

# COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE

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FRANKLIN TOWNSHIP  
GLOUCESTER COUNTY

JANUARY 2022



# **COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE**

**for**

## **Township of Franklin County of Gloucester**

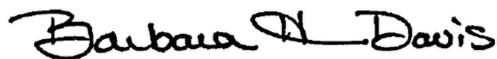
**Prepared January 27, 2022 by:**

**The Land Conservancy of New Jersey**

*An accredited land trust*

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**for**

## **Township of Franklin County of Gloucester**

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**January 27, 2022**

# ACKNOWLEDGEMENTS

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## **Township Committee**

Mayor John “Jake” Bruno  
Dave Deegan, Deputy Mayor  
Heather Flaim  
Timothy Doyle  
Mary Petsch-Wilson

## **Agricultural Advisory Committee**

Michelle Doyle, Chair  
Jim Ketcham  
Harry Lucas  
Ralph Travaglione, Secretary

Ken Atkinson, Farmland Preservation Facilitator, Franklin Township  
Land Program Manager, South Jersey Land and Water Trust

## **Gloucester County Office of Land Preservation**

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## **State Agriculture Development Committee**

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*The Township of Franklin Comprehensive Farmland Preservation Plan Update was prepared with funding from the New Jersey State Agriculture Development Committee.*

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*Cover Photograph:* Cairone Farm

*Section Banners:*

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- Chapter 2. Travaglione Farm
- Chapter 3. Kargman Farm
- Chapter 4. Faubel Farm
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- Chapter 7. Faubel Farm
- Chapter 8: Nichols Farm



***Executive Summary***

Franklin Township’s large area and rural character define the agricultural landscape and are the hallmarks of its highly successful farmland preservation program. To date, the Township has preserved 55 farms, totaling 3,082 acres. Since the completion of its initial *Comprehensive Farmland Preservation Plan*, the Township has preserved 25 farms totaling 1,359 acres. Franklin Township is an active participant in the State Agriculture Development Committee’s Municipal Planning Incentive Grant (PIG) program, with 18 of the 55 farms (25% of all the preserved farmland acreage) protected through this program. The governing body is committed to the permanent protection of farmland in the town to preserve the agricultural lifestyle and economy it supports.

**Vision for Farmland Preservation**

The Franklin Agricultural Advisory Committee (AAC) is dedicated to the preservation of the Township’s productive farmland, farms, and farmers. To that end, the AAC is committed to continue to preserve additional farmland, and to provide support for the farming community in Franklin Township.

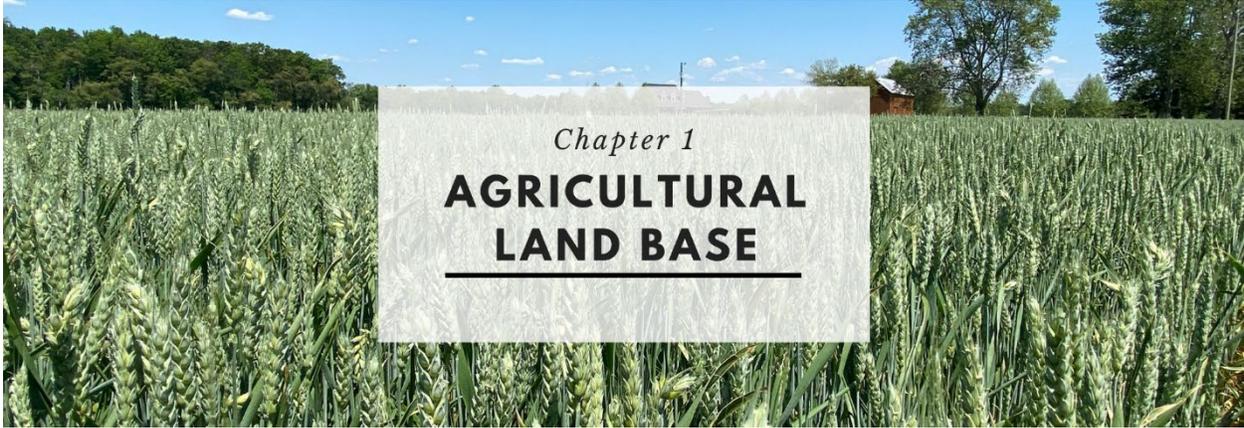
**Goals of the Agricultural Advisory Committee**

The continued viability of agriculture through the preservation of productive farms to the maximum extent possible. To date, more 3,082 acres have been preserved for agriculture. The Township is committed to adding an additional 1,500 acres over the next 10 years.

**Public Meetings**

The Township held two public meetings on the *Comprehensive Farmland Preservation Plan Update* to share the draft *Plan Update* with residents. The first public meeting was held on November 9, 2020, as part of the regularly scheduled meeting of the Agricultural Advisory Committee. The second public meeting was hosted by the Planning Board to review the final draft of the *Plan Update* prior to adoption as an Element of the Master Plan on October 19, 2021. The public meetings were announced on the municipal website. The AAC passed a resolution at its November 9, 2021 meeting formally approving the Plan Update.

Meeting materials are included in **Appendix A**.



## ***Chapter 1. Agricultural Land Base***

*Note about the data used in the Comprehensive Farmland Preservation Plan Update:*

*Chapters 1, 2, and 3 use the Farmland Tax Assessment Dataset, provided by the State Agriculture Development Committee (SADC) for 2017 and 2019. This is used in conjunction with the Census of Agriculture to provide summary information on the business of agriculture for the municipality and county. Chapters 4 and 5 of the Plan Update rely on the digital mapping acreage, derived from the GIS (Geographic Information Systems) software used to create the maps in the Plan Update. The GIS is the basis by which potentially eligible farms (“targeted farms”) are identified and there may be slight discrepancies in acreage numbers from those provided in the Farmland Tax Assessment Data.*

### **A. Agricultural Landscape**

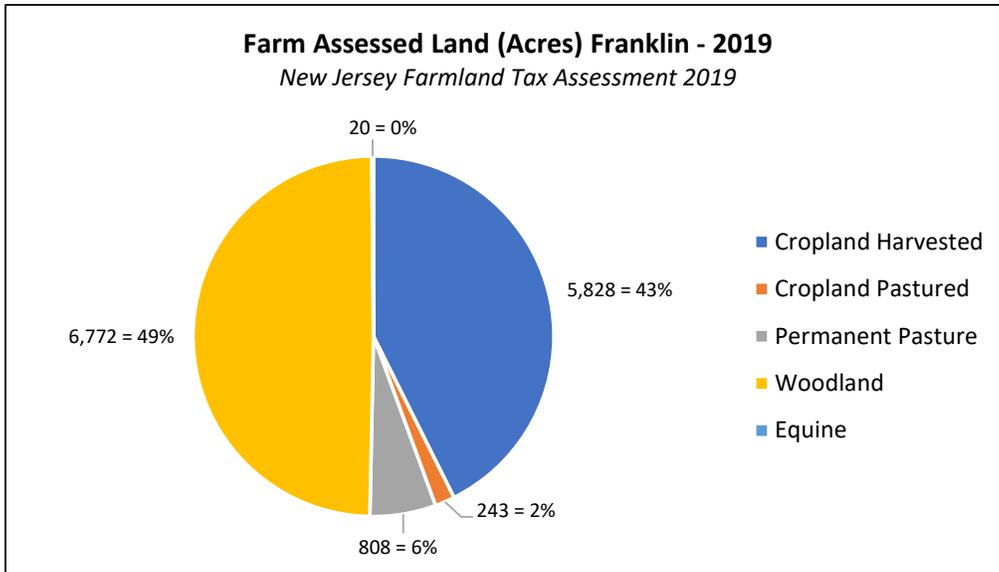
The Township of Franklin has **13,671 acres** of farm assessed land devoted to agricultural or horticultural use, including cropland, pasture, woodland, and equine operations in 2019.<sup>a</sup> (**Map 1 and Map 2**)

Due to the nature of the topography, slightly less than half of Franklin’s farm-assessed acreage is woodland/wetland (6,772 acres); with 6,879 acres designated active agriculture (cropland and pasture), and 20 acres designated as equine.<sup>1</sup> (**Figure 1**)

Franklin Township lies within the Outer Coastal Plain Region Physiographic Province. This physiographic province consists of unconsolidated sands, silts, and clays. As these sediments are prone to erosion, the Coastal Plain is generally characterized by regions of low topographic relief. Gloucester County is ideal for supporting a rich and productive agricultural industry. Its flat, sandy terrain and high-yielding groundwater aquifers create excellent conditions for agricultural production.<sup>2</sup>

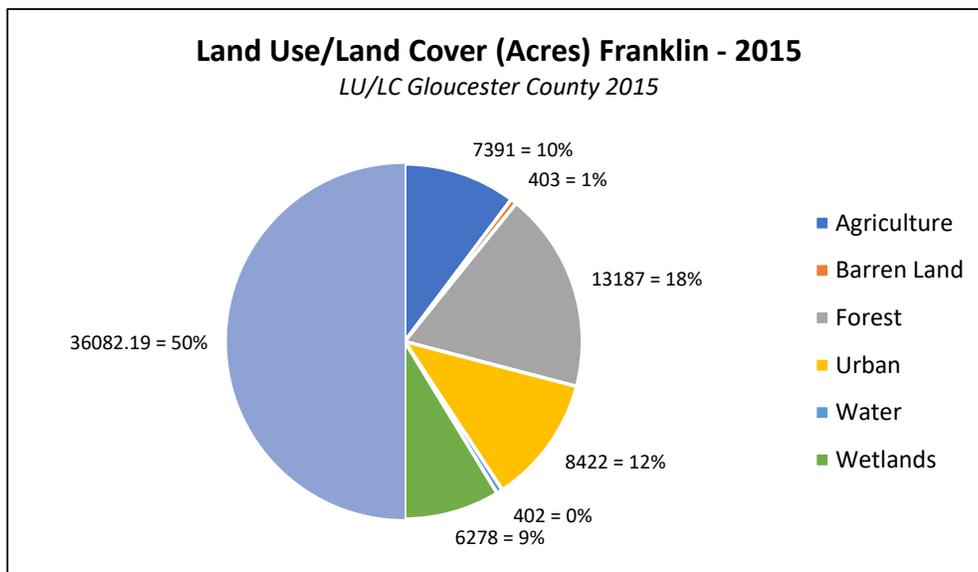
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<sup>a</sup> Farm assessed acreage from the 2019 and 2017 Tax Assessment Dataset.



**Figure 1. Farm Assessed Land in Franklin (2019) Tax Assessment**

According to 2015 Land Use/Land Cover (LU/LC) data from the New Jersey Department of Environmental Protection (NJDEP), 20% (7,390 acres) of the municipality is dedicated to land in agricultural use. While Franklin has approximately the same percentage of farm assessed wetland as the rest of the county (17%), it has more forest area (36%) than the county (22%). (Figure 2 and Figure 3) Franklin has a lower percentage of urban land (23%) than the county wide figure of 35%. (Table 1)



**Figure 2. Land Use/Land Cover for Franklin (NJDEP)**



<b>Table 1. 2015 Land Use/Land Cover for Franklin and Gloucester County</b>				
	Franklin Township		Gloucester County	
	Acres	Percent	Acres	Percent
Agriculture	7,390.66	20.48%	41,294	19.19%
Barren	403.15	1.12%	3,285	1.51%
Forest	13,186.56	36.55%	48,273	22.43%
Urban	8,422.12	23.34%	76,590	35.60%
Water	401.99	1.11%	10,499	4.90%
Wetland	6,277.72	17.40%	35,227	16.37%
<i>Source: NJDEP 2015 Land Use/Land Cover</i>				

## B. Soils

Soil types are determined by the parent bedrock material from which they were formed, the drainage characteristics they exhibit, and the steepness of the slopes on which they are found. Soil types are grouped into larger categories called soil series, which are based on the parent materials, chemical compositions, and profiles of their member soil types. Soil series are themselves grouped into broader categories, called soil associations, which were formed through similar processes.<sup>3</sup> The Natural Resources Conservation Service (NRCS) classifies certain soils as prime, of statewide importance, or unique based on their potential for agricultural productivity.

- *Prime farmland soils*, as defined by the United States Department of Agriculture (USDA), rest on land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. They have the quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime soils flood infrequently and are not excessively erodible or saturated with water for a long period of time. There are **18,831 acres** of prime farmland soils in Franklin Township, of which **7,591** are in active agricultural use. Accounting for **27%** of the total soils in the Township, these soils are mostly low-lying Northern Tidewater Area Aura sandy loams (AugB) and Downer sandy loams (DoeA), which can sustain high yields of crops.
- *Farmland soils of statewide importance* are nearly prime, producing high yields of crops when treated and managed according to acceptable farming methods, and some may produce yields that are as high as prime soils if conditions are favorable. There are **6,962 acres** of soil of statewide importance in Franklin Township.
- *Farmland soils of statewide importance, if drained* are soils of statewide importance for agriculture if protected from flooding or not frequently flooded during the growing season. In Franklin, there are **868 acres** of soils of statewide importance, if drained.

- *Farmland soils of local importance* include those that are not prime or of statewide importance and are used to produce high value food, fiber, or horticultural crops. There are **112 acres** of soils of local importance in Franklin Township.
- *Unique soils* exhibit specific qualities that may be favorable to the production of specialized crops such as cranberries, fruits, and vegetables. There are **6,115 acres** of soils with unique importance in Franklin Township, of which 119 are in active agricultural use. Atsion sand and Manahawkin muck fall into this category.

**Table 2** identifies the major soils in Franklin Township, grouped by the NRCS classifications for agricultural soils and **Map 3** illustrates their location. Of the total land in Franklin, **91%** of the town is identified as agricultural soil by the NRCS.

<b>Table 2. Soil Categories - Franklin Township</b>		
<b>Abbr.</b>	<b>Name</b>	<b>Acreage</b>
AucB	Aura loamy sand, 0 to 5% slopes	1,664.29
AugA	Aura sandy loam, 0 to 2% slopes, Northern Tidewater Area	86.38
AugB	Aura sandy loam, 2 to 5% slopes, Northern Tidewater Area	9,593.54
AvsB	Aura-Sassafras loamy sands, 0 to 5% slopes	92.81
AvtB	Aura-Sassafras sandy loams, 2 to 5% slopes	1,021.86
DoeA	Downer sandy loam, 0 to 2% slopes, Northern Coastal Plain	2,136.60
DoeB	Downer sandy loam, 2 to 5% slopes, Northern Coastal Plain	580.39
SacA	Sassafras sandy loam, 0 to 2% slopes, Northern Coastal Plain	1,484.13
SacB	Sassafras sandy loam, 2 to 5% slopes, Northern Coastal Plain	291.88
WoeA	Woodstown sandy loam, 0 to 2% slopes, Northern Coastal Plain	193.38
WoeB	Woodstown sandy loam, 2 to 5% slopes, Northern Coastal Plain	343.61
WokA	Woodstown-Glassboro complex, 0 to 2% slopes	1,342.45
	<b>Prime Farmland Soils:</b>	<b>18,831.31</b>
AugC	Aura sandy loam, 5 to 10% slopes	74.78
AvsC	Aura-Sassafras loamy sands, 5 to 10% slopes	55.83
AvtC	Aura-Sassafras sandy loams, 5 to 10% slopes	214.72
AvtC2	Aura-Sassafras sandy loams, 5 to 10% slopes, eroded	61.54
DocB	Downer loamy sand, 0 to 5% slopes, Northern Coastal Plain	3,962.20
DocC	Downer loamy sand, 5 to 10% slopes, Northern Coastal Plain	0.38
HbmB	Hammonton loamy sand, 0 to 5% slopes	1,507.32
SabB	Sassafras loamy sand, 0 to 5% slopes	929.64
SabC	Sassafras loamy sand, 5 to 10% slopes	5.30
SacC	Sassafras sandy loam, 5 to 10% slopes, Northern Coastal Plain	150.61
	<b>Soils of Statewide Importance:</b>	<b>6,962.32</b>
FamA	Fallsington sandy loams, 0 to 2% slopes, northern coastal plain	781.04
FapA	Fallsington loams, 0 to 2% slopes, Northern Coastal Plain	85.38
MumA	Mullica sandy loam, 0 to 2% slopes	1.46
	<b>Soils of Statewide Importance (If Drained):</b>	<b>867.87</b>
EveB	Evesboro sand, 0 to 5% slopes	90.51

<b>Table 2. Soil Categories - Franklin Township</b>		
<b>Abbr.</b>	<b>Name</b>	<b>Acreage</b>
UddcB	Udorthents, dredged coarse materials, 0 to 8% slopes	21.10
<b>Soils of Local Importance:</b>		<b>111.61</b>
AtsAO	Atsion sand, 0 to 2% slopes, Northern Tidewater Area	322.22
AtsAr	Atsion sand, 0 to 2% slopes, rarely flooded	2,126.76
BerAr	Berryland sand, 0 to 2% slopes, rarely flooded	33.92
BEXAS	Berryland and Mullica soils, 0 to 2% slopes, occasionally flooded	279.67
MakAt	Manahawkin muck, 0 to 2% slopes, frequently flooded	3,352.91
<b>Soils of Unique Importance:</b>		<b>6,115.49</b>
AvuB	Aura-Urban land complex, 0 to 5% slopes	507.33
DouB	Downer-Urban land complex, 0 to 5% slopes	184.13
EveC	Evesboro sand, 5 to 10% slopes	972.04
EvuB	Evesboro-Urban land complex, 0 to 5% slopes	23.06
FmhAt	Fluvaquents, loamy, 0 to 3% slopes, frequently flooded	13.42
HbrB	Hammonton-Urban land complex, 0 to 5% slopes	36.65
LakB	Lakehurst sand, 0 to 5% slopes	68.64
LatvB	Lakewood-Quakerbridge complex, 0 to 5% slopes	597.55
PHG	Pits, sand and gravel	83.64
SapB	Sassafras-Urban land complex, 0 to 5% slopes	39.61
UR	Urban land	279.99
WATER	Water	353.33
WooB	Woodstown-Urban land complex, 0 to 5% slopes	21.60
<b>Non-Agricultural Soils:</b>		<b>3,180.98</b>
<b>Total:</b>		<b>36,069.59</b>

The total land in active agricultural use (**7,591 acres**) represents 21% of Franklin. (Table 3) Active agriculture includes the following LU/LC types: agricultural wetlands, cropland and pastureland, former agricultural wetland, orchards/vineyards/nurseries, and other agriculture.

<b>Table 3. Agricultural Soils and Land in Active Agriculture</b>			
<b>Soil Classification</b>	<b>Agricultural Soils (Acres)</b>	<b>Active Agriculture (Acres)</b>	<b>Percent of Total</b>
Prime Farmland Soils	18,831.31	5,142.18	27.3%
Farmland soils of statewide importance	6,962.32	2,084.29	29.9%
Farmland soils of statewide importance, if drained	867.87	130.30	15.0%
Farmland soils of local importance	111.61	19.95	17.9%
Farmland soils of unique importance	6,115.49	118.73	1.9%
Non-farmland soils	3,180.98	95.80	3.0%
<b>Total:</b>	<b>36,069.59</b>	<b>7,591.25</b>	<b>21.0%</b>
<i>Source: NRCS Soil Data Access 2020; 2015 NJDEP Land Use/Land Cover data</i>			

None of the soils in Franklin are located on slopes steeper than 10%.<sup>4</sup> As such, there is low risk of erosion.

### C. Irrigated Land and Water Sources

Groundwater provides the water for irrigation in Franklin. Groundwater is generally preferred to surface waters because they contain less sediment and particulates that may clog irrigation pipes and damage crops. Most of the crops that are grown in the Township do not require irrigation or are not cost effective to irrigate, even during drought periods, due to the large amounts of land they occupy. As of 2017:

- The Township had 2,841 acres of vegetables, with 429 of these acres in irrigation.
- There are a total of 939 irrigated acres, making up 6.7% of the Township’s farmland.
- The amount of land irrigated in Franklin increased 25% between 2000 and 2017. In 2010, 840 acres were also used for crop irrigation, 749 acres used for irrigation in 2000.
- The number of irrigated acres more than doubled between 1990 and 2017, from 447 acres to 939 acres. (**Table 4** and **Table 5**)<sup>5</sup>

	1990	2000	2010	2017
Field Crops	139	111	141	275
Fruit	2	26	27	37
Ornamental	193	421	408	198
Vegetables	113	191	264	429
Total	447	749	840	939

*Source: Farmland Assessments*

	1990	2000	2010	2017
Franklin Township	447	749	840	939
Gloucester County	4,096	3,352	3,361	4,223
Percent of County	11%	22%	25%	22%

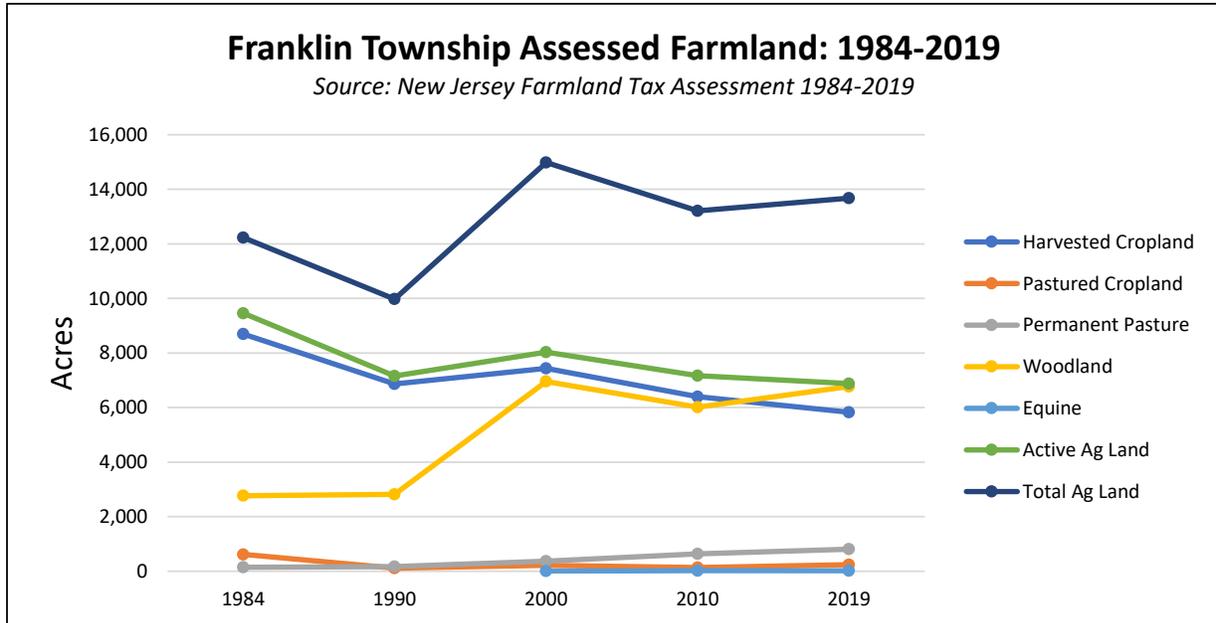
*Source: Farmland Assessments*

### D. Farmland Trends and Statistics

The amount of farm assessed land in Franklin Township had a moderate increase(3.5%) from 2010 (13,209 acres) to 2019 (13,671 acres). (**Figure 4**) Gloucester County farm assessed land base decreased 6.5% in the same period, from 61,859 to 57,812 acres.

The composition of the Township’s farm assessed land also changed during this time:

- Harvested cropland dropped 9% (17% for the county).
- Pastured cropland increased 75% (47% decline for the county).
- Permanent pasture increased 28% (17% decline for the county).
- Woodland rose by 12% (19% for the county). (**Table 6**)



**Figure 4. Assessed Farmland in Franklin Township**

Harvested cropland, the largest category of active agricultural land in Franklin, declined 33% between 1984 and 2019, from 8,695 to 5,828 acres.<sup>b</sup> Among the dominant crops in this category, hay, corn, and soybeans, the biggest losses occurred in corn for silage, which declined 86% in the period 2000-2017 (the latest year for which data on individual crops is available), from 536 to 75 acres. Hay production decreased slightly in the same period, from 1,018 acres to 975. Soybean acres remained steady, with 952 in 2000 to 966 acres in 2017. Fruit, vegetable, and nursery crops have dropped slightly between 2000 and 2017, and together represent 3,667 acres, or 57%, of total harvested cropland. Other crops such as barley and sorghum have virtually disappeared from production in Franklin.

Pastured cropland decreased by 61%, and permanent pasture increased dramatically in the same period. This increase tracks with the surge in beef cattle operations, with beef cattle up 70% from 131 head in 2000 to 223 head in 2017. Sheep and goat operations also continued to climb, with sheep and goats increasing from 120 to 210, a growth of 75%. Inventory of equine remains stable, while other livestock numbers have decreased from 741 to 108.

The acreage of farm assessed woodlands in Franklin has increased, 2,767 acres in 1984 to 6,772 acres in 2019.

<sup>b</sup> General farmland assessment categories use the 2019 tax assessment data, while individual crop statistics are based on the most recent 2017 data.

Though the acreage of harvested cropland and pastured cropland has decreased in the municipality, this has been partially offset by the increase in farm assessed woodland acres. The farmland assessed agricultural land base in Franklin has increased by 12%, from 12,226 acres in 1984 to 13,671 acres in 2019. The farmland assessed base peaked at 14,984 acres in 2000 but declined 9% by 2019, reflecting losses in harvested cropland and woodland.

In all categories except permanent pasture Franklin has lost active agricultural land at a slower rate than County-wide. Overall, between 1984 and 2019, active agricultural land has decreased 44% in Franklin and 47% in the County. (**Table 6**)

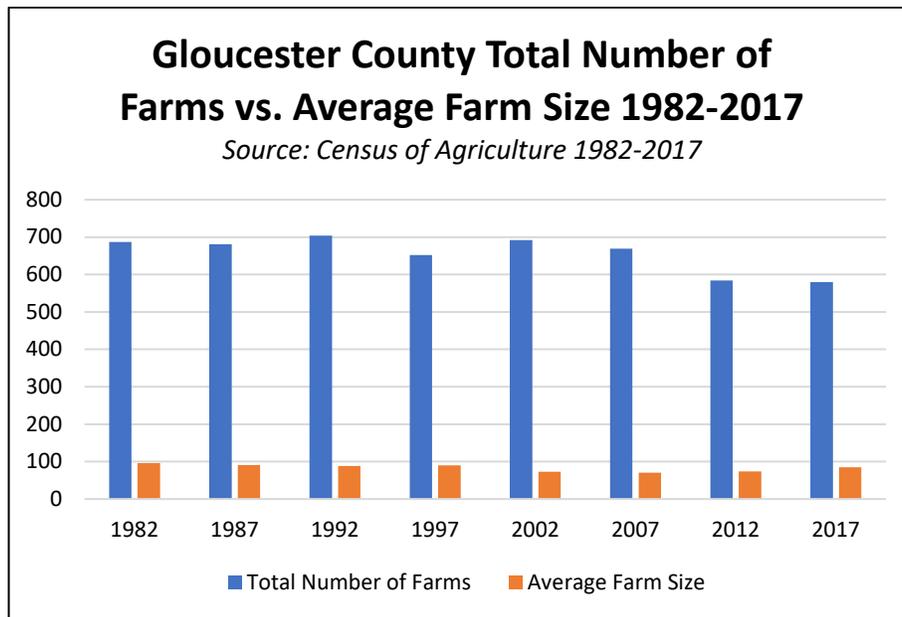
	Cropland Harvested		Cropland Pastured		Permanent Pasture		Total Active Agriculture	
	Franklin Township	Gloucester County	Franklin Township	Gloucester County	Franklin Township	Gloucester County	Franklin Township	Gloucester County
1984	8,695	59,736	619	2,696	145	3,706	12,230	66,138
1990	6,868	54,092	114	2,010	173	4,193	9,975	60,295
2000	7,441	48,776	217	1,714	368	3,667	8,026	54,157
2010	6,398	38,055	139	1,101	632	3,350	7,169	42,506
2019	5,828	31,638	243	585	808	2,767	6,879	34,990
% Change	-33%	-47%	-60.7%	-78.3%	457%	-25.3%	-43.8%	-47.1%

Source: Tax Assessment Data

The trend towards smaller average and median farm sizes has been prominent throughout New Jersey and Gloucester County over the past forty years. In Gloucester County there has been a 16% decrease in the number of farms, down from 687 to 580 in 2017. Following a continuing trend, the average farm size dropped from 96 to 85 acres.<sup>6 7</sup> The 2017 *Census of Agriculture* indicates that for ZIP code 08322, which encompasses Franklin Township, 45 of 58 farm operations were under 50 acres, 10 were 50 to 1,000 acres, and 3 were over 1,000 acres. The ZIP code tabulations also indicated that of these 58 operations, 51 farmers operated only land they owned, and 7 farmers worked both land they owned and land they rented from others.<sup>8</sup>

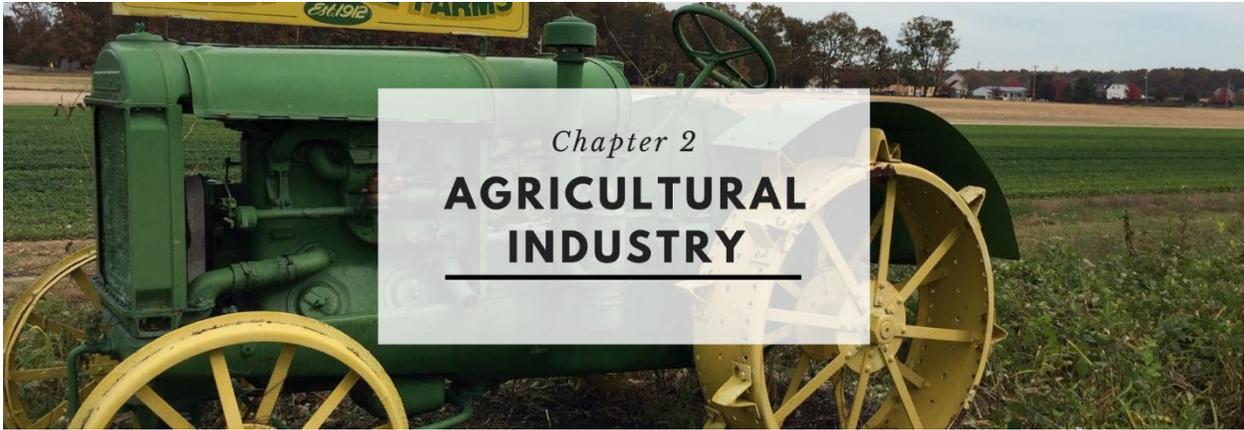
The average size of Gloucester County farms was 85 acres in 2017, down from 96 acres in 1982. Additionally, the acreage within medium size farms (50 to 499 acres) is decreasing, indicating that many of these farms are breaking up into smaller operations. (**Figure 5**)

Franklin has most farm parcels in farmland assessment in Gloucester County. Its 642 approved farmland assessment forms represent 25% of the County total of 2,518 in 2019. However, average farm size, at 18 acres, is much smaller than the County average of 85 acres. Median farm parcel size is 10 acres, with as many parcels below that number of acres as above. The largest farm parcel in Franklin is 449 acres. Because of the high number of farm parcels, Franklin ranks first in the County in total acres devoted to agricultural or horticultural use, at 13,671 acres, or 24%. **Table 7** shows the breakdown of farm parcel sizes in Franklin based on the 2019 tax assessment data.



**Figure 5. Gloucester County Total Number of Farms vs. Average Farm Size**

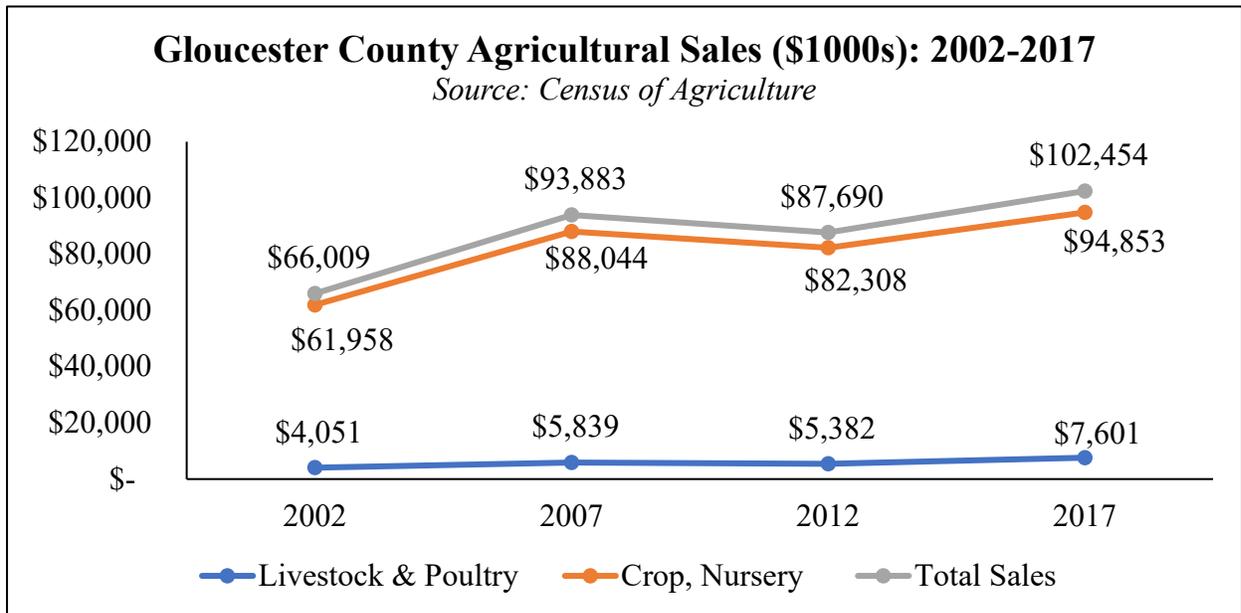
<b>Table 7. Size of Individual Farm Parcels in Franklin</b>	
Size	# of Farms
Under 1 acre	54
1-9 acres	369
10-49 acres	342
50-179 acres	52
179+ acres	6
<i>Source: Franklin Township Tax Database</i>	



**Chapter 2. Agricultural Industry**

**A. Market Value of Agricultural Products Sold**

Agriculture in Franklin is comprised of livestock and conventional field crops.<sup>c</sup> Total agricultural sales in Gloucester County rose in 2017 from 2012. This reflects an increase in crop sales to \$94.8 million in 2017, a 7% gain from \$88.0 million in 2007, and a 53% increase above the low reported in 2002. Livestock sales rose 30% from \$4.05 million in 2007 to \$7.60 million in 2017.<sup>9</sup> (Figure 6)



**Figure 6. Crop Sales in Gloucester County**

<sup>c</sup>Agricultural sales figures are only calculated at the County level every five years.

As of 2017, Gloucester County ranked third in the state in total agricultural sale revenues. **(Table 8)** At the same time, average sales per farm in Gloucester County dropped 17.64% from 2012 to 2017. **(Table 9)**

<b>County</b>	<b>Sales</b>
Cumberland	\$ 212,649
Atlantic	\$ 120,673
<b>Gloucester</b>	<b>\$ 102,454</b>
Salem	\$ 102,342
Burlington	\$ 98,580
Warren	\$ 93,217
Hunterdon	\$ 92,246
Monmouth	\$ 80,633
Middlesex	\$ 38,359
Mercer	\$ 24,981
Morris	\$ 24,824
Ocean	\$ 24,640
Camden	\$ 22,893
Somerset	\$ 20,118
Sussex	\$ 18,226
Cape May	\$ 9,838
Passaic	\$ 2,863

*Source: U.S. Census of Agriculture, 2017*

<b>Rank</b>	<b>County</b>	<b>2012</b>	<b>% Change</b>	<b>2017</b>
1	Ocean	\$ 64,885	46.06%	\$ 94,769
2	Cumberland	\$ 292,216	29.95%	\$ 379,730
3	Camden	\$ 91,528	26.97%	\$ 116,210
4	Hunterdon	\$ 46,445	23.82%	\$ 57,510
5	Middlesex	\$ 147,733	19.66%	\$ 176,772
<b>6</b>	<b>Gloucester</b>	<b>\$ 150,154</b>	<b>17.64%</b>	<b>\$ 176,644</b>
7	Cape May	\$ 52,810	13.59%	\$ 59,988
8	Mercer	\$ 72,534	6.63%	\$ 77,341
9	Salem	\$ 135,749	-3.47%	\$ 131,040
10	Monmouth	\$ 102,565	-6.19%	\$ 96,221

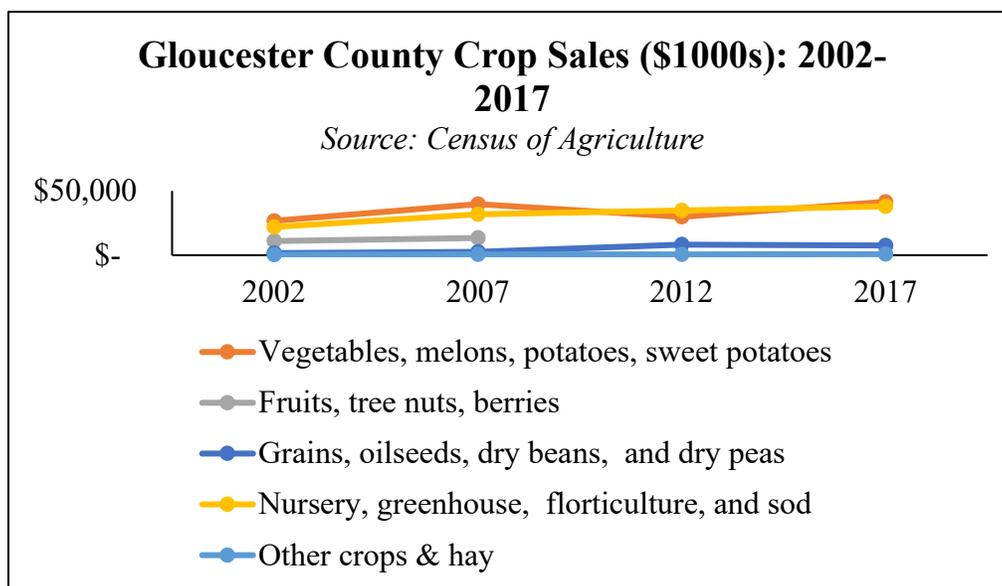
11	Burlington	\$ 120,390	-10.51%	\$ 107,738
12	Warren	\$ 116,333	-12.71%	\$ 101,543
13	Atlantic	\$ 312,040	-14.06%	\$ 268,163
14	Sussex	\$ 21,078	-14.22%	\$ 18,081
15	Somerset	\$ 58,016	-23.28%	\$ 44,508
16	Morris	\$ 77,560	-23.43%	\$ 59,389
17	Passaic	\$ 44,045	-26.97%	\$ 32,168

*Source: U.S. Census of Agriculture (2002-2017)*

In 2002, Gloucester County had the sixth largest concentration of dairy and livestock operations in New Jersey (91 farms). The County now has 72 farms in dairy and livestock and is ranked fifth in the state. Dairy sales have appreciated 143% in Gloucester County from \$2.16 million in 2002 to \$5.26 million in 2017. This is accompanied by no change in the number of dairy farms, maintained at 7 farms.

As of 2017, cattle and calves (2,923) are the most common livestock in Gloucester County, with beef cows (454 head) less prominent than dairy cows (1,190 head). Sheep (1,168 head) represent the third highest livestock animal, with hogs and pigs as fourth highest (939 head).

Crops in Gloucester County sold for a total of \$94.8 million in 2017, a 15% increase from 2012. **(Figure 7 and Table 10)** One crop subsector, vegetable crops, continues to exceed other crop types. In 2017, Gloucester County had 115,930 square feet of vegetable crops, under glass or other protection.<sup>10</sup> Annual vegetable sales comprised 42% of total agricultural revenue in 2007 (\$39.6 million) and decreased to 40% of total revenue by 2017 (\$41.5 million).



**Figure 7. Crop Sales in Gloucester County (2002-2017)**

**Table 10. Gloucester County Crop Sales (\$1000s)**

	<b>2002</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>
Grains, oilseeds, dry beans, and dry peas	\$1,645	\$2,592	\$8,210	\$7,638
Vegetables, melons, potatoes, sweet potatoes	\$26,719	\$39,616	\$29,828	\$41,557
Fruits, tree nuts, berries	\$10,983	\$13,395	(D)	\$6,794
Nursery, greenhouse, floriculture, and sod	\$21,965	\$31,824	\$34,775	\$37,974
Other crops & hay	\$352	\$533	\$595	\$803

*Source: U.S. Census of Agriculture (2002-2017)*  
*(D) = Figures are confidential to protect farmer anonymity*

Vegetables were the top highest-grossing crop in 2017, generating more than \$41.5 million in sales. Since 2002, vegetable sales have risen 5%.

Grains, which include corn and soybeans, ranked third to vegetable sales in 2017 and will most likely remain one of the top-grossing field crops.

A small but significant portion of Gloucester County’s agricultural sales come from other crops, including hay. Sales revenue for this category increased by 128% between 2002 and 2017.

Gloucester County is home to various fruit farms. Farm sales began slowing rapidly during the mid-2000s, going from \$10.9 million in 2002 to \$6.7 million in 2017. Much of this decline derives from peach and grape sales. Peach farms decreased by over 54% in this period, with acreage falling 78%.

## **B. Agricultural Production Trends**

From 2005 to 2017, corn for grain and meat chickens rose 64% and 277% respectively.<sup>11</sup> **(Figure 8)** Meat chickens gained 141% from 2009 to 2017, with 174% growth occurring from 2013 to 2017 alone. Corn for grain grew 44% from 2009 to 2017, as well as a 15% gain in beef cattle during the same time. Mature dairy saw a 100% decline from 2005 to 2017, with 80% of that loss incurred by 2013. Acreage in hay fell by 10% from 2005 to 2017 with a 19% loss from 2009 to 2017 alone. In 2017, field crops were among the most acre-dominant crops in Franklin Township. **(Table 11)**

Considering the historically low outputs of corn and hay in 2002, long-term trends have stabilized since 2002. **(Figure 9)** Hay has made a resurgence, increasing by 30% since 2012, despite being down 31% since 2002. **(Figure 10)** Soybean production maintained its upward trajectory through 2002, growing 140% from 2002 to 2017. **(Figure 11).**

### Production Trends in Franklin Township (2005-2017)

Source: Gloucester County Farmland Assessment

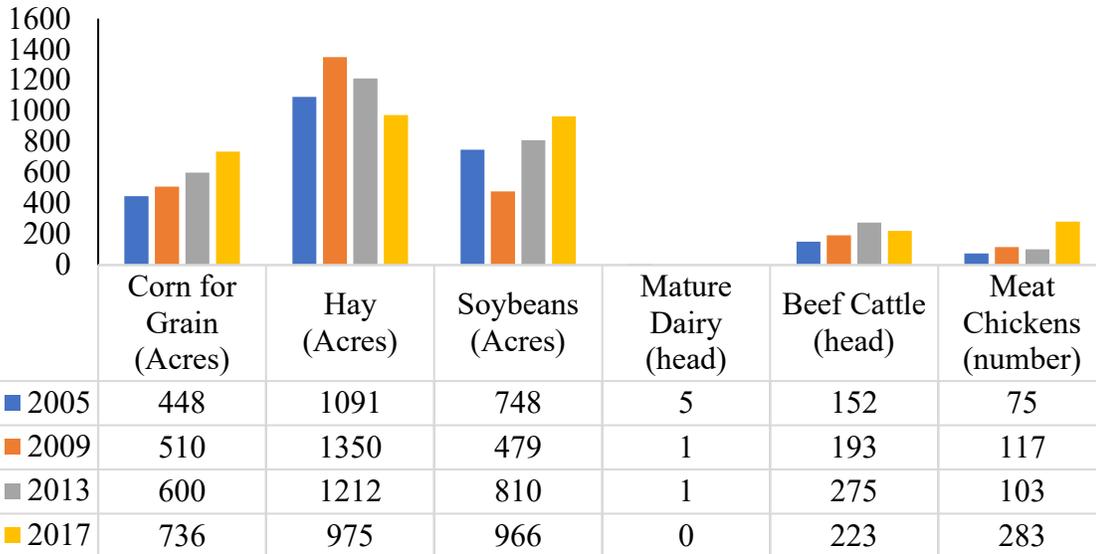
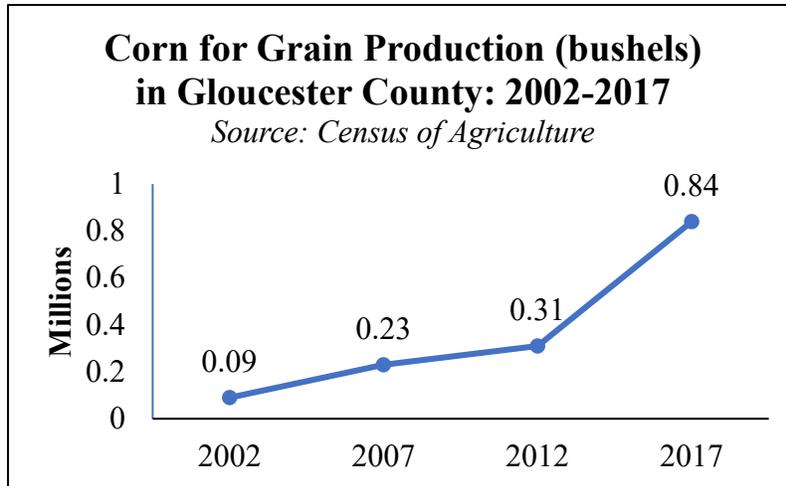


Figure 8. Production Trends in Franklin Township

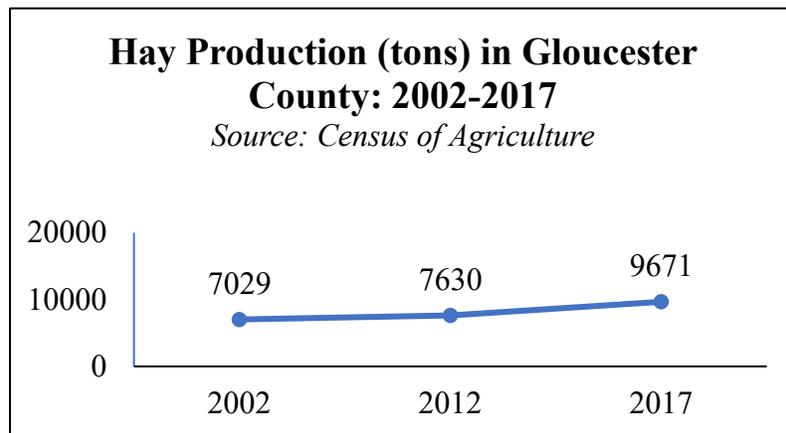
Table 11. Dominant Crops in Franklin Township

Top 10 Dominant Crops	2017	% Change
Other Mixed Vegetables	1208	-
Soybeans	966	-25.05%
Corn for Grain	736	-31.25%
Other Hay	669	-10.01%
Spinach	464	-44.18%
Trees & Shrubs	437	-6.18%
Snap Beans	426	-2.58%
Alfalfa Hay	306	-39.22%
Wheat	277	-10.47%
Lettuce	172	-61.05%
<b>Total</b>	<b>5661</b>	<b>-</b>
		<b>% of Total</b>
Field Crops	2954	52.18%
Vegetables	2270	40.10%
Nursery Crops	437	7.72%
Fruits & Berries	0	0.00%

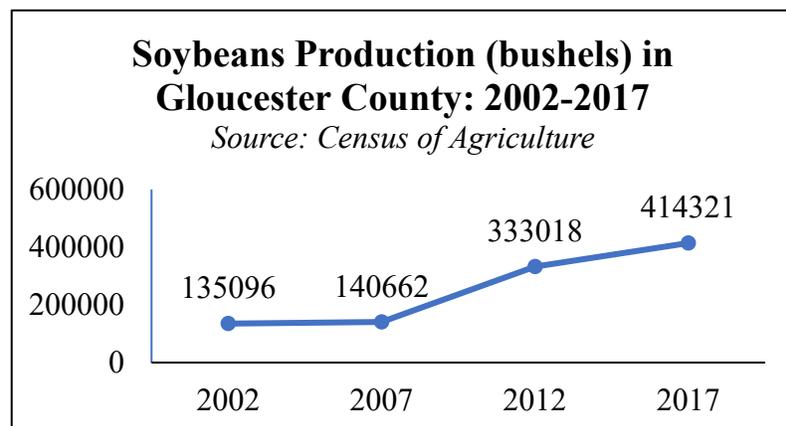
Source: 2017 Gloucester County Farmland Assessment Data



**Figure 9. Corn Production in Gloucester County**



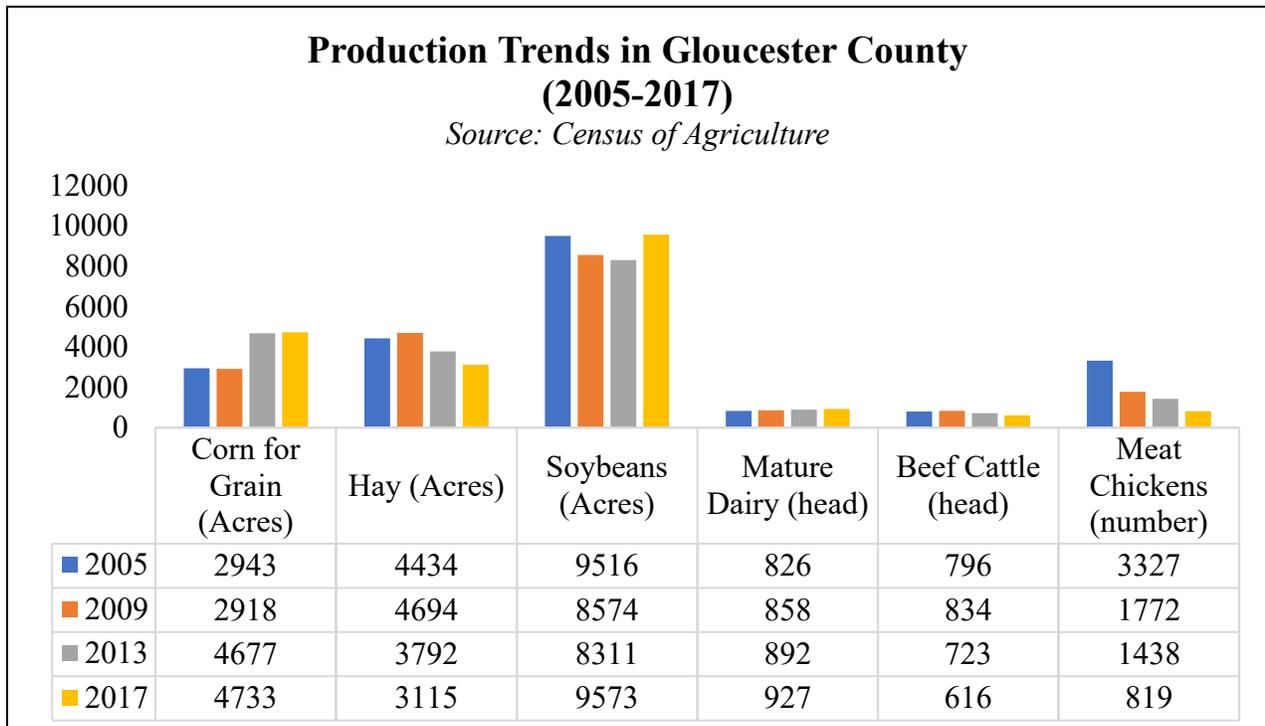
**Figure 10. Hay Production in Gloucester County**



**Figure 11. Soybean Production in Gloucester County**

The variation in milk sales has contributed to an increase in dairy output. From 2005 to 2017, mature dairy increased by 12%. The biggest gains occurred between 2009 and 2013, when dairy production rose by nearly 4%. Mullica Hill, in Harrison Township, contains Gloucester County and New Jersey’s largest dairy farm – Wellcrest Farms.

Livestock production, including beef cattle and meat chickens, have trended downward since 2002. Chicken production fell by 46% from 2005 to 2009 and continued to dip 53% from 2009 to 2017. Beef cattle rose by 4% in 2009, but then declined by 26% by 2017, netting a 22% rate of decline through the 2000s. (Figure 12)



**Figure 12. Production Trends in Gloucester County**

### C. Agricultural Support Services and Related Businesses

The local agricultural industry is served by several businesses offering agricultural supplies and services in Gloucester County and adjacent municipalities. Areas such as Pitman, Clayton, Glassboro, Swedesboro, and Williamstown service the Township’s agricultural needs. Farmers depend upon these local stores for farming equipment and supplies, seeds, fertilizer, animal feed, and irrigation systems.

Residents of Gloucester County can purchase local produce, flowers, and other agricultural products at one of the 29 farmers markets in Gloucester, Salem, or Camden counties.<sup>12 13 14</sup> These direct markets attract customers from the entire region who are interested in purchasing fresh, locally grown produce and are an important source of agritourism. However, local support businesses are often insufficient to meet all the supply and repair needs of Gloucester County’s

agricultural community.<sup>15</sup> The County's farmers rely heavily upon mail order retailers and non-local processing facilities in Pennsylvania. Some farmers have found that reliance upon non-local suppliers imposes high shipping and transportation costs that can cut into the profitability of their operations.

Despite the loss of support businesses from the region, local farms take advantage of retailers, large animal veterinarians, and feed suppliers located outside of the county and in eastern Pennsylvania. A comprehensive list of farm related businesses, organizations, and services in New Jersey is available through the Rutgers Cooperative Extension of Salem County Green Pages.<sup>16</sup> **(Appendix B)**



### *Chapter 3. Land Use Planning*

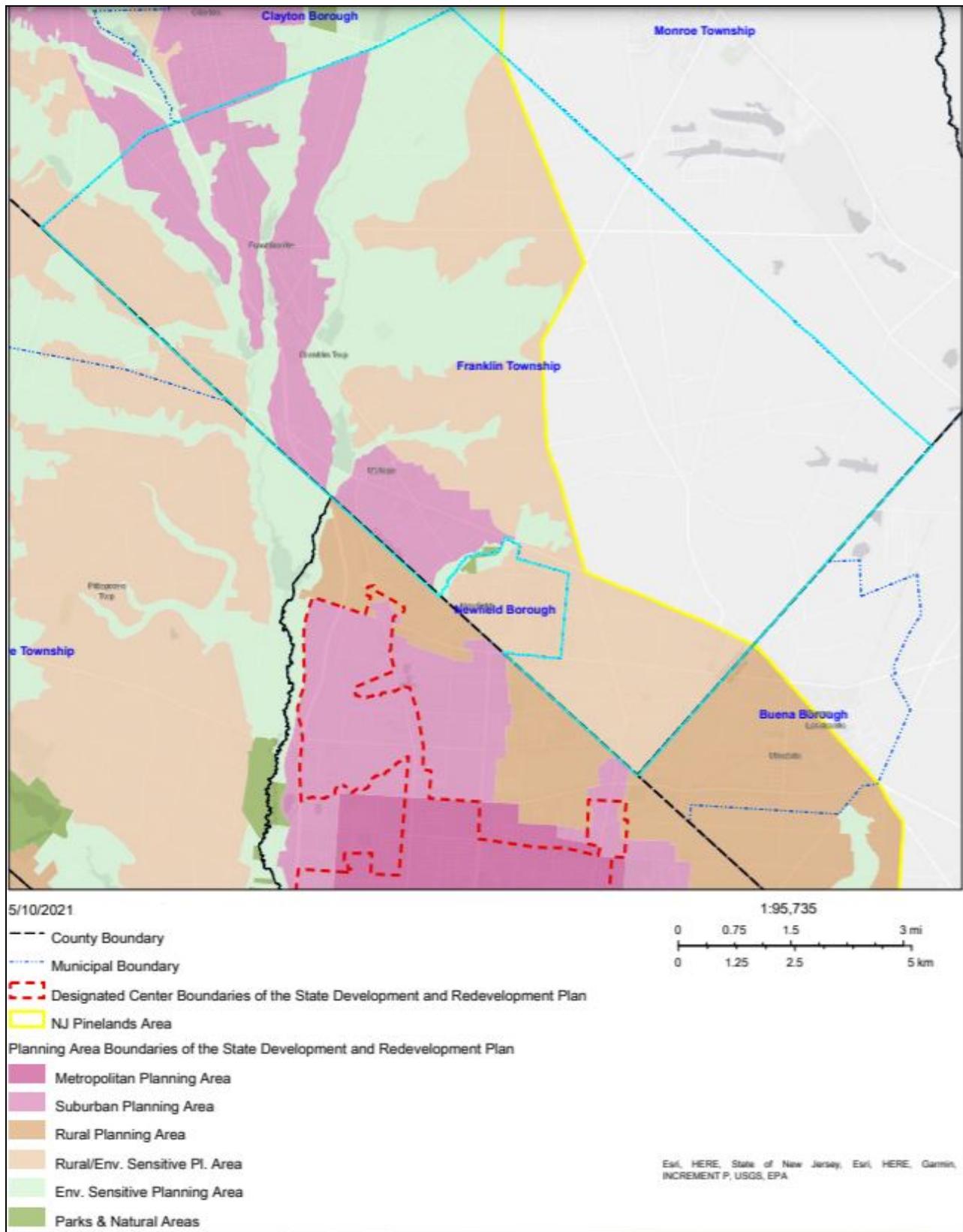
#### A. New Jersey Development and Redevelopment Plan

The *State Development and Redevelopment Plan* (SDRP) outlines general policy objectives concerning land use and future development in the State.<sup>17</sup> The combination of Planning Areas and Designated Centers establishes a comprehensive framework for pursuing land use and development regulation throughout New Jersey.

Land in Franklin Township is included within the Suburban Planning Area (PA2), Rural Planning Area (PA4), Rural Environmentally Sensitive Planning Area (PA4B) and the Environmentally Sensitive Planning Area (PA5): (**Figure 13**)

- Suburban Planning Areas (PA2): located in the upland areas such as those along the Delsea Drive corridor.
- Rural-Environmentally Sensitive Planning Area (PA4B): located in the central part of the township and in both the northwest and southwest corners of Franklin Township.
- Environmentally Sensitive Planning Areas (PA5): found principally along the stream corridors.

Centers are defined by the New Jersey State Planning Commission as “compact forms of development that, compared to sprawl development, consume less land, deplete fewer natural resources and are more efficient in the delivery of public services.” There are two Identified Centers located in Franklin Township: the Villages of Franklinville and Malaga.



**Figure 13. State Development and Redevelopment Plan: Franklin Township**

## B. Special Resource Area: Pinelands Region

The eastern portion of Franklin Township is within the Pinelands National Reserve, also known as the Pine Barrens. The 1.1-million-acre reserve was dedicated by Congress under the National Parks and Recreation Act of 1978. The following year, the state passed the Pinelands Protection Act, which created the Pinelands Commission. The *Pinelands Comprehensive Management Plan* (CMP) designates nine different Pinelands Management Areas, each of which varies in recommended density and permitted uses. Franklin Township is divided between the Pinelands Rural Development Planning Area, where modest growth is to be accommodated, and the Agricultural Production Planning Area, which is designed to accommodate and encourage farming. (Figure 14) This latter area has more limitations on residential development and is intended to maintain agriculture as the dominant land use.

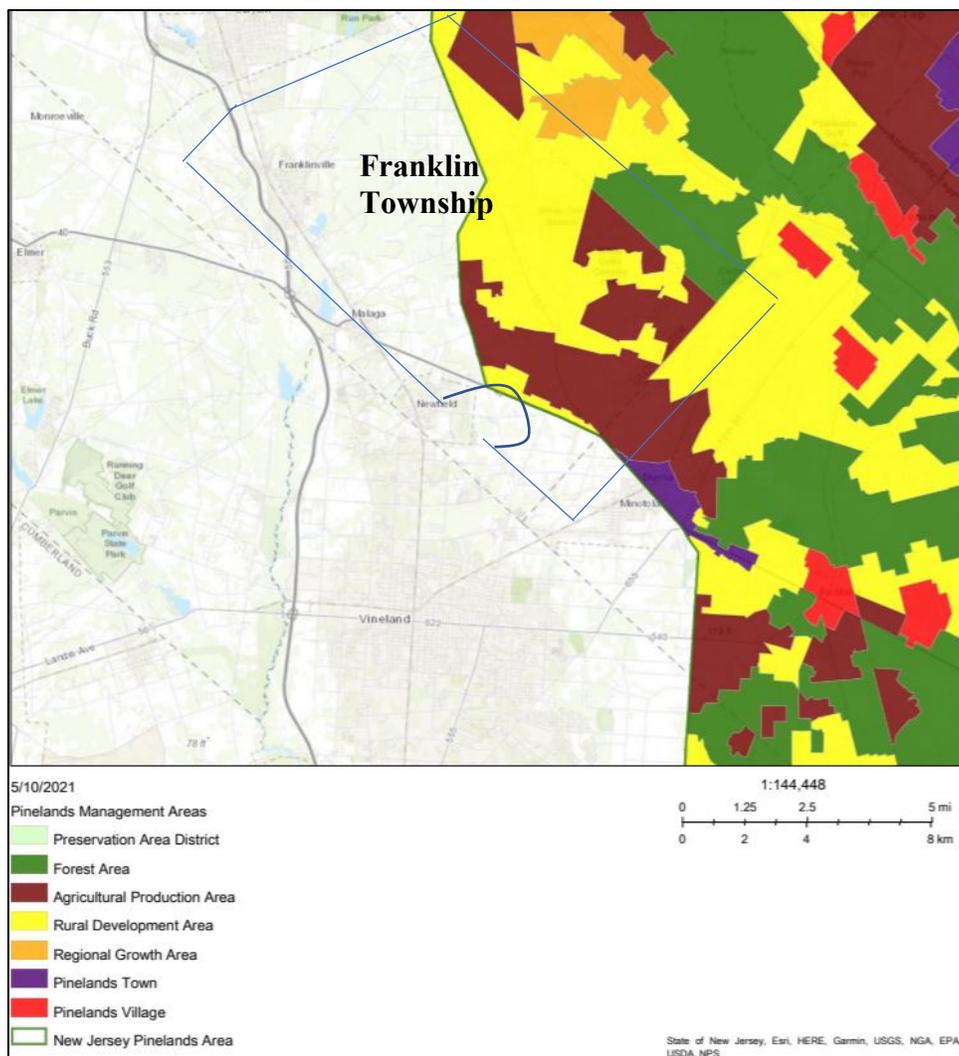


Figure 14. Pinelands Region

## C. Municipal Master Plan

In April 2010, Franklin Township’s planning board revised the 2004 Master Plan, stating: “the Township of Franklin is by definition a rural community” The Township’s Master Plan (1999, 2004<sup>18</sup>, 2007, and 2010<sup>19</sup>) include the following goals:

*To promote orderly growth within the Township:*

- Concentrate new development in existing villages like Franklinville and Malaga, or any new hamlets within a designated receiving area.
- Encourage conservation-based noncontiguous clusters and performance-based zoning.

*To provide the Township with a broad-based economic foundation:*

- Preserve and protect the Township’s agricultural heritage.
- Expand opportunities for commercial and industrial development that complement the Township’s rural character.

## D. Land Use Trends

According to the 2015 NJDEP LU/LC data, forested areas make up the largest percent of Franklin’s lands (36%), with urban and agricultural uses, second and third at 23% and 20% respectively. Franklin has seen a slight reduction in agricultural use with a corresponding very minor increase urban land. (**Figure 15**)

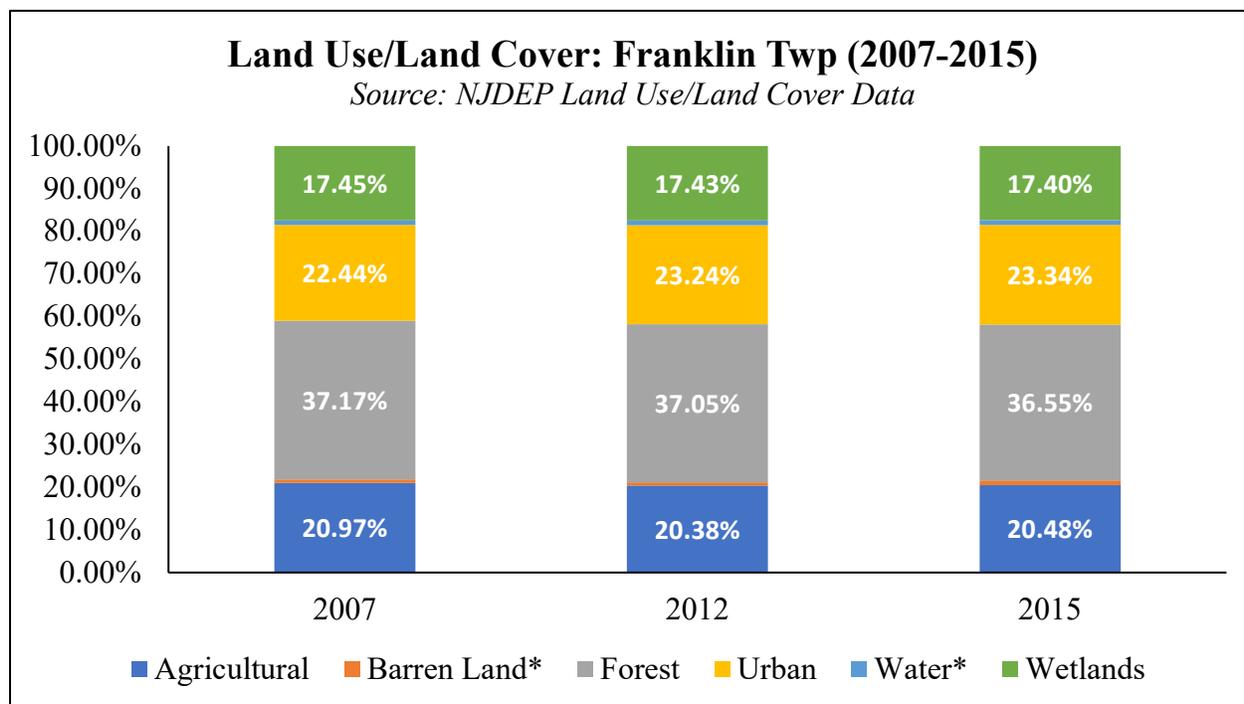
## E. Public Infrastructure – Sewer and Water

Residents and farms in Franklin Township obtain drinking water from private wells. There are nine public community wells that serve the Township. Each well taps the Kirkwood-Cohansey aquifer system.<sup>20</sup> Residents rely on private septic systems for sewage treatment. There is one connection to a public sewer system for the brownfield site where Meredith Farms was located.

## F. Municipal Zoning

### 1. Types, Lot Size, and Distribution in the Municipality

The R-A (Residential Agricultural) and PN-C (Pinelands Neighborhood Commercial) Zones comprise the two largest land percentages of all zones, reflecting the agricultural priorities of the Township. As of 2007, the Township is 0.78% zoned at <1 acre/unit, with the remaining 99% as medium lots (1-5 acres/unit). (**Table 12**~~Error! Reference source not found.~~ and **Figure 16**) As commercial and residential uses grow, the Township will monitor its proximity to, and potential disturbance of, farmlands.<sup>21</sup> In December 2020, Franklin Township updated its municipal ordinance to ensure that farming and agricultural practices are accepted uses in all zones in the municipality, including the Highway-Commercial zone.



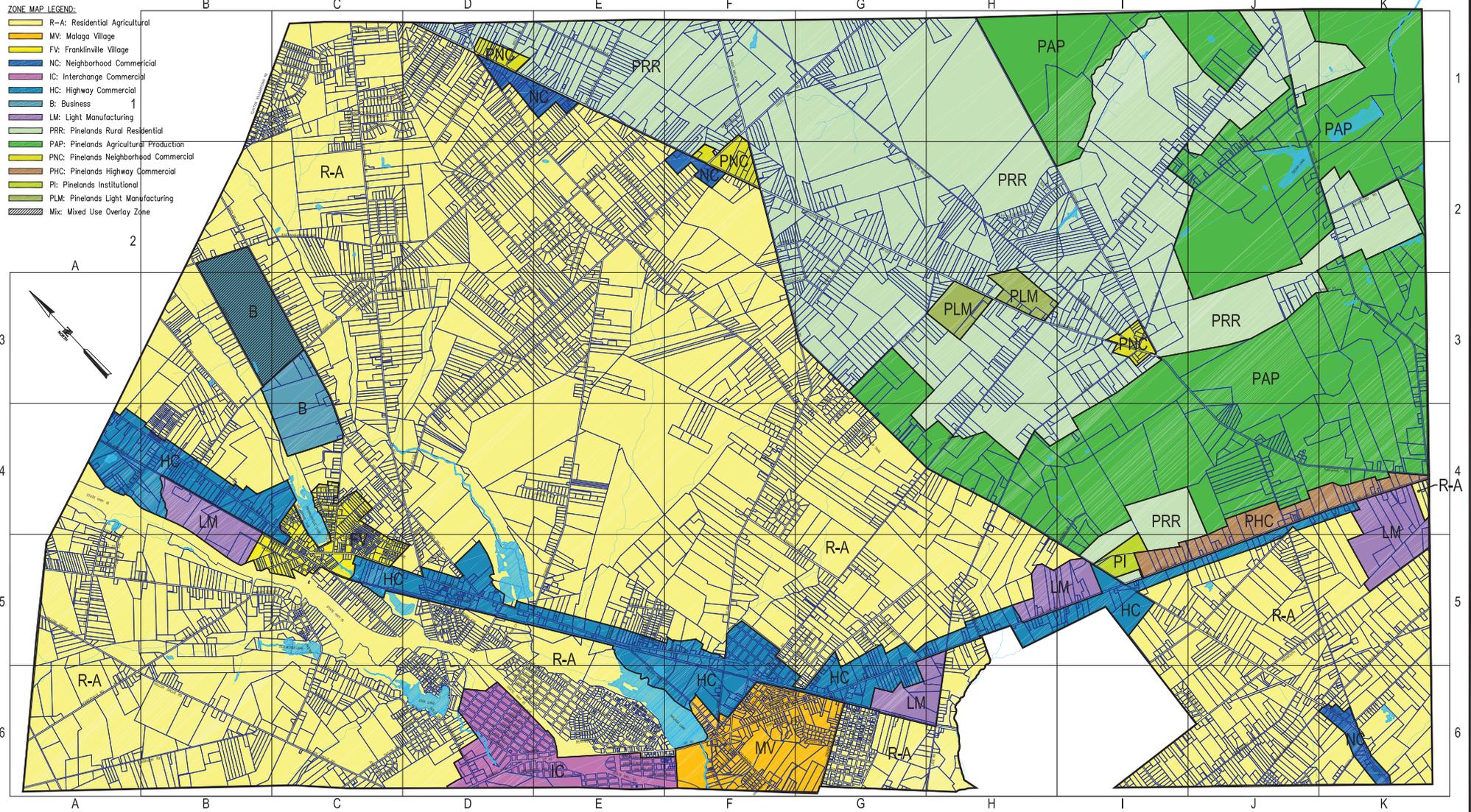
**Figure 15. Land Cover from 2007-2015: Franklin Township**

*Note: \*These categories each represent <1.5% of acreage.*

<b>Zone</b>	<b>Min. Lot Size</b>	<b>Acres</b>	<b>% of Land</b>
R-A: Residential Agricultural Districts	1.5-2.5 acres	19439.98	47.39%
B: Business District/Medium Density Residential	2 acres	186.39	0.45%
NC: Neighborhood Commercial Districts	1 acre	149.29	0.36%
FV: Frankinville Village Districts	30,000 sq ft	276.84	0.67%
MV: Malaga Village Districts	1 acre	506.55	1.23%
HC: Highway Commercial Districts	1.5 acres	1502.01	3.66%
IC: Interchange Commercial Districts	1.5 acres	477.17	1.16%
LM: Light Manufacturing Districts	2 acres	585.42	1.43%
P-I: Pinelands Institutional Districts	0-2.5 acres	44.34	0.11%
PR-R: Pinelands Rural Residential Districts	3.4 acres	4844.34	11.81%
PA-P: Pinelands Agricultural Production Districts	5 acres	3498.03	8.53%
PH-C: Pinelands Highway Commercial Districts	3.4 acres	244.59	0.60%
PN-C: Pinelands Neighborhood Commercial Districts	3.4 acres	9128.24	22.25%
PLM-I: Pinelands Light Manufacturing Industrial Districts	3.4 acres	141.61	0.35%
<b>Total</b>	-	41,024.8	100.00%

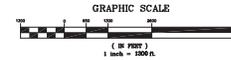
*Source: Franklin Township Code*

Figure 16. Zoning Map



# FRANKLIN TOWNSHIP ZONE MAP

REVISED TO THE 2013 MASTER PLAN REPORT AND MASTER MASTER PLAN AMENDMENT / ADDENDUM ( ORDINANCE O-14-13)



10TH ST	E-6	BEHL RD	C-1	CLARK AVE	G-3	EAGLE LN	F-4	FOXFOXT DR	C-1	HILEY AVE	D-5	LANTERN WAY	D-4	MAPLE AVE	D-6-E-G-6	OLD DUTCH MILL RD	F-6	ROBERTS ST	C-5	SHIRLEN TR	F-6	TOM BLVD	B-1	WILLIAMSTOWN RD	C-LD-5
11TH ST	E-6	BELMONT AVE	E-6	CLARK CT	G-3	EAST AVE	B-3	FRANKLIN ST	E-5	HILL ST	F-6	LARCH AVE	G-6	MAPLE LN	C-8	PAUL ST	C-5	RODDEVLET AVE	E-5	SOUTH BLUE BELL RD	F-4-K-6	TOWNSHIP LINE RD	C-1	WILLOW GROVE RD	A-A-C-6
12TH ST	E-6	BENTWOOD DR	E-6	CLAYTON WESTVW RD	B-3	EAST GRANT AVE	E-1	FRIES MILL RD	B-2-D-9	HOLLY DR	F-6	LAUREL AVE	C-5	MARY AVE	C-8	PIVADON BLVD	H-2	ROYAL AVE	C-A-C-6	SPRINGFIELD AVE	D-6-K-6	TRIMMEL AVE	G-2	WILSON AVE	B-5
13TH ST	E-6	BENARD ST	F-6	CLIFFORD AVE	C-3-B-4	EAST WASHINGTON AVE	P-2-D-2	GARDEN RD	K-5	HOWARD AVE	C-3	MANFIELD CT	J-1	MANFIELD AVE	C-3	PEACH TREE DR	E-2	RT 60	D-6-K-4	SPRUCE AVE	G-6	TRUMPH RD	D-5	WOODLORD AVE	G-2
14TH ST	E-6	BIRCH AVE	D-4	COLBY HALL RD RT 538	B-A-G-1	EDGEWOOD AVE	E-6	GARRISON RD	A-5-B-8	WYELAND RD	C-8	LAY DR	D-6	MADISON AVE	C-3	PEACH TREE CT	E-2	RT 508	C-A-G-1	SPRUCE ST	D-6-K-6	TUGONGER RD	D-L-K-4	WOODLAND AVE	B-4
15TH ST	D-6	BLACKHOLE TRAIL	C-4	CORBIN AVE	C-1	ELMER ST	C-5	GEORGE ST	C-5	JACKSON AVE	B-3	LEONARD LAKE RD	D-5	MADISON AVE	C-3	PEARL ST	F-6	RT 587	D-L-K-4	STANTON AVE	D-1-F-3	UNEXPECTED RD	K-2		
16TH ST	D-6	BROAD ST	F-6-G-6	CROSBY AVE	D-5	ELMORE AVE	D-6	GEORGES AVE	E-6	JAMMI DR	D-5	LEWIS CT	G-4	MONROEVILLE RD	A-6-B-5	PENNSYLVANIA AVE	E-5-E-2	RT 604	A-6-B-5	STAR AVE	B-1	UNIVERSITY ST	F-6		
1ST ST	D-6	BROADWAY	D-6-F-6	CRYSTAL AVE	C-3	ELMWOOD AVE	F-6	GRANT AVE	C-6	LINCOLN AVE	D-2	MORRIS AVE	C-8	RODDEVLET AVE	G-6-G-6	PHILIP AVE	C-8	RT 612	C-1-D-9	STATE HWY 55	A-4-F-6	US HWY 40	D-6-K-4		
2ND ST	D-6	BUTTERCUP ST	A-5	CYPRESS AVE	D-6	ELY AVE	D-3	GREENSBORO RD	D-5	JOSHUA CT	D-8	LINWOOD ST	F-6	MOUNT CARMEL ST	F-6	PINE AVE	D-6	RT 613	C-5-D-6	STEPHANIE DR	E-2	VALERIE CT	G-6		
3RD ST	D-6	CARMEN AVE	D-5	DAHL TR	F-6	ERNST RD	D-4	GRUBB RD	G-5	JUDY AVE	C-4	LITTLE MILL RD	A-5	NELSON AVE	E-5	PINEY HOLLOW RD	J-1-K-4	RT 669	F-6-F-1	STRAWBERRY AVE	I-6	VICTORIA AVE	F-3-J-1		
4TH ST	D-6	CATWALK AVE	I-5	DANBY ST	A-9	ESCLIO ST	F-6	HALE AVE	E-5	KAREN AVE	C-1	LITTLE MILL AVE	A-4	NEW RD	F-6	PINEY LN	J-3-K-3	SANT ANTHONY LN	C-1	SUNNYHILL AVE	D-1	VOILET ST	A-9		
5TH ST	D-6	CATHERINE DR	C-1	DANN DR	D-2	FARRIDE LN	I-4	HANDY AVE	C-6	LOCKST ST	C-6	LOCUST ST	D-6	NEW JERSEY AVE	G-6	POOPAR ST	D-5-E-6	SANT GEORGE ST	G-6	SUNSET AVE	B-3	WALL ST	C-5		
6TH ST	D-6	CEGAR AVE	C-1	DAYMAR DR	C-1	FAWN RUN DR	B-5	HANCOCK AVE	E-1	HEISEL AVE	C-8	MACCAUTHUR AVE	C-4	NEW YORK AVE	G-6	ROCHTOWEN AVE	C-5-D-6	SALEM AVE	H-2	SW BLVD	F-6	WALNUT ST	E-6		
7TH ST	D-5	CENTRAL AVE	F-4-G-5	DEFIANCE RD	F-6	FEDERAL AVE	D-2	HARRIS AVE	D-2	HARRIS HWY US RT 40	D-6-K-4	KIMM DR	C-6	MAGNOLIA AVE	D-6	NICHOLAS DR	G-6	PROPOSED AVE	D-3-E-3	SALEM DR	H-2	SWAN DR	C-4	WALNUT AVE	G-6
ARBITUS AVE	A-5	CERTAIN AVE	D-3	DELAWARE AVE	G-6	FERGUSON AVE	D-1	HARRIS AVE	D-2	KING CT	G-5	MAIN RD	G-3-K-6	NORTH BLUE BELL RD	F-1-J-3	RACHEL DR	F-4	SAND PIPER DR	C-4	SWEDENSBORO RD	A-5-B-5	WEST MALAGA RD	F-6-F-1		
ASH AVE	D-6	CHERRY AVE	D-6	DELEA DR	A-4-F-2	FERWOOD RD	E-6	HEATHER AVE	E-2	KIRSTEN AVE	E-2	MALAGA LAKE BLVD	E-6	NOTHMOCK LN	E-5	RAIL ROAD RD	A-4-H-6	SANDRA WAY	C-2	TANGER AVE	C-1	WEYMOUTH RD	H-6-K-9		
ASHLEY DR	C-2	CHERRY TREE CT	E-2	DOE RUN	C-5	FLORA RD	I-6	HERMAN DR	C-1	LACEY RAE DR	C-3	MALAGA PARK DR	F-5-F-6	NW BLVD	G-6	RAILROAD AVE	B-5	SCOTLAND RUN AVE	B-3	TALUM RD	G-4	WHIPPER LN	F-6		
AUTUMN DR	C-2	CHRISTY ST	G-5	DOODWOOD AVE	A-8	EDWARDS CT	C-1	HERON AVE	C-8	LAY DR	H-4-B-3	MALAGA AVE	E-6	OWAY AVE	D-5-E-6	REDWOOD AVE	E-6	SHERIDAN ST	D-3	TAYLOR RD	C-6-B-6	WINTHILL RD	H-3-J-3		
DAVEY LYNN CT	D-1	CHRY AVE	D-2-D-1	FOODSALUS AVE	C-8	FOREST GROVE RD	I-5-B-5	HICKORY AVE	D-6	LAKESIDE AVE	D-6	MALAGA TR	F-6	OLD BELLEA DR	F-6	REED AVE	E-6	SHEA AVE	B-4	TEAL CT	H-2	WHITFIELD PASS	G-4		
BARBARAN	C-1	CHRISTOPHER CT	C-1	DUTCH MILL RD	F-1-J-3	FORSYTHE DR	J-6	HIDDEN LN	F-4	LAKEVIEW AVE	D-3	MALLARD DR	C-4	OLD MARSH MILL RD	F-6-F-5	ROCHMAN ST	F-6	SHERIDAN AVE	E-2	TERN DR	C-4	WILLETTE AVE	D-5		

## 2. Adopted Redevelopment Areas

There are no adopted redevelopment areas in Franklin Township.

## 3. Innovative Planning Techniques

There are mandatory and volunteer options for a municipality to use to set aside land for farmland and/or open space. Voluntary options are ones a town can use when determining maximum lot sizes and mandatory set asides for resource protection. If the municipality turns to mandatory cluster provisions or a mandatory transfer of development rights (TDR) program, the Agricultural Advisory Committee (AAC) will work with the Planning Board to ensure agriculture resources and land are set aside in a manner to ensure viability of the farm in the future.

*Cluster zoning* allows development to occur on a smaller percentage of a site while retaining the net development density permitted by local zoning. A common cluster zoning provision would allow (or require) 50% of a site to be preserved in its natural or agricultural state and would permit the other half of the site to be developed at twice the allowable zoning density. Some clustering ordinances require that certain sensitive natural areas or prime farmlands on a development site be preserved. Cluster zoning provides both the ability to develop a site to its full extent based on zoning and the preservation of contiguous agricultural lands.<sup>22</sup>

This option is often attractive to builders because there tends to be fewer infrastructure costs associated with roadway construction, power lines, and sewage connections in more compact developments. Clustering is attractive to residents and farmers because it retains some agricultural areas and the rural character they create. Additionally, the undeveloped portions of clustered developments are permanently deed restricted, which helps to ensure the permanence of local farming. Clustering has added effectiveness when open space set-asides on adjacent properties are linked in a coordinated fashion. This requires pre-planning on the part of the municipality.

Cluster zoning is only currently used in the PR-R District within Franklin Township. There is minimal opportunity for new development in the higher density zones that accommodate residential development.

*Lot size averaging* is another planning tool that maintains the net allowable zoning density on a site but does not enforce uniform lot size requirements or setbacks. This allows for some development lots to be very small to accommodate affordable housing units, neighborhood commercial stores, or “village” development densities, while other lots can be large to encompass active farms or natural areas.

*Transfer of Development Rights (TDR)* is a growth management tool that allocates development rights from one location (the preservation or “sending” area) to another (the development or “receiving” area). These development rights are purchased by developer and allow them to build at higher densities within the receiving zone than existing zoning permits. Viewed as an equity

protection mechanism, transfer-of-development rights provides for the preservation of important agricultural lands while fully compensating landowners and minimizing public expenditures.

The New Jersey State Transfer of Development Rights Act (N.J.S.A. 40:55D-140) authorizes the transfer of development rights by municipalities and outlines what a town must do to adopt or amend a TDR ordinance. The municipality must amend its master plan to include a Development Transfer Plan Element that outlines a mechanism for assigning development credits to areas in the sending zone and reapplying them to areas in the receiving zone. An updated Utility Service Plan and Capital Improvement Program for the receiving zone should be adopted as well. The municipality must also prepare a Real Estate Market Analysis (REMA) that quantifies the development potential of the sending zone(s) and the capacity of the receiving zone(s) to accommodate additional development. Finally, a town must receive approval from the State Planning Commission to adopt the TDR ordinance. (N.J.S.A. 40:55D-140)

#### 4. Buffer Requirements

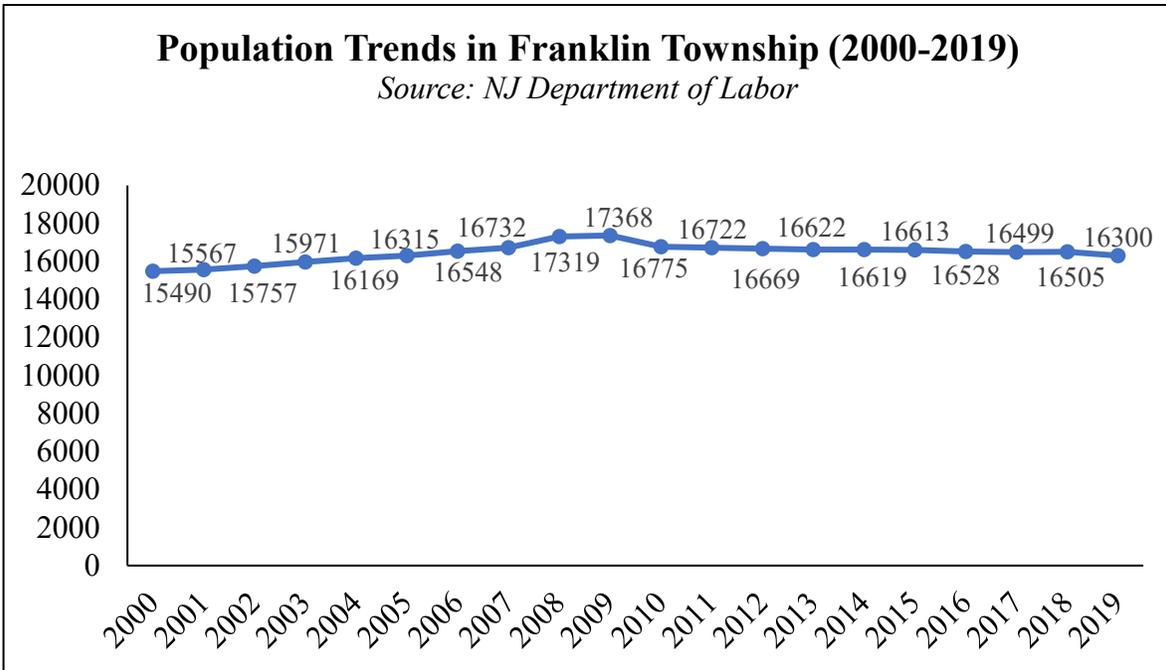
In accordance with state and county regulations, there are multiple mechanisms through which agricultural uses are separated from other uses. NJDEP's Freshwater Wetlands Protection Act Rules provide permit and other administrative exemptions for a range of farming activities, which helps to protect inland water resources. Similarly, NJDEP's Flood Hazard Area Control Act Rules, most recently amended in February 2015, include numerous agricultural permits:

- Continuing ongoing agricultural activities that result in no fill,
- Commencing new agricultural activities that result in no fill,
- Undertaking soil conservation practices outside a floodway, and
- Constructing an agricultural building of no more than 1,000 square feet outside a floodway.

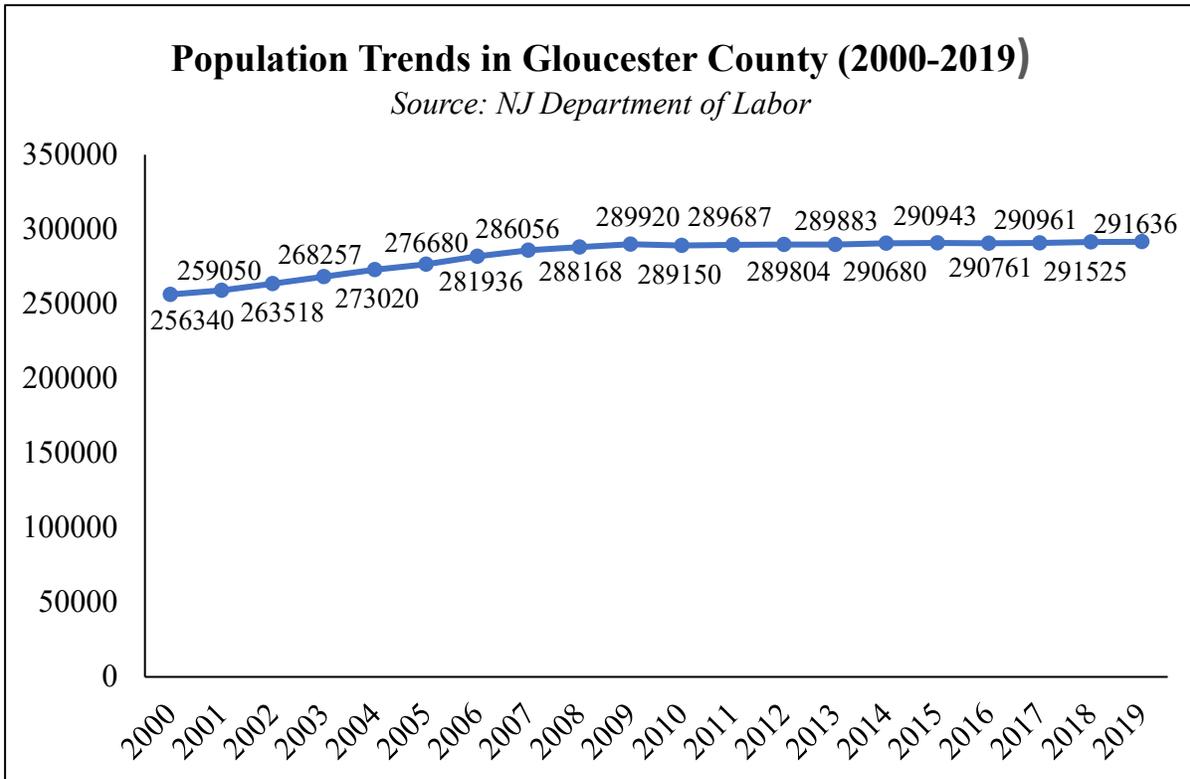
There are seven general permits which allow the continuation of agriculture activities, including soil erosion control, bank stabilization or bank restoration, channel cleaning, constructing a roadway across a water body, filling a manmade water body for freshwater wetlands restoration, creating a ford across a water body to manage livestock, constructing a fence across or along a water body to manage livestock, and constructing a pump or water intake for livestock, in otherwise regulated areas.

#### 5. Development Pressures and Land Value

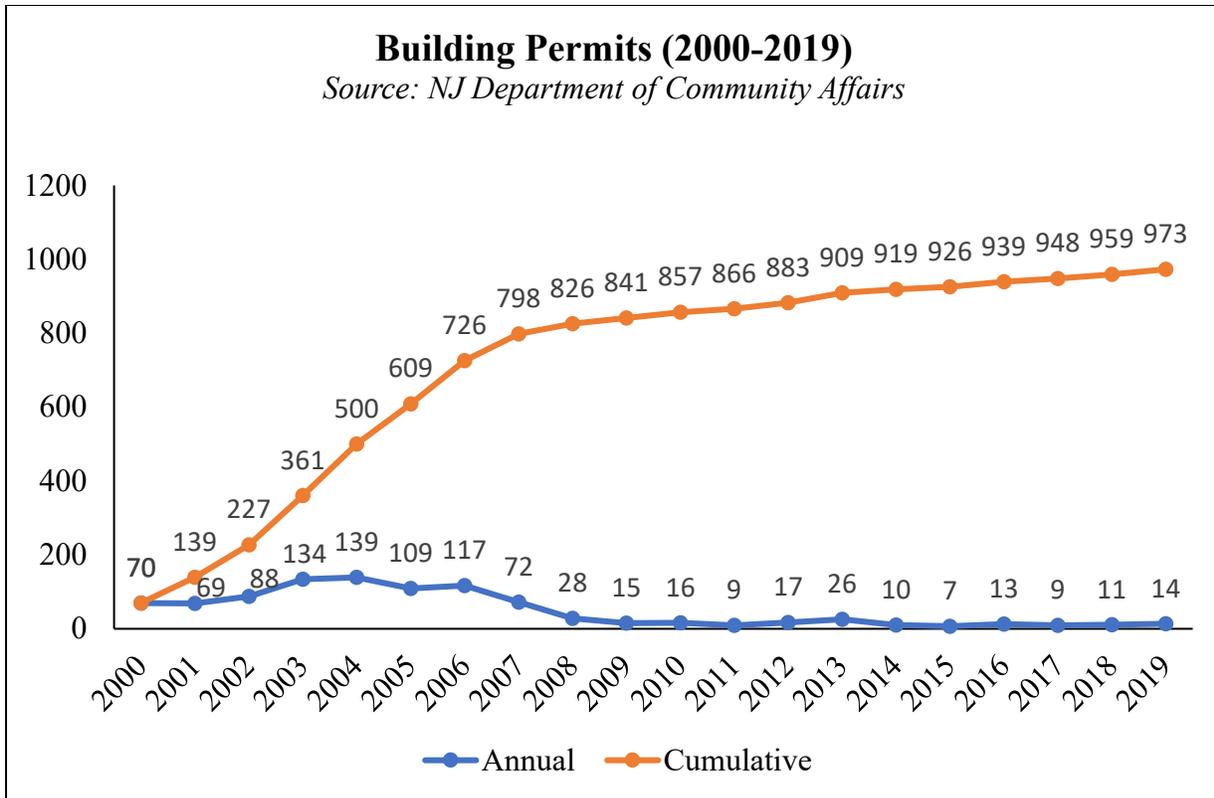
Despite its limited access to regional highways and mass transit, Franklin Township experienced steady population growth starting in 2000. The town's population peaked in 2009 (17,368 individuals) but has declined 2% since that time (16,300 residents in 2019).<sup>23</sup> (**Figure 17** and **Figure 18**) Between 2009 and 2019, growth slowed, due to the 2008 economic recession. Both historically and up to 2019, building permits in Franklin were exclusively for single family homes, and represent about 8.4% of total county permits. (**Figure 19**)<sup>24</sup> Residential permits approved in 2019 were 10% of the amount issued in 2004 (14 permits versus 139 in 2004), when permit numbers peaked. Gloucester County has experienced a similar trend only issuing 22% of permits in 2019 compared to its numbers in 2000.



**Figure 17. Population Trends in Franklin Township**



**Figure 18. Population Trends in Gloucester County**



**Figure 19. Residential Building Permits in Franklin Township**

## G. Density Transfer Opportunities

*Pinelands Development Credit (PDC)* program is a TDR program that helps to redirect development to regional growth areas already supported by infrastructure, while limiting development in preservation and agricultural districts in the Pinelands. Since its inception in 1985, the PDC program has helped property owners who wish to sell (or "sever") the credits for their land and preserve it in perpetuity. Developers buy and use Pinelands Development Credits, or PDCs, to increase building densities in designated regional growth areas, thereby promoting efficient use of land and preventing sprawl.<sup>25</sup> Each PDC is equivalent to the right to build four homes and can be bought and sold in one-fourth (or one right) increments. When the PDCs are transferred from sending areas, conservation or agricultural easements are placed on those lands. PDCs can be bought and sold privately or through the publicly chartered Pinelands Development Credit Bank. Most PDCs are sold to developers, although New Jersey initiated programs beginning in 1999 to buy PDCs to remove them from the market.

*Non-contiguous cluster zoning* is a planning technique that allows one parcel to be preserved while its density is transferred and developed instead on a different, noncontiguous parcel. This technique, first authorized in 1996, allows a municipality to approve "planned developments" consisting of two different parcels, where the "sending area" parcel is preserved, and the "receiving area" parcel is developed at a higher than otherwise normally permitted density. Non-contiguous cluster zoning is not currently used in Franklin Township.



## ***Chapter 4. Farmland Preservation Program***

*Note about the data used in the Comprehensive Farmland Preservation Plan Update:*

*Chapters 1, 2 and 3 use the Farmland Tax Assessment Dataset, provided by the SADC for 2017 and 2019. This is used in conjunction with the Census of Agriculture to provide summary information on the business of agriculture for the municipality and county. Chapters 4 and 5 of the Plan Update rely on the digital mapping acreage, derived from the GIS (Geographic Information Systems) software used to create the maps in the Plan Update. The GIS is the basis by which potentially eligible farms (“targeted farms”) are identified and there may be slight discrepancies in acreage numbers from those provided in the Farmland Tax Assessment Data.*

There are **14,658 acres** of farm-assessed land in Franklin Township, including **7,594 acres** devoted to active agricultural use. (**Inventory Table 1** and **Map 1**) Farms in the Township have been preserved using a variety of programs, and the town remains firmly committed to farmland protection.

### **A. Gloucester County Agricultural Development Areas (ADAs)**

#### **1. Statutory and County Criteria**

The Gloucester County Agriculture Development Board (CADB) developed the Gloucester County Agricultural Development Area (ADA) based upon both statutory and county criteria. The ADA designates land that has the potential for long-term agricultural viability. ADA agricultural use would be the preferred, but not the exclusive, use.

- The land must be agriculturally productive or have future production potential. Also, zoning for the land must permit agriculture, or permit it as a nonconforming use.
- Suburban and/or commercial development must be reasonably non-existent in the proposed ADA area.
- The land must comprise no greater than 90% of the agricultural land mass of the County.
- Any attributes deemed appropriate by the Board must also be incorporated.

The Gloucester County criteria for the 2008 ADA were:

- Land is currently in agricultural production or has strong potential for agricultural production, or is farm assessed through a woodland management plan.
- Agriculture is the preferred, but not necessarily the exclusive use.
- Agriculture is a use permitted by current municipal zoning ordinance or is allowed as a non-conforming use.

Utilizing the state's regulatory criteria for designating ADA and existing farmland assessment data, the County designated an ADA on a county-wide basis that does not exceed 90% of the County's agricultural land base. Beginning in 2012, the Gloucester County Office of Land Preservation and the CADB amended the ADA to include farmland who owners had expressed interest in preserving their property, but the land had not been included in the 2008 ADA. This was summarized in the *2015 Farmland Plan Update*, and with the following changes to the County ADA in Franklin Township:<sup>26</sup>

- Addition of 630 acres of farm assessed land in the Still Run Project Area
  - Silvergate-Doyle Farm (Block 2302, Lot 1)
  - Kiefer, Donahower and Kruse Farm (Block 1902, Lot 1), Napoli Farm (Block 102, Lot 9)
  - Dubois Farm (Block 2302, Lot 31)
  - Roman Farm (Block 1901, Lot 1)
  - Bottaro Farm (Block 1901, Lot 27)
  - Mill Creek Associates (Block 2401, Lot 1)
  - Dolinski (Block 1901, Lot 11)
  - Mary Kennedy (Block 1903, Lots 1 and 63)
- Addition of 140 acres of farm assessed land in the Pinelands North Project Area (Tuckahoe Road Expansion)
  - Roney Farm (Block 701, Lot 15.01)
  - Bronk and Byford Farm (Block 701, Lot 16)
  - Avis Farm (Block 802, Lots 19, 20)
  - Brusha Farm (Block 1002.03, Lot 6)
  - Dyer Farm (Block 1002.03, Lot 11)
  - Rollow Farm (Block 1002.03, Lot 11.01)
  - Kassab Farm (Block 701, Lot 14)
  - Olson Farm (Block 802, Lot 21 and Block 905, Lot 1)
- Addition of 120 acres of farm assessed land in the Pinelands South Project Area (Harding Highway-Main Road Expansion)
  - Karch Farm (Block 7003, Lot 30)
  - Novicke Farm (Block 7203, Lot 2)
  - Capozzi Farm (Block 7203, Lots 19, 22)
  - Pustizzi Farm (Block 7203, Lots 23, 31, 36, and 37)
  - Sortino Farm (Block 7203, Lot 15)
  - Arcangeli Farm (Block 7003, Lot 30)

## 2. Agricultural Development Area – Franklin Township

There are 14,658 acres of farm assessed parcels in Franklin Township. Of this, **12,604 acres (86%)** of the farm assessed land is included within the Gloucester County ADA. **Map 1** and **Map 2** show the farm assessed lands in the Township, including all preserved farms. A map of the location of the ADA in Franklin is included within **Map 4**. The County Projects in which Franklin Township falls are the: Pinelands North, Pinelands South, and Still Run Project Areas. (**Map 5**)

### B. Farmland Preserved to Date by Program

As of July 2021, there are **55 farms preserved** in Franklin Township; the average cost of farms preserved after 2010 \$6,628 per acre. The State of New Jersey, through the SADC, has spent \$8,827,841, or approximately 62% of the total cost share in Franklin. Gloucester County has expended a total of \$5,552,738, or 37% of the total cost share. (**Table 14**) Franklin Township has preserved **3,082 acres** of farmland since the start of its program in 1996:

- One farm of 154 acres (5%) was preserved through SADC Fee Purchase program.
- Two farms were preserved through the SADC Easement Purchase program (367 acres, or 12% of Franklin Township’s preserved farmland acres).
- Two farms were preserved through the SADC Pinelands Easement Purchase (125 acres, or 4%).
- 24 projects (40% of the total preserved farmland, or 1,227 acres) were protected through the County Easement Purchase program.
- Two farms were preserved through the County Planning Incentive Grant (PIG) program (79 acres, 2.5%).
- Eighteen farms, totaling 745 acres (24%) were preserved through the Municipal PIG program

Since the completion of the *2009 Farmland Plan*, **25 farms totaling 1,359 acres** have been preserved. There are **six additional farms** currently pending preservation. (**Table 13**)

<b>Table 13. Farms Pending Preservation in Franklin Township</b>		
<b>Block</b>	<b>Lot</b>	<b>Status</b>
5702	17 and 81	Pending settlement in June/July 2021
5802	22	Evaluating SADC’s Certified Value offer
5802	1	Accepted SADC’s Certified Value offer; initial title work commissioned
5901	8, 90, 92, 93, 94, 95, 96, and 79.01	Application being completed
6805	4.1 and 6	Application being completed
6805	3	Application being completed

*Source: Gloucester County Office of Land Preservation, August 2021*

**Table 14. Preserved Farms in Franklin Township**

<b>Owner</b>	<b>Acres</b>	<b>Total Cost</b>	<b>State Cost</b>	<b>County Cost</b>	<b>Cost Per Acre</b>	<b>Program</b>	<b>Year Closed</b>
ABNC Enterprises LLC	89	\$91,344		\$91,344	\$1,032	Muni PIG	
PIOPPI, ESTATE (Caselli; Montgomery; Dandrea; Trionfo)	156	\$183,613	\$143,830	\$39,783	\$1,177	Cty EP	1996
*Sunnydale	154	\$2,314,037	\$2,314,037	\$750,000	\$15,026	SADC Fee	2000
*Clemick, Alex E., Jr.	23	\$275,088	\$125,040	\$275,088	\$12,065	Cty EP	2000
*Moore, Kenneth L. & Victoria G.	65	\$227,821	\$149,957	\$77,863	\$3,483	Cty EP	2001
Butch, James R. (Butch 1) (Current owner Link)	107	\$268,670	\$183,038	\$85,632	\$2,510	Cty EP	2002
Doris R. Graiff T/A Dan Graiff Farms	98	\$250,885	\$130,885	\$120,000	\$2,559	SADC Pine EP	2003
Colton, John R. & Carol A	65	\$141,919	\$97,785	\$44,134	\$2,177	Cty EP	2003
Christine Peterson	27	\$79,731	\$49,731	\$24,000	\$2,960	SADC Pine EP	2003
Totoro, Joseph P.	13	\$24,080	\$18,170	\$5,878	\$1,802	Cty EP	2003
Alvino, Rita C.	49	\$108,691	\$81,024	\$27,667	\$2,200	Cty EP	2004
Denny, Richard and Dottie	25	\$57,750	\$42,936		\$2,300	Cty EP	2004
Placendo, John P.	20	\$52,040	\$29,724	\$22,316	\$2,626	Cty EP	2004
All American Farms	50	\$301,680		\$301,680	\$6,000	Cty EP	2004
Ferrucci Bros Inc	164	\$0		\$0	\$0	SADC Pine EP	2004
Paker, Norman & Kimberly	13	\$57,150		\$57,150	\$4,313	Cty EP	2004
Wagner, Diane E.	41	\$154,888	\$109,237		\$3,800	Cty EP	2005
*Hurff, Myron E. & Darlene S.	132	\$749,536	\$543,251	\$206,284	\$5,678	Cty EP	2006
Rauchfuss, Charles, Eileen, Ronald	29	\$157,572	\$105,048	\$52,524	\$5,400	Cty EP	2006
Emerson, Ronald Sr. & Gloria	29	\$96,903	\$69,542	\$27,361	\$3,400	Cty EP	2007
Harrell, Thomas and Diane	19	\$88,830	\$62,748	\$26,082	\$4,700	Cty EP	2007
Griggs, Kelly Ann	22	\$81,720			\$3,665	Cty EP	2007
Cairone, Louis & June	98	\$854,945	\$318,332	\$268,306	\$8,737	Muni PIG	2009

**Table 14. Preserved Farms in Franklin Township**

<b>Owner</b>	<b>Acres</b>	<b>Total Cost</b>	<b>State Cost</b>	<b>County Cost</b>	<b>Cost Per Acre</b>	<b>Program</b>	<b>Year Closed</b>
Arcangeli, Fred	40	\$521,047	\$312,628	\$104,209	\$12,994	Muni PIG	2009
Weber, Henry Jr	28	\$350,450	\$210,270	\$70,090	\$12,500	Muni PIG	2009
Travaglione, Ralph & Marc	31	\$277,461	\$158,769	\$59,346	\$9,000	Muni PIG	2009
Nichols, Joseph P.	24	\$188,560	\$115,493	\$36,534	\$8,000	Cty EP	2009
Cedar Lake Nurseries	89	\$194,810		\$194,810	\$2,196	Cty EP	2009
Nappa, Alphonso	13	\$97,742		\$78,193	\$7,795	CO-OP	2009
Sansalone	10	\$34,251	\$27,401	\$27,401	\$3,506	CO-OP	2009
Falciani, Mary Anne	12	\$71,026		\$56,573	\$6,071	CO-OP	2010
Tweed Farm South (est of Janice Tweed) c/o Lisa Marie Pfrommer	64	\$382,446	\$191,223	\$187,113	\$6,000	Muni PIG	2011
Tweed Farm North (est of Janice Tweed) c/o Lisa Marie Pfrommer	57	\$374,227	\$187,113	\$76,489	\$6,600	Muni PIG	2011
Genna, Vito & Melissa	49	\$345,786	\$171,989		\$7,000	Muni PIG	2011
Gallagher, Josephine	43	\$299,719	\$152,187		\$7,000	Muni PIG	2011
Butch, James R. (Butch 2)	131	\$817,738		\$817,738	\$6,242	Cty EP	2012
Capozzi Family Foundation (State Direct Easement)	245	\$633,632	\$633,632		\$2,592	SADC EP	2013
Andrew M. Bellone, Jr. & Thomas L. Bellone	50	\$244,353	\$166,764	\$48,871	\$4,850	Muni PIG	2013
Stiles, Norman & Deborah	25	\$125,900	\$85,612	\$25,180	\$5,000	Muni PIG	2013
Lenzi, Daniel and Irene	38	\$103,412	\$76,220	\$20,742	\$2,699	Muni PIG	2013
Kargman, Brian & Dorothy Farm I (8)	28	\$142,499	\$96,396	\$14,373	\$5,100	Muni PIG	2014
Kargman, Brian & Dorothy Farm #2 (11/12)	10	\$71,865	\$44,556	\$13,109	\$7,500	Muni PIG	2014
Kargman, Brian & Dorothy Farm #4 (18)	7	\$65,547	\$39,328	\$39,300	\$9,000	Muni PIG	2014
Nichols, J & V-bought from Lisa Hale	42	\$216,767	\$145,901		\$5,200	Muni PIG	2015
McSwain, Diane	21	\$96,576	\$66,165	\$30,411	\$4,700	Muni PIG	2015

<b>Table 14. Preserved Farms in Franklin Township</b>							
<b>Owner</b>	<b>Acres</b>	<b>Total Cost</b>	<b>State Cost</b>	<b>County Cost</b>	<b>Cost Per Acre</b>	<b>Program</b>	<b>Year Closed</b>
Scavelli, Mary	116	\$0		\$0		SADC Pine EP	2015
Bagi, Wayne	8	\$109,185		\$30,450	\$13,855	Cty EP	2016
BMB Farm LLC	61	\$220,627		\$220,627	\$3,605	Cty EP	2016
DiSario, Marco	17	\$58,244	\$41,603	\$16,641	\$3,500	Cty PIG	2017
Bagi, Wayne & Marybeth	22	\$109,564		\$109,564	\$4,900	Cty EP	2018
McConnell, Peggy	33	\$336,775		\$336,775	\$10,123	Cty EP	2018
*Mancini, Geraldine C.	63	\$774,775	\$469,423	\$206,621	\$12,396	Cty PIG	2019
Garoppo, Judith A. & Pasquale F. Sr.	122	\$391,728	\$391,728		\$3,200	SADC EP	2019
Dolinski, Elizabeth	70	\$547,279	\$347,293	\$199,986	\$7,818	CO-OP	2019
<b>Total (55)</b>	<b>3,082</b>	<b>\$14,910,197</b>	<b>\$8,827,841</b>	<b>\$5,552,738</b>	<b>\$5,619</b>		

\*Farms that are in more than one municipality. For these farms, acreage and cost information reflects only the portion of the farm located in Franklin Township.

Type of Acquisition:

SADC Fee – SADC Fee Purchase

SADC EP – SADC Easement Purchase

SADC Pine EP – SADC Pinelands Direct Easement Purchase

Cty EP – County Easement Purchase

Cty PIG – County Planning Incentive Grant (PIG)

Muni PIG – Municipal Planning Incentive Grant

1. County Easement Purchase

County Easement Purchases (CEP) involve the sale of farmland development rights to the county by the landowner. To be eligible for the County Easement Purchase program, the land must be in the ADA and be eligible for farmland assessment. In Franklin Township, 24 farms have been preserved through the County Easement Purchase program, protecting 1,227 acres of farmland.

2. County Planning Incentive Grants

The goal of County Planning Incentive Grants (PIGs) is to protect and preserve large pieces of contiguous farmland through the purchase of development easements. Gloucester County completed their 2009 *Comprehensive Farmland Preservation Plan* to bring it into compliance for the County Planning Incentive Grant program. In Franklin Township, two farms have been preserved through the County PIG program, protecting 79 acres of farmland.

3. Municipal Planning Incentive Grants

Municipal Planning Incentive Grants (PIGs) are similar to the County PIGs in their goals, requirements, and implementation. Like the County PIGs, Municipal PIGs require a local financial commitment for preserving farmland. To qualify for this program, the municipality must have an agricultural advisory board and a source of funding for farmland preservation. Farms to be preserved through a municipal PIG need to be approved by the CADB. As part of a municipal PIG, the SADC funds 60% of the development easement purchase with the County and the municipality splitting the remaining cost.

Franklin Township is currently enrolled in the Municipal Planning Incentive Grant program. As of June 2021, eighteen farms in Franklin, totaling 745 acres, have been preserved through this program.

4. SADC Direct Easement Purchase

The SADC Direct Easement Purchase is a program that allows a landowner to apply directly to the SADC for the sale of development rights. In most cases, the State will pay up to 100% of the certified appraised easement value in the direct easement purchase program. The Direct Easement Program does not usually receive monetary contributions from the County or municipality. In Franklin, two farms totaling 367 acres have been preserved through SADC Direct Easement Purchase.

5. SADC Fee Simple

A fee simple acquisition involves an entire property being purchased directly by the state. The SADC pays the survey and title costs, the landowner is exempt from paying rollback taxes for farmland assessment, and the transaction can be completed in a matter of months. The property is then resold at auction, and the SADC does not retain ownership. To participate in this program, the farmland must be within an ADA, and be eligible for Farmland Assessment. One farm (154 acres) in Franklin has been preserved through this program.

## 6. SADC Pinelands Direct Easement Purchase

The SADC Pinelands Direct Easement Purchase is a program that allows a landowner in the Pinelands Management Area to apply directly to the SADC for the sale of development rights. This program requires that the landowner obtain a letter of interpretation from the Pinelands Commission and follow specific guidelines when applying.<sup>27</sup> In Franklin, two farms totaling 125 acres have been preserved through SADC Pinelands Direct Easement Purchase.

## 7. Non-profit Grant Program

Grants from the SADC to non-profit organization fund up to 50% of the fee simple or development easement values on farms. No farms in Franklin have been preserved through this program.

## 8. Transfer of Development Rights

TDR is a growth management tool that transfers development rights from one location, a sending or preservation area, to another, an identified growth or receiving area. To date, this program has not been used by Franklin Township to preserve farmland.

## 9. Other Programs and Partnerships

Through the Municipal Farmland Preservation Program farms can be preserved directly by a municipality either using SADC grant funding or with the intention of later receiving cost share participation from the SADC. To date, no farms in Franklin Township have been preserved using this program.

Farmland totaling 661 acres have been preserved through the Pinelands Development Credit (PDC) program. Two were completed through the PDC Direct Easement program and the remainder were preserved through the severance of Pinelands Development Credits on their property. (**Map 2** and **Inventory Table 1**)

## C. Term Farmland Preservation Programs

The Term Farmland Preservation Programs are cost sharing programs for soil and water conservation projects, in which the farmer receives up to 50% of the costs for these projects, as well as protection against nuisance complaints, emergency fuel and water rationing, zoning changes and eminent domain actions. In return, the farmer signs an agreement that restricts the land to agricultural use for either eight years or sixteen years. For entrance into these programs and to qualify for benefits, a farm must be located within the county ADA. Technical assistance for the soil and water practices comes through the Natural Resource Conservation Service (NRCS). In Franklin Township, two farms currently participate in the term programs: Alex Clemick, Jr.'s farm (47 acres) and Michelle Collin's farm (9 acres). Both farms involvement with the Term Farmland Preservation Program are set to expire on December 4, 2022.

## D. Coordination with Open Space Preservation Initiatives

Farmland preservation and the identification of targeted farms should be coordinated with open space planning efforts. Trail easements and adjacency to proposed and existing active recreational facilities are potential areas of concern for farmers. Franklin has a Municipal Open Space and Farmland Preservation Trust Fund, which is used to preserve farmland and open space. The Township also adopted its *Open Space and Recreation Plan* in 2002.

## E. Farmland Preservation Program Funding Expended to Date by Source

In 1999, Franklin Township residents approved the establishment of the Municipal Open Space and Farmland Preservation Trust Fund through voter referendum. In 2000, the Township Committee adopted Resolution R-31-2000 establishing the Trust Fund at one cent (\$0.01) per \$100 of assessed valuation. The tax rate has held steady from 2015 to the present at \$0.01 per \$100 of assessed valuation. The Fund generated approximately \$123,060 in 2020 and had a balance of \$678,145 as of June 17, 2021.<sup>28</sup> **Table 15** details the amount generated per year for the past seven years.

<b>Year</b>	<b>Tax Rate</b>	<b>Amount Generated</b>
2015	\$0.010	\$123,687
2016	\$0.010	\$124,473
2017	\$0.010	\$124,482
2018	\$0.010	\$123,175
2019	\$0.010	\$123,175
2020	\$0.010	\$123,060

The Township has funded its farmland preservation to date as a direct payment from its Open Space Trust Fund. To date, the Township has expended approximately \$556,516 from the Open Space Trust Fund towards permanently preserved farmland.<sup>29</sup>

## F. Monitoring of Preserved Farmland

To verify that compliance with deed restrictions on preserved property is taking place, Ken Atkinson, Director of the County Office of Land Preservation and Eric Agren, Field Representative, perform annual inspections of the property.

The inspectors take note of the following:

- Change in ownership since the previous inspection
- Changes in residential, agricultural, and non-agricultural uses
- Evidence of mining or removing of materials such as sand, gravel, rock, etc.
- Evidence of dumping or fallow fields

- Whether or not the farm has an approved conservation plan
- Any issues which may be in violation of the Deed of Easement and determination of what corrective actions may be necessary.

## G. Coordination with Transfer of Development Rights Programs

TDR may be used in conjunction with the traditional Purchase of Development Rights (PDR) program; these two programs are not mutually exclusive. As previously discussed, Franklin Township is not currently enrolled in or developing a TDR program.



## *Chapter 5. Future Farmland Preservation*

### A. Preservation Goals

Franklin Township is 56 square miles (36,090 acres) in size. Of this, **14,658 acres (41%)** are under farmland assessment, which includes croplands, woodlands, farm structures and wetlands/waterways that occur on an agricultural property.<sup>d30</sup> Franklin Township has preserved **3,082 acres** of farmland. (Table 14) Based upon the State’s Minimum Eligibility Criteria for productive soils and tillable land, **4,122 acres** are potentially eligible for farmland preservation in Franklin Township, and are located within the County ADA

The following preservation goals are identified for Franklin Township:

One-year target:	150 acres, 1 farm
Five-year target:	700 acres, 4 farms
Ten-year target:	1,500 acres, 8 farms

### B. Description of Project Areas

There are **14,658 acres** of farm assessed land in Franklin Township. Of this, **7,341 acres** are in Franklin’s six municipal project areas: (Table 16, Map 6, and Map 6A – 6F)

- **1,321 acres** are the Central Project Area.
- **747 acres** are in the Forest Grove Project Area.
- **283 acres** are in the Janvier Project Area.
- **1,788 acres** are in the Main Project Area.
- **1,694 acres** are in the Northern Project Area.
- **1,508 acres** are in the Piney Hollow Project area.

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<sup>d</sup> Note: For the ADA and Project Area analyses, the farmland assessed data is derived from the GIS digital data, which is slightly different from that reported for 2019 in the NJ Division of Taxation’s 2019 Farmland Data Report (see Chapter 1). Preserved farm acreage for this chapter is also derived from the GIS digital data, which also differs slightly from the historical data on individual farm preservation (see Chapter 4).

	<b>Total Farm Assessed Properties</b>	<b>Unpreserved Farmland</b>	<b>Preserved Farm Parcels</b>	<b>Preserved Farm Assessed as Farmland</b>	<b>Active Agriculture</b>
Central	1,344	834	524	510	824
Forest Grove	747	669	78	78	612
Janvier	283	283	0	0	233
Main	1,846	1,130	717	716	1,228
Northern	1,694	935	759	759	1,168
Piney Hollow	1,508	989	519	519	905
<b>Project Areas Total:</b>	<b>7,442</b>	<b>4,840</b>	<b>2,596</b>	<b>2,582</b>	<b>4,969</b>
<b>Franklin Twp.:</b>	<b>14,658</b>	<b>11,464</b>	<b>3,209</b>	<b>3,194</b>	<b>7,594</b>

Five Project Areas have preserved farms located within them: Northern Project Area, Central Project Area, Forest Grove Project Area, Main Project Area, and Piney Hollow Project Area. (Table 17)

<b>Project Area</b>	<b>Number of Preserved Farms</b>	<b>Acres (Preserved Farms)</b>	<b>Total Cost</b>	<b>Avg. Price Per Acre (after 2010)</b>
Central	28	524	\$2,903,940.68	\$5,343.87
Northern	37	759	\$6,238,064.80	\$7,439.28
Forest Grove	5	78	\$476,411.10	\$7,275.00
Main	17	717	\$1,691,672.53	\$3,547.17
Piney Hollow	15	494	\$895,922.79	\$6,613.50
Janvier	0	0	\$0	\$

### C. Minimum Eligibility Criteria

Minimum Eligibility Criteria are based upon the SADC’s rules for farmland preservation and project eligibility.<sup>°</sup> In order to be eligible for preservation the site must be developable, have soils capable of supporting agricultural or horticultural production, and meet minimum tillable land standards. (N.J.A.C. 2:76-6.20)

In summary:

*For all lands less than or equal to 10 acres:*

- The land must produce at least \$2,500 worth of agricultural or horticultural products annually; and
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be tillable; and

<sup>°</sup> Adopted by the SADC May 21, 2007, and July 25, 2019.

- At least 75% or a minimum of 5 acres of the land (whichever is less) must be capable of supporting agriculture or horticulture; and
- The land in question must exhibit development potential as defined by the SADC (based upon zoning, ability to be subdivided, less than 80% wetlands, less than 80% slopes of 15% or more); or
- The land must meet the above criteria or be eligible for allocation of development credits pursuant to a Transfer of Development Credits (TDR) program.

*For lands greater than 10 acres:*

- At least 50% or a minimum of 25 acres of land (whichever is less) must be tillable; and
- At least 50% or a minimum of 25 acres of land (whichever is less) must have soils capable of supporting agriculture or horticulture; and
- The land in question must exhibit development potential as defined by the SADC; or
- The land must meet the above criteria or be eligible for allocation of development credits pursuant to a Transfer of Development Credits (TDR) program.

For any application to qualify for state cost share the farm must: have at least one parcel listed on the targeted farm list; be comprised of an assemblage of substandard parcels which together meet SADC minimum standards; or have sufficient justification by the Gloucester CADB that the parcels were not identified as targeted due to a specific mapping issue or other error.

The Township may proceed without State funding on projects that do not meet these Minimum Eligibility Standards, but as a rule, the County and Franklin will not cost share on applications that do not meet SADC minimum standards. Should a large commercially successful farm that does not meet these standards seek preservation in Franklin, that rule might be reconsidered.

Within the identified project area, candidate farms are identified which meet the tillable land and soils minimum eligibility standards. To determine farms that are potentially eligible for preservation, a series of queries were made utilizing the ArcGIS 10.8.1 digital mapping software for soils and tillable land. These are described in further detail below and shown on target farm analysis maps, **Map A** (meeting NRCS soils), **Map B** (meeting tillable land), **Map C** (farms meeting both criteria – target farms).

#### *Farmland that meets the SADC Criteria for Agricultural Soils*

Agricultural soils as defined by the SADC are those soils capable of supporting agricultural or horticultural production. The use of the NRCS Soil Survey identifying prime, statewide and unique agricultural soils is the first and best indication of the farmland soils. The interpretation of the tillable land layer from the NJDEP Land Use/Land Cover data (including pastureland) is the second screen for soils capable of supporting agriculture with the following provisions:

- It is best to make determination of soils capable of supporting agriculture on a site-specific basis (that is for individual submitted applications).
- For farmland planning, on a municipal and county basis, the tillable land layer can also be used to show general areas of farmland potentially eligible for preservation if it is noted that this picture of farmland would need to be confirmed on an individual basis by studying:

- ✓ Practices the individual farmer has made to farm the land
- ✓ Amount and location of steep slopes on the farm
- ✓ Number of stony/gravelly soils on the farm

The SADC has agreed that soils capable of supporting agricultural production are those classified as agricultural by the NRCS Soil Survey or identified as tillable by the NJDEP Land Cover/Land Use mapping.<sup>31</sup>

Farm parcels are sorted on size based upon the SADC Minimum Eligibility Criteria for soils:

<u>Farm Size</u>	<u>Requirements</u>
0-6.667 acres	75% soils capable of supporting agricultural production
6.667-10 acres	5 acres of soils capable of supporting agricultural production
10-50 acres	50% soils capable of supporting agricultural production
50+ acres	25 acres of soils capable of supporting agricultural production

Farms in Franklin that meet the NRCS minimum eligibility criteria for soils are shown on **Map A**.

*Farmland that meets the SADC Criteria for Tillable Land*

Tillable acreage was determined using the NJDEP LU/LC mapping for agricultural lands. The land categories that are defined as the “tillable land” as follows:

- Agricultural Wetlands (Modified)
- Confined Feeding Operations
- Cropland and Pastureland
- Former Agricultural Wetland
- Orchards/Vineyards/Nurseries/Horticultural Areas
- Other Agriculture

Farm parcels were sorted by size based upon the SADC Minimum Eligibility Criteria for tillable land:

<u>Farm Size</u>	<u>Requirements</u>
0-6.667 acres	75% tillable
6.667-10 acres	5 acres tillable
10-50 acres	50% tillable
50+ acres	25 tillable acres

Farms which meet the minimum eligibility criteria for tillable land in Franklin are shown on **Map B**.

*Farmland that meets SADC Criteria for both Tillable Land and Soils*

Utilizing the tillable acreage determined from the NJDEP 2015 Land Use/Land Cover mapping for agricultural lands and soil acreage determined using the Soil Survey as prepared by the NRCS for prime farmland soils, soils of statewide importance and soils of unique importance,

farm parcels were sorted by size based upon the SADC Minimum Eligibility Criteria for tillable land and soils. (**Map C**)

“Target” farms for Franklin Township are farms that meet the minimum eligibility criteria and are located within the County ADA, regardless of whether they are in a Municipal Project Area. These farms are shown on **Map D, Maps 6A – 6F** for each of the municipal Project Areas and listed in **Inventory Table 2**. A total of **4,108 acres** of land on **230 farm parcels** are eligible for preservation in Franklin and are located within the County ADA.

Within each of the municipal Project Areas there are the following target farms:

- 491 acres in the Central Project Area. (**Map 6A**)
- 560 acres in the Forest Grove Project Area. (**Map 6B**)
- 238 acres in the Janvier Project Area. (**Map 6C**)
- 614 acres in the Main Project Area. (**Map 6D**)
- 639 acres in the Northern Project Area. (**Map 6E**)
- 485 acres in the Piney Hollow Project Area. (**Map 6F**)

There are 1,083 acres of eligible farm properties that are outside of the municipal Project Areas but located within the County ADA. If a landowner expresses interest in preserving their property and is located outside of the municipal Project Area, but in the County ADA, the AAC will review the property with the CADB for potential preservation.

At the request of the SADC, seven lots have been added as target farms in Franklin Township. Three of these are outside of the municipal project areas. These seven properties on their own do not meet the minimum eligibility requirements, however, they are under common ownership and contiguous to larger farms which do meet the eligibility requirements. If the owners of these farms submit an application for preservation, they would be considered as part of the larger farm unit and qualify for county and state funding.

## D. County and Municipal Ranking Criteria

The Gloucester CADB continues to calculate the rank of each farm based upon the State’s ranking criteria. The CADB supplements this ranking with an on-site visit for each applicant. Determination whether an application will be submitted to the County PIG program, to other SADC programs, or through independent preservation strategies without state cost share, is made on an application-by-application basis as to which program is most suited for that project. Franklin Township follows Gloucester County’s ranking criteria.

## E. Municipal and County Policies Related to Farmland Preservation Applications

Franklin Township follows the policies established by Gloucester County regarding housing opportunities, division of premises, and exception areas. These policies are documented in the

2017 Gloucester County Comprehensive Farmland Preservation Plan Update. The CADB follows the SADC's policies regarding these issues.

## 1. Approval of Housing Opportunities

**Agricultural labor housing:** Agricultural labor housing is not currently protected under the Right to Farm Act in the State of New Jersey and the SADC has not, to date, adopted an official policy for agricultural labor housing. However, the SADC recognizes the need for this type of housing and does have guidelines that a landowner must refer to construct labor housing on preserved farms for work on the preserved farm.

The guidelines are:

- Agricultural labor housing must be permitted with approval of easement holder and the SADC.
- Must verify need for "production" aspects of the farm.
- Must be full time employed on the premises (seasonal labor is permitted).
- Structure must be sized appropriately based on labor needs.
- Cannot be used for owner or any lineal descendent of owner.

These applications are reviewed by the SADC and the CADB. The Township of Franklin Code, Chapter 19, Land Development, allows housing for seasonal agricultural workers as a conditional accessory use in most of the Township and sets out detailed conditions and standards in Section 19-601. These conditions allow for seasonal/temporary housing on farms of at least seven acres that are qualified farms under the Farmland Assessment Act. The housing must be designed for temporary occupancy rather than year-round use, cannot include housing provided on a commercial basis to the general public and must be used to house only those workers hired for the farmer's own use.

**House replacement:** The policy of the SADC on house replacement is that requests for replacement of a residence on permanently preserved land must be reviewed and approved on an individual basis by the CADB and the SADC, to minimize the impact on the agricultural operation. This is supported by the CADB and AAC for Franklin Township. In addition, the Township's position is that replacement houses should retain the same overall footprint and overly expensive dwellings should be avoided.

**Residual dwelling site opportunity allocation:** Residual Dwelling Site Opportunities (RDSOs) are lingering potential housing prospects located within a deed-restricted farm. By designating an area as an RDSO, the landowner is implying that the land will be used for a residential unit or other structure as referred to in N.J.A.C. 2:76-6.17. The maximum RDSO density is one residence per 100 acres. The purpose of the building in question must be for "single-family residential housing and its appurtenant uses." To qualify as an RDSO, the SADC requires that the use of the residential unit be for agricultural purposes and "at least one person residing in the residential unit shall be regularly engaged in common farm site practices." This is supported by the Township AAC and CADB. RDSO units must be requested at the time of application and approved by the CADB and SADC prior to closing according to SADC Policy P-31.

## 2. Division of the Premises

The goal of the SADC, supported by the CADB and Franklin Township AAC, is to preserve large tracts of farmland. The division of the premises by way of subdivision may significantly alter the potential use of the preserved land. Therefore, a division of the premises is not an encouraged practice; however, when division occurs it must be for agricultural purposes and must result in agriculturally viable land parcels. A landowner wishing to divide permanently preserved farmland must submit a written request. The application must be approved, in writing, by both the SADC and the CADB.

## 3. Approval of Exception

Franklin has not developed its own policies regarding approval of exceptions. Franklin adheres to CADB's policy of applying SADC policy to exceptions.<sup>32</sup>

Exceptions are defined by the SADC as “acres within a farm being preserved” which are “not subject to the terms of the deed of easement.” When an exception is made, the landowner does not receive any compensation in the excepted area. The SADC discourages the preservation of farms that do not have at least one exception, and it is important to take the number, size, location, and purpose of the exception into consideration. Exceptions may be granted in some circumstances, especially in the case of non-severable exceptions, or where the exception might be justified (e.g., to allow for the expansion of pre-existing non-agricultural uses, for trail easements, etc.). It is critical to make decisions about exceptions at the time of application, as exceptions cannot be granted, expanded, or moved once the farm has been preserved. There are two types of exceptions that can occur: severable and non-severable.

*Severable:* A severable exception is defined by the SADC as an “area that is part of an existing Block and Lot owned by the applicant which will be excluded from the restrictions of the Deed of Easement and may be sold as a separate lot in the future. Typically, there is “no requirement to subdivide a severable exception prior to or after the deed of easement is executed.”

*Non-severable:* Non-severable exceptions are defined by the SADC as “area that is part of an existing Block and Lot owned by the applicant, which will not be subject to the restrictions of the Deed of Easement but cannot be sold separately from the remaining premises.”

Exceptions made to farmland have the potential to impact the value of the property. When an appraisal occurs, both severable and non-severable exceptions are considered in the determination of the restricted/after value of the property. The CADB and Franklin Township AAC follow the exception policies as identified by the SADC. The AAC will work with applicants to the municipal PIG program to minimize the impacts of exception requests on the agricultural operation to the greatest extent possible.

## F. Funding Plan

The *Preserve New Jersey Act 2014* established that a portion of the Corporate Business Tax was to be dedicated to preservation efforts. Of this revenue, 60% is allotted to Green Acres, 4% goes to Blue Acres (administered by Green Acres), 31% is set aside for farmland preservation (SADC), and the remaining 5% goes to Historic Preservation (New Jersey Historic Trust).

### 1. Municipal and County Funding Sources

The Gloucester County Office of Land Preservation is responsible for administering Gloucester County's Farmland and Open Space Preservation Programs. The Gloucester County Farmland and Open Space Preservation Fund was first established in 1993 as a one-cent tax levy, passed by a 69% majority. In 2000 an additional one-cent levy was approved by a 67% majority, bringing the total tax to two cents. The most recent levy, authorizing an additional two cents was approved in 2004 by a 61% majority. Farmland preservation does consume most of these funds, as there are generally more farmland preservation projects than open space preservation projects in Gloucester County. All administrative costs are deducted directly from the fund. Additionally, three bonds have been passed by the Gloucester County Commissioners authorizing the issuance of \$27 million dollars for farmland and open space preservation activities; \$1 million in 1994, \$10 million in 2002 and \$16 million in 2005. In 2008, the Commissioners has proposed to authorize the issuance of another \$16 million dollars for farmland and open space preservation. The Open Space Trust Fund, which currently collects 4.5 cents per \$100 of assessed property value, has enabled Gloucester County to preserve over 20,000 acres of farmland, 1,700 acres of county parkland, and participate in numerous historical and open space preservation efforts with local non-profits and municipalities throughout the county. The funds are allocated as follows.<sup>33</sup>

- 90% for farmland preservation.
- 10% for open space preservation.

In 1999, Franklin Township residents approved the establishment of the Municipal Open Space and Farmland Preservation Trust Fund through voter referendum. In 2000, the Township Committee adopted Resolution R-31-2000 establishing the Trust Fund at one cent (\$0.01) per \$100 of assessed valuation. The tax rate has held steady from 2015 to the present at \$0.01 per \$100 of assessed valuation. The Fund generated approximately \$123,060 in 2020 and had a balance of \$678,145 as of June 17, 2021

### 2. Financial Policies – Cost-Share Requirements

Franklin Township works with Gloucester County according to its current cost-share requirements for preserving farms. The CADB will fund one-half of the difference between the amount the SADC funds and the total cost for preserving a farm, based upon the Certified Market Value (CMV), through the Municipal Planning Incentive Grant program. The remainder is funded by the municipality.

Franklin Township is supportive of donation/bargain sales and installment purchases. Both tools serve to leverage limited funding resources.

*Donation and Bargain Sale:* This mechanism for preserving a farm involves a donation by the landowner. If the landowner donates a portion of the value of the development rights when an easement is sold, this is called a bargain sale. A bargain sale can result in substantial tax savings for the landowner and can stretch County farmland preservation funds. The landowner donation is a reduction in the amount of gain that is subject to the capital gains tax, and the landowner can take a tax deduction for the amount donated against his or her federal and state income taxes.

*Installment Purchase:* Through an installment purchase agreement, development rights may be acquired by the Gloucester CADB through a payment plan that provides payments to the landowner over time. Receiving the income from the sale in installments may provide the landowner with financial and/or tax advantages. Currently the Gloucester CADB has not used installment purchase agreements.

### 3. Cost Projections and Funding Plan Associated with Preservation Goals

From the perspective of land values, there has been a general trend upward in the per-acre easement values paid to preserved farms, to their pre-2008 levels. From the 2001 to 2004 period, the average value paid per acre was \$2,424, which rose to \$9,728 from 2009 to 2012. It has since dropped to \$5,593 from 2017-2020. Between 2001 and 2019, the average easement values have slightly rose, primarily due to the drop in land value from the 2008 recession.

The Franklin Township Municipal Open Space and Farmland Preservation Trust Fund generates \$123,060 per year and has a current balance of \$678,145. The average cost of farms preserved in the last ten years was \$6,628 per acre to purchase a development easement on farms in the municipality. However, the cost of land has risen since the earliest acquisitions were made, affecting the cost per acre for future acquisitions. The Township looks to leverage the municipal funds with county and state cost-share grants on farmland projects. It is anticipated that the municipal cost share will average 15% (at a minimum).

The following assumptions can be made:

- The Trust Fund generates \$123,060 per year.
- Average price per acre is \$6,628.
- The average price per acre will increase 5% over the next five to ten years.
- The Township is purchasing land in partnership with County and State (no direct purchase by Township).
- The municipal cost share is on average 15%.

Based upon the above assumptions and the AAC's goal of preservation eight farms (1,500 acres) in the next ten years, it is anticipated that the Township will have a total project cost of \$9,942,000 and contribute \$1,264,275 over the same time, if their percent contribution remains at 15%. If it increases to 30% the municipal share will be \$2,528,5500. This will require nearly the entire amount generated by the municipal trust fund over the ten-year period.

Utilizing the SADC sliding scale for cost-sharing, and the estimated per acre value of the purchase of a farmland easement in Franklin Township, it is likely that the state will contribute approximately 60% of the funding on a municipal PIG project with the County and Township contributing the remaining 40% (split equally, 20% and 20%).

## G. Administrative Resources

### 1. Staff/Consultant resources

The Township of Franklin has an AAC that meets as needed to discuss farmland projects and issues. The AAC developed the Township's initial *Farmland Preservation Plan* and administers the program for the municipality.

### 2. Legal support

Legal support for Franklin Township's farmland preservation program is provided by the municipal attorney.

### 3. Database Development

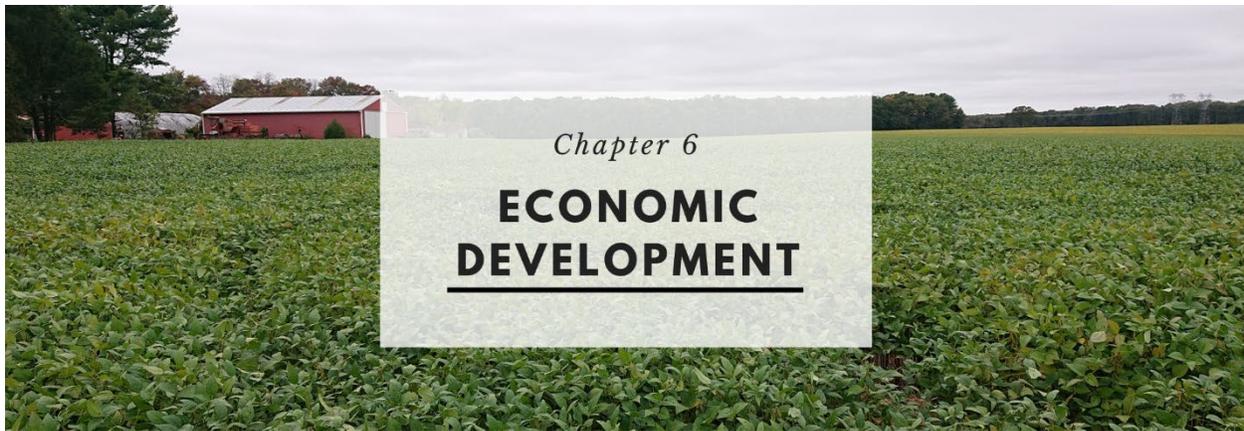
The AAC maintains the database of farmland in the municipality and works with South Jersey Land and Water Trust and the Gloucester County Office of Land Preservation on projects and data issues, as needed.

### 4. Geographic Information System (GIS) Capacity

The Land Conservancy of New Jersey has provided Geographic Information System mapping services for Franklin Township for the *Comprehensive Farmland Preservation Plan Update*.

## H. Factors Limiting Farmland Preservation Implementation

Franklin Township has a strong commitment to preserve its farmland. The high rate of farmland preservation in Franklin Township has been attributable to the willingness and the ability of the Township to leverage its own funding to protect farmland. Franklin Township strongly supports the municipal PIG program.



## ***Chapter 6: Economic Development***

### **A. Economic Development Plans and Initiatives**

Franklin Township has **13,671 acres** devoted to agricultural or horticultural use.<sup>34</sup> Vegetables and fruits, nursery and greenhouse products, and a variety of field crops (soybeans, grain, hay) make up the economic base of Franklin’s agriculture.

New Jersey offers Franklin farmers support agencies and programs ranging from technical advice to farm loans. The NJDA *Smart Growth Tool Kit* provides information to support municipal and county government, businesses, non-profit groups, and local citizens in their efforts to achieve the goals and objectives outlined in the NJDA *Agricultural Smart Growth Plan for New Jersey*.<sup>35, 36</sup> The Tool Kit embraces the five linked components that have been identified by NJDA as critical for the future of farming: Farmland Preservation, Innovative Conservation Planning, Economic Development, Agriculture Industry Sustainability, and Natural Resource Conservation. Additionally, the NJDA released the *2011 Economic Development Strategies* report to expand and strengthen various sectors of the agriculture industry in New Jersey, including strategies for produce, horticulture, dairy, livestock and poultry, field crops, organic, equine, and agritourism.

The Gloucester CADB and its Office of Land Preservation (OLP) are directly and administratively involved with the preservation and enhancement of farming in the County. This involvement is focused not just on acquisition but also on monitoring farms, assisting with Right to Farm disputes, working with municipalities to create farm-friendly atmospheres where possible, and coordinating with the state, county, and other organizations to maximize their agricultural potential, including an awareness of the need to support agriculture from an economic development perspective.

In 2017, 96 of Gloucester County’s 580 farms, or 16% of all farms, had sales of more than \$100,000, accounting for approximately 93% of the total revenue. This leaves 74% of farms accounting for 7% of the remaining total sales, indicating a wide disparity in revenue between a large majority of smaller farms and a small minority of larger farms. From a profitability standpoint, Gloucester County farms had a net cash farm income of \$16,710 in 2017. The

average farm market value of \$176,644 was higher than the statewide average of \$111,095.  
<sup>f</sup>(Table 18)

<b>Table 18. Gloucester County Agricultural Economic Overview</b>			
	<b>2007</b>	<b>2017</b>	<b>% Change to 2017</b>
Market Value/Products Sold (\$1,000)	\$93,883	\$102,454	9%
Average/Farm (\$)	\$140,333	\$176,644	26%
<b>Production Expenses (\$1,000)</b>			
Average/Farm (\$)	\$74,839	\$89,858	20%
Average/Farm (\$)	\$111,866	\$154,927	38%
<b>Net Income (\$1,000)</b>			
Average/Farm (\$)	\$21,862	\$16,710	-24%
Average/Farm (\$)	\$32,678	\$28,811	-12%
<b>Farms w/Net Gains</b>			
Average/Farms (\$)	223	205	-8%
Average/Farms (\$)	\$127,751	\$125,955	-1%
% of All of Farms	33%	35%	6%
<b>Farms w/Net Losses</b>			
Average/Farm (\$)	446	375	-16%
Average/Farm (\$)	\$14,858	\$24,284	67%
% of All of Farms	66%	65%	-1%
<b>Total Acres in Farms</b>			
Number of Farms	46,662	49,381	6%
Average Acres/Farm	669	580	-13%
Average Acres/Farm	70	85	21%

*Source: Census of Agriculture*

Crop sales rose steadily from \$42.3 million 1987 to \$88 million in 2007, then fell slightly to \$82.3 million in 2012, and rose again to \$94.8 million in 2017. Within the crop sector, nursery/greenhouse crops and vegetables accounted for a large majority of the market share. Nursery and greenhouse crops accounted for 37% of the market share in 2017, and 33% in 2012. Vegetables accounted for 40% of the market share in 2017, and 42% in 2012. These two are by far the biggest commodities in Gloucester, as the other crops lag far behind in market share. Still, the next most popular crops as of 2017 after vegetables and greenhouse/nursery products were grains and fruits. During the same period, livestock sales rose to a high in 2007, reaching \$5.8 million, before falling to \$5.4 million in 2012, and rising again to \$7.6 million in 2017.

Using recommendations outlined in the *2011 Economic Development Strategies* report, Gloucester County towns, including Franklin Township, can investigate ways to expand and/or diversify into more profitable sectors to ensure sustainable agriculture practices and profitability.

<sup>f</sup> Census of Agriculture data is available through the USDA NASS portal, accessed here: <https://www.nass.usda.gov/AgCensus/index.php> or through specialized searches on the Quick Stats interface: <https://quickstats.nass.usda.gov/>. Citations throughout this document refer to information gathered from these sources for the indicated years.

For each of the sectors, the 2011 report encourages farmers to seek new local, state and interstate markets to strengthen market share.

## **Produce**

Major efforts by the NJDA are directed at increasing the demand for New Jersey grown produce through branding, agritourism, farm direct sales programs, and farm markets. NJDA is committed to promoting agritourism through the *Jersey Fresh* website, the distribution of printed materials, and other forms of advertisement and promotion including collaborating with Rutgers University through the New Jersey Agricultural Experiment Station, and promotion of the work of other organizations such as the New Jersey Farmers Direct Marketing Association. Franklin farms with appropriate activities benefit from such promotion.

A focus of the *Jersey Fresh* program was to work with processors to develop and market products labeled with the “Made with Jersey Fresh” brand. The NJDA planned to strengthen the appeal of the *Jersey Fresh* brand to supermarket chains and other retailers, increase the use of the *Jersey Fresh* brand name and discourage the use of the “Locally Grown” product claim. This has been largely successful, with major retailers such as Wegmans, ShopRite, Trader Joe’s, Target, ACME and Foodtown (among others) carrying and promoting produce from the *Jersey Fresh* program.<sup>37</sup>

Produce, which includes vegetables in fruits, is a leading agricultural commodity in New Jersey. In 2017, Gloucester County vegetable growers on 105 farms grew 6,450 acres of vegetables, resulting in sales of \$42,557,000. Fruit, tree nut, and berry combined sales totaled \$6,794,000 in 2017. Also, in 2017, vegetables, melons, potatoes, and sweet potato sales accounted for \$41 million in. In 2012, fruit, tree nut, berry sales were not disclosed, but there were 47 farms versus 58 in 2007. As for vegetables, melons, potatoes, and sweet potatoes, 2012 had total sales of \$29.8 million. Combined sales (fruit, tree nut and berry sales in addition vegetables, melons, potatoes, sweet potatoes sales) in 2017 totaled to \$48.3 million, a small decrease of 9% from 2007 where combined sales totaled to \$53 million.

Franklin had a total of 2,841 acres which were harvested for fruits and vegetables in 2017. Prominent crops in 2017 were mixed vegetables (1,208 acres), spinach (464 acres), and snap beans (426 acres). Some of these crops do not require as much land as field and forage crops such as soybeans and hay, making them a positive match with the trend towards smaller farms over the years, especially those that follow organic or sustainable practices. However, these crops also have higher input costs than crops such as hay, and in that respect can benefit from economies of scale.

Farmers with roadside stands or markets should have their own websites, and utilize other websites and regional events to gain visibility Opportunities for promoting produce (and, in many cases, numerous other agricultural products) include:

- NJDA *Jersey Fresh* website listings have recorded one Franklinville farm, Full Circle Farmers LLC, which is also a pick-your-own farm. There are several other roadside markets and agrotourism locations in the neighboring municipalities.<sup>38</sup>

- *Jersey Fresh* also offers community supported agriculture (CSA), where residents can pledge to support a farm in advance of the growing season, where they receive shares of the total harvest in return. *Jersey Fresh* currently does not have any CSAs listed for Franklin Township.
- Rutgers New Jersey Agricultural Experiment Station Cooperative Extension (NJAES-RCE) in Gloucester County created a “Guide to Gloucester County Farm Products,” which lists many farm markets; CSA markets, pick your own operations, and agritourism farms. The guide is available only online, <http://VisitNJFarms.org>.
- Utilize educational, resource, informational websites including:
  - NJAES-RCE agritourism site for the public, government officials, farmers, and educators <http://njsustainingfarms.rutgers.edu/agritourism.html?chocaid=397>.
  - A training website w by the Rutgers Agritourism Team for farmers <http://agritourism.rutgers.edu/training>.
  - NJ Farmers Direct Marketing Association (<http://www.njfarmmarkets.org/>)
  - Northeast Organic Farmers Association – New Jersey ([nofanj.org](http://nofanj.org))
  - [LocalHarvest.org](http://LocalHarvest.org), and [EdibleJersey.com](http://EdibleJersey.com) (pick-your-own listings).
- The Visitors section of the Gloucester County website includes a link to Find Our Farms website and a link to a Gloucester County Travel Guide, which includes six farm or farm market listings on the Equine & Agrotourism page.<sup>39</sup>
- Establish or reestablish community farmers markets with help from the CADB, the NJAES-RCE and the Gloucester County Department of Economic Development.
- Explore expansion/diversification into value-added produce products
- Explore “Contract Growing,” growing goods for specific customers on a contract basis (such as regional pharmaceutical or biotech companies).
- Explore diversifying into ultra-niche crops and produce crops that serve the needs of growing ethnic populations in the region, through NJAES-RCE workshops, videos, and resources: <https://njaes.rutgers.edu/ultra-niche-crops/>,<sup>40</sup> <https://sustainable-farming.rutgers.edu/alternative-world-crops/>.<sup>41</sup>
- Utilize state promotional campaigns, free signage, and other signage opportunities.

### **Nursery, Greenhouses, Floriculture, and Sod**

The NJDA *2011 Economic Development Strategies* focused on ensuring plant health, including inspections and research; increasing consumer awareness of the *Jersey Grown* brand; and working with government agencies to use New Jersey-produced products wherever possible. This was the second highest-ranking category in agricultural commodities in Gloucester County, following vegetable farming, in 2017. It was the highest-ranking category in 2012, with vegetables following second. In 2012 and 2017, nursery products brought in 37.9 million and 34.7 million, respectively. It accounted for 39% of total agricultural sales in 2012, and 37% in 2017, versus 40% and 45% statewide.<sup>42</sup> This sub sector has exhibited steady growth from \$5.7 million county wide in 1987, to \$21.9 million in 2002, before making it to \$37.9 million and dropping off slightly to \$34.7 million in 2017. Gloucester experienced a 284% revenue increase from 2002 to 2012, and an 8% decrease from 2012 to 2017.

Franklin had a total of 696 acres dedicated to nursery products (including cultivated sod and floriculture) in 2017, which went down from 898 acres in 2015, and the 1,083 acres in 2005. There are 28 garden centers and nurseries listed on NJDA’s *Jersey Grown* website<sup>43</sup> for

Gloucester County (although not all offer *Jersey Grown* products), and four certified suppliers.<sup>44</sup> Many of these, including landscape services and floral shops, are listed in the NJDA's directory of current state certifications, indicating that their stock has been inspected and found to be free from injurious plant pests.<sup>45</sup>

As the non-agriculture population grows in the town and its surrounding region, a ready and expanding market for these products should be accessible. Franklin and Gloucester County can continue to strengthen and expand this sector of the agriculture economy as opportunities arise. Some strategies to follow are:

- Support efforts by NJDA to ensure plant health and disease-free material.
- Increase consumer awareness of the *Jersey Grown* brand; utilize the resources of the NJDA for advertisement and marketing purposes.
- Seek and/or expand contracts with large box store operations such as Home Depot, Lowe's, and Walmart; contact Gloucester County for opportunities.
- Reach out to pharmaceutical and biotech companies to explore partnerships and growing contracts with Township and County greenhouse operations for plant-based pharmaceuticals. For example, according to Multisorb Technologies, a 10,000 square foot greenhouse would be sufficient to meet global demand for the anemia drug Erythropoietin.<sup>46</sup>
- Promote "drive up" operations where consumers can buy directly from the nursery or greenhouse.
- Promote businesses on the county website through re-introduction of the Guide of Gloucester County Farm Products in print or in Web listings and an expanded Shop Local campaign.<sup>47</sup>

### **Field and Forage Crops**

The NJDA *2011 Economic Development Strategies* for field and forage crops intend to ensure plant health, aid development strategies to improve production, yield per acre and management practices; and support organic crop production plans for a green energy initiative involving biofuel production that could provide a new local market for New Jersey agricultural products. The NJDA noted that, "due to the state's high land values, property taxes and labor rates, production costs in New Jersey are higher than in most other production areas. With commodity prices based on national production costs, yields and demand, it can be less profitable to produce commodity items in New Jersey than elsewhere." The three biggest field and forage crops in Franklin Township are soybeans, hay, and corn for grain.

In 2017, Franklin farms harvested a total of 3,148 acres dedicated to field crops. Also, in 2017, the total sales of grains, oilseeds, dry beans and dry peas were \$7.6 million, a 7% decrease from 2012 where the same category was a value of \$8.2 million. This is a significant increase over sales in 2002, a drought year in which the grains category sales were \$1.6 million and other crops and hay sales were \$0.35 million. Field crops like corn, soybean, and other grain prices have continued to be low-priced, mainly due to foreign imports for these crops. Another reason can be attributed to the reduction of the livestock and dairy industry in the country.<sup>48</sup>

### ***Corn***

In 2017, Gloucester County harvested a total of 6,331 acres of corn (5,567 acres of corn for grain, 674 acres of corn for silage). Corn brought in \$3 million in sales, for 2017. Comparing it to 2012, Gloucester County harvested a total of 5,125 acres of corn (3,803 acres of corn for grain, 1,322 acres of corn for silage). Sales in 2012 were \$2.49 million. Specific to Franklin Township, in 2017, farmers harvested 811 acres of corn (736 acres for grain, 75 acres for silage) an increase from 2015 where they harvested 582 acres (550 acres for grain, 32 acres for silage). This data shows steady growth for corn at both the municipal level and county level. Acreage and sales have increased at a county-level, and although monetary amount for corn sales is not released at a municipal level, growth in acreage is shown in the data from 2015 to 2017.

### ***Hay***

In 2017, Gloucester County harvested 4,442 acres of forage land (hay, haylage, silage, greenchop) totaling 9,930 tons. This was a 17% increase in acreage from 2012, where they harvested 3,664 acres and had a yield of 9,445 tons, which increased by 4% in 2017. Franklin Township, specifically, harvested 975 acres of hay (including Alfalfa) in 2017; a small decrease from the 1,060 acres harvested in 2015 (8% decrease). Still, relatively stable trends in production show Hay as a main field/forage crop of Franklin Township, and Gloucester County as a whole.

### ***Soybeans***

Gloucester County harvested a total of 9,861 acres of soybeans from 69 farms (ranked fourth in the state), bringing in a total of \$3.8 million in sales. The 2017 numbers show a decrease in acreage to 8,777 harvested in 2012, but 2012 sales were higher as they brought in \$4.2 million in sales. In 2007, this brought in \$1 million with 5,476 acres harvested. From 2007-2017, the acres of soybeans harvested increased by 44%, and the percent change in bushel yield was a staggering 194% increase (140,662 bushels to 414,321 bushels). The increase in total sales from 2007-2017 also was a 280%. This data shows how fast and effective Gloucester County's transition to soybean farming has been. Specific to Franklin Township, farmers harvested a total of 966 acres in 2017, a decrease from 1,025 acres in 2015.

Field and forage crop strategies to consider include:

- Utilize improved management practices and ways to boost yield per acre.
- Diversify to row crops that meet newly emerging markets or markets with increasing demand (such as spelt as a dietary substitute for wheat or switchgrass for pelletized energy) and pursue to value-added marketing opportunities (such as sorghum for homemade jams and jellies that can be marketed from roadside stands, at community markets and over the Internet).
- According to NJAES-RCE “there are a number of profitable alternative world crops that can be grown in New Jersey to satisfy the demand for fresh produce by immigrant populations. These crops are suited to diversified small to mid-size farms where high returns per acre is required.”<sup>49</sup> World Crops,<sup>50</sup> of which NJAES-RCE is a sponsor, can point farmers to crops that meet the needs of ethnic populations in the area.
- Transition to certified organic or naturally grown to increase value.
- Utilize county assistance to investigate alternative crops for local production and new markets (such as hops, specialty small fruits, small-scale animal products).

## Dairy

The NJDA *2011 Economic Development Strategies* for dairy included establishing a premium price for New Jersey-produced milk and ensuring stable pricing; increasing the demand for milk through sale and promotion of *Jersey Fresh* milk and milk products at community and retail markets; promoting FIN-PAK and risk-management software programs to producers; implementing dairy-quality benchmarks; and establishing a health and safety standard for sale of raw milk directly to consumers.

In 2017, Gloucester County had a total of seven farms that sold milk from cows, bringing in a total of \$5.2 million. This is an increase from 2012, where sales were \$3.63 million. Specific to Franklin Township, dairy is a small part of agriculture. In the 2017 Farmland Assessment Data, there are only 4 young dairy head cattle, and no mature dairy head cattle in Franklin Township. In the 2015 Farmland Assessment data, there were two mature dairy head cattle, and no young dairy head cattle. Dairy is a small part of Franklin Township and Gloucester County.

Strategies for stimulating the Franklin dairy industry include:

- If applicable, license under the Jersey Fresh Quality Grading Program, which allows raw milk to be used in goods bearing the logo *Made With Jersey Fresh Milk*.
- Take advantage of the services offered by the Garden State Dairy Alliance, including disease control, milk quality, marketing and promotion, and technical assistance.
- Explore various additional products, such as cheeses and markets for dairy, including local restaurants and grocery markets.
- Aggressively market value-added dairy products, especially those that can carry the *Made With Jersey Fresh Milk* logo.
- Encourage passage of proposed raw milk legislation that would permit sale of raw milk under certain conditions and establishes a raw milk permit program (A585, re-introduced in the 2020-2021 State Legislative session, pending in the Assembly Agriculture Committee).<sup>51</sup>

## Livestock and Poultry

The NJDA *2011 Economic Development Strategies* for livestock focused on animal health, ensuring safe and legal sales of poultry and eggs at community farmers markets; and supporting youth programs involving livestock. Operations in Franklin include cattle and calves, sheep and goats, hogs, bees, fur, and poultry and eggs.<sup>g</sup> (Table 19)

The livestock and poultry industry in Franklin show some change between the years of 2005 and 2017. Almost every category of livestock has increased in this time besides swine which had a 27% decrease.

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<sup>g</sup> In the 2017 Farmland Assessment, equine species are included under “Livestock and Poultry;” however, for the purposes of this document, and in alignment with the categories put forward by the NJDA in its *2011 Economic Development Strategies*, they are discussed later in this chapter in a separate section on the Equine industry.

**Table 19. Livestock and Poultry in Franklin Township**

	Cattle and Calves	Sheep and Goats	Swine	Bees	Fur Animals	Ducks	Meat Chickens	Egg Chickens	Turkeys
2005	152	33	76	2	0	27	75	145	5
2010	200	38	104	13	12	108	199	264	0
2015	199	74	75	11	12	35	234	232	0
2017	223	76	55	21	8	66	283	359	28
% change (2005-2017)	+46 %	+130%	-27%	+950%	0 (went from 0 to 8)	+144%	+277%	+147%	+460%

*Source: Farmland Assessment Data (SADC)*

The only livestock that shows a downward trend is swine (-27%). The fastest growing industry is turkeys, with a 460% increase, although they did not have many to start with anyway. Other industries showing growth include bees (950% growth), meat chickens (277% growth), ducks (144% growth), egg chickens (147% growth), sheep and goats (130% growth), cattle and calves (46% growth). These products are easy to sell directly to consumers and key to the prosperity and continuing livestock agricultural industry in Franklin.

Since sheep and goat numbers have shown some growth over time, these herds may be a niche sector for farmers to explore providing specialty meat and value-added, such as milk, cheeses, soaps and mohair products to nearby markets. The national price for wool in 2019 was \$1.89 per pound and the average yield per fleece was 7.2 pounds. Growing populations of ethnic groups that favor goat meat spur demand, and goat milk can be used to make artisan goat cheeses, soaps, and other value-added products.

To strengthen and expand its place in the Franklin economy strategies may include:

- Encourage USDA inspections in area farms to permit more direct sales of cuts of beef to consumers.
- Explore various additional markets, including local hospitals and assisted-living operations, restaurants and grocery markets, and increased outlets for meat sales at regional community markets and special events.
- Seek opportunities for production contracts with poultry and livestock processors.
- Investigate outlets for dairy products for goats and sheep and educate farmers about the benefits of diversifying into these value-added opportunities.
- Explore increased marketing opportunities for goat meat to meet the preferences of growing ethnic populations in the state.
- Encourage passage of proposed raw milk legislation that would permit sale of raw milk under certain conditions and establishes a raw milk permit program.
- Assist farmers with farming techniques, including continued and additional cooperation with the NJAES-RCE, NJDA and NRCS,
- Promote the agritourism potential of livestock and livestock products in concentrated agricultural areas.

## **Organic Farming**

The NJDA *2011 Economic Development Strategies* for organic farming included promoting federal cost-sharing funds for certification reimbursement; integrating marketing of *Jersey Organic* brand alongside *Jersey Fresh*; and working with NOFA-NJ towards research and technical assistance for organic growers.

Increased consumer awareness regarding food production, organic products and the markets that support them should continue to gain a stronghold and become more mainstream as people demand high quality, readily accessible and affordable organic products. Certification of organic farms is regulated by the USDA via the Organic Food Production Act of 1990 (OFPA) through the National Organic Program (NOP) and can be somewhat costly and time consuming as compared to non-organic farming. This may dissuade some farmers otherwise amenable to this type of farming.

“Natural” farming is a type of farming that seeks to emulate organic farming, but is not overseen by laws or regulations, as is organic farming. Natural farming is somewhat less costly and time consuming than “organic,” and therefore may be a viable option for some farmers and their potential customers. Another alternative, for farmers transitioning to organic production, is the ability to market their products under the NJDA’s “Transitional Sustainable” label, eliminating the need to wait 36-months to profit from this niche market. With its strong produce sector, Gloucester County is in an excellent position to facilitate the market growth of organic and natural agriculture products. Certified Naturally Grown (CNG) is a non-profit organization that offers certification “tailored for small-scale, direct-market farmers and beekeepers using natural methods.” Its standards are based on the NOP standards, but CNG uses a peer-review process, as it is more affordable for small operations than certifying through the state program.

Small organic operations (growers or processors), those with gross sales of less than \$5,000 per year of unprocessed organic product and/or less than \$5,000 of processed organic products (such as jam), can be exempted from the NOP certification process. They can market their products as organic if they follow the national organic standards for production, labeling and recordkeeping, but they cannot use the USDA Organic seal, which can only be used on certified products. They can also sell their products to the retail market, which can sell them as organic if the retailer does not re-package or process the product.<sup>52</sup>

In 2017, the *Census of Agriculture* reported one Gloucester County farm with the USDA NOP certification, and two farms making the transition to a NOP certification. On the state level in 2017, 102 farms reported \$13 million in sales of NOP certified or exempt organically produced commodities. There is an opportunity for other farms to invest in this practice to satisfy the continually growing trend.

Gloucester County and Franklin can:

- Offer workshops, such as those sponsored by NOFA-NJ, to increase grower interest in organic, naturally grown, and sustainable options for farming practices.
- Improve marketing of organic and natural produce.

- Explore various additional markets, including local restaurants and grocery markets and cooperative farm stands at County events.
- Promote agrotourism for organic and natural farms stands.
- Promote use of the *Jersey Organic* brand per the criteria established in the N.J.A.C. 2:71-8.1-8.5.
- Educate growers about organic and natural regulatory and certification requirements and about the availability of federal funds to help offset certification costs.
- Explore ways to support organic food growing and processing, such as assisting growers, with the help of the NJDA and Rutgers Extension, to identify products that can provide added market value when organically grown or produced.

## **Equine**

The NJDA *2011 Economic Development Strategies* for the equine industry focused on horse health and promotion of the industry through the *Jersey Bred* brand, hosted events, the equine website, and including youth programs. The *2017 Census of Agriculture* indicates that New Jersey produced over \$28 million in sales. Sales and farm sizes have varied since the category was created in 2002, where 39 farms averaged \$9,380 in sales. 2007 saw a much higher average sales figure, in part to a low of 35 farms, but largely due to a huge spike in total equine revenues, resulting in a \$22,770 sales average per farm. 2012 saw the lowest average sales, dropping to \$5,188 per farm.

The two predominant sectors of the equine industry in Franklin are boarding facilities (11 acres) and training facilities (6 acres). Part of the value of this small but viable sector comes from services offered, which are not included in total sales figures. Farms which have breeding services can make use of the *Jersey Bred* logo when marketing their animals.

Gloucester County has its own recognition of the equine industry with their Delaware River Equestrian, Agriculture and Marine (DREAM) Park in Logan Township. It opened in 2008, in an area that was once proposed to be a dredge dumping site. The facility has 2 indoor arenas, an outdoor sport jumping arena, and a lighted show rig. The facility hosts regional and area-wide shows and competitions, offers riding lessons, provides recreational opportunities for Gloucester County residents, and operates a therapeutic riding program for children with special needs.

<sup>53</sup>According to the *2010 Gloucester County Comprehensive Economic Development Strategy (CEDS) Project Inventory* DREAM Park supports the objective of expanding the County's tourism and agritourism economics.

To retain and grow its market share in the state and regional equine industry, Franklin can:

- Educate farmers about the benefits of equine rules and seek guidance from Gloucester County about the rights of equine farmers.
- Promote the industry at shows and festivals, such as the annual Gloucester County 4-H Fair and the New Jersey Peach festival.
- Promote the industry through enhanced listings of Gloucester County and Franklin equine events in state, regional and County website and print listings.
- Consider encouraging a program such as the 2014 Conservation Innovation Grant awarded to Standard Bioenergy, whose project seeks to convert stall waste (horse

manure, hay and wood shavings) from equine farms into a renewable fuel that can be used in space heaters for greenhouses.<sup>54</sup>

- Promote the agritourism aspect of the equine industry through farm tours, horse and pony rides, and boarding and riding lessons.

## **Wine**

According to the *2011 Economic Development Strategies*, the state's grape production has not kept pace with its wine production. Strategies focused on expanding the locally grown content of New Jersey wine; supporting licenses to distill fruit-based spirits; expanding the number of eligible retail outlets supporting the ability to sell wines at farmers markets; and promoting New Jersey's wine trails.

In January 2012, Governor Christie signed into law in a bill permitting direct shipping by New Jersey wineries,<sup>55</sup> and on July 2, 2014, the Governor signed into law another bill that establishes a pilot program through March 1, 2018, to allow wineries on preserved farms to conduct special occasion events under certain conditions as defined by the appropriate CADB.<sup>56</sup> In February of 2020, A2773 was introduced which would "allow preserved farms to hold 14 special events per year,"<sup>57</sup> essentially establishing the pilot program in law. The legislation was passed by the assembly in August of 2020 and is currently being referred to the Senate Economic Growth Committee after being received in the senate.

In 2017, Franklin had 13 acres dedicated to growing grapes, an increase from 9 acres in 2005. For Gloucester County, 2017 numbers had them growing grapes on 158 acres an increase of 198% from their 53 acres in 2005. Franklin may consider:

- Exploring the feasibility for additional Gloucester County and Franklin farmers to diversify into grape production (or other fruits suitable for winemaking).
- Coordinating with wineries from other New Jersey counties, and New York and Pennsylvania, to grow a regional wine industry.
- Market through state tourism and marketing apparatuses, including the *Jersey Fresh* site (<https://findjerseyfresh.com/explore/#findfresh>), and the Official Tourism Website of New Jersey, [visitnj.org](http://visitnj.org).
- Encouraging promotion of Gloucester County and future Franklin wineries and wines, as they develop, through publicity, expanding a County-wide wine trail or wine tour to vineyards, and encouraging expanded distribution of local wines to local outlets such as retail outlets and restaurants, and at other special events

## **Aquaculture**

The NJDA *2011 Economic Development Strategies* lists New Jersey as one of the country's largest and most culturally diverse consumer seafood markets. Gloucester County aquaculture operations rank 15<sup>th</sup> in the state in 2017 and include catfish, trout, baitfish, sport or game fish, and other types of edible fish. The sale and revenue data are not available in 2017.

To support a growing aquaculture and seafood economy, Gloucester County and Franklin may consider:

- Working with the State Division of Animal Health to identify revenue streams to develop testing and certification for finfish species to allow transportation and sale of live farm-raised fish to markets in other states.
- Assist in crafting a supportive policy and regulatory path to allow aquaculture to grow in New Jersey, including revising the aquaculture rule providing for the Aquatic Farmer License Program, developing land-use permitting specifically for aquaculture, and assisting the industry and NJDEP in utilizing Aquaculture Development Zones.

### **Agritourism**

The *2011 Economic Development Strategies* for agritourism focused on expanding roadside programs, including signage and eligibility for signage, consumer promotion through an agritourism brochure, press releases and promotion of agricultural fairs, along with continued development of visitnjfarms.org. Agritourism is one potential link in the long-term sustainability of the agriculture industry in Franklin and Gloucester County.

In April 2014, the state gave further support to agritourism as a recognized sector of the agricultural industry by adopting an Agricultural Management Practices (AMP) for On-Farm Direct Marketing Facilities, Activities and Events into the New Jersey Register (N.J.A.C. 2:76-2A.13). The AMP “establishes performance-based standards for commercial farms seeking to qualify for right-to-farm protection for on-farm direct marketing facilities, activities and events that are used to facilitate and provide for direct farmer-to-consumer sales, such as farm stands, farm stores, community-supported agriculture and pick-your-own operations, and associated activities and events that fit within the scope of the Right to Farm Act. The intent of the AMP is to provide statewide standards on which farmers, municipalities, CADBs and the public can rely, while also providing flexibility to commercial farm owners and operators” (SADC).<sup>58</sup>

The *2017 Census* reports that Gloucester County had \$7.7 million in direct sales, representing 7% of total agricultural sales for the county. This is an increase of 402% over 1997, mostly attributed to the growth in farms, going from 11 in 1997 to 76 in 2017. In 2012 value of food sold directly to individuals for human consumption excluded value added sales.”<sup>59</sup> (**Table 20**)

<b>Table 20. Direct Sales in Gloucester County: 1997-2017</b>						
	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>	<b>% Change '97-'17</b>
<b>Farms</b>	11	84	114	90	76	4%
<b>Sales (\$1,000)</b>	\$1,537	\$2,180	\$3,008	\$3,867	\$7,726	245%
<i>Source: Census of Agriculture</i>						

Agritourism helps change the perspective of the non-farming community and increases visibility, understanding and appreciation of farming by County residents and visitors. Agritourism can be an important contributor toward the long-term sustainability of Franklin’s agricultural industry. Visibility is given to these and other agritourism opportunities through the many websites and publications available (**Table 21**)

**Table 21. Agritourism Websites and Publications**

Source	Description
<b>State</b>	
NJDA <i>Jersey Fresh</i> Website <sup>60</sup>	Roadside markets On-farm activities Wineries
NJAES-RCE	Agritourism education <sup>61</sup> Restaurants <sup>62</sup>
NJDA Jersey Equine Website	Equine events <sup>63</sup> Equine facilities <sup>64</sup>
Visit New Jersey Farms Website <sup>65</sup>	Farms, farm products, activities, and events Ability for website visitor to build itinerary of farms to visit
Visitnj.org (Office Tourism Website of New Jersey)	Farms & orchards <sup>66</sup> Wineries & vineyards <sup>67</sup> Fairs <sup>68</sup> - Gloucester County 4H Fair
<b>Regional</b>	
<i>Visit South Jersey</i> web site (visitsouthjersey.com); South Jersey Tourism Corporation	Calendar of events Hard Copy Brochure Regional tours and itineraries Downtown & Shopping has a “Farmers Market” and a “Roadside Market/Shops” Brewery and Distillery Adventure & Family Fun
Gloucester County Website	Visit page shows travel guide, wine trail, and DREAM Park
<b>Organizations</b>	
NJ Farmers Direct Marketing Association, Inc. ( <a href="http://www.njfarmmarkets.org">www.njfarmmarkets.org</a> ) <sup>69</sup>	Farms and farm markets
New Jersey Christmas Tree Growers Association <sup>70</sup>	Christmas Tree farms

Franklin can work with the state, the CADB, state agencies, organizations, and County farmers to affect a strong agritourism presence in the County. Strategies may include:

- Establishing additional permanent, three season community markets, which may assist local farmers in selling farm and value-added products, strengthening the business of agriculture within the County.
- Establishing event-specific cooperative farm stands at community events in the County, which would promote and benefit the Franklin farming industry and offer additional opportunities for product sales.
- Creating a regional harvest festival in the fall, a horticultural festival in the spring, or a farm itinerary tour of participating farms that could be listed on the Visit South Jersey Website and on the Gloucester County Economic Development/Tourism page.
- Establishing a cycling tour similar to the South Jersey Resource & Development Council’s “Tours des Farms” held in Burlington County. The 8<sup>th</sup> annual South Jersey

Tour des Farms, held on Saturday, September 7<sup>th</sup> in 2019 featured 15-, 29-, and 54-mile routes with stops at a “cranberry farm, vegetable farm, orchards, nurseries, an organic farm, and an alpaca farm” (Tour de Farm) Or look towards creating a dual event such as the Tour de Farm for cyclists and Farm to Fork Celebration for locavores held in Northwestern New Jersey. <sup>71</sup>

- Establishing a working farm devoted to public education, similar to The Farm Institute<sup>72</sup> on Martha’s Vineyard; a working farm on preserved land that offers innovative programs that involve children, families and others, such as local chefs who come in to demonstrate recipes that can be prepared using local produce.
- Working with schools and farmers to develop and promote an expanded curriculum of opportunities for school tours to farms and for farmer visits to schools, maintaining a list of available farmers, and acting as a clearinghouse or coordinating link between schools and farmers.
- Expanding participation in WIC & Seniors Farmers Market Nutrition Program as Certified Farmer Vendors. Four \$5 vouchers are available for each eligible WIC/Senior participant to use June through November to redeem for fresh fruits, vegetables and herbs grown by local farmers. <sup>73</sup>
- Implementing a permanent signage program on a municipal or county level to supplement the NJDOT Tourist Oriented Destination Signage (TODS) program that alerts and directs tourists and residents to agritourism destinations to help increase business and income for these farming establishments, informing farmers of the availability of these programs and encouraging participation.
- Exploring growth in other sections of agritourism such as hunting, fishing and trapping. Often farmers do not charge for these privileges, if they offer them, perhaps, in part because of liability issues. Liability has also become an issue for petting zoos, causing some farmers in other areas to repurpose to “looking zoos” to avoid the safety and health issues that can ensue from interaction between farm animals and visitors. If the Limited Liability protection mentioned above were enacted, farmers might feel freer to generate income from these activities.

Potential challenges to successful expansion of agritourism in Franklin and Gloucester County include:

- Impediments to farmers making long-term investments in crop diversification (such as the unavailability of long-term leases for farmers who rent rather than own the land).
- Market saturation (too many farmers engaged in any given type of agritourism could cause profitability for individual farmers to fall, even as it contributed more dollars to the overall agricultural sector).
- Lack of recognition for agriculture in regulations and master plans, including municipal, federal or state regulations that make it difficult or expensive for farmers to participate, such as requiring food products to be processed in federally licensed kitchens or slaughterhouses.

Farmers with direct sales or agritourism activities can post their listings in the following online resources: [localharvest.org](http://localharvest.org) (CSAs), [NOFA-NJ](http://NOFA-NJ) (organic and sustainable), [visitnjfarms.org](http://visitnjfarms.org), NJDA websites (Jersey Fresh, Jersey Grown, Made with Jersey Fresh), and Gloucester County’s page

(Things to Do page). Farmers who want to learn more about running an agritourism operation can start with the resources available from the Rutgers Sustainable Farming on the Urban Fringe website. Agritourism resources include information on selecting a venture, writing business, marketing and risk management plans, and information on the Right to Farm Act and Agricultural Management Practices.<sup>74</sup> Additionally, the NJAES-RCE has publications available on its website on specific agritourism topics, such as how to budget for a corn maze.<sup>75</sup>

## B. Agricultural Industry Retention, Expansion, and Recruitment Strategies

There are many techniques to support the economic expansion, development, and solidification of Franklin's agricultural industry. Certainly, diversity of agricultural commodities to broaden the agricultural base now dominated by produce, nursery products, corn, soybeans and hay would help to ameliorate any economic downswing in either the general economy or a specific sector of the county's agriculture industry. In general, the AAC and the town stand behind the local agricultural industry.

### 1. Institutional

***Minimum wage impact on farm businesses*** – The State minimum wage was raised to \$10.44 for agricultural employees effective January 2021, followed by an increase to \$11.05 on January 1, 2022. There are further wage increases every year from 2023 until 2027, when the minimum wage reaches \$15.00 per hour.<sup>76</sup> This minimum wage applies to farm workers and exceeds the federal minimum wage of \$7.25, as does that of neighboring New York State, raised to \$13.20 on December 31, 2021.<sup>77</sup> Pennsylvania, however, still has an exception for farm workers, particularly seasonal workers, giving it a competitive advantage in operations that are hired-labor intensive. Generally, the production of vegetables and fruits (produce) requires the highest amount of hired farm labor, mainly at harvest time, to pick and process the vegetables and fruits. Franklin farms employ some farm labor to assist with their operations. Other products that are prevalent in Franklin such as hay and corn require little or no hired farm labor (most labor is done by farm families). As such, farm labor costs are not as large a problem for Franklin farmers as they are for farmers in parts of the county or state that have major produce agriculture industries.

***Farmer Support*** – Farmers at all levels can benefit from support. A variety of resources exist at the state level.<sup>78</sup> These include:

- Agriculture credit and finance.
- Business development for agriculture, food manufacturing and related industries.
- Farm building construction.
- Motor vehicle regulations for agriculture.
- Real property appraisal manual, farm building section.
- Recycling for agriculture.
- Risk management and crop insurance.
- Sales and use tax on farmer's purchases.

- Trespass, vandalism, and liability on farms.

One program, *Farm Link*, serves as a resource and referral center for new farmers, farmers seeking access to land and farming opportunities, landowners seeking farmers, and farmers working on estate and farm transfer plans.<sup>79</sup> “NJ Land Link,” is an interactive website connecting farmers seeking land or farming opportunities with those who have existing farmland or farming opportunities. Farmers interested in land or partnership/job opportunities, as well as those wanting to advertise available land and opportunities, can sign up and create and manage their own listings. In FY2018, NJ Land Link had more than 845 registered users and more than 200 active listings.<sup>80</sup>

Resources specific to estate planning and retirement planning are available through the *Farm Link* Program’s Farm Transfer, Succession, and Retirement Planning section.<sup>81</sup> Farm Link can also be used to facilitate succession when there is no next generation to take over the farm.

Two resources available to farmers through the SADC are the New Jersey Farmland Leasing Guidebook,<sup>82</sup> created as part of a Beginning Farmer grant project<sup>83</sup> and a New Jersey Agricultural Mediation Program Handbook, subtitled “A Guide for Farmers, Neighbors and Municipalities.”<sup>84</sup> In addition, the state, NJAES-RCE and supply companies, such as fertilizer and pesticide merchandisers, provide other often-seasonal workshops for farmers, keeping them up-to-date on various issues related to the agricultural community.

The New Jersey Agricultural Society’s New Jersey Agricultural Leadership Development Program (NJALDP), administrated by Burlington County College.<sup>85</sup> NJALDP is a two-year professional development opportunity, which is designed specifically for individuals in farming and agribusiness to become informed, articulate leaders. Through a series of seminars and domestic learning experiences, NJALDP participants explore various agricultural topics, debate key issues, sharpen communications skills, particularly through public speaking, and establish and cultivate an extensive agricultural network throughout the state.

One program which could be expanded further in Gloucester County is the School Gardens initiative, funded by Team Nutrition Training mini-grants provided by the USDA, NJDA, and Grow Healthy – a program of the NJAES-RCE. Three Gloucester County Schools – Auro School, Elk Township; West End Elementary School, Woodbury; and Archbishop Damiano School, St. John of God, Westville – participate. Expanding this program to schools in Franklin would be a great way to increase the awareness of both students and their parents about the benefits and value of the agricultural industry in the Township.

According to the NJAES-RCE, the Grow Healthy program is a way to:

- Help children eat more fruits and vegetables.
- Offer nutrition education, physical activity, gardening & agriculture programs.
- Connect with local farms.
- Serve more local foods.
- Offer farm-to-school & nutrition trainings for foodservice staff.<sup>86</sup>

The Grow Healthy Initiative in Gloucester County is run by Luanne J. Hughes, Family & Community Health Sciences Educator I (phone: 856-224-8040; email: hughes@njaes.rutgers.edu)

### **Marketing, Advertising, Public Relations Support**

Marketing and advertising are critical to profitability. Some farmers do opt to use paid advertising in local newspapers, but many, particularly those with smaller farms, hesitate to consider advertising, believing that the costs outweigh the benefits. They prefer to take advantage of free or less costly opportunities to market their products, such as state, regional and County public and promotional websites that will “advertise” the products. Several embrace the opportunities of direct marketing, from roadside stands and from their own websites.

The OLP, the NJAES-RCE, and the state are great resources for farmers to learn about the availability of various free promotional channels such as the *Jersey Fresh*, *Jersey Bred*, *Jersey Grown* and *Jersey Equine* websites, Visit NJ Farms website, the South Jersey Tourism Council Website,<sup>87</sup> and the Gloucester County Department of Economic Development web page.

For those farmers who want to consider paid advertising or garner free media coverage, web resources can help with the planning. For example, the New Jersey State Horticultural Society website publishes ad rates for its quarterly newsletter, *Horticultural News*.<sup>88</sup> Another website for Community Involved in Sustaining Agriculture (CISA),<sup>89</sup> a non-profit organization in Western Massachusetts, offers a Basic Marketing Practices manual.

### **Signage**

Signage promotes visibility and awareness of agriculture in general, as well as benefitting the individual farmers. Municipal considerations of farming needs when drafting their sign ordinances can be helpful in supporting farmers efforts to promote their products. Farm stands are often seasonal businesses that need to capture potential sales at harvest time. Having farm-friendly ordinances in place can make it easier for farmers to promote their products and can minimize right-to-farm complaints in cases where farmers run up against opposition to their signage, whether from neighboring residents or municipal officials. Farm signage can also benefit the municipality by drawing more visitors and dollars to the area, benefitting other businesses in the community as well as the farmer. Signs should conform to local, county, or state right-of-way and sight standards.

For farmers who qualify for the *Jersey* series of marketing programs, signage is available. This ranges from free price cards to banners and stickers, hats and T-shirts. *Jersey Fresh* point-of-sale signs and other materials, both free and fee-based, can be ordered using the point-of-purchase application on the NJDA’s Marketing and Development Jersey Fresh page. Information on how to participate in the *Jersey Fresh* program is also included.<sup>90</sup>

### **Community Supported Agriculture (CSA)**

The County Commissioners, CADB, OLP and NJAES-RCE can work to publicize CSA through educational media, or a workshop led by current CSA farmers. Advantages of CSA include time efficiency, eliminating or minimizing labor and transportation costs of selling at community

markets, or the time and labor of running a farmland. A CSA farmer can control scheduling of pick-ups to utilize existing farm personnel in labor downtimes.

Additional advantages highlighted in the USDA CSA are that:

- Members receive shares in the farm's products throughout the growing season.
- Members also receive the satisfaction gained from reconnecting to the land and participating directly in food production.
- Members also share in the risks of farming, including poor harvests due to unfavorable weather or pests.
- Generally, growers receive better prices for their crops, gain some financial security, and are relieved of much of the burden of marketing.<sup>91</sup>

### ***Agricultural Education and Market Research Coordination***

The RCE of Gloucester County and the Rutgers University Agricultural Experiment Station are vital to the long-term economic sustainability of agriculture in Franklin. The Future Farmers of America (FFA) and the 4-H organizations both train young people in agriculture practices, preparing them to be future Gloucester County farmers.

NJAES offers a wealth of additional information relating to animal agriculture, farm management and safety, pest management, plant agriculture and other elements of interest to those involved in commercial agriculture. The Gloucester County NJAES-RCE traditionally has been a sponsor of workshops, often funded through grants secured by the NJAES-RCE, and a helpful resource for local farmers in many other ways.

Strategies Franklin can do to support agricultural education and market research coordination include:

- Coordinate with NJAES-RCE and NJDA to research and market agricultural education.
- Seek grants to fund farmer education.

### ***Other***

As stated in the 2015 *Gloucester County Comprehensive Farm Plan Update*, Franklin and Gloucester can reach out to Rowan College at Gloucester County regarding the feasibility of introducing agricultural curriculum, adding continuing education workshops/courses for agricultural operators or serving as a host location or sponsor, perhaps in concert with NJAES-RCE to keep farmers up to date on best practices, new technologies, and market trends.

Another proposed project could be to invest in partnerships with the Rutgers Food Innovation Center, which "has the potential to benefit the food processing industry throughout the South Jersey Region."<sup>92</sup> From Food Science and Logistics degree programs to innovative food research and safety-based training the town and county need a range of employee training programs to facilitate this industry.

## 2. Businesses

### **Input Suppliers and Services**

Franklin farmers obtain farm supplies from several sources in and around Gloucester County. With the decline of local suppliers, and the ease of access through the internet, mail orders from supply stores further away might work for small equipment or shipments. Equipment and supply stores in Gloucester County include:

- Peach County Ford Tractor in Mullica Hill, Gloucester County.
- Central Jersey Equipment in Elmer, Gloucester County.
- Farm Rite in Bridgeton, Gloucester County.

Seed and chemical supplies in the area include:

- Seigers in Mickleton.
- Stokes Seed in Vineland.
- Harris Seed Company in Rochester, New York.
- Growmark in Swedesboro, Bridgeton.
- Plant Food Company in Cranbury.
- South Jersey Farmers Exchange in Woodstown.
- Greenest Fertilizer in Elmer.
- Nutrien Ag Solutions in Bridgeton.
- Helena Chemicals (also provides seed and crop consulting) in Woodstown.
- Lee Rain in Vineland.

Feed and hay supplies for livestock and equine often come from the farm itself, or from neighboring farms within the county, rather than a supplier. Feed and hay suppliers for livestock and equine around Franklin Township are:

- Garoppo's Feed and Pet Supply/Garden Center in Newfield.
- Horse'n Around Track Shop in Sewell.
- Tractor Supply in Sickerville, Pilesgrove, Buena, and Vineland.

### **Product Distributors and Processors**

Franklin Township has various processing facilities for hay and forage crops, produce crops, and livestock auction markets.

*Field and forage crops* are generally sold locally to cattle and equine operations, landscapers, nurseries, and farm stands as baled straw, or kept for the farmer's own livestock and other uses. The large growers of grain crops such as corn and soybeans contract to price with Perdue, trucking their product to a drop-off station in Bridgeton, Cumberland County. Operations with a larger inventory of livestock, of which there are four in the County, generally grow their own feed, but some grain crops are also sold locally to small farmers with a few animals.<sup>93</sup>

**Produce** markets are sold through a variety of channels. The majority is sold through retail markets to maximize profits, and some are sold either directly to consumers or through roadside stands. Some farmers may travel to metropolitan areas, including Philadelphia, to sell produce at farmers markets and/or greenmarkets. Additionally, some produce is wholesaled to local supermarkets.

**Livestock** products can be sold through auction markets.

### 3. Anticipated Agricultural Trends

#### **Product Demand**

From a county historical perspective, total agricultural sales have exhibited steady growth (besides 2012) from \$66 million in 2002, to \$93.8 million in 2007, \$87.6 million in 2012, and \$102.5 million in 2017. Most of the crop sale growth has been fueled by increased grain, nursery and greenhouse sales, in part due to the consolidation of several large farms and cost-savings through economies of scale. Looking forward, the nursery, greenhouse, grain and vegetables sectors of the agricultural industry should continue to be healthy and viable sectors since they often serve the needs of increasing livestock practices such as sheep, goats, and poultry in the face of a declining cattle industry, as well as a burgeoning population of homes and businesses within the county and the region.

Livestock sales were \$4 million in 2002, then \$5.8 million in 2007, \$5.3 million in 2012 and \$7.6 million in 2017. Sheep and goat numbers have shown some growth over time. These herds may be a niche sector for farmers to explore providing specialty meat and value-added, such as milk, cheeses, soaps and mohair products to nearby markets.

The growing support for hemp products, and the recent legislative actions which removed it from the Schedule I list of Controlled Substances Act, have created a new market in New Jersey.<sup>94</sup>

Other avenues to explore include:

- Consider using FINPACK,<sup>95</sup> a computer program that allows the operator to enter his/her production and expense data, then try various alternatives to achieve more profitability; many participants are surprised that what previously appeared to be the logical choice is not the most effective; some have saved thousands of dollars by acting on the analysis.
- Value-adding
  - Marketing livestock as dressed meat on a retail basis.
  - Fresh herbs, sold at retail, in bunches or as potted plants.
- Agricultural Enterprise District (AED) – this concept began in Cumberland County and is included in the Cumberland County Farmland Preservation Plan as a potential preservation mechanism. Modeled after Urban Enterprise Zones, the AED would provide economic development advantages, particularly to preserved farms, and use taxes from farmland assessed land to seed the formation of an economic development corporation and development of a program.

### ***Market Location***

Franklin is in a strong location in terms of market location. Gloucester County is considered part of the metropolitan Philadelphia area. According to Freeholder Director Robert Damminger, it has a cost of living lower than most major metro areas and as a “top producer of peaches and a leader in agricultural food sales in the state, Gloucester County remain true to their agricultural roots.” Plans are afoot to develop deepwater port facilities in Paulsboro, a new marine terminal facility which “will accommodate a range of export, import, and domestic products and boast one day deliver to 100 million consumers.”<sup>96</sup>This could prove useful to Franklin farms, as expanding infrastructure to enhance water and land freight transfer would be beneficial. More transportation outlets make exportation and importation of various goods easier, aiding the agricultural sector.

## **4. Agricultural Support Needs**

The American Farmland Trust considers a full time agricultural economic development effort within a farmland preservation program essential to ensure the viability of farm operations into the future, finding ways to assist farms to diversify, change crops, develop business plans and incorporate new or value-added crops and direct marketing, encouraging the continued development of agritourism.

### ***Agricultural Facilities and Infrastructure***

Infrastructure that farmers need is based on the regulatory and technical assistance side: municipalities, residents, and consumers that look favorably on agriculture and understand the economic and quality of life advantages it brings to the county and township; municipal support through flexible land use regulations and ordinances that take into consideration the special needs of the agricultural operations; and help with financial and planning matters through workshops and other educational and counseling services provided by the state, NJAES-RCE, CADB and AAC, and federal government. The Gloucester County Economic Development can look toward agricultural suppliers within the Life Sciences Industry, a sector that the county has been trying to attract through the development of technology and business parks. Another issue which is important to farmers in the Township is finding solutions to ensure adequate water resources to meet the needs of Franklin farmers now, and throughout the future.

### ***Flexible Land Use Regulations***

***State Level*** – Examples where regulatory flexibility is important are the NJDEP’s “Freshwater Wetlands Protection Act Rules” (N.J.A.C. 7:13-et. seq.), which grants exemptions for agricultural activities, and the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13). The latter was adopted in 2007 and amended last in June 2019, with amendments for agriculture effective June 2016, including numerous agricultural permits.<sup>97</sup>

***Municipal level*** – Building an awareness of and provisions supportive of agriculture into municipal master plans and zoning ordinances is essential to support agriculture needs to be an economically viable sector. Right to Farm, accommodations for agricultural vehicle movement, and zoning ordinances are useful solutions at the municipal level.

Other areas where municipal sensitivity to the land use needs of agriculture can be helpful include consideration of the following issues when creating municipal regulations:

- Setting specific buffer standards for non-farm development adjacent to working farms that help to limit trespassing and littering and protect the residential landowner from dust and spray materials spread during farm activities, thus minimizing potential Right to Farm conflicts.
- Code or ordinance provisions requiring developers to notify purchasers of the proximate existence of active agriculture.
- Exemptions for certain farm structures from building height restrictions.
- Allowing additional principal dwelling units on farms to meet the needs of farmers for additional housing for their children or for farm managers.
- Exemptions from setback requirements when farmers seek to expand an existing nonconforming structure.
- Flexible fencing ordinances that make allowances for types of fencing on farms that might not be desirable in residential zones, in consideration of the farmers needs to prevent wildlife damage.
- Construction fee reduction for agricultural buildings.

Planning and zoning to maintain and enhance agricultural viability is critical to preserving both farmland and agricultural operations.<sup>98</sup>

### **Agriculture Representation in Economic Development Organizations**

*Gloucester County Board of Commissioners* – the Board has recognized that agriculture remains as one of the major industries in the County, though preserving this life is challenging. Freeholder Jim Lavender is the Freeholder liaison to the CADB and oversees the OLP, Agriculture Development Board, and the RCE, which include the 4-H Youth Development Programs, Agricultural and Resource management, Family and Community Health Sciences and the Gloucester County SNAP-Ed (Supplemental Nutrition Assistance Program-Education).

*Department of Economic Development* – Visitors of the Gloucester County website can navigate to the Economic Development Department page, which includes “plan a trip” with agricultural activities. It includes a link to the South Jersey Wine Trail, an agritourism guide, and an equestrian page. There is also a website dedicated to DREAM park equestrian center<sup>99</sup>. The *Comprehensive Economic Development Strategy* includes several projects targeting agriculture, such as agritourism, and interest in the wine industry.

## **5. Agricultural Support Implementation**

Economic development in Gloucester County relating to agriculture will be affected in the future through coordination with the Department of Economic Development, the NJAES-RCE of Gloucester County, with further input from the Board of Commissioners and the OLP. The Commissioners have been essential in the development of DREAM Park, an equestrian facility that brings visibility to the agricultural sector of Gloucester County and Franklin Township. In addition, the *CEDS of Gloucester County* has highlighted agricultural concerns, goals, and proposed projects to preserve and facilitate this industry:

- Invest in Alternative Energy Development such as ethanol, liquefied natural gas (LNG), and other clean energy options.
- Promote a county-wide transfer of development rights program.
- Continue to support and promote the food science and food processing technology program at Gloucester County College (Rowan College at Gloucester).
- Support and promote the equine science associate degree program at Gloucester County College.
- Invest in partnerships with the Rutgers Food Innovation Center.
- Provide ongoing support for Farm Markets.

**Federal agriculture support** can be found through the USDA’s Grants and Loans webpage<sup>100</sup> includes grant and loan programs ranging from farm loans, housing assistance, rural development loan and grant assistance, beginning farmers and ranchers, livestock insurance, specialty crop block grant program, the farmers market promotion program, and the organic cost share program.

Sustainable Agriculture Research and Education (SARE) is a USDA competitive grants program with regional programs and regional leadership. SARE supports research and education that helps build the future economic viability of agriculture in the United States. SARE funding is authorized under Subtitle B of Title XVI of the Food, Agriculture, Conservation and Trade Act (FACTA) of 1990.<sup>101</sup> SARE funds are used for:

- *Farmer & Rancher Grants*: These grants have the goal of helping farmers shift to practices that are environmentally sound, profitable, and beneficial to the wider farm community.
- *Partnership grants*: These grants are for RCE and NRCS personnel, non-profits, and agricultural consultants who work directly with farmers. Grants are used for on-farm research and demonstration projects that address sustainability.
- *Sustainable Community Grants*: These grants allow for key issues to be addressed which connect farming with community prosperity and revitalization.
- *Professional Development Grants*: These grants fund professional development projects that help RCE educators and other agricultural professionals learn and transmit the knowledge needed to help farmers move toward greater sustainability.
- *Research and Education Grants*: These grants fund research and education projects that lead to farmers adopting sustainable practices. The emphasis is on improved farming practices and an enhanced quality of life for farmers and rural communities.

**State agriculture support** includes the 2020 Specialty Crop Block Grants, New Jersey Wine Industry Project Grants, Soil and Water Conservation Grants, New Jersey Risk Management and Crop Insurance Education, New Jersey Junior Breeder Loan Fund, Organic Cost Share, and Farm to School Mini Grants.<sup>102</sup>

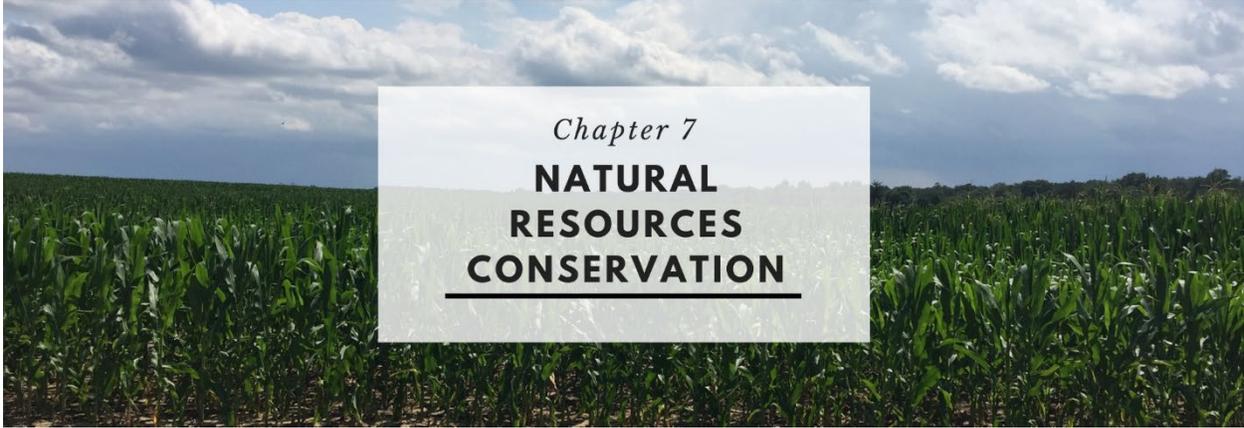
**Farmland Preservation Programs** support include State Acquisition, County Planning Incentive Grants, Municipal Planning Incentive Grants, and Grants to Non-Profits.<sup>103</sup>

**New Jersey Farm Bureau**

The New Jersey Farm Bureau (NJFB) is a private, non-profit membership organization that represents the agricultural producers and enterprises in New Jersey at all levels of government. Through grants, initiatives, and partnerships, the NJFB educates the public about the agricultural industry and participates in farmer training and education programs.<sup>104</sup>

**Future Farmers of America and the 4-H program**

Future Farmer of America (FFA) and the RCE 4-H Youth Development Program are run within Gloucester County and aid in fostering the future of agriculture within the County. These programs aid youth in developing important life skills that are important for career in agriculture.<sup>105</sup>



## ***Chapter 7: Natural Resource Conservation***

### **A. Natural Resource Protection Coordination**

#### **1. Natural Resources Conservation Service**

An important partner in support of natural resource conservation for the agricultural community is the USDA NRCS. The NRCS “*provides assistance to private landowners [including farmers] in the conservation and management of their soil, water, and other natural resources.*” The NRCS provides technical assistance suited to the natural resource issues that are specific to a farmer’s needs, with ample opportunities for cost-shares and financial incentives.<sup>106</sup>

Within one year of selling their development easement, owners of preserved farms are required to develop a Conservation Plan. Prepared by the NRCS at no cost to the farmer, a Conservation Plan is also required to apply for natural resource conservation programs such as the Wildlife Habitat Incentive Program (WHIP), the Environmental Quality Incentive Program (EQIP), and the State Cost Share Program (Eight-Year Program). The local NRCS office is in Woodstown and can be reached at 856-769-1126 ext. 3, or by visiting the website at [www.nj.nrcs.usda.gov](http://www.nj.nrcs.usda.gov). The local NRCS District Conservationist is Mona Peterson, who can be reached at 856-823-3142, or [mona.peterson@nj.usda.gov](mailto:mona.peterson@nj.usda.gov).<sup>107</sup>

An additional resource available from the NRCS is the “Field Office Technical Guide.”<sup>108</sup> Conservation practices discussed in the Guide include:

- Riparian buffers, including necessary buffer widths and plant species.
- No till and minimum till practices.
- Prescribed grazing and pasture management.
- Nutrient management, including manure and fertilizers.

In November of 2020, the USDA NRCS completed an update to its National Conservation Practice standards. The 2018 Farm Bill required the NRCS to review these practices. They provide guidance for planning, designing, installing, operating, and maintaining conservation practices. Some of the principal areas of interest they cover are:

- Irrigation water management.
- Heavy use area protection.
- Composting facilities.

They are adding two new conservation practices which deal with wastewater treatment and wildlife habitat planning and have another 18 conservation standards which are currently being tested to establish and document natural resources benefits. This update addresses changes in technology and added criterion for soil health, water conservation, drought tolerance, and resiliency.<sup>109</sup>

## 2. Gloucester County Soil Conservation District

The NJDA Division of Agricultural and Natural Resources includes the State Soil Conservation Committee (SSCC). Among its objectives are the protection of agricultural lands through farmland retention and productivity improvements, control and prevention of soil erosion and sedimentation on agricultural land, protection of water quality and control, and prevention of storm and flood water damages.<sup>110</sup>

The SSCC coordinates and supports the work of the state's 14 local soil conservation districts (SCDs), one of which is the Gloucester County SCD. The SSCC are part of the New Jersey Conservation Partnership, which also includes the USDA NRCS and NJAES-RCE. The Gloucester County SCD is charged with implementing natural resource conservation and assistance programs and services, which include agricultural conservation planning assistance, agricultural conservation cost-sharing program grants, application of organic materials on agricultural land, agricultural water supply and management, soil erosion and sediment control, storm water discharge authorization, and soil surveys.

The Gloucester SCD works with the NRCS in providing survey assistance, engineering designs and plans. It provides administrative support to Conservation Assistance Program (CAP) employees in support of Federal Farm Bill Conservation programs. CAP is a joint venture with NJDA and USDA-NRCS. Its goal is to promote best management practices (BMPs) for soil erosion and sediment control, animal wastes, nutrient management, water quality improvement and other natural resource management concerns.

Franklin Township farmers may approach this local SCD office (as well as the local NRCS office) with a Request for Assistance (RFA) to apply for funds from the State Conservation Cost Share program and federal programs such as EQIP. If approved, the RFA is forwarded to the local NRCS office for processing. The Gloucester County SCD is involved in review of Conservation Plans and program contracts and must give final approval to both. The Gloucester County SCD office serving Franklin is:<sup>111</sup>

Address: 14 Park Place Blvd, Suite B, Sewell  
 Phone: (856) 589-5250  
 District Manager: Karol Blew, karol-blew@gloucesterscd.org

Staff: Richard Eigenbrood, richard-eigenbrood@gloucesterscd.org – Natural Resource Specialist; Marissa Appolonia, marissa-appolonia@gloucesterscd.org – Site Inspector; Jessica Wyatt, jessica-wyatt@gloucesterscd.org – Site Inspectors.

***Rutgers New Jersey Agricultural Experiment Station, Cooperative Extension of Gloucester County (NJAES-RCE)***

The NJAES-RCE of Gloucester County provides both field and technical research that is focused on best management practices (BMPs) for farmers to ensure the long-term viability of both the agricultural economy and the natural resources upon which it is based.

The NJAES-RCE of Gloucester County offers the Agriculture and Natural Resource Management program to provide educational programs include soil testing, insect identification, plant disease diagnosis, and pest management recommendations for agricultural operations. as well as educational publications covering a range of agricultural topics.<sup>112</sup> The NJAES-RCE of Gloucester County is:<sup>113</sup>

Address: 254 County House Road in Clarksboro  
County Extension Department Head: Michelle Infante-Casella, (856) 224-8040,  
minfante@njaes.rutgers.edu  
Staff: Gohil Hemant – Agricultural and Natural Resources County Agent.  
gohil@njaes.rutgers.edu

***New Jersey Department of Environmental Protection***

The NJDEP Division of Parks and Forestry oversees the Private Lands Management Program for the stewardship and retention of privately owned productive forests.<sup>114</sup> This includes the private woodlands currently under Farmland Assessment, which totaled 228,000 acres statewide in 2020.<sup>115</sup> Many properties in Franklin Township which are farmland assessed include extensive woodland tracts. There are two classifications of woodlands: appurtenant (or attached) and non-appurtenant (or unattached). Requirements for non-appurtenant woodland tracts are listed in N.J.A.C. 18:15-2.7. These tracts must be utilized by the farmer as a sustainable “product,” and require Woodland Management Plans (WMPs) to receive reduced local property taxes accorded properties in the farmland tax assessment program.<sup>116</sup>

The NJDEP’s Division of Parks and Forestry, Bureau of Forest Management (BFM), reviews farmland assessment applications that include WMPs prepared for farmers by private consultants. The BFM maintains a list of foresters approved for this purpose.<sup>117</sup> Once a WMP is in place, a Woodland Data Form (WD-1) must be submitted with the farmland assessment application yearly to certify compliance with the WMP.

Non-appurtenant woodlands are woodland acreage on a farm over and above total farmed acreage (tilled and pasture). For example, if 50 acres of a farm are tilled or pastured, and there are 125 acres of woodlands on the farm, 75 acres of woodlands would be non-appurtenant (125 woodland acres minus 50 farmed acres). In Franklin for 2019, there were 4,666 acres of non-appurtenant (or unattached) woodland acres in farmland assessment.<sup>118</sup> The total of non-appurtenant woodland acres went down from the 2009 report, where there were 4,840 acres of non-appurtenant woodland acres.<sup>119</sup> **(Table 22)**

<b>Table 22. Woodlands in Franklin Township</b>		
<b>Year</b>	<b>Non-Appurtenant Woodlands (Acres)</b>	<b>Appurtenant Woodlands (acres)</b>
2019	4,666	2,107
2009	4,840	1,335
<i>Source: Farmland Assessment (SADC)</i>		

Appurtenant woodlands are woodland acreage on a farm, less than or equal to, farmed acreage. So, in the preceding example, 50 of the 125 woodland acres would be appurtenant. Appurtenant woodland acres do not require a WMP to qualify for farmland assessment. In Franklin for 2019, there were 2,107 acres of appurtenant (or attached) woodland acres in the farmland assessment. That number went up from the 2009 assessment, where there were 1,335 acres of appurtenant woodland acres.

The NJDEP’s Nongame and Endangered Species Program administers the Landowner Incentive Program (LIP). This program worked to improve habitat management and protection for threatened and endangered species on private lands, some of which were agricultural lands. In 2010, no farm acres in Franklin were enrolled in LIP. Since 2014, there is no expectation of congressional reapproval of LIP. While LIP is no longer available, other incentive programs through NJDEP are listed on the NJDEP, Division of Fish and Wildlife website.<sup>120</sup>

***USDA, Forest Service’s Forest Stewardship Program***

The United States Forest Service (USFS) sponsors the Forest Stewardship Program (FSP), administered locally by the NJDEP’s State Forestry Service Bureau of Forest Management (BFM). The FSP provides cost-share assistance for developing forest stewardship plans. In the summer of 2017, the Forest Stewardship Program transitioned to a new program that eliminated income requirements to qualify for the program and enhanced monitoring and management of enrolled acres.<sup>121</sup>

As of September 2020, 374 properties covering 13,374 acres in Gloucester County are enrolled in FSP. For Franklin Township specifically, there are 106 properties with 5,622 acres enrolled in FSP.<sup>122</sup> The New Jersey Forest Service Southern Region office is:

Address: 5555 Atlantic Avenue, Mays Landing, NJ 08330  
 Phone: (609) 625-1124  
 Website: [https://www.state.nj.us/dep/parksandforests/forest/stw\\_inc\\_prog.html](https://www.state.nj.us/dep/parksandforests/forest/stw_inc_prog.html)<sup>123</sup>

***Private non-profit groups and private citizens***

The preservation of agriculture and agricultural resources requires not only the broad support of state, county, and local governments but also the help of private non-profit groups and citizens. The Franklin agriculture community has the support of a variety of committees and organizations, including the Franklin Township AAC whose goal is to preserve and promote the rich farming heritage of Franklin Township.<sup>124</sup>

Local and regional non-profit organizations also contribute to the permanent protection of farmland. These groups include:

*South Jersey Land & Water Trust (SJLWT)* is contracted to implement the farmland preservation plan in Franklin Township and has worked on preservation projects in the farming communities of Gloucester County, including Woolwich, Deptford, West Deptford, South Harrison, Harrison and East Greenwich. SJLWT fields questions from individual residents as well as assisting state, county and local entities, such as environmental commissions, in open space planning, farmland preservation, acquisition and management.<sup>125</sup>

*New Jersey Conservation Foundation (NJCF)* initiatives include South Jersey's Tri-County Farm Belt in Cumberland, Gloucester and Salem Counties. NJCF has received \$4.9 million in federal farmland preservation grants to protect this area. To date, with the support of state and federal farmland preservation funding, NJCF and its regional preservation partners have protected more than 2,500 acres of farmland in the Tri-County Farm Belt, where it is currently working to preserve some 800 additional acres of agricultural lands, including farms in the Oldmans and Raccoon Creek watersheds in Gloucester County, home to many working family farms.<sup>126</sup>

*South Jersey Bayshore Coalition (SJBC)* worked in concert with Rutgers University's Center for Remote Sensing & Spatial Analysis (CRSSA) to prepare an environmental resource inventory of South Jersey Bayshore to help with land-use planning and protection strategies for the region's exceptional resources, including agricultural lands. SJBC is a group of 21 non-profit organizations whose mission is to "preserve the cultural heritage and environmental integrity of the South Jersey Bayshore." Among its key issues are promoting sustainable agriculture industry, preserving wildlife habitat and protecting ground and surface water quality and quantity.<sup>127</sup>

*South Jersey Resource Conservation & Development Council, Inc. (SJRCDC)* has set up a water conservation program for farms and suburban users based on EvapoTranspiration values from a system of weather stations. SJRCDC is dedicated to promoting agricultural lands and creating wildlife habitats. It partners with agencies concerned with maintaining agricultural viability and agricultural land retention.<sup>128</sup>

The bi-state *Delaware Valley Regional Planning Commission (DVRPC)*, in addition to encompassing the County in its long-range planning, has worked directly with various municipalities to help them with farmland preservation, open space and conservation design initiatives.<sup>129</sup>

## B. Natural Resource Protection Programs

### 1. SADC Soil and Water Conservation Grants

The SADC has in the past provided grants to farms that are permanently preserved or are enrolled in the eight-year preservation program, with priority for preserved farms.<sup>130</sup> The purpose of the grants and program is to provide funding for soil and water conservation practices.<sup>131</sup>

These grants fund soil and water conservation projects approved by the Gloucester County Soil Conservation District (SCD), with the program administered by both the SCD and the local NRCS office in Woodstown. Once the District deems the conservation project necessary and feasible, applications are forwarded to the SCC, which recommends projects to the SADC for funding approvals. A permanent source of funding needs to be put in place to ensure that farmers can continue to participate in these beneficial programs.

## 2. SADC Deer Fencing Grant Program

Farmers can apply to the SADC at any time for cost-sharing grants for the installation of high-tensile woven wire deer fencing on permanently preserved farms. Farmers who are successful in their applications can cover up to 50% of the cost of materials and installation. Assistance for this program is capped at \$200/acre or a total grant amount of \$20,000. For further information about this program, Franklin farmers can contact David Clapp or David Kimmel of the SADC at 609-984-2504 or [sadc@ag.nj.gov](mailto:sadc@ag.nj.gov).<sup>132</sup>

## 3. Federal Conservation Programs

### ***Farm Bill Programs***

The Farm Security and Rural Investment Act of 2002 (2002 Farm Bill) was landmark legislation, with much of its focus on conservation funding and environmental issues. Since 2002, the U.S. Congress has drafted and instituted new Farm Bill programs in 2008, 2014, and 2018. Voluntary programs relevant to New Jersey, and Gloucester County, included the Conservation Reserve Enhancement Program (CREP), Conservation Innovation Grant Program (CIG), Environmental Quality Incentives Program (EQIP), Farm and Ranch Land Protection Program (FRPP), Grassland Reserve Program (GRP), Wetlands Reserve Program (WRP), and Wildlife Habitat Incentives Program (WHIP).<sup>133</sup> These programs were continued under the Food, Conservation and Energy Act of 2008 (2008 Farm Bill), with the most recent legislation being The Agricultural Improvement Act of 2018 (2018 Farm Bill).<sup>134</sup> The 2018 Farm Bill will be active until 2023. As in the past, these programs are administered by the local NRCS office in Woodstown, and the Gloucester County SCD.

In 2014, the Farm Bill repealed the 2008 Average Crop Revenue Election (ACRE) program. This voluntary program provided payments when revenues fell below established levels. In 2014, the USDA Farm Service Agency (FSA) replaced the ACRE program with two new programs, Price Loss Coverage (PLC) and Agricultural Risk Coverage (ARC), which are continued through the 2018 Farm Bill.<sup>135</sup> These programs, “*pay producers who have eligible historical base acres when prices and/or yields of covered commodities fall below a certain amount, regardless of their current planting decisions.*”<sup>136</sup> Since a significant acreage of field crops such as corn and soybeans are grown in Franklin, and are also covered commodities under these programs, such a revenue support system may well have a positive effect since it would help specialty crops and niche markets receive their fair share of payment support.

The 2018 Farm Bill, in effect since December 2018, made minor changes regarding conservation programs administered by the NRCS and the FSA and some highlights include:

- Increases mandatory funding for conservation programs by about 2% from 2019-2023.
- Increases Conservation Reserve Program (CRP) acreage cap from 24 million acres to 27 million acres by 2023.
- Continues the Conservation Stewardship Program (CSP), but at a reduced funding level, and replaces an acreage cap with a funding cap.
- Increases funding for EQIP, the Agricultural Conservation Easement Program (ACEP), and direct funding for the Regional Conservation Partnership Program (RCPP).<sup>137</sup>

### ***Conservation Reserve Program (CRP)***

The CRP is a land conservation program where farmers enroll on a volunteer basis to remove environmentally sensitive land from agricultural production. In exchange, participating farmers plant species that improve the environmental health of the land and receive a yearly rental payment. The contract period is between 10-15 years to work toward the long-term goal of the program, “to reestablish valuable land cover to help improve water quality, prevent soil erosion, and reduce loss of wildlife habitat.”<sup>138</sup>

### ***Conservation Reserve Enhancement Program (CREP)***

The NJ CREP program is an offshoot of the CRP and establishes a partnership between the USDA and the state to address environmental impacts related to agricultural practices. The program’s goals are, “to maintain and improve water quality by reducing agricultural pollutants into streams, enhance farm viability, and to contribute to the State’s open space goals.” In exchange for removing environmentally sensitive lands from production, and introducing conservation practices, agricultural landowners are paid an annual rental rate. Like CRP, farmers enter in a voluntary contract for 10-15 years. This program targets 30,000 acres of agricultural lands throughout the state, requesting \$100 million in federal funds and a state match of \$23 million over the life of the program. 100% of the cost is paid to establish the conservation practices and annual rental and incentive payments to the landowner.<sup>139</sup>

### ***Environmental Quality Incentive Program (EQIP)***

EQIP is a voluntary conservation program that offers financial and technical assistance to implement conservation practices on eligible agricultural land. The program’s goal is to provide, “payments for implementing conservation practices that have a positive environmental impact, while protecting long term agricultural production and sustainability.”<sup>140</sup> Major opportunities of this program include:

- Funding opportunities for beginning farmers.
- Financial assistance to help agricultural producers and forest owners address specific natural resource concerns.
- Financial assistance to install high tunnels to protect high-value crops.
- Soil health initiative to provide technical and financial assistance for soil conservation practices.<sup>141</sup>

As of 2014, portions of the Wildlife Habitat Incentives Program (WHIP), which was not reauthorized in the 2014 Farm Bill, have been folded into the EQIP program; anyone interested in applying for wildlife projects should apply through the Working Lands for Wildlife (WLFW) initiative through EQIP.

As of 2020 in Gloucester County, there are a total of 46 contracts of EQIP which cover 6,515 acres. The NRCS has offered a variety of energy conservation practices since 2010.<sup>142</sup>

### ***Conservation Innovation Grants (CIG)***

Funded by EQIP, the aim of the CIG is to stimulate the development and adoption of innovative conservation approaches and technologies in conjunction with agricultural production. Funds are awarded as competitive 50-50 matching grants to non-governmental organizations, tribes, or individuals for projects with a one- to three-year duration.

### ***Conservation Stewardship Program (CSP)***

The CSP, initiated in 2007, is a voluntary conservation program that provides technical and financial assistance to manage and maintain existing conservation systems, implementing additional conservation activities on land currently under production. CSP Provides two types of payments through five-year contracts: annual payments for installing new conservation activities and maintaining existing practices; and supplemental payments for adopting a resource-conserving crop rotation. Participants earn payments for conservation performance – the higher the performance, the higher the payment. Minimum annual payments amount to \$1,500. Participants can apply for renewal at the end of the five-year contract. The local NRCS administers this program.<sup>143</sup>

### ***Working Lands for Wildlife (WLFW) Program***

Administered by the local NRCS, WLFW provides technical and financial assistance to agricultural producers to assist the implementation of conservation practices that benefit target species and priority landscapes. Franklin is situated in focal areas for two out of three target species in New Jersey, the American Black Duck and the Northern Bobwhite. The town's placement within these focal areas provides an advantage to Franklin's WLFW applicants who will receive highest consideration.<sup>144</sup>

### ***Agricultural Conservation Easement Program (ACEP)***

In 2014, the Farm and Ranch Land Protection Program (FRPP) was repealed and consolidated into the ACEP. Administered by the local NRCS, the ACEP merges three former programs – Wetlands Reserve Program (WRP), Grassland Reserve Program (GRP), and Farm and Ranch Land Protection Program (FRPP). It has two components:

- Agricultural Land Easements – prevents the loss of working agricultural lands to non-agricultural uses. NRCS may contribute up to 50% of the fair market value of the easement.
- Wetland Reserve Easements – provides habitat for fish and wildlife and improves water quality through restoration and enhancement and may provide opportunities for limited recreational activities. There are two types available in New Jersey: permanent (100% of the value and 50-75% of restoration costs) and 30-year easements (50-75% of the value and of the restoration costs).<sup>145</sup>

In February 2021, the USDA released a final rule to update ACEP as directed by the 2018 Farm Bill. This update incorporates public comments and makes minor changes improving the processes in place to protect ecologically important lands.<sup>146</sup>

### ***Regional Conservation Partnership Program (RCPP)***

RCPP was introduced in the 2014 Farm Bill, and significant changes were made in the 2018 Farm Bill. This program encourages partnerships to implement solutions to conservation challenges. Partnerships can be formed by agricultural producer associations, farmer cooperatives, municipal entities, and non-government organizations. Significant changes that were made in 2018 to RCPP are:

- RCPP is now a standalone program with its own funding of \$300 million annually. Moving forward, landowners and ag producers will enter RCPP contracts and RCPP easements.
- Enhanced Alternative Funding Arrangement provision – NRCS may award up to 15 AFA projects, which are more grant-like and rely more on partner capacity to implement conservation activities.
- Three funding pools reduced to two – the National pool was eliminated. Partners must apply to either the Critical Conservation Area (CCA) or State/Multistate funding pool.
- Emphasis on project outcomes – all RCPP projects must now develop and report on their environmental outcomes.<sup>147</sup>

Partnerships must apply for a project grant on a competitive basis during the grant applications period. There are two funding categories: critical conservation areas (CCA) (New Jersey does not fall within one of these eight areas), state/multi-state. To apply for state funding, the project must address at least one of the national or state priorities of soil erosion, soil quality, water quality, and wildlife habitat. In April 2020, the NRCS announced investment in 48 projects totaling \$206 million; none of these projects reside in New Jersey. The most recent New Jersey projects that were awarded funding were in 2018:

- Columbia Dam Removal and Restoration on Paulins Kill (\$567,000) – Plan to remove the Columbia Dam and a downstream remnant dam to restore and reconnect habitat for diadromous fish species.
- Black River Gateway – Soil and Water Protection (\$922,000) – Plan to preserve farms in the Black River.<sup>148</sup>

## **4. Sustainable Agriculture**

As noted in the 2015 *Gloucester County Comprehensive Farmland Preservation Plan Update*, “sustainable agriculture” can mean something different to every farmer in the agricultural community. The issue was first referenced in the 1990 Farm Bill, which defined it in terms of an integrated system of plant and animal practices having site-specific applications. Practices such as Integrated Pest Management (IPM), Rotational Grazing, Soil Conservation, Cover Crops, Planting Riparian Buffers, Management of Agriculture Impervious Cover, and Crop/Landscape Diversity are some methods farmers can use to protect the quality of the environment and conserve the resources that sustain agriculture. A nationwide *Sustainable Agriculture and*

*Education Report* points out that “sustainable agriculture” is more than a set of prescribed practices,” since a “key goal is to understand agriculture from an ecological perspective – in terms of nutrient and energy dynamics and interaction of plants, animals, insects, and other organisms in agroecosystems and then balance it with profit, community, and consumer needs.” (SARE 2003)

Strategies in use at the local level by various Gloucester County communities include agriculture-friendly zoning, clustering and TDRs. The County and its municipalities also can incorporate agriculture into their economic development plans by engaging and integrating agriculture into traditional business-support systems through local Chambers, downtown district management organizations, the Gloucester County Department of Economic Development, the Gloucester County Chamber of Commerce and by creating economic development incentives to support farm-related businesses.

## C. Water Resources

### 1. Supply Characteristics

Franklin Township falls within the Outer Coastal Plain physiographic province, which is generally characterized by low topographic relief and gently rolling lowlands. Low hills run northeast and southwest through the southern half of New Jersey and are the general dividing line between the outer and inner coastal plains.<sup>149</sup>

The Kirkwood-Cohansey Aquifer is the main source of water for the residents private drinking water wells. This is an aquifer of national significance, estimated to contain between 13 and 17 trillion gallons of water.<sup>150</sup> The Kirkwood-Cohansey aquifer faces issues with contamination, due to its shallowness and unconfined sand. It recharges solely through rainwater infiltration, at a rate slower than its consumption. Additionally, the water travels from the surface to the aquifer rapidly, allowing less time for soil to filter out contaminants.

Almost all water services in Franklin Township are via private wells. The exceptions are four public community water systems that serve residents of Holly Green Campground, Iona Trailer Park, Malaga Mobile Home Park, and Malaga Villa Apartment.

As private wells used for agriculture water diversions are common in Franklin, the protection of aquifers and their recharge areas is particularly important since these are often depending on groundwater recharge.

### 2. Agricultural Demand & Supply Limitations

Agricultural lands according to the *New Jersey Farmland Assessment* are divided into main categories of: Cropland Harvested, Cropland Pastured, Woodland, Equine, Renewable Energy, and Permanent Pasture. The most recent assessment in 2019, listed Franklin’s total agricultural acreage at 13,671. About 43% (5,828 acres) of this acreage is harvested cropland, which requires the most amount of water for production. Franklin Township’s harvested cropland accounts for 18% of Gloucester County’s total harvested acres.

Franklin's water demand for agricultural use stems primarily from the production of water-intensive crops such as soybeans, corn, and vegetables. However, because of the region's climate, only 275 acres, or about 8% of the township's field crops are labeled as irrigated. 429 acres, or 15%, of the town's vegetable crops are irrigated.

Population increases and agricultural irrigation can affect Franklin's water supply. From 2015 to 2017 Franklin Township experienced slight increase of 7% in irrigated acres. (from 879 acres to 939 acres).<sup>151</sup> However, increased pressure from development and the concomitant demands on water supplies are being felt by Franklin farmers. Increased development exacerbates water supply concerns, not only by increased water usage from occupants of the units, but also by creating more impervious surface, causing more stormwater runoff (which often washes pollutants into waterways) and less opportunity for aquifer recharge. Lack of sufficient water recharge areas can compromise soil conditions and means less water stays in the area and flows away to other areas. Disturbing the balance of water distribution can adversely impact the region and all other areas that may be affected by the fluctuations in natural water distribution.

### 3. Water Conservation and Allocation Strategies

An adequate water supply is integral to successful agriculture operations in Franklin. Droughts in recent years have highlighted the precarious nature of the agriculture (and general) water supply, and the need for water conservation systems and regimens. Historically, from 2008 to 2018, dry conditions occurred with greater frequencies than in years prior.<sup>152</sup>

The NJDA encourages farmers to implement water-management practices as a routine part of their conservationist approach to agriculture. The faculty of NJAES-RCE publishes annual crop production recommendation guides for multiple crop groups that include irrigation guidelines and recommendations. These guides include tips for maximizing irrigation efficiency, such as optimizing irrigation scheduling, selecting appropriate growing mediums, planning and installing irrigation systems that provide efficient water use, managing stormwater runoff, and collecting and recycling irrigation water.

The Office of the New Jersey Climatologist at Rutgers University, School of Environmental and Biological Sciences, operates the NJ Weather and Climate Network of weather monitoring stations. Farmers can use the information from stations near them to assist with irrigation scheduling, as well as pest management and other conservation issues, temperature, precipitation, wind speed and gusts. Other stations measure barometric pressure and New Brunswick measures soil temperatures as well. Farmers can set favorite locales and view charts and tabular data.<sup>153</sup>

#### D. Waste Management Planning

Livestock farmers in Franklin may opt to participate in SCD/NRCS conservation programs that cost share the creation of animal waste facilities on their farms. By building these temporary holding tanks, usually concrete, the farmer accomplishes two purposes: preventing the waste from mixing with runoff and polluting streams and other water bodies and providing a ready

source of manure or fertilizer for farm fields. When convenient, farmers can remove the waste from the temporary storage facilities and apply it to the fields, following best management practices BMPs.<sup>154</sup>

### ***Animal Waste***

Many farmers have Nutrient Management Plans to manage the manure generated on their farms. Nutrient Management Plans contain information on crop requirements, nutrient availability, proper timing and amounts of application, and environmental considerations.<sup>155</sup>

### ***Recycling***

Recycling is an important part of natural resource conservation for the agriculture industry. Since nursery and produce make up a large part of Franklin's agricultural operations, there is a prominent need to provide outlets for recyclable waste from these operations. The following are recycling facilities available to Franklin farmers:

- Gloucester County Solid Waste Complex – 503 Monroeville Road (Route 694), Swedesboro, (856)478-6045 extension 10.<sup>156</sup>

The Gloucester Improvement Authority (GCIA) has limited recycling opportunities related to agriculture. It does accept agricultural plastics at its landfill e, but not as a recycling operation. There are currently no plants to implement an agricultural plastics recycling program in the county. However, because of its proximity, many Gloucester County farmers make use of the Cumberland County Solid Waste Complex in Deerfield. This facility is open to all New Jersey farmers and accepts collections year-round; a tipping fee of \$20/ton applies. The NJDA website lists several commercial recyclers, both in and out of state, who accept nursery/greenhouse film (year-round), pesticide containers (seasonal), agricultural plastics – mulch film, drip irrigation tape – and/or plastic nursery pots, plug trays and flats. Agricultural Recycling Services, Inc., in Atlantic County will accept almost any non-container agricultural plastic including mulch film, drip tape, nursery/greenhouse film, peat moss bags, silo covers, hay bale covers, pots and trays. Using a commercial recycler can reduce farmers landfill costs and, in the case of some products such as nursery pots and flats, generate some revenue.<sup>157</sup>

The County has held a tire amnesty program each year since 2001 and the GCIA's Office of Recycling will work with farmers one on one to facilitate the process. Farmers traditionally use tires to hold down their plastic tarping, but due to the need for mosquito control, the NJDEP determined that the tires pose a threat. The GCIA has worked specifically with the farmers regarding stockpiled tires, but not all farms have depleted their stockpiles. In March, Tire Amnesty Month, County farmers could dispose of a maximum of 50 passenger car and passenger pick-up tires per residence at no cost. Appointments could be scheduled for larger loads. The GCIA contracts with a company to grind the tires, to be used for a variety of landfill construction projects. Franklin farmers can contact the Gloucester Improvement Authority and Office of Recycling for information on tire disposal and Tire Amnesty days that are provided for county residents in March. Since the program began, more than 200,045 tires have been recycled.<sup>158</sup>

The landfill also schedules hazardous waste dates specifically for farmers, as opportunities to dispose of pesticides and, again, the Office of Recycling will work with farmers on a one-to-one

basis to facilitate the process. Plus, there is a convenience center for types 10 and 13 household non-hazardous construction and demotion debris where County residents, including farmers, can dispose of their materials.<sup>159</sup>

For household special waste (HSW), the GCIA/Office of Recycling sponsors four collection days for residents (commercial businesses prohibited), one of the largest programs in New Jersey. The collected materials are recycled and reused (e.g., motor oil, gas cylinders) or disposed of in an environmentally sound manner (e.g., solvents, fertilizers, weed killers, pesticides). In addition, the landfill is open one Saturday a month March through November.

On-farm recycling can include composting, recycling of leaves on the property, using the culled product from vegetable harvesting and other food waste to feed the soils or animals, and collecting animal waste in temporary waste containers (to prevent it from polluting runoff into water bodies) and using it as fertilizer.

For other farm-oriented recyclables, the NJDA website lists resources for agricultural recycling. Programs listed include options for nursery and greenhouse film, pesticide containers, nursery pots, plug trays, and flats, and mulch film and irrigation tape. Some of these services are free, and others come at a cost to the farmer.<sup>160</sup>

## E. Energy Conservation Planning

The GCIA, in concert with the Office of Land Preservation, the NJAES-RCE and the NRCS, can reach out to the farm community and work with the NJDA and industry experts to address questions regarding energy usage, methods to reduce energy consumption and other energy-related strategies. There are also several promising alternatives, ranging from solar panels to wind turbines, which provide farmers a balance of economic and environmental benefits. Identifying which technologies make the most sense for Gloucester County and Franklin farms, educating farmers, and encouraging their application are important implementation action steps. Creating a stable and predictable regulatory environment, both at the state and local level, is also critical and one that the County can strongly promote. From 2019 Farmland Assessment Data, Franklin Township currently does not have any renewable energy acreage.

The goal of reducing greenhouse gases in New Jersey and Gloucester County is indicated in the Regional Greenhouse Gas Initiative (RGGI), a compact signed by the Governors of ten states, including New Jersey. As part of RGGI, the potential trading of carbon credits between energy companies and farmers can offer financial incentives for farmers to utilize processes that minimize carbon dioxide production. The first quarterly RGGI CO<sub>2</sub> auction took place on March 11, 2020.<sup>161</sup>

In 2019, Governor Phil Murphy signed the Updated Global Warming Response Act seeking to reduce greenhouse emissions 80% by 2050. Green energy policy is also echoed in Governor Murphy's Energy Master Plan, in which, the state seeks to transition to 100% clean energy by 2050.<sup>162</sup> Franklin farmers can take advantage of this initiative by applying for the financial incentives to implement energy efficient improvements to their farms and operations. One example of these financial incentives is the Rural Energy for America Program (REAP) which

funds grant and loan guarantees to agricultural producers for assistance in purchasing renewable energy systems. Renewable energy systems include generation from the following ways: biomass, geothermal, hydropower, hydrogen, wind, and solar.<sup>163</sup>

The NRCS also has the authority to use EQIP to implement Agricultural Energy Management Plans (AgEMP) to address concerns of energy conservation. As a part of the EQIP On-Farm Energy Initiative, these plans are designed to evaluate energy use and efficiency within farming operations. These energy audits can qualify a farmer for financial assistance to implement recommendations of the process if the audit meets the proper time and standard requirements. This plan is implemented to assist the landowner's goals of achieving cheaper and more efficient energy consumption.<sup>164</sup>

The EQIP natural resource conservation program pays for some energy production programs, such as replacement of older, dirty polluting working diesel engines, with newer, more efficient, cleaner burning diesel engines that will meet EPA Tier requirements for the program year. Farmers should check the NRCS website regarding this program since requirements may change from year to year.<sup>165</sup> The New Jersey Board of Public Utilities (NJBPU) offers rebates for solar electric, wind, and sustainable biomass systems if funding is available.

### ***Solar Energy***

The SADC does allow solar generating facilities on preserved farms, and rules for these installations and rules for these installations are contained in Subchapter 24 of Chapter 76.<sup>166</sup> Solar generating facilities are also allowed on unreserved farms and the SADC has provided AMP (agricultural management practices) for these facilities.<sup>167</sup> A summary of the policies aligned by both the subchapter and the AMP is given below:

- Solar panels (solar energy general facilities) are allowed on commercial farms (preserved and unreserved).
- Panels cannot be constructed/installed on prime farmlands (to maximum extent practicable).
- The SADC prefers they be constructed on buildings or facilities; if on the ground, they are to be installed without concrete footing or permanent mounting.
- Solar facilities are limited to 110% of the previous calendar year's energy demand or cannot exceed more than 1% of the total farm area.
- Purpose of the facilities must be to provide energy for the farm, with an allowance for income opportunity for farmers
- System cannot exceed height of 20 feet
- Must minimize views from public roadways and neighboring residences
- Use existing roadways to provide access to facilities to avoid construction of new roadways

EQIP provides some funding for a solar livestock watering facility as part of a grazing system. Franklin Township farmers interested in using this alternate energy source can contact the local NRCS office in Woodstown for more information.

### ***Wind Energy***

Between 2004 and 2008, Rowan University in Glassboro was involved with the New Jersey Wind Program, including a program to provide anemometers on loan to gauge wind-energy viability. The Wind Power Program surveyed New Jersey municipalities with wind power of greater than 5.5 m/s at 30 meters to determine potential clients for the anemometer loan program. Washington Township was the only Gloucester County participant in this program, although Greenwich was listed as a possible assessment area, depending on variance requirements. (Rowan University) National Renewable Energy Laboratory mapping indicates that the annual average wind speed in the County is below that recommendation.<sup>168</sup> In fact, the entire County is ranked class 2, or marginal, according to information available from the National Renewable Energy Laboratory.<sup>169</sup> According to the Wind Power Authority, turbines are now being developed that can provide wind energy in low wind speed areas (below 4 m/s or 9 km/h).<sup>170</sup> This could be good news for Franklin Township farmers.

Incentives and Assistance for Terrestrial and Small Wind Systems include the Renewal Energy Incentive Program (REIP) and the Anemometer Loan Program, administered by Rutgers and four other NJ universities. The program is funded by the United States Department of Energy Wind Powering America Program and funds provided by the NJBPU Office of Clean Energy Program. By measuring wind power at the target location, the anemometers help determine the economic feasibility for wind turbine installation. Target market includes municipalities, farms, residential and small commercial customers. Both Rutgers and Rowan University have waiting lists for anemometer loans. Currently, anemometers are installed on farms as close to Franklin as Salem County.<sup>171</sup>

### ***Biopower***

Starting in 2017, biopower projects are incentivized through the Combined Heat and Power Program (CHP). Program participants are eligible to receive financial incentives for CHP installations to further enhance energy efficiency in their buildings through on-site power generation and using distributed generation to provide reliability solutions for New Jersey while supporting the state's Energy Master Plan. Franklin farmers can find the program eligibility requirements and the program's financial incentives in the CHP-FC Program Guide.<sup>172</sup>

### ***Ethanol and Pelletized Switchgrass***

Corn, the fourth most dominant crop in Franklin Township, could position the Township's farmers to financially capitalize on the spreading movement towards ethanol-blended fuels. More study would need to be done on whether this would be profitable for farmers, and how it would affect other local agriculture industries.

In addition, interest has been shown in utilizing switchgrass to make energy producing pellets.<sup>173</sup> Selling switchgrass as a raw material is the easiest, and often most reliable use of the crop when it comes to renewable energy production. Processing raw switchgrass into ethanol or ethane can be costly but incorporating raw switchgrass into traditional coal-based power plants may be an attractive option for farmers. Because raw switchgrass can be combined with coal, few alterations to the crop are needed, keeping growing costs low.<sup>174</sup>

Gloucester County prepared a *2008 Comprehensive Economic Development Strategy*, which suggested that the County “invest in alternative Energy Development such as ethanol, liquefied natural gas (LNG), and other clean energy options.” A *2010 Addendum* to the CEDS continues to include Alternative Energy Development in its project list, stating that “clean energy options, including a new ethanol plant in Gloucester County would not only provide alternative energy, but would also be an investment in the agricultural economy that is so important to the County.”<sup>175</sup>

### ***Biodiesel***

Biodiesel, made from the oils of soybeans, is an alternative to petroleum diesel. Countywide, soybean production has nearly doubled since 2011, from 221,000 bushels to 430,000 bushels in 2015. However, in Franklin Township, soybean production has been on a decline throughout the decade. While no bio-diesel producers are available nearby, several bio-diesel retailers operate within the region, including:

- Five-Points Exxon – Rt 47 & Rt 41. Sewell, NJ, 856-299-8700
- Vineland Shell – 1955 N Main Road. Vineland, NJ, 609-965-6800
- Emerald Circle Fuel Manufacturing – 1344 N West Boulevard, Vineland, NJ, 610-737-8731
- Pearl St Gulf – N Pearl Street & Rosenhayn Ave, Bridgeton, NJ, 856-299-8700
- Pennsville Exxon – 418 N Broadway. Pennsville, NJ, 856-351-1899<sup>176</sup>

### ***Biogas***

In 2020, New Jersey ranked 30<sup>th</sup> nationwide in biogas production. Out of 59 operational systems, down from 62 in 2015, 22 are landfill systems and 32 are wastewater systems, and five are food waste systems. Increasing biogas operations can lead to economic opportunity through job creation and environmental benefits through reducing greenhouse gasses.<sup>177</sup>

### ***Renewable Energy Grant Programs***

*New Jersey’s Clean Energy Program*: Administered by the NJBPU, this program provides financial incentives to install clean energy systems, including fuel cells, solar energy, small wind and sustainable biomass equipment. Financial incentives are in the form of rebates, grants, energy certificates and loans.

*Renewable Energy Incentive Program (REIP)*: This program previously offered funding assistance for solar, wind, and sustainable biomass installations. Currently, this program is on hold for wind systems. Since the Spring of 2020, those who seek solar projects register through the Transition Incentive Program (TI).<sup>178</sup>

*Anemometer Loan Program*: administered by five New Jersey universities, provides a way for prospective locations to test the potential for wind power production and assess its economic feasibility.<sup>179</sup>

*New Jersey Smart Start Buildings*: Operated by the NJBPU, this program is a statewide energy efficiency program available to qualified commercial, industrial, institutional, governmental, or agricultural customers that seek to change their electric or gas equipment.<sup>180</sup>

*USDA Rural Energy for America Program (REAP):* Reauthorized under the Agricultural Improvement Act of 2018 (2018 Farm Bill), the REAP program provides guaranteed loan financing to agricultural producers and rural small businesses for renewable energy systems or to make energy efficiency improvements.<sup>181</sup> For agricultural producers, a guaranteed loan and grant program can provide financial assistance with the installation of renewable energy systems.

*Advanced Biofuel Payment Program:* This goal of this program is to increase the production of advance biofuels. Quarterly payments are distributed to participants for actual quantity of eligible advance biofuel production. An advanced biofuel is a fuel that is derived from renewable biomass, other than corn kernel starch.<sup>182</sup>

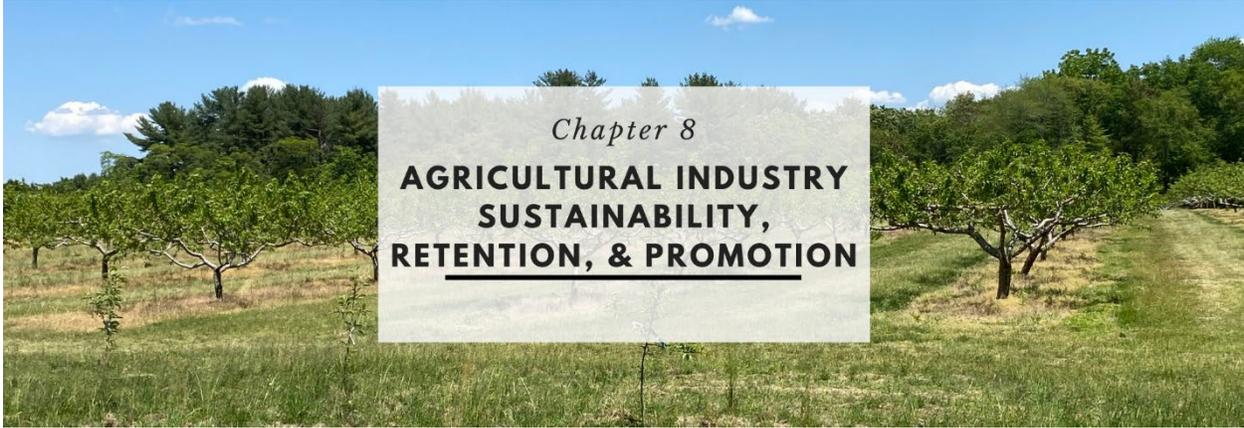
*Biorefinery, Renewable Chemical, and Biobased Product Manufacturing Assistance Program:* This program provides loan guarantees up to \$250 million to assist the development of new and emerging technologies. These technologies include advanced biofuels, renewable chemicals, and biobased products.<sup>183</sup>

## F. Outreach and Incentives

Farming remains strong and viable in Franklin Township and Gloucester County. If the Township's remaining agricultural areas are to survive and prosper, the non-farming public community needs to be aware of, and financially supportive of, the continuing economic, cultural, scenic, and agricultural contributions made by the farming community. Public education and outreach can increase the recognition of the farm industry's importance to a non-agriculture resident and should be continued and expanded whenever possible.

Marketing, advertising and agrotourism initiatives by individual farmers all provide visibility for the agricultural community and are positive forms of public outreach. Expansion of agriculture and agrotourism-related signage at the municipal and county levels increase visibility.

The Township's AAC is committed to working with the CADB, the State and regional agencies to assist in outreach and education to farmers and landowners regarding conservation and agricultural productivity. The municipality will continue to work with the CADB to implement programs to promote farming in the community and state.



## ***Chapter 8: Agricultural Industry Sustainability, Retention And Promotion***

### **A. Existing Agricultural Industry Support**

#### **1. Right to Farm**

In 1983 the State Legislature enacted the Right to Farm Act (RFA) and amended it in 1998, ensuring that farmers have the ability to continue accepted agricultural operations. Also in 1983, the Agriculture Retention and Development Act was enacted, creating the SADC and authorizing counties to create CADBs.<sup>184</sup>

The SADC works to maximize protection for commercial farmers under the RFA by developing AMPs, tracking right-to-farm cases, offering a conflict resolution process, and reviewing rules proposed by other state agencies for the impact they may have on agriculture. To qualify for right-to-farm protection a farm must meet the definition of a “commercial farm” in the RFA; be operated in conformance with federal and state law; comply with AMPs recommended by the SADC, or site-specific AMPs developed by the Gloucester County CADB at the request of a commercial farmer.<sup>185</sup>

As of 2020, the SADC had 12 AMPs in place, the latest, an AMP for On-Farm Direct Marketing Facilities, Activities and Events, adopted April 7, 2014. The SADC lists 16 site-specific AMPs for Gloucester County, all of which the Gloucester CADB resolved.<sup>186</sup>

All right to farm complaints or issues that are brought before the Gloucester CADB are first handled with fact finding and efforts to resolve differences between the parties. The mediation can be informal, or, if the parties agree, the SADC will provide mediation or conflict resolution at no cost to the participants through its Agricultural Mediation Program. If a formal complaint is filed with the Gloucester CADB, it is sent to the SADC for a determination as to whether the farm qualifies as a commercial farm (N.J.S.A. 4:1C-3) and whether the operation or activity is eligible for right-to-farm protection. The CADB and/or SADC typically conducts a site visit for additional fact finding, sometimes consulting with agricultural experts and municipalities (in cases where municipal regulations are involved in right-to-farm disputes.) Depending on the nature of the issues, either the CADB or SADC (or both in some cases) holds a public hearing at

the county level. Decisions made by the CADB may be appealed to the SADC, and final SADC determinations may be appealed to the New Jersey Superior Court, Appellate Division.<sup>187</sup>

Municipalities can and should limit the number of right-to-farm complaints and encourage farming as an industry by:

- Working to better understand the RTF process to adopt or update comprehensive ordinances as outlined by the SADC.
- Making agriculture a permitted use in all appropriate zones.
- Requiring buffers between new non-agricultural development and adjacent farmlands.
- Requiring notification to homeowners purchasing a home in a new subdivision where active agriculture occurs on adjacent property.

RTF ordinances are a necessary item for municipalities that enter the Farmland Preservation Program. A RTF Ordinance exists in Franklin Township, showing its commitment to safeguarding and strengthening agricultural activities. Franklin amended sections of its original Right to Farm ordinance (added to code in 1980) in 2001 and 2020. (**Appendix C**)

The right to farm is recognized to exist in the municipality everywhere farming is permitted by zoning or where existing farms are protected by the nonconforming building or uses provision. Protections include irrigation pumps and equipment, aerial and ground seeding/spraying, large tractors, large numbers of farm laborers, housing, application of fertilizers (but not biosolids) and pesticides; grazing (subject to zoning district restrictions); and concomitant noise, odor, dust and fumes. The protected activities may occur on holidays, Sundays, weekdays, day or night when conducted in accord with generally accepted agricultural practices. The ordinance also includes the benefits of farming offset the nuisance and the grievance complaint process through the CADB and SADC. Additionally, disclosure of protected activities is required to purchases and users of property adjacent to, or near, commercial farms. The Franklin Township ordinance requires buffers of 50 feet side/100 feet rear; major subdivisions 200 feet wide vegetated strip along boundary with farmland assessed property.<sup>188</sup>

All elements of the SADC model ordinance are included in Franklin except for the following:

- Definitions of farm market, commercial farm, farm management unit or pick your own operation.
- Excludes biosolids in its list of permitted uses, which is less comprehensive than in the model ordinance.
- Does not include language regarding slow-moving farm machinery over roads within the municipality.
- While mentioning the CADB/SADC complaint process, it does not reference the Agricultural Mediation Program.

In December 2020, Franklin Township updated their ordinance to ensure that farming and associated agricultural practices are accepted uses in all zones in the municipality, including the Highway-Commercial zone, where it was not before. It was drafted in cooperation with the SADC, to ensure that it meets their guidelines.<sup>189</sup> It states:<sup>190</sup>

*“A. Agricultural uses. Agricultural use shall mean the use of the Premises for common farm site activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.”*

## 2. Farmland Assessment

The Farmland Assessment program is a tax incentive that reduces property taxes on active commercial farmed land, thereby assisting farmers with a critical financial aspect in helping to keep land in farms. This tax incentive is made possible by the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq. Its provisions were recently updated by legislation that was signed into law in 2013, becoming effective in tax year 2015. Basic eligibility requirements include:

- The applicant must own the land.
- The property owner must apply annually for Farmland Assessment on or before August 1 of the year immediately preceding the tax year, and effective as of tax year 2015, must submit proof of sales or clear evidence of anticipated gross sales along with the FA-1 application form.
- Land must be devoted to agricultural and/or horticultural uses for at least two years prior to the tax year.
- Land must consist of at least five contiguous farmed and/or woodland management plan acres. Land under or adjoining a farmhouse is not counted towards the minimum five acres.
- Effective as of tax year 2015, gross sales of products from the land must average at least \$1,000 per year for the first five acres, plus an average of \$5.00 per acre for each acre over five. In the case of woodland or wetland, the income requirement is \$500 for the first five acres and \$.50 per acre for any acreage over five. Dependent on the agricultural or horticultural products being produced, the farmer can also offer clear evidence of anticipated yearly gross sales, payments, or fees within a reasonable period of time.
- The property owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.<sup>191</sup>
- Farmland Assessment does not apply to farm structures (barns and storage facilities).

Franklin Township is **56.39 square miles (36,090 acres)**, and **13,671 acres (37.9%)** are devoted to agricultural or horticultural use. Within these 13,671 acres, **6,879 acres (50.3%)** are used in agriculture as cropland or pastures. The remaining 6,792 acres are woodlands/wetlands or equine boarding/rehabilitation and training operations.<sup>192</sup> According to the New Jersey Farmland Assessment data from 2009 to 2019, general trends indicate:

- Harvested cropland: decreased 17% from 2009 (7,011 acres) to 2019 (5,828 acres)
- Pastured cropland: increased 68% from 2009 (145 acres) to 2019 (243 acres)
- Permanent pasture: increased 72% from 2009 (471 acres) to 2019 (808 acres)

- Total acreage active in agricultural use (cropland harvested, cropland pastured, and permanent pasture): decreased 5% from 2009 (7,627 acres) to 2019 (6,879 acres)
- Woodland acreage: increased about 10% from 2009 (6,175 acres) to 2019 (6,772 acres)
- Equine acreage: decreased 52% from 2009 (42 acres) to 2019 (20 acres)

By making agriculture more profitable and viable, tax incentives will help to ensure a steady, permanent source of agricultural lands for the Township’s farmland preservation efforts. Franklin Township considers the assessment procedure as essential to continued agricultural success and supports the law in its current form.

## B. Additional Strategies to Sustain, Retain, and Promote Agriculture in Franklin

### 1. Permit Streamlining

Municipalities play a key role in the preservation of farming as an industry. Without strong and active support from municipal governments, farming can be too costly and burdensome to be profitable or worthwhile. In towns with a sizable acreage of assessed farmland, zoning powers can be utilized to require buffers between agriculture and other uses to minimize conflict.

While land preservation is vital for maintaining a sufficient land base suitable for farming, sustaining Franklin’s strong agricultural base requires support on many fronts, one of which is flexibility in government regulation.<sup>193</sup> Some specific areas relative to regulatory flexibility and priority, which can help support continued agricultural viability in Franklin Township, are identified in the 2006 *Agricultural Smart Growth Plan*:

- *Positive and supportive public policy*: This includes legal protection (right to farm), priority in decisions on taxation (farmland assessment), regulation exemptions, and financial incentives (planning incentive grants).
- *Exemptions*: Minor changes to, or exemptions from, certain local and state regulations, rules, and ordinances help to buffer agricultural operations from burdensome costs, creating a farmer-friendly environment. Franklin’s strong Right to Farm Ordinance stands as one example of such regulations.
- *Flexibility*: State agencies should coordinate with NJDA to ensure that regulations and programs are attuned to the needs of Gloucester County and Franklin Township farmers.
- *Agriculture-Friendly Zoning*: The desired result is that it encourages agribusiness, while at the same time reducing the incidence of farmer-homeowner nuisance issues.

### 2. Agriculture Vehicle Movement

As many portions of rural New Jersey have become developed with residential subdivisions and shopping malls, the conflicting lifestyles of farmers and suburban residents may clash. Franklin

farmers need to move heavy, slow-moving agricultural equipment over local, county, and sometimes state roads to access unconnected fields and barns. The town's residents also need to commute to workplaces, or drive to area destinations for shopping, sports and social activities, at a pace much faster than the slow-moving agricultural equipment. These different transportation paces can, and do, cause conflict between Franklin's farmers and suburban dwellers, while creating unsafe road conditions as residents and farmers "compete" for road space.

Often farm vehicles travel over local municipal roads, municipalities should continue to support local agricultural business' right to do so. The SADC model Right to Farm ordinance recognizes, as a specific right, the operation and transportation of large, slow-moving farm equipment over roads. The Franklin RTF Ordinance does not specifically protect the right to transport tractors and other slow-moving equipment on local roads. The town should consider changing their ordinance to join Mantua Township who do address slow-moving farm machinery.

Signage alerting cars to the possible movement, and road crossing, of slow-moving farm vehicles is an additional, effective tool to protect farmer (and automobile passenger) safety. Township officials may consult with farmers as to what adequate signage is, and where it should be posted.

### 3. Agricultural Labor Housing/Training

An adequate labor supply is integral to harvesting vegetables, fruits, and berries. Measured in farmed acreage, Franklin has a relatively small industry for these products compared with field crops such as hay, corn, and soybean. As of 2017, 130 acres were devoted to fruits and berries while 1,148 acres were devoted to field crops such as soybeans and wheat. Franklin's vegetable farming is sizable, 2,841 acres are devoted to vegetable farming, mostly being mixed vegetables. Nursery products are quite popular in Franklin with 700 acres of land devoted to it, the highest in all of Gloucester County. Since the overall acreage devoted to labor intensive farming is high in Franklin (especially for vegetables), farm labor housing, is an issue of concern in Franklin Township.

Much of Gloucester County's farm labor is seasonal, making labor supply a major factor for many County farmers. Some farmers attract day laborers who commute from nearby Philadelphia and Camden, Salem and Vineland. Farmers who use labor year-round may recruit their own labor. Farmers with large operations have more problems. The U.S. Department of Labor's H2A temporary agricultural program establishes a means for agricultural employers who anticipate a shortage of domestic workers to bring nonimmigrant foreign workers to the U.S. to perform agricultural labor or services of a temporary or seasonal nature. The H2B program serves the same purposes for temporary non-agricultural workers.<sup>194</sup> Several farmers rely on a seasonal labor pool from Puerto Rico that has been coming for 50 years; other laborers come in from the South or from Mexico. This creates an added demand – and an added expense for farmers – they need to provide places for these workers to stay. Providing temporary housing for seasonal laborers can be difficult because there often are conflicts with municipalities over building codes and other regulations for maintaining labor housing. The New Jersey Department of Labor recommends the following to address farm labor issues at the state and local levels:

- Work with the USDA’s Rural Development program to reexamine program criteria to enable New Jersey’s rural communities to qualify for more programs related to farm labor. The current focus of the program, such as rural area infrastructure, is not applicable to Gloucester County (and New Jersey).
- Link neighborhood revitalization efforts with housing opportunities for farm workers and, where appropriate, establish on-site housing, to ensure a safe and stable workforce.
- Develop and promote ongoing training opportunities for farm workers.

In recent years, problems that face New Jersey employers persist as the wage (\$10.44/hour) for agricultural employers as of January 1, 2021, is expected to increase to \$15.00/hour by 2027.<sup>195</sup> The cost of labor in New Jersey is a significant issue for some farming sectors such as produce, and one that needs further consideration for its effect on agriculture in New Jersey, Gloucester County, and Franklin.

In 2018, the New Jersey State Board of Agriculture published an official position on the New Jersey minimum wage increases. The Board’s position lauds the awareness of the Senate and State Assembly of their awareness to the vulnerability of farmers but continues to encourage further legislative considerations and protections. Most of the Board’s concerns stem from ripple effects from wage increases without the necessary protections for farmers from the potential exacerbated burden of labor costs to farmers, which they claim cover a significant amount of operating costs compared to other locales. Ultimately, the challenge is to seek a remedy to ensure sufficient revenue to sustain an operation when increasing competition and labor costs threaten this pursuit.<sup>196</sup>

### ***Agricultural Labor Housing***

The 2017 Gloucester County Farmland Assessment provides that there are no seasonal agricultural housing structures within Franklin Township, but there are three in Gloucester County: Elk, Mantua and Woolwich Townships.

### ***Farmer Education and Training***

To sustain a modern, diverse and stable food and agricultural industry, education and progressive ongoing training for farmers will promote a more efficient and productive business environment.

One educational link for agricultural landowners and operators is to collaborate with the NJAES-RCE of Gloucester County. There is not a minimum or maximum size farm to which the NJAES-RCE will lend assistance, so long as it is farmland assessed. During the growing season, NJAES-RCE of Gloucester County can provide one-on-one, on-site consultations with farmers to assist with control of insect infestations and plant diseases for fruits, vegetables, greenhouse nurseries and ornamentals, Christmas trees, and for field crops. Similar farm animal consultation can be provided on a year-round basis. During these one-on-one consultations, technical scientific research is related to the farmer in a useful and applicable manner.

Also, during the growing season, NJAES-RCE of Gloucester County coordinates with other NJAES-RCE offices in southern New Jersey to conduct on-site farm meetings regarding a range of agricultural issues including vegetable growing, safe operation of farm equipment, and programs to certify and recertify farmers for pesticide application licenses.

NJAES-RCE of Gloucester County also provides practical assistance to farmers:

- Assistance with obtaining water certification and registration permits from the NJDEP, for groundwater and/or surface water allocations.
- Soil testing for fields and pastures.
- Assistance with obtaining farmer certificates for N.J. Division of Motor Vehicle registrations.
- Assistance with applications for “Outstanding Young Farmer” (OYF) nominations.<sup>197</sup>
- Assistance with grant applications to the NJDA for various types of economic assistance. Examples include *Jersey Fresh* grants to advertise.
- Distribution of *Jersey Fresh* and *Jersey Grown* promotional material such as bumper stickers, banners, and t-shirts.
- Assistance to connect owners of farmland with tenant farmers, so that land may stay in farmland assessment.
- Assisting new farmers with various regulatory requirements, and acquaintance with various farmer organizations.
- Holding Forestry Stewardship Programs.
- Development of specialized literature, such as a Peach Buyers Guide for buyers and distributors, a factsheet series and Web page for agritourism.
- Procuring a USDA Specialty Crops Block Grant to conduct Direct Marketing Seminars for farmers.
- Applied research on area farms to further knowledge on a wide range of issues pertaining to agricultural plants and animals.<sup>198</sup>

Through its Division of Agriculture and Natural Resources Conservation Program, the NJDA offers technical, financial and regulatory assistance, and provides educational outreach to landowners throughout the state. The Department also offers, in conjunction with the Risk Management Agency of the USDA and the Salem County NJAES-RCE, farm risk management and crop insurance education programs (the Garden State Crop Insurance Education Initiative) to assist farmers in understanding what assistance is available to reduce agricultural risks.<sup>199</sup>

Agriculture labor education and training funding may be available through the New Jersey Department of Labor and Workforce Development Programs. These programs can help to assist in upgrading the skills and productivity of the agricultural workforce.<sup>200</sup> Some of the programs that may be applicable include Customized Training Initiative, Basic Skills Program, and Occupational Safety and Health Training Program.

The New Jersey Farm Bureau also hosts educational meetings and provides educational information for farmers on its website, about legislative issues, regulatory issues and other topics that affect farmers.<sup>201</sup>

### ***Youth Farmer Education Programs***

Looking at the county, Gloucester County’s average farmer age in 2017 was 58.6, compared to 51.6 in 1982.<sup>202</sup> In 2017, there were only 70 farmers (7.5%) out of 946 farmers in Gloucester County were under the age of 35.

Creating new opportunities via secondary and post-secondary education programs in Agriculture, Food, and Natural Resources can reassure students those opportunities exist for them in Franklin Township and throughout Gloucester County.

At the post-secondary level, neither Rowan University in Glassboro nor its two-year adjunct Rowan College at Gloucester County (formerly Gloucester County College) in Sewell offers agriculture education courses, nor does the high school at the Gloucester Institute of Technology (CGIT). Rowan College at Gloucester County does offer some courses in equine science, marine science, and bioscience technologies; which could be applied to agricultural careers. However, colleges in two neighboring counties have more focused career tracks: Camden County College offers a program in veterinary technology and Cumberland County College offers programs in agriculture, agriculture/agribusiness, agriculture/ornamental horticulture, floriculture and horticulture<sup>203</sup>.

The School of Environmental and Biological Sciences at Rutgers, the State University of New Jersey, offers courses of study in agriculture sciences, animal science and plant science, among others.<sup>204</sup>

The closest post-secondary institutions to Franklin Township that offer programs relating to agriculture and horticulture are:

- Rowan College at Gloucester County (Equine Science, Marine Science, Bioscience Technologies).
- Salem County Community College (Agriculture/Agribusiness, Agriculture, Horticulture).
- Cumberland County College (Production Agriculture, Ornamental Horticulture, Floriculture, Landscape Technology).

There are also several secondary education facilities offering agricultural courses near Franklin Township, including Bankbridge Regional School in Sewell, Camden County Technical School (Gloucester Campus), and Cumberland Regional High School.

### ***Farm Link Program***

New Jersey Farm Link is a program for all farmers, new and established, and assists:

- New farmers looking for opportunities to gain experience.
- New farmers looking for land to get started.
- Established farmers looking for land to expand.
- Farm owners looking to lease, sell, or make land available for farming.
- Retiring farmers who would like to ensure their land stays in agricultural production but have no family members who want to continue to farm.
- Farmers looking to hire farm managers, fill apprenticeship positions, or mentor a new farmer.
- Non-profits, municipalities, and counties looking for farmers for farmland they own or manage.
- Farmers and landowners working on farm transfer plans.

Farmers interested in land or partnership/job opportunities, as well as those wanting to advertise available land and opportunities, can sign up and create and manage their own listings through the interactive Land Link website. As of October 2020, there are 10 farmland listings in Gloucester County.<sup>205</sup>

#### 4. Wildlife Management Strategies

Crop damage from wildlife leads to economic loss for the farmer and/or landowner. Currently, hunting is about the only method available to farmers. Although many farmers are avid hunters and do apply for depredation permits (issued by the NJDEP Fish and Wildlife program) that allow them to hunt out-of-season, even hunting itself is becoming a less viable solution. As farms become smaller and more developments are built adjacent to farms, areas can no longer be hunted, even by farmers who own the land since they would be hunting too close to a neighborhood. Special hunting options include:

- License exemptions for farm families.
- Special farmer black bear permit.
- Farmer Depredation Permit.
- Deer Management Assistance Program.

##### *License Exemptions for Farm Families*

Farmers and the immediate members of families who reside on the farm may hunt on the farm without being licensed or possessing a valid rifle permit. Exemptions do not apply to non-immediate family members or others who reside on the property. Regular wildlife laws and regulations apply.

##### *Special Farmer Black Bear Permit*

Applicants must be the owner or lessee who resides on a farm or the immediate family member who resides on a farm and over the age of 10. These special permits are only available on the farm and permit holders must abide by the regular wildlife laws and regulations.

##### *Farmer Depredation Permit*

Farmers who experience deer damage may apply for a Deer Depredation Permit which allows for the take of deer outside the normal hunting season. Farmers must submit the application at least two weeks before it is needed and may be subject to a site inspection to confirm damage. Every permit will require an onsite safety inspection.

##### *Deer Management Assistance Program*

The Deer Management Assistance Program (DMAP) is for landowners who cannot adequately manage the deer population on their property within the available deer season structure. The successful application for a declaration as DMAP property and site specific DMAP permits enables the harvest of two additional antlerless deer during permit seasons, on the specified property.

While hunting opportunities are one solution, Gloucester County and Franklin farmers can continue to work with the NJDEP and NJDA, as well as the County and municipality, to develop and implement wildlife control strategies on privately and publicly owned lands.

### *Insects*

Insects are another nuisance causing crop damage. The pesticides used to control them can cause other kinds of damage, possible health concerns for the end user of the product, and pollution of the County's water supply. At the county level, studies undertaken by the NJAES-RCE, like a perimeter trap study on insects and pumpkins undertaken several years ago and the integrated pest management resources already available through the NJAES-RCE, are attempts to help solve these problems in ways that work for both the farmer and the environment.<sup>206</sup>

The gypsy moth is considered the most destructive defoliation forest insect pest in New Jersey. The Division's Gypsy Moth Suppression Program is a voluntary cooperative program involving local governments, county, and state agencies, as well as the USDA Forest Service. Aerial spray treatments of *Bacillus thuringiensis* are utilized when gypsy moth cycles are at a peak and natural controls are not sufficient to control defoliation. Protection of forest resources is important to Franklin farmers who harvest wood as part of Woodland Management Plans on their farmland assessed properties. The gypsy moth has not been reported as a "severe problem" in Franklin Township since 2008 but was reported as a "heavy" problem in aerial reports from 2010 and 2015. In recent years, according to the 2018 report, Franklin only had a small presence of gypsy moths, as all the observations fell into the lowest "moderate" category. This data shows that the invasion has gotten better during the years, though it is still present.<sup>207</sup>

Gloucester County has also been placed on quarantine by the NJDA, due to an outbreak of the spotted lanternfly. This insect has the potential to damage crop output and has been a concern since at least 2018.<sup>208</sup>

## 5. Agricultural Education and Promotion

The USDA has an extensive array of loans and grants, known as the Rural Development Program, to assist residents in rural areas of the country to support essential public facilities and services such as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. The Agricultural Act of 2018 (Farm Bill) updates the Rural Development Program in several ways, including:

- Amends the definition of rural area to exclude from population thresholds individuals incarcerated on a long-term or regional basis and excludes the first 1,500 individuals residing in on-base military housing.
- Increases annual appropriated funding for broadband deployment from \$25 million in FY2019 to \$350 million in FY2023.
- The 2018 Farm Bill redirects program funds of existing rural development programs to target a range of rural health issues.
- The 2018 Farm Bill also includes other provisions to reauthorize and/or amend loan and grant programs that provide assistance for rural water and wastewater infrastructure, business development and retention, and community and regional development.<sup>209</sup>

Grants and loans are available in three key areas: Business-Cooperative, Housing and Community Facilities (including farm labor housing), and Utilities (including Broadband).<sup>210</sup> To qualify for some of the program's loans and grants, municipalities must have less than 10,000 residents, other program thresholds have increased. At a population of approximately 16,820 as of the 2010 Census, Franklin may not qualify for these loans and grants.

The U.S. Taxpayer Relief Act of 1997, administered by the U.S. Department of Treasury's Internal Revenue Service, is meant to smooth out economic disparities that farmers experience from year to year due to the cyclical nature of agriculture. Known as Farm Income Averaging, qualified farmers can average all or part of their current year farm income over the previous three years. Substantial tax dollars can be saved by income averaging.<sup>211</sup>

The New Jersey Legislature has considered bills that would provide income averaging similar to the federal program. In the 2018-2019 Regular Session, Bill NJ A236 was introduced and has since been referred to the Assembly Agriculture and Natural Resource Committee. The NJDA, SADC, Gloucester County Commissioners, and CADB can work with, and encourage, the New Jersey Legislature to continue to introduce bills that would assist Gloucester County and Franklin farmers to remain economically viable.

The New Jersey Farm Service Agency (FSA) has both Direct and Guaranteed Farm Ownership loans available for farmers, including those in Gloucester County. FSA also has Beginning Farmer Down Payment loans and Participation loans available for qualified applicants. Direct Farm Ownership Loans are available up to \$600,000, and guaranteed loans can go up to \$1,776,000. Down Payment loan funds may be used only to partially finance the purchase of a family farm. Loan applicants must contribute a minimum down payment of 5% of the purchase price of the farm and the Agency will finance 45% to a maximum loan amount of \$300,015.<sup>212</sup> FSA loans can be used for most agriculture necessities such as purchasing land, livestock, equipment, feed, seed, supplies, and also for construction of buildings, or to make farm improvements.<sup>213</sup>

The FSA also makes "Direct" farm loans. These loans include supervision and credit counseling for farmers, so they have a better chance for success. Under this program, farm ownership, operating, emergency and youth loans are the main types of loans available, but there are also minority applicant and beginning farmer loans.

The FSA office (Woodstown Service Center) for Franklin Township and Gloucester County is:

Address: 51 Cheney Street, Suite 2 in Woodstown  
County Executive Director: Al Dibella, (856) 823-3140, Al.Dibella@nj.usda.gov.<sup>214</sup>

# Maps

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Map 1. Farmland

Map 2. Preserved and Public Lands

Map 3. Agricultural Soil Categories

Map 4. Agricultural Development Area

Map 5. Gloucester County Project Areas

## **Municipal Project Areas**

Map 6. Franklin Township Municipal Project Areas

Map 6A. Central Project Area

Map 6B. Forest Grove Project Area

Map 6C. Janvier Project Area

Map 6D. Main Project Area

Map 6E. Northern Project Area

Map 6F. Piney-Hollow Project Area

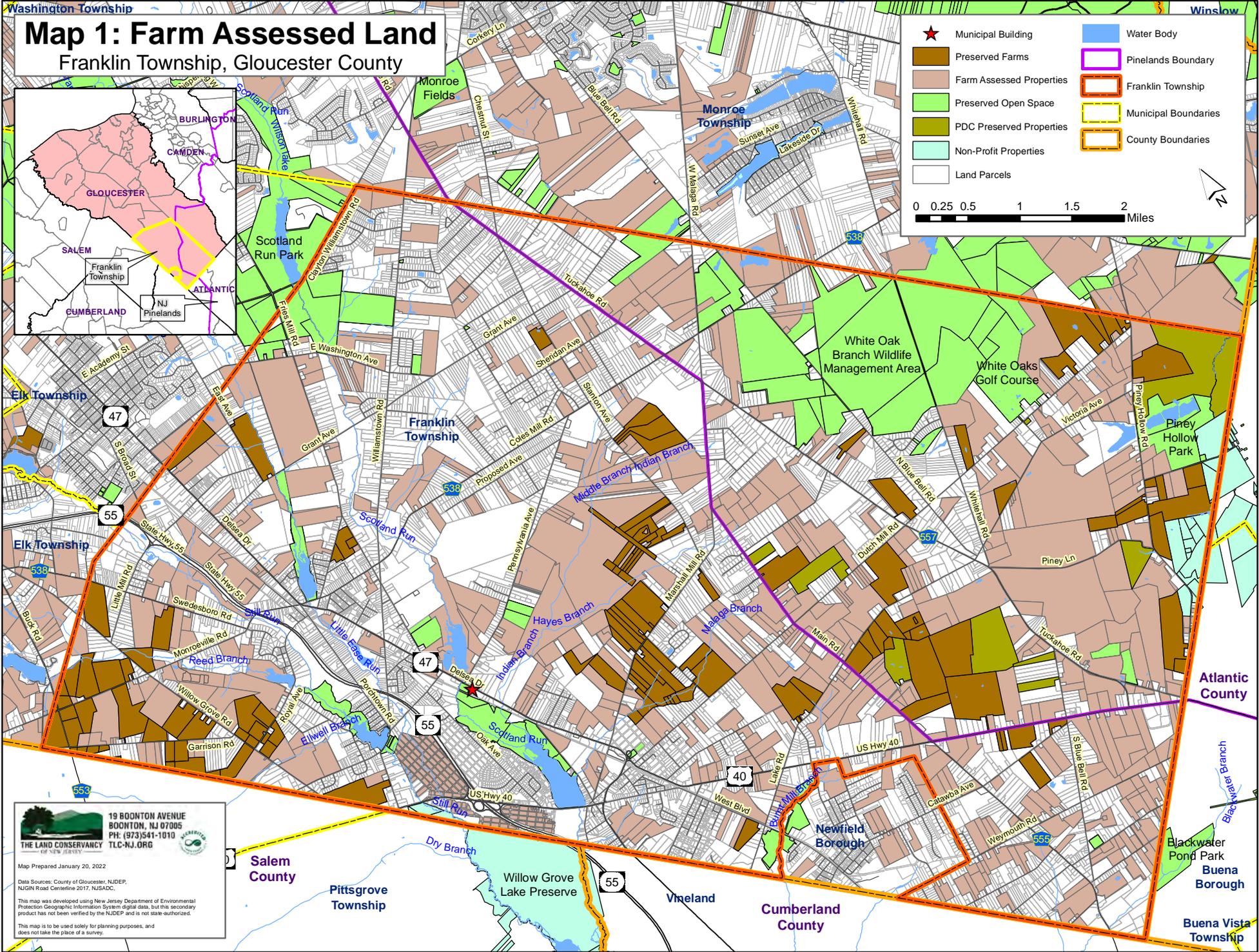
## **Target Farm Analysis Maps:**

Map A. Farm Parcels that meet the SADC Minimum Eligibility Criteria for Agricultural Soils

Map B. Farm Parcels that meet the SADC Minimum Eligibility Criteria for Tillable Land

Map C. Potentially Eligible Farm Parcels that meet SADC criteria for Agricultural Soils and Tillable Land

Map D. Target Farms Located within the County ADA



# Map 1: Farm Assessed Land

## Franklin Township, Gloucester County

★ Municipal Building	Water Body
Preserved Farms	Pinelands Boundary
Farm Assessed Properties	Franklin Township
Preserved Open Space	Municipal Boundaries
PDC Preserved Properties	County Boundaries
Non-Profit Properties	
Land Parcels	

0 0.25 0.5 1 1.5 2 Miles

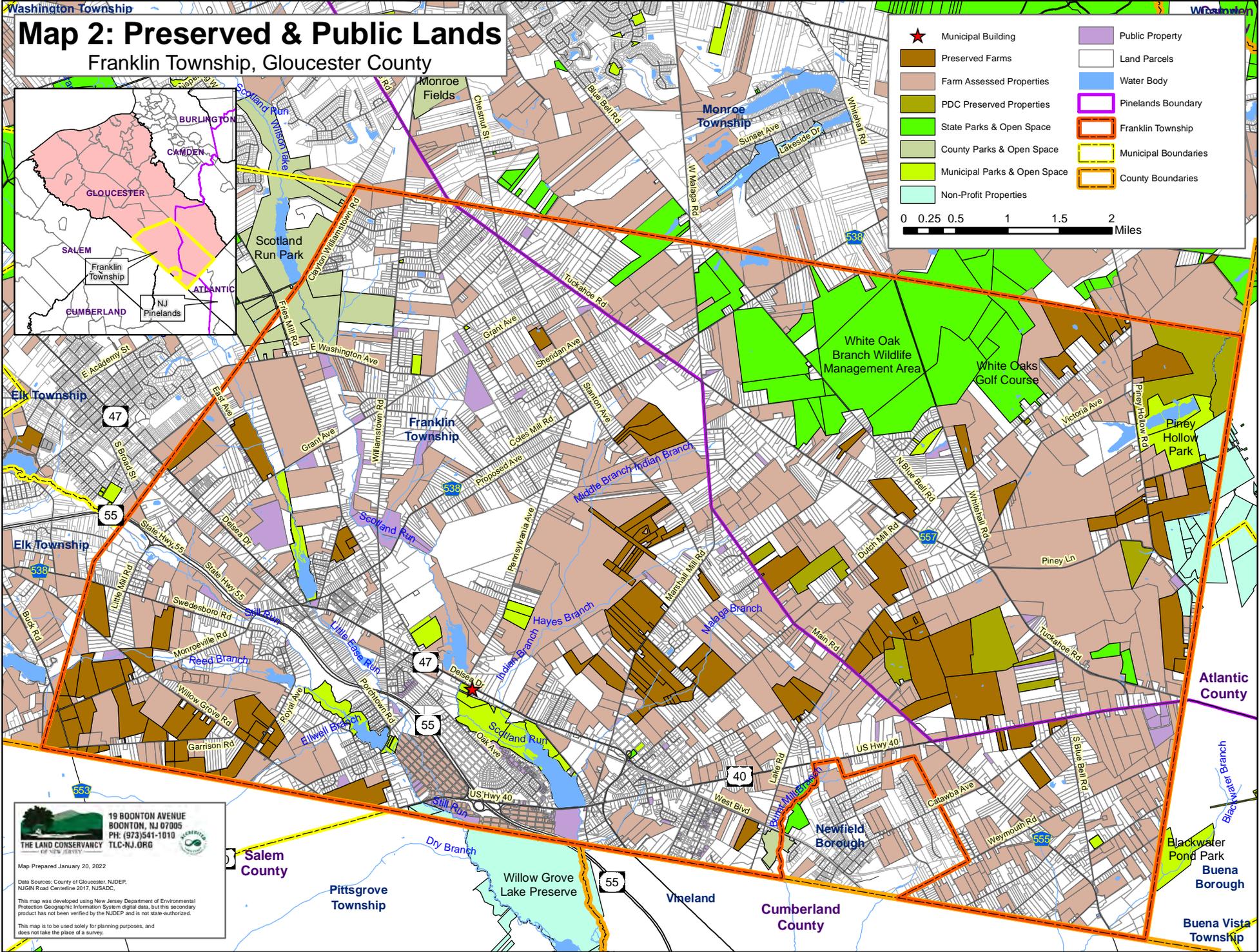

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OF NEW JERSEY

Map Prepared January 20, 2022

Data Sources: County of Gloucester, NJDEP, NJGIN Road Centerline 2017, NJSADC.

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 the NJDEP and is not state-authorized.

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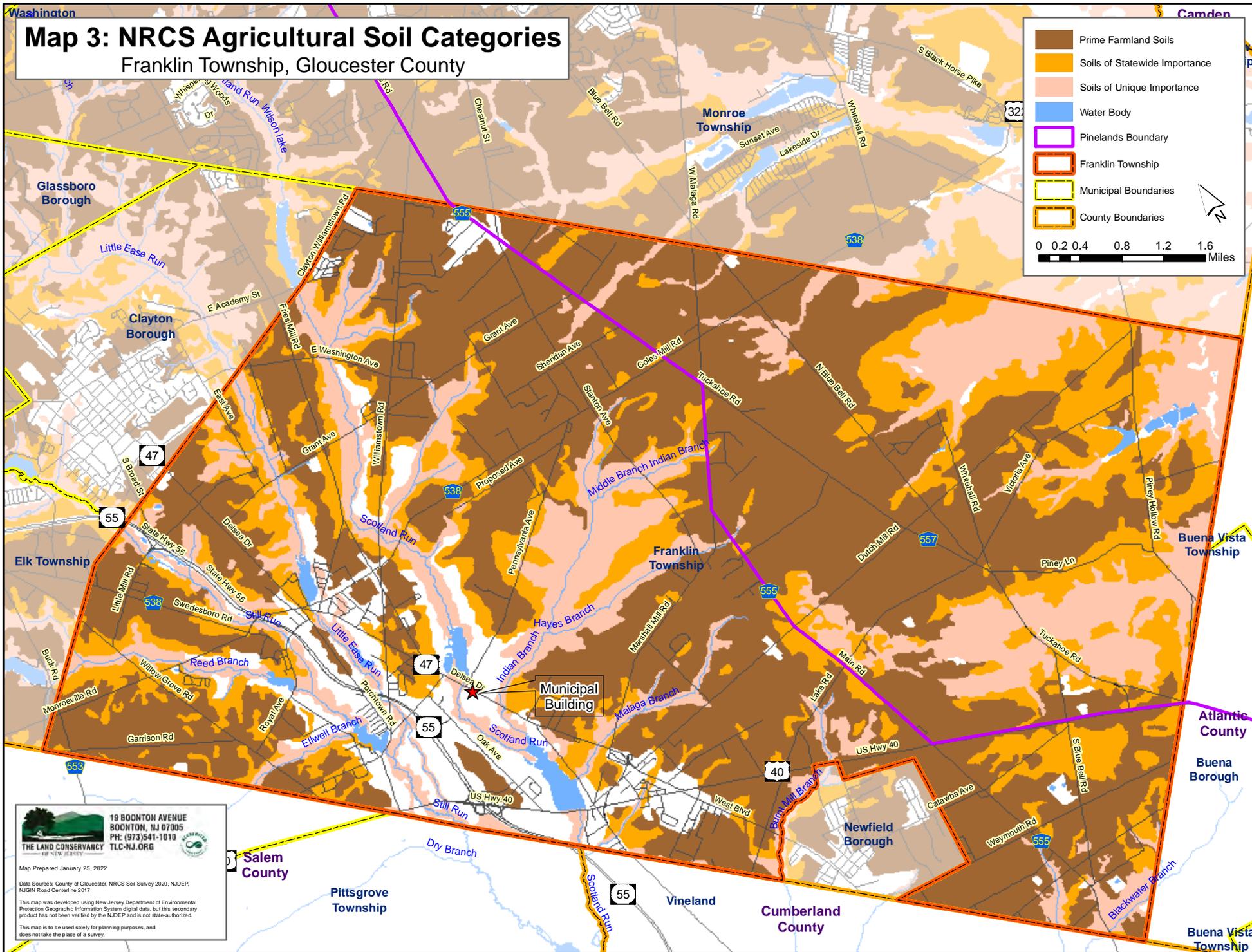
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# Map 3: NRCS Agricultural Soil Categories

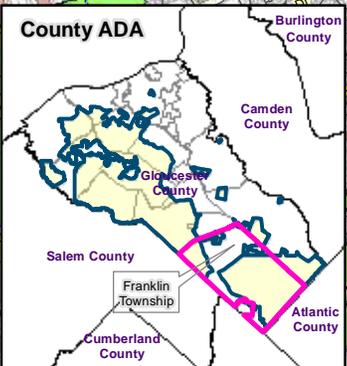
## Franklin Township, Gloucester County




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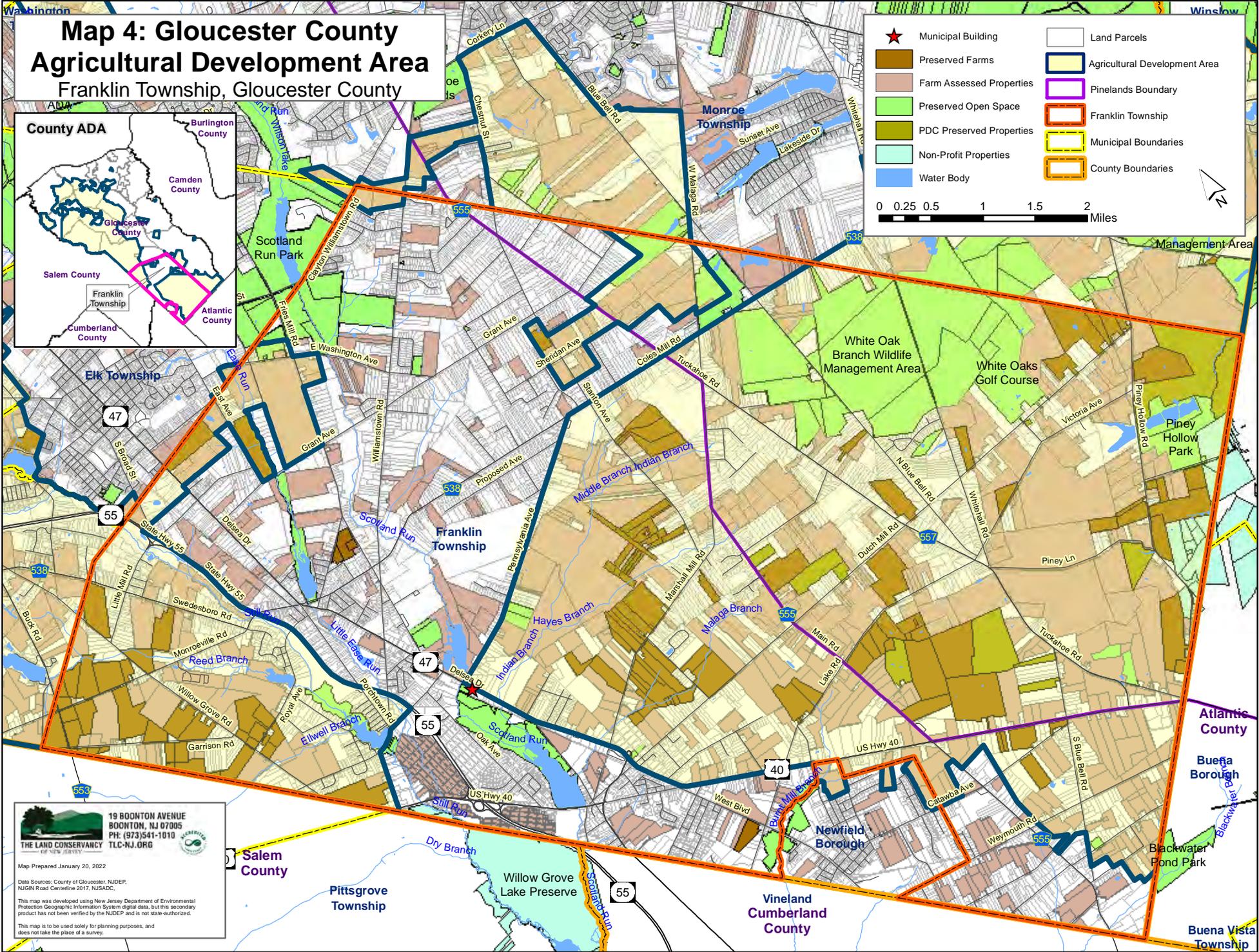
Map Prepared January 25, 2022  
 Data Sources: County of Gloucester, NRCS Soil Survey 2020, NJDEP, NJGIN Road Centerline 2017  
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.  
 This map is to be used solely for planning purposes, and does not take the place of a survey.

# Map 4: Gloucester County Agricultural Development Area Franklin Township, Gloucester County



	Municipal Building		Land Parcels
	Preserved Farms		Agricultural Development Area
	Farm Assessed Properties		Pinelands Boundary
	Preserved Open Space		Franklin Township
	PDC Preserved Properties		Municipal Boundaries
	Non-Profit Properties		County Boundaries
	Water Body		

0 0.25 0.5 1 1.5 2 Miles



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Map Prepared January 20, 2022

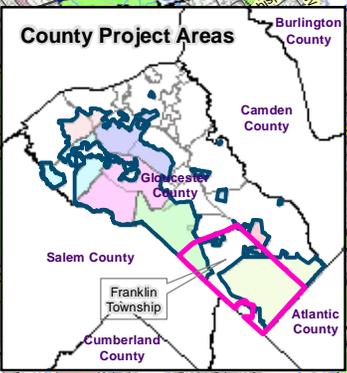
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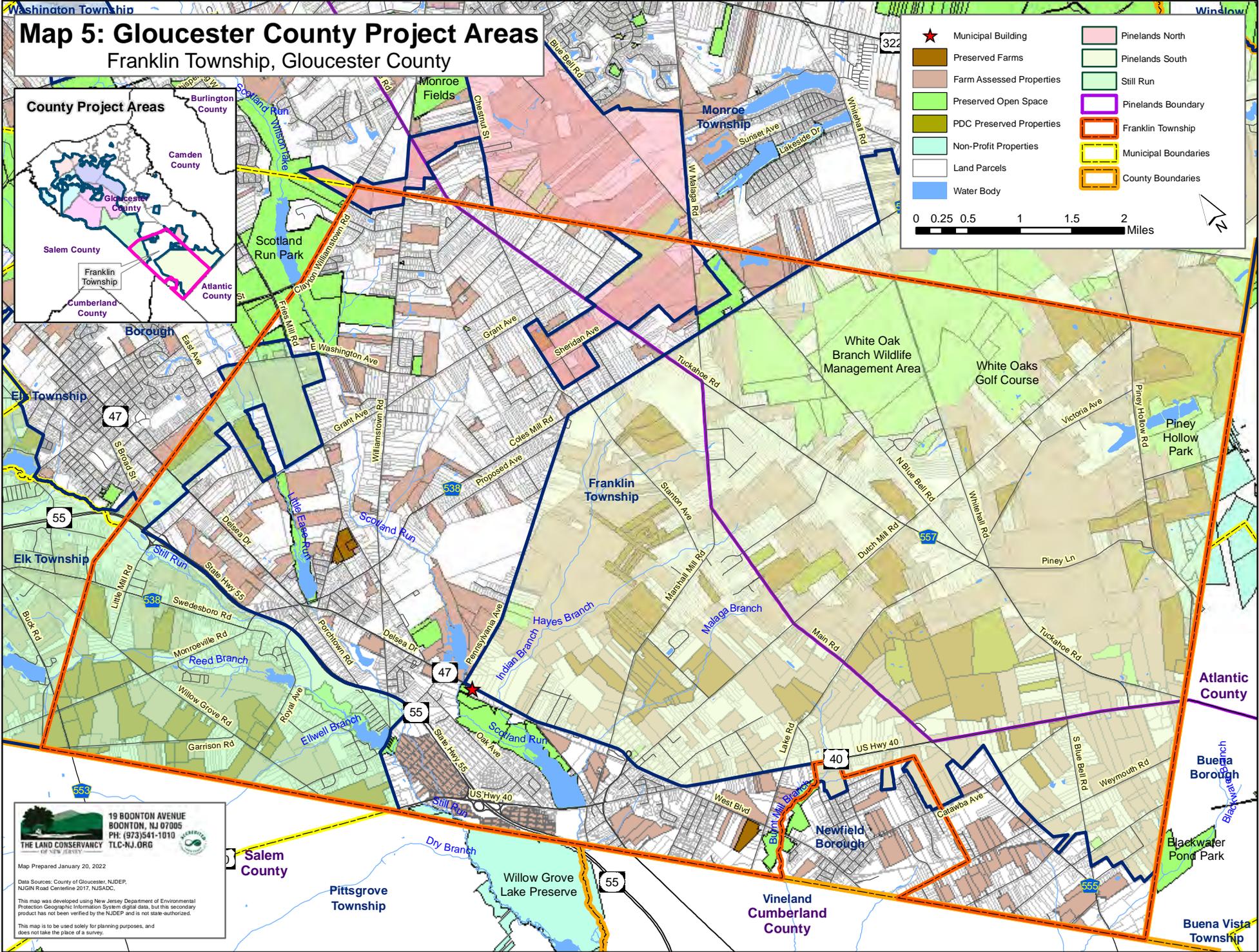
# Map 5: Gloucester County Project Areas

## Franklin Township, Gloucester County



	Municipal Building		Pinelands North
	Preserved Farms		Pinelands South
	Farm Assessed Properties		Still Run
	Preserved Open Space		Pinelands Boundary
	PDC Preserved Properties		Franklin Township
	Non-Profit Properties		Municipal Boundaries
	Land Parcels		County Boundaries
	Water Body		

0 0.25 0.5 1 1.5 2 Miles



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Map Prepared January 20, 2022

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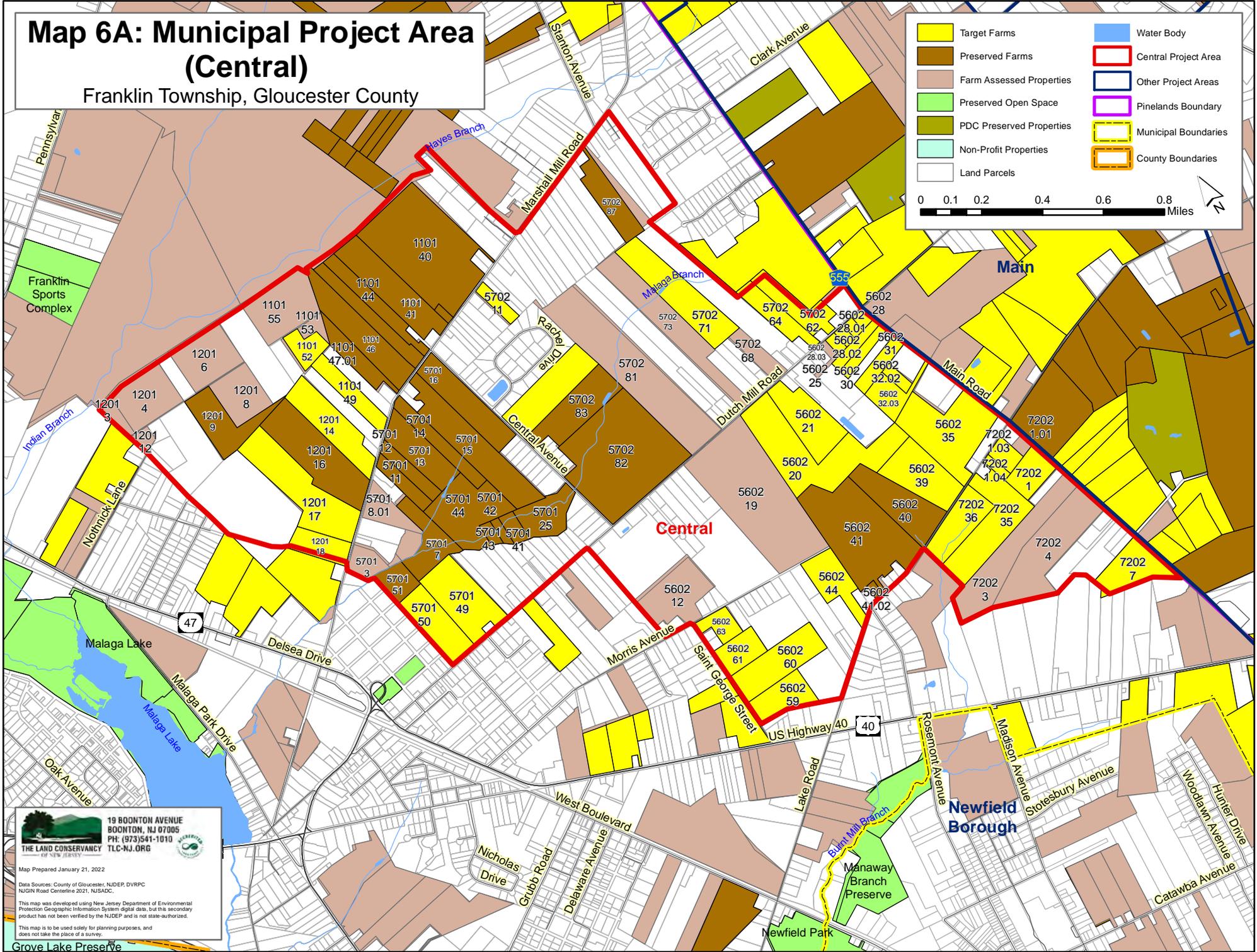
This map is to be used solely for planning purposes, and does not take the place of a survey.

# Map 6A: Municipal Project Area (Central)

Franklin Township, Gloucester County

	Target Farms		Water Body
	Preserved Farms		Central Project Area
	Farm Assessed Properties		Other Project Areas
	Preserved Open Space		Pinelands Boundary
	PDC Preserved Properties		Municipal Boundaries
	Non-Profit Properties		County Boundaries
	Land Parcels		

0 0.1 0.2 0.4 0.6 0.8 Miles



19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010  
TLC-NJ.ORG

Map Prepared January 21, 2022  
Data Sources: County of Gloucester, NJDEP, DVRPC  
NJGIN Road Centerline 2021, NJSADC.

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 the NJDEP and is not state authorized.  
This map is to be used solely for planning purposes, and does not take the place of a survey.

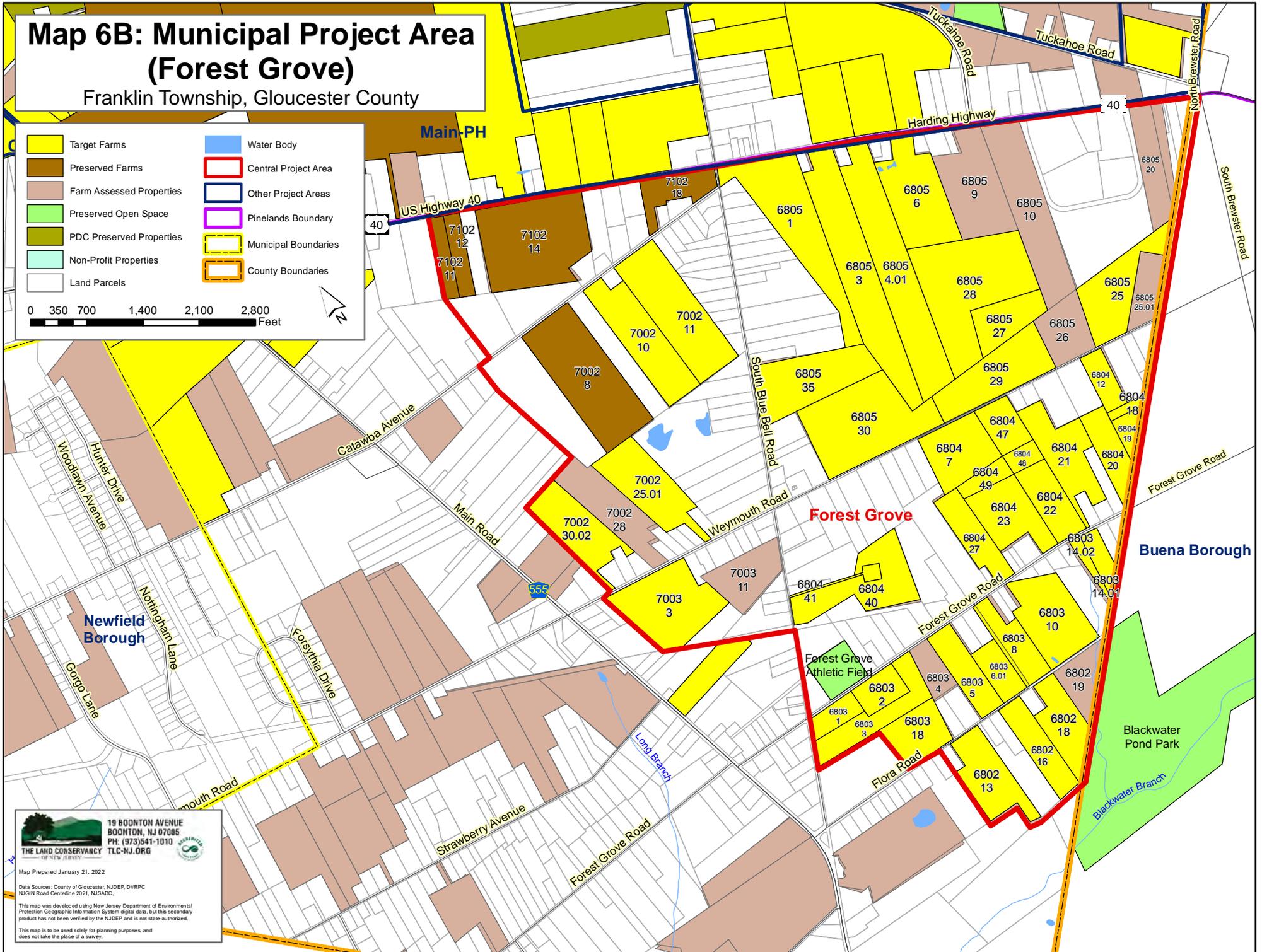
Grove Lake Preserve

# Map 6B: Municipal Project Area (Forest Grove)

Franklin Township, Gloucester County

	Target Farms		Water Body
	Preserved Farms		Central Project Area
	Farm Assessed Properties		Other Project Areas
	Preserved Open Space		Pinelands Boundary
	PDC Preserved Properties		Municipal Boundaries
	Non-Profit Properties		County Boundaries
	Land Parcels		

0 350 700 1,400 2,100 2,800 Feet

 19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010  
TLC-NJ.ORG

Map Prepared January 21, 2022

Data Sources: County of Gloucester, NJDEP, DVRPC  
NJGIN Road Centerline 2021, NJSADC.

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 the NJDEP and is not state authorized.

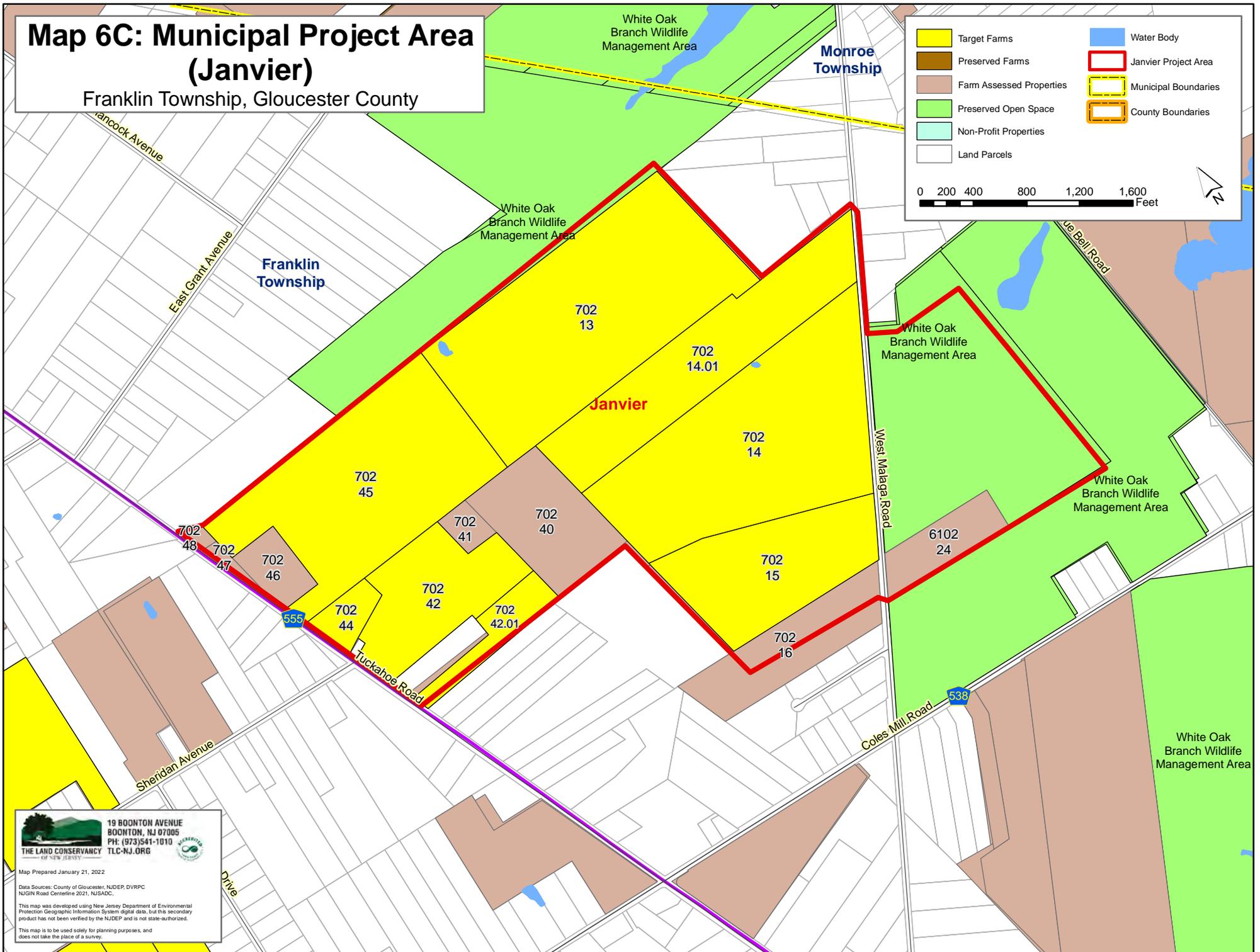
This map is to be used solely for planning purposes, and does not take the place of a survey.

# Map 6C: Municipal Project Area (Janvier)

Franklin Township, Gloucester County

 Target Farms	 Water Body
 Preserved Farms	 Janvier Project Area
 Farm Assessed Properties	 Municipal Boundaries
 Preserved Open Space	 County Boundaries
 Non-Profit Properties	
 Land Parcels	

0 200 400 800 1,200 1,600 Feet

 19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010  
TLC-NJ.ORG

Map Prepared January 21, 2022

Data Sources: County of Gloucester, NJDEP, DVRPC  
NJGIN Road Centerline 2021, NJSADC.

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 the NJDEP and is not state authorized.

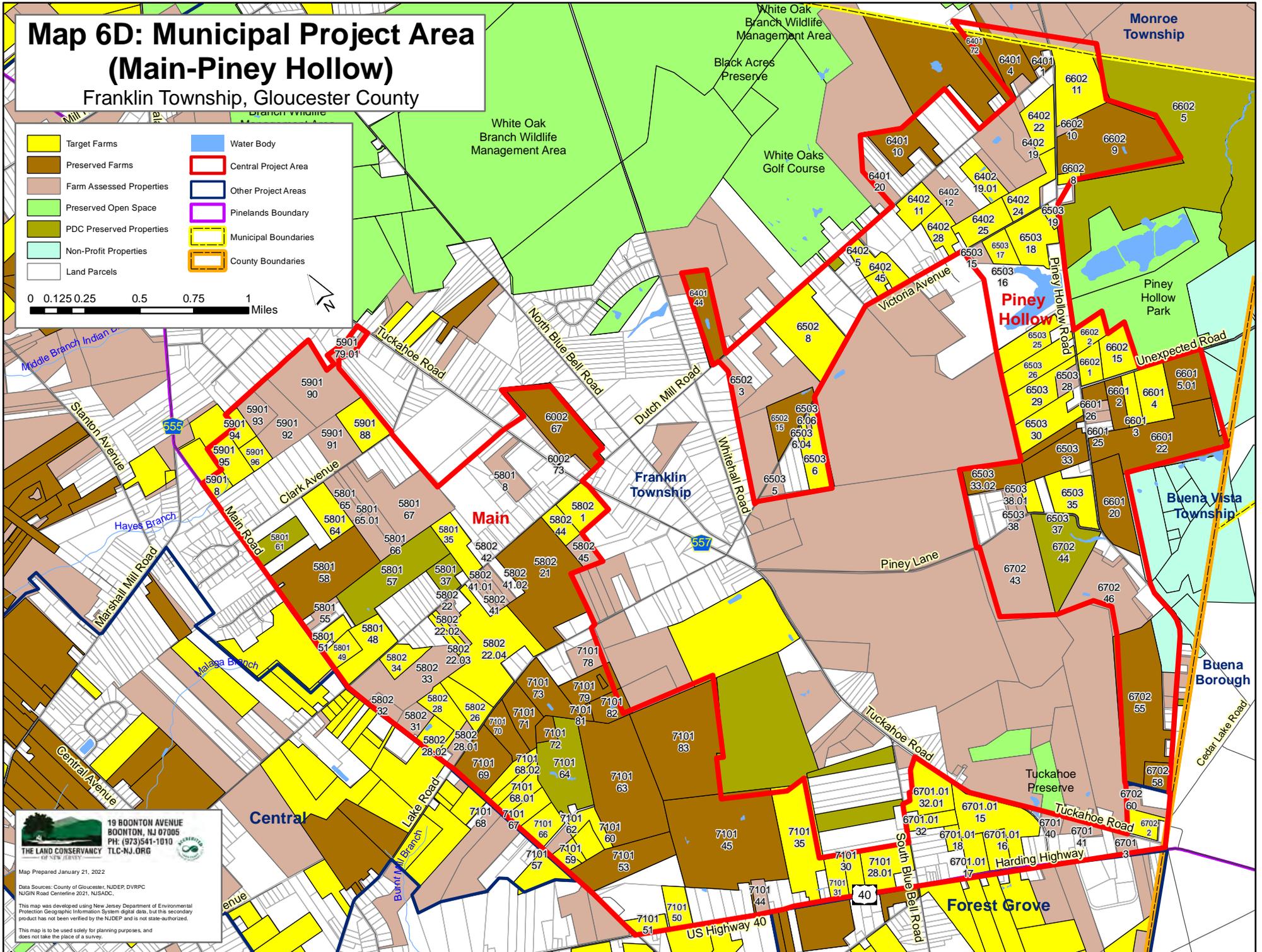
This map is to be used solely for planning purposes, and does not take the place of a survey.

# Map 6D: Municipal Project Area (Main-Piney Hollow)

Franklin Township, Gloucester County

	Target Farms		Water Body
	Preserved Farms		Central Project Area
	Farm Assessed Properties		Other Project Areas
	Preserved Open Space		Pinelands Boundary
	PDC Preserved Properties		Municipal Boundaries
	Non-Profit Properties		County Boundaries
	Land Parcels		

0 0.125 0.25 0.5 0.75 1 Miles



 19 BOONTON AVENUE  
BOONTON, NJ 07008  
PH: (973)541-1010  
TLC-NJ.ORG

Map Prepared January 21, 2022

Data Sources: County of Gloucester, NJDEP, DVRPC  
NJGIN Road Centerline 2021, NJSADC.

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 the NJDEP and is not state authorized.

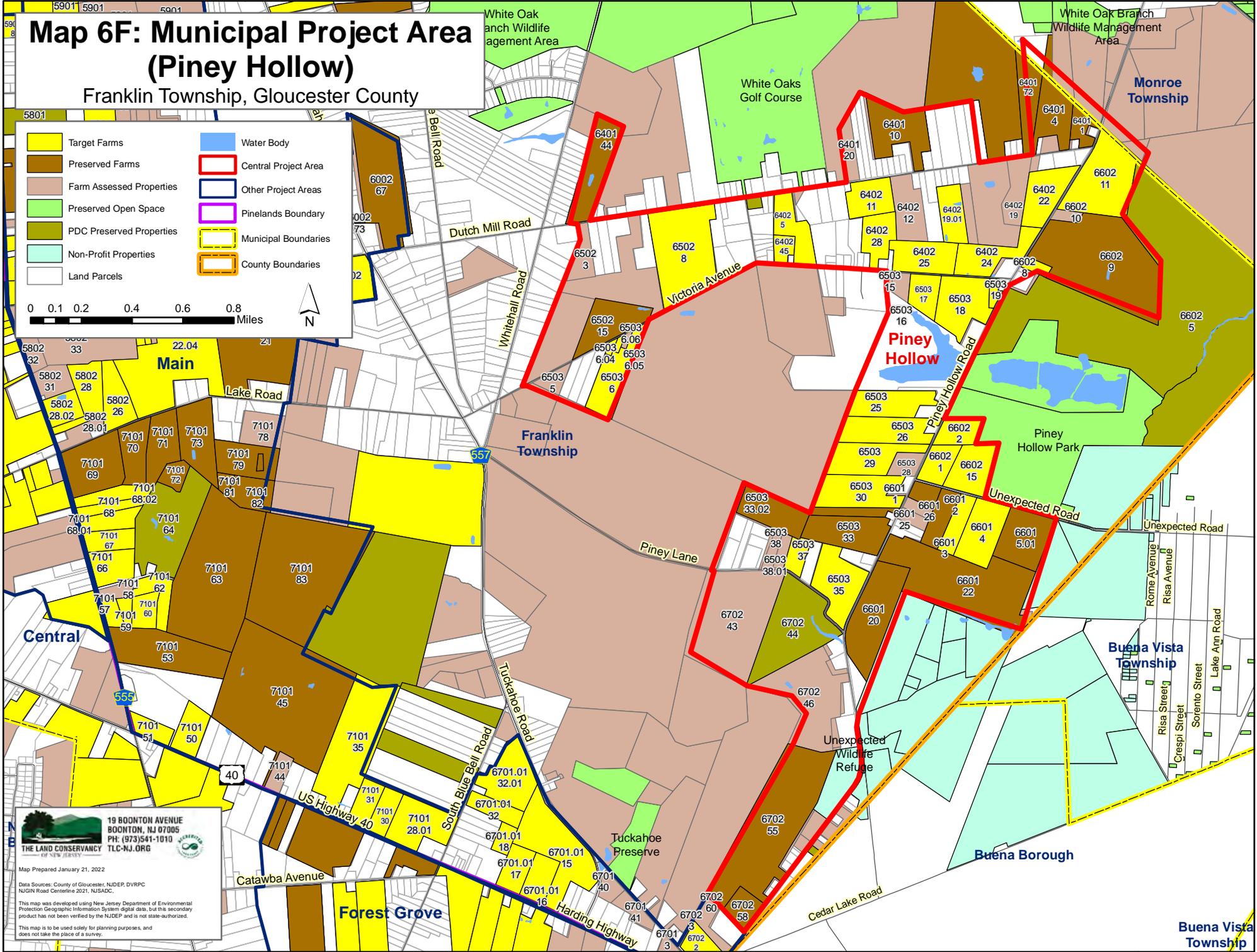
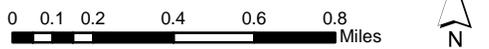
This map is to be used solely for planning purposes, and does not take the place of a survey.



# Map 6F: Municipal Project Area (Piney Hollow)

Franklin Township, Gloucester County

- Target Farms
- Preserved Farms
- Farm Assessed Properties
- Preserved Open Space
- PDC Preserved Properties
- Non-Profit Properties
- Land Parcels
- Water Body
- Central Project Area
- Other Project Areas
- Pinelands Boundary
- Municipal Boundaries
- County Boundaries



**19 BOONTON AVENUE**  
**BOONTON, NJ 07005**  
**PH: (973)541-1010**  
**TLC-NJ.ORG**

**THE LAND CONSERVANCY**  
 OF NEW JERSEY

Map Prepared January 21, 2022

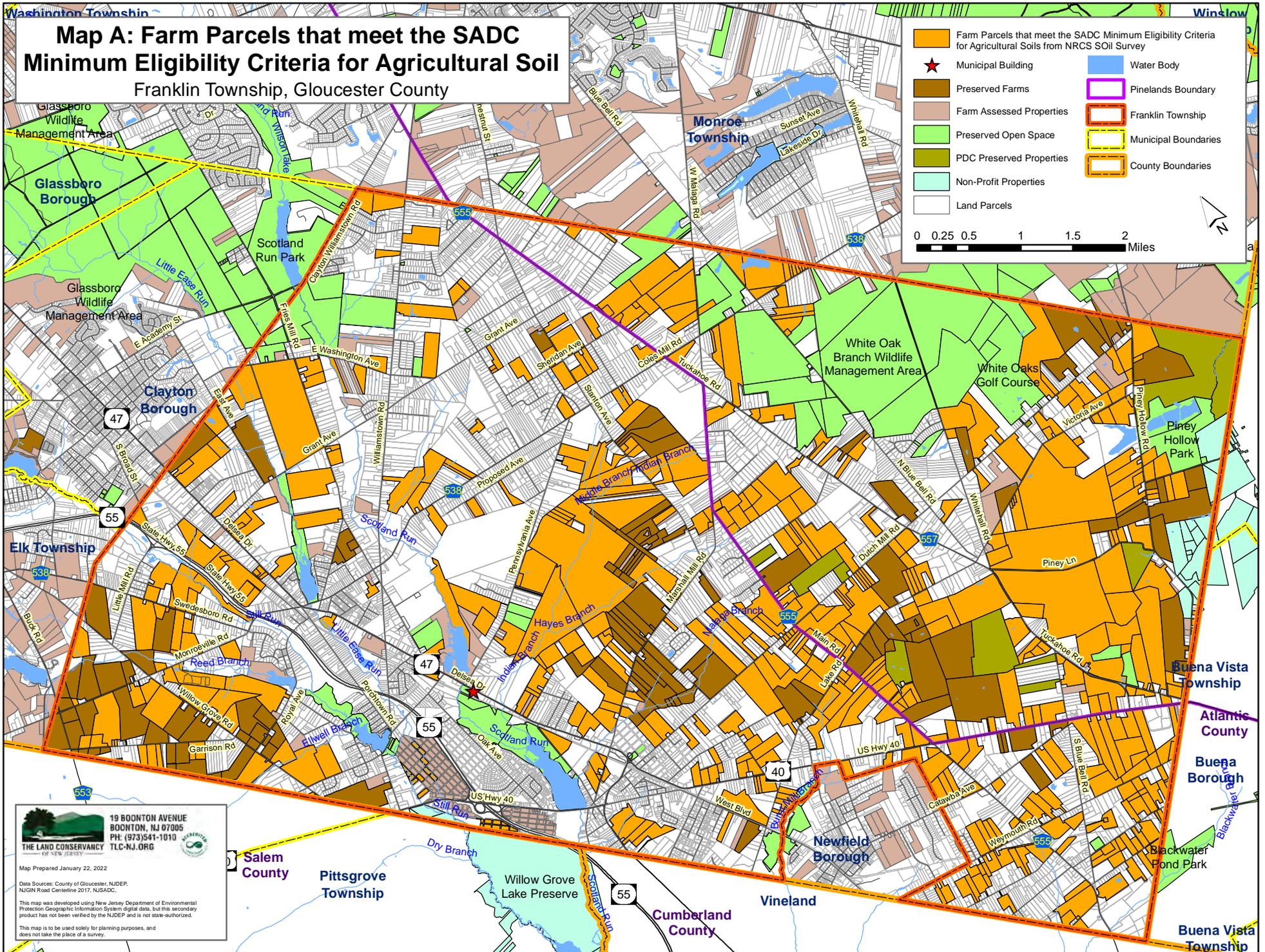
Data Sources: County of Gloucester, NJDEP, DVRPC  
 NJGIN Road Centerline 2021, NJSADC.

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 the NJDEP and is not state authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

# Map A: Farm Parcels that meet the SADC Minimum Eligibility Criteria for Agricultural Soil

## Franklin Township, Gloucester County



Farm Parcels that meet the SADC Minimum Eligibility Criteria for Agricultural Soils from NRCS SOI Survey	Water Body
Municipal Building	Pinelands Boundary
Preserved Farms	Franklin Township
Farm Assessed Properties	Municipal Boundaries
Preserved Open Space	County Boundaries
PDC Preserved Properties	
Non-Profit Properties	
Land Parcels	

0 0.25 0.5 1 1.5 2 Miles

19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010  
TLC-NJ.ORG

Map Prepared January 22, 2022

Data Sources: County of Gloucester, NJDEP, NJGIN Road Centerline 2017, NJSADC.

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

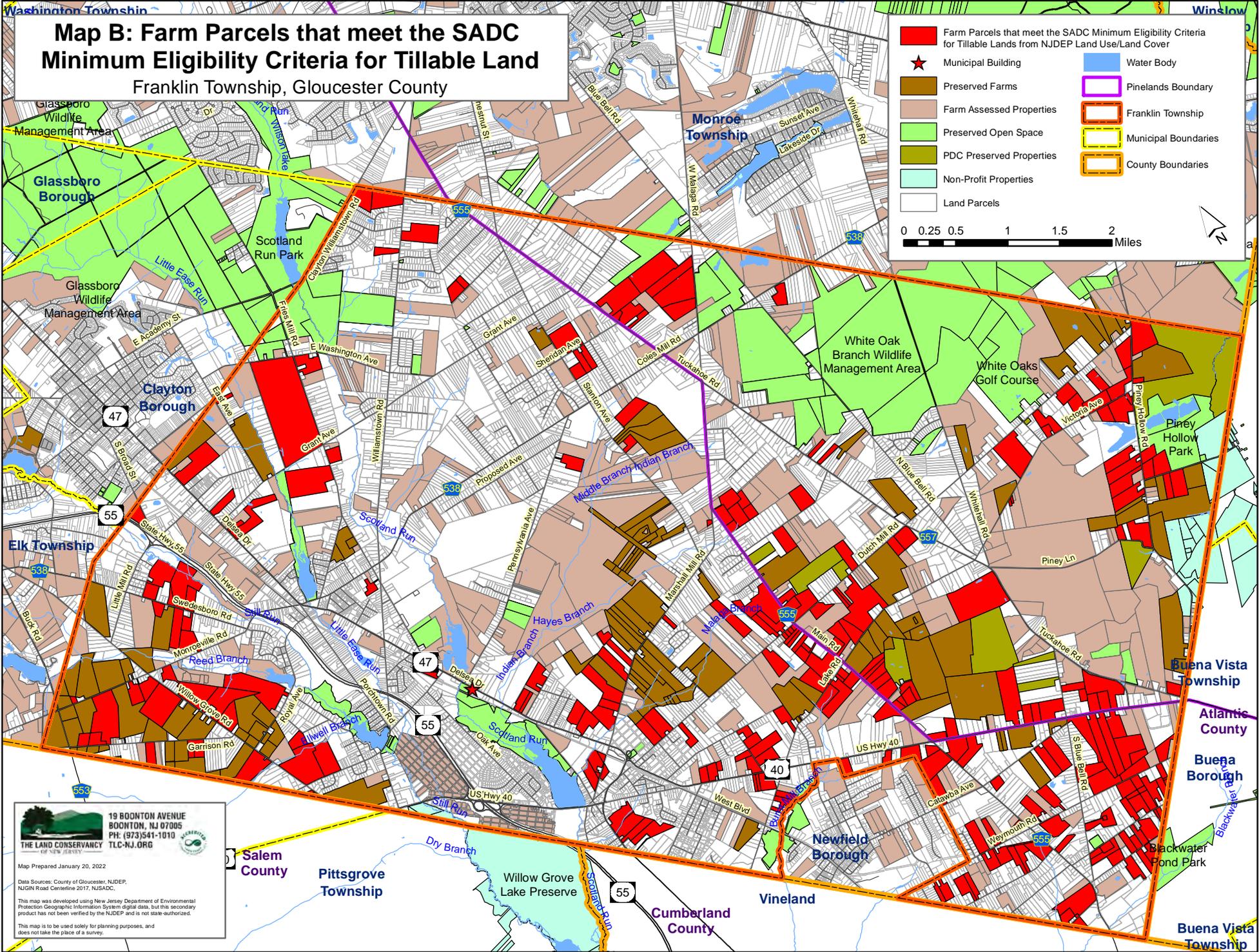
This map is to be used solely for planning purposes, and does not take the place of a survey.

# Map B: Farm Parcels that meet the SADC Minimum Eligibility Criteria for Tillable Land

Franklin Township, Gloucester County

	Farm Parcels that meet the SADC Minimum Eligibility Criteria for Tillable Lands from NJDEP Land Use/Land Cover		Water Body
	Municipal Building		Pinelands Boundary
	Preserved Farms		Franklin Township
	Farm Assessed Properties		Municipal Boundaries
	Preserved Open Space		County Boundaries
	PDC Preserved Properties		
	Non-Profit Properties		
	Land Parcels		

0 0.25 0.5 1 1.5 2 Miles



 19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010  
TLC-NJ.ORG

Map Prepared January 20, 2022

Data Sources: County of Gloucester, NJDEP, NJGIN Road Centerline 2017, NJSADC.

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

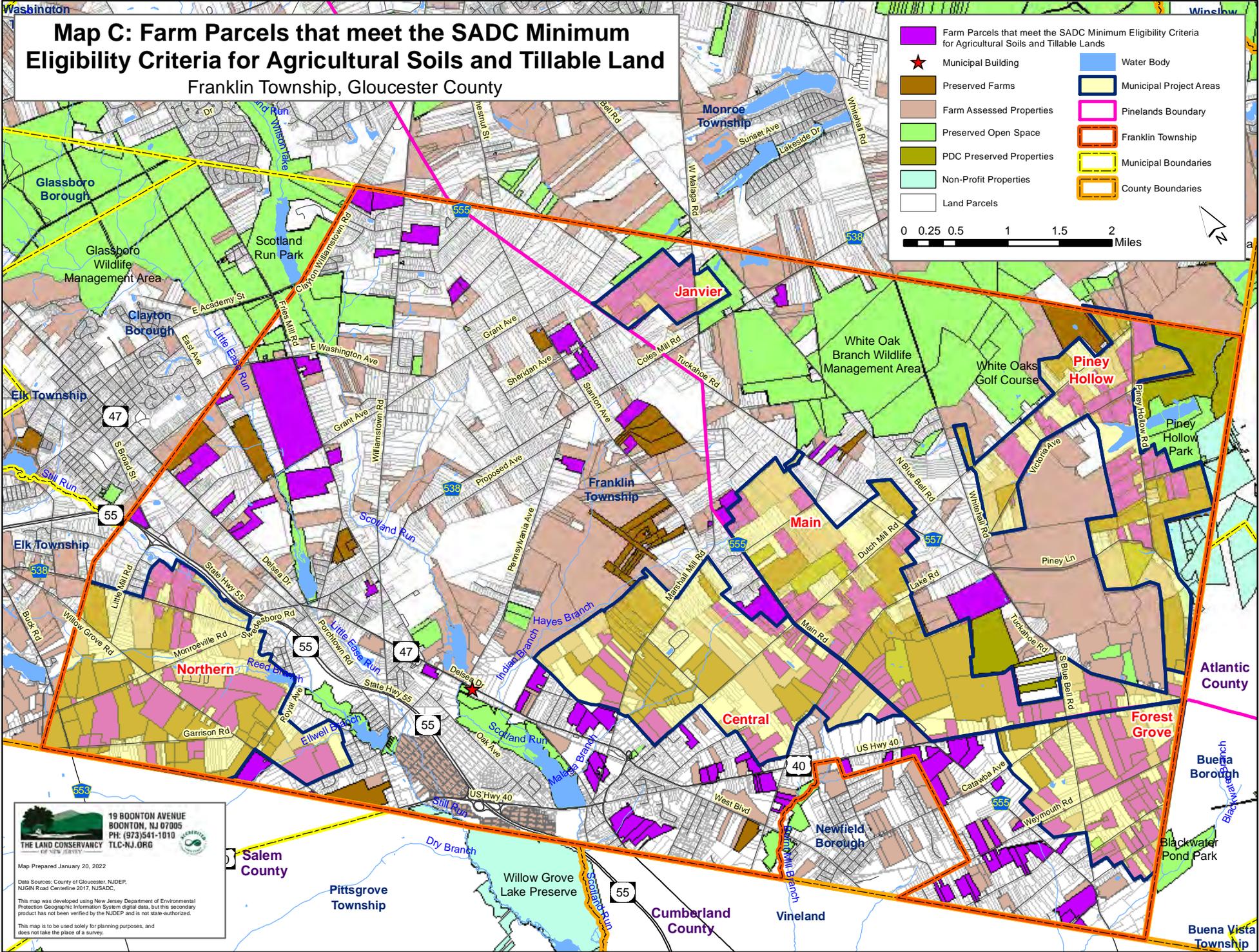
This map is to be used solely for planning purposes, and does not take the place of a survey.

# Map C: Farm Parcels that meet the SADC Minimum Eligibility Criteria for Agricultural Soils and Tillable Land

## Franklin Township, Gloucester County

	Farm Parcels that meet the SADC Minimum Eligibility Criteria for Agricultural Soils and Tillable Lands		Water Body
	Municipal Building		Municipal Project Areas
	Preserved Farms		Pinelands Boundary
	Farm Assessed Properties		Franklin Township
	Preserved Open Space		Municipal Boundaries
	PDC Preserved Properties		County Boundaries
	Non-Profit Properties		
	Land Parcels		

0 0.25 0.5 1 1.5 2 Miles



19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010  
TLC-NJ.ORG

Map Prepared January 20, 2022

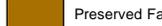
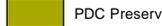
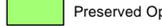
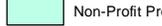
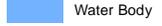
Data Sources: County of Gloucester, NJDEP, NJGIN Road Centerline 2017, NJSADC.

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

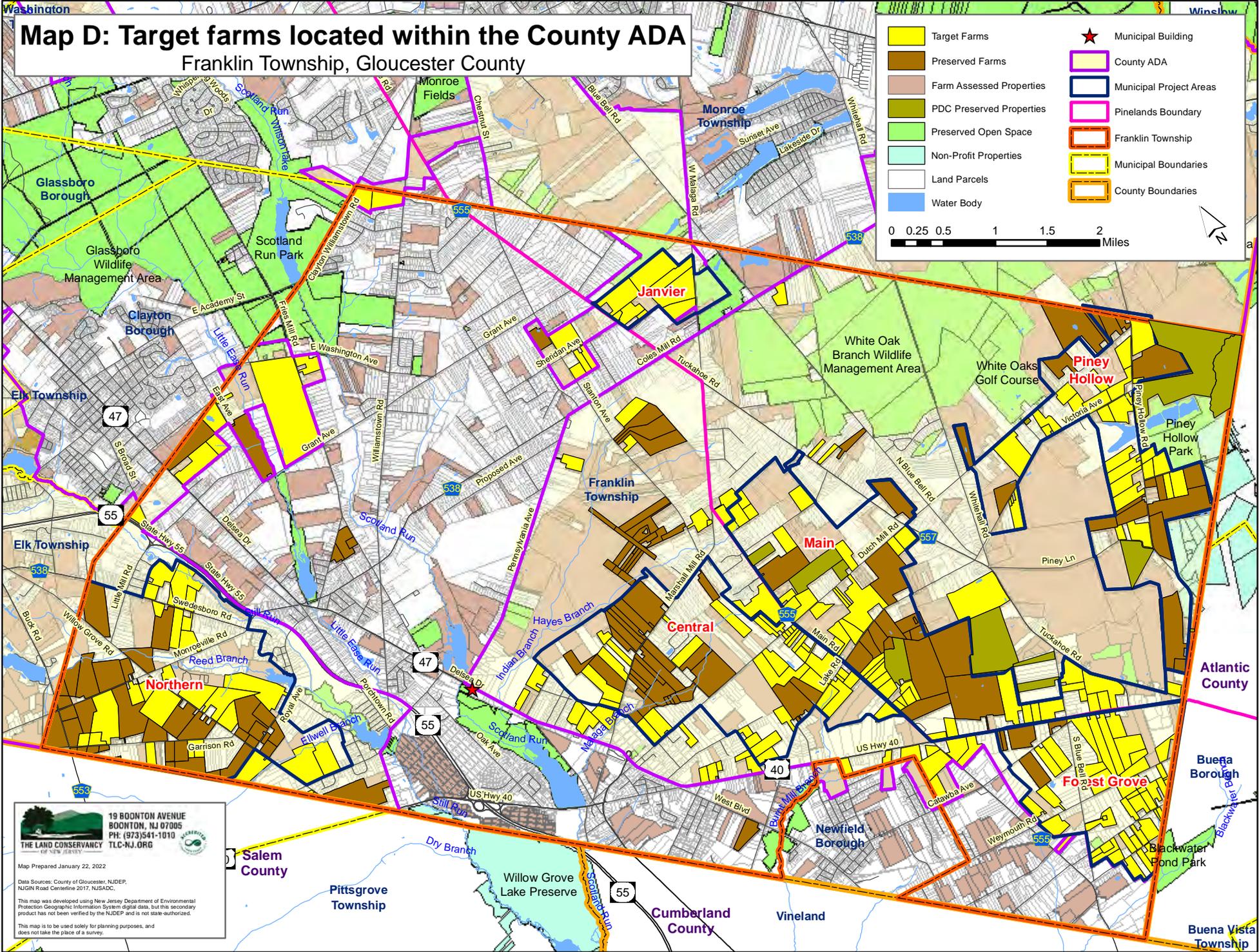
This map is to be used solely for planning purposes, and does not take the place of a survey.

# Map D: Target farms located within the County ADA

## Franklin Township, Gloucester County

	Target Farms		Municipal Building
	Preserved Farms		County ADA
	Farm Assessed Properties		Municipal Project Areas
	PDC Preserved Properties		Pinelands Boundary
	Preserved Open Space		Franklin Township
	Non-Profit Properties		Municipal Boundaries
	Land Parcels		County Boundaries
	Water Body		

0 0.25 0.5 1 1.5 2 Miles




**19 BOONTON AVENUE**  
**BOONTON, NJ 07005**  
**PH: (973)541-1010**  
**THE LAND CONSERVANCY** **TLC-NJ.ORG**  
OF NEW JERSEY

Map Prepared January 22, 2022  
 Data Sources: County of Gloucester, NJDEP, NJGIN Road Centerline 2017, NJSADC.  
 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 the NJDEP and is not state-authorized.  
 This map is to be used solely for planning purposes, and does not take the place of a survey.

# Appendix

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Appendix A. Public Meeting Materials

Appendix B. Agricultural Support Services

Appendix C. Franklin Right to Farm Ordinance (1980, amended 2001) and Ordinance Amending Chapter 253 (2020)

**Comprehensive Farmland Preservation Plan  
2020 Update**

Township of Franklin

Public Meeting:  
Agricultural Advisory  
Committee  
November 9, 2020  
7:00 pm



Faubell Farm

1

### SADC Guidelines For Developing and Updating Municipal Comprehensive Farmland Preservation Plans

SADC Rules Adopted May 24, 2007  
Amended July 25, 2019:

- Provides uniform standards for municipal farmland preservation plans
- Requires the latest data: agricultural statistics, economic development, land use and resource conservation

**SADC is providing a 50% grant to Franklin Township to complete Plan Update**



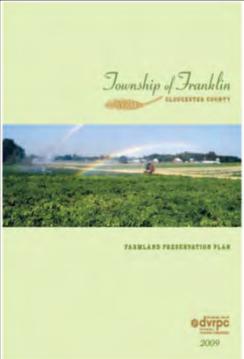
2

### Elements of the Farmland Plan

- I. Agricultural Land Base
- II. Agricultural Industry
- III. Land Use Planning
- IV. Farmland Preservation Program
- V. Future Farmland Preservation Program
- VI. Agricultural Economic Development
- VII. Natural Resource Conservation
- VIII. Sustainability, Retention, and Promotion



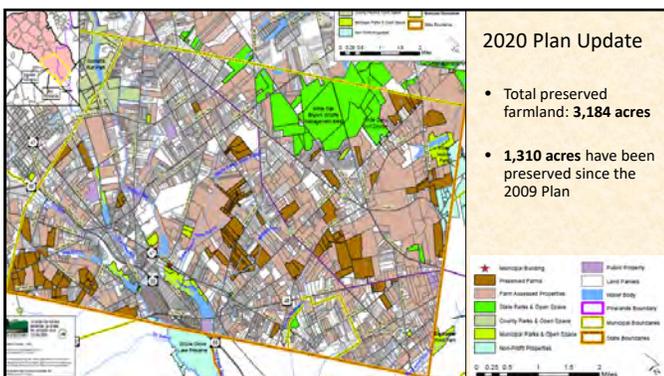
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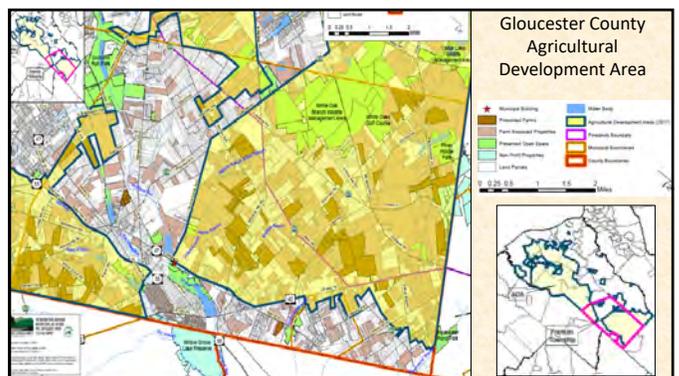
### 2009 Farmland Preservation Plan

- As of 2009, the Township had preserved **1,874** acres of farmland
- 2009 Plan identified **5,480** acres as potentially eligible for farmland preservation in 5 Project Areas:
  - Northern
  - Central
  - Forest Grove
  - Janvier
  - Main – Piney Hollow

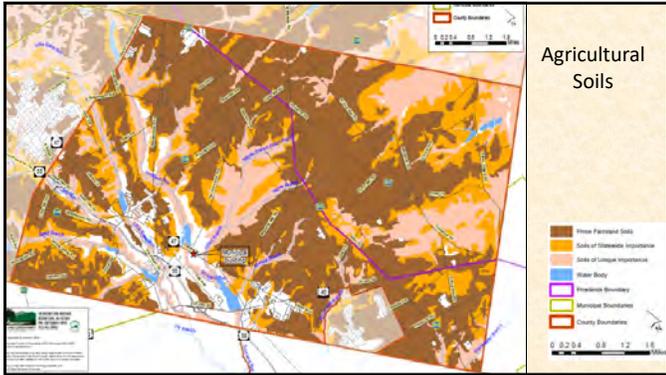
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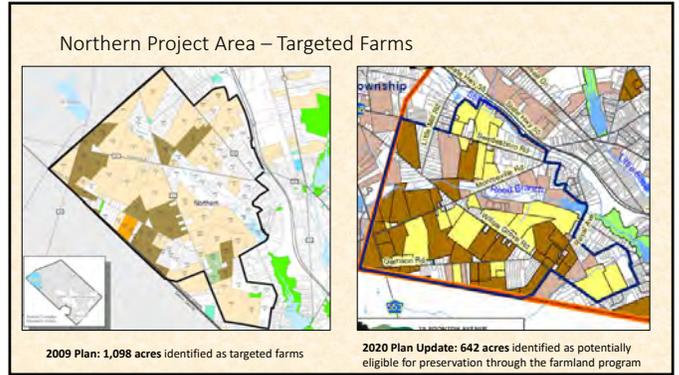
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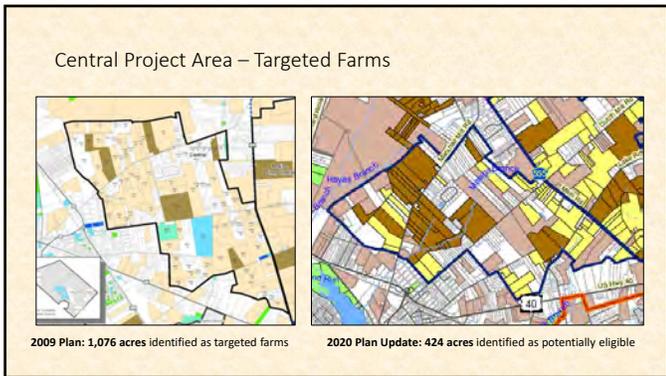
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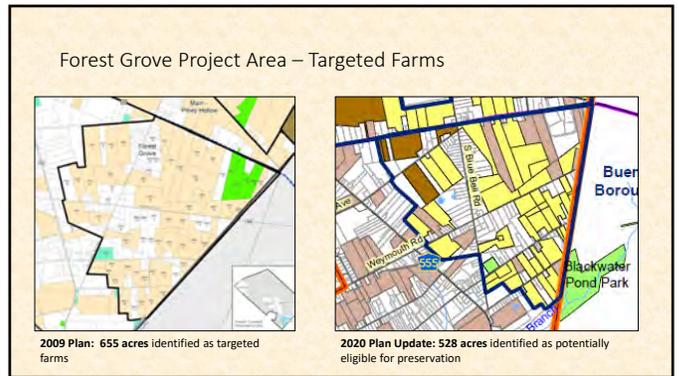
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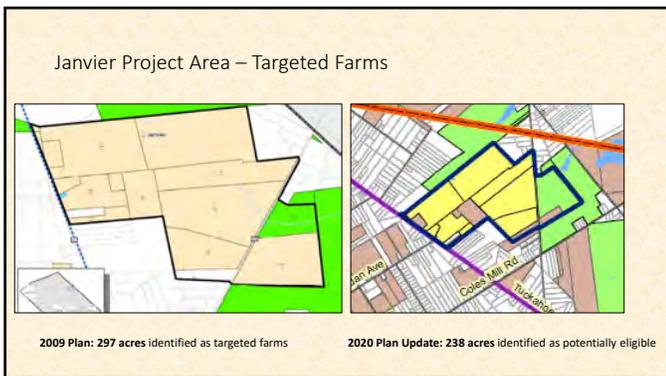
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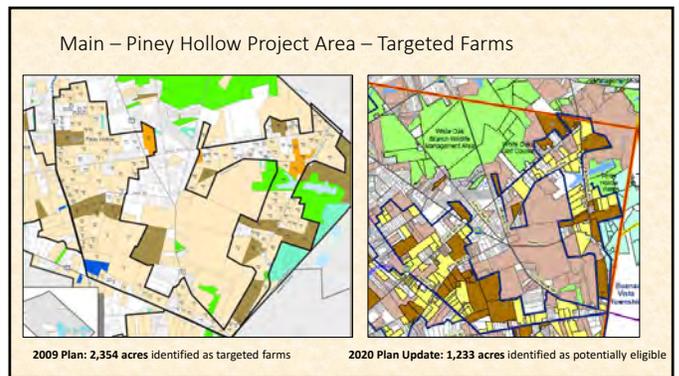
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10



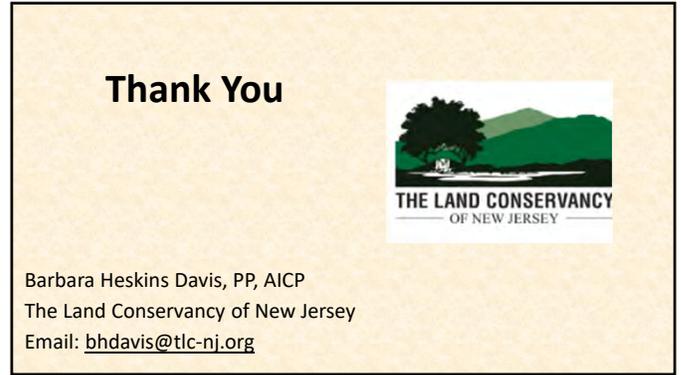
11



12



13



14

2021  
**Farmland Preservation  
Plan Update**

Franklin Township

October 19, 2021  
Planning Board



1

## Why update the Farm Plan?

The Township's current Farmland Preservation Plan (2009) is out of date.

The Update will keep the municipality current for 10 years for matching funds through the SADC PIG program.

The cost of the Plan Update is funded through a 50% matching grant from the SADC.

2

## Schedule and Deliverables

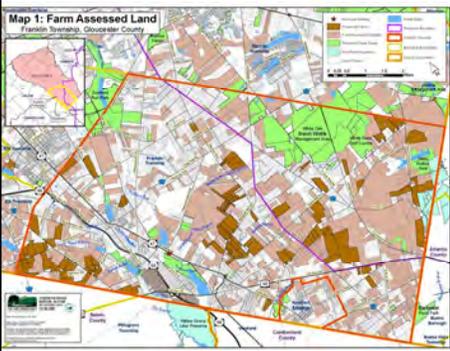
<p><b>OCTOBER 5 2020</b></p> <p>Kickoff Meeting with SADC</p>	<p><b>NOVEMBER 9 2020</b></p> <p>First Public Meeting (Agricultural Advisory Committee)</p>	<p><b>OCTOBER 19 2021</b></p> <p>Second Public Meeting (Planning Board)</p>
<p><b>OCTOBER 12 2020 &amp; MAY 18 2021</b></p> <p>Site Visit</p>	<p><b>AUGUST 31 &amp; SEPTEMBER 30 2021</b></p> <p>Draft Farm Plan to Township</p>	

3

## Plan Update Overview

<p><b>I</b> Agricultural Land Base</p> <p><b>II</b> Agricultural Industry</p> <p><b>III</b> Land Use Planning</p> <p><b>IV</b> Farmland Preservation Program</p>	<p><b>V</b> Future Farmland Preservation Program</p> <p><b>VI</b> Economic Development</p> <p><b>VII</b> Natural Resource Conservation</p> <p><b>VIII</b> Sustainability, Retention, and Promotion</p>
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4



## 2021 Farm Assessed Land

**13,671** acres of farm assessed land

**3,082** acres of preserved farmland on 55 farms

5

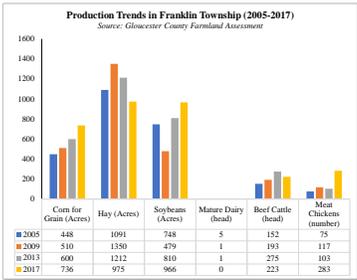
## Production Trends

Franklin Township

In 2017, field crops were among the most acre-dominant crops in Franklin Township.

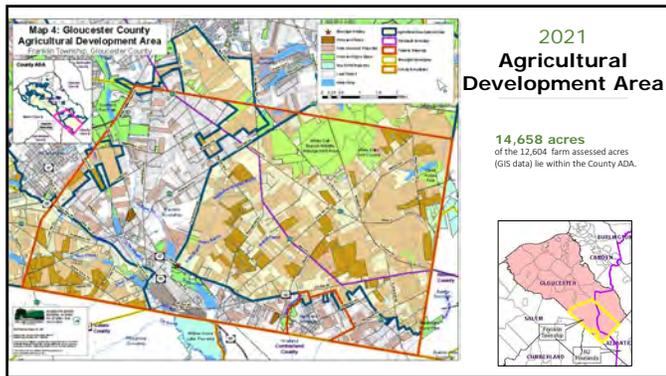
From 2005 to 2017, corn for grain, meat chickens, and beef cattle increased.

Hay production decreased and there are no dairy farms remaining.

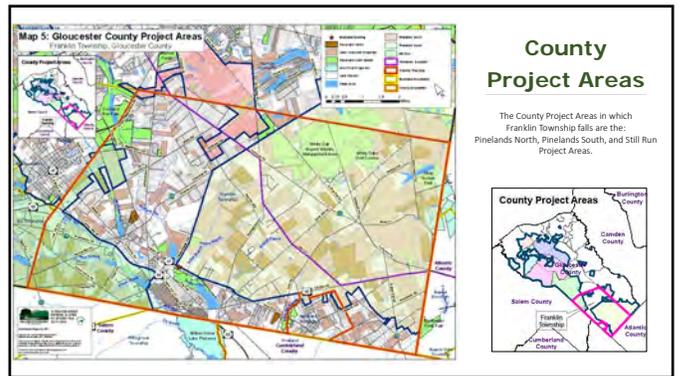


Year	Corn for Grain (Acres)	Hay (Acres)	Soybeans (Acres)	Mature Dairy (head)	Beef Cattle (head)	Meat Chickens (number)
2005	448	1091	748	5	152	75
2009	510	1350	479	1	192	117
2013	600	1212	810	1	275	103
2017	736	975	966	0	223	283

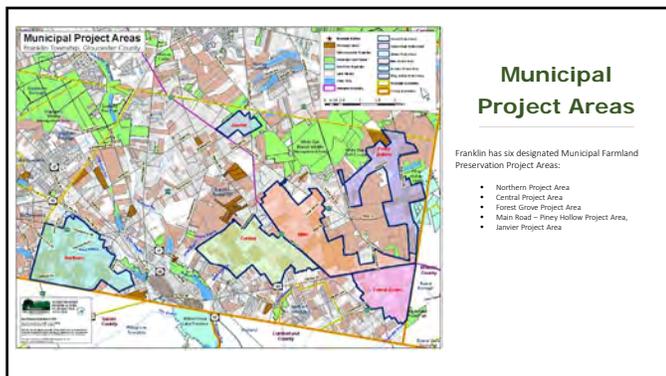
6



7



8



9

**Funding**

The *Preserve New Jersey Act of 2014*  
Dedicate a portion of the Corporate Business Tax to preservation – 60% to Green Acres, 4% to Blue Acres, 31% to SADC, and 5% to historic preservation.

The Gloucester County Farmland and Open Space Preservation Trust Fund  
The Gloucester County Trust Fund currently collects a 4.5-cent tax per \$100 of assessed property value.

The Municipal Open Space and Farmland Preservation Trust Fund  
This trust currently collects a 1-cent tax per \$100 of assessed property value and annually generates **\$123,090**. As of June 2021, the Fund had a balance of **\$678,145**.

10

**Farm Program Expenditures**  
As of 2021

<p><b>\$556,516</b> Franklin Township (4% of total cost share)</p> <p>18 farms were preserved through the Muni PIG program.</p>	<p><b>\$5,552,738</b> Gloucester County (37% of total cost share)</p> <p>2 farms were preserved through the County PIG program, and 24 farms were preserved through the County Easement Purchase program.</p>	<p><b>\$8,827,841</b> State of New Jersey (59% of total cost share)</p> <p>2 farms have been preserved through the SADC Direct Easement Purchase program, 1 farm through the Fee Simple program, and 2 farms through the Pineland Easement Purchase.</p>
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Since the completion of the 2009 Farm Plan, the Township has preserved 25 farms totaling 1,359 acres.  
As of August 2021, 6 farms are pending preservation.

11

**2021 Farm Parcels Meeting the SADC Minimum Tillable Land Requirement**

Farm Size	Requirement
0 - 0.667 acres	75% tillable land
0.667 - 10 acres	5 tillable acres
10 - 50 acres	50% tillable land
50+ acres	25 tillable acres

12



## **Agricultural Businesses Servicing Gloucester County and Franklin Township**

*Sources: SADC Green Pages*

### **Aerial Applicators**

Carter Aviation & Aero Service LLC  
256 Tuckahoe Rd.  
Williamstown, NJ 08094  
(856) 629-6699

### **Equipment**

Peach Country Tractor, Inc  
749 Mullica Hill Rd.  
Mullica Hill, NJ 08062  
(856) 589-3953

Peach Country Tractor, Inc  
1463 N Tuckahoe Rd.  
Williamstown, NJ 08094  
(856) 226-3834

### **Greenhouse & Nursery Supplies**

Rode's Greenhouses  
41 Paulsboro Rd  
Swedesboro, NJ 08085  
(609) 254-6608

### **Seed**

Growmark FS  
425 Helms Ave  
Swedesboro, NJ 08085  
(856) 467-2867

### **Animal Feed**

Tractor Supply Co.  
1586 Center Square Rd.  
Logan Twp, NJ 08085  
(856) 467-8484

Dambly's Garden Center  
51 W Factory Rd.  
Berlin, NJ 08009  
(856) 767-6883

Daminger's Natural Pet Foods  
641 Main St  
Sewell, NJ 08080  
(856) 468-0822

Dubois Feed  
735 S Delsea Dr  
Clayton, NJ 08312  
(856) 863-1534

Chas W Tanger Feed & Supplies  
1577 Hurfville Rd  
Sewell, NJ 08080  
(856) 227-0436

Garoppo's Stone & Garden Center  
1200 Harding Hwy  
Newfield, NJ 08344  
(856) 697-4444

### **Slaughterhouses**

Burlington Beef (Henry Kohn LLC)  
PO Box 1004  
Monroeville, NJ 08343  
(856) 358-2321

### **Livestock Hauling**

Villari Brothers Trucking  
1481 Glassboro Rd  
Wenonah, NJ 08090  
(910) 290-2900

### **Construction & Concrete**

John Cavallaro  
167 County House Rd  
Mt. Royal, NJ 08061  
(856) 423-1080

Landolfi Contracting  
Sewell, NJ 08080  
(856) 478-4223

Miles Concrete Co.  
1445 Catawba Ave  
Newfield, NJ 08344  
(856) 697-3611

The Road Crew  
707 Walnut Lane  
Mullica Hill, NJ 08062  
(856) 223-5232

F. J. Fazzio Inc  
458 Elmwood Ave  
Pitman, NJ 08071  
(856) 589-3760

Penn-Jersey  
247 Cedar Swamp Rd.  
Swedesboro, NJ 08085  
(800) 553-0411

Woodbury Cement Products  
60 S Evergreen Ave  
Woodbury, NJ 08096  
(856) 845-2652

**Well Drilling**  
Eastern Drilling Company  
781 Main Street  
Sewell, NJ 08080  
(856) 464-8700

**NJ Soil Conservation Districts**  
Gloucester Soil Conservation District  
14 Parke Place, Suite C  
Sewell, NJ 08080  
(856) 589-5250

**Rutgers**  
Cooperative Extension of Gloucester County  
254 County House Rd  
Clarksboro, NJ 08020  
(856) 224-8040

**United States Department of Agriculture  
(USDA) – Farm Service Agency (FSA)**  
Woodstown Service Center  
51 Cheney Rd, Suite 2  
Woodstown, NJ 08098  
(856) 769-1126

**USDA – Natural Resources Conservation  
Service (NRCS)**  
Woodstown Service Center  
51 Cheney Rd, Suite 2  
Woodstown, NJ 08098  
(856) 769-1126 ext. 3

**USDA Rural Development**  
Woodstown Service Center  
51 Cheney Rd, Suite 2  
Woodstown, NJ 08098  
(856) 769-1126

**Auctions/ Cooperatives**  
Jersey Fruit  
800 Ellis Mill Rd  
Glassboro, NJ 08028  
(856) 863-9100

**Licensed Foresters**  
Robert R. Williams  
812 Bayer Ave  
Deptford, NJ 08096  
(856) 352-2090

J. Scott Worrell  
206 Nelson Dr  
Williamstown, NJ 08094  
(856) 516-4737

**Veterinarians**  
Clayton Veterinary Associates  
820 N Delsea Dr  
Clayton, NJ 08312  
(856) 881-7470

§ 253-100

LAND DEVELOPMENT

§ 253-101

**APPENDIX II**

**§ 253-101. Right to farm. [Added 7-23-1980 by Ord. No. O-17-80; amended 2-13-2001 by Ord. No. O-1-2001]**

- A. The right to farm all lands within the Township of Franklin is hereby recognized to exist as a natural right and it is also hereby ordained to exist. Historically Franklin Township, a rural community with a significant and active agricultural base, recognizes its heritage as well as its' residents desire and natural right to farm. This section codifies and ordains that natural right to farm everywhere in the Township where farms are permitted by zoning or where existing farms continue operation under the protection of § 253-95. The right to farm as used in this section includes the use of large irrigation pumps and equipment, aerial and ground spraying, large tractors, numerous farm laborers, housing meeting all state and federal regulations and the application of fertilizers (but not biosolids) and pesticides otherwise permitted by state and federal regulations, all for the purpose of producing from the land agricultural products such as vegetables, grains, hay, fruits, wood, trees, plants, shrubs, flowers and seeds. This right shall also include the right to use land for grazing or keeping of animals, subject to the restrictions contained in the applicable zoning district. The application of biosolids on farms is not protected under the provisions of this section. **[Amended 3-13-2001 by Ord. No. O-5-2001]**
- B. The foregoing uses and activities involved in the right to farm when reasonable and necessary for the particular farming or livestock or fowl production and when conducted in accordance with generally accepted agricultural practices, as determined by the county agriculture development board or the State Agriculture Development Committee if no county board exists or any successor boards as may be established by the State of New Jersey, may occur on holidays, Sundays and weekdays, at night and in the day, and the

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noise, odors, dust and fumes that are caused by them are also specifically permitted as part of the exercise of this right. It is expressly found that whatever inconvenience may be caused to others by such farming practices and activities so conducted on a farm is more than offset by the benefits from farming to the neighborhood and community and to society in general by the preservation and continuing of farming operations in Franklin Township and in New Jersey as a source of agricultural products for this and future generations. Any person aggrieved by the operation of a farm shall file a complaint with the county agriculture development board, or the State Agriculture Development Committee if no county board exists, pursuant to the provisions of N.J.S.A. 4:1C-10.1 prior to filing an action in court. **[Amended 3-13-2001 by Ord. No. O-5-2001]**

- C. All applications for site plan or subdivision approval located in or immediately abutting an R-A, PR-R or PA-P Zone adjacent to lands that are assessed currently, or within any of the three calendar years preceding the application, as qualified farmland under the New Jersey Farmland Assessment Act<sup>45</sup> shall include notice as follows:
- (1) A minor subdivision plan shall include either the complete right to farm provision contained in § 253-101 or the following notice: "Notice: On the date of the creation of this lot, Franklin Township permitted and may continue to permit by ordinance, farming activities which some may deem offensive such as, but not limited to, aerial and ground application of pesticides, use of power-driven equipment, such as tractors and irrigation pumps, grazing of livestock, etc." is prominently shown on the plat and agreed upon by the subdivider to be included in each deed of conveyance of any of the subject lots.
  - (2) The approval authority shall require the developers of major subdivisions to provide prospective purchasers of lots within the subdivision with written notice that Franklin Township has a right-to-farm ordinance which notice shall include a copy of this § 253-101 and shall appear as a legend on the final plat.
- D. Agricultural buffers in or adjacent to a R-A, PR-R or PA-P Zone.
- (1) Minor subdivisions and site plans shall show a buffer strip of 50 feet in width in a side yard area and 100 feet in width in a rear yard area and major subdivisions shall show a vegetated buffer strip of 200 feet in width on all lots which are along any boundary with land that has been assessed currently or within any of the three calendar years preceding the application as qualified farmland under the NJ Farmland Assessment Act, unless:
    - (a) Said subdivision lots are five acres or more in size and are intended to be farmed;
    - (b) Farmland assessment on the adjacent land has been terminated and rollback taxes have been imposed due to change of use of said adjacent land to a use other than agricultural or horticultural; or
    - (c) The adjacent land is a woodlot incidental to the farming operation or a wooded tract that is managed under an approved forestry management plan.

<sup>45</sup> Editor's Note: See N.J.S.A. 54:4-23.1 et seq.

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- (2) Said buffer strip shall be included in measurements for establishing setbacks for construction and for yard requirements on the lot. Said buffer strip shall be restricted by deed and by final subdivision plat against construction of any buildings or structures other than fences, walls or drainage facilities and against removal of any screen of trees or hedges until such time as rollback taxes have been imposed on said adjacent land for change of its use to a use other than agricultural or horticultural. Buffer strips in major subdivisions shall be vegetated by either retaining the buffer as a naturally wooded area or the planting of a double row of six- to eight-foot tall evergreen trees. The right to enforce said restrictions shall be held separately and may be exercised independently by the Township of Franklin or by the owner of the adjacent farmland.

**TOWNSHIP OF FRANKLIN  
O-12-2020**

**ORDINANCE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF  
GLOUCESTER, AND STATE OF NEW JERSEY, AMENDING CHAPTER 253 OF  
THE CODE OF THE TOWNSHIP OF FRANKLIN ENTITLED "LAND  
DEVELOPMENT"**

**WHEREAS**, Chapter 253 of the Code of the Township of Franklin, entitled, "LAND DEVELOPMENT promotes orderly development, limits congestion on streets, protects against hazards, regulates intensity of use, regulates location of buildings, establishes standards of development, encourages good aesthetics, prohibits incompatible uses, regulates alterations of existing buildings, conserves taxable value of land and implements the Master Plan of the Township; and

**WHEREAS**, Article IX, Chapter 253-86 establishes zones or districts of classes within the Township of Franklin; and

**WHEREAS**, Article X, establishes General Zoning Provisions within the Township of Franklin; and

**WHEREAS**, the Township of Franklin supports Agricultural uses in all areas of the Township; and

**WHEREAS**, pursuant to N.J.S.A. 40:48-2, the Governing Body is authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the Township by law.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Township Committee of the Township of Franklin, County of Gloucester and State of New Jersey as follows:

Revise Article I, Chapter 253-3, entitled "Definitions", B. "Agricultural or Horticultural Purpose or Use:

Any production of plants or animals useful to man, including but not limited to: forages or sod crops; grains and feed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, and including the breeding and grazing of any or all such animals; bees and apiary products; fur animals; aquatic organisms as part of aquaculture; trees and forest products; fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products; or any land devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agency of the federal government. **Agricultural or Horticultural Purpose or use can include production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use**

**and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.**

Agricultural or horticultural use does not include earth extraction, land mining or land filling operations which are not incidental to existing agricultural operations. Examples of such incidental agricultural operations include, but are not limited to, harvesting, drainage and irrigation and grading incidental thereto.

Establish Chapter 253-96-2, entitled, "Permitted uses," The following uses shall be permitted in all of the Districts established under Article IX, Chapter 253-86:

"A. Agricultural uses, Agricultural use shall mean the use of the Premises for common farm site activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.

**SECTION 3:** All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

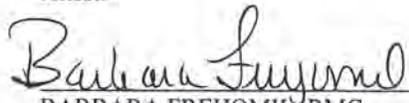
**SECTION 4:** If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

**SECTION 5:** This Ordinance shall be referred to the Township Planning Board for review.

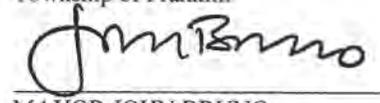
**SECTION 6:** Upon adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board, the Pinelands Commission and other agencies as required by law.

**SECTION 7:** This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

Attest:

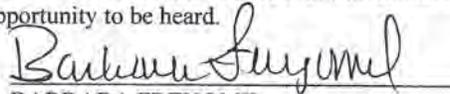
  
BARBARA FREIJOMIL, RMC

Township of Franklin

  
MAYOR JOHN BRUNO

**CERTIFICATION**

I, Barbara Freijomil, Clerk of the Township of Franklin, County of Gloucester, do hereby certify that the foregoing Ordinance was introduced at the meeting of the Township of Franklin held on October 27, 2020 and thereafter duly advertised in the legal newspaper of the Township at least ten (10) days prior to it being considered for final passage and adoption at a subsequent meeting to be held on November 10, 2020, at which time any person interested therein will be given an opportunity to be heard.

  
BARBARA FREIJOMIL  
Township Clerk

Introduced October 27, 2020

<b>Name</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Flaim	✓			
Bruno	✓			
Petsch-Wilson	✓			
Doyle	✓			
Deegan	✓			

Adopted November 10, 2020

<b>Name</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Flaim	✓			
Bruno	✓			
Petsch-Wilson	✓			
Doyle	✓			
Deegan	✓			

# **Inventory Tables**

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Inventory Table 1. Farm Assessed Property in Franklin Township

Inventory Table 2. Targeted Farms Parcels in Franklin Township

**Inventory Table 1A. Farm Assessed Property in Franklin Township (Unpreserved)**

<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Class</b>	<b>Acres (Tax Data)</b>	<b>Acres (GIS)</b>	<b>Municipal Project Area</b>
103	25	WILLIAMSTOWN RD	3B	9.08	9.08	
103	59	WASHINGTON AVE	3B	14.75	14.75	
104	41	1503 CLAYTON WILLIAMSTOWN	3B	23.14	23.14	
104	42	1332 WILLIAMSTOWN RD	3B	28.66	28.66	
301	5	GRANT AVE	3B	39.68	39.68	
301	12	2794 WILLIAMSTOWN RD	3B	42.37	42.37	
301.07	25.01	WILLIAMSTOWN RD	3B	35.22	35.22	
402	44	248 FERGESON AVE	3B	4.82	4.82	
402	45	330 FERGESON AVE	3B	12.40	12.40	
602	15	2965 E GRANT AVE	3B	3.57	3.57	
602	21	4066 HANCOCK AVE	3B	8.53	8.53	
701	14	2633 SHERIDAN AVE	3B	13.07	13.07	
701	16	1876 STANTON AVE	3B	32.99	32.99	
701	22	1942 STANTON AVE	3B	11.01	11.01	
702	13	4289 W MALAGA RD	3B	57.04	57.04	Janvier
702	14	W MALAGA RD	3B	52.26	52.26	Janvier
702	14.01	W MALAGA RD	3B	30.74	30.74	Janvier
702	15	4047 W MALAGA RD	3B	24.38	24.38	Janvier
702	16	W MALAGA RD	3B	15.06	15.06	Janvier
702	40	TUCKAHOE RD	3B	15.34	15.34	Janvier
702	41	TUCKAHOE RD	3B	2.04	2.04	Janvier
702	42	TUCKAHOE RD	3B	18.60	18.60	Janvier
702	42.01	3566 TUCKAHOE RD	3B	5.97	5.97	Janvier
702	44	TUCKAHOE RD	3B	3.38	3.38	Janvier
702	45	3658 TUCKAHOE RD	3B	45.41	45.41	Janvier
702	46	3682 TUCKAHOE RD	3B	4.47	4.47	Janvier
702	47	TUCKAHOE RD	3B	0.63	0.63	Janvier
702	48	TUCKAHOE RD	3B	0.48	0.48	Janvier
703	12	3292 TUCKAHOE RD	3B	15.29	15.29	
802	4	2110 GRANT AVE	3B	8.02	8.02	
802	21	STANTON AVE	3B	11.52	11.52	
802	30	2213 SHERIDAN AVE	3B	16.47	16.47	
802	39	732 LINCOLN AVE	3B	1.44	1.44	
802	39.01	700 LINCOLN AVE	3B	1.06	1.06	
901	15.02	3207 COLES MILL RD	3B	13.02	13.02	
905	1	1751 STANTON AVE	3B	20.78	20.78	
1001	12	STANTON AVE	3B	16.77	16.77	
1001	26	982 STANTON AVE	3B	16.94	16.94	
1001	28	STANTON AVE	3B	17.69	17.69	
1001	30	STANTON AVE	3B	1.35	1.35	
1001	33	1178 STANTON AVE	3B	5.98	5.98	
1001	34	1248 STANTON AVE	3B	7.95	7.95	
1001	35	1218 STANTON AVE	3B	2.26	2.26	
1001	51	3468 COLES MILL RD	3B	10.67	10.67	
1001	52	COLES MILL RD	3B	5.36	5.36	
1001	74	COLES MILL RD (BACK)	3B	25.29	25.29	
1001	83	3215 MAIN RD	3B	65.33	65.33	
1001	84	3189 MAIN RD	3B	21.51	21.51	
1001	91	MARSHALL MILL RD	3B	5.41	5.41	
1001	92	MARSHALL MILL RD	3B	1.43	1.43	
1002	26	3737 COLES MILL RD	3B	16.17	16.17	
1002.03	6	1664 STANTON AVE	3B	9.60	9.60	

**Inventory Table 1A. Farm Assessed Property in Franklin Township (Unpreserved)**

Block	Lot	Location	Class	Acres (Tax Data)	Acres (GIS)	Municipal Project Area
1002.03	11	2525 SHERIDAN AVE	3B	9.33	9.33	
1002.03	11.01	2480 SHERIDAN AVE	3B	9.30	9.30	
1101	49	MARSHALL MILL RD	3B	10.71	10.71	Central
1101	52	CARPENITO AVE	3B	6.84	6.84	Central
1101	53	757 MARSHALL MILL RD	3B	2.99	2.99	Central
1101	55	CARPENITO AVE	3B	23.52	23.52	Central
1101	56	1135 MARSHALL MILL RD	3B	449.26	449.26	
1101	65	PENNSYLVANIA AVE (BACK)	3B	1.65	1.65	
1101	66	PENNSYLVANIA AVE (BACK)	3B	4.89	4.89	
1101	67	PENNSYLVANIA AVE (BACK)	3B	4.93	4.93	
1101	68	PENNSYLVANIA AVE (BACK)	3B	4.96	4.96	
1101	87	1348 PENNSYLVANIA AVE	3B	15.65	15.65	
1101	88	1412 PENNSYLVANIA AVE	3B	39.58	39.58	
1101	104.02	STANTON AVE	3B	28.31	28.31	
1101	105	1143 STANTON AVE	3B	48.44	48.44	
1101	106	STANTON AVE	3B	1.23	1.23	
1101	109	STANTON AVE	3B	35.33	35.33	
1101	110	STANTON AVE	3B	11.26	11.26	
1101	115	STANTON AVE	3B	78.73	78.73	
1101	120.01	STANTON AVE	3B	10.91	10.91	
1201	1	PENNSYLVANIA AVE	3B	64.08	64.08	
1201	2	DELSEA DR (BACK)	3B	164.99	164.99	
1201	3	CARPENITO AVE	3B	3.55	3.55	Central
1201	4	CARPENITO AVE	3B	20.01	20.01	Central
1201	6	CARPENITO AVE	3B	19.98	19.98	Central
1201	8	CARPENITO AVE	3B	14.98	14.98	Central
1201	12	NOTHNICK LN	3B	2.46	2.46	Central
1201	14	651 MARSHALL MILL RD	3B	20.59	20.59	Central
1201	17	551 MARSHALL MILL RD	3B	33.16	33.16	Central
1201	18	493 MARSHALL MILL RD	3B	9.63	9.63	Central
1201	20	433 MARSHALL MILL RD	3B	20.56	20.56	
1201	24	205 NOTHNICK LN	3B	18.66	18.66	
1201	25	123 NOTHNICK LN	3B	3.56	3.56	
1201	26	1262 DELSEA DR	3B	6.65	6.65	
1201	27	1288 DELSEA DR	3B	4.22	4.22	
1201	28	DELSEA DR	3B	9.52	9.52	
1201	57	468 PENNSYLVANIA AVE	3B	33.32	33.32	
1201	57.02	PENNSYLVANIA AVE	3B	1.52	1.52	
1201	70	PENNSYLVANIA AVE	3B	3.62	3.62	
1201	71	658 PENNSYLVANIA AVE	3B	1.36	1.36	
1306	17	DELSEA DR (BACK)	3B	15.86	15.86	
1306	18	954 DELSEA DR	3B	17.06	17.06	
1401	21	2342 COLES MILL RD	3B	15.27	15.27	
1401	26	434 PROPOSED AVE	3B	10.72	10.72	
1401	34	630 PROPOSED AVE	3B	8.75	8.75	
1401	69	PENNSYLVANIA AVE	3B	49.23	49.23	
1401	77	PENNSYLVANIA AVE	3B	56.57	56.57	
1401	104	DELSEA DR	3B	15.37	15.37	
1401	105	DELSEA DR	3B	5.70	5.70	
1401	106	PENNSYLVANIA AVE	3B	54.09	54.09	
1401	107	FRIES MILL RD	3B	13.26	13.26	
1401	110	PENNSYLVANIA AVE	3B	14.32	14.32	

**Inventory Table 1A. Farm Assessed Property in Franklin Township (Unpreserved)**

<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Class</b>	<b>Acres (Tax Data)</b>	<b>Acres (GIS)</b>	<b>Municipal Project Area</b>
1401	111	PENNSYLVANIA AVE	3B	19.58	19.58	
1401	112	PENNSYLVANIA AVE	3B	14.88	14.88	
1401	115	PENNSYLVANIA AVE	3B	20.77	20.77	
1602	13.01	2601 COLES MILL RD	3B	4.54	4.54	
1602	13.02	2617 COLES MILL RD	3B	9.92	9.92	
1602	14	COLES MILL RD (BACK)	3B	28.70	28.70	
1603	7	202 ELY AVE	3B	6.46	6.46	
1701	7.01	WILLIAMSTOWN RD	3B	52.38	52.38	
1701	24	2299 COLES MILL RD	3B	19.04	19.04	
1901	1	961 JACKSON AVE	3B	53.50	53.50	
1901	27	649 EAST AVE	3B	5.87	5.87	
1902	1	1457 FRIES MILL RD	3B	256.06	256.06	
1903	1	FRIES MILL RD	3B	21.13	21.13	
1903	5	1019 WASHINGTON AVE	3B	7.74	7.74	
1903	6	1019 WASHINGTON AVE	3B	4.94	4.94	
1903	7	WASHINGTON AVE	3B	4.97	4.97	
1903	11	945 WASHINGTON AVE	3B	4.97	4.97	
1903	12.01	WASHINGTON AVE	3B	3.86	3.86	
1903	14	851 WASHINGTON AVE	3B	13.57	13.57	
1903	27.05	138 LACEY RAE DR	3B	6.22	6.22	
1903	63	1578 FRIES MILL RD	3B	13.23	13.23	
2001	11	FRIES MILL RD	3B	66.66	66.66	
2001	16	407 BLACKWOOD AVE	3B	37.48	37.48	
2001	28	295 BLACKWOOD AVE	3B	13.76	13.76	
2002	28.01	FRIES MILL RD	3B	10.93	10.93	
2002	30	1198 FRIES MILL RD	3B	3.55	3.55	
2002	52.01	1745 WILLIAMSTOWN RD	3B	14.05	14.05	
2101	20	3174 DELSEA DR	3B	13.05	13.05	
2102	3	2752 DELSEA DR	3B	18.34	18.34	
2102	20	3034 DELSEA DR	3B	33.38	33.38	
2102	21	DELSEA DR	3B	9.99	9.99	
2102	21.01	DELSEA DR	3B	4.35	4.35	
2103	40	DELSEA DR	3B	1.83	1.83	
2103	41	2783 DELSEA DR	3B	3.05	3.05	
2103	42	2783 DELSEA DR	3B	1.88	1.88	
2302	1	EAST AVE	3B	27.04	27.04	
2302	2	EAST AVE (BACK)	3B	15.05	15.05	
2302	30	DELSEA DR	3B	46.03	46.03	
2302	30.01	3474 DELSEA DR	3B	8.00	8.00	
2401	1	S BROAD ST	3B	12.24	12.24	
2403	5	LITTLE MILL RD	3B	16.68	16.68	
2403	6	LITTLE MILL RD (BACK)	3B	38.89	38.89	
2403	8	RAILROAD AVE (BACK)	3B	16.32	16.32	
2403	9	RAILROAD AVE (BACK)	3B	3.43	3.43	
2403	10	RAILROAD AVE FARM	3B	41.93	41.93	
2403	13	WILSON AVE (BACK)	3B	13.75	13.75	
2403	14	WILSON AVE (BACK)	3B	8.99	8.99	
2404	10	SWEDESBORO RD	3B	13.38	13.38	Northern
2404	11	856 SWEDESBORO RD	3B	47.15	47.16	Northern
2404	12	SWEDESBORO RD	3B	4.43	4.43	Northern
2404	17	1018 SWEDESBORO RD	3B	11.58	11.58	Northern
2404	18	ARBUTUS AVE	3B	28.90	28.90	Northern

**Inventory Table 1A. Farm Assessed Property in Franklin Township (Unpreserved)**

<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Class</b>	<b>Acres (Tax Data)</b>	<b>Acres (GIS)</b>	<b>Municipal Project Area</b>
2404	20	440 SWEDESBORO	3B	23.75	23.75	Northern
2601	1	1065 SWEDESBORO RD	3B	61.66	61.66	Northern
2601	3	SWEDESBORO RD	3B	8.21	8.21	Northern
2601	4	SWEDESBORO RD	3B	1.02	1.02	Northern
2601	6	SWEDESBORO RD	3B	21.98	21.98	Northern
2601	9	SWEDESBORO RD	3B	8.40	8.40	Northern
2601	38	1907 MONROEVILLE RD	3B	18.83	18.83	Northern
2601	42	MONROEVILLE RD	3B	3.73	3.73	Northern
2601	47	1675 MONROEVILLE RD	3A	5.20	5.20	Northern
2701	1.06	1751 WILLOW GROVE RD	3B	28.56	28.56	Northern
2701	20.01	MONROEVILLE RD	3B	2.21	2.21	Northern
2702	2	1193 WILLOW GROVE RD	3B	15.57	15.57	Northern
2702	4	1115 WILLOW GROVE RD	3B	57.70	57.70	Northern
2702	19	1378 MONROEVILLE RD	3B	66.03	66.03	Northern
2702	19.02	GARRISON RD	3B	1.00	1.00	Northern
2702	20	BUCK & GARRISON RD	3B	9.97	9.97	Northern
2702	21	BUCK & GARRISON RD	3B	8.29	8.29	Northern
2702	27	1512 MONROEVILLE RD	3B	15.04	15.04	Northern
2703	15	494 GARRISON RD	3B	10.89	10.89	Northern
2703	16	556 GARRISON RD	3B	13.76	13.76	Northern
2703	17	GARRISON RD	3B	8.01	8.01	Northern
2703	23	GARRISON RD	3B	4.54	4.54	Northern
2703	24	748 GARRISON RD	3B	12.57	12.57	Northern
2703	40	587 WILLOW GROVE RD	3B	36.51	36.51	
2704	1	GARRISON RD	3B	1.54	1.54	Northern
2801	5	1718 MONROEVILLE RD	3B	10.11	10.11	Northern
2801	6	1718 MONROEVILLE RD	3B	42.51	42.51	Northern
2801	19	MONROEVILLE RD	3B	16.90	16.91	Northern
2801	22.01	FAWN RUN DR	3B	12.66	12.66	Northern
2801	36	ROYAL AVE	3B	43.71	43.71	Northern
2801	38	ROYAL AVE	3B	66.97	66.97	Northern
2801	50.01	WILLOW GROVE RD	3B	21.53	21.53	Northern
2801	51	WILLOW GROVE RD	3B	42.53	42.53	Northern
2801	52	WILLOW GROVE RD	3B	38.32	38.32	Northern
3101	1	225 TAYLOR RD	3B	60.05	60.05	Northern
3101	3	WILLOW GROVE RD	3B	20.83	20.83	Northern
3101	13	KENDLE AVE	3B	12.32	12.32	Northern
3101	31	TAYLOR RD	3B	32.66	32.66	Northern
3103	1	115 WILLOW GROVE RD	3B	0.93	0.93	
3103	2	WILLOW GROVE RD	3B	1.33	1.33	
3103	3	WILLOW GROVE RD	3B	1.84	1.84	
3202	33	321 PORCHTOWN RD	3B	12.62	12.62	
3506	1	2165 DELSEA DR	3B	19.87	19.87	
3507	13	2359 DELSEA DR	3B	9.56	9.56	
4004	5	FRIES MILL ROAD	3B	7.14	7.14	
4004	22	COLES MILL ROAD	3B	2.66	2.66	
4204	3	DELSEA DR & LEONARD CAKE	3B	8.75	8.75	
4301	6	17TH ST	3B	0.46	0.46	
4301	7	17TH ST	3B	0.81	0.81	
4301	8	17TH ST	3B	1.91	1.91	
4301	9	17TH ST	3B	2.03	2.03	
4301	10	17TH ST	3B	2.35	2.35	

**Inventory Table 1A. Farm Assessed Property in Franklin Township (Unpreserved)**

<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Class</b>	<b>Acres (Tax Data)</b>	<b>Acres (GIS)</b>	<b>Municipal Project Area</b>
4302	1	18TH ST	3B	1.77	1.77	
4303	1	18TH ST	3B	1.19	1.19	
4304	1	18TH ST	3B	0.49	0.49	
4305	1	17TH ST	3B	1.82	1.82	
4306	1	17TH ST	3B	1.84	1.84	
4307	1	17TH ST	3B	1.84	1.84	
4308	1	17TH ST	3B	1.84	1.84	
4309	1	17TH ST	3B	1.84	1.84	
4310	1	17TH ST	3B	1.83	1.83	
4311	1	16TH ST	3B	1.84	1.84	
4312	1	16TH ST	3B	1.84	1.84	
4313	1	16TH ST	3B	1.84	1.84	
4314	1	16TH ST	3B	1.84	1.84	
4315	1	16TH ST	3B	1.84	1.84	
4316	1	16TH ST	3B	1.84	1.84	
4317	1	16TH ST	3B	1.84	1.84	
4318	2	16TH ST	3B	1.18	1.18	
4318	3	16TH ST	3B	1.06	1.06	
4318	4	16TH ST	3B	1.43	1.43	
4318	5	16TH ST	3B	1.60	1.60	
4318	8	16TH ST	3B	2.89	2.89	
4319	1	15TH ST	3B	1.84	1.84	
4320	1	15TH ST	3B	1.84	1.84	
4321	1	15TH ST	3B	1.84	1.84	
4322	1	15TH ST	3B	1.84	1.84	
4323	1	15TH ST	3B	1.84	1.84	
4324	1	15TH ST	3B	1.84	1.84	
4325	1	15TH ST	3B	1.84	1.84	
4326	1	15TH ST	3B	1.36	1.36	
4327	1	15TH ST	3B	0.64	0.64	
4328	1	14TH ST	3B	1.84	1.84	
4329	1	14TH ST	3B	1.84	1.84	
4330	1	14TH ST	3B	1.84	1.84	
4331	1	14TH ST	3B	1.84	1.84	
4332	1	14TH ST	3B	1.84	1.84	
4333	1	14TH ST	3B	1.84	1.84	
4334	1	14TH ST	3B	1.84	1.84	
4335	1	14TH ST	3B	1.84	1.84	
4336	1	14TH ST	3B	1.84	1.84	
4337	1	13TH ST	3B	1.84	1.84	
4338	1	13TH ST	3B	1.84	1.84	
4339	1	13TH ST	3B	1.84	1.84	
4340	1	13TH ST	3B	1.84	1.84	
4341	1	13TH ST	3B	1.84	1.84	
4342	1	13TH ST	3B	0.05	0.05	
4343	1	12TH ST	3B	1.50	1.50	
4344	1	12TH ST	3B	1.84	1.84	
4345	1	12TH ST	3B	1.84	1.84	
4346	1	12TH ST	3B	1.84	1.84	
4347	1	12TH ST	3B	1.84	1.84	
4348	1	12TH ST	3B	1.84	1.84	
4349	1	12TH ST	3B	1.36	1.36	

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<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Class</b>	<b>Acres (Tax Data)</b>	<b>Acres (GIS)</b>	<b>Municipal Project Area</b>
4350	1	12TH ST	3B	0.34	0.34	
4351	1	12TH ST	3B	0.32	0.32	
4352	1	HARDING HWY	3B	0.04	0.04	
4353	1	HARDING HWY	3B	0.73	0.73	
4354	1	HARDING HWY	3B	1.84	1.84	
4355	1	12TH ST	3B	0.97	0.97	
4356	1	12TH ST	3B	1.84	1.84	
4357	1	12TH ST	3B	1.84	1.84	
4358	1	11TH ST	3B	1.84	1.84	
4359	1	11TH ST	3B	1.84	1.84	
4360	1	11TH ST	3B	0.78	0.78	
4361	1	10TH ST	3B	0.28	0.28	
4362	1	10TH ST	3B	1.84	1.84	
4363	1	10TH ST	3B	1.84	1.84	
4364	1	10TH ST	3B	1.67	1.67	
4365	1	10TH ST	3B	0.37	0.37	
4366	1	10TH ST	3B	1.84	1.84	
4367	1	HARDING HWY	3B	1.47	1.47	
4368	1	HARDING HWY	3B	0.52	0.52	
4369	1	HARDING HWY	3B	1.12	1.12	
4370	1	10TH ST	3B	0.55	0.55	
4601	11	13TH ST	3B	1.23	1.23	
4601	12	12TH ST	3B	1.31	1.31	
4601	13	11TH ST	3B	1.38	1.38	
4601	14	10TH & MALAGA RD	3B	0.12	0.12	
4601	15	8TH & MALAGA AVE	3B	0.87	0.87	
4601	16	GEORGES AVE	3B	0.64	0.64	
4605	1	ACCESS RD	3B	1.60	1.60	
4606	1	ACCESS RD	3B	1.46	1.46	
4607	1	ACCESS RD	3B	1.24	1.24	
4608	1	ACCESS RD	3B	1.25	1.25	
4609	1	ACCESS RD	3B	0.07	0.07	
4610	1	ACCESS RD	3B	0.81	0.81	
4611	1	ACCESS RD	3B	1.79	1.79	
4612	1	ACCESS RD	3B	0.50	0.50	
4615	1	WHITTICK AVE	3B	1.69	1.69	
4616	1	WHITTICK AVE	3B	1.70	1.70	
4617	1	WHITTICK AVE	3B	1.84	1.84	
4618	1	WHITTICK AVE	3B	1.84	1.84	
4619	1	WHITTICK AVE	3B	0.94	0.94	
4620	1	WHITTICK AVE	3B	1.20	1.20	
4621	1	WHITTICK AVE	3B	1.84	1.84	
4622	1	WHITTICK AVE	3B	0.80	0.80	
4623	1	5TH & SPRINGFIELD	3B	0.40	0.40	
4624	1	5TH & SPRINGFIELD	3B	1.72	1.72	
4625	1	5TH & SPRINGFIELD	3B	1.04	1.04	
4701	1	HARDING HWY	3B	1.34	1.34	
4702	1	HARDING HWY	3B	1.84	1.84	
4703	1	HARDING HWY	3B	1.78	1.78	
4704	1	MALAGA AVE	3B	0.12	0.12	
4705	1	WHITTICK AVE	3B	1.33	1.33	
4709	1	MALAGA AVE	3B	1.30	1.30	

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4710	1	MALAGA AVE	3B	1.84	1.84	
4711	1	SPRINGFIELD	3B	1.84	1.84	
4712	1	SPRINGFIELD	3B	1.85	1.85	
4713	1	SPRINGFIELD	3B	0.69	0.69	
4713	2	HARDING HWY	3B	0.18	0.18	
4713	3	HARDING HWY	3B	0.09	0.09	
4713	6	HARDING HWY & WOODLAND	3B	0.32	0.32	
4714	1	SPRINGFIELD AVE	3B	1.84	1.84	
4715	1	SPRINGFIELD AVE	3B	1.84	1.84	
4716	1	SPRINGFIELD AVE	3B	1.84	1.84	
4717	1	GEORGES & WHITTICK	3B	0.15	0.15	
4720	1	GEORGES & WHITTICK	3B	0.87	0.87	
4721	1	GEORGES & WHITTICK	3B	1.84	1.84	
4722	1	SPRINGFIELD & MALAGA	3B	0.46	0.46	
4722	2	SPRINGFIELD & MALAGA	3B	0.92	0.92	
4722	3	SPRINGFIELD & MALAGA	3B	0.46	0.46	
4723	1	HARDING HWY & WOODLAND	3B	1.61	1.61	
4724	9	HARDING HWY & WOODLAND	3B	0.09	0.09	
4727	1	SPRINGFIELD AVE	3B	0.78	0.78	
4727	3	SPRINGFIELD AVE	3B	0.09	0.09	
4727	4	SPRINGFIELD AVE	3B	0.14	0.14	
4727	5	MALAGA AVE	3B	0.18	0.18	
4727	6	MALAGA AVE	3B	0.18	0.18	
4728	1	MALAGA AVE	3B	1.84	1.84	
4729	1	MALAGA AVE	3B	1.56	1.56	
4903	1	MALAGA PARK DR	3B	19.14	19.14	
4903	2	MARSHALL MILL RD	3B	2.61	2.61	
4903	3	MARSHALL MILL RD	3B	11.65	11.65	
4903	3.01	MARSHALL MILL RD	3B	1.01	1.01	
4903	6	55 OLD MARSHALL MILL RD	3B	12.61	12.61	
5002	6	OLD MARSHALL MILL RD	3B	4.20	4.20	
5065	7	2598 HARDING HWY	3B	10.37	10.37	
5101	2.01	DELSEA DR	3B	19.47	19.47	
5101	3	216 DELSEA DR	3B	19.00	19.00	
5101	4	DELSEA DR	3B	14.37	14.37	
5101	5	DELSEA DR	3B	20.95	20.95	
5211	2	DELAWARE AVE	3B	0.97	0.97	
5501	22	HARDING HWY	3B	2.92	2.92	
5501	23	HARDING HWY	3B	2.95	2.95	
5501	24	HARDING HWY	3B	15.27	15.27	
5501	31	4801 LAKE RD	3B	49.13	49.13	
5502	8	4908 LAKE RD	3B	10.46	10.46	
5502	8.01	LAKE RD	3B	7.70	7.70	
5502	8.02	4978 LAKE RD	3B	6.81	6.81	
5504	2	WEST BLVD	3B	9.53	9.53	
5601	4	MORRIS AVE	3B	6.34	6.34	
5601	17	ST GEORGE ST	3B	5.82	5.82	
5601	18	HARDING HWY & ST GEORGE	3B	9.88	9.88	
5601	21	2380 HARDING HWY	3B	8.89	8.89	
5601	30	HARDING HWY	3B	3.04	3.04	
5601	32	HARDING HWY	3B	9.00	9.00	
5601	33	HARDING HWY	3B	7.53	7.53	

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5602	2	DUTCH MILL RD	3B	9.64	9.64	
5602	6	718 DUTCH MILL RD	3B	7.70	7.70	
5602	12	541 MORRIS AVE	3B	19.56	19.56	Central
5602	19	DUTCH MILL ROAD	3B	68.50	68.50	Central
5602	20	DUTCH MILL RD	3B	43.32	43.32	Central
5602	21	1194 DUTCH MILL RD	3B	20.10	20.10	Central
5602	25	DUTCH MILL RD	3B	1.80	1.80	Central
5602	28	DUTCH MILL RD	3B	1.57	1.57	Central
5602	28.01	DUTCH MILL RD	3B	1.41	1.41	Central
5602	28.02	DUTCH MILL RD	3B	1.50	1.50	Central
5602	28.03	DUTCH MILL RD	3B	1.59	1.59	Central
5602	29	2257 MAIN RD	3B	4.12	4.12	Central
5602	30	2257 MAIN RD	3B	4.25	4.25	Central
5602	31	2215 MAIN RD	3B	5.97	5.97	Central
5602	32.02	MAIN RD (BACK)	3B	2.48	2.48	Central
5602	32.03	MAIN RD (BACK)	3B	8.75	8.75	Central
5602	35	1997 MAIN RD	3B	34.25	34.25	Central
5602	39	5531 LAKE RD	3B	20.92	20.92	Central
5602	44	LAKE ROAD	3B	13.80	13.80	Central
5602	59	ST GEORGE ST	3B	13.05	13.05	Central
5602	60	596 ST GEORGE ST	3B	21.12	21.12	Central
5602	61	ST GEORGE ST	3B	9.72	9.72	Central
5602	63	740 ST GEORGE ST	3B	6.26	6.26	Central
5701	3	MARSHALL MILL RD	3B	6.05	6.05	Central
5701	8.01	586 MARSHALL MILL RD	3B	6.71	6.71	Central
5701	49	565 DUTCH MILL RD	3B	24.27	24.27	Central
5701	50	491 DUTCH MILL RD	3B	17.78	17.78	Central
5702	11	1002 MARSHALL MILL RD	3B	4.02	4.02	Central
5702	59.36	MAIN RD	3B	53.67	53.67	
5702	62	1331 DUTCH MILL RD	3B	12.52	12.52	Central
5702	64	1289 DUTCH MILL RD	3B	10.68	10.68	Central
5702	68	1215 DUTCH MILL RD	3B	6.86	6.86	Central
5702	71	DUTCH MILL RD (BACK)	3B	27.65	27.65	Central
5702	73	DUTCH MILL RD	3B	28.32	28.32	Central
5702	81	1047 DUTCH MILL RD	3B	55.25	55.25	Central
5702	84	746 CENTRAL AVE	3B	22.78	22.78	
5801	8	2009 TUCKAHOE RD	3B	14.56	14.56	Main
5801	35	1813 DUTCH MILL RD	3B	18.36	18.36	Main
5801	37	1765 DUTCH MILL ROAD	3B	11.81	11.81	Main
5801	48	2318 MAIN RD	3B	25.85	25.85	Main
5801	49	2360 MAIN RD	3B	9.86	9.86	Main
5801	51	2424 MAIN RD	3B	7.46	7.46	Main
5801	55	2462 MAIN RD	3B	5.49	5.49	Main
5801	57	1721 DUTCH MILL RD	3B	55.55	55.55	Main
5801	61	2676 MAIN RD	3B	17.24	17.24	Main
5801	64	CLARK AVE	3B	19.35	19.35	Main
5801	65	768 CLARK AVE	3B	8.47	8.47	Main
5801	65.01	784 CLARK AVE	3B	15.41	15.41	Main
5801	66	806 CLARK AVE	3B	14.20	14.20	Main
5801	67	826 CLARK AVE	3B	51.34	51.34	Main
5802	1	2142 DUTCH MILL RD	3B	18.04	18.04	Main
5802	19	LAKE RD	3B	15.02	15.02	

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5802	19.01	LAKE RD	3B	6.15	6.15	
5802	19.02	LAKE RD	3B	6.24	6.24	
5802	19.03	LAKE RD	3B	6.34	6.34	
5802	22	1710 DUTCH MILL RD	3B	6.80	6.80	Main
5802	22.02	DUTCH MILL RD	3B	3.41	3.41	Main
5802	22.03	DUTCH MILL RD	3B	4.19	4.19	Main
5802	22.04	DUTCH MILL RD	3B	70.37	70.37	Main
5802	26	5809 LAKE RD (UNIT A/B)	3B	16.13	16.13	Main
5802	28	2020 MAIN RD	3B	17.13	17.13	Main
5802	28.01	5751 LAKE RD & MAIN RD	3B	6.69	6.69	Main
5802	28.02	2050 MAIN RD	3B	10.32	10.32	Main
5802	31	MAIN RD	3B	10.21	10.21	Main
5802	32	MAIN RD	3B	6.94	6.94	Main
5802	33	MAIN & DUTCH MILL	3B	47.20	47.20	Main
5802	34	1526 DUTCH MILL RD	3B	12.00	12.00	Main
5802	41	1798 DUTCH MILL RD	3B	3.40	3.40	Main
5802	41.01	DUTCH MILL RD	3B	3.45	3.45	Main
5802	41.02	DUTCH MILL RD	3B	3.50	3.50	Main
5802	42	1844 DUTCH MILL RD FARM	3B	4.08	4.08	Main
5802	44	2032 DUTCH MILL RD	3B	9.82	9.82	Main
5802	45	DUTCH MILL RD (BACK)	3B	8.49	8.49	Main
5901	8	MAIN RD	3B	6.05	6.05	Main
5901	9	2952 MAIN RD	3B	13.04	13.04	
5901	10	3000 MAIN RD	3B	15.64	15.64	
5901	11	3030 MAIN RD	3B	4.22	4.22	
5901	55.01	3502 MAIN RD	3B	20.88	20.88	
5901	79.01	TUCKAHOE RD	3B	5.56	5.56	
5901	88	CLARK AVE	3B	21.32	21.32	Main
5901	90	MAIN RD (BACK)	3B	52.61	52.61	
5901	91	CLARK AVE	3B	20.95	20.95	Main
5901	92	MAIN RD (BACK)	3B	30.13	30.13	Main
5901	93	MAIN RD (BACK)	3B	12.14	12.14	Main
5901	94	MAIN RD (BACK)	3B	7.89	7.89	Main
5901	95	MAIN RD (BACK)	3B	16.04	16.04	Main
5901	96	MAIN RD (BACK)	3B	8.36	8.36	Main
6002	22	2260 TUCKAHOE RD	3B	6.84	6.84	
6002	28.01	2432 TUCKAHOE RD	3B	5.05	5.05	
6002	28.04	2356 TUCKAHOE RD	3B	6.54	6.54	
6002	28.06	2441 TUCKAHOE RD	3B	10.32	10.32	
6002	34	2752 TUCKAHOE RD	3B	5.47	5.47	
6002	34.01	2758 TUCKAHOE RD	3B	28.66	28.66	
6002	44	2665 N BLUE BELL RD	3B	13.20	13.20	
6101	10	4036 COLES MILL RD	3B	16.90	16.90	
6101	10.01	4030 COLES MILL RD	3B	3.38	3.38	
6101	11	COLES MILL RD	3B	72.92	72.92	
6102	24	4010 W MALAGA RD	3B	6.98	6.98	Janvier
6103	1	4641 COLES MILL RD	3B	0.34	0.34	
6103	2	4641 COLES MILL RD	3B	0.73	0.73	
6103	3	4607 COLES MILL RD	3B	1.13	1.13	
6103	4	COLES MILL RD	3B	1.35	1.35	
6103	5	4583 COLES MILL RD	3B	2.09	2.09	
6103	6	4559 COLES MILL RD	3B	2.81	2.81	

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6103	7	4541 COLES MILL RD	3B	2.59	2.59	
6103	8	4525 COLES MILL RD	3B	6.84	6.84	
6103	9	4459 COLES MILL RD	3B	71.37	71.37	
6103	10	N BLUE BELL RD	3B	9.95	9.95	
6103	11	N BLUE BELL RD	3B	24.72	24.72	
6201	15	3408 N BLUE BELL RD	3B	15.90	15.90	
6201	15.01	N BLUE BELL RD	3B	2.00	2.00	
6201	16	N BLUE BELL RD	3B	10.14	10.14	
6201	17	3582 N BLUE BELL RD	3B	17.72	17.72	
6201	32	4448 COLES MILL RD	3B	13.83	13.83	
6401	20	DUTCH MILL ROAD	3B	7.32	7.32	Piney Hollow
6401	21	DUTCH MILL RD	3B	125.71	125.71	
6401	38.02	DUTCH MILL RD	3B	64.55	64.55	
6401	63	1238 WHITEHALL RD	3B	5.65	5.65	
6401	74	WHITEHALL RD	3B	44.86	44.86	
6402	5	2933 VICTORIA AVE	3B	16.62	16.62	Piney Hollow
6402	11	3208 DUTCH MILL RD	3B	15.54	15.54	Piney Hollow
6402	12	DUTCH MILL RD	3B	18.22	18.22	Piney Hollow
6402	19	DUTCH MILL RD	3B	13.26	13.26	Piney Hollow
6402	19.01	VICTORIA AVE (BACK)	3B	13.79	13.79	Piney Hollow
6402	22	PINEY HOLLOW RD	3B	20.37	20.37	Piney Hollow
6402	24	3265 VICTORIA AVE	3B	19.47	19.47	Piney Hollow
6402	25	VICTORIA AVE	3B	19.95	19.95	Piney Hollow
6402	28	VICTORIA AVE	3B	14.32	14.32	Piney Hollow
6402	45	VICTORIA AVE	3B	5.26	5.26	Piney Hollow
6501	12	2110 N BLUE BELL RD	3B	14.14	14.14	
6502	3	DUTCH MILL ROAD	3B	8.72	8.72	Piney Hollow
6502	8	DUTCH MILL & VICTORIA AVE	3B	52.83	52.83	Piney Hollow
6503	1	TUCKAHOE RD	3B	216.04	216.04	
6503	2	1300 TUCKAHOE RD(BACK)	3B	18.79	18.79	
6503	4	2286 VICTORIA AVE	3B	12.89	12.89	
6503	5	VICTORIA AVE	3B	5.12	5.12	Piney Hollow
6503	6	2586 VICTORIA AVE	3B	21.85	21.85	Piney Hollow
6503	6.04	2570 VICTORIA AVE	3B	1.00	1.00	Piney Hollow
6503	6.05	2576 VICTORIA AVE	3B	1.00	1.00	Piney Hollow
6503	6.06	2580 VICTORIA AVE	3B	1.01	1.01	Piney Hollow
6503	7	VICTORIA AVE	3B	307.01	307.01	
6503	9	2944 VICTORIA AVE	3B	51.75	51.76	
6503	11	VICTORIA AVE (BACK)	3B	3.59	3.59	
6503	15	VICTORIA AVE	3B	0.82	0.82	Piney Hollow
6503	16	VICTORIA AVE	3B	4.25	4.26	Piney Hollow
6503	17	VICTORIA AVE	3B	11.14	11.14	Piney Hollow
6503	18	VICTORIA AVE	3B	26.32	26.32	Piney Hollow
6503	19	VICTORIA AVE	3B	2.65	2.65	Piney Hollow
6503	25	PINEY HOLLOW RD (BACK)	3B	19.96	19.96	Piney Hollow
6503	26	1399 PINEY HOLLOW RD	3B	23.61	23.61	Piney Hollow
6503	28	1301 PINEY HOLLOW RD	3B	6.65	6.65	Piney Hollow
6503	29	1337 PINEY HOLLOW RD	3B	22.49	22.49	Piney Hollow
6503	30	1221,1231 PINEY HOLLOW RD	3B	25.66	25.66	Piney Hollow
6503	35	1063 PINEY HOLLOW RD	3B	25.97	25.97	Piney Hollow
6503	37	286 PINEY LN	3B	6.60	6.60	Piney Hollow
6503	38	332 PINEY LN	3B	3.61	3.61	Piney Hollow

**Inventory Table 1A. Farm Assessed Property in Franklin Township (Unpreserved)**

<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Class</b>	<b>Acres (Tax Data)</b>	<b>Acres (GIS)</b>	<b>Municipal Project Area</b>
6503	38.01	PINEY LN	3B	3.62	3.62	Piney Hollow
6601	3	UNEXPECTED RD	3B	10.22	10.22	Piney Hollow
6601	4	UNEXPECTED RD	3B	22.81	22.81	Piney Hollow
6601	5.01	UNEXPECTED RD	3B	24.70	24.70	Piney Hollow
6601	25	1196 PINEY HOLLOW RD	3B	3.66	3.66	Piney Hollow
6601	26	1222 PINEY HOLLOW RD	3B	3.37	3.37	Piney Hollow
6602	1	PINEY HOLLOW RD	3B	10.99	10.99	Piney Hollow
6602	2	1394 PINEY HOLLOW RD	3B	10.60	10.60	Piney Hollow
6602	5	PINEY HOLLOW RD	3B	248.69	248.69	Piney Hollow
6602	8	PINEY HOLLOW RD	3B	3.22	3.22	Piney Hollow
6602	10	PINEY HOLLOW RD	3B	2.95	2.95	Piney Hollow
6602	11	2034 PINEY HOLLOW ROAD	3B	41.61	41.61	Piney Hollow
6602	12	UNEXPECTED & PINEY HOLLOW	3B	91.55	91.56	
6602	15	UNEXPECTED RD	3B	18.94	18.94	Piney Hollow
6701	3	176 HARDING HWY	3B	5.29	5.29	Main
6701	40	375 TUCKAHOE RD	3B	4.68	4.68	Main
6701	41	291 TUCKAHOE RD	3B	6.36	6.36	Main
6701.01	15	TUCKAHOE RD	3B	42.33	42.33	Main
6701.01	16	HARDING HIGHWAY	3B	11.77	11.77	Main
6701.01	17	HARDING HIGHWAY	3B	11.42	11.42	Main
6701.01	18	S BLUE BELL RD	3B	5.07	5.07	Main
6701.01	32	TUCKAHOE RD	3B	9.55	9.55	Main
6701.01	32.01	S BLUE BELL RD	3B	24.91	24.91	Main
6701.01	38	S BLUE BELL RD	3B	4.04	4.04	
6702	2	186 TUCKAHOE RD	3B	9.91	9.91	Main
6702	3	TUCKAHOE RD	3B	0.99	0.99	Main
6702	6	TUCKAHOE RD	3B	116.81	116.82	
6702	8	TUCKAHOE RD	3B	41.10	41.10	
6702	12	TUCKAHOE RD	3B	93.99	93.99	
6702	39	TUCKAHOE RD	3B	20.42	20.42	
6702	40	TUCKAHOE RD	3B	320.32	320.32	
6702	41	PINEY HOLLOW RD	3B	38.70	38.70	
6702	42	PINEY HOLLOW RD	3B	48.96	48.96	
6702	43	PINEY LN	3B	75.35	75.35	Piney Hollow
6702	44	161 PINEY LN	3B	48.54	48.54	Piney Hollow
6702	46	841 PINEY HOLLOW RD	3B	49.01	49.01	Piney Hollow
6702	60	TUCKAHOE RD	3B	8.34	8.34	Main
6703	3	PINEY HOLLOW RD	3B	0.82	0.82	
6703	4	558 PINEY HOLLOW RD	3B	0.92	0.92	
6703	6	558 PINEY HOLLOW RD	3B	4.15	4.15	
6801	2	1552 GARDEN RD	3B	7.17	7.17	
6802	13	1692 FLORA RD	3B	13.50	13.50	Forest Grove
6802	16	FLORA RD	3B	9.73	9.73	Forest Grove
6802	18	FLORA RD	3B	11.15	11.15	Forest Grove
6802	19	FLORA RD	3B	7.68	7.68	Forest Grove
6802	34	200 MAIN RD	3B	26.25	26.25	
6803	1	FOREST GROVE RD	3B	4.40	4.40	Forest Grove
6803	2	1730 FOREST GROVE RD	3B	5.62	5.62	Forest Grove
6803	3	1750 FOREST GROVE RD	3B	11.80	11.80	Forest Grove
6803	4	1776 FOREST GROVE RD	3B	4.93	4.93	Forest Grove
6803	5	1816 FOREST GROVE RD	3B	9.34	9.34	Forest Grove
6803	6.01	FLORA RD	3B	5.95	5.95	Forest Grove

**Inventory Table 1A. Farm Assessed Property in Franklin Township (Unpreserved)**

<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Class</b>	<b>Acres (Tax Data)</b>	<b>Acres (GIS)</b>	<b>Municipal Project Area</b>
6803	8	FOREST GROVE RD	3B	8.88	8.88	Forest Grove
6803	10	1928 FOREST GROVE RD	3B	17.52	17.52	Forest Grove
6803	14.01	FOREST GROVE RD	3B	3.83	3.83	Forest Grove
6803	14.02	FOREST GROVE RD	3B	1.83	1.83	Forest Grove
6803	18	FLORA RD	3B	10.14	10.14	Forest Grove
6804	7	WEYMOUTH RD	3B	13.54	13.54	Forest Grove
6804	12	WEYMOUTH RD	3B	4.99	4.99	Forest Grove
6804	18	FOREST GROVE RD (BACK)	3B	1.20	1.20	Forest Grove
6804	19	FOREST GROVE RD (BACK)	3B	3.02	3.02	Forest Grove
6804	20	FOREST GROVE RD	3B	8.11	8.11	Forest Grove
6804	21	FOREST GROVE RD	3B	14.74	14.74	Forest Grove
6804	22	FOREST GROVE RD	3B	9.64	9.64	Forest Grove
6804	23	FOREST GROVE RD	3B	13.32	13.32	Forest Grove
6804	27	1919 FOREST GROVE RD	3B	9.47	9.47	Forest Grove
6804	40	296 S BLUE BELL RD	3B	17.15	17.15	Forest Grove
6804	41	296 S BLUE BELL RD	3B	1.54	1.54	Forest Grove
6804	47	WEYMOUTH RD	3B	6.59	6.59	Forest Grove
6804	48	WEYMOUTH RD	3B	2.67	2.67	Forest Grove
6804	49	WEYMOUTH RD	3B	3.49	3.49	Forest Grove
6805	1	655 HARDING HWY	3B	27.04	27.04	Forest Grove
6805	3	593 HARDING HWY	3B	32.02	32.02	Forest Grove
6805	4.01	HARDING HWY	3B	32.55	32.55	Forest Grove
6805	6	491 HARDING HWY	3B	20.33	20.33	Forest Grove
6805	9	HARDING HWY	3B	19.84	19.85	Forest Grove
6805	10	399 HARDING HWY	3B	24.25	24.25	Forest Grove
6805	20	HARDING HWY	3A	9.84	9.84	Forest Grove
6805	25	WEYMOUTH RD	3B	15.48	15.48	Forest Grove
6805	25.01	2035 WEYMOUTH RD	3B	6.91	6.92	Forest Grove
6805	26	WEYMOUTH RD	3B	9.71	9.71	Forest Grove
6805	27	WEYMOUTH RD (BACK)	3B	9.54	9.54	Forest Grove
6805	28	WEYMOUTH RD (BACK)	3B	34.83	34.83	Forest Grove
6805	29	WEYMOUTH RD	3B	17.97	17.97	Forest Grove
6805	30	1659 WEYMOUTH RD	3B	29.64	29.64	Forest Grove
6805	35	S BLUE BELL RD	3B	20.36	20.36	Forest Grove
6902	11	1129 FOREST GROVE RD	3B	10.39	10.39	
6902	64	FOREST GROVE RD (BACK)	3B	0.43	0.43	
6904	3	323 MAIN RD	3B	10.35	10.35	
6904	4	1621 GARDEN RD	3B	40.43	40.43	
6904	5	1563 GARDEN RD	3B	9.68	9.68	
7001	21	797 MAIN RD	3B	4.15	4.15	
7001	22	MAIN RD	3B	3.11	3.11	
7001	27	1071 WEYMOUTH RD	3B	9.65	9.65	
7001	28	1037 WEYMOUTH RD	3B	10.39	10.39	
7001	29	997 WEYMOUTH RD	3B	12.28	12.28	
7001	30	WEYMOUTH RD	3B	20.80	20.80	
7002	3	CATAWBA AVE	3B	7.00	7.00	
7002	10	1584 CATAWBA AVE	3B	18.96	18.96	Forest Grove
7002	11	1654 CATAWBA AVE	3B	24.70	24.70	Forest Grove
7002	25.01	WEYMOUTH RD	3B	16.76	16.76	Forest Grove
7002	28	WEYMOUTH RD	3B	15.13	15.13	Forest Grove
7002	30.02	WEYMOUTH RD	3B	14.94	14.94	Forest Grove
7002	32.01	MAIN RD	3B	1.92	1.92	

**Inventory Table 1A. Farm Assessed Property in Franklin Township (Unpreserved)**

<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Class</b>	<b>Acres (Tax Data)</b>	<b>Acres (GIS)</b>	<b>Municipal Project Area</b>
7002	32.02	MAIN RD	3B	6.06	6.06	
7003	3	1350 WEYMOUTH RD	3B	21.53	21.53	Forest Grove
7003	11	385 S BLUE BELL RD	3B	10.96	10.96	Forest Grove
7003	30	538 MAIN RD	3B	7.77	7.77	
7004	9	664 WEYMOUTH RD	3B	5.68	5.68	
7004	10.02	WEYMOUTH RD	3B	10.31	10.31	
7004	16	854 WEYMOUTH RD	3B	6.99	6.99	
7004	20	WEYMOUTH RD	3B	3.61	3.61	
7004	23	WEYMOUTH RD	3B	3.58	3.58	
7004	24	WEYMOUTH RD	3B	12.61	12.61	
7004	25	1000 WEYMOUTH RD	3B	15.22	15.22	
7004	36	573 MAIN RD	3B	17.87	17.87	
7004	41	1083 STRAWBERRY AVE	3B	10.93	10.93	
7004	41.01	1069 STRAWBERRY AVE	3B	10.03	10.03	
7004	58	STRAWBERRY AVE (BACK)	3B	3.59	3.59	
7004	61	STRAWBERRY AVE	3B	11.83	11.83	
7004	65	783 STRAWBERRY AVE	3B	13.26	13.26	
7004	65.01	795 STRAWBERRY AVE	3B	8.44	8.44	
7101	8	1259 TUCKAHOE RD	3B	103.04	103.04	
7101	9	HARDING HWY (BACK)	3B	137.22	137.22	
7101	11	TUCKAHOE RD	3B	26.02	26.02	
7101	13	TUCKAHOE RD	3B	10.55	10.55	
7101	14	TUCKAHOE RD	3B	4.84	4.84	
7101	15	TUCKAHOE RD	3B	5.37	5.37	
7101	16	TUCKAHOE RD	3B	2.94	2.94	
7101	28.01	HARDING HWY	3B	24.29	24.29	Main
7101	30	870 HARDING HWY	3B	9.34	9.34	Main
7101	31	886 HARDING HWY	3B	10.43	10.43	Main
7101	35	964 HARDING HWY	3B	55.28	55.28	Main
7101	44	1086 HARDING HWY	3B	6.07	6.07	Main
7101	50	HARDING HWY	3B	12.42	12.42	Main
7101	51	1386/1398 HARDING HWY	3B	7.24	7.24	Main
7101	57	1670 MAIN RD FARM	3B	4.75	4.75	Main
7101	58	1670 MAIN RD FARM	3B	4.65	4.65	Main
7101	59	MAIN RD (BACK)	3B	3.43	3.43	Main
7101	60	MAIN RD (BACK)	3B	8.56	8.56	Main
7101	62	644 FABRIZIO LN	3B	10.19	10.19	Main
7101	64	FABRIZIO LN	3B	49.95	49.96	Main
7101	66	1748 MAIN RD	3B	13.99	13.99	Main
7101	67	1796 MAIN RD	3B	10.40	10.40	Main
7101	68	1844 MAIN RD	3B	6.81	6.81	Main
7101	68.01	MAIN RD	3B	10.21	10.21	Main
7101	68.02	MAIN RD	3B	10.02	10.02	Main
7101	78	LAKE RD	3B	13.34	13.34	Main
7101	84	220 YEGLA LN	3B	20.02	20.02	
7101	85	LAKE RD (BACK)	3B	42.00	42.00	
7101	86	6218 LAKE RD	3B	12.30	12.30	
7102	7	1268 MAIN RD	3B	22.55	22.55	
7102	8	1268 MAIN RD	3B	19.68	19.68	
7202	1	1899 MAIN RD	3B	9.72	9.72	Central
7202	1.01	1945 MAIN RD	3B	1.64	1.64	Central
7202	1.03	LAKE RD	3B	4.46	4.46	Central



**Inventory Table 1B. Preserved Farms in Franklin Township**

<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Class</b>	<b>Acres (Tax Data)</b>	<b>Acres (GIS)</b>	<b>Municipal Project Area</b>	<b>County Project Area</b>
802	20	1967 STANTON AVE	3B	17.61	17.61		Pinelands North
1001	36.06	1268 STANTON AVE	3B	29.57	29.57		Pinelands South
1001	36.07	1256 STANTON AVE	3B	37.36	37.36		Pinelands South
1001	36.08	1242 STANTON AVE	3B	42.16	42.16		Pinelands South
1101	40	1067 MARSHALL MILL RD	3B	61.20	61.20	Central	Pinelands South
1101	40.01	MARSHALL MILL RD	1	1.03	1.03	Central	Pinelands South
1101	41	919 MARSHALL MILL RD	3B	25.04	25.04	Central	Pinelands South
1101	44	867 MARSHALL MILL RD	3B	11.79	11.79	Central	Pinelands South
1101	45	853 MARSHALL MILL RD	2	12.54	12.54	Central	Pinelands South
1101	46	821 MARSHALL MILL RD	3B	23.12	23.12	Central	Pinelands South
1101	47.01	793 MARSHALL MILL RD	3B	9.77	9.77	Central	Pinelands South
1101	57	STANTON AVE (BACK)	3B	7.46	7.46		Pinelands South
1101	58	STANTON AVE (BACK)	3B	5.01	5.01		Pinelands South
1101	59	STANTON AVE (BACK)	3B	5.01	5.01		Pinelands South
1101	60	STANTON AVE (BACK)	3B	3.78	3.78		Pinelands South
1101	61	STANTON AVE (BACK)	3B	1.23	1.23		Pinelands South
1101	63	STANTON AVE (BACK)	3B	10.01	10.01		Pinelands South
1101	116	155 BUTCH'S LN	3B	25.15	25.15		Pinelands South
1101	117	155 BUTCH'S LN	3B	7.82	7.82		Pinelands South
1101	118	155 BUTCH'S LN	3B	12.24	12.24		Pinelands South
1101	119	155 BUTCH'S LN	3B	8.37	8.37		Pinelands South
1101	120	155 BUTCH'S LN	3B	17.45	17.45		Pinelands South
1101	125	155 BUTCH'S LN	3B	8.97	8.97		Pinelands South
1101	126	155 BUTCH'S LN	3B	5.45	5.45		Pinelands South
1101	129	155 BUTCH'S LN	3B	8.45	8.45		Pinelands South
1101	136	STANTON AVE (BACK)	3B	2.99	2.99		Pinelands South
1101	137	STANTON AVE (BACK)	3B	4.53	4.53		Pinelands South
1201	9	CARPENITO AVE	3B	16.86	16.86	Central	Pinelands South
1201	16	593 MARSHALL MILL RD	3B	32.30	32.30	Central	Pinelands South
1901	11	771 EAST AVE	3B	69.72	69.72		Still Run
1901	12	779 EAST AVE	2	0.55	0.55		Still Run
2302	31	DELSEA DR	3B	49.49	49.49		Still Run
2501	2	SWEDSBORO RD	3B	62.82	62.82	Northern	Still Run
2601	5	SWEDSBORO RD	3B	40.88	40.88	Northern	Still Run
2601	48	WILLOW GROVE RD	3B	29.77	29.77	Northern	Still Run
2701	17.01	MONROEVILLE RD	3B	11.91	11.91	Northern	Still Run
2701	18	1425 MONROEVILLE RD	3B	44.79	44.79	Northern	Still Run

**Inventory Table 1B. Preserved Farms in Franklin Township**

<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Class</b>	<b>Acres (Tax Data)</b>	<b>Acres (GIS)</b>	<b>Municipal Project Area</b>	<b>County Project Area</b>
2701	19	1327 MONROEVILLE RD	3B	42.67	42.67	Northern	Still Run
2701	21	1167 MONROEVILLE RD	3B	10.15	10.15	Northern	Still Run
2701	22	MONROEVILLE RD	3B	9.78	9.78	Northern	Still Run
2701	23	MONROEVILLE RD	3B	22.27	22.27	Northern	Still Run
2702	5	WILLOW GROVE RD	3B	36.93	36.93	Northern	Still Run
2702	6	WILLOW GROVE RD	3B	34.68	34.68	Northern	Still Run
2702	13	525 GARRISON RD	3B	22.78	22.78	Northern	Still Run
2702	22	BUCK & GARRISON RD	3B	23.05	23.05	Northern	Still Run
2702	23	BUCK & MONROEVILLE RD	3B	11.61	11.61	Northern	Still Run
2702	24	MONROEVILLE RD	3B	29.02	29.02	Northern	Still Run
2702	25	MONROEVILLE RD	3B	65.48	65.48	Northern	Still Run
2703	1	BUCK & GARRISON RD	3B	2.39	2.39	Northern	Still Run
2703	2	BUCK & GARRISON RD	3B	4.69	4.69	Northern	Still Run
2703	3	BUCK & GARRISON RD	3B	5.41	5.41	Northern	Still Run
2703	4	BUCK & GARRISON RD	3B	3.24	3.24	Northern	Still Run
2703	6	GARRISON RD (BACK)	3B	2.25	2.25	Northern	Still Run
2703	19	GARRISON RD (BACK)	3B	4.54	4.54	Northern	Still Run
2703	20	634 GARRISON RD	3B	10.73	10.73	Northern	Still Run
2703	21	GARRISON RD	3B	16.73	16.73	Northern	Still Run
2703	22	GARRISON RD (BACK)	3B	26.15	26.15	Northern	Still Run
2703	39	609 WILLOW GROVE RD	3B	29.76	29.76	Northern	Still Run
2703	44	GARRISON RD (BACK)	3B	5.80	5.80	Northern	Still Run
2705	1	141 GARRISON RD	3B	37.87	37.87	Northern	Still Run
2706	1	1125 MONROEVILLE RD	3B	2.99	2.99	Northern	Still Run
2801	44	665 ROYAL AVE	3B	17.10	17.10	Northern	Still Run
2801	45	628 ROYAL AVE	3B	39.03	39.03	Northern	Still Run
2801	46	ROYAL AVE	3B	12.34	12.34	Northern	Still Run
2801	48	515 ROYAL AVE	3B	5.87	5.87	Northern	Still Run
2801	49	WILLOW GROVE RD	3B	6.67	6.67	Northern	Still Run
3101	4	WILLOW GROVE RD	3B	9.70	9.70	Northern	Still Run
3101	6	ROYAL AVE	3B	3.24	3.24	Northern	Still Run
3101	9	660 ROYAL AVE	3B	13.39	13.39	Northern	Still Run
3202	36	253 PORCHTOWN RD	3B	65.23	65.23		Still Run
3802	11	725 FRIES MILL RD	3B	7.69	7.69		
3802	12	725 FRIES MILL RD	3B	20.75	20.75		
3802	16	713 FRIES MILL RD	3B	4.82	4.82		
5504	7.01	WEST BLVD	3B	21.86	21.86		

**Inventory Table 1B. Preserved Farms in Franklin Township**

<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Class</b>	<b>Acres (Tax Data)</b>	<b>Acres (GIS)</b>	<b>Municipal Project Area</b>	<b>County Project Area</b>
5602	40	5493 LAKE RD	3B	21.12	21.12	Central	Pinelands South
5602	41	LAKE ROAD	3B	48.87	48.87	Central	Pinelands South
5602	41.02	5319 LAKE RD	3B	1.00	1.00	Central	Pinelands South
5701	7	MARSHALL MILL RD	3B	14.17	14.17	Central	Pinelands South
5701	11	748 MARSHALL MILL RD	3B	6.26	6.26	Central	Pinelands South
5701	12	748 MARSHALL MILL RD	3B	6.68	6.68	Central	Pinelands South
5701	13	748 MARSHALL MILL RD	3B	16.53	16.53	Central	Pinelands South
5701	14	762 MARSHALL MILL RD	3B	10.67	10.67	Central	Pinelands South
5701	15	MARSHALL MILL RD	3B	30.94	30.94	Central	Pinelands South
5701	16	MARSHALL MILL RD	3B	19.98	19.98	Central	Pinelands South
5701	25	CENTRAL AVE	3B	13.13	13.13	Central	Pinelands South
5701	41	CENTRAL AVE	3B	3.48	3.48	Central	Pinelands South
5701	42	CENTRAL AVE	3B	1.72	1.72	Central	Pinelands South
5701	43	CENTRAL AVE	3B	1.91	1.91	Central	Pinelands South
5701	44	CENTRAL AVE	3B	26.10	26.10	Central	Pinelands South
5701	51	MARSHALL MILL RD	3B	7.29	7.29	Central	Pinelands South
5702	82	935 DUTCH MILL RD	3B	65.62	65.62	Central	Pinelands South
5702	83	698 CENTRAL AVE	3B	20.93	20.93	Central	Pinelands South
5702	87	MARSHALL MILL RD	3B	13.50	13.50	Central	Pinelands South
5801	58	MAIN RD	3B	67.06	67.06	Main	Pinelands South
5802	21	DUTCH MILL RD	3B	88.50	88.50	Main	Pinelands South
6002	43	2687 N BLUE BELL RD	3B	13.25	13.25		Pinelands South
6002	67	DUTCH MILL RD	3B	50.54	50.54	Main	Pinelands South
6002	73	DUTCH MILL RD	3B	0.06	0.06	Main	Pinelands South
6401	1	3681 DUTCH MILL RD	3B	7.88	7.88	Piney Hollow	Pinelands South
6401	4	3621 DUTCH MILL RD	3B	20.24	20.24	Piney Hollow	Pinelands South
6401	5	DUTCH MILL RD	3B	98.36	98.36		Pinelands South
6401	10	3315 DUTCH MILL RD	3B	28.00	28.00	Piney Hollow	Pinelands South
6401	44	2581 DUTCH MILL RD	3B	25.67	25.67	Piney Hollow	Pinelands South
6401	72	DUTCH MILL RD	3B	17.62	17.62	Piney Hollow	Pinelands South
6502	15	2517 VICTORIA AVE	3B	22.31	22.31	Piney Hollow	Pinelands South
6503	33	1171 PINEY HOLLOW	3B	25.19	25.19	Piney Hollow	Pinelands South
6503	33.02	1207 PINEY HOLLOW RD	3B	28.17	28.17	Piney Hollow	Pinelands South
6601	1	1278 PINEY HOLLOW RD	3B	5.44	5.44	Piney Hollow	Pinelands South
6601	2	UNEXPECTED RD	3B	11.29	11.29	Piney Hollow	Pinelands South
6601	5.01	UNEXPECTED RD	3B	24.70	24.70	Piney Hollow	Pinelands South
6601	20	1016 PINEY HOLLOW RD	3B	37.83	37.83	Piney Hollow	Pinelands South



**Inventory Table 1C. Pinelands Development Credit (PDC) Preserved Land**

<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Class</b>	<b>Acres (Tax Data)</b>	<b>Acres (GIS)</b>	<b>Municipal Project Area</b>	<b>County Project Area</b>
6402	2	618 UNION AVE	1	1.62	1.62	Piney Hollow	
7101	18	S BLUE BELL RD	1	13.27	13.27		
7101	24	S BLUE BELL RD	1	19.43	19.43		
		<b>Undeveloped (Class 1) property (PDC):</b>		<b>34.33</b>	<b>34.33</b>		
5801	37	1765 DUTCH MILL ROAD	3B	11.81	11.81	Main	
5801	57	1721 DUTCH MILL RD	3B	55.55	55.55	Main	
5801	61	2676 MAIN RD	3B	17.24	17.24	Main	Pinelands South
6602	5	PINEY HOLLOW RD	3B	248.69	248.69	Piney Hollow	Pinelands South
6602	12	UNEXPECTED & PINEY HOLLOW	3B	91.55	91.56		Pinelands South
6702	44	161 PINEY LN	3B	48.54	48.54	Piney Hollow	
6703	3	PINEY HOLLOW RD	3B	0.82	0.82		Pinelands South
7101	9	HARDING HWY (BACK)	3B	137.22	137.22		Pinelands South
7101	64	FABRIZIO LN	3B	49.95	49.96	Main	
		<b>Farmland (Class 3B) property (PDC):</b>		<b>661.38</b>	<b>661.38</b>		
		<b>Preserved through the Pinelands Development Credit (PDC) program:</b>		<b>695.71</b>	<b>695.71</b>		

**Inventory Table 2. Target Farms in Franklin Township**

Block	Lot	Location	Class	Acres (Tax Data)	Acres (GIS)	Municipal Project Area	% Agricultural Soils	% Tillable	County ADA	County Target Farm
104	41	1503 CLAYTON WILLIAMSTOWN	3B	23.14	23.14		97.43%	84.28%	ADA	County
104	42	1332 WILLIAMSTOWN RD	3B	28.66	28.66		100.00%	69.60%	ADA	County
701	16	1876 STANTON AVE	3B	32.99	32.99		100.00%	67.41%	ADA	County
702	13	4289 W MALAGA RD	3B	57.04	57.04	Janvier	100.00%	73.53%	ADA	County
702	14	W MALAGA RD	3B	52.26	52.26	Janvier	100.00%	93.98%	ADA	County
702	14.01	W MALAGA RD	3B	30.74	30.74	Janvier	100.00%	90.39%	ADA	County
702	15	4047 W MALAGA RD	3B	24.38	24.38	Janvier	100.00%	90.80%	ADA	County
702	42	TUCKAHOE RD	3B	18.60	18.60	Janvier	100.00%	78.06%	ADA	County
702	42.01	3566 TUCKAHOE RD	3B	5.97	5.97	Janvier	100.00%	75.57%	ADA	County
702	44	TUCKAHOE RD	3B	3.38	3.38	Janvier	100.00%	99.12%	ADA	County
702	45	3658 TUCKAHOE RD	3B	45.41	45.41	Janvier	100.00%	70.39%	ADA	County
1001	34	1248 STANTON AVE	3B	7.95	7.95		100.00%	92.78%	ADA	County
1001	74	COLES MILL RD (BACK)	3B	25.29	25.29		100.00%	71.62%	ADA	County
1001	92	MARSHALL MILL RD	3B	1.43	1.43		100.00%	94.32%	ADA	
1002.03	6	1664 STANTON AVE	3B	9.60	9.60		100.00%	79.93%	ADA	County
1002.03	11	2525 SHERIDAN AVE	3B	9.33	9.33		100.00%	92.16%	ADA	County
1002.03	11.01	2480 SHERIDAN AVE	3B	9.30	9.30		100.00%	97.06%	ADA	County
1101	49	MARSHALL MILL RD	3B	10.71	10.71	Central	100.00%	56.90%	ADA	County
1101	52	CARPENITO AVE	3B	6.84	6.84	Central	100.00%	74.24%	ADA	County
1101	87	1348 PENNSYLVANIA AVE	3B	15.65	15.65		100.00%	56.30%	ADA	County
1201	14	651 MARSHALL MILL RD	3B	20.59	20.59	Central	100.00%	57.49%	ADA	County
1201	17	551 MARSHALL MILL RD	3B	33.16	33.16	Central	100.00%	88.12%	ADA	County
1201	18	493 MARSHALL MILL RD	3B	9.63	9.63	Central	100.00%	86.75%	ADA	County
1201	20	433 MARSHALL MILL RD	3B	20.56	20.56		100.00%	64.85%	ADA	County
1201	24	205 NOTHNICK LN	3B	18.66	18.66		100.00%	98.96%	ADA	County
1201	28	DELSEA DR	3B	9.52	9.52		93.93%	86.90%	ADA	County
1306	17	DELSEA DR (BACK)	3B	15.86	15.86		100.00%	90.77%	ADA	
1306	18	954 DELSEA DR	3B	17.06	17.06		100.00%	78.49%	ADA	County
1901	27	649 EAST AVE	3B	5.87	5.87		91.81%	82.24%	ADA	
1902	1	1457 FRIES MILL RD	3B	256.06	256.06		100.00%	90.35%	ADA	County
1903	1	FRIES MILL RD	3B	21.13	21.13		100.00%	74.85%	ADA	County
2302	30	DELSEA DR	3B	46.03	46.03		100.00%	82.66%	ADA	County
2401	1	S BROAD ST	3B	12.24	12.24		96.38%	50.51%	ADA	
2404	10	SWEDESBORO RD	3B	13.38	13.38	Northern	100.00%	98.82%	ADA	County
2404	11	856 SWEDESBORO RD	3B	47.15	47.16	Northern	99.46%	57.89%	ADA	County
2404	12	SWEDESBORO RD	3B	4.43	4.43	Northern	100.00%	97.41%	ADA	County
2404	17	1018 SWEDESBORO RD	3B	11.58	11.58	Northern	100.00%	78.39%	ADA	County

**Inventory Table 2. Target Farms in Franklin Township**

Block	Lot	Location	Class	Acres (Tax Data)	Acres (GIS)	Municipal Project Area	% Agricultural Soils	% Tillable	County ADA	County Target Farm
2404	18	ARBUTUS AVE	3B	28.90	28.90	Northern	88.71%	64.42%	ADA	County
2601	3	SWEDESBORO RD	3B	8.21	8.21	Northern	100.00%	96.82%	ADA	County
2601	6	SWEDESBORO RD	3B	21.98	21.98	Northern	100.00%	97.31%	ADA	County
2601	9	SWEDESBORO RD	3B	8.40	8.40	Northern	100.00%	90.83%	ADA	County
2601	38	1907 MONROEVILLE RD	3B	18.83	18.83	Northern	100.00%	60.18%	ADA	County
2702	2	1193 WILLOW GROVE RD	3B	15.57	15.57	Northern	100.00%	81.75%	ADA	County
2702	4	1115 WILLOW GROVE RD	3B	57.70	57.70	Northern	100.00%	97.97%	ADA	County
2702	19	1378 MONROEVILLE RD	3B	66.03	66.03	Northern	100.00%	56.93%	ADA	County
2702	20	BUCK & GARRISON RD	3B	9.97	9.97	Northern	100.00%	97.66%	ADA	County
2702	21	BUCK & GARRISON RD	3B	8.29	8.29	Northern	100.00%	100.00%	ADA	County
2702	27	1512 MONROEVILLE RD	3B	15.04	15.04	Northern	100.00%	99.82%	ADA	County
2703	16	556 GARRISON RD	3B	13.76	13.76	Northern	100.00%	61.59%	ADA	County
2703	23	GARRISON RD	3B	4.54	4.54	Northern	100.00%	97.52%	ADA	County
2703	24	748 GARRISON RD	3B	12.57	12.57	Northern	100.00%	92.04%	ADA	County
2703	40	587 WILLOW GROVE RD	3B	36.51	36.51		100.00%	76.31%	ADA	County
2801	5	1718 MONROEVILLE RD	3B	10.11	10.11	Northern	97.59%	70.40%	ADA	County
2801	38	ROYAL AVE	3B	66.97	66.97	Northern	78.62%	57.42%	ADA	County
2801	50.01	WILLOW GROVE RD	3B	21.53	21.53	Northern	100.00%	98.31%	ADA	County
2801	51	WILLOW GROVE RD	3B	42.53	42.53	Northern	89.36%	97.55%	ADA	County
2801	52	WILLOW GROVE RD	3B	38.32	38.32	Northern	97.71%	98.95%	ADA	County
3101	1	225 TAYLOR RD	3B	60.05	60.05	Northern	100.00%	63.81%	ADA	County
3101	31	TAYLOR RD	3B	32.66	32.66	Northern	100.00%	65.64%	ADA	County
3103	1	115 WILLOW GROVE RD	3B	0.93	0.93		100.00%	100.00%	ADA	County
3103	2	WILLOW GROVE RD	3B	1.33	1.33		100.00%	100.00%	ADA	County
3103	3	WILLOW GROVE RD	3B	1.84	1.84		100.00%	86.62%	ADA	County
5601	17	ST GEORGE ST	3B	5.82	5.82		100.00%	79.65%	ADA	County
5601	18	HARDING HWY & ST GEORGE	3B	9.88	9.88		100.00%	94.30%	ADA	County
5601	30	HARDING HWY	3B	3.04	3.04		100.00%	97.75%	ADA	County
5601	32	HARDING HWY	3B	9.00	9.00		100.00%	95.09%	ADA	County
5601	33	HARDING HWY	3B	7.53	7.53		100.00%	97.54%	ADA	County
5602	2	DUTCH MILL RD	3B	9.64	9.64		100.00%	94.76%	ADA	County
5602	21	1194 DUTCH MILL RD	3B	20.10	20.10	Central	92.03%	86.54%	ADA	County
5602	28	DUTCH MILL RD	3B	1.57	1.57	Central	100.00%	100.00%	ADA	County
5602	28.01	DUTCH MILL RD	3B	1.41	1.41	Central	100.00%	100.00%	ADA	County
5602	28.02	DUTCH MILL RD	3B	1.50	1.50	Central	100.00%	100.00%	ADA	County
5602	28.03	DUTCH MILL RD	3B	1.59	1.59	Central	100.00%	100.00%	ADA	County
5602	29	2257 MAIN RD	3B	4.12	4.12	Central	100.00%	94.12%	ADA	County

**Inventory Table 2. Target Farms in Franklin Township**

Block	Lot	Location	Class	Acres (Tax Data)	Acres (GIS)	Municipal Project Area	% Agricultural Soils	% Tillable	County ADA	County Target Farm
5602	30	2257 MAIN RD	3B	4.25	4.25	Central	100.00%	80.93%	ADA	County
5602	31	2215 MAIN RD	3B	5.97	5.97	Central	100.00%	79.78%	ADA	County
5602	32.02	MAIN RD (BACK)	3B	2.48	2.48	Central	100.00%	100.00%	ADA	County
5602	32.03	MAIN RD (BACK)	3B	8.75	8.75	Central	100.00%	84.16%	ADA	County
5602	35	1997 MAIN RD	3B	34.25	34.25	Central	100.00%	72.31%	ADA	County
5602	39	5531 LAKE RD	3B	20.92	20.92	Central	100.00%	92.51%	ADA	County
5602	44	LAKE ROAD	3B	13.80	13.80	Central	100.00%	75.15%	ADA	County
5602	59	ST GEORGE ST	3B	13.05	13.05	Central	100.00%	97.25%	ADA	County
5602	60	596 ST GEORGE ST	3B	21.12	21.12	Central	100.00%	88.28%	ADA	County
5602	61	ST GEORGE ST	3B	9.72	9.72	Central	100.00%	98.71%	ADA	County
5602	63	740 ST GEORGE ST	3B	6.26	6.26	Central	100.00%	79.59%	ADA	County
5701	49	565 DUTCH MILL RD	3B	24.27	24.27	Central	100.00%	82.38%	ADA	County
5701	50	491 DUTCH MILL RD	3B	17.78	17.78	Central	100.00%	59.60%	ADA	County
5702	11	1002 MARSHALL MILL RD	3B	4.02	4.02	Central	100.00%	93.77%	ADA	County
5702	59.36	MAIN RD	3B	53.67	53.67		100.00%	84.53%	ADA	County
5702	62	1331 DUTCH MILL RD	3B	12.52	12.52	Central	100.00%	93.30%	ADA	County
5702	64	1289 DUTCH MILL RD	3B	10.68	10.68	Central	99.79%	93.29%	ADA	County
5702	71	DUTCH MILL RD (BACK)	3B	27.65	27.65	Central	100.00%	88.32%	ADA	County
5702	84	746 CENTRAL AVE	3B	22.78	22.78	Central	100.00%	95.49%	ADA	
5801	35	1813 DUTCH MILL RD	3B	18.36	18.36	Main	100.00%	53.05%	ADA	County
5801	48	2318 MAIN RD	3B	25.85	25.85	Main	100.00%	71.54%	ADA	County
5801	49	2360 MAIN RD	3B	9.86	9.86	Main	100.00%	99.63%	ADA	County
5801	51	2424 MAIN RD	3B	7.46	7.46	Main	100.00%	73.93%	ADA	County
5801	64	CLARK AVE	3B	19.35	19.35	Main	100.00%	87.26%	ADA	County
5802	1	2142 DUTCH MILL RD	3B	18.04	18.04	Main	100.00%	74.04%	ADA	County
5802	22.02	DUTCH MILL RD	3B	3.41	3.41	Main	100.00%	100.00%	ADA	County
5802	22.03	DUTCH MILL RD	3B	4.19	4.19	Main	100.00%	99.51%	ADA	County
5802	22.04	DUTCH MILL RD	3B	70.37	70.37	Main	100.00%	97.92%	ADA	County
5802	26	5809 LAKE RD (UNIT A/B)	3B	16.13	16.13	Main	100.00%	81.98%	ADA	County
5802	28	2020 MAIN RD	3B	17.13	17.13	Main	100.00%	85.50%	ADA	County
5802	28.02	2050 MAIN RD	3B	10.32	10.32	Main	100.00%	60.51%	ADA	County
5802	34	1526 DUTCH MILL RD	3B	12.00	12.00	Main	100.00%	69.70%	ADA	County
5802	44	2032 DUTCH MILL RD	3B	9.82	9.82	Main	100.00%	91.02%	ADA	County
5901	8	MAIN RD	3B	6.05	6.05	Main	100.00%	84.78%	ADA	County
5901	9	2952 MAIN RD	3B	13.04	13.04		100.00%	64.21%	ADA	County
5901	10	3000 MAIN RD	3B	15.64	15.64		100.00%	50.13%	ADA	
5901	88	CLARK AVE	3B	21.32	21.32	Main	100.00%	94.09%	ADA	County

**Inventory Table 2. Target Farms in Franklin Township**

Block	Lot	Location	Class	Acres (Tax Data)	Acres (GIS)	Municipal Project Area	% Agricultural Soils	% Tillable	County ADA	County Target Farm
5901	94	MAIN RD (BACK)	3B	7.89	7.89	Main	100.00%	99.99%	ADA	County
5901	95	MAIN RD (BACK)	3B	16.04	16.04	Main	100.00%	95.55%	ADA	County
5901	96	MAIN RD (BACK)	3B	8.36	8.36	Main	100.00%	93.43%	ADA	County
6002	28.01	2432 TUCKAHOE RD	3B	5.05	5.05		100.00%	78.05%	ADA	
6002	28.04	2356 TUCKAHOE RD	3B	6.54	6.54		100.00%	82.90%	ADA	County
6201	32	4448 COLES MILL RD	3B	13.83	13.83		100.00%	62.41%	ADA	County
6402	5	2933 VICTORIA AVE	3B	16.62	16.62	Piney Hollow	100.00%	82.74%	ADA	County
6402	11	3208 DUTCH MILL RD	3B	15.54	15.54	Piney Hollow	100.00%	61.33%	ADA	County
6402	19.01	VICTORIA AVE (BACK)	3B	13.79	13.79	Piney Hollow	100.00%	80.84%	ADA	County
6402	22	PINEY HOLLOW RD	3B	20.37	20.37	Piney Hollow	100.00%	77.26%	ADA	County
6402	24	3265 VICTORIA AVE	3B	19.47	19.47	Piney Hollow	100.00%	72.29%	ADA	County
6402	25	VICTORIA AVE	3B	19.95	19.95	Piney Hollow	100.00%	84.35%	ADA	County
6402	28	VICTORIA AVE	3B	14.32	14.32	Piney Hollow	100.00%	67.59%	ADA	County
6402	45	VICTORIA AVE	3B	5.26	5.26	Piney Hollow	100.00%	92.78%	ADA	County
6502	8	DUTCH MILL & VICTORIA AVE	3B	52.83	52.83	Piney Hollow	100.00%	89.74%	ADA	County
6503	6.04	2570 VICTORIA AVE	3B	1.00	1.00	Piney Hollow	100.00%	99.84%	ADA	County
6503	6.05	2576 VICTORIA AVE	3B	1.00	1.00	Piney Hollow	100.00%	100.00%	ADA	County
6503	17	VICTORIA AVE	3B	11.14	11.14	Piney Hollow	100.00%	91.98%	ADA	County
6503	18	VICTORIA AVE	3B	26.32	26.32	Piney Hollow	100.00%	63.86%	ADA	County
6503	19	VICTORIA AVE	3B	2.65	2.65	Piney Hollow	100.00%	89.74%	ADA	County
6503	25	PINEY HOLLOW RD (BACK)	3B	19.96	19.96	Piney Hollow	100.00%	74.22%	ADA	County
6503	26	1399 PINEY HOLLOW RD	3B	23.61	23.61	Piney Hollow	100.00%	96.68%	ADA	County
6503	29	1337 PINEY HOLLOW RD	3B	22.49	22.49	Piney Hollow	100.00%	58.55%	ADA	County
6503	30	1221,1231 PINEY HOLLOW RD	3B	25.66	25.66	Piney Hollow	100.00%	86.22%	ADA	County
6503	35	1063 PINEY HOLLOW RD	3B	25.97	25.97	Piney Hollow	100.00%	72.32%	ADA	County
6503	37	286 PINEY LN	3B	6.60	6.60	Piney Hollow	100.00%	86.07%	ADA	County
6601	3	UNEXPECTED RD	3B	10.22	10.22	Piney Hollow	100.00%	90.25%	ADA	County
6601	4	UNEXPECTED RD	3B	22.81	22.81	Piney Hollow	100.00%	60.71%	ADA	County
6602	1	PINEY HOLLOW RD	3B	10.99	10.99	Piney Hollow	100.00%	99.89%	ADA	County
6602	2	1394 PINEY HOLLOW RD	3B	10.60	10.60	Piney Hollow	100.00%	85.15%	ADA	County
6602	8	PINEY HOLLOW RD	3B	3.22	3.22	Piney Hollow	100.00%	87.40%	ADA	County
6602	11	2034 PINEY HOLLOW ROAD	3B	41.61	41.61	Piney Hollow	97.23%	92.68%	ADA	County
6602	15	UNEXPECTED RD	3B	18.94	18.94	Piney Hollow	100.00%	96.09%	ADA	County
6701.01	15	TUCKAHOE RD	3B	42.33	42.33	Main	92.45%	69.27%	ADA	County
6701.01	16	HARDING HIGHWAY	3B	11.77	11.77	Main	100.00%	92.84%	ADA	County
6701.01	17	HARDING HIGHWAY	3B	11.42	11.42	Main	100.00%	89.96%	ADA	County
6701.01	18	S BLUE BELL RD	3B	5.07	5.07	Main	86.43%	89.88%	ADA	County

**Inventory Table 2. Target Farms in Franklin Township**

Block	Lot	Location	Class	Acres (Tax Data)	Acres (GIS)	Municipal Project Area	% Agricultural Soils	% Tillable	County ADA	County Target Farm
6702	2	186 TUCKAHOE RD	3B	9.91	9.91	Main	99.53%	60.24%	ADA	County
6802	13	1692 FLORA RD	3B	13.50	13.50	Forest Grove	100.00%	53.72%	ADA	County
6802	16	FLORA RD	3B	9.73	9.73	Forest Grove	100.00%	56.07%	ADA	County
6802	18	FLORA RD	3B	11.15	11.15	Forest Grove	100.00%	91.04%	ADA	County
6803	1	FOREST GROVE RD	3B	4.40	4.40	Forest Grove	100.00%	100.00%	ADA	County
6803	2	1730 FOREST GROVE RD	3B	5.62	5.62	Forest Grove	100.00%	83.46%	ADA	County
6803	3	1750 FOREST GROVE RD	3B	11.80	11.80	Forest Grove	100.00%	62.40%	ADA	County
6803	5	1816 FOREST GROVE RD	3B	9.34	9.34	Forest Grove	100.00%	83.16%	ADA	County
6803	6.01	FLORA RD	3B	5.95	5.95	Forest Grove	100.00%	99.85%	ADA	County
6803	8	FOREST GROVE RD	3B	8.88	8.88	Forest Grove	100.00%	68.65%	ADA	County
6803	10	1928 FOREST GROVE RD	3B	17.52	17.52	Forest Grove	100.00%	79.09%	ADA	County
6803	14.01	FOREST GROVE RD	3B	3.83	3.83	Forest Grove	100.00%	86.87%	ADA	County
6803	14.02	FOREST GROVE RD	3B	1.83	1.83	Forest Grove	100.00%	83.45%	ADA	County
6803	18	FLORA RD	3B	10.14	10.14	Forest Grove	100.00%	88.50%	ADA	County
6804	7	WEYMOUTH RD	3B	13.54	13.54	Forest Grove	100.00%	98.71%	ADA	County
6804	12	WEYMOUTH RD	3B	4.99	4.99	Forest Grove	100.00%	98.94%	ADA	County
6804	18	FOREST GROVE RD (BACK)	3B	1.20	1.20	Forest Grove	97.76%	100.00%	ADA	County
6804	19	FOREST GROVE RD (BACK)	3B	3.02	3.02	Forest Grove	96.52%	100.00%	ADA	County
6804	20	FOREST GROVE RD	3B	8.11	8.11	Forest Grove	99.53%	99.23%	ADA	County
6804	21	FOREST GROVE RD	3B	14.74	14.74	Forest Grove	100.00%	98.07%	ADA	County
6804	22	FOREST GROVE RD	3B	9.64	9.64	Forest Grove	100.00%	100.00%	ADA	County
6804	23	FOREST GROVE RD	3B	13.32	13.32	Forest Grove	100.00%	99.59%	ADA	County
6804	27	1919 FOREST GROVE RD	3B	9.47	9.47	Forest Grove	100.00%	77.07%	ADA	County
6804	40	296 S BLUE BELL RD	3B	17.15	17.15	Forest Grove	100.00%	65.69%	ADA	County
6804	41	296 S BLUE BELL RD	3B	1.54	1.54	Forest Grove	100.00%	97.93%	ADA	County
6804	47	WEYMOUTH RD	3B	6.59	6.59	Forest Grove	100.00%	100.00%	ADA	County
6804	48	WEYMOUTH RD	3B	2.67	2.67	Forest Grove	100.00%	100.00%	ADA	County
6804	49	WEYMOUTH RD	3B	3.49	3.49	Forest Grove	100.00%	100.00%	ADA	County
6805	1	655 HARDING HWY	3B	27.04	27.04	Forest Grove	100.00%	51.81%	ADA	County
6805	3	593 HARDING HWY	3B	32.02	32.02	Forest Grove	100.00%	60.83%	ADA	County
6805	4.01	HARDING HWY	3B	32.55	32.55	Forest Grove	100.00%	99.72%	ADA	County
6805	6	491 HARDING HWY	3B	20.33	20.33	Forest Grove	100.00%	98.28%	ADA	County
6805	25	WEYMOUTH RD	3B	15.48	15.48	Forest Grove	98.47%	94.84%	ADA	County
6805	27	WEYMOUTH RD (BACK)	3B	9.54	9.54	Forest Grove	100.00%	99.55%	ADA	County
6805	28	WEYMOUTH RD (BACK)	3B	34.83	34.83	Forest Grove	100.00%	71.50%	ADA	County
6805	29	WEYMOUTH RD	3B	17.97	17.97	Forest Grove	100.00%	100.00%	ADA	County
6805	30	1659 WEYMOUTH RD	3B	29.64	29.64	Forest Grove	100.00%	91.74%	ADA	County

**Inventory Table 2. Target Farms in Franklin Township**

Block	Lot	Location	Class	Acres (Tax Data)	Acres (GIS)	Municipal Project Area	% Agricultural Soils	% Tillable	County ADA	County Target Farm
6805	35	S BLUE BELL RD	3B	20.36	20.36	Forest Grove	100.00%	84.15%	ADA	County
7002	10	1584 CATAWBA AVE	3B	18.96	18.96	Forest Grove	97.46%	97.41%	ADA	County
7002	11	1654 CATAWBA AVE	3B	24.70	24.70	Forest Grove	99.81%	84.54%	ADA	County
7002	25.01	WEYMOUTH RD	3B	16.76	16.76	Forest Grove	100.00%	55.33%	ADA	County
7002	30.02	WEYMOUTH RD	3B	14.94	14.94	Forest Grove	100.00%	58.46%	ADA	County
7003	3	1350 WEYMOUTH RD	3B	21.53	21.53	Forest Grove	100.00%	66.45%	ADA	County
7003	30	538 MAIN RD	3B	7.77	7.77		100.00%	69.82%	ADA	County
7101	8	1259 TUCKAHOE RD	3B	103.04	103.04		100.00%	46.79%	ADA	County
7101	28.01	HARDING HWY	3B	24.29	24.29	Main	100.00%	88.40%	ADA	County
7101	30	870 HARDING HWY	3B	9.34	9.34	Main	100.00%	75.69%	ADA	County
7101	31	886 HARDING HWY	3B	10.43	10.43	Main	100.00%	92.65%	ADA	County
7101	35	964 HARDING HWY	3B	55.28	55.28	Main	100.00%	55.88%	ADA	County
7101	50	HARDING HWY	3B	12.42	12.42	Main	100.00%	76.97%	ADA	County
7101	51	1386/1398 HARDING HWY	3B	7.24	7.24	Main	100.00%	81.19%	ADA	County
7101	57	1670 MAIN RD FARM	3B	4.75	4.75	Main	100.00%	96.95%	ADA	County
7101	59	MAIN RD (BACK)	3B	3.43	3.43	Main	100.00%	100.00%	ADA	County
7101	60	MAIN RD (BACK)	3B	8.56	8.56	Main	100.00%	100.00%	ADA	County
7101	62	644 FABRIZIO LN	3B	10.19	10.19	Main	100.00%	87.07%	ADA	County
7101	66	1748 MAIN RD	3B	13.99	13.99	Main	100.00%	84.95%	ADA	County
7101	67	1796 MAIN RD	3B	10.40	10.40	Main	100.00%	83.66%	ADA	County
7101	68	1844 MAIN RD	3B	6.81	6.81	Main	100.00%	81.06%	ADA	County
7101	68.01	MAIN RD	3B	10.21	10.21	Main	100.00%	99.94%	ADA	County
7101	68.02	MAIN RD	3B	10.02	10.02	Main	100.00%	83.87%	ADA	County
7102	7	1268 MAIN RD	3B	22.55	22.55		100.00%	92.63%	ADA	County
7102	8	1268 MAIN RD	3B	19.68	19.68		100.00%	91.45%	ADA	County
7202	1	1899 MAIN RD	3B	9.72	9.72	Central	100.00%	85.64%	ADA	County
7202	1.03	LAKE RD	3B	4.46	4.46	Central	100.00%	99.37%	ADA	County
7202	1.04	LAKE RD	3B	1.74	1.74	Central	100.00%	99.79%	ADA	County
7202	7	MAIN RD	3B	16.25	16.25	Central	100.00%	66.67%	ADA	County
7202	35	LAKE RD	3B	27.66	27.66	Central	100.00%	96.59%	ADA	County
7202	36	5538 LAKE RD	3B	15.86	15.86	Central	100.00%	59.09%	ADA	County
7203	2	490 MADISON AVE	3B	11.02	11.02		100.00%	57.53%	ADA	County
7203	15	1625 HARDING HWY	3B	6.64	6.64		100.00%	78.33%	ADA	County
7203	19	1523 HARDING HWY	3B	15.68	15.68		99.52%	65.54%	ADA	County
7203	22	MAIN RD	3B	6.10	6.10		100.00%	96.15%	ADA	County
7203	23	1299 MAIN RD	3B	32.92	32.92		99.08%	81.45%	ADA	County
7203	37	CATAWBA AVE	3B	18.67	18.67		99.70%	95.01%	ADA	County

**Inventory Table 2. Target Farms in Franklin Township**

Block	Lot	Location	Class	Acres (Tax Data)	Acres (GIS)	Municipal Project Area	% Agricultural Soils	% Tillable	County ADA	County Target Farm
7203	39	1523 HARDING HWY	3B	0.07	0.07		100.00%	100.00%	ADA	
<b>Eligible Farm Parcels (Acres):</b>				<b>3,949.81</b>	<b>3,949.82</b>					
<p><i>The following farms are added as target farms at the recommendation of the SADC.</i></p> <p><i>Each of these farms are under common ownership and contiguous to a larger farm that meets the minimum eligibility requirements.</i></p> <p><i>If the owners of these farms submitted an application for preservation, they would be considered as part of the larger farm unit.</i></p>										
1001	12	STANTON AVE	3B	16.77	16.77		100.00%	34.57%	ADA	
2302	1	EAST AVE	3B	27.04	27.04		96.30%	0.63%	ADA	
2302	2	EAST AVE (BACK)	3B	15.05	15.05		100.00%	9.31%	ADA	
5602	20	DUTCH MILL RD	3B	43.32	43.32	Central	100.00%	44.33%	ADA	
6503	6	2586 VICTORIA AVE	3B	21.85	21.85	Piney Hollow	100.00%	17.98%	ADA	
6701.01	32	TUCKAHOE RD	3B	9.55	9.55	Main	41.33%	54.17%	ADA	
6701.01	32.01	S BLUE BELL RD	3B	24.91	24.91	Main	82.75%	26.95%	ADA	
<b>Eligible Farm Parcels (Acres) as requested by the SADC:</b>				<b>158.49</b>	<b>158.49</b>					
<b>Total Target Farms (Acres):</b>				<b>4,108.29</b>	<b>4,108.31</b>					
<b>Total Number of Target Farms:</b>				<b>230</b>						

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