOLIZZO, JOHN I & HELEN	PC-2	1.71	\$48,306	\$82,603
1502	7.01	EAST TAUNTON ROAD	RIGOLIZZO, JOHN & HELEN	PC-2	4.81	\$48,306	\$232,352
1502	8	EAST TAUNTON ROAD	RIGOLIZZO, JOHN & HELEN	PC-2	5.23	\$48,306	\$252,640
901	23	KARR AVENUE	HART, HAROLD L. & SHERRY L.	PI	87.28	\$4,883	\$426,188
1601	4	WEST TAUNTON ROAD	AUWARTER, FREDERICK W	PR-1	7.05	\$11,022	\$77,705
1601	9	WEST TAUNTON ROAD	MONCIL, MICHAEL	PR-1	5	\$11,022	\$55,110
1601	12	WEST TAUNTON ROAD	CAPPUCCIO, ANTHONY & MARIE	PR-6	11.72	\$24,153	\$283,073
1603	2	WEST TAUNTON ROAD	BRINGHURST BROS.	PR-6	29.3	\$24,153	\$707,683
1603	23	TANSBORO ROAD	ANDER, MARK & CAROL	PR-6	9	\$24,153	\$217,377
			Totals		397.02	Av = \$22,582	\$7,452,787

Table 7b: Southern Project ADA – Estimated Cost of Development Easements of Target Farms

Block	Lot	Location	Owner	Twp zoning	Total Acres	Estimated Easement Price/Acre	Total Easement Cost
6105	4	SOUTH WHITE HORSE PIKE	WINSLOW FARMS CONSERVANCY INC	PA	40.14	\$4,510	\$181,031
6208	1	SOUTH WHITE HORSE PIKE	WINSLOW FARMS CONSERVANCY INC	PR-5	20.84	\$8,678	\$180,850
6208	2	SOUTH WHITE HORSE PIKE	WINSLOW FARMS CONSERVANCY INC	PA	16.16	\$4,510	\$72,882
6601	1	SOUTH WHITE HORSE PIKE	WINSLOW FARMS CONSERVANCY INC	PA	27.93	\$4,510	\$125,964
6706	1	SOUTH WHITE HORSE PIKE	WINSLOW FARMS CONSERVANCY INC	PR-5	62	\$8,678	\$538,036
7201	1&1.01	EAST FLEMING PIKE	WINSLOW FARMS CONSERVANCY INC	PR-5	205.71	\$8,678	\$1,785,151
7201	3	EAST FLEMING PIKE	WINSLOW FARMS CONSERVANCY INC	PA	32.3	\$4,510	\$145,673
7309	1	EAST FLEMING PIKE	WINSLOW FARMS CONSERVANCY INC	PR-5	72.13	\$8,678	\$625,944
7802	1	HALL STREET	WINSLOW FARMS CONSERVANCY INC	PA	17.31	\$4,510	\$78,068
7803	1	HALL STREET	WINSLOW FARMS CONSERVANCY INC	PA	36.96	\$4,510	\$166,690
7901	12	DONIO LANE	WINSLOW FARMS CONSERVANCY INC	PA	9.84	\$4,510	\$44,378
7901	13	DONIO LANE	WINSLOW FARMS CONSERVANCY INC	PA	6.13	\$6,248	\$38,300
8501	1	BAIRDMORE AVENUE	HUTTON HILL RIFLE & REVOLVER CLUB	PA	118.58	\$3,112	\$369,021
8602	2	BAIRDMORE AVENUE	HUTTON HILL RIFLE & REVOLVER CLUB	PA	99.66	\$3,112	\$310,142
			Totals		765.69	Av = \$5,625	\$4,662,131

Conservation Fund will be allocating funds for acquisitions and other conservation initiatives to further the Pinelands Conservation Plan. This may be a source of funding for farmland preservation and could be particularly helpful to Camden County in achieving its 10-year farmland preservation goals.

Table 8: Camden County Farmland Preservation – Cost Sharing

Year	County	State	Total
2006	\$1,500,000	\$1,500,000	\$3,000,000
2007	\$1,500,000	\$1,500,000	\$3,000,000
2008	\$1,500,000	\$1,500,000	\$3,000,000
2009	\$1,500,000	\$1,500,000	\$3,000,000
2010		\$0	
2011		\$0	
2012		\$0	
2013		\$0	
2014		\$0	
Totals	\$6,000,000	\$6,000,000	\$12,000,000

7.0 LOCAL COMMITMENT

7.1 Support to the Agriculture Industry in Camden County

The *Camden County Open Space and Farmland Preservation Plan* describes past and current efforts to protect the remaining farmland within Camden County and to support agriculture in the future. Several recommendations are included in the *Farmland Preservation Plan*, which the Camden County Agriculture Development Board (CCADV) is moving to implement.

A survey of farmers is a step toward gathering better information about Camden County's farm industry and a means of determining specific farmer needs. A farmer survey form was developed for use by the CCADB, which was modeled on one employed in Cumberland County, Pennsylvania, through a program conducted by Penn State University. In Camden County the CCADB is distributing the survey instrument to farmers. All surveys will be anonymous. See *Appendix B* for a copy of the survey.

It was recognized by the CCADB that the agriculture industry must be included in the county's economic planning to a greater extent than it has been. Accordingly, talks have been scheduled between the CCADB and the Camden County Improvement Authority, which is the agency most responsible for economic planning in Camden. The intention is to develop a specific plan for developing the agriculture industry in Camden County. This interaction will undoubtedly lead to greater overall support for agriculture at all levels, as well as innovative strategies for enhancing the economic growth of the industry.

Camden County is encouraging local municipalities that still have areas of farmland, as well as open space, to consider adopting municipal open space, recreation, and farmland preservation trust funds through non-binding referenda. This may be especially helpful to Winslow

Township, which has the largest remaining area of farmland in the county. Local contributions would strengthen the county preservation program and send a message to the farming community that farmland preservation is of the highest priority at both the county and municipal level.

Camden County has been considering an increase in its Open Space, Recreation, Farmland, and Historic Preservation Trust Fund tax. Property costs in the more developed parts of the county are high and acquisitions such as the Stafford Farm require large outlays of the funding secured through bonds. This has not been finally decided, however. Although Camden County residents are in strong support of open space and farmland preservation, it seemed wise for the County to complete and then publicize some of the more dramatic and popular acquisitions it was working on, before considering a tax increase.

Camden County does not have a county-level Right-to-Farm ordinance and has not appeared to require one, up to now. However, this need will be reexamined by the Camden County Agriculture Development Board and a recommendation will be made to the Camden County Freeholders.

As with most New Jersey counties, Camden County funds 50% of the position of County Agricultural Extension Agent whose role includes facilitation of farming operations, assistance to farmers, and strengthening the farming industry.

7.2 Support to the Agriculture Industry in Winslow Township

Winslow Township is in full support of Camden County's efforts to preserve farmland and to enter into the Planning Incentive Grant program. A resolution of support was approved by the Township Council in February 2005 and is included in *Appendix A*.

Local planning efforts to strengthen the farming industry are being encouraged by the CCADB, although Winslow Township has always been highly supportive of its farmers and has deliberately avoided placing barriers to farming in any of its ordinances.

Farming is a permitted use in all zoning areas of the Township and there are no specific farm-related uses or activities that are prohibited. Winslow does not have a Right-to-Farm ordinance and has not appeared to need one, to date. There has been only one minor complaint against a farm operation brought by a resident in the past 30 years [personal communication from the Zoning Officer]. Because of this harmonious relationship, the Winslow Township Committee has not felt it was necessary to enact an ordinance protecting farming. However, this need may increase in the future, as Winslow continues to develop. The CCADB, whose membership consists of several farmers from Winslow, will examine the issue and make a recommendation to the township.

8.0 IMMINENCE OF CHANGE

As the *Camden County Open Space and Farmland Preservation Plan* describes (p. 5), losses of farmland to development over the past 30+ years have been severe. Since 1970, half the

county's farmland has been converted to other uses. The farmland that remains is almost entirely limited to four municipalities: Berlin Borough, Berlin Township, Waterford Township, and Winslow Township. The Plan includes a detailed Threat Assessment of land in Camden County, which is outlined on pages 50 – 51 and described in detail in Appendix E. The *Plan* also discusses threats to farming on page 76.

Camden County is the most developed county in southern New Jersey. Since World War II, the county has grown almost 70%, from 300,743 people in 1950 to 508,932 people in 2000. This growth moved gradually, from the Delaware River waterfront communities and the early “suburban” towns closest to Camden and Gloucester Cities, spreading across Cherry Hill and adjacent regions. Since 1970, the next tier of townships, such as Gloucester, Voorhees, and Berlin Township, have been nearly built out, as well. In the past 15 years, development in the non-Pinelands portion of townships such as Winslow accelerated until that, too, was fully built. Developments also began to fill the Regional Growth Areas of the Pinelands, especially in Winslow Township.

Most farms in the Regional Growth Area are gone. As real estate has boomed again in the past two - three years, remaining farms are at extremely high risk. Even farm property in non-growth areas of the Pinelands, with its limitations on density, are being purchased for large “estate” development.

Camden County is poised to purchase acreage and acquire easements on as much open land as it can, and to preserve farmland using a variety of strategies. It needs to do so as quickly as possible and to maximize its funding for this campaign. Participation in the Planning Incentive Program will greatly strengthen this important effort.

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SOURCES OF INFORMATION

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TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

**Resolution Endorsing And Supporting The
County Of Camden's Application For A State
Agricultural Development Committee
("SADC") Planning Incentive Grant.**


WHEREAS, the County of Camden has established an Open Space Preservation Trust Fund in order to preserve farmland throughout the County, which includes areas within the Township of Winslow; and

WHEREAS, the County of Camden presently has pending an Application for a State Agricultural Development Committee ("SADC") Planning Incentive Grant to receive funding to assist in preserving farmland within the Township of Winslow; and

WHEREAS, the Governing Body for the Township of Winslow wholly endorses and supports this effort by the County of Camden to preserve farmland in the Township of Winslow as an integral part of this Community's heritage.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow that it hereby *endorses and supports the County of Camden's Application for a State Agricultural Development Committee ("SADC") Planning Incentive Grant.*

BE IT FURTHER RESOLVED that a certified copy of this Resolution may be provided to all applicable Regulatory Agencies.

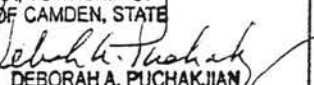

DEBORAH A. PUCHAKJIAN, RMC,
MUNICIPAL CLERK

Adopted: March 8, 2005


SUE ANN METZNER, MAYOR

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF THAT WHICH IS ON FILE IN THE OFFICE OF
THE MUNICIPAL CLERK, TOWNSHIP OF
WINSLOW, COUNTY OF CAMDEN, STATE
OF NEW JERSEY.

DATE 3/11/05


DEBORAH A. PUCHAKJIAN

MUNICIPAL CLERK

RESOLUTION

No.

18.

RESOLUTION AUTHORIZING SUBMISSION OF GRANT APPLICATION
BY THE COUNTY OF CAMDEN (DIVISION OF OPEN SPACE &
FARMLAND PRESERVATION) TO THE NEW JERSEY
STATE DEPARTMENT OF AGRICULTURE
DEVELOPMENT COMMITTEE FOR THE
FARMLAND PRESERVATION PLANNING INCENTIVE GRANT

WHEREAS, the County of Camden, Division of Open Space & Farmland Preservation, desires to submit the grant application to the New Jersey State Department of Agriculture Development Committee for the Farmland Preservation Planning Incentive; and

WHEREAS, the application of this grant has the potential to produce \$6,000,000.00 in Farmland Preservation funds for farmland preservation in the Township of Winslow, Camden County; now, therefore,

BE IT RESOLVED by the Board of Chosen Freeholders of the County of Camden that the Board does hereby authorize the submission of this grant application for the Farmland Preservation Planning Incentive and the execution of the application for receipt of said grant funds from the New Jersey Department of Agriculture Development Committee Farmland Preservation Planning Incentive; and

BE IT FURTHER RESOLVED that the Board does hereby authorize the expenditure of said grant funds pursuant to the terms of said application; and

Introduced FEB 17 2005

Adopted FEB 17 2005

RESOLUTION

No.

18a.

BE IT FURTHER RESOLVED that Ross G. Angilella, County Administrator be and hereby is authorized to execute the application, the contract and all other documents necessary to effectuate said grant.

DMW/emc

#8436

H:\Files General\Farmland Preservation - Open Space -Resolutions-Grant App. State Agr. Dev. Comm. Farmland Preservation - 2-17-05

Introduced FEB 17 2005

Adopted FEB 17 2005

Board of Chosen Freeholders of the County of Camden

OFFICE OF THE CLERK OF THE BOARD
8TH FLOOR - COURTHOUSE
520 MARKET STREET
CAMDEN, NJ 08102-1375

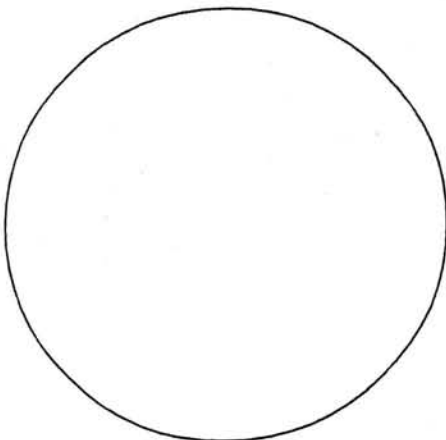


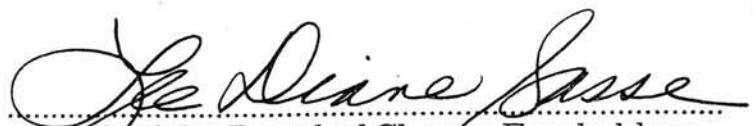
I, LEE DIANE SASSE, Clerk of the Board of Chosen Freeholders of the County of Camden, DO HEREBY CERTIFY that the annexed is a true copy of a RESOLUTION adopted by the Board of Chosen Freeholders of the County of Camden, New Jersey on the 17th day of Feb. A. D. 2005, as taken from and compared with the original now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and

affixed the seal of the County of Camden this

16th day of Mar. A. D. 2005




Clerk of the Board of Chosen Freeholders

APPENDIX B: FARM SURVEY

Also record on page 3

Future of Camden County Agriculture Program Interview Guide

NAME: _____

ADDRESS: _____

CITY: _____

STATE _____ ZIP _____

TOWNSHIP: _____

PERSONS INTERVIEWED: 1) _____

2) _____

DATE OF VISIT: _____

VOLUNTEER VISITORS: 1) _____

2) _____

Note to Coordinator:

After placing the ID number on this cover sheet and on page 3, remove the cover sheet and file separately to ensure confidentiality of results.

The Future of Camden County Agriculture

Purpose

This survey of Camden County agriculture will assess and seek to solve immediate and long-term concerns of agricultural producers and agricultural businesses in Camden County. To accomplish this, we will:

- identify a range of options for long-term survival of agriculture in the county
- identify and capitalize on the strategic advantage of Camden County
- retain, strengthen and develop agricultural enterprises to enhance the local economy
- find creative solutions to old problems

Guidelines --There are two important guidelines we will follow for completing this survey: confidentiality and the "skip it rule". Here's what they are about:

Guideline 1: Confidentiality -Your individual answers to this survey are confidential and will not be released. Your responses will be summarized with those of others to form an overall result in percentages or averages.

Guideline 2: The "Skip It Rule" -If there is a question that you feel might be best to skip, we will do that; just let us know. There is no need to explain your reasons.

Copy of Final Report --Copies of the summary will be provided to all producers who participate in this survey.

Farm ID: _____

The Future of Camden County Agriculture

I. Your Farm

We would like to start by asking you some basic questions about the organization and management of your farm and farming operation(s):

1. Which of the following describes how your farm business is organized?

- a. Family or Individual (NOT partnership or corporation)
- b. Family Partnership
- c. Non-family Partnership operation
- d. Family owned corporation
- e. Non-family corporation
- f. Other _____

2. What is your role on the farm?

- a. Owner Operator
- b. Child/relative of owner operator
- c. Non-owner manager
- d. Other _____

3. How many years has the farm been in your family? _____

4. What product or commodity generates most of your gross farm income? (*“for example, milk, beef, hay, etc.”*)

5. What are the main crops you grow? (please list)

- a. _____
- b. _____
- c. _____
- d. _____

6. Last year, what was your farm's total gross farm sales? (Circle the number of the range that applies.)

1. <\$10,000
2. \$10,000 – \$24,999
3. \$25,000 – \$99,999
4. \$100,000 – \$249,999
5. \$250,000 - \$499,999
6. \$500,000 or more
9. No response

7. Consider the present and the future: How much land is included in your operation this year? How much acreage do you expect to be in your operation in five years? (Please list the acreage)

	<u>This year</u>	<u>5 Years from now</u>
a. Total Acres Owned	_____	i. _____
b. Number of Tillable Acres Owned	_____	j. _____
c. Number of Tillable Acres Rented out	_____	k. _____
d. Number of Pasture Acres Owned	_____	l. _____
e. Number of Pasture Acres Rented out	_____	m. _____
f. Total Acres Rented	_____	o. _____
g. Number of Tillable Acres Rented	_____	p. _____
h. Number of Pasture Acres Rented	_____	q. _____

8. Of the acres owned, how many are financed and how many are owned free and clear (no debt)?

- a. Number of acres currently financed in some way _____
- b. Number of acres owned free and clear (no debt) _____

9. If you rent, how many landlords do you have? _____

10. Of these landlords, how many live in Camden County? _____

11. Are you having problems finding land to rent? (Please circle the number of your answer.)

1. Yes IF "YES" PROCEED TO QUESTION 12
2. No IF "NO" PROCEED TO QUESTION 13
3. Don't need to rent land

12. If yes, what do you think causes the problem? _____

13. If you had the opportunity to purchase more farmland, would you like to do so? *(Please circle.)*

1. Yes IF "YES" PROCEED TO QUESTION 14
2. No IF "NO" PROCEED TO QUESTION 15
9. Don't know

14. If yes, what assistance would be necessary to help you?

15. This question is about livestock & again we want to look at the present (current year) and the future (5 years from now). If you raise livestock, how many of each type do you have this year? For each type, do you expect in 5 years to have none, about the same amount, significantly more, or significantly fewer? (*"significant" is a change of 10% or more*) *Please circle accordingly for each*

Number of livestock <u>This year</u>		Number of livestock 5 Years from now				
About the		<u>None</u>	<u>Don't Same</u>	<u>More</u>	<u>Fewer</u>	<u>Know</u>
Dairy Cows:						
a. Milking Cows	_____	0	1	2	3	9
b. Replacement heifers	_____	0	1	2	3	9
Swine:						
c. Sows	_____	0	1	2	3	9
d. Finishing hogs	_____	0	1	2	3	9
e. Beef	_____	0	1	2	3	9
f. Poultry	_____	0	1	2	3	9
g. Other I	_____	0	1	2	3	9
h. Other II	_____	0	1	2	3	9

NOW WE WOULD LIKE TO ASK SOME QUESTIONS ABOUT EMPLOYEES AND LABOR

16. How many full-time, part-time, seasonal workers, and/or family members do you employ on your farm this year (including yourself)? How many do you expect to employ in 5 years?

	Number of Workers <u>This Year</u>	Expected Number of Workers <u>In 5 Years</u>
a. Full-time employees	_____	f. _____
b. Regular part-time employees	_____	g. _____
c. Seasonal employees	_____	h. _____
d. Family (adult)	_____	i. _____
e. Family (less than 18)	_____	j. _____

17. Do you have difficulties finding employees? *(Please circle the number of your answer.)*

1. Yes
2. No
9. Don't Know

18. If yes, what type of workers, and for what tasks?

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>	<u>If yes, for what tasks</u>
a. Full-time employees	1	2	9	b. _____
c. Regular part-time employees	1	2	9	d. _____
e. Seasonal employees	1	2	9	f. _____

19. Do you use migrant labor? *(Please circle the answer number.)*

1. Yes
2. No
9. Don't Know

II. Farm Supplies and Marketing

20. Where is the salesman or store located where you purchase the majority of your farm supplies? *(Circle one for each)*

	<u>Camden County</u>	<u>Neighboring County</u>	<u>Elsewhere in NJ</u>	<u>Outside NJ</u>	<u>Don't Know</u>	<u>Not Applicable</u>
a. Feeds	1	2	3	4	9	7
b. Forages	1	2	3	4	9	7
c. Fertilizer	1	2	3	4	9	7
d. Chemicals	1	2	3	4	9	7
e. Seed	1	2	3	4	9	7
f. Farm Machinery	1	2	3	4	9	7
g. Equip. repair and service	1	2	3	4	9	7
h. Livestock	1	2	3	4	9	7
i. Veterinary services	1	2	3	4	9	7
j. Banking	1	2	3	4	9	7
k. Insurance	1	2	3	4	9	7
l. Other _____	1	2	3	4	9	7

21. Do you have problems purchasing any of these supplies or services, or with the quality available? *(Please circle.)*

- 1. Yes IF "YES" PROCEED TO QUESTION 22
- 2. No IF "NO" PROCEED TO QUESTION 23
- 9. Don't know

22. If yes, for which categories (write the letter from above – question 20), and what is the problem?

Service/supply

Problem

a. _____

b. _____

c. _____

d. _____

e. _____

f. _____

23. Do you grow crops or livestock under contract for someone else? *(Please circle.)*

- 1. Yes
- 2. No
- 9. Don't know

24. If yes, please describe. _____

25. Do you contract with someone else to grow crops or livestock for you? *(Please circle.)*

- 1. Yes
- 2. No
- 9. Don't know

26. If yes, please describe. _____

27. Is lack of competition among farm suppliers causing you to pay higher prices? *(i.e., seed, fertilizer, chemical, etc.)*
(Please circle.)

- 1. Yes IF "YES" PROCEED TO QUESTION 28
- 2. No IF "NO" PROCEED TO QUESTION 29
- 9. Don't know

28. If yes, please describe.

29. Do you feel that you lack access to markets? *(Please circle.)*

- 1. Yes IF "YES" PROCEED TO QUESTION 30
- 2. No IF "NO" PROCEED TO QUESTION 31
- 9. Don't know

30. Is the lack of access to markets affecting your crop or livestock decisions? *(Please circle.)*

- 1. Yes IF "YES" PROCEED TO QUESTION 30A
- 2. No IF "NO" PROCEED TO QUESTION 31
- 9. Don't know

30A. If yes, please describe.

31. Is lack of competition among buyers of your product causing you to receive lower prices? *(Please circle.)*

- 1. Yes IF "YES" PROCEED TO QUESTION 32
- 2. No IF "NO" PROCEED TO QUESTION 33
- 9. Don't know

32. If yes, please describe.

33. What could be done in the community to improve the marketing of your crops, livestock, and milk?

III. The Future

34. How many more years do you plan to continue farming? *(Please circle one best answer)*

- 1. Plan to stop farming within a year IF CIRCLED, PROCEED TO QUESTIONS 35 & 36
- 2. 1-5 more years IF CIRCLED, PROCEED TO QUESTIONS 35 & 36
- 3. 6-10 more years IF CIRCLED, PROCEED TO QUESTIONS 35 & 36
- 4. 11-20 more years IF CIRCLED, PROCEED TO QUESTION 37
- 5. More than 20 years IF CIRCLED, PROCEED TO QUESTION 37
- 9. Don't know IF CIRCLED, PROCEED TO QUESTION 37

35. If you-plan to stop farming within the next ten years, why do you plan to stop?

36. If you plan to stop farming within the next ten years, which of the following do you plan to do with your farm after you stop farming? (*Circle all that apply*)

1. Transfer farm to a relative
2. Sell farm to a non-family member who wants to farm
3. Rent out some or all of the land
4. Sell some or all of the land for non-agricultural purposes
5. Other _____
9. Don't know

37. We would like you to consider each of the following trends. As you read them, please consider each one individually and circle if it's a "great threat," "threat," having no impact, "an opportunity," or a "great opportunity" for your farm:

	<u>Great Threat</u>	<u>Threat</u>	<u>No Impact</u>	<u>Opportunity</u>	<u>Great Opportunity</u>
a. Increase in the county's population	1	2	3	4	5
b. Biotechnology revolution in agriculture	1	2	3	4	5
c. Growth in larger-sized farms	1	2	3	4	5
d. Increased concern over the environment	1	2	3	4	5
e. Increased cost of health care	1	2	3	4	5
f. Mergers among ag supply companies	1	2	3	4	5
g. Mergers among ag processing companies	1	2	3	4	5
h. Contracting for crops and livestock	1	2	3	4	5
i. Conflicts with non-farm neighbors	1	2	3	4	5
j. An increasing number of non-farm neighbors	1	2	3	4	5
k. Loss of neighboring farms	1	2	3	4	5
l. Moving equipment on roads	1	2	3	4	5
m. Rising price of farmland	1	2	3	4	5
n. Rising real property taxes	1	2	3	4	5
o. Finding farm workers	1	2	3	4	5
p. Other farm worker/labor difficulties	1	2	3	4	5
q. Local zoning/legal restrictions on farming	1	2	3	4	5
r. Getting needed farm supplies	1	2	3	4	5
s. Finding a market for farm products	1	2	3	4	5
t. No family member to take over farm when you retire	1	2	3	4	5

38. Which of the trends just mentioned do you think will have the greatest impact on your operation? Please rank the top three. (*Write the letter from above – question 37.*)

- a. Greatest impact _____
- b. Second greatest impact _____
- c. Third greatest impact _____

39. We are now going to list several alternative farming operation or marketing options or practices. We would like to know to what degree you are interested in augmenting or changing your operation by undertaking them. PLEASE respond to each choice with “not interested,” “mildly interested,” “seriously interested,” or “already involved.” We are also interested in any comments you may have regarding these practices.

	<u>Not Interested</u>	<u>Mildly Interested</u>	<u>Seriously Interested</u>	<u>Already Involved</u>
a. Organic production Comment:	1	2	3	4
b. Value-added cooperatives Comment:	1	2	3	4
c. Marketing cooperatives Comment:	1	2	3	4
d. Purchasing cooperatives Comment:	1	2	3	4
e. On-farm processing Comment:	1	2	3	4
f. Direct marketing Comment:	1	2	3	4
g. Agri-tourism/recreation Comment:	1	2	3	4
h. Growing crops or livestock under contract for someone else Comment:	1	2	3	4
i. Contracting with someone else to grow crops or livestock for you Comment:	1	2	3	4
j. Alternative livestock production methods (e.g. hormone-free; intensive grazing) Comment:	1	2	3	4
k. Sharing equipment or facilities (e.g. planting and harvesting equip or milking parlor)? Comment:	1	2	3	4

44. What do you think are the specific *disadvantages* for agriculture in Camden County?

45. We are now going to list several “business” factors in the county. Please rate each one as we read it. Rate them as “very poor,” “poor,” “fair,” “good,” “excellent,” or “don’t know.” (*Circle one for each*).

	<u>Very Poor</u>	<u>Poor</u>	<u>Fair</u>	<u>Good</u>	<u>Excellent</u>	<u>Don't Know</u>
a. Availability of financing	1	2	3	4	5	9
b. Availability of health insurance	1	2	3	4	5	9
c. Availability of labor	1	2	3	4	5	9
d. Availability of housing	1	2	3	4	5	9
e. Availability of farm land	1	2	3	4	5	9
f. Availability of markets	1	2	3	4	5	9
g. Property taxes	1	2	3	4	5	9
h. Wage rates (paid)	1	2	3	4	5	9
i. Zoning	1	2	3	4	5	9
j. Other local regulations	1	2	3	4	5	9
k. How others view agriculture	1	2	3	4	5	9
l. How neighbors view and support ag.	1	2	3	4	5	9
m. Other _____	1	2	3	4	5	9

46. Which of the factors just listed are most critical to your operation, and why? (*Write letter from above – question 45.*)

<u>Factor</u>	<u>Why?</u>
a. _____	b. _____
c. _____	d. _____
e. _____	f. _____
g. _____	h. _____

47. Please rate how you think the following groups, in general, feel about the survival of agriculture in Camden county. Please read the name of a group and circle the number beneath one of the following: “don’t care at all,” “indifferent or unaware,” “somewhat concerned,” or “very concerned.”

	<u>Don't care at all</u>	<u>Indifferent or unaware</u>	<u>Somewhat concerned</u>	<u>Very concerned</u>
-				
a. Township officials	1	2	3	4
b. County officials	1	2	3	4
c. Local Chamber of Commerce	1	2	3	4
d. Economic Development Corporation	1	2	3	4
e. Township economic planner	1	2	3	4
f. County economic planning	1	2	3	4

48. What more would you like local farm and commodity organizations to do to support your agricultural activities?

49. What do you think *county* government should be doing to help agriculture?

50. What do you think *township* government should be doing to help agriculture?

51. What is your *opinion* of the County Ag Land Preservation Program?

52. What do you think should be done *to improve* the County Ag Land Preservation Program?

53. What else do you believe needs to be done to maintain or enhance agriculture's role in Camden County?

54. The following statements may or may not apply to your farm. As you read each one, please indicate whether you “strongly agree,” “agree,” “not sure,” “disagree,” “strongly disagree,” or the statement is “not applicable.”

	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree	Not Applicable
a. We have a long range plan for the future of this farm	1	2	3	4	5	7
b. I would consider <i>selling</i> development rights to this land	1	2	3	4	5	7
c. I would consider <i>donating</i> development rights to this land	1	2	3	4	5	7
d. I would consider transfer of development rights to my land	1	2	3	4	5	7
e. I would sell this land for development	1	2	3	4	5	7
f. Development should be restricted to land with access to sewer service	1	2	3	4	5	7
g. I am willing to support ordinances that restrict my own ability to develop land in order to keep non-farmers out of ag areas	1	2	3	4	5	7
h. Camden County should issue additional bonds to raise money for ag land preservation	1	2	3	4	5	7
i. Camden County should create and support a “Grown in Camden County” label to promote locally grown products	1	2	3	4	5	7

V. Final Comments

55. What percentage of your household income comes from the farm operation? _____

56. Do you or your spouse work off-farm, and if so, what is your/their off farm occupation?: *(Please circle "yes" or "no," write in the occupation if "yes," and circle full or part-time.)*

		<u>Work Off-Farm?</u>				<u>If Work Off-Farm</u>		
		<u>Yes</u>	<u>No</u>	<u>Don't Know</u>	<u>Occupation</u>		<u>Full-time</u>	<u>Part-Time</u>
Husband	a.	1	2	9	b. _____	c.	1	2
Wife	d	1	2	9	e. _____	f	1	2

57. If you or your spouse work off-farm, why do you/they do so?

58. How old are you and your spouse?

Self a. _____

Spouse b. _____

59. What other comments or suggestions do you have about the future of agriculture in Camden County?

Thank you for your cooperation with our Future of Camden County Agriculture survey.

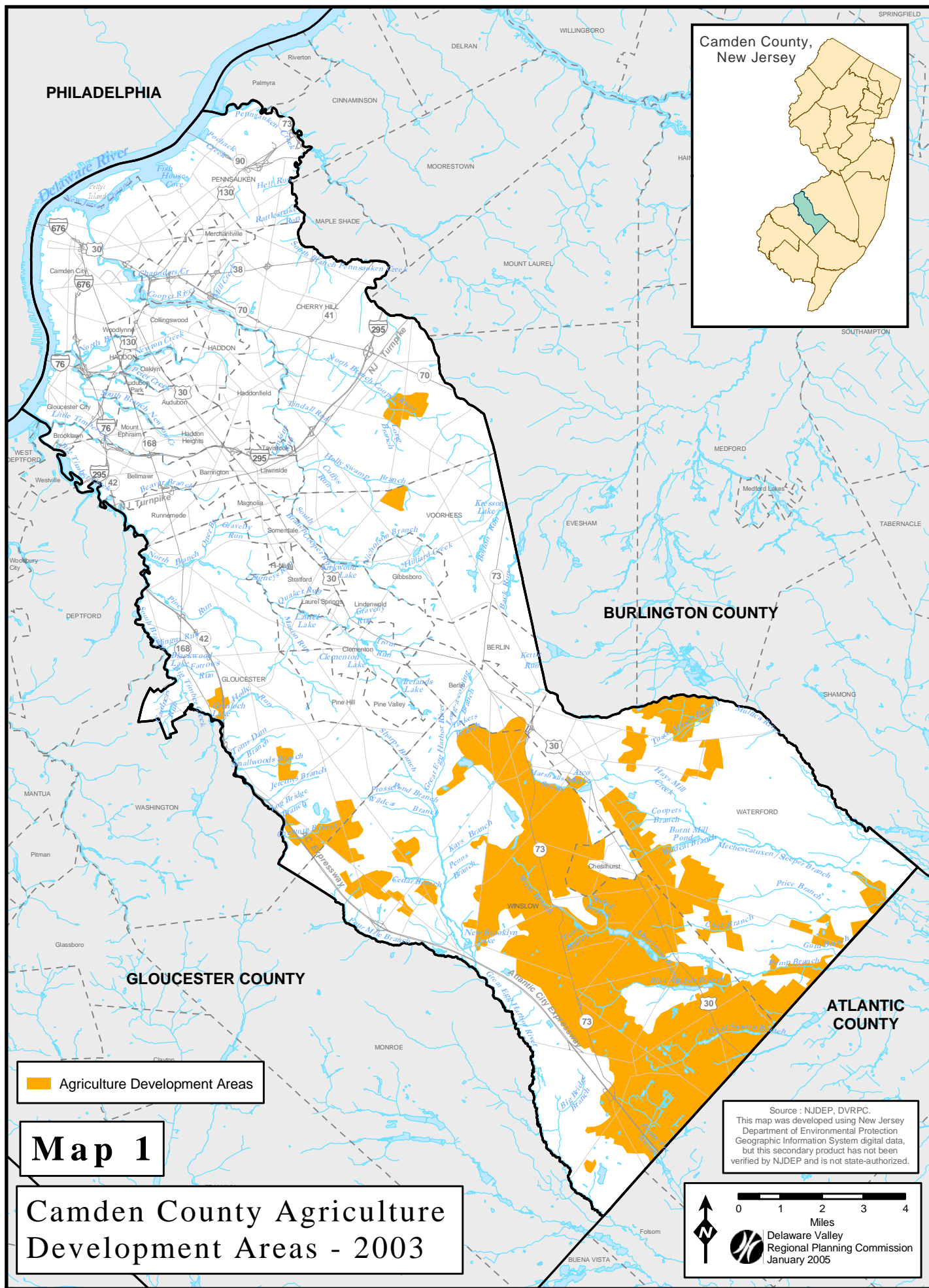
**APPENDIX C: INVENTORY OF FARM-ASSESSED PROPERTIES IN
CAMDEN COUNTY, FALL 2004**

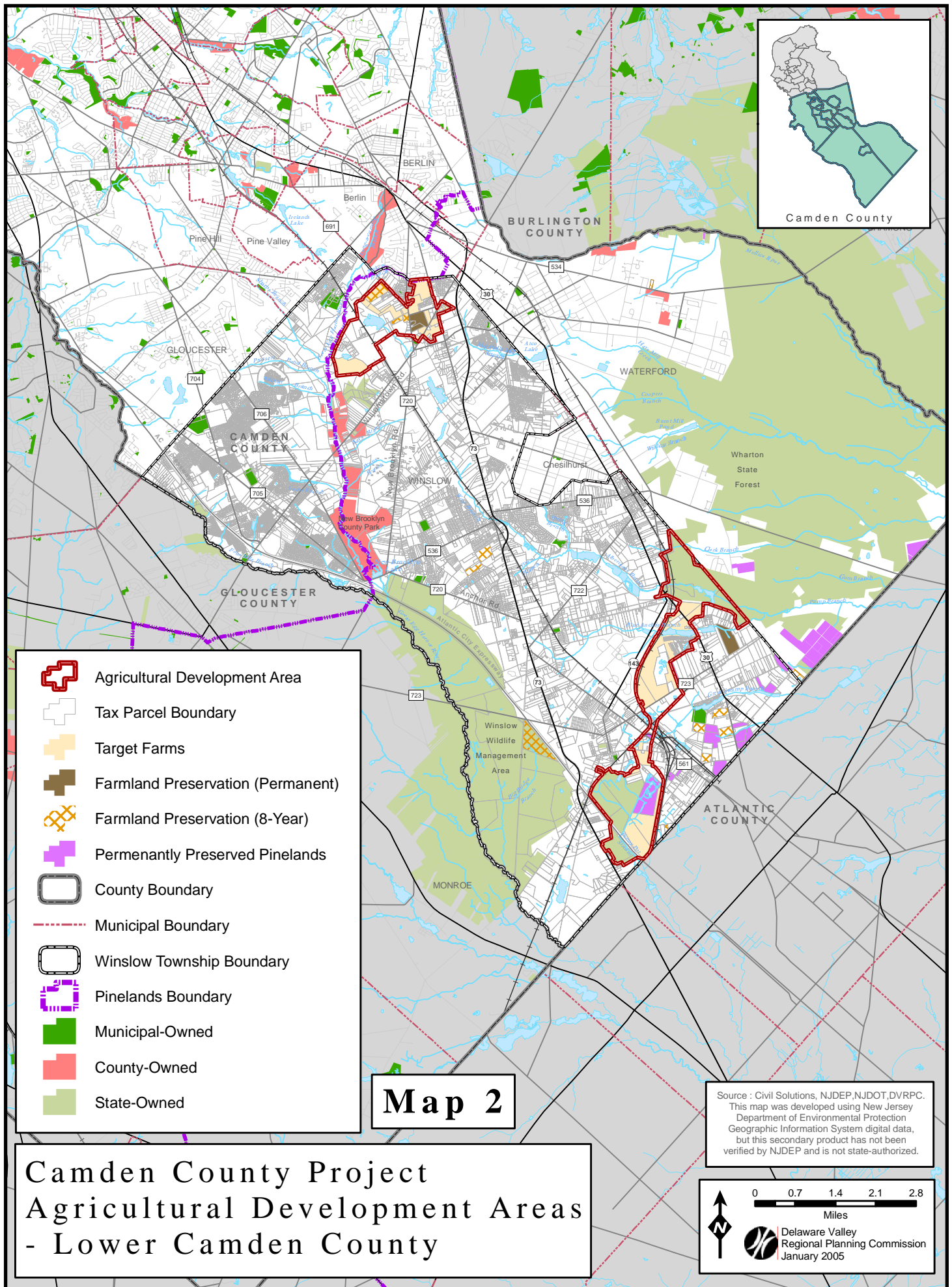
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CAMDEN COUNTY MAPS

1. Camden County Agriculture Development Areas – 2003
2. Camden County Project Agricultural Development Areas – Lower Camden County
3. Northern Project Agricultural Development Area and Target Farms
4. Northern Project Agricultural Development Area [on aerial photos]
5. Southern Project Agricultural Development Area and Target Farms
6. Southern Project Agricultural Development Area [on aerial photos]
7. Northern Project Agricultural Development Area – Soil Classes
8. Southern Project Agricultural Development Area – Soil Classes
9. Sewer Service Areas and Treatment Plants – Lower Camden County
10. Winslow Township Zoning in Pinelands Areas

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Agricultural Development Area



Tax Parcel Boundary



Target Farms



Farmland Preservation (Permanent)



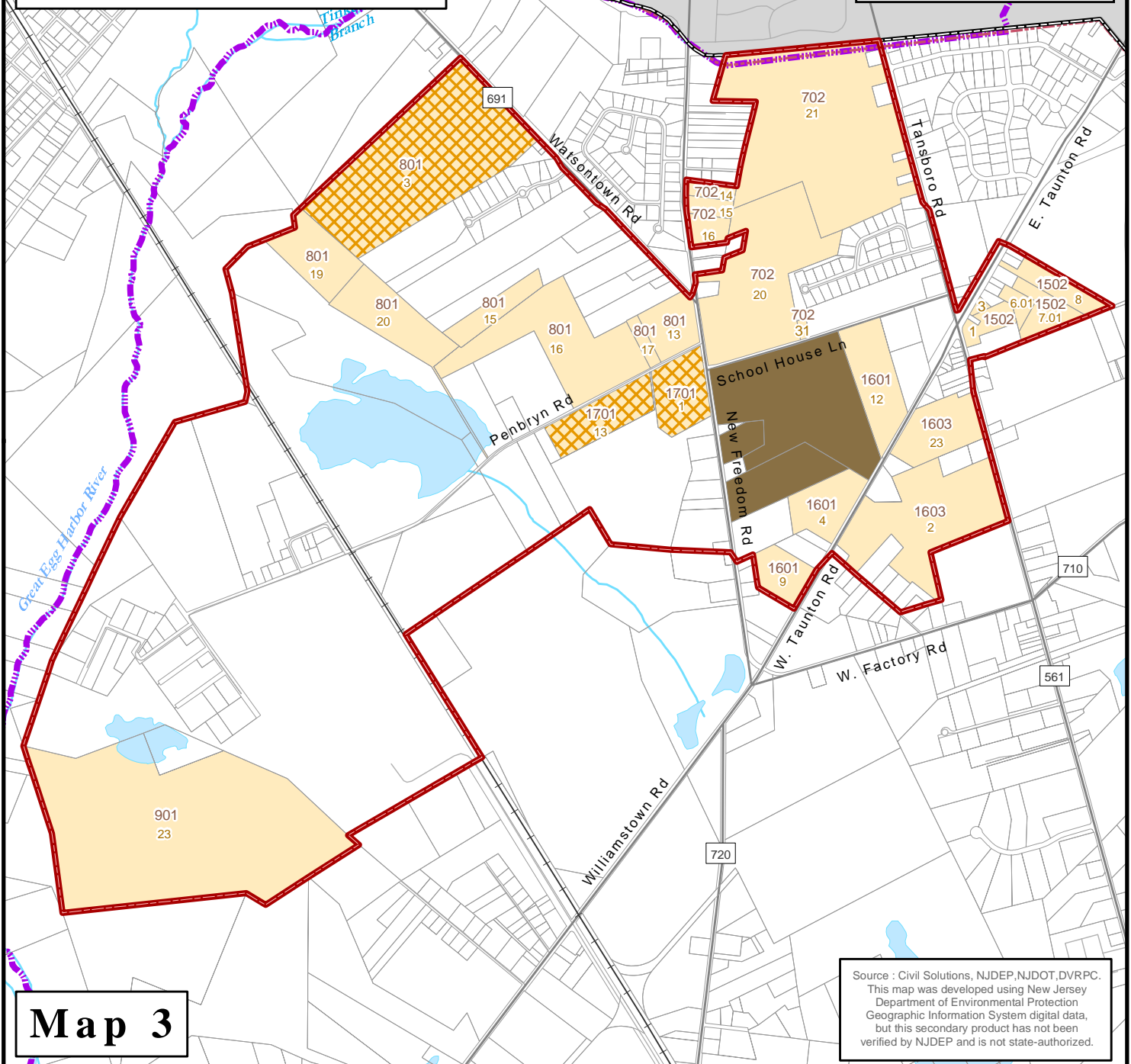
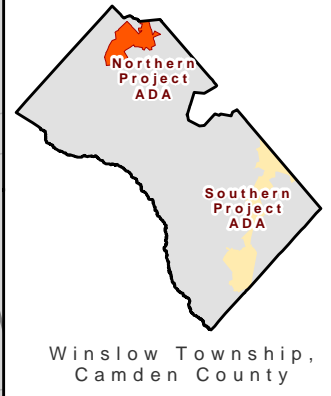
Farmland Preservation (8-Year)



Winslow Township Boundary



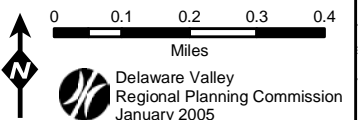
Pinelands Boundary



Map 3

Northern Project Agricultural Development Area and Target Farms

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





Agricultural Development Area



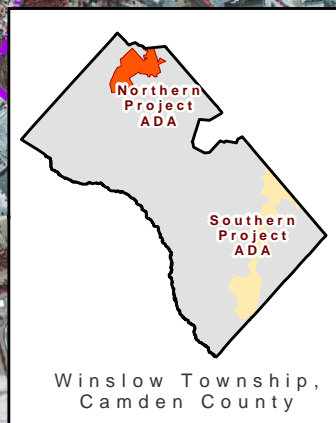
Tax Parcel Boundary



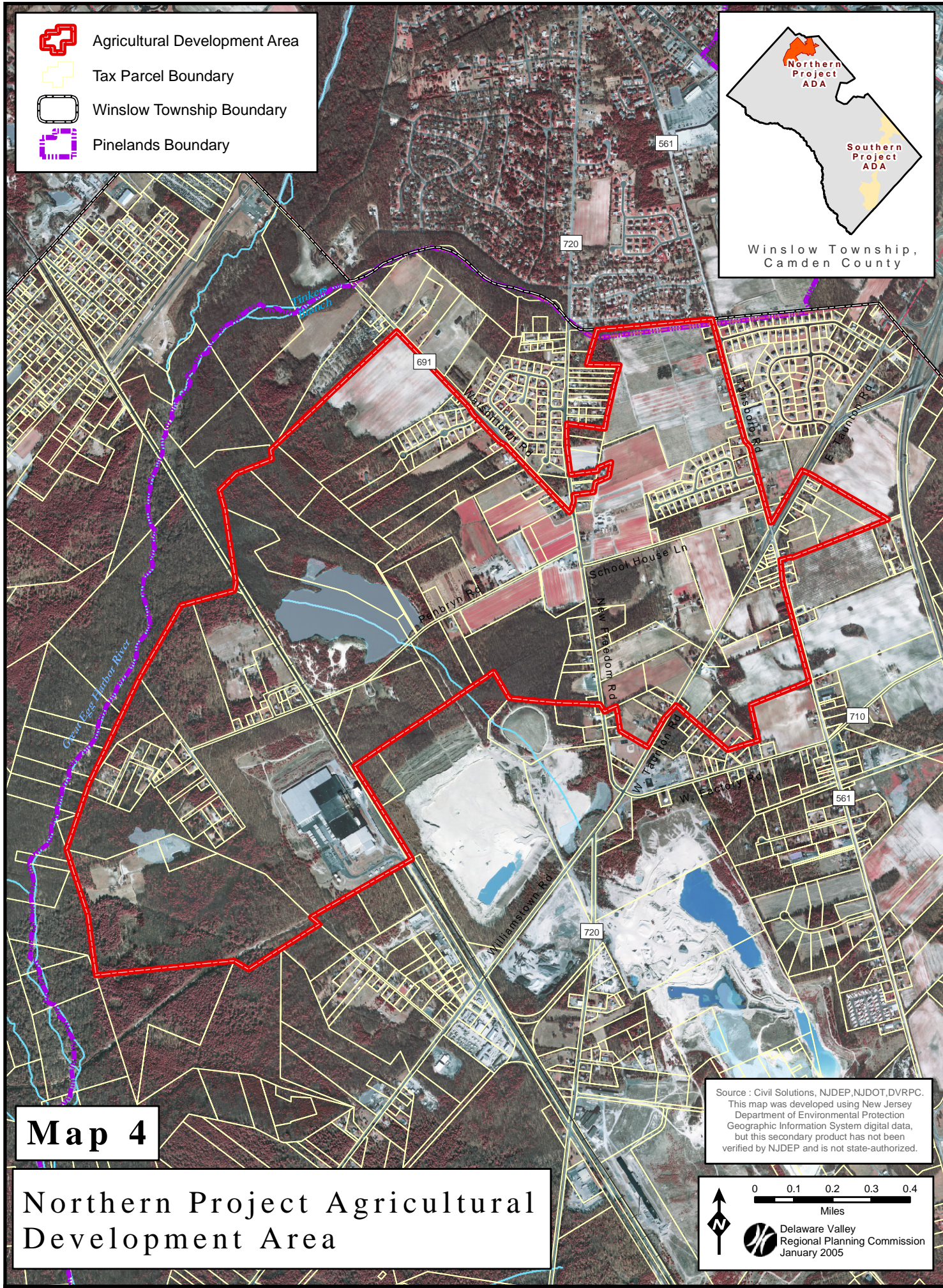
Winslow Township Boundary



Pinelands Boundary



Winslow Township,
Camden County



Map 4

Northern Project Agricultural Development Area

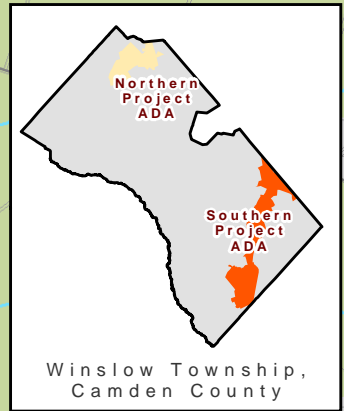
Source : Civil Solutions, NJDEP, NJDOT, DVRPC.
This map was developed using New Jersey
Department of Environmental Protection
Geographic Information System digital data,
but this secondary product has not been
verified by NJDEP and is not state-authorized.



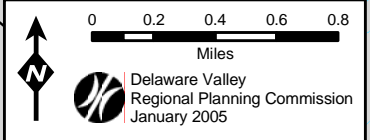
0 0.1 0.2 0.3 0.4
Miles



Delaware Valley
Regional Planning Commission
January 2005



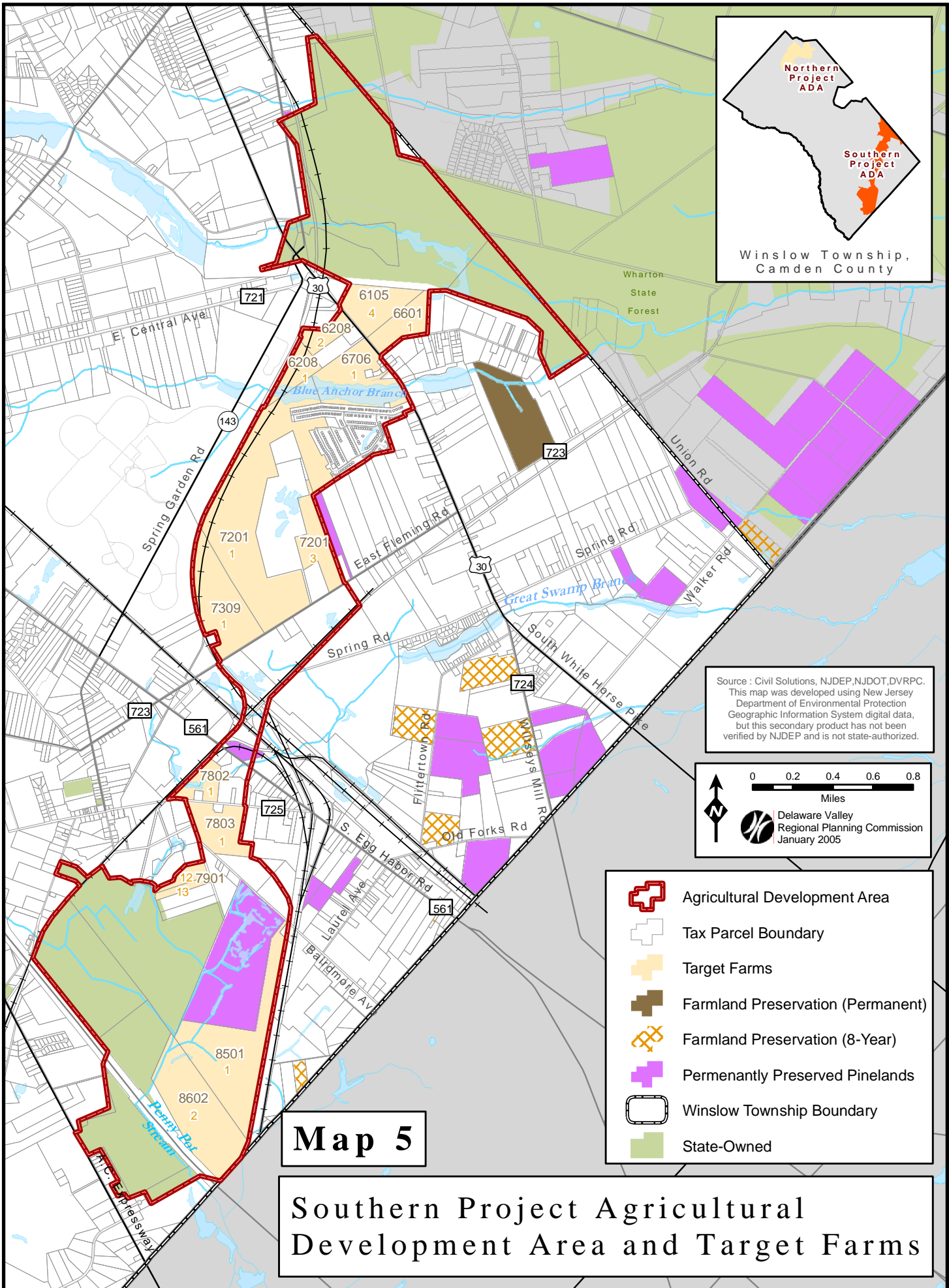
Source : Civil Solutions, NJDEP, NJDOT, DVRPC.
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



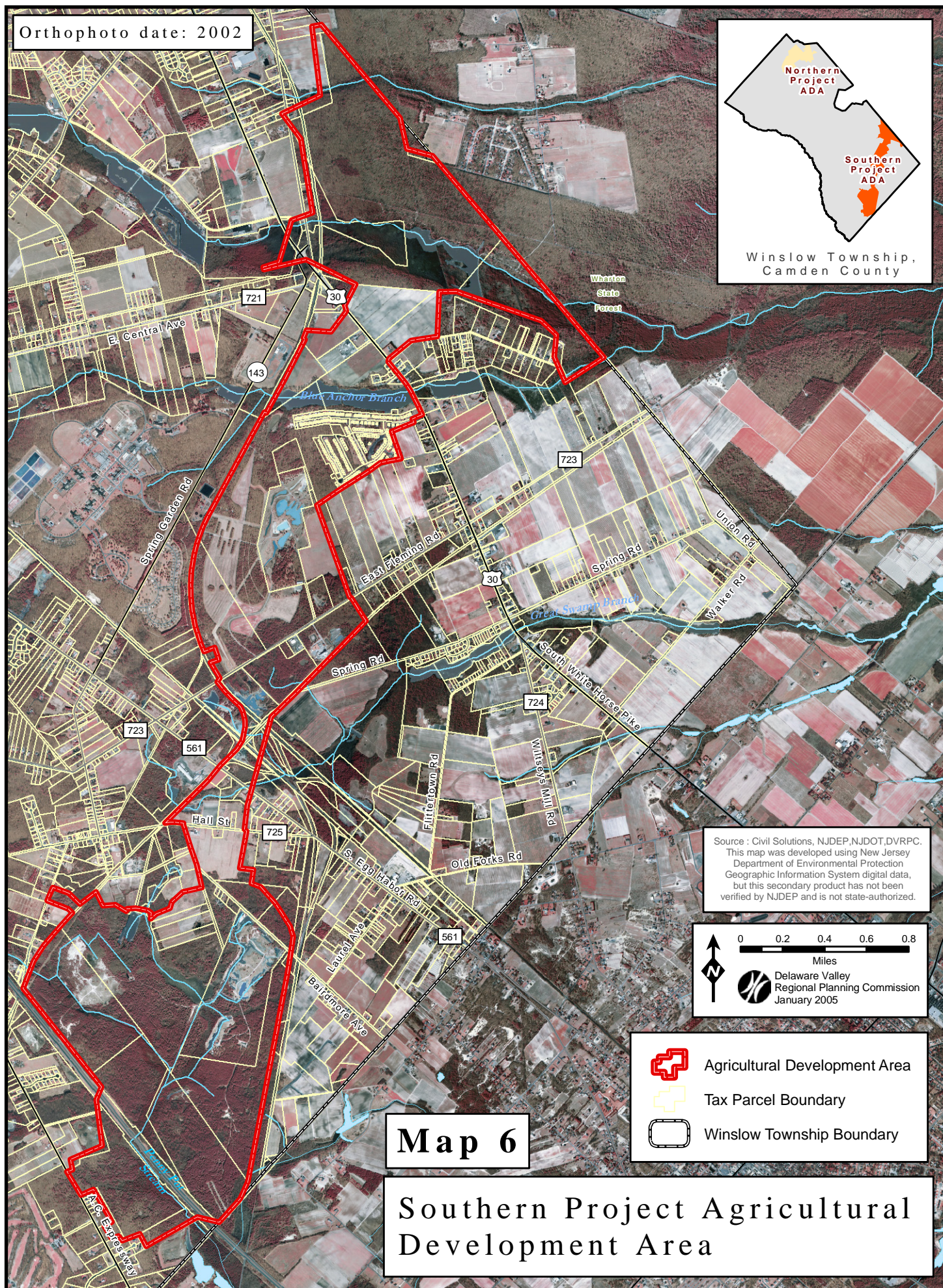
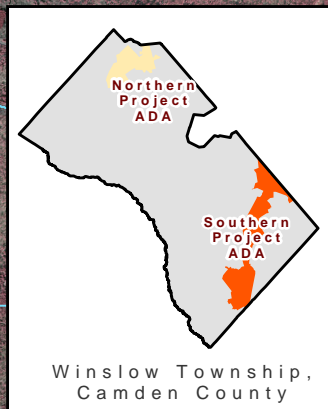
- Agricultural Development Area
- Tax Parcel Boundary
- Target Farms
- Farmland Preservation (Permanent)
- Farmland Preservation (8-Year)
- Permanently Preserved Pinelands
- Winslow Township Boundary
- State-Owned

Map 5

Southern Project Agricultural Development Area and Target Farms



Orthophoto date: 2002





Agricultural Development Area



Tax Parcel Boundary



Target Farms

Soil Designation



P-1 (Prime Farmland)



S-1 (Statewide Importance)



L-1 (Local Importance)



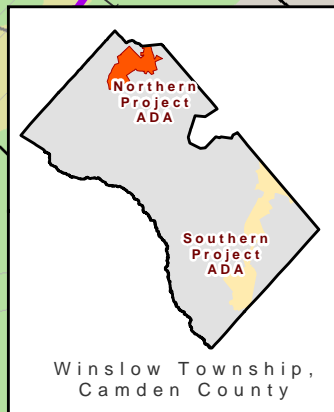
U-1 (Unique Farmland)



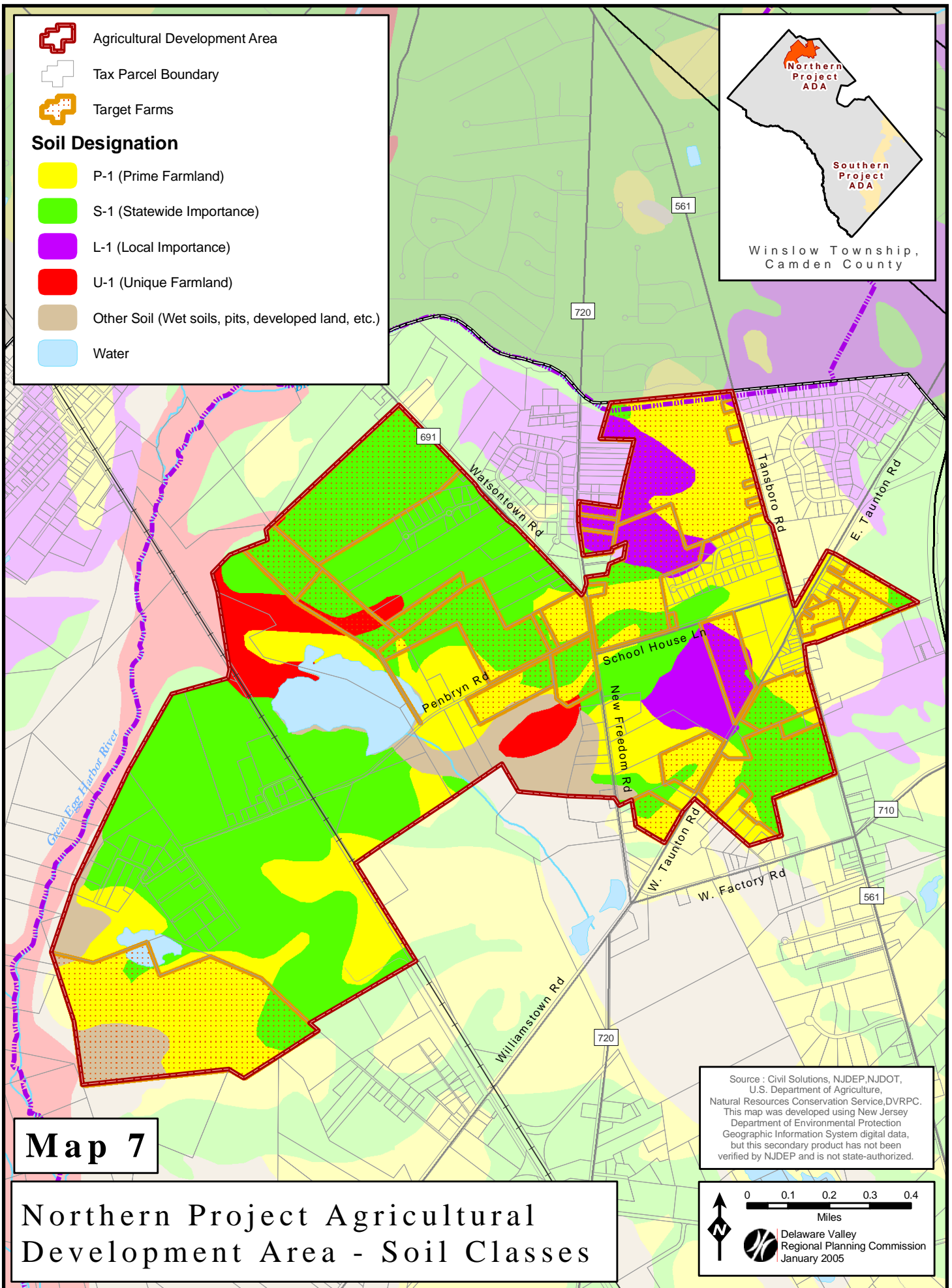
Other Soil (Wet soils, pits, developed land, etc.)



Water



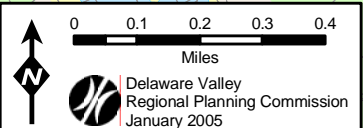
Winslow Township,
Camden County

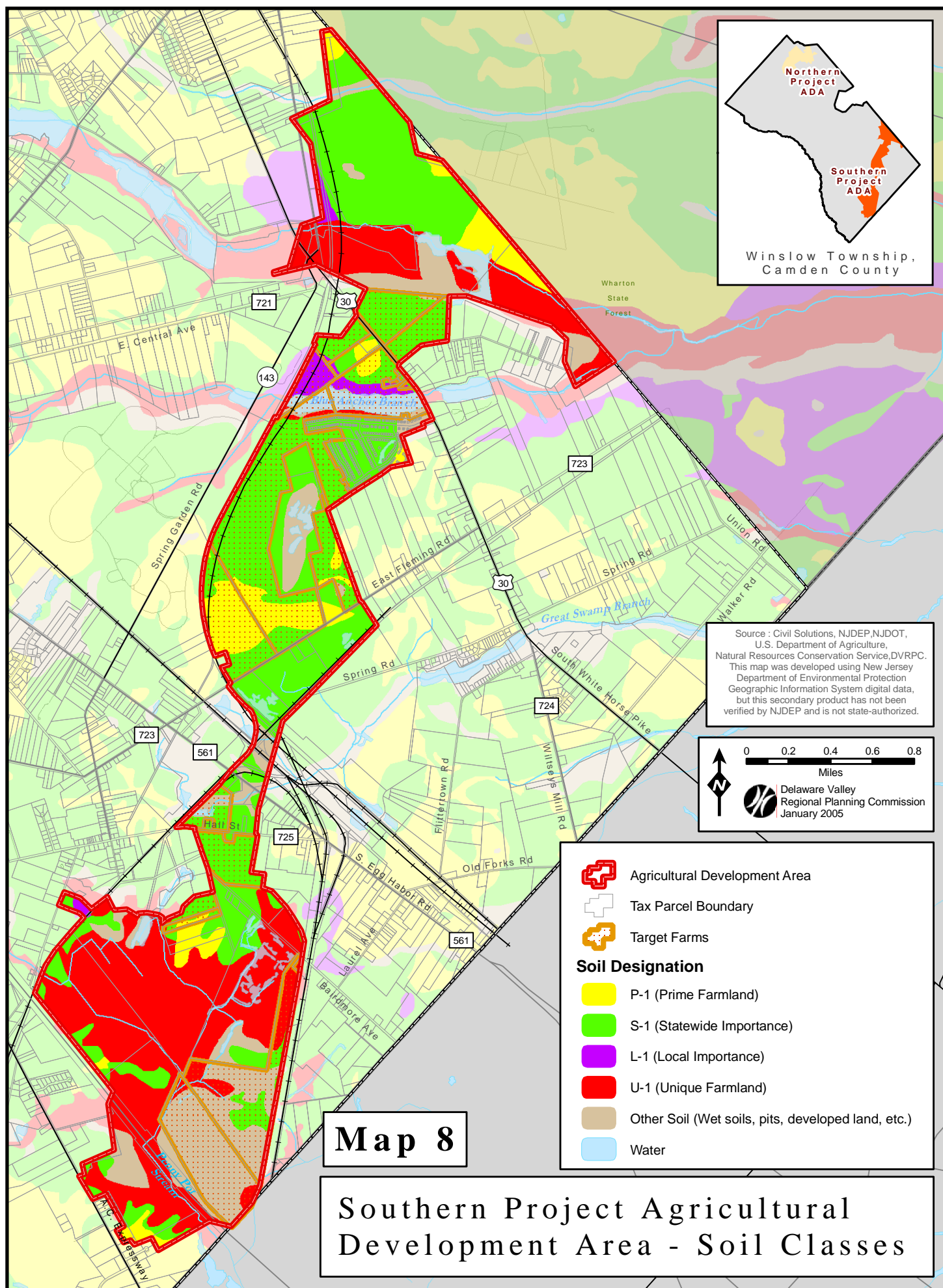


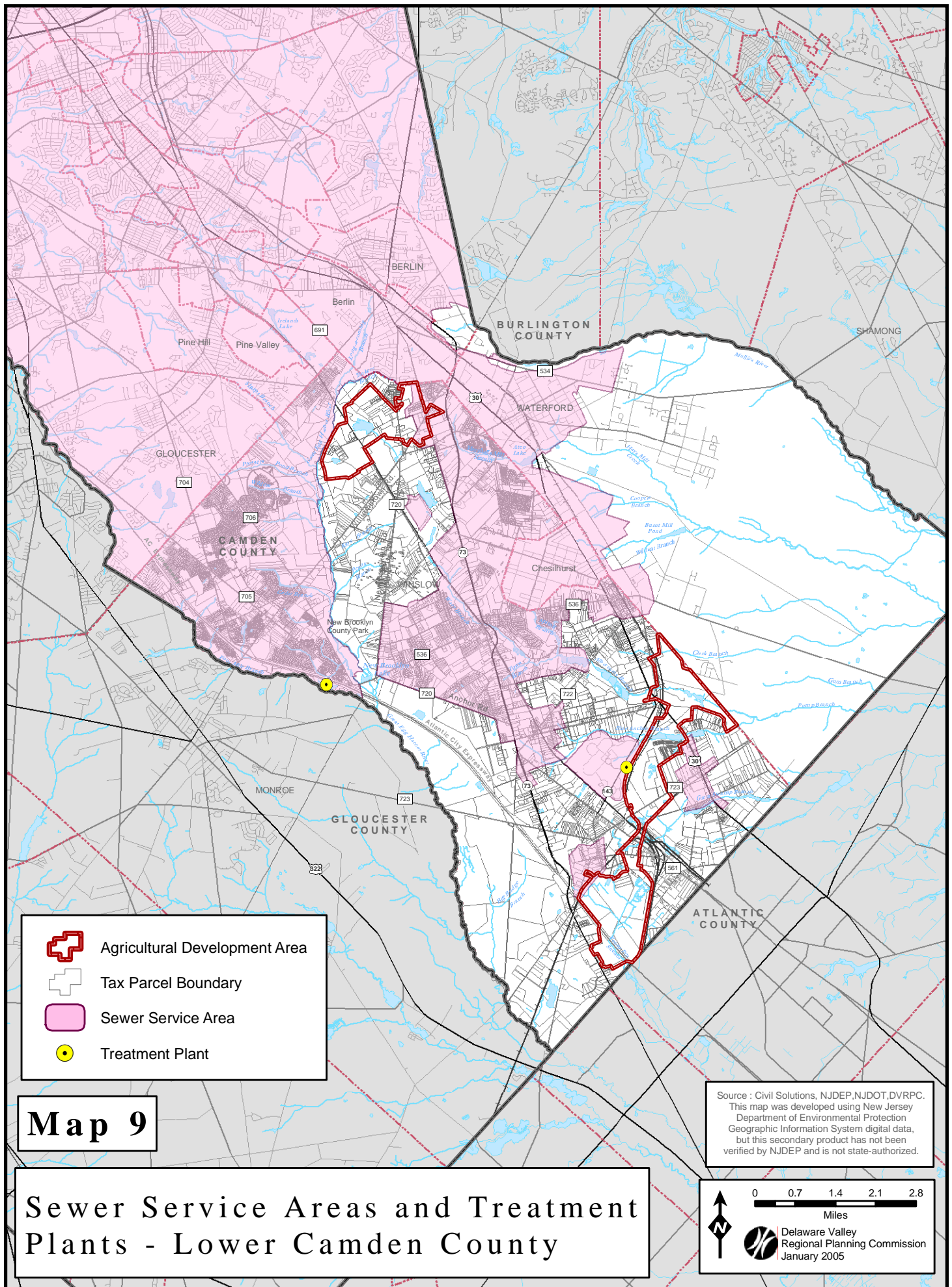
Map 7

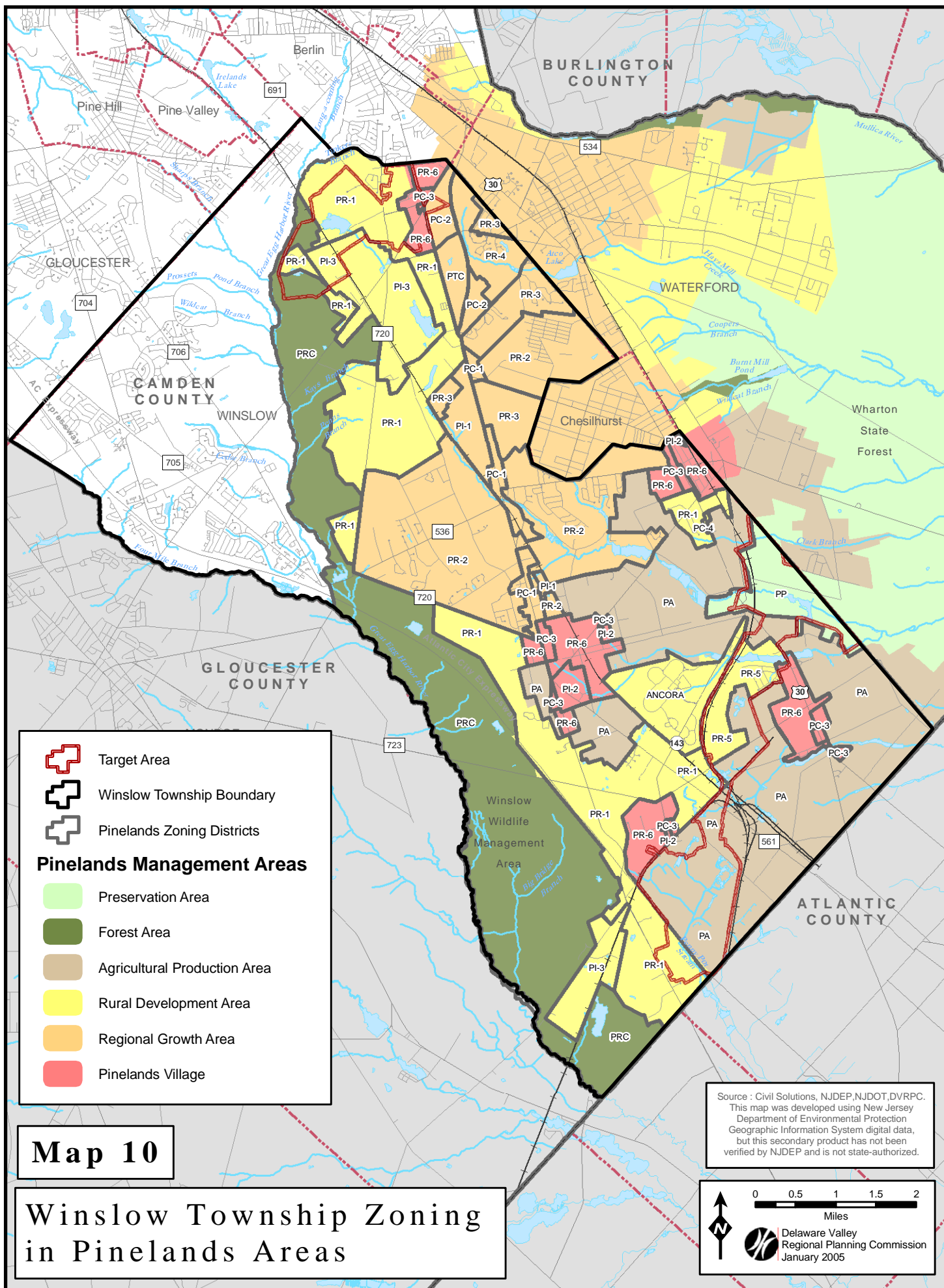
**Northern Project Agricultural
Development Area - Soil Classes**

Source : Civil Solutions, NJDEP, NJDOT,
U.S. Department of Agriculture,
Natural Resources Conservation Service, DVRPC.
This map was developed using New Jersey
Department of Environmental Protection
Geographic Information System digital data,
but this secondary product has not been
verified by NJDEP and is not state-authorized.









DELAWARE VALLEY REGIONAL PLANNING COMMISSION

Publication Abstract

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ABSTRACT

This publication is both an addendum to the *Camden County Open Space and Farmland Preservation Plan*, published in May 2004, and an application to the New Jersey State Agricultural Development Committee for a New Jersey Farmland Planning Incentive Grant for Camden County farmland preservation. The publication provides information on existing preserved farmland in the county, lists the county goals for farmland preservation, and describes farming trends in Camden. Two Agricultural Project Areas, located in Winslow Township, are identified and described through text, tables, and maps. Specific farms within those areas that have been targeted for preservation by the Camden County Agricultural Development Board are also described in detail. A multi-year funding plan for preservation of these farms is outlined, along with general recommendations for actions by the municipality and county that would support Camden County's farming industry and the preservation of its farmland. The appendix includes a list of all farm-assessed properties in Camden County.

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