

# *Township of Woolwich*

**GLOUCESTER COUNTY**



**FARMLAND PRESERVATION PLAN**  
*&*  
**FARMLAND PLANNING  
INCENTIVE GRANT APPLICATION**



Delaware Valley Regional Planning Commission

*2005*



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

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Cover Photo: Woolwich Township farmland      Source: DVRPC

# TABLE OF CONTENTS

<i>Section</i>	<i>Page</i>
Acknowledgements.....	v
1.0 Background and Purpose .....	1
2.0 Agricultural Advisory Committee .....	2
3.0 Farmland Preservation in Woolwich Township	
3.1 Preserved Farmland .....	2
3.2 Farmland Preservation Funding in Woolwich Township .....	2
4.0 Woolwich Township Agricultural Development Areas	
4.1 Description of Agricultural Development Areas .....	4
4.2 Inventory of Farms within the Agricultural Development Areas .....	6
5.0 Woolwich Township Farmland Preservation Planning	
5.1 Goal and Objectives .....	12
5.2 Woolwich Township Agricultural Lands	
5.2.1 Farmland-Assessed Property .....	12
5.2.2 Soils.....	12
5.2.3 Water and Sewer Infrastructure .....	15
5.2.4 Zoning.....	16
5.2.5 New Jersey Development and Redevelopment Plan .....	16
5.2.6 Gloucester County Farmland Preservation Plan .....	16
5.3 Woolwich Township Support for Agriculture	
5.3.1 Township Planning .....	17
5.3.2 Township Ordinances .....	20
5.4 Farming Trends in the Local Area	
5.4.1 Gloucester County .....	21
5.4.2 Woolwich Township.....	22
5.5 Developing Agriculture as an Industry .....	22
6.0 Strategies, Cost Estimates, and Funding	
6.1 Strategies.....	23
6.2 Cost Estimates and Funding	
6.2.1 Cost Estimates.....	24
6.2.2 Municipal Funding.....	25
6.2.3 County Funding .....	25
6.3 Multiyear Funding and Cost Sharing.....	27
7.0 Local Commitment .....	27

# TABLE OF CONTENTS

<i>Section</i>	<i>Page</i>
8.0 Imminence of Change .....	28
9.0 Summary of Recommendations .....	29
10.0 Sources of Information .....	31
<b>Appendices</b> .....	33
I. Resolutions.....	35
II. Woolwich Township Right-to-Farm Ordinance .....	39
III. Inventory of All Farmland-Assessed Properties in Woolwich Township .....	43
IV. Future of Woolwich Township’s Agriculture Program [Farmer Survey] .....	53
V. Is Your Town Farm Friendly? – A Questionnaire .....	69
VI. Federal and State Conservation Programs for Farmers .....	73
<b>Tables</b>	
1. Properties Enrolled in Farmland Preservation Programs, Woolwich Township .....	3
2. Woolwich Township Northern ADA– Inventory of Preferred Farms .....	7
3. Woolwich Township Eastern ADA– Inventory of Preferred Farms .....	8
4a. Inventory of Soils on Preferred Farms — Northern ADA .....	9
4b. Inventory of Soils on Non-Preferred Farms — Northern ADA.....	9
5a. Inventory of Soils on Preferred Farms – Eastern ADA .....	10
5b. Inventory of Soils on Non-Preferred Farms — Eastern ADA .....	11
5c. Inventory of Soils on Non-Preferred Farms in Process of Preservation - Eastern ADA..	11
6. Classification of Woolwich Township Soils.....	13
7. Woolwich Township Soils.....	13
8. Woolwich Township Northern ADA – All Farms.....	18
9. Woolwich Township Eastern ADA – All Farms .....	19
10. Total Acreage and Cost of Preferred Farms .....	25
11. Woolwich Township Farmland Preservation – Potential Municipal Revenues .....	26
12. Woolwich Township Farmland Preservation – Cost Sharing.....	27

# TABLE OF CONTENTS

<i>Section</i>	<i>Page</i>
Maps .....	77
1. Existing Open Space (2003)	
2. Agricultural Development Areas/Preferred Farms	
3. Agricultural Development Areas [against year 2002 aerial photo]	
4a. Northern Agricultural Development Area	
4b. Eastern Agricultural Development Area	
5. Woolwich Township Soil Classifications	
6a. Soil Classifications — Northern ADA	
6b. Soil Classifications — Eastern ADA	
7. Woolwich Township Soils	
8. Approved Sewer Service Areas	
9. Woolwich Township Existing Zoning and New Jersey State Planning Areas	
10. Farmland Preservation (from <i>Woolwich Township Open Space &amp; Recreation Plan</i> )	

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- The Association of New Jersey Environmental Commissions (ANJEC) Smart Growth Assistance Grant program, funded by the Geraldine R. Dodge Foundation
- The Township of Woolwich
- The Delaware Valley Regional Planning Commission's Open Space and Greenways Program

### Agricultural Advisory Committee

Leslie Viereck, III, Chair; Farmer  
Jason Johnson, Liaison to Township Open  
Space Committee  
Alex Elefante, Environmental Commission  
Chair  
Joseph Maugeri, Farmer  
Bruno Putorti, Farmer

*Advisory Members:*  
Alfred DiBella, Open Space Committee Chair  
Paul Lott, Liaison to Woolwich Township  
Committee

### Woolwich Township Planning Board

Leslie Viereck, III, Chair  
Alan Schwager, Vice-Chair  
Giuseppe Chila, Mayor  
Victor Heresniak, Deputy Mayor  
Russ Marino, Police Chief  
John Casella

Alex Elefante  
Lorraine Feret  
Steve Kosluk  
Michael Lutz  
Francis Schmidt

### Woolwich Township Committee

Giuseppe Chila, *Mayor*  
Dr. Victor Heresniak, *Deputy Mayor*  
Paul Lott, *Committeeman*

Mark Hampton, *Committeeman*  
Ted Otten, *Committeeman*

This Farmland Preservation Plan and Planning Incentive Grant application was guided in its development by several members of the Woolwich community, especially members of the Agricultural Advisory Committee, the township Planning Board, and the Woolwich Township

Committee. The decision to develop the plan was made following the open space and recreation planning process conducted by Woolwich Township in 2003 - 04. Members of the Open Space Committee also contributed to the Farmland Plan. Woolwich Township staff members, including township Treasurer Jack Shock, township Clerk Jane DiBella, and Planning Board Secretaries Kim Jaworski and Chris Marquis, all provided critical information.

Tim Brill, Agricultural Retention Program Manager of the New Jersey Farmland Preservation Program, and Ken Atkinson of the Gloucester County Farmland Preservation Program both provided significant help, which is greatly appreciated.

At the Delaware Valley Regional Planning Commission, the following individuals contributed to this report:

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# **WOOLWICH TOWNSHIP FARMLAND PRESERVATION PLAN AND PLANNING INCENTIVE GRANT APPLICATION**

## **1.0 BACKGROUND AND PURPOSE**

Under the Municipal Land Use Law [C.40:55D–28, (13)] a municipality may include a Farmland Preservation Plan Element in its Municipal Master Plan. A municipality may implement this Farmland Preservation Plan Element with the aid of the state Farmland Preservation Planning Incentive Grant program, which was established in 1999. The purpose of the state program is to preserve significant areas of reasonably contiguous farmland that will promote the long-term viability of agriculture as an industry in a municipality or county.

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

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

This document is both a Farmland Preservation Planning Incentive Grant application and a Farmland Preservation Plan Element that has been prepared as an amendment to the Woolwich Township Master Plan. It addresses the ways in which Woolwich Township will increase protection and preservation of agricultural resources and businesses in the community. The document includes the required plan components and maps, along with descriptions and inventories of the agricultural development areas (ADAs) that have been delineated by the Woolwich Township Agricultural Advisory Committee. A funding plan for protection of these farms is outlined, along with actions that the municipality will take to enhance and support the local agricultural industry.

Sections 1 through 4 and 6 through 8 contain information required by the Planning Incentive Grant application guidelines, as well as providing immediate strategies for implementing the Farmland Preservation Plan in Woolwich Township. Section 5 includes the goals of the Farmland Preservation Plan, descriptions of farms and farmland in the township, prior farmland preservation efforts, a summary of farming trends in the region, and information on

the township's agricultural soils. Section 9 summarizes recommendations for actions to support agriculture in Woolwich Township.

## **2.0 Agricultural Advisory Committee**

The Township Committee established an Agricultural Advisory Committee in May 2004 to oversee the development and implementation of a Farmland Preservation Plan and to recommend actions to the Township Committee that will support the agricultural industry. The Agricultural Advisory Committee is composed of five members including three farmers who farm lands that they own, and two others who are members of, and serve as liaison to, the Open Space Committee and the Township Committee. See Acknowledgements page for a list of members.

All meetings of the AAC were open to the public and dates were published in a newspaper of record for the township, the *Gloucester County Times*.

## **3.0 FARMLAND PRESERVATION IN WOOLWICH TOWNSHIP**

### **3.1 Preserved Farmland**

A total of 8,992 acres in Woolwich are farmland-assessed (see *Appendix III*). Of that total, 329 acres have been permanently preserved. All but one of these properties is located to the east of the New Jersey Turnpike. Another 310 acres are enrolled in the 8-year preservation program. Half of these lands are in the northwest quadrant of the township, with the other half in the area east of the NJ Turnpike, in the southern end of the township.

See *Table 1: Properties Enrolled in Farmland Preservation Programs, Woolwich Township* and *Map 1: Existing Open Space*, which includes protected farmland.

Three additional farms have applications to the State Agricultural Development Committee for farmland preservation. These are the Thomas E., Jr. & Anna Gardler; Carmen A. & Josephine DeBella, and Antonio & Angelina Putorti farm properties, which total 303 acres in all.;

### **3.2 Farmland Preservation Funding in Woolwich Township**

The Township of Woolwich proposed a dedicated tax for the acquisition of open space and farmland in 1996 through voter referendum. Township residents voted overwhelmingly in favor of the referendum question establishing an "Open Space and Farmland Trust Fund."

Resolution R-98-73 (see *Appendix I*) established an "Open Space, Farmland, Recreation and Historic Preservation Trust Fund." The trust as first approved was funded by an amount of one cent (\$.01) per \$100 of assessed value beginning in the year 1997. It soon became apparent that additional funds would be needed to accomplish any significant protection of land. A referendum was placed on the ballot in November 2002 to increase the fund gradually up to five cents (\$.05). Township voters overwhelmingly approved this increase too.

In 2003 an amount of two cents (\$.02) per \$100 was implemented. In 2004, this went to three cents (\$.03), which will yield an amount of \$121,000 for the year. As of December 31, 2003 the Open Space Trust Fund in the township had a balance of approximately \$300,000. Expenditures during 2004 toward the acquisition of the Del Monte property, for recreational uses, have left a balance at the end of 2004 of approximately \$80,000.

**Table 1: Properties Enrolled In Farmland Preservation Programs, Woolwich Township**

<b>Permanent Preservation</b>						
<b>Block</b>	<b>Lot</b>	<b>Class</b>	<b>Owner</b>	<b>Location</b>	<b>Township</b>	<b>Acreage</b>
41	5	3B	BORRIE, CRAIG R & LEEANNA J	WOODSTOWN RD	Woolwich	41.85
41	5.1	3A	BORRIE, CRAIG R & LEEANNA J	WOODSTOWN RD	Woolwich	8.03
42	3	3B	GERLACK, MAY L	HARRISONVILLE RD	Woolwich	3.07
43	6	3A	DIBELLA, JOSEPH A	DAVIDSON RD	Woolwich	96.18
43	7	3B	DIBELLA, JOSEPH A	DAVIDSON	Woolwich	15.50
43	8	3B	DIBELLA, JOSEPH A	RUSSELL MILL	Woolwich	35.00
44	6	3A	DIBELLA, JOSEPH A	RUSSELL MILL	Woolwich	21.01
44	10	3B	DIBELLA, JOSEPH A	RUSSELL MILL	Woolwich	18.64
46	7	3B	LICCIARDELLO, RUSSELL J	DAVIDSON RD	Woolwich	21.41
46	10	3A	DIBELLA, JOSEPH A	DAVIDSON RD	Woolwich	35.39
46	9	3A	DIBELLA, JOSEPH A	DAVIDSON RD	Woolwich	17.28
54	16.1	3A	DERSCH, DAN	BACK CREEK RD	Woolwich	16.01
<b>Total Acreage Permanently Preserved</b>						<b>329</b>
<b>Number of Parcels in Permanent Preservation</b>						<b>12</b>
<b>8 – Year Program</b>						
<b>Block</b>	<b>Lot</b>	<b>Class</b>	<b>Owner</b>	<b>Location</b>	<b>Township</b>	<b>Acreage</b>
2	12	3B	MAUGERI, ANNA	OLD FERRY RD	Woolwich	98.82
12	6	3A	VIERECK, LESLIE A JR & CHARLOTTE	VIERECK RD	Woolwich	47.90
13	2	3A	CLENDENING, JEAN V	VIERECK RD	Woolwich	53.97
13	2.2	3B	VIERECK, LESLIE A JR & CHARLOTTE	VIERECK RD	Woolwich	15.69
46	9.1	3B	FINOCCHIARO, JOSEPHINE TRUSTEE	DAVIDSON RD	Woolwich	16.28
46	11	3B	FINNOCHIARO, JOSEPHINE TRUSTEE	MONROEVILLE	Woolwich	40.94
47	5.2	3B	FINOCCHIARO, JOSEPHINE TRUSTEE	MONROEVILLE RD	Woolwich	25.90
55	4.2	3B	HORNER, WILLIAM C	FRANKLINVILLE RD	Woolwich	9.01
<b>Total Acreage in 8-Year Program</b>						<b>308</b>
<b>Number of Parcels in 8-Year Program</b>						<b>8</b>

Source: Township of Woolwich

## 4.0 WOOLWICH TOWNSHIP AGRICULTURAL DEVELOPMENT AREAS

### 4.1 Description of Agricultural Development Areas

The Agricultural Advisory Committee recommended the establishment of two Agricultural Development Areas in the township. They are described here and depicted on **Map 2: Agricultural Development Areas/Preferred Farms**.

#### Northern ADA:

This ADA totals 1,173 acres and is located in the northern section of the Township, adjoining East Greenwich Township to the north and Logan Township to the northwest. Within the ADA are 39 farm parcels on 1,066 acres, which is a density of farming to total land use of 90.98%. Within the ADA, 24 farms on 36 parcels are “preferred.” These farms comprise 990 acres or 92.8% of the full farm parcel list (see **Table 8: Woolwich Northern ADA – All Farms.**)

“Preferred” farms are those that do not have option agreements with developers or applications before the Woolwich Township Planning Board. The preferred farms occupy 990 acres of the total ADA acreage of 1,173, for a density of these farms within the ADA to total ADA of 84.4%. Two farms (Viereck, Clendening, and Viereck) are in the 8-year program but none, so far, are permanently preserved. These two farms (on three parcels) occupy a total of 114 acres.

Soils in this ADA are among the best in the region. Of all soils within the boundaries of the ADA, 688 acres (58%) are prime soils, 255 acres (21%) are soils of statewide importance, 103 acres (8.8%) are soils of local importance, and 107 acres (9.1%) are unique soils. Of the preferred farms within the ADA, prime soils occupy 522 acres (58% of the ADA) and soils of statewide importance are found on 195 acres (21%). Locally important soils make up 101 acres (10%). There are no soils classed as “unique.” Nonattributed soils make up the balance. For a breakdown by farm parcel, see **Table 4: Northern ADA – Inventory of Soils by Preferred Farms.**

All of the farmland within the Northern ADA has been ranked by the Landscape Project as critical habitat for grassland-dependent species of rare animals. The Landscape Project, developed by the Endangered and Nongame Species Program of the NJDEP Division of Fish & Wildlife, documents the value of various types of habitats within New Jersey. It then ranks these habitats as to their importance. The highest ranking goes to habitat areas where there has been a documented occurrence of one or more species that are on either the federal or the state Threatened and Endangered Species lists and where there is a sufficient amount of habitat type to sustain these species (“critical habitat”).

The ranking of “critical” in this ADA is primarily a result of the habitat being either critical or suitable for the endangered bog turtle, which is documented for the region, or for bald eagle nesting and foraging.

Within the Northern ADA are two National Heritage Priority (NHP) sites. These are the Tomlin Station NHP and the Grand Sprute NHP, which are two of only 410 such sites in New

Jersey. Natural Heritage Priority (NHP) sites are areas designated by the New Jersey Division of Parks and Forestry's Office of Natural Lands Management as critically important remaining habitat for rare species and as exemplary natural communities within the state. These areas are to be considered as top priorities for the preservation of biological diversity in New Jersey.

The designation of a NHP site is based on the records of the Natural Heritage Database, which lists documented sightings of endangered and threatened species. The Tomlin Station NHP site is a dry pine/oak woodland and open farmland site located along Pargey Creek and encompasses land within both Woolwich and East Greenwich townships. It surrounds Warrington Millpond. State critically imperiled plant species have been documented on the site, along with other state rare species. It has a biodiversity rating of B5, meaning that the area is of general biodiversity interest, which is a ranking of state significance. All of the Woolwich portion of this site lies within the boundaries of the Northern ADA.

The Grand Sprute Run NHP site is a steep-sided, wooded ravine with open (emergent) and forested wetlands along much of its length, and mixed oak upland forest on its slopes. The stream runs north to south, crossing under Route 322 before flowing into the Raccoon Creek. The site contains two plant species of New Jersey state special concern and habitat for other rare plant species. It also has a biodiversity rating of B5. In 2004, the Fish and Wildlife Division of NJ DEP acquired the lower half of the site, below Route 322, and established a State Wildlife Management Area. Part of the site's unprotected upper half lies within the boundaries of the Northern ADA.

#### Eastern ADA:

This ADA is located on the eastern side of the township, east of the New Jersey Turnpike. It is 2,154 acres in size. There are 61 farm parcels on 1,704 acres within this area, for a density of all farms to total land use of 79.1%. The complete list of farm parcels is located in **Table 9: Woolwich Township Eastern ADA – All Farms.**

Preferred farms are those that do not have option agreements with developers or applications before the Woolwich Township Planning Board (except concept plans). There are 28 preferred farms on 38 parcels, occupying a total of 774 acres. The density of these farms to the total ADA acreage is 35.9%.

Three farms (nine parcels) on 361 acres are permanently preserved, including the Thomas Sorbello-Gerlack farm, the Joseph A. DiBella farms, and Craig and Leanne Borrie's lands. Another three farms occupying 93.2 acres (on five parcels) are in the 8-year program, including J. Finnochiaro Trustee, J. Finnochiaro Trustee, and Horner. Two farms, totaling 48.5 acres, have applied for farmland preservation in the 2005 round of applications. These two farms have been removed from the list of preferred farms but can be seen in the full list of farms within the ADA in **Table 9.**

This ADA runs to Woolwich Township's boundary with South Harrison Township and is contiguous to permanently preserved farmland in that neighboring township.

Soils in the Eastern ADA are also highly productive. The region consists of 1,215 acres (56%) that are prime soils, 407 acres (19%) that are soils of statewide importance, 153 acres (7.1%) that are soils of local importance, and 9 acres (.4%) that are unique soils. Of the Preferred farms within the ADA, the total soil acreage classed as prime is 431 acres (56% of all soils within the ADA) and that for soils of statewide importance is 154 (20%). Locally important soils occupy 46 acres (7%) and unique soils are found on 8 acres (.4%). For a breakdown by preferred farm parcel, see **Table 5: Eastern ADA – Inventory of Soils on Preferred Farms**.

The Eastern ADA has upland forest that is ranked by the Landscape Project as critical habitat. This land is located south of Narraticon Run and north of Davidson Road. Part of this forest is on a farm that has been permanently preserved. Other forest patches are within the preferred farms.

#### **4.2 Inventory of Farms within the Agricultural Development Areas**

**Map 3: Agricultural Development Areas** depicts both ADAs with all farm parcels (preferred and non-preferred) shown against year 2002 aerial photographs. **Map 4a: Northern Agricultural Development Area** and **Map 4b: Eastern Agricultural Development Area** show the relevant ADAs at a smaller scale. Some farms in each ADA already have either an option on them for development or a subdivision application before the Woolwich Township Planning Board. These farms are included in the ADA maps but are not in the inventories of preferred farms — **Tables 2 and 3**. On **Maps 4a and 4b**, preferred farms are labeled with block and lot numbers.

**Table 2: Woolwich Township Northern ADA – Inventory of Preferred Farms** lists all available (non-optioned) farms in the Northern ADA, with percentages of acreage devoted to crops, pasture, and appurtenant woodland. Farms for which subdivision applications are in process of review have been eliminated, and there are no residential properties included.

**Table 3: Woolwich Township Eastern ADA – Inventory of Preferred Farms** lists the available farms in the Eastern ADA. Again, no optioned farms, farms for which applications have been submitted to the Planning Board (except for concept review), and no residential properties are included.

**Map 5** depicts soil classifications within the entire township and, more vividly, within the two ADAs. **Map 6a: Soil Classifications – Northern ADA** and **Map 6b: Soil Classifications – Eastern ADA** show the soil classifications at a closer scale.

Both **Table 4a: Inventory of Soils on Preferred Farms – Northern ADA** and **Table 9: Inventory of Soils on Preferred Farms – Eastern ADA** list the percentages of each preferred farm's soils by soil designation. The same information for non-preferred farms is provided in **Table 4b: Inventory of Soils on Non-Preferred Farms – Northern ADA** and **Table 5b: Inventory of Soils on Non-Preferred Farms – Eastern ADA**. The two farms in the Eastern ADA that have applied for permanent preservation have been removed from the inventory of preferred farms. Their soil designations are listed, instead, in **Table 5c: Inventory of Soils on Non-Preferred Farms in Process of Preservation – Eastern ADA**.



**Table 2: Woolwich Township Northern ADA – Inventory of Preferred Farms**

Block	Lot	Owner	Location	Status	Cropland	Pasture	Woodland	Principal Agric Uses	Total Acres
11	1.00	MACCARONE, SAMUEL	341 STONE MTG HOUSE RD.		33.2			Vegs	33.2
11	2	FINOCCHIARO, JOSEPHINE TRUSTEE	310 OAK GROVE RD		15.7			Soybeans	15.7
11	23.00	NICOLOSI, ALFRED & THERESA	291 STONE MTG. HOUSE RD.		29.7			Grain	29.7
12	5.00	ST JOSEPHS R C CHURCH	300 PAULSBORO ROAD		32.0		25.7	Grain	57.7
12	6.00	VIERECK, LESLIE A JR & CHARLOTTE	110 VIERECK ROAD	8 -Yr Prog	45.0	2.0		Grain, Vegs & Fruit	47.0
13	2.00	CLENDENING, JEAN V	51 VIERECK ROAD	8 -Yr Prog	44.25	5.0	3.0	Grain & Vegs	52.25
13	2.02	VIERECK, LESLIE A JR & CHARLOTTE	439 OAK GROVE ROAD	8 -Yr Prog	14.0	1.0		Grain & Vegs	15.0
13	3.00	RACITE, DOMINIC	489 STONE MEETING HOUSE R		17.0		3.0	Grain & Vegs	20.0
13	4.00	SARBELLO, ROSE M & JOSEPH ETAL	527 STONE MEETING HOUSE R		16.7			Soybeans	16.7
13	5.00	BELFIORE @ C EASTLACK	386 PAULSBORO ROAD		8.0			Grain	8.0
14	3.00	MUSUMECI, JOSEPH & HELEN	325 PAULSBORO ROAD		66.0		3.5	Vegs	69.5
14	5.00	SANDY HILL FARMS @ C EASTLACK	369 PAULSBORO ROAD		6.3			Grain	6.3
14	5.01	SANDY HILL FARMS @ C EASTLACK	361 PAULSBORO ROAD		42.4			Grain	42.4
14	5.03	BELFIORE @ C EASTLACK	403 PAULSBORO ROAD		5.9			Grain	5.9
14	6.01	FARAKAS, LADISLAR & MAUREEN BEAIL-FA	429 PAULSBORO ROAD		0	5.0		Animals & Vegs	5.0
14	6.02	FARAKAS, LADISLAR & MAUREEN BEAIL-FA	421 PAULSBORO ROAD		15.4			Animals & Vegs	15.4
14	9.00	MUSUMECI, PETER & RENARD	451 PAULSBORO ROAD		7.7			Vegs	7.7
14	11.00	EMRICK, JAMES S, JR & BEEMAN, TARA	467 PAULSBORO ROAD		5.9			Soybean	5.9
14	13.00	STILES, LYNNE H & ETALS	423 PAULSBORO ROAD		49.0		30.0	Grain & Vegs	79.0
14	26.00	GAROZZA, CATHERINE	340 GARWIN ROAD		4.4		1.3	Grain	5.7
14	28.00	GAROZZA, CATHERINE	140 MILL ROAD		13.0			Soybeans	13.0
14	29.00	GAROZZA, CATHERINE	380 GARWIN ROAD		4.3		1.0	Soybeans	5.3
14	30.00	DESANTIS, MARY ANN	156 MILL ROAD		5.2	5.25	6.0	Animals & Xmas trees	16.45
17	6.00	GAROZZA, CATHERINE	361 GARWIN ROAD		57.0		3.5	Soybeans	60.5
19	1.00	PREVITERA, ALFIO & CATHLEEN	191 MILL ROAD		31.0			Soybeans	31.0
19	2.00	GIESCHEN, DANIEL D & ALISON V	382 ASBURY STATION ROAD		0	7.5		Animals	7.5
19	4.00	GAROZZA, CATHERINE	139 MILL ROAD		20.0		14.8	Soybeans	34.8
20	1.00	GARDNER, PHILLIP	351 SWEDESBO RO AVE		32.8			Soybeans	32.8
20	3.00	CURIALE, ANTHONY & CHRISTINA	369 ASBURY STATION RD.		0	14.0		Horses	14.0
20	4.00	HELM, WM W & EILEEN	351 ASBURY STATION RD.		35.0		7.7	Grain	42.7
20	6.00	HELM, WM W & EILEEN	13 MILL ROAD		15.0		8.0	Grain & Vegs	23.0
21	1.00	KING'S VIEW ESTATES LLC	50 MILL ROAD		46.2			Soybeans	46.2
21	3.00	KING'S VIEW ESTATES LLC	181 ASBURY STATION RD.		15.3			Vegs	15.3
21	4.00	KING'S VIEW ESTATES LLC	139 ASBURY STATION RD.		55.6			Vegs	55.6
21 & 22	5.00 & 3	BEIER, ERNEST JR & ELINOR	111 & 105 ASBURY STATION RD. (RR LINE CROSSES PROPERTY)		0	23.0	22.0	Animals	45.0
<b>TOTALS</b>					<b>788.95</b>	<b>62.75</b>	<b>129.5</b>		<b>981.2</b>

Source: DVRPC

**Table 3: Woolwich Township Eastern ADA – Inventory of Preferred Farms**

Block	Lot	Owner	Location	Status	Cropland	Pasture	Woodland	Principle Agric. Uses	Total Acres
41	1.00	ROBERTS, ARTHUR C JR & MARION E	141 HARRISONVILLE RD.		36.0	10.7		Dairy	46.7
41	1.01	FICHERA, DIANE	298 WOODSTOWN ROAD		7.0		2.8	Grain & Soybeans	9.8
41	3.01	DOLBOW, ROBERT W & PATRICIA L	199 HARRISONVILLE RD.		0.0	5.7		Animals	5.7
41	3.02	WOLFROM, GARY M & DAWN M	221 HARRISONVILLE RD.		7.1			Hay	7.1
41	4.00	LANNO, VINCENT L & BROWN, RITA Y	308 WOODSTOWN RD		5.0			Soybeans & Blueberries	5.0
41	4.02	MUSUMECI, ANTHONY & ADRIENNE	235 HARRISONVILLE RD.		5.5		1.3	Hay	6.8
41	4.03	MUSUMECI, ANTHONY G	227 HARRISONVILLE RD.		7.8			Silage corn	7.8
41	5.03	MCLAUGHLIN, KIRK & MICHELE	384 WOODSTOWN RD		5.5			Sudan grass	5.5
41	5.05	ROLPE, ANTHONY M & DONNA J	376 WOODSTOWN RD		0.0	5.0		Horses	5.0
41	6.01	WEATHERILL, ROBT C & LORI	263 HARRISONVILLE RD.		6.2			Hay	6.2
41	6.02	LETT, DAVID J & SUSAN S	241 HARRISONVILLE RD.		7.1			Hay	7.1
42	2.00	SORBELLO, GRACE	870 RUSSELL MILL ROAD		18.0		16.1	Soybeans	34.1
42	2.03	SORBELLO, FRANK M & JENNIE L	1015 OLDMANS CREEK RD.		13.0		2.9	Soybeans	15.9
43	3.00	JONES, MICHAEL J	107 DAVIDSON ROAD		15.1			Hay	15.1
43	10.00	ROBERTS, ARTHUR C JR & MARION E	160 HARRISONVILLE RD.		29.0	5.0	3.4	Dairy & Grain	37.4
46	6.00	DAVIDSON, ELMA C.	90 DAVIDSON ROAD		30.4			Grain & Hay	30.4
46	7.00	LICCIARDELLO, RUSSELL J	144 DAVIDSON ROAD		19.8		0.8	Grain & Veggies	20.6
46	9.01	FINOCCHIARO, JOSEPHINE TRUSTEE	279 MONROEVILLE RD.	8 -Yr Program	0.0		16.3	Woodland	16.3
46	11.00	FINNOCHIARO, JOSEPHINE TRUSTEE	285 MONROEVILLE RD.	8 -Yr Program	40.4			Hay & Veggies	40.4
46	12.00	DIBELLA, CARMEN A & JOSEPHINE	525 RUSSELL MILL ROAD		5.4			Soybeans	5.4
46	12.01	DIBELLA, CARMEN A & JOSEPHINE	525 RUSSELL MILL ROAD		17.5			Soybeans & Veggies	17.5
47	1.00	LICCIARDELLO, RICK	201 FRANKLINVILLE RD.		41.4			Veggies	41.4
47	2.00	HORNER, WILLIAM C	263 FRANKLINVILLE RD.		26.6	1.0		Soybeans, Grain & Veggies	27.6
47	2.01	HORNER, WM C	251 FRANKLINVILLE RD		10.9			Grain & Veggies	10.9
47	4.00	BUTLER, MARTHA	291 FRANKLINVILLE RD.		28.0		0.7	Grain	28.7
47	5.02	FINOCCHIARO, JOSEPHINE TRUSTEE	320 MONROEVILLE RD.	8 -Yr Program	26.5			Soybeans	26.5
47	5.03	FINNOCHIARO, JOSEPH A	361 RUSSELL MILL ROAD	8 -Yr Program	12.6			Soybeans	12.6
47	5.04	FINOCCHIARO, MARY LOUISE	331 RUSSELL MILL ROAD		6.0	2.9		Grain	8.9
48	4.01	PETRONGOLO EVERGREEN PLANTATION	396 RUSSELL MILL ROAD		15.0		32.5	Xmas trees & Grain	47.5
48	6.00	MANGANO, SAMUEL A	404 RUSSELL MILL ROAD		6.0			Soybeans & Grain	6.0
50	3	MACCHERONE, SANTO JOSEPH	233 FRANKLINVILLE RD		9.5			Peaches	9.5
50	4	BUTLER, MARTHA	510 FRANKLINVILLE RD		14.0		0.6	Soybeans	14.6
55	1.00	GROPENBACHER, @ KIRK HORNER	200 FRANKLINVILLE ROAD		59.3	5.0	15.0	Veggies	79.3
55	3.00	VANDERGRACHT, TRACIE	240 FRANKLINVILLE RD.		0.0	15.8		Horses	15.8
55	4.00	BUTLER, MARTHA	304 FRANKLINVILLE RD.		5.0			Grain	5.0
55	4.01	BUTLER, MARTHA	290 FRANKLINVILLE RD.		7.0		8.5	Grain	15.5
55	4.02	HORNER, WILLIAM C	272 FRANKLINVILLE RD.		8.3		0.7	Grain	9.0
55	7.00	DORSETT, LAWRENCE & ANN	169 RUSSELL MILL ROAD	Concept. Rev.	0.0	64.6	4.7	Horses	69.3
		<b>TOTALS</b>			<b>551.9</b>	<b>115.7</b>	<b>106.3</b>		<b>774</b>

Source: DVRPC

**Table 4a: Inventory of Soils on Preferred Farms – Northern ADA**

Block	Lot	Owner	Location	% Prime Farmland	% Statewide Importance	% Local Importance
11	1.00	MACCARONE, SAMUEL	341 STONE MTG HOUSE RD.	52%	23%	23%
11	2	FINOCCHIARO, JOSEPHINE TRUSTEE	310 OAK GROVE RD	0%	0%	73%
11	23.00	NICOLOSI, ALFRED & THERESA	291 STONE MTG. HOUSE RD.	58%	34%	0%
12	5.00	ST JOSEPHS R C CHURCH	300 PAULSBORO ROAD	44%	11%	35%
12	6.00	VIERECK, LESLIE A JR & CHARLOTTE	110 VIERECK ROAD	26%	20%	54%
13	2.00	CLENDENING, JEAN V	51 VIERECK ROAD	65%	25%	10%
13	2.02	VIERECK, LESLIE A JR & CHARLOTTE	439 OAK GROVE ROAD	40%	14%	46%
13	3.00	RACITE, DOMINIC	489 STONE MEETING HOUSE R	95%	5%	0%
13	4.00	SARBELLO, ROSE M & JOSEPH ETAL	527 STONE MEETING HOUSE R	80%	20%	0%
13	5.00	BELFIORE @ C EASTLACK	386 PAULSBORO ROAD	100%	0%	0%
14	3.00	MUSUMECI, JOSEPH & HELEN	325 PAULSBORO ROAD	80%	15%	0%
14	5.00	SANDY HILL FARMS @ C EASTLACK	369 PAULSBORO ROAD	100%	0%	0%
14	5.01	SANDY HILL FARMS @C EASTLACK	361 PAULSBORO ROAD	63%	21%	0%
14	5.03	BELFIORE @ C EASTLACK	403 PAULSBORO ROAD	46%	54%	0%
14	6.01	FARAKAS, LADISLAR & MAUREEN BEAIL-FA	429 PAULSBORO ROAD	nd	nd	nd
14	6.02	FARAKAS, LADISLAR & MAUREEN BEAIL-FA	421 PAULSBORO ROAD	nd	nd	nd
14	9.00	MUSUMECI, PETER & RENARD	451 PAULSBORO ROAD	100%	0%	0%
14	11.00	EMRICK, JAMES S, JR & BEEMAN, TARA	467 PAULSBORO ROAD	95%	0%	5%
14	13.00	STILES, LYNNE H & ETALS	423 PAULSBORO ROAD	56%	27%	13%
14	26.00	GAROZZA, CATHERINE	340 GARWIN ROAD	37%	63%	0%
14	28.00	GAROZZA, CATHERINE	140 MILL ROAD	49%	37%	0%
14	29.00	GAROZZA, CATHERINE	380 GARWIN ROAD	56%	44%	0%
14	30.00	DESANTIS, MARY ANN	156 MILL ROAD	51%	17%	7%
17	6.00	GAROZZA, CATHERINE	361 GARWIN ROAD	67%	29%	0%
19	1.00	PREVITERA, ALFIO & CATHLEEN	191 MILL ROAD	20%	23%	49%
19	2.00	GIESCHEN, DANIEL D & ALISON V	382 ASBURY STATION ROAD	70%	30%	0%
19	4.00	GAROZZA, CATHERINE	139 MILL ROAD	10%	69%	0%
20	1.00	GARDNER, PHILLIP	351 SWEDESBORO AVE	69%	25%	0%
20	3.00	CURIALE, ANTHONY & CHRISTINA	369 ASBURY STATION RD.	92%	2%	0%
20	4.00	HELM, WM W & EILEEN	351 ASBURY STATION RD.	66%	15%	0%
20	6.00	HELM, WM W & EILEEN	13 MILL ROAD	25%	37%	0%
21	1.00	KING'S VIEW ESTATES LLC	50 MILL ROAD	51%	15%	0%
21	3.00	KING'S VIEW ESTATES LLC	181 ASBURY STATION RD.	44%	22%	0%
21	4.00	KING'S VIEW ESTATES LLC	139 ASBURY STATION RD.	69%	1%	0%
21	5.00	BEIER, ERNEST JR & ELINOR	111 ASBURY STATION RD.	21%	40%	0%
22	3.00	BEIER, ERNEST JR & ELINOR	105 ASBURY STATION ROAD (RR LINE CROSSES PROPERTY)	nd	nd	nd
				nd = no data		

**Table 4b: Inventory of Soils on Non-Preferred Farms – Northern ADA**

Block	Lot	Owner	Location	% Prime Farmland	% Statewide Importance	% Local Importance
13	5.01	EASTLACK, ELVENA & JOHN SR	450 PAULSBORO ROAD	81%	18%	1%
14	12.00	PREVITERA, ALFIO & CATHLEEN	190 MILL ROAD	75%	22%	3%

Source (tables 4a & 4b): USDA, Natural Resource Conservation Service (SSURGO 20050407)

**Table 5a: Inventory of Soils on Preferred Farms – Eastern ADA**

Block	Lot	Owner	Location	% Prime Farmland	% Statewide Importance	% Local Importance
41	1.00	ROBERTS, ARTHUR C JR & MARION E	141 HARRISONVILLE RD.	89%	11%	0%
41	1.01	FICHERA, DIANE	298 WOODSTOWN ROAD	38%	53%	0%
41	3.01	DOLBOW, ROBERT W & PATRICIA L	199 HARRISONVILLE RD.	3%	97%	0%
41	3.02	WOLFROM, GARY M & DAWN M	221 HARRISONVILLE RD.	72%	19%	0%
41	4.00	LANNO, VINCENT L & BROWN, RITA Y	308 WOODSTOWN RD	58%	42%	0%
41	4.02	MUSUMECI, ANTHONY & ADRIENNE	235 HARRISONVILLE RD.	10%	43%	0%
41	4.03	MUSUMECI, ANTHONY G	227 HARRISONVILLE RD.	76%	19%	0%
41	5.03	MCLAUGHLIN, KIRK & MICHELE	384 WOODSTOWN RD	nd	nd	nd
41	5.05	ROLPE, ANTHONY M & DONNA J	376 WOODSTOWN RD	35%	8%	16%
41	6.01	WEATHERILL, ROBT C & LORI	263 HARRISONVILLE RD.	nd	nd	nd
41	6.02	LETT, DAVID J & SUSAN S	241 HARRISONVILLE RD.	nd	nd	nd
41	6.04	GARDLER, THOMAS E JR & ANNA	261 HARRISONVILLE RD.	37%	21%	0%
42	2.00	SORBELLO, GRACE	870 RUSSELL MILL ROAD	52%	28%	7%
42	2.03	SORBELLO, FRANK M & JENNIE L	1015 OLDMANS CREEK RD.	34%	27%	25%
43	3.00	JONES, MICHAEL J	107 DAVIDSON ROAD	16%	75%	0%
43	10.00	ROBERTS, ARTHUR C JR & MARION E	160 HARRISONVILLE RD.	81%	14%	0%
43	11.00	KOUSOULIS, ELIZABETH	220 HARRISONVILLE RD.	71%	18%	0%
44	1.00	DIBELLA, CARMEN A & JOSEPHINE	542 RUSSELL MILL ROAD	75%	25%	0%
46	6.00	DAVIDSON, ELMA C.	90 DAVIDSON ROAD	67%	4%	15%
46	7.00	LICCIARDELLO, RUSSELL J	144 DAVIDSON ROAD	31%	30%	9%
46	9.01	FINOCCHIARO, JOSEPHINE TRUSTEE	279 MONROEVILLE RD.	1%	3%	0%
46	11.00	FINNOCHIARO, JOSEPHINE TRUSTEE	285 MONROEVILLE RD.	81%	15%	0%
46	12.00	DIBELLA, CARMEN A & JOSEPHINE	525 RUSSELL MILL ROAD	80%	20%	0%
46	12.01	DIBELLA, CARMEN A & JOSEPHINE	525 RUSSELL MILL ROAD	79%	21%	0%
47	1.00	LICCIARDELLO, RICK	201 FRANKLINVILLE RD.	84%	14%	2%
47	2.00	HORNER, WILLIAM C	263 FRANKLINVILLE RD.	94%	6%	0%
47	2.01	HORNER, WM C	251 FRANKLINVILLE RD	68%	31%	1%
47	4.00	BUTLER, MARTHA	291 FRANKLINVILLE RD.	60%	14%	25%
47	5.02	FINOCCHIARO, JOSEPHINE TRUSTEE	320 MONROEVILLE RD.	66%	6%	0%
47	5.03	FINNOCHIARO, JOSEPH A	361 RUSSELL MILL ROAD	62%	22%	10%
47	5.04	FINOCCHIARO, MARY LOUISE	331 RUSSELL MILL ROAD	14%	29%	5%
48	4.01	PETRONGOLO EVEGREEN PLANTATION	396 RUSSELL MILL ROAD	19%	47%	13%
48	4.04	BOYKO, VICTOR & MARY M	360 RUSSELL MILL ROAD	25%	22%	8%
48	6.00	MANGANO, SAMUEL A	404 RUSSELL MILL ROAD	33%	43%	22%
50	3	SORBELLO, EST. OF JOSEPH MACCHERONE	490 FRANKLINVILLE RD	26%	74%	0%
50	4	BUTLER, MARTHA	510 FRANKLINVILLE RD	37%	63%	0%
55	1.00	GROPPENBACHER, @ KIRK HORNER	200 FRANKLINVILLE ROAD	38%	26%	7%
55	3.00	VANDERGRACHT, TRACIE	240 FRANKLINVILLE RD.	79%	0%	14%
55	4.00	BUTLER, MARTHA	304 FRANKLINVILLE RD.	5%	49%	37%
55	4.01	BUTLER, MARTHA	290 FRANKLINVILLE RD.	46%	0%	0%
55	4.02	HORNER, WILLIAM C	272 FRANKLINVILLE RD.	94%	0%	0%
55	7.00	DORSETT, LAWRENCE & ANN	169 RUSSELL MILL ROAD	57%	10%	9%

Source: USDA, Natural Resource Conservation Service (SSURGO 20050407)

**Table 5b: Inventory of Soils on Non-Preferred Farms – Eastern ADA**

Block	Lot	Owner	Location	% Prime Farmland	% Statewide Importance	% Local Importance
41	3.00	SENTENERI, ANTHONY J & ISABELLE R	207 HARRISONVILLE RD.	28%	60%	0%
41	7.00	STRING, DONALD C & JANE C	301 HARRISONVILLE RD.	36%	47%	0%
41	8.00	SORBELLO, THOMAS & MARIE ETALS	RUSSELL MILL M09	67%	28%	4%
41	10.00	SORBELLO, GRACE	885 RUSSELL MILL ROAD	55%	22%	12%
42	1.00	STRING, DONALD C & JANE C	361 HARRISONVILLE RD.	41%	26%	0%
43	5.00	ROBERTS, KENNETH A & WHITE, HELEN	131 DAVIDSON ROAD	28%	47%	0%
43	9.00	DIBELLA, MICHAEL S & JANE B	693 RUSSELL MILL ROAD	83%	0%	0%
43	9.01	DIBELLA, MICHAEL S & JANE B	659 RUSSELL MILL ROAD	14%	9%	0%
43	13.00	DIBELLA, JOSEPH & WRIGHT, ROSEMARY	264 HARRISONVILLE RD.	83%	17%	0%
43	15.00	STRING, DONALD C & JANE C	318 HARRISONVILLE RD.	53%	19%	12%
44	7.00	CHIUCCARELLO, MICHAEL	610 RUSSELL MILL ROAD	52%	37%	5%
44	8.00	DIBELLA, MICHAEL S & JANE B	692 RUSSELL MILL ROAD	82%	13%	0%
44	8.01	STRING, DONALD C & JANE C	710 RUSSELL MILL ROAD	82%	8%	1%
44	8.02	DIBELLA, MICHAEL S & JANE B	416 HARRISONVILLE RD.	47%	19%	24%
44	9.00	STRING, DONALD C & JANE C	728 RUSSELL MILL ROAD	14%	55%	0%
44	9.01	STRING, DONALD C & JANE C	720 RUSSELL MILL ROAD	42%	51%	0%
44	10.01	STRING, DONALD C & JANE C	388 HARRISONVILLE ROAD	45%	40%	0%
46	3.01	CALI, ANNA ESTATE OF	201 MONROEVILLE RD.	70%	0%	0%
49	2.00	BENNY A SORBELLO FAMILY LLC	440 FRANKLINVILLE RD.	66%	15%	0%
50	2.00	BENNY A SORBELLO FAMILY LLC	490 FRANKLINVILLE RD.	85%	15%	0%
56	1.00	BUTLER, GLADYS G	170 RUSSELL MILL ROAD	42%	19%	8%

**Table 5c: Inventory of Soils on Non-Preferred Farms in Process of Preservation – Eastern ADA**

Block	Lot	Owner	Location	% Prime Farmland	% Statewide Importance	% Local Importance	Block
41	6.04	GARDLER, THOMAS E JR & ANNA	261 HARRISONVILLE RD.	Applicant for 2005 Preservation Program	37%	21%	0%
44	1.00	DIBELLA, CARMEN A & JOSEPHINE	542 RUSSELL MILL ROAD	Applicant for 2005 Preservation Program	75%	25%	0%

Source (tables 5b & 5c): USDA, Natural Resource Conservation Service (SSURGO 20050407)

## **5.0 WOOLWICH TOWNSHIP FARMLAND PRESERVATION PLANNING**

### **5.1 Goal and Objectives**

The Woolwich Township Agricultural Advisory Committee established the following Goal and Objectives for its Farmland Preservation Plan and Program:

**Goal:** To retain a viable agricultural industry in Woolwich Township.

#### **Objectives:**

- To increase land preservation resources of all types that are devoted to protecting farmland and agriculture
- To permanently preserve those farmlands that are essential to the maintenance and protection of the agricultural industry within Woolwich Township, based on soil quality and land use planning criteria
- To utilize development rights and fee-simple acquisition as the principle means of permanent preservation of farmlands
- To implement regulatory measures, policies, and programs that will protect and enhance agriculture and the agricultural industry within the township
- To educate Woolwich residents about the benefits of farming in the community

### **5.2 Woolwich Township Agricultural Lands**

#### **5.2.1 Farmland-Assessed Property**

A total of 8,992 acres in Woolwich are farmland-assessed (see *Appendix III*). This acreage is found throughout the township on a total of 284 lots, although many are currently undergoing development or have been approved for development as of the end of 2004. The majority of farmland-assessed property in Woolwich consists of tillable acres.

#### **5.2.2 Soils**

Woolwich's soils are very rich in agricultural value and are among the finest, most productive soils in all of New Jersey. In Woolwich Township the soils consist of 28 series types and 42 variations within those series as identified by the Soil Conservation Service. The majority of these township soils (70%) are considered Prime Farmlands (P-1). Prime Farmlands are lands that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. They can sustain high yields of crops when managed with correct farming methods. Prime Farmlands are not excessively erodible or saturated with water for long periods of time and do not flood frequently.

Nineteen percent (19%) of Woolwich's soils are classified as Farmlands of Statewide Importance (S-1). These soils are close in quality to Prime Farmland and can sustain high yields of crops when correctly managed with favorable conditions.

Of the remaining two classifications, 1.6% of Woolwich soils are categorized as Farmland of Local Importance (L-1), which are soils that can support the production of high value, regional crops like horticultural crops or indigenous foods. Seven percent (7.1%) are Unique Farmlands (U-1), which are similar to L-1 soils in that they can support specialized crops only.

**Table 6: Classification of Woolwich Township Soils**

Designation	Type	Area (in Acres)	%
P-1	Prime Farmland	9,602	70.00%
S-1	Statewide Importance	2,606	19.00%
L-1	Local Importance	220	1.60%
U-1	Unique Farmland	976	7.10%
Other Soil	Wet soils, pits, developed land, etc.	75	0.60%
Water	Water	234	1.70%
<b>Totals</b>		<b>13,714</b>	<b>100.00%</b>

Source: DVRPC

These designations of soils within Woolwich Township are shown on **Map 5: Woolwich Township Soil Classifications**. A complete list of Woolwich soils is shown in **Table 7: Woolwich Township Soils** and all soils are shown on **Map 7: Woolwich Township Soils**.

**Table 7: Woolwich Township Soils**

Soil Code	Soil Name	Woolwich Acres	Percentage of all Soils	Designation*
Ad	Alluvial land	704	5	NA
AmB	Aura loamy sand, 0-5 percent slopes	5	0.0	P-1
ArB	Aura sandy loam, 0-5 percent slopes	50	0.4	P-1
AsB	Aura-Sassafras loamy sands, 0-5 percent slopes	60	0.4	P-1
AuB	Aura-Sassafras sandy loam, 5-10 percent slopes, Severely eroded	172	1	P-1
Ba	Bayboro loam	13	0.1	S-1
Ck	Colemantown-Matlock loams	57	0.4	S-1
CmB	Collington loamy sand, 0-5 percent slopes	27	0.2	P-1
CnA	Collington sandy loam, 0-2 percent slopes	86	1	P-1
CoB	Colts Neck soils, 0-5 percent slopes	832	6	P-1
DoB	Downer loamy sand, 0-5 percent slopes	72	1	S-1
DsB	Downer sandy loam, 2-5 percent slopes	4	0.0	P-1
Ek	Elkton loam	46	0.3	S-1
Fa	Fallsington loam	140	1	S-1
Fd	Fallsington sandy loam	151	1	S-1
FhB	Freehold loamy sand, 0-5 percent slopes	4,084	30	P-1
FnB	Freehold sand, thick surface variant, 0-10 percent slopes	104	1	S-1
FoA	Freehold sandy loam, 0-2 percent slopes	1,792	13	P-1
FoD3	Freehold sandy loam, 10-15 percent slopes, Severely eroded	158	1	L-1

**Table 7: Woolwich Township Soils (cont'd.)**

Soil Code	Soil Name	Woolwich Acres	Percentage of all Soils	Designation*
FsD	Freehold soils, 10-15 percent slopes	182	1	NA
FtE	Freehold, Colts Neck, and Collington soils, 15-25 percent slopes	766	6	NA
Fw	Fresh water marsh	28	0.2	NA
KpB	Keyport sandy loam, 0-5 percent slopes	260	2	P-1
KrB	Kresson sandy loam, 0-5 percent slopes	113	1	NA
LdB	Lakeland sand, 0-10 percent slopes	26	0.2	L-1
LkA	Lenoir and Keyport loams, 0-5 percent slopes	44	0.3	S-1
Mf	Made land, fine materials	17	0.1	L-1
MrB	Marlton sandy loam, 0-5 percent slopes	1,018	7	P-1
MrD	Marlton sandy loam, 10-15 percent slopes	150	1	NA
MrE	Marlton sandy loam, 15-25 percent slopes	98	1	NA
Mu	Muck	12	0.1	U-1
NbB	Nixonton and Barclay soils, 0-5 percent slopes	9	0.1	P-1
Pg	Pits	47	0.3	NA
Po	Pocomoke loam	77	1	S-1
Ps	Pocomoke sandy loam	26	0	S-1
SfB	Sassafras loamy sand, 0-5 percent slopes	210	2	S-1
SrA	Sassafras sandy loam, 0-2 percent slopes	184	1	P-1
SrD3	Sassafras sandy loam, 10-15 percent slopes, Severely eroded	44	0.3	NA
SsD	Sassafras soils, 10-15 percent slopes	58	0.4	S-1
SsE	Sassafras soils, 15-40 percent slopes	53	0.4	NA
Tm	Tidal marsh	260	2	NA
W	Water	234	2	NA
WaD3	Westphalia fine sandy loam, 10-15 percent slopes, Severely eroded	43	0.3	NA
WhB	Westphalia soils, 0-5 percent slopes	444	3	P-1
WhD	Westphalia soils, 10-15 percent slopes	20	0.1	U-1
WhE	Westphalia soils, 15-40 percent slopes	13	0.1	NA
WnA	Woodstown and Dragston loams, 0-2 percent slopes	19	0.1	P-1
WoB	Woodstown and Dragston loamy sands, 0-5 percent slopes	95	1	P-1
WsB	Woodstown and Dragston sandy loams, 0-5 percent slopes	591	4	P-1
WtB	Woodstown and Klej loamy sands, 0-5 percent slopes	16	0.1	S-1
<b>Total Acreage</b>		<b>13,714</b>	<b>100</b>	
<b>Total Farmland Acreage</b>		<b>10,977</b>		
<b>Total Non-Farmland Acreage</b>		<b>2,735</b>		
<b>Steep Slopes (15%+ Slopes)</b>		<b>930</b>		
* Designations: P-1: Prime Farmland S-1: Statewide Importance L-1: Local Importance U-1: Unique Farmland NA: Land that is not appropriate for farming (e.g. eroded, developed, very steep slopes, pits, permanently wet soils, water)				

Source: USDA, Natural Resource Conservation Service (SSURGO 20050407)



### 5.2.3 Water and Sewer Infrastructure

Most residents and farms in Woolwich Township obtain drinking water from private wells and rely on private septic systems for sewage treatment.

#### Water Supply

Until recently, public water was available only for a few Woolwich residents, such as those in the Lakeside development on Route 538 adjoining Swedesboro, which could be reached by the Swedesboro Water Department. However, public water is now being supplied to all residential units in the Weatherby developments by the Consumers New Jersey Water Company (recently renamed Aqua of New Jersey) under a temporary allocation from NJDEP to pump from the Potomac-Raritan-Magothy aquifer. An extension is planned for the pipeline bringing treated Delaware River water from the New Jersey American Water Company Water Treatment Plant in Delran, Burlington County, which currently runs only to Mantua Township.

All public wells in Woolwich/Swedesboro draw on the PRM aquifer. Most private wells probably do so, too, including agricultural wells. Other water-bearing formations that have their western edgeS in Woolwich are too shallow for municipal drinking water supply but may be used by individual, private well owners.

No public water is available in the Agricultural Development Areas.

#### Sewer Service

Sewer service in Woolwich Township is currently confined to the region of the Weatherby Planned Unit Development in the northwestern quadrant of the Township. Already constructed units, and those that will be built, will connect to the Logan Township Municipal Utility Authority treatment plant. Another site that is connected to Logan's sewage treatment system is the Commodore Business Park on Route 322, part of which is in Woolwich and part in Logan Township.

Residents of Swedesboro are served by a treatment plant operated by the Swedesboro MUA, located along the Raccoon Creek at the north end of Swedesboro. This plant also serves the Kingsway Regional High School in Woolwich, north of Swedesboro. Plans for expansion of the Swedesboro plant and its sewer service area, to accommodate business growth and other development along Route 322 in Woolwich, are outlined in the Woolwich Master Plan adopted in 2003.

Neither Agricultural Development Area is served by sewer or within an existing or proposed sewer service area.

See **Map 8: Approved Sewer Service Areas** for the location of the currently approved sewer service area.

#### 5.2.4 Zoning

Woolwich Township compiled a new Master Plan that was adopted in November 2003. Its zoning ordinance was revised in accordance with the Master Plan in February 2004. All currently active farms in Woolwich are located in either the R-1 or R-2 districts, with the exception of farm parcels located along Route 322. The eastern end of this area has been zoned for a Planned Adult Community that will retain extensive open space, probably maintained as farmland, The balance of the Route 322 corridor is zoned for commercial and mixed use, or is in the Flexible Office Commercial zone around the New Jersey Turnpike interchange.

The Agricultural Project Areas are entirely within the R-1 and R-2 zones. See **Map 9: Existing Zoning and New Jersey State Planning Areas.**

#### 5.2.5 New Jersey Development and Redevelopment Plan

Woolwich Township lies within three planning areas of the *New Jersey State Development and Redevelopment Plan* (the State Plan). The eastern third of the township – everything east of the NJ Turnpike – is within the Rural Planning Area (PA4). The western part of the township is divided between the Suburban Planning Area (PA2) and Fringe Planning Area (PA3). PA2 is the designation for the region of Weatherby, up to Raccoon Creek. Everything else is within PA3. See **Map 9: Existing Zoning and New Jersey State Planning Areas**, which depicts these planning areas graphically.

The Agricultural Development Areas (ADAs) are located in two areas. The eastern ADA is in the Rural Planning Area (PA4) portion of the township, east of the New Jersey Turnpike. It adjoins agricultural areas of South Harrison Township. The northern ADA is in the Fringe Planning Area (PA3) that covers the northern section of Woolwich. It adjoins Logan and East Greenwich townships and their agricultural areas.

#### 5.2.6 Gloucester County Farmland Preservation Plan

Adopted by the Gloucester County Freeholders in 1997, the *Gloucester County Farmland Preservation Open Space Protection and Recreational Needs Study* is the official Gloucester County Farmland Preservation Plan and an implementing plan for the Open Space and Farmland Preservation Tax approved by referendum in 1993. The Plan provides data and recommendations for farmland preservation, open space protection, and recreational needs.

The farmland section is a simplified version of the New Jersey state program. It utilizes the state's seven measures of relative farmland value to determine areas where a farm preservation application at the state level is most likely to be competitive.

One of the three major goals of the plan is the development of a large, contiguous, active, low density agricultural area within the county, with long-term economic viability and visual permanence.

All of Woolwich Township's land is ranked in the county plan as either High Priority or Medium Priority for Farmland Preservation. At least 75% of Woolwich's land is ranked as High Priority. All of the remainder, with the exception of some tiny parcels and the high school and golf course sites are ranked as Medium Priority. These Medium Priority lands are clustered in the southeastern corner of the township and in the wetland areas between Swedesboro and the New Jersey Turnpike. Both the Northern and Eastern ADAs are entirely within areas ranked as High Priority for Farmland Preservation in the county plan.

### **5.3 Woolwich Township Support for Agriculture**

#### **5.3.1 Township Planning**

In 2004 Woolwich Township completed an *Open Space and Recreation Plan* (OSRP), which included a section identifying high-priority areas for farmland preservation. This Plan was adopted as an Element of the Master Plan on December 8, 2004. The OSRP includes among its goals:

“Support of the farmland community in order to preserve rural quality and agricultural viability in the municipality.”

The Action Items for implementation of the OSRP includes the following steps for years one, three, and five:

- Establish a systematic outreach program to farmland owners about farmland preservation, including direct contact of farmers who attended the recent information session on the Gloucester County Preservation Program. (year one)
- Establish an Agricultural Advisory Committee to develop a Farmland Preservation Plan for Woolwich Township, utilizing information and mapping from the Open Space and Recreation Plan. Submit the Farmland Preservation Plan to the State Agricultural Development Committee's Planning Incentive Program. (year one)
- Begin working with neighboring municipalities to coordinate open space and farmland preservation efforts, and to resolve issues about growth corridors. (year one)
- Implement recommendations of the Farmland Preservation section of the Open Space & Recreation Plan regarding methods to support and enhance the farming industry in the township. (year three)
- Explore agri-tourism options that make preservation of farmland scenery and activity an economic benefit for the township. (year five)

The Open Space & Recreation Plan delineated three areas of farmland preservation interest (see **Map 10: Farmland Preservation**). Two of these were then selected as Agricultural Development Areas for the Farmland Preservation Plan and their boundaries were more

precisely defined to correlate with parcel boundaries. All farm parcels within the Northern ADA and the Eastern ADA are listed in *Tables 8* and *9*, respectively.

**Table 8: Woolwich Township Northern ADA – All Farms**

Block	Lot	Owner	Location	Status	Cropland	Pasture	Woodland	Total Acres
11	1.00	MACCARONE, SAMUEL	341 STONE MTG HOUSE RD.		33			33
11	2	FINOCCHIARO, JOSEPHINE TRUSTEE	310 OAK GROVE RD		16			16
11	23.00	NICOLOSI, ALFRED & THERESA	291 STONE MTG. HOUSE RD.		30			30
12	5.00	ST JOSEPHS R C CHURCH	300 PAULSBORO ROAD		32		26	58
12	6.00	VIERECK, LESLIE A JR & CHARLOTTE	110 VIERECK ROAD	8 -Yr Prog	45	2		47
13	2.00	CLENDENING, JEAN V	51 VIERECK ROAD	8 -Yr Prog	44	5	3	52
13	2.02	VIERECK, LESLIE A JR & CHARLOTTE	439 OAK GROVE ROAD	8 -Yr Prog	14	1		15
13	3.00	RACITE, DOMINIC	489 STONE MEETING HOUSE R		17		3	20
13	4.00	SARBELLO, ROSE M & JOSEPH ETAL	527 STONE MEETING HOUSE R		17			17
13	5.00	BELFIORE @ C EASTLACK	386 PAULSBORO ROAD		8			8
13	5.01	EASTLACK, ELVENA & JOHN SR	450 PAULSBORO ROAD	Optioned	28			28
14	3.00	MUSUMECI, JOSEPH & HELEN	325 PAULSBORO ROAD		66		4	70
14	5.00	SANDY HILL FARMS @ C EASTLACK	369 PAULSBORO ROAD		7			7
14	5.01	SANDY HILL FARMS @C EASTLACK	361 PAULSBORO ROAD		42			42
14	5.03	BELFIORE @ C EASTLACK	403 PAULSBORO ROAD		6			6
14	6.01	FARAKAS, LADISLAR & MAUREEN BEAIL-FA	429 PAULSBORO ROAD		0	5		5
14	6.02	FARAKAS, LADISLAR & MAUREEN BEAIL-FA	421 PAULSBORO ROAD		15			15
14	9.00	MUSUMECI, PETER & RENARD	451 PAULSBORO ROAD		8			8
14	11.00	EMRICK, JAMES S, JR & BEEMAN, TARA	467 PAULSBORO ROAD		6			6
14	12.00	PREVITERA, ALFIO & CATHLEEN	190 MILL ROAD	Concept. Rev. 9/04	60			60
14	13.00	STILES, LYNNE H & ETALS	423 PAULSBORO ROAD		49		30	79
14	26.00	GAROZZA, CATHERINE	340 GARWIN ROAD		4		1	5
14	28.00	GAROZZA, CATHERINE	140 MILL ROAD		13			13
14	29.00	GAROZZA, CATHERINE	380 GARWIN ROAD		4		1	5
14	30.00	DESANTIS, MARY ANN	156 MILL ROAD		3	5	6	14
17	6.00	GAROZZA, CATHERINE	361 GARWIN ROAD		57		4	61
19	1.00	PREVITERA, ALFIO & CATHLEEN	191 MILL ROAD		31			31
19	2.00	GIESCHEN, DANIEL D & ALISON V	382 ASBURY STATION ROAD		0	7		7
19	4.00	GAROZZA, CATHERINE	139 MILL ROAD		20		15	35
20	1.00	GARDNER, PHILLIP	351 SWEDESBORO AVE		33			33
20	3.00	CURIALE, ANTHONY & CHRISTINA	369 ASBURY STATION RD.		0	14		14
20	4.00	HELM, WM W & EILEEN	351 ASBURY STATION RD.		35		8	43
20	6.00	HELM, WM W & EILEEN	13 MILL ROAD		15		8	23
21	1.00	KING'S VIEW ESTATES LLC	50 MILL ROAD		46			46
21	3.00	KING'S VIEW ESTATES LLC	181 ASBURY STATION RD.		15			15
21	4.00	KING'S VIEW ESTATES LLC	139 ASBURY STATION RD.		56			56
21	5.00	BEIER, ERNEST JR & ELINOR	111 ASBURY STATION RD.		0	23	22	45
22	3.00	BEIER, ERNEST JR & ELINOR	105 ASBURY STATION ROAD (RR LINE CROSSES PROPERTY)					
		<b>TOTALS</b>			<b>875</b>	<b>62</b>	<b>131</b>	<b>1068</b>

Source: DVRPC

**Table 9: Woolwich Township Eastern ADA – All Farms**

Block	Lot	Owner	Location	Status	Cropland	Pasture	Woodland	Total Acres
	1.00	ROBERTS, ARTHUR C JR & MARION E	141 HARRISONVILLE RD.		36.0	10.7		46.7
41	1.01	FICKERA, DIANE	298 WOODSTOWN ROAD		7.0		2.8	9.8
41	3.00	SENTENERI, ANTHONY J & ISABELLE R	207 HARRISONVILLE RD.	Optioned	7.4			7.4
41	3.01	DOLBOW, ROBERT W & PATRICIA L	199 HARRISONVILLE RD.		0.0	5.7		5.7
41	3.02	WOLFROM, GARY M & DAWN M	221 HARRISONVILLE RD.		7.1			7.1
41	4.00	LANNO, VINCENT L & BROWN, RITA Y	308 WOODSTOWN RD		5.0			5.0
41	4.02	MUSUMECI, ANTHONY & ADRIENNE	235 HARRISONVILLE RD.		5.5		1.3	6.8
41	4.03	MUSUMECI, ANTHONY G	227 HARRISONVILLE RD.		7.8			7.8
41	5.03	MCLAUGHLIN, KIRK & MICHELE	384 WOODSTOWN RD		5.5			5.5
41	5.05	ROLPE, ANTHONY M & DONNA J	376 WOODSTOWN RD		0.0	5.0		5.0
41	6.01	WEATHERILL, ROBT C & LORI	263 HARRISONVILLE RD.		6.2			6.2
41	6.02	LETT, DAVID J & SUSAN S	241 HARRISONVILLE RD.		7.1			7.1
41	6.04	GARDLER, THOMAS E JR & ANNA	261 HARRISONVILLE RD.	Applicant for 2005 Preservation Program	10.3		2.0	12.3
41	7.00	STRING, DONALD C & JANE C	301 HARRISONVILLE RD.	Windsor: Completeness: 8/04	25.0	13.8		38.8
41	8.00	SORBELLO, THOMAS & MARIE ETALS	RUSSELL MILL M09	Optioned	42.7			42.7
41	10.00	SORBELLO, GRACE	885 RUSSELL MILL ROAD	Heatherton: Final: 2-15-98	28.0		10.6	38.6
42	1.00	STRING, DONALD C & JANE C	361 HARRISONVILLE RD.	Windsor: Completeness: 8/04	13.2			13.2
42	2.00	SORBELLO, GRACE	870 RUSSELL MILL ROAD		18.0		16.1	34.1
42	2.03	SORBELLO, FRANK M & JENNIE L	1015 OLDMANS CREEK RD.		13.0		2.9	15.9
43	3.00	JONES, MICHAEL J	107 DAVIDSON ROAD		15.1			15.1
43	5.00	ROBERTS, KENNETH A & WHITE, HELEN	131 DAVIDSON ROAD	Optioned	9.6			9.6
43	9.00	DIBELLA, MICHAEL S & JANE B	693 RUSSELL MILL ROAD	Optioned	5.0			5.0
43	9.01	DIBELLA, MICHAEL S & JANE B	659 RUSSELL MILL ROAD	Optioned	10.0		22.0	32.0
43	10.00	ROBERTS, ARTHUR C JR & MARION E	160 HARRISONVILLE RD.		29.0	5.0	3.4	37.4
43	13.00	DIBELLA, JOSEPH & WRIGHT, ROSEMARY	264 HARRISONVILLE RD.	Optioned	126.8			126.8
43	15.00	STRING, DONALD C & JANE C	318 HARRISONVILLE RD.	Windsor: Completeness: 8/04	21.0	5.3		26.3
44	1.00	DIBELLA, CARMEN A & JOSEPHINE	542 RUSSELL MILL ROAD	Applicant for 2005 Preservation Program	36.2			36.2
44	7.00	CHIUCARELLO, MICHAEL	610 RUSSELL MILL ROAD	Optioned	56.5			56.5
44	8.00	DIBELLA, MICHAEL S & JANE B	692 RUSSELL MILL ROAD	Optioned	44.3		18.0	62.3
44	8.01	STRING, DONALD C & JANE C	710 RUSSELL MILL ROAD	Windsor: Completeness: 8/04	31.0		18.3	49.3
44	8.02	DIBELLA, MICHAEL S & JANE B	416 HARRISONVILLE RD.	Optioned	16.9		15.0	31.9
44	9.00	STRING, DONALD C & JANE C	728 RUSSELL MILL ROAD	Windsor: Completeness: 8/04	3.7			3.7
44	9.01	STRING, DONALD C & JANE C	720 RUSSELL MILL ROAD	Windsor: Completeness: 8/04	7.2			7.2
44	10.01	STRING, DONALD C & JANE C	388 HARRISONVILLE ROAD	Windsor: Completeness: 8/04	16.6			16.6

**Table 9: Woolwich Township Eastern ADA – All Farms (cont'd.)**

Block	Lot	Owner	Location	Status	Cropland	Pasture	Woodland	Total Acres
46	3.01	CALI, ANNA ESTATE OF	201 MONROEVILLE RD.	Optioned	69.0	8.6		77.6
46	6.00	DAVIDSON, ELMA C.	90 DAVIDSON ROAD		30.4			30.4
46	7.00	LICCIARDELLO, RUSSELL J	144 DAVIDSON ROAD		19.8		0.8	20.5
46	9.01	FINOCCHIARO, JOSEPHINE TRUSTEE	279 MONROEVILLE RD.	8 -Yr Program	0.0		16.3	16.3
46	11.00	FINNOCHIARO, JOSEPHINE TRUSTEE	285 MONROEVILLE RD.	8 -Yr Program	40.4			40.4
46	12.00	DIBELLA, CARMEN A & JOSEPHINE	525 RUSSELL MILL ROAD		5.4			5.4
46	12.01	DIBELLA, CARMEN A & JOSEPHINE	525 RUSSELL MILL ROAD		17.5			17.5
47	1.00	LICCIARDELLO, RICK	201 FRANKLINVILLE RD.		41.4			41.4
47	2.00	HORNER, WILLIAM C	263 FRANKLINVILLE RD.		26.6	1.0		27.6
47	2.01	HORNER, WM C	251 FRANKLINVILLE RD		10.9			10.9
47	4.00	BUTLER, MARTHA	291 FRANKLINVILLE RD.		28.0		0.7	28.7
47	5.02	FINOCCHIARO, JOSEPHINE TRUSTEE	320 MONROEVILLE RD.	8 -Yr Program	26.5			26.5
47	5.03	FINNOCHIARO, JOSEPH A	361 RUSSELL MILL ROAD	8 -Yr Program	12.6			12.6
47	5.04	FINOCCHIARO, MARY LOUISE	331 RUSSELL MILL ROAD		6.0	2.9		8.9
48	4.01	PETRONGOLO EVERGREEN PLANTATION	396 RUSSELL MILL ROAD		15.0		32.5	47.5
48	6.00	MANGANO, SAMUEL A	404 RUSSELL MILL ROAD		6.0			6.0
49	2.00	BENNY A SORBELLO FAMILY LLC	440 FRANKLINVILLE RD.	Optioned	55.5		5.4	60.9
50	2.00	BENNY A SORBELLO FAMILY LLC	490 FRANKLINVILLE RD.	White Oak Estates: Completeness: 9/04	22.4			22.4
50	3	SORBELLO, EST. OF JOSEPH MACCHERONE	490 Franklinville Rd.		9.5			9.5
50	4	BUTLER, MARTHA	510 Franklinville Rd.		14.0		0.6	14.6
55	1.00	GROPENBACHER, @ KIRK HORNER	200 FRANKLINVILLE ROAD		59.3	5.0	15.0	79.3
55	3.00	VANDERGRACHT, TRACIE	240 FRANKLINVILLE RD.		0.0	15.8		15.8
55	4.00	BUTLER, MARTHA	304 FRANKLINVILLE RD.		5.0			5.0
55	4.01	BUTLER, MARTHA	290 FRANKLINVILLE RD.		7.0		8.5	15.5
55	4.02	HORNER, WILLIAM C	272 FRANKLINVILLE RD.		8.3		0.7	9.0
55	7.00	DORSETT, LAWRENCE & ANN	169 RUSSELL MILL ROAD	Concept. Rev.	0.0	64.6	4.7	69.3
56	1.00	BUTLER, GLADYS G	170 RUSSELL MILL ROAD	Optioned	70.0		38.0	108.0
<b>TOTALS</b>					<b>1,280.2</b>	<b>143.4</b>	<b>235.6</b>	<b>1659.2</b>

Source: DVRPC

Other Action Item steps were begun even before the OSRP was finalized and adopted as an Element of the Master Plan. They included follow-up contact to farmers who attended an October 2003 meeting on farmland preservation, and appointment of an Agricultural Advisory Committee, established in May 2004.

### 5.3.2 Township Ordinances

Woolwich Township has in place several ordinances and ordinance provisions that are designed to protect farming operations from undue constraint. A Right-to-Farm ordinance was adopted in 1992 and amended in 1994 to follow general state guidelines. In late 2004, when

the Agricultural Advisory Committee was formed, it was decided that the ordinance needed strengthening. Accordingly, the state's model Right-to-Farm ordinance was used as the basis for a more comprehensive ordinance for Woolwich. This ordinance was adopted by the Township Committee on March 21, 2005, following a second reading and public hearing. The ordinance is included here as *Appendix II*.

Farming is permitted in all Woolwich zoning districts. In late 2003, Woolwich completed Phase I of a new Master Plan, which was adopted in October 2003. Phase I included Master Planning Assumptions, and the Land Use and Housing Elements. The Land Use Element included a proposal that a perimeter buffer be required in all residential districts when new dwellings are proposed adjacent to existing, operating farms. The Land Use Element also proposed the voluntary use of conservation subdivisions and the adoption of a Transfer of Development Rights (TDR) program, as the means for conserving open space and farmland.

A new zoning ordinance was adopted in 2004 that implemented Master Plan proposals. Section 203.69 requires buffers separating all nonresidential uses from residential uses.

## **5.4 Farming Trends in the Local Area**

### **5.4.1 Gloucester County**

Farm acreage and farming in Gloucester County and throughout New Jersey changed dramatically during the second half of the 20<sup>th</sup> century. Farm acreage trends from 1954 to 1997 show a loss of 50% of the state's agricultural land base. Most of that decline occurred between 1954 and 1974, with the rate of decline slowing after 1974 from 35,192 acres to 5,600 acres per year. From 1982 to 1997, this rate continued at 5,582 acres per year.

Gloucester County's loss of farmland paralleled state trends in the earlier years, but from 1982 to 1997 the rate of loss slowed. There was a total loss of 7,760 acres, which is equivalent to a rate of 517 acres per year. According to data from the 2002 Census of Agriculture conducted by the U.S. Department of Agriculture National Agricultural Statistics Service, this trend accelerated again between 1997 and 2002, with 8,135 acres being lost from farming.

The Census of Agriculture reports that in 2002 there were 692 farms in Gloucester County. The average size of farms in 2002 had decreased 11% to 73 acres from 82 acres in 1997. Of the total number of farms in Gloucester, only 212 farms were 50 acres or greater in size, with most farms in the range of 10 to 49 acres.

The average age of farmers in Gloucester County was 54, according to the census. Most principal farmers are male, with only 140 out of a total of 692 principal operators being female. Just over half of principal operators (365 out of 692) consider farming to be their primary occupation, with the other 47% having employment other than farming.

#### **5.4.2 Woolwich Township**

Woolwich Township has suffered a decline in active farmland equivalent to that of Gloucester County, although much of this loss began after 1980, following approval of the large Planned Unit Development of Weatherby that occurred in the late 1970s. Since 1994, the pace of development on former farmland has quickened, with 1,659 subdivision lots granted approval between 1994 and 2002, and another 1,511 lots (including 871 townhouse units) approved in 2003 and 2004. During the period 1980 to 2001, Woolwich's harvested cropland dropped by over 1,500 acres, according to the New Jersey State Agriculture Development Committee *Strategic Targeting Project Report*, issued in 2003.

Vegetables and grain are the dominant crops in Woolwich. Almost all vegetable farming sells to the wholesale market, with local farmers doing their own packing. These operations are successful due to carefully timed marketing and large investments in the operation. In addition, some of Woolwich's active farmers maintain subsidiary operations or businesses that are related to farming. Only one fully operational dairy farm remains in the township and only one larger horse farm, although some farm-assessed properties under 20 acres maintain horses and cows. There are two Christmas tree farms in the township. There are two roadside farm markets in Woolwich, but most of their produce does not come from local farms, which sell, by choice, to wholesale markets.

Many acres of farmland are leased to the remaining active farmers in Woolwich and adjoining townships. Some of this acreage is under option for development. Some is owned by farmers who have retired fully or partly, or is held by the heirs of deceased farmers. Because of the extensive opportunity to sell land for development that currently exists in Woolwich, much of this land probably cannot be preserved through the purchase of development rights. Some farms may be available for fee simple acquisition, however.

#### **5.5 Developing Agriculture as an Industry**

The Woolwich Township Agricultural Advisory Committee (AAC) is attempting to improve the agricultural industry through a combination of measures. The first is to determine what would be most beneficial to farmers in the community through the use of a survey of farmers. A survey form was developed, using as a model a countywide survey employed in Cumberland County, Pennsylvania, through a program conducted by Penn State University. In Woolwich, the AAC is distributing the survey instrument to farmers with a return envelope. All surveys will be anonymous.

The AAC has determined, thus far, that the best means of enhancing and supporting the farm industry in the township is to provide education to residents about farming and its importance to the community. This would help to prevent potential conflicts and would lay the groundwork for possible marketing enhancements and economic supports.

Education to the public would include development of literature about the role of farming in Woolwich and its importance in the history of the township. A pamphlet, aimed especially at new residents, will promote the recognition that Woolwich is a farming community and



address some of the coexistence issues that are most difficult for farmers. The pamphlet and a statement of recognition of the Right-to-Farm for purchasers to sign would be distributed when home sales occur, along with the certificate of occupancy.

Although 4-H programs are strong in Gloucester County, the Future Farmers of America program no longer exists in the regional high school and is unlikely to be reestablished. Nevertheless, township educational efforts could involve encouragement of farming-related programs within the schools. It has also been decided that education efforts will include demonstrations at community events of farm equipment and operations. A community-sponsored farm festival is another option that is being explored.

Other educational approaches will include publication in the township newsletter and in the local newspaper of periodic articles on farming topics and on “sharing” the community with farmers. The Right-to-Farm ordinance will also be posted on the township website.

An important step that the township will take is to incorporate farming industry promotion into its economic planning. Although current farmers are not serving local markets, there may be actions that the township could take that would improve marketing or operations of current or future farmers. The recognition of a responsibility to the industry, and to its success, is an important shift in township planning.

## **6.0 STRATEGIES, COST ESTIMATES, AND FUNDING**

### **6.1 Strategies**

Because the total cost of preserving even 75% of all farms in the two Agricultural Development Areas (ADAs) is prohibitively expensive through purchase of development rights or fee simple acquisition programs, various strategies must be used to protect and maintain Woolwich’s farmland and farming community. These include the following steps:

1. Concentrate on those farms in the two ADAs for which there are no agreed-upon options with developers, or subdivision applications before the township Planning Board. This total acreage is 1,782 acres. Preservation of 75% of it can be achieved through a combination of funds from the municipality, county, and state. See Section 6.2, Cost Estimates and Funding Plan below.
2. Woolwich Township has sufficient funding through its Open Space and Farmland Preservation Trust fund to finance municipal bonds that can be used for farmland preservation as well as for other open space. The funding plan in the next section shows how this can be done over a six-year period. Because the State Farmland Trust funding is only guaranteed through 2009, funding projections for state and county funding can only be assumed through that year. Woolwich Township bonds issued for another two years, in 2010 and 2011, will enable additional farmland preservation beyond the potential end of the State Trust.

3. Continued municipal bonding over a six-year period will also allow farmland preservation to occur over a longer time period. Funds can be used at the start to acquire options for preservation of farms, which will require less funding in the earlier years and allow more farms to be optioned. The completion of sales can then occur at a pace that accords with the funding available each year and with the specific conditions and needs of landowners.
4. Where possible, installment purchases of farms, where payments will occur over a five- or six-year, or greater, period should be sought. This would allow the municipality to consider bonding for acquisitions through a capital budget. In addition, some landowners may prefer this method of payment, for tax or other reasons.
5. Adoption of a Conservation Design ordinance is essential for preserving farmland on those parcels that have already been sold and are in the process of development. When well-designed, open space and farmland should be linked to contiguous farm parcel lands. This will maintain the integrity of the ADA and make farming operations easier. It will also allow preservation of important scenic views, which in Woolwich are largely across beautiful farmland.
6. Adoption of a Transfer-of-Development-Rights program is essential for preserving those farms where the value of development rights does not appear high enough, compared to developer offers. If adopted in 2005, the TDR program may also be used to protect those farms that have development options already.

## **6.2 Cost Estimates and Funding**

### **6.2.1 Cost Estimates**

The estimated cost to preserve farmland within the township's two Agricultural Development Areas is shown in *Table 10: Total Acreage and Cost of Preferred Farms*. The cost estimate is based on a multiplication factor of \$13,365 per acre for purchase of development rights, which was provided by Ken Atkinson of the Gloucester County Farmland Preservation Program.

This figure is based on actual appraisal values in 2004 in Woolwich Township and is an average amount for acquisition of development rights, incorporating all types of land on all the farms that have been appraised for consideration in 2004. The township recognizes that the actual cost for acquiring development rights or making fee simple purchases based on certified appraisals of farmland in Woolwich Township may be higher than this estimate.

As indicated in *Table 10*, a total of 1,764 acres of agricultural land is proposed for preservation through the acquisition of development rights within the township at a total estimated cost of \$23,575,860.

**Table 10: Total Acreage and Cost of Preferred Farms**

<b>ADA</b>	<b>Acreage of Preferred Farms</b>	<b>Total Cost</b>
Northern	990	\$13,231,350
Eastern	774	\$10,344,510
<b>Total</b>	<b>1,764</b>	<b>\$23,575,860</b>
<b>75% of Total</b>		<b>\$17,681,895</b>

Source: DVRPC

Funding for this program is calculated for 75% of the cost of all acreage because it may be assumed that not all farms will be available for preservation and that other methods of preservation may offset the need for direct acquisition. In addition, the total cost is a decidedly theoretical amount, based on an average price in 2004, rather than on the actual cost of acquiring development easements.

### 6.2.2 Municipal Funding

As shown in *Table 11: Woolwich Township Farmland Preservation – Potential Municipal Revenues*, the current municipal tax will generate about \$124,000 in 2005. This amount is based on a net taxable value of all property in Woolwich that can be expected to grow over time. Indeed, the increase in value between 2003 and 2004 was \$35 million. At least for the next four to five years, the addition of new property will continue to expand this property base. *Table 11* figures are predicated on a very conservative growth rate of 5% per year.

The township could generate about \$1,200,000 in 20-year municipal bonds each year over a six-year period for a total of \$7,200,000 in bond financing. These amounts reflect low interest bonds that can be secured at a rate of 4.25%. To finance these bonds, the municipal Open Space, Farmland, Recreation and Historic Preservation Trust Fund tax rate will need to increase in 2010 to \$.06/\$100 of assessed property value. In 2011 it will need to increase to \$.08 and by 2012 to \$.09, holding steady thereafter.

### 6.2.3 County Funding

It is anticipated that the county will continue to pursue its farmland preservation program in conjunction with the State Agriculture Development Board (SADB). At present the county is working to acquire development easements on 303 acres within Woolwich Township. The cost to the county for this, using the same average price of \$13,352, is \$2,022,828 or half of the projected total per year. For purposes of this financial plan, it is assumed that the county program will continue and will include preservation of properties that are within the two ADAs. A conservative estimate is that the county could provide \$1.2 million annually for the four years that the state’s matching trust funding is available and that this would be used for direct easement purchase on individual farms through the SADB program.

**Table 11: Woolwich Township Farmland Preservation – Potential Municipal Revenues**

Year	Net Taxable Value All Property	Open Space & Farmland Trust Tax Rate	Open Space & Farmland Trust Revenue	Bond Issue	Cumulative Bond	Debt Service	Balance of Trust Acct.	Interest Earned on Balance	Total Balance At End of Year
2004	\$394,000,000	0.0003	\$118,200				\$80,000	\$1,600	\$81,600
2005	\$413,700,000	0.0003	\$124,110				\$204,110	\$4,114	\$209,824
2006	\$434,385,000	0.0005	\$217,193	\$1,200,000	\$1,200,000	(\$89,000)	\$332,303	\$6,760	\$344,777
2007	\$456,104,250	0.0005	\$228,052	\$1,200,000	\$2,400,000	(\$178,000)	\$382,355	\$7,897	\$402,726
2008	\$478,909,463	0.0005	\$239,455	\$1,200,000	\$3,600,000	(\$267,000)	\$354,809	\$7,504	\$382,684
2009	\$502,854,936	0.0005	\$251,427	\$1,200,000	\$4,800,000	(\$356,000)	\$250,237	\$5,562	\$283,674
2010	\$527,997,682	0.0006	\$316,799	\$1,200,000	\$6,000,000	(\$445,000)	\$122,035	\$3,109	\$158,582
2011	\$554,397,567	0.0008	\$443,518	\$1,200,000	\$7,200,000	(\$534,000)	\$31,553	\$1,362	\$69,462
2012	\$582,117,445	0.0009	\$523,906			(\$534,000)	\$21,459	\$1,187	\$60,555
2013	\$611,223,317	0.0009	\$550,101			(\$534,000)	\$37,560	\$1,533	\$78,189
2014	\$641,784,483	0.0009	\$577,606			(\$534,000)	\$81,166	\$2,436	\$124,231
			<b>Totals</b>	<b>\$7,200,000</b>					

Source: DVRPC

Assumptions:

1. Taxable Value increases by 5% per year
2. Trust Tax rate is increased to \$.05 per \$100 beginning in 2006, & is increased again in 2010, 2011 & 2012
3. Bonding is for 20 years at a rate of 4.25%
4. Interest earned on Trust account balance is 2%

### 6.3 Multiyear Funding and Cost Sharing

**Table 12: Woolwich Township Farmland Preservation – Cost Sharing** shows the possible cost sharing by municipal, county, and state programs. It is assumed that the state funding is the maximum amount per year that is available under the Planning Incentive Grant program, at \$1.5 million.

This financial plan is a starting point. The final figures will depend on a number of factors, including:

- The actual cost of development easements over time
- Approval by residents of referenda to increase the Open Space and Farmland Preservation Trust tax
- The increase in net taxable value of all property in the township, which will determine how much tax revenue is available
- The municipal bond interest rate available to the township
- The interest levels on funds in the trust account
- The participation levels of the state and county

**Table 12: Woolwich Township Farmland Preservation – Cost Sharing**

Year	Township	County	State	Total
2006	\$1,200,000	\$1,200,000	\$1,500,000	\$3,900,000
2007	\$1,200,000	\$1,200,000	\$1,500,000	\$3,900,000
2008	\$1,200,000	\$1,200,000	\$1,500,000	\$3,900,000
2009	\$1,200,000	\$1,200,000	\$1,500,000	\$3,900,000
2010	\$1,200,000	\$0	\$0	\$1,200,000
2011	\$1,200,000	\$0	\$0	\$1,200,000
2012	\$0	\$0	\$0	\$0
2013	\$0	\$0	\$0	\$0
2014	\$0	\$0	\$0	\$0
<b>Totals</b>	<b>\$7,200,000</b>	<b>\$4,800,000</b>	<b>\$6,000,000</b>	<b>\$18,000,000</b>

Source: DVRPC

Assumptions:

1. Assumes county contribution through direct preservation via SADB, for 4 years.
2. Assumes maximum Planning Incentive grant for 4 years

### 7.0 LOCAL COMMITMENT

The township began its efforts to enhance farming and the farm industry by reviewing its Right-to-Farm ordinance, as described in Section 5.3.2, Township Ordinances. The existing ordinance is in **Appendix II**. Township leaders are also reviewing other ordinances with the Agricultural Advisory Committee (AAC) to eliminate any barriers to farming and to add measures that make farm operations easier and farm preservation more amenable. **Appendix V** is a sample assessment tool, “Is Your Town Farm Friendly?” to facilitate this review.

Working to maintain the concentration of farmland within the Agricultural Development Areas is considered by the AAC to be the most important action of the township. To this end, it has been determined that a much more active program to encourage farmers to consider farmland preservation is needed. The township is considering employing an experienced consultant to contact farmers about preservation and to seek to obtain options on farms for preservation.

The township is also planning to hold programs on estate planning and the tax benefits of farmland preservation that would enable farmers to better assess the financial value of selling development rights. Given the unduly high prices that developers are offering within Woolwich, these programs are a necessity. Such programs will be organized in conjunction with the county Farmland Preservation Program and neighboring community farmers will be invited to attend.

The township will also work on promoting to farmers the conservation enhancement programs that are available through the Natural Resource Conservation Service and the New Jersey Agriculture Department, including the Conservation Reserve Enhancement Program (CREP) and the Wildlife Habitat Incentives Program (WHIP). The latter could be highly beneficial on farmland with bog turtle habitat. It is important that Woolwich farmers understand what benefits they can derive from these programs. Such programs will link Woolwich's environmental protection goals to those of the farming community. *Appendix VI* contains more information on these programs for use by Woolwich Township officials and committees, as they work to implement the Farmland Preservation Plan.

The Woolwich Township AAC plans to meet soon with representatives from neighboring Logan Township to review coordination of efforts to preserve farmland and enhance the farming industry. Logan's agricultural area adjoins the Woolwich Northern ADA. Woolwich's AAC will also seek to establish a similar interaction with neighboring South Harrison Township which has considerable preserved farmland in the area adjacent to Woolwich's Eastern ADA.

Woolwich Township is working as rapidly as it can to develop a strong Conservation Design ordinance that will preserve the maximum amount of farmland on farm parcels that are about to be developed within the ADAs and that will link that preserved land to other farmland.

The township is also working actively on establishing a Transfer of Development Rights program, to maximize farmland and open space protection while maintaining full economic value for farm owners. This program and the Conservation Design Ordinance should both be completed and adopted in 2005.

## **8.0 IMMINENCE OF CHANGE**

Woolwich Township is one of the fastest growing municipalities in the nation. Between 1980 and 2000, the population of the township increased 169%, from 1,129 to 3,032 residents. Between 2000 and 2004 the population grew by 1,517, which is a 50% increase in only two years.

According to the *Strategic Targeting Project Preliminary Report*, released by the New Jersey State Agriculture Development Committee in March 2003, residential building permits issued in Woolwich Township during the most recent years available for the report were:

- 2000            225 permits
- 2001            259 permits
- 2002            342 permits

The list of all farms in the Eastern ADA (*Table 9*) is indicative of the development pressure on farmers to sell their land. The status column shows that development options or applications exist for 22 of the 61 farming parcels in that area. This is a serious potential loss of farming in the township and in the area with the largest amount of preserved farmland. The preferred farms adjoining the preserved land are also under threat. Some owners have been discussing sales or are actively marketing properties.

## **9.0 SUMMARY OF RECOMMENDATIONS**

- Finish conducting the survey of farmers in the township and compile information on Woolwich farms and farmer needs.
- Complete the review of the Right-to-Farm ordinance and amend it to strengthen protections.
- Review all relevant ordinances with the AAC to eliminate any barriers to farming and to adopt measures that would help promote farmland preservation, as needed.
- Create educational materials and programs for residents, possibly including a Farm Festival.
- Consider developing a statement about Woolwich Township farming and the Right-to-Farm ordinance that purchasers of residential real estate would be required to sign.
- Publish information about farming in the township newsletter and the press. Post the Right-to-Farm ordinance on the township website.
- Consider utilizing the assistance of a consultant to contact farmers about preservation.
- Organize programs on preservation-related topics of importance to farmers.
- Promote the USDA Conservation Enhancement Programs to Woolwich farmers.
- Incorporate promotion of the farming industry into the township's economic planning.
- Concentrate initial farmland preservation steps on farms within the ADAs that are not optioned or under review for development.

- Issue a municipal bond each year, beginning in 2006 and continuing until 2009, to fund farmland preservation and open space protection.
- Seek options-of-agreement to purchase development easements on Woolwich farms.
- Seek installment sales where appropriate.
- Adopt a Conservation Design ordinance in 2005.
- Adopt a Transfer of Development Rights program in 2005.
- Work with the Gloucester County Farmland Preservation Program to preserve at least 250 acres per year in Woolwich Township through the county and SADC programs.



## 10.0 SOURCES OF INFORMATION

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USDA/NRCS program information: Website accessed at: [www.nrcs.usda.gov/programs/](http://www.nrcs.usda.gov/programs/). New Jersey agricultural support programs: Website accessed at [www.nj.nrcs.usda.gov](http://www.nj.nrcs.usda.gov)

*Woolwich Township Master Plan Gloucester County, NJ. Phase I: Assumptions, Land Use and Housing Elements*. October 3, 2003. [Prepared by the Waetzman Planning Group, Inc.]

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## **APPENDICES**

- I. RESOLUTIONS
  - A. Woolwich Township Resolution (R98-73) Establishing an Open Space, Recreation, and Farmland and Historic Preservation Trust Fund
  - B. Woolwich Township Resolution (R-2005-44) Authorizing Application under the New Jersey Land Planning Incentive Grant
  - C. Gloucester County Agriculture Development Board Resolution Authorizing the Endorsement of the Woolwich Township Farmland Preservation Plan and Farmland Planning Incentive Grant Application
- II. Woolwich Township Right-to-Farm Ordinance (Ordinance Repeal Article 18 of Chapter 203 Right To Farm Ordinance and Replacing with the Following 2005-07)
- III. Inventory of All Farmland-Assessed Properties in Woolwich Township
- IV. Farmer Survey
- V. Is Your Town Farm-friendly? A Questionnaire
- VI. Federal and State Conservation Programs for Farmers

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**Appendix IA**

Woolwich Township Farmland Preservation Plan and Farmland Planning Incentive Grant Application – Preliminary Version

RESOLUTION REQUESTING DEDICATION BY RIDER  
PURSUANT TO N.J.S. 40A:4-39  
TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER

R. 98-73

WHEREAS, N.J.S. 40A:4-39 provides for the anticipation and expenditure of certain items of dedicated revenue which are not subject to reasonably accurate estimates in advance, and

WHEREAS, N.J.S. 40A:4-39 also provides that such anticipation and expenditure of dedicated revenue is subject to approval of the Director of the Division of Local Government Services, and

WHEREAS, it is the desire of the Township Committee of the Township of Woolwich, County of Gloucester to anticipate and expend certain dedicated revenue from the County/Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Woolwich, County of Gloucester that the Director of the Division of Local Government Services in the Department of Community Affairs, be and is hereby requested to give written consent to the insertion, under the Dedication by Rider in the Budget for 1998 and subsequent budgets of the following:

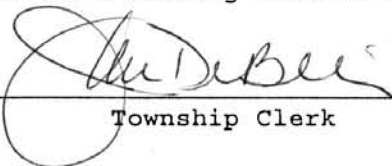
County/Municipal Open Space, Recreation, and Farmland and Historic  
Preservation Trust Fund.

BE IT FURTHER RESOLVED, that two (2) certified copies of this resolution be furnished the said Director of the Division of Local Government Services.

*Sam Marone*  
- Mayor

*Kaye Faltot*

I, Kaye Faltot, Clerk of the Township of Woolwich, County of Gloucester, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Committee of the Township of Woolwich at a meeting held on March 23, 1999.

  
\_\_\_\_\_  
Township Clerk

**Appendix IB**

**RESOLUTION AUTHORIZING APPLICATION UNDER THE NEW  
JERSEY LAND PLANNING INCENTIVE GRANT]**

**WOOLWICH TOWNSHIP**

**RESOLUTION # R-2005-44**

WHEREAS, Woolwich Township supports farming activities and farmers through policies outlined in the Woolwich Township Farmland Preservation Plan, the Woolwich Township Open Space and Recreation Plan, the Woolwich Township Master Plan, the Woolwich Township Zoning and Land Use Ordinances, and a Right-to-Farm Ordinance; and

WHEREAS, in order to maintain, support and promote farming and farmers in Woolwich Township, the Township has taken every opportunity to preserve farmland through the Farmland Preservation Program pursuant to the State Agriculture and Retention Act; and

WHEREAS, Woolwich Township collects funds annually for farmland preservation in addition to the funds collected for open space, recreation, and historic preservation, through a tax pursuant to a non-binding referendum approved by Woolwich Township voters in 1997; and


WHEREAS, the Planning Incentive Grant program will preserve a significant amount of actively farmed land and farmland with Prime Agricultural Soils.

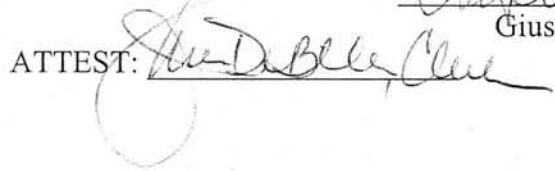
NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Woolwich, County of Gloucester and State of New Jersey that the Township Committee hereby supports and endorses the Planning Incentive Grant application submitted by Woolwich Township.

BE IT FURTHER RESOLVED that the Township Committee hereby reiterates its long-standing commitment to the preservation of farming and farmers in Woolwich Township.

Adopted this 18<sup>th</sup> day of January, 2005


TOWNSHIP OF WOOLWICH

  
Giuseppe Chila, Mayor

ATTEST: 

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 18<sup>th</sup> day of January, 2005.

  
Jane DiBella, Clerk

**Appendix IC**

**RESOLUTION AUTHORIZING THE ENDORSEMENT OF THE WOOLWICH TOWNSHIP "FARMLAND PRESERVATION PLAN AND FARMLAND PLANNING INCENTIVE GRANT APPLICATION"**


**WHEREAS**, the Farmland Preservation Bond Act of 1981 and the Agriculture Retention and Development Act of 1983 provide the basis for the public purchase of development easements on farmland in Gloucester County by the Gloucester County Agriculture Development Board for the purpose of restricting farmland for agricultural use only; and

**WHEREAS**, the Gloucester County Agriculture Development Board wishes to endorse the Woolwich Township "Farmland Preservation Plan and Farmland Planning Incentive Grant Application" as prepared by the Delaware Valley Regional Planning Commission;

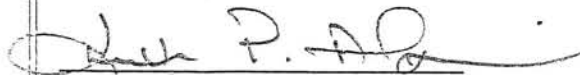
**NOW, THEREFORE, BE IT RESOLVED** by the Gloucester County Agriculture Development Board, that the Director of the Office of Land Preservation is hereby authorized to endorse the Woolwich Township "Farmland Preservation Plan and Farmland Planning Incentive Grant Application" as prepared by the Delaware Valley Regional Planning Commission.

**ADOPTED** at a regular meeting of the Gloucester County Agriculture Development Board, held on **February 10, 2005**.

**GLOUCESTER COUNTY AGRICULTURE DEVELOPMENT BOARD**

  
**Russell Marino, Chairman**  
Naylor - vice

Attest:

  
**Kenneth Atkinson, Secretary**



**Appendix II: Woolwich Township Right – to –Farm Ordinance**

**ORDINANCE REPEAL ARTICLE 18 OF CHAPTER 203 RIGHT TO FARM  
ORDINANCE AND REPLACING WITH THE FOLLOWING  
2005-07**

**WHEREAS**, Article 18 of Chapter 203 of the Code of the Township of Woolwich incorporates a “Right to Farm” Ordinance; and

**WHEREAS**, it is the intent of this ordinance to repeal this ordinance and replace it with the following:

**NOW THEREFORE** be it ordained by the Township Committee of the Township of Woolwich as follows:

- A. As used in this ordinance, the following words shall have the following meanings:

“Commercial Farm” means:

1. A farm management unit of no less than five acres producing agricultural or horticultural products worth \$2,500.00 or more annually, and satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.; or
2. A farm management unit less than five acres, producing agricultural or horticultural products worth \$50,000.00 or more annually and otherwise satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.

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

“Farm Market” means a facility used for the wholesale or retail marketing of the agricultural output of a commercial farm, and products that contribute to farm income, except that if a farm market is used for retail marketing at least 51 percent of the annual gross sales of the retail farm market shall be generated from sales of agricultural output of the commercial farm, or at least 51 percent of the sales area shall be devoted to the sale of the agricultural output of the commercial farm, and except that if a retail farm market is located on land less than five acres in area, the land on which the farm market is located shall produce annually agricultural or horticultural products worth at least \$2,500.00.

“Pick-your-own operation” means a direct marketing alternative wherein retail or wholesale customers are invited onto a commercial farm in order to harvest agricultural, floricultural or horticultural products.

- B. The right to farm is hereby recognized to exist in the Township of Woolwich and is hereby declared a permitted use in all zones of the Township of Woolwich. This right to farm includes, but not by way of limitation:
1. Production of agricultural and horticultural crops, trees, apiary and forest products, livestock, poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping.
  2. Housing and employment of necessary farm laborers.
  3. Erection of essential agricultural buildings, including those dedicated to the processing and packaging of the output of the commercial farm and ancillary to agricultural and horticultural production.
  4. The grazing of animals and use of range for fowl.
  5. Construction of fences.
  6. The operation and transportation of large, slow moving equipment over roads within the Township of Woolwich.
  7. Control of pests, including, but not limited to insects and weeds, predators and diseases of plants and animals.
  8. Conduction of agricultural related educational and farm based recreational activities provided that the activities are related to marketing the agricultural or horticultural output of the commercial farm and permission of the farm owner and lessee is obtained.
  9. Use of any and all equipment, including, but not limited to; irrigation pumps and equipment, aerial and ground seeding and spraying, tractors, harvest aides, and bird control devices.
  10. Processing and packaging of the agricultural output of the commercial farm.
  11. The operation of a farm market with attendant signage, including the construction of building and parking areas in conformance with Woolwich Township standards.
  12. The operation of a pick-your-own operation with attendant signage.
  13. Replenishment of soil nutrients and improvement of soil tilth.
  14. Clearing of woodlands using open burning and other techniques, installation and maintenance of vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas.
  15. on-site disposal of organic agricultural wastes.
  16. The application of manure and chemical fertilizers, insecticides and herbicides.
  17. Installation of wells, ponds and other water resources for agricultural purposes such as irrigation, sanitation and marketing preparation.

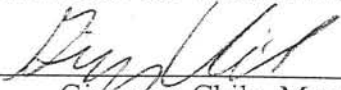
Commercial farm operators may engage in any other agricultural activity as determined by the State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the "Administrative Procedure Act," P.L. 1968, c.410 (C.52:14B-1 et seq.).

- C. Commercial farm operators are strongly advised to adhere to generally accepted agricultural management practices that have been:
- (a) promulgated as rules by the State Agriculture Development Committee;
  - (b) recommended as site-specific agricultural management practices by the county agriculture development board;
  - (c) approved by the local soil conservation district in the form of a farm conservation plan that is prepared in conformance with the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Field Office Technical Guide (FOTG), revised April 20, 1998, as amended and supplemented; or
  - (d) recommended by the Rutgers Agricultural Experiment Station.
- D. The foregoing activities must be in conformance with applicable Federal and State law.
- E. The foregoing practices and activities may occur on holidays, weekdays and weekends by day or night and shall include the attendant or incidental noise, odors, dust and fumes associated with these practices.
- F. It is hereby determined that whatever nuisance may be caused to others by these foregoing uses and activities is more than offset by the benefits of farming to the neighborhood community and society in general.
- G. Any person aggrieved by the operation of a commercial farm shall file a complaint with the applicable county agriculture board, or the State Agriculture Development Committee in counties where no county board exists, prior to filing an action in court.
- H. To help parties resolve conflicts involving the operation of commercial farms, the State Agriculture Development Committee has also established an Agricultural Mediation Program. Mediation is a voluntary process in which a trained, impartial mediator helps disputing parties examine their mutual problems, identify and consider options, and determine if they can agree on a solution. A mediator has no decision-making authority. Successful mediation is based on the voluntary cooperation and participation of all the parties.

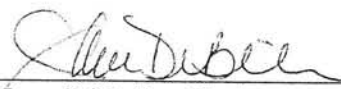
Any provision in any Ordinance that is inconsistent with this Ordinance is hereby repealed to the extent of that inconsistency.

This ordinance shall become effective upon final adoption and proper advertisement in accordance with law.

TOWNSHIP OF WOOLWICH

  
 \_\_\_\_\_  
 Giuseppe Chila, Mayor

ATTEST:

  
 \_\_\_\_\_  
 Jane DiBella, Clerk

CERTIFICATION

The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the 22<sup>nd</sup> day of February, 2005. It will further be considered for adoption upon second reading and subsequent to a public hearing to be held on such Ordinance, at a regular meeting of the Township Committee to be held on the 21<sup>st</sup> day of March, 2005, at the Woolwich Township Municipal Building, beginning at 7:30 p.m.

  
Jane DiBella, Clerk

### Appendix III: Inventory of All Farmland-Assessed Property in Woolwich Township, 2003 Parcel Data

Block	Lot	Class	Owner	Address	City/State	Zip	Acreage	Location	Preservation	Approved Developm.
1.00	1.00	3A	RAPISARDI, ROSARIO J	107 TOWNSHIP LINE RD	SWEDESORO, N J	08085	10.33	2330 OLDMANS CREEK RD		
1.00	2.00	3A	MAUGERI, ANNA R	1991 OLDMANS CREEK RD	WOOLWICH TWP, NJ	08085	74.55	2250 OLDMANS CREEK RD		
1.00	3.00	3A	MACCARONE, SAMUEL CATALANO, SALVATORE & ETALS	2200 OLDMANS CREEK RD	WOOLWICH TWP, NJ	08085	119.94	2200 OLDMANS CREEK RD		
1.00	4.00	3A	CATALANO, SALVATORE & ETALS	216 PORCHES MILL ROAD	WOOLWICH TWP, NJ	08085	130.16	2140 OLDMANS CREEK RD		
1.00	5.00	3A	CATALANO, SALVATORE & ETALS	216 PORCHES MILL ROAD	WOOLWICH TWP, NJ	08085	36.40	2082 OLDMANS CREEK RD		
1.00	8.00	3A	RIZZI, JOSEPH H & FLORENCE	2012 OLDMANS CREEK RD	WOOLWICH TWP, NJ	08085	124.03	1998 OLDMANS CREEK RD		
1.00	10.00	3B	OMC ASSOCIATES LLC	23 PIKES WAY	CHELTENHAM, PA	19012	55.80	1970 OLDMANS CREEK RD		Reserve at Creek Run
1.00	11.00	3B	MAUGERI, ANNA R	1991 OLDMANS CREEK RD	WOOLWICH TWP, NJ	08085	9.69	1958 OLDMANS CREEK RD		
1.00	14.01	3B	OMC ASSOCIATES LLC	23 PIKES WAY	CHELTENHAM, PA	19012	57.56	1621 AUBURN ROAD		Reserve at Creek Run
2.00	1.00	3B	GLOUCESTER NEW COMMUNITIES CO INC	VILLAGE CENTER DR	LOGAN TWP, NJ	08085	36.86	338 CENTER SQUARE RD		Summit Ventures
2.00	12.00	3B	MAUGERI, ANNA R	1991 OLDMANS CREEK RD	WOOLWICH TWP, NJ	08085	98.82	OLD FERRY ROAD	8-Year Program	
3.00	1.00	3A	STECHEER, DAVID A ET ALS	1040 TOWNSHIP LINE RD.	WOOLWICH TWP, NJ	08085	52.36	1036 TOWNSHIP LINE RD.		
3.00	6.00	3B	DAYBREAK FAMILY LIMITED	4535 W SAHARA AVE STE 204	LAS VEGAS, NV	89102	30.91	140 HIGH HILL ROAD		Lexington Hill
3.00	7.00	3A	SUMMIT VENTURES LLC	1920 FRONTAGE ROAD	CHERRY HILL, NJ	08034	41.49	1053 AUBURN ROAD		
3.00	14.00	3B	STECHEER, EMILY	1059 TOWNSHIP LINE ROAD	LOGAN TWP, N J	08085	12.23	1110 TOWNSHIP LINE RD.		
4.00	2.00	3B	MCCANN, KATHERINE E	PO BOX 503	SWEDESORO, NJ	08085	4.45	1030 AUBURN ROAD		
4.00	3.00	3B	GLOUCESTER NEW COMMUNITIES CO	VILLAGE CENTER DR	LOGAN TWP, NJ	08085	9.83	1050 AUBURN ROAD		
4.00	4.00	3B	GLOUCESTER NEW COMMUNITIES CO	VILLAGE CENTER DRIVE	LOGAN TWP, NJ	08085	18.73	1080 AUBURN ROAD		Summit Ventures
5.00	1.00	3B	STECHEER, DAVID A ET ALS	1040 TOWNSHIP LINE RD.	WOOLWICH TWP, NJ	08085	25.83	451 HIGH HILL ROAD		
5.00	3.00	3A	LICCIARDELLO, RICK	345 NOTTINGHAM RD.	WOODBURY, NJ	08096	39.37	371 HIGH HILL ROAD		
5.00	4.00	3B	LAPALOMENTO, ROSE, ETALS	BOX 147 CENTER SQUARE RD	SWEDESORO, NJ	08085	89.02	331 HIGH HILL ROAD		
5.00	5.00	3B	GATTUSO, ANTHONY J & ROSE	309 KINGS HIGHWAY	CLARKSBORO, NJ	08020	9.89	289 HIGH HILL ROAD		
5.00	6.00	3A	GRECCO, ALFINA	251 HIGH HILL ROAD	WOOLWICH TWP, NJ	08085	96.84	251 HIGH HILL ROAD		
5.00	6.02	3B	GLOUCESTER NEW COMMUNITIES CO	VILLAGE CENTER DR	LOGAN TWP, NJ	08085	31.29	275 HIGH HILL ROAD		

Block	Lot	Class	Owner	Address	City/State	Zip	Acreage	Location	Preservation	Approved Developm.
5.00	7.00	3B	DEL MONTE CORP	PO BOX 193575	SAN FRANCISCO, CA	94119	55.16	178 HIGH HILL ROAD		
6.00	4.00	3A	MELE, FRANK	2242 US 322	WOOLWICK TWP, NJ	08085	5.01	2242 US 322		
6.00	6.00	3A	SAVOY, JOHN R & PATRICIA A	PO BOX 339	CLAYMONT, DEL	19703	95.32	2120 US 322		
7.00	2.00	3B	GATTUSO LAND INC.	301 KINGS HIGHWAY	CLARKSBORO, NJ	08020	57.80	225 LOCKE AVE.		
7.00	4.00	3A	CALTABIANO, A. C/O A.C. PINO	752 MAIN STREET	SEWELL, NJ.	08080	36.40	2062 US 322		
7.00	5.00	3A	BONACCORSI, JOHN	2020 US 322	WOOLWICH TWP. NJ	08085	75.80	2020 US 322		
9.00	5.00	3B	SANDY HILL FARMS @C EASTLACK	361 PAULSBORO ROAD	WOOLWICH TWP, NJ	08085	5.42	123 PAULSBORO ROAD		
9.00	6.00	3B	PULLIAM, DR JOHN JR	430 VIRGINIA AVE.	W. COLLINGSWOOD, NJ	08107	2.85	1630 US 322		
10.00	4.00	3B	PULLIAM, JR DR JOHN	430 VIRGINIA AVE.	W. COLLINGSWOOD, NJ	08107	29.11	1600 US 322		
10.00	5.00	3B	CALTABIANO, SALVATORE A & MARGARET	48 GARWIN ROAD	WOOLWICH TWP. NJ	08085	26.45	26 GARWIN ROAD		
11.00	1.00	3A	MACCARONE, SAMUEL	341 STONE MTG. HOUSE RD.	WOOLWICH TWP. NJ	08085	33.17	341 STONE MTG HOUSE RD.		
11.00	6.00	3B	MUSUMECI, JOSEPH J & ANNE	2115 US 322	WOOLWICH TWP. NJ	08085	7.16	2137 US 322		
11.00	6.01	3A	MUSUMECI, JOSEPH & ANN	2115 US 322	WOOLWICH TWP. NJ	08085	5.65	2115 US 322		
11.00	7.00	3B	MUSUMECI, JOSEPH J & ANNE M	2115 US 322	WOOLWICH TWP. NJ	08085	2.90	2111 US 322		
11.00	21.00	3A	CEDARVALE FAMILY LIMITED PARTNERSHI	95 CEDAR SWAMP ROAD	LOGAN TWP. NJ	08085	42.27	2271 US 322		
11.00	23.00	3A	NICOLOSI, ALFRED & THERESA	291 STONE MTG. HUSE RD.	WOOLWICH TWP. NJ	08085	31.95	291 STONE MTG. HOUSE RD.		
12.00	2.00	3B	BONACCORSI, JOHN	2020 US 322	WOOLWICH TWP, NJ	08085	16.28	2021 US 322		
12.00	3.00	3B	MADDEN, WILLIAM J	695 TOMLIN STATION ROAD	MULLICA HILL, NJ	08062	42.09	2057 US 322		
12.00	5.00	3B	ST JOSEPHS R C CHURCH	140 N. BROAD ST.	SWEDESORO, N J	08085	56.58	300 PAULSBORO ROAD		
12.00	6.00	3A	VIERECK, LESLIE A JR & CHARLOTTE	110 VIERECK ROAD	WOOLWICH TWP, NJ	08085	47.90	110 VIERECK ROAD	8-Year Program	
13.00	2.00	3A	CLENDENING, JEAN V	51 VIERECK ROAD	WOOLWICH TWP, NJ	08085	53.97	51 VIERECK ROAD	8-Year Program	
13.00	2.02	3B	VIERECK, LESLIE A JR & CHARLOTTE	110 VIERECK ROAD	WOOLWICH TWP, NJ	08085	15.69	439 OAK GROVE ROAD	8-Year Program	
13.00	3.00	3A	RACITE, DOMINIC	119 CENTER SQUARE ROAD	LOGAN TWP, NJ	08085	19.45	489 STONE MEETING HOUSE R		
13.00	4.00	3B	SARBELLO, ROSE M & JOSEPH ETAL	80 PANCOAST ROAD	WOOLWICH TWP, NJ	08085	16.72	527 STONE MEETING HOUSE R		
13.00	5.00	3A	BELFIORE @ C EASTLACK	361 PAULSBORO ROAD	WOOLWICH TWP, NJ	08085	11.76	386 PAULSBORO ROAD		
13.00	5.01	3B	EASTLACK, ELVENA & JOHN SR	802 LOCKSLEY LANE	WOODBURY, NJ	08096	26.38	450 PAULSBORO ROAD		
14.00	3.00	3B	MUSUMECI, JOSEPH & HELEN	339 PAULSBORO ROAD	WOOLWICH TWP, NJ	08085	62.94	325 PAULSBORO ROAD		

Block	Lot	Class	Owner	Address	City/State	Zip	Acreage	Location	Preservation	Approved Developm.
14.00	5.00	3B	SANDY HILL FARMS @ C EASTLACK	361 PAULSBORO ROAD	WOOLWICH TWP, NJ	08085	7.00	369 PAULSBORO ROAD		
14.00	5.01	3A	SANDY HILL FARMS @C	361 PAULSBORO ROAD	WOOLWICH TWP, NJ	08085	42.40	361 PAULSBORO ROAD		
14.00	5.03	3B	BELFIORE @ C EASTLACK	361 PAULSBORO ROAD	WOOLWICH TWP, NJ	08085	5.94	403 PAULSBORO ROAD		
14.00	9.00	3A	MUSUMECI, PETER & RENARD	447 PAULSBORO ROAD	WOOLWICH TWP, NJ	08085	7.57	451 PAULSBORO ROAD		
14.00	11.00	3B	EMRICK, JAMES S,JR & BEEMAN, TARA	17 PLUMSTEAD DR	SEWELL, NJ	08080	9.28	467 PAULSBORO ROAD		
14.00	12.00	3B	PREVITERA, ALFIO & CATHLEEN	191 MILL ROAD	WOOLWICH TWP, NJ	08085	56.45	190 MILL ROAD		
14.00	13.00	3B	STILES, LYNNE H & ETALS	388 GRISCOM DRIVE	SALEM, NJ	08079	81.46	423 PAULSBORO ROAD		
14.00	16.00	3B	CASELLA BROS SONS INC	PO BOX 35	SWEDESBORO, N J	08085	2.38	180 PAULSBORO ROAD		
14.00	17.00	3A	PAYNE, NAOMI MRS	PO BOX 342	SWEDESBORO, N J	08085	58.21	155 RULON ROAD		
14.00	26.00	3B	GAROZZA, CATHERINE MRS	140 MILL ROAD	WOOLWICH TWP, NJ	08085	4.04	340 GARWIN ROAD		
14.00	27.00	3B	GAROZZA, CATHERINE MRS	140 MILL ROAD	WOOLWICH TWP, NJ	08085	1.58	340 GARWIN ROAD		
14.00	28.00	3A	GAROZZA, CATHERINE MRS	140 MILL ROAD	WOOLWICH TWP, NJ	08085	16.44	140 MILL ROAD		
14.00	29.00	3B	GAROZZA, CATHERINE MRS	140 MILL ROAD	WOOLWICH TWP, NJ	08085	6.95	380 GARWIN ROAD		
14.00	30.00	3A	DESANTIS, MARY ANN	154 MILL ROAD	WOOLWICH TWP, NJ	08085	14.38	154 MILL ROAD		
15.00	2.00	3A	PULLIAM, DR JOHN JR	430 VIRGINIA AVE	W COLLINGSWOOD, NJ	08107	12.16	1601 US 322		
16.00	5.00	3B	CLENDINING INV LLC & VIERECK LLC	51 VIERECK ROAD	WOOLWICH, NJ	08085	22.42	341 KINGS HIGHWAY		
17.00	6.00	3B	GAROZZA, CATHERINE	140 MILL ROAD	WOOLWICH TWP, NJ	08085	62.32	361 GARWIN ROAD		
18.00	3.00	3B	CASELLA BROS	P O BOX 35	SWEDESBORO, N J	08085	36.71	153 KINGS HIGHWAY		
18.00	4.00	3A	CASELLA BROS	P O BOX 35	SWEDESBORO, N J	08085	1.68	101 KINGS HIGHWAY		
18.00	4.00	3A	CASELLA BROS	P O BOX 35	SWEDESBORO, N J	08085	120.02	101 KINGS HIGHWAY		
19.00	1.00	3A	PREVITERA, ALFIO & CATHLEEN	191 MILL ROAD	WOOLWICH TWP, NJ	08085	24.63	191 MILL ROAD		
19.00	2.00	3A	GIESCHEN, DANIEL D & ALISON V	382 ASBURY STATION ROAD	WOOLWICH TWP, NJ	08085	8.53	382 ASBURY STATION ROAD		
19.00	4.00	3B	GAROZZA, CATHERINE MRS	140 MILL ROAD	WOOLWICH TWP, NJ	08085	30.00	139 MILL ROAD		
19.00	5.00	3B	GAROZZA, CATHERINE MRS	140 MILL ROAD	WOOLWICH TWP, NJ	08085	2.83	139 MILL ROAD		
20.00	1.00	3B	GARDNER, PHILLIP	410 MULLICA HILL RD	GLASSBORO, NJ	08028	27.44	351 SWEDESBORO AVE.		
20.00	3.00	3A	CURIALE, ANTHONY & CHRISTINA	369 ASBURY STATION RD	WOOLWICH TWP, NJ	08085	17.00	369 ASBURY STATION RD.		
20.00	4.00	3A	HELM, WM W & EILEEN	15 MILL ROAD	WOOLWICH TWP, NJ	08085	43.83	351 ASBURY STATION RD.		
20.00	6.00	3A	HELM, WM W & EILEEN	15 MILL ROAD	WOOLWICH TWP, NJ	08085	21.43	15 MILL ROAD		
21.00	1.00	3B	KING'S VIEW ESTATES LLC	700 LANTERN WAY	SEWELL, NJ	08080	45.69	50 MILL ROAD		

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21.00	3.00	3B	KING'S VIEW ESTATES LLC	700 LANTERN WAY	SEWELL, NJ	08080	16.16	181 ASBURY STATION RD.		
21.00	4.00	3B	KING'S VIEW ESTATES LLC	700 LANTERN WAY	SEWELL, NJ	08080	55.79	139 ASBURY STATION RD.		
21.00	5.00	3B	BEIER, ERNEST JR & ELINOR	825 KINGS HIGHWAY	MICKLETON, N J	08056	10.71	111 ASBURY STATION RD.		
22.00	2.00	3A	CASELLA BROS	P O BOX 35	SWEDESBORO, N J	08085	34.05	81 ASBURY STATION RD.		
22.00	3.00	3B	BEIER, ERNEST JR & ELINOR	825 KINGS HIGHWAY	MICKLETON, N J	08056	0.00	105 ASBURY STATION RD.		
22.00	4.00	3B	CASELLA BROS	P O BOX 35	SWEDESBORO, N J	08085	56.63	33 ASBURY STATION RD.		
23.00	2.00	3B	BRUCE PAPERONE INC	702 N WHITE HORSE PIKE	STRATFORD, NJ	08084	71.66	557 LEONE ROAD		Porches Mill
24.00	2.00	3B	WMP REALTY, CO.	PO BOX 2170	BOOTHWYN, PA	19061	23.01	1810 OLDMANS CREEK RD.		
24.00	4.00	3A	BRUCE PAPERONE INC	702 N WHITE HORSE PIKE	STRATFORD, NJ	08084	55.47	580 LEONE ROAD		Planters Hill
25.00	1.00	3B	BST DEV. CORP @ KLAUS EGGERS	216 JACKSON RD	MEDFORD, N J	08055	23.30	340 MORAVIAN CHURCH RD		Glen at Oldmans
26.00	1.00	3B	ARROYO, EFRAIN, JR. & NEREIDA	2027 OLDMANS CREEK ROAD	WOOLWICH TWP, NJ	08085	24.20	331 MORAVIAN CHURCH ROAD		
27.00	3.02	3A	BROWN, ANDREA M & CLINTON	2523 KINGS HIGHWAY	WOOLWICH TWP, NJ	08085	5.89	2523 KINGS HIGHWAY		
27.00	3.03	3B	BROWN, CLINTON E & ANDREA M	2523 KINGS HIGHWAY	WOOLWICH TWP, NJ	08085	6.40	2527 KINGS HIGHWAY		
27.00	3.04	3A	PRATT, CRAIG & DAWN M	9 INDEPENDENCE COURT	WOOLWICH TWP, NJ	08085	5.63	9 INDEPENDENCE COURT		
27.00	3.07	3A	GRAU, PAMELA A	50 INDEPENDENCE COURT	WOOLWICH TWP, NJ	08085	6.04	50 INDEPENDENCE COURT		
27.00	3.12	3A	CORMIER, RICHARD M & BRENDA M	10 INDEPENDENCE COURT	WOOLWICH TWP, NJ	08085	5.58	10 INDEPENDENCE COURT		
28.00	1.00	3A	WMP REALTY CO	PO BOX 2170	BOOTHWYN, PA	19061	40.74	1410 AUBURN ROAD		
28.00	4.00	3B	WMP REALTY CO.	PO BOX 2170	BOOTHWYN, PA	19061	29.76	1314 AUBURN ROAD		
28.00	5.00	3B	GLOUCESTER NEW COMMUNITIES CO	VILLAGE CENTER DR	LOGAN TWP, NJ	08085	22.16	1278 AUBURN ROAD		
28.00	6.01	3B	GLOUCESTER NEW COMMUNITIES CO INC	VILLAGE CENTER DR	LOGAN TWP, NJ	08085	45.58	1222 AUBURN ROAD		
28.00	7.00	3A	GLOUCESTER NEW COMMUNITIES CO	VILLAGE CENTER DR	LOGAN TWP, NJ	08085	77.07	1180 AUBURN ROAD		
28.00	8.00	3B	GLOUCESTER NEW COMMUNITIES CO	VILLAGE CENTER DR	LOGAN TWP, NJ	08085	29.23	1132 AUBURN ROAD		
28.00	9 & 10	3B	GLOUCESTER NEW COMMUNITIES CO	VILLAGE CENTER DR	LOGAN TWP, NJ	08085	6.24	1220 AUBURN ROAD		
28.00	11 & 12	3B	ZAPPALO, FRED & MARY	64 CENTER SQUARE ROAD	WOOLWICH TWP, NJ	08085	8.19	50 CENTER SQUARE ROAD		
28.00	13.01	3B	GLOUCESTER NEW COMMUNITIES CO INC	VILLAGE CENTER DR	LOGAN TWP, NJ	08085	39.42	2131 KINGS HIGHWAY		
28.00	14.00	3A	GLOUCESTER NEW COMMUNITIES CO INC	VILLAGE CENTER DR	LOGAN TWP, NJ	08085	86.58	2183 KINGS HIGHWAY		



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28.00	15.00	3A	HI-LO FARM INC @ANGELO BORZIO	81 RAINEY ROAD	WOOLWICH TWP., NJ	08085	34.29	81 RAINEY ROAD		
28.00	16.00	3A	GLOUCESTER NEW COMMUNITIES CO	VILLAGE CENTER DR	LOGAN TWP., NJ	08085	77.11	123 RAINEY ROAD		
28.00	17.00	3A	GLOUCESTER NEW COMMUNITIES CO	VILLAGE CENTER DR	LOGAN TWP., NJ	08085	69.20	1771 OLDMANS CREEK ROAD		
31.00	3.01	3A	SWEDESBORO INC	2387 KINGS HIGHWAY	WOOLWICH TWP., NJ	08085	50.18	2347 KINGS HIGHWAY		
32.00	1.00	3A	GLOUCESTER NEW COMMUNITIES CO	VILLAGE CENTER DR	LOGAN TWP., NJ	08085	14.66	2170 KINGS HIGHWAY		
32.00	3.00	3B	GLOUCESTER NEW COMMUNITIES CO	VILLAGE CENTER DR	WOOLWICH TWP., NJ	08085	4.33	2130 KINGS HIGHWAY		
35.00	5.04	3A	BEINKE, FRITZ & THERESA L	132 HOMESTEAD CT	WOOLWICH TWP., NJ	08085	5.42	132 HOMESTEAD COURT		
36.00	1.10	3A	CUNO JR, CHARLES K	2566 KINGS HIGHWAY	WOOLWICH TWP., NJ	08085	5.74	2566 KINGS HIGHWAY		
36.00	1.14	3A	PAGESY, CHARLES A & BRENDA B	2610 KINGS HIGHWAY	WOOLWICH TWP., NJ	08085	5.74	2610 KINGS HIGHWAY		
36.00	2.02	3A	SCHULTZ, JAMES A & JANICE	1358 OLDMANS CREEK RD	WOOLWICH TWP., NJ	08085	6.58	1358 OLDMANS CREEK RD		
36.00	5.00	3A	HARGRAVE, JAMES D	20 OLIPHANTS MILL ROAD	WOOLWICH TWP., NJ	08085	25.63	20 OLIPHANTS MILL ROAD		
36.00	6.11	3A	MCGOVERN, MICHAEL J & LINDA L	25 COLONY COURT	WOOLWICH TWP., NJ	08085	7.16	25 COLONY COURT		
36.00	6.17	3A	CASTANO, ALBERT & GERALYNN	190 COLONY PLACE	WOOLWICH TWP., NJ	08085	7.04	190 COLONY PLACE		
36.00	10.00	3B	SCHMIDT, FRANCES & DONALD ETALS	600 WOODSTOWN ROAD	WOOLWICH TWP., NJ	08085	11.40	555 WOODSTOWN ROAD		
36.01	2.00	3A	FLEAGANE, CLAUDIA J	127 COLONY PLACE	WOOLWICH TWP., NJ	08085	5.42	119 COLONY PLACE		
36.01	3.00	3A	FLEAGANE, CLAUDIA J.	127 COLONY PLACE	WOOLWICH TWP., NJ	08085	5.60	127 COLONY PLACE		
38.00	2.01	3B	BARBAGALLO, CHERYL	909 RUSSELL MILL ROAD	WOOLWICH TWP., NJ	08085	3.92	1080 OLDMANS CREEK RD		
38.00	4.00	3B	LICCIARDELLO, MARY	243 AVIS MILL RD	PIESGROVE, NJ	08098	66.57	1001 RUSSELL MILL ROAD		
38.00	5.00	3A	SCHMIDT, FRANCES A & DONALD W	600 WOODSTOWN RD	WOOLWICH TWP., NJ	08085	12.01	600 WOODSTOWN ROAD		
38.00	5.02	3B	SCHMIDT, FRANCES	600 WOODSTOWN ROAD	WOOLWICH TWP., NJ	08085	5.63	544 WOODSTOWN ROAD		
38.00	5.03	3B	SCHMIDT, FRANCES	600 WOODSTOWN ROAD	WOOLWICH TWP., NJ	08085	1.22	544 WOODSTOWN ROAD		
39.00	1.00	3B	HAINES, CHARLES & MARGARET P	323 N MAIN ST	WOODSTOWN, NJ	08098	10.29	670 WOODSTOWN ROAD		
39.00	2.00	3B	SORBELLO, THOMAS & MARIE	216 PORCHES MILL ROAD	SWEDESBORO, NJ	08085	12.03	1070 RUSSELL MILL ROAD		
39.00	3.00	3B	SORBELLO, THOMAS	216 PORCHES MILL ROAD	SWEDESBORO, NJ	08085	12.31	1040 RUSSELL MILL ROAD		
39.00	4.00	3B	HAINES, CHARLES & MARGARET P	323 N MAIN ST	WOODSTOWN, N J	08098	15.00	1010 RUSSELL MILL ROAD		
39.00	5.00	3B	LICCIARDELLO, MARY	243 AVIS MILL ROAD	PIESGROVE, NJ	08098	18.67	980 RUSSELL MILL ROAD		
40.00	10.00	3B	FICHERA EST. @ FRANK	268 WOODSTOWN ROADWN RD	WOOLWICH TWP., NJ	08085	36.82	349 WOODSTOWN ROAD		

Block	Lot	Class	Owner	Address	City/State	Zip	Acreage	Location	Preservation	Approved Developm.
			FICHERA							
40.00	11.00	3B	FICHERA, FRANK ETAL	268 WOODSTOWN ROAD	WOOLWICH TWP. NJ	08085	11.82	339 WOODSTOWN ROAD		
41.00	1.00	3A	ROBERTS, ARTHUR C JR & MARION E	141 HARRISONVILLE RD.	WOOLWICH TWP. NJ	08085	45.33	141 HARRISONVILLE RD.		
41.00	1.01	3B	FICHERA, DIANE	268 WOODSTOWN ROAD	WOOLWICH TWP. NJ	08085	9.58	298 WOODSTOWN ROAD		
41.00	3.00	3A	SENTENERI, ANTHONY J & ISABELLE R	207 HARRISONVILLE RD	WOOLWICH TWP., NJ	08085	7.36	207 HARRISONVILLE RD.		
41.00	3.01	3A	DOLBOW, ROBERT W & PATRICIA L	199 HARRISONVILLE RD	WOOLWICH TWP. NJ	08085	5.71	199 HARRISONVILLE RD.		
41.00	3.02	3A	WOLFROM, GARY M & DAWN M	221 HARRISONVILLE RD	WOOLWICH TWP., NJ	08085	7.10	221 HARRISONVILLE RD.		
41.00	4.00	3A	LANNO, VINCENT L & BROWN, RITA Y	308 WOODSTOWN ROAD	WOOLWICH TWP. NJ	08085	4.70	308 WOODSTOWN ROAD		
41.00	4.02	3A	MUSUMECI, ANTHONY & ADRIENNE	235 HARRISONVILLE RD.	WOOLWICH TWP. NJ	08085	8.32	235 HARRISONVILLE RD.		
41.00	4.03	3B	MUSUMECI, ANTHONY G	235 HARRISONVILLE RD.	WOOLWICH TWP. NJ	08085	6.89	227 HARRISONVILLE RD.		
41.00	5.00	3B	BORRIE, CRAIG R & LEEANNA J	320 WOODSTOWN ROAD	WOOLWICH TWP. NJ	08085	14.76	350 WOODSTOWN ROAD	Permanent	
41.00	5.01	3A	BORRIE, CRAIG R & LEEANNA J	320 WOODSTOWN ROAD	WOOLWICH TWP. NJ	08085	8.03	320 WOODSTOWN ROAD	Permanent	
41.00	5.05	3B	BORRIE, CRAIG R & LEEANNA J	320 WOODSTOWN ROAD	WOOLWICH TWP. NJ	08085	21.99	350 WOODSTOWN ROAD	Permanent	
41.00	5.06	3B	BORRIE, CRAIG R & LEEANNA J	320 WOODSTOWN ROAD	WOOLWICH TWP. NJ	08085	5.10	350 WOODSTOWN ROAD	Permanent	
41.00	6.00	3A	GARDLER, THOMAS E JR & ANNA	255 HARRISONVILLE RD.	WOOLWICH TWP. NJ	08085	26.15	255 HARRISONVILLE RD.		
41.00	6.04	3A	GARDLER, THOMAS E JR & ANNA	255 HARRISONVILLE RD.	WOOLWICH TWP. NJ	08085	13.23	255 HARRISONVILLE RD.		
41.00	7.00	3A	STRING, DONALD C & JANE C	301 HARRISONVILLE RD.	WOOLWICH TWP. NJ	08085	38.16	301 HARRISONVILLE RD.		
41.00	8.00	3B	SORBELLO, THOMAS & MARIE ETALS	216 PORCHES MILL ROAD	SWEDESBORO, N J	08085	43.77	RUSSELL MILL M09		
41.00	10.00	3A	SORBELLO, GRACE	885 RUSSELL MILL ROAD	WOOLWICH TWP. NJ	08085	59.05	1061 OLDMANS CREEK RD.		Heatherton
42.00	1.00	3B	STRING, DONALD C & JANE C	301 HARRISONVILLE RD	WOOLWICH TWP. NJ	08085	11.97	361 HARRISONVILLE RD.		
42.00	2.00	3A	SORBELLO, GRACE	885 RUSSELL MILL ROAD	WOOLWICH TWP. NJ	08085	35.41	870 RUSSELL MILL ROAD		
42.00	2.03	3A	SORBELLO, FRANK M & JENNIE L	1015 OLDMANS CREEK RD.	WOOLWICH TWP. NJ	08085	16.67	1015 OLDMANS CREEK RD.		
42.00	3.00	3B	WHEELER, RICHARD & GRACE & CATALANO	151 BRIDGETON PIKE	MULLICA HILL, NJ	08062	3.07	443 HARRISONVILLE RD.	Permanent	
43.00	3.00	3A	JONES, MICHAEL J	107 DAVIDSON ROAD	WOOLWICH TWP., NJ	08085	14.90	107 DAVIDSON ROAD		
43.00	5.00	3B	ROBERTS, KENNETH A & WHITE, HELEN A	141 HARRISONVILLE ROAD	WOOLWICH TWP., NJ	08085	9.06	131 DAVIDSON ROAD		
43.00	6.00	3A	DIBELLA, JOSEPH A	184 DAVIDSON ROAD	WOOLWICH TWP. NJ	08085	96.18	229 DAVIDSON ROAD	Permanent	
43.00	7.00	3B	DIBELLA, JOSEPH A	184 DAVIDSON ROAD	WOOLWICH TWP. NJ	08085	15.50	291 DAVIDSON ROAD	Permanent	

Block	Lot	Class	Owner	Address	City/State	Zip	Acreage	Location	Preservation	Approved Developm.
43.00	8.00	3B	DIBELLA, JOSEPH A	184 DAVIDSON ROAD	WOOLWICH TWP. NJ	08085	35.00	619 RUSSELL MILL ROAD	Permanent	
43.00	9.00	3A	DIBELLA, MICHAEL S & JANE B	264 HARRISONVILLE ROAD	WOOLWICH TWP. NJ	08085	8.19	693 RUSSELL MILL ROAD		
43.00	9.01	3B	DIBELLA, MICHAEL S & JANE B ROBERTS, ARTHUR C JR & MARION E	264 HARRISONVILLE ROAD	WOOLWICH TWP., NJ	08085	27.90	659 RUSSELL MILL ROAD		
43.00	10.00	3B	KOUSOULIS, ELIZABETH	141 HARRISONVILLE RD.	WOOLWICH TWP. NJ	08085	41.20	160 HARRISONVILLE RD.		
43.00	11.00	3B	KOUSOULIS, ELIZABETH	27 BUNNING DRIVE	VOORHEES, NJ	08043	42.77	220 HARRISONVILLE RD.		
43.00	12.00	3B	KOUSOULIS, ELIZABETH	27 BUNNING DRIVE	VOORHEES, NJ	08043	2.42	220 HARRISONVILLE RD.		
43.00	13.00	3B	DIBELLA, JOSEPH & WRIGHT, ROSEMARY	421 WHIG LANE ROAD	PILEGROVE, NJ	08098	2.48	264 HARRISONVILLE RD.		
43.00	14.00	3A	DIBELLA, JOSEPH & WRIGHT, ROSEMARY	421 WHIG LANE ROAD	PILEGROVE, NJ	08098	124.92	264 HARRISONVILLE RD.		
43.00	15.00	3B	STRING, DONALD C & JANE C	301 HARRISONVILLE RD.	WOOLWICH TWP. NJ	08085	25.72	318 HARRISONVILLE RD.		
44.00	1.00	3B	DIBELLA, CARMEN A & JOSEPHINE	525 RUSSELL MILL ROAD	WOOLWICH TWP. NJ	08085	34.41	542 RUSSELL MILL ROAD		
44.00	6.00	3A	DIBELLA, JOSEPH A	184 DAVIDSON ROAD	WOOLWICH TWP. NJ	08085	21.01	586 RUSSELL MILL ROAD	Permanent	
44.00	7.00	3A	CHIUCCARELLO, MICHAEL	610 RUSSELL MILL ROAD	WOOLWICH TWP. NJ	08085	56.51	610 RUSSELL MILL ROAD		
44.00	8.00	3B	DIBELLA, MICHAEL S & JANE B	264 HARRISONVILLE ROAD	WOOLWICH TWP., NJ	08085	63.99	692 RUSSELL MILL ROAD		
44.00	8.01	3B	STRING, DONALD C & JANE C	301 HARRISONVILLE RD.	WOOLWICH TWP. NJ	08085	50.03	710 RUSSELL MILL ROAD		
44.00	8.02	3B	DIBELLA, MICHAEL S & JANE B	264 HARRISONVILLE ROAD	WOOLWICH TWP. NJ	08085	31.77	416 HARRISONVILLE RD.		
44.00	9.00	3B	STRING, DONALD C & JANE C	301 HARRISONVILLE RD.	WOOLWICH TWP. NJ	08085	3.33	728 RUSSELL MILL ROAD		
44.00	9.01	3B	STRING, DONALD C & JANE C	301 HARRISONVILLE RD.	WOOLWICH TWP. NJ	08085	7.01	720 RUSSELL MILL ROAD		
44.00	10.00	3B	DIBELLA, JOSEPH A	184 DAVIDSON ROAD	WOOLWICH TWP. NJ	08085	18.64	350 HARRISONVILLE RD.	Permanent	
45.00	9.00	3B	HORNER, C WILLARD JR	523 LAKEVIEW DRIVE	SWEDESORO, N J	08085	79.85	824 KINGS HIGHWAY		
45.00	9.01	3B	HORNER, C WILLARD JR	523 LAKEVIEW DRIVE	SWEDESORO, N J	08085	6.87	824 KINGS HIGHWAY		
45.00	10.00	3B	HIDDEN VALLEY LAND CO INC	P O BOX 306	HUNTINGDON VALLEY, PA	19006	33.14	60 OGDEN ROAD		
45.00	11.00	3B	HIDDEN VALLEY LAND CO. INC.	PO BOX 306	HUNTINGDON VALLEY, PA	19006	14.67	60 OGDEN ROAD		
45.00	12.00	3B	HIDDEN VALLEY LAND CO. INC.	PO BOX 306	HUNTINGDON VALLEY, PA	19006	21.15	60 OGDEN ROAD		
46.00	3.01	3A	CALLI, ANNA ESTATE OF	201 MONROEVILLE RD.	WOOLWICH TWP. NJ	08085	77.20	201 MONROEVILLE RD.		
46.00	6.00	3B	DAVIDSON, ELMA C.	121 DAVIDSON ROAD	WOOLWICH TWP. NJ	08085	27.03	90 DAVIDSON ROAD		
46.00	6.01	3B	DAVIDSON, ELMA C.	121 DAVIDSON ROAD	WOOLWICH TWP. NJ	08085	0.58	90 DAVIDSON ROAD		
46.00	7.00	3B	LICCIARDELLO, RUSSELL J	PO BOX 244	SWEDESORO, NJ	08085	21.41	144 DAVIDSON ROAD	Permanent	
46.00	9.00	3A	DIBELLA, JOSEPH A	184 DAVIDSON ROAD	WOOLWICH TWP. NJ	08085	17.28	184 DAVIDSON ROAD	Permanent	
46.00	9.01	3B	FINOCCHIARO, JOSEPHINE TRUSTEE	290 MONROEVILLE RD.	WOOLWICH TWP. NJ	08085	16.28	279 MONROEVILLE RD.	8-Year Program	

Block	Lot	Class	Owner	Address	City/State	Zip	Acreage	Location	Preservation	Approved Developm.
46.00	10.00	3A	DIBELLA, JOSEPH A	184 DAVIDSON ROAD	WOOLWICH TWP. NJ	08085	35.39	230 DAVIDSON ROAD	Permanent	
46.00	11.00	3B	FINNOCHIARO, JOSEPHINE TRUSTEE	290 MONROEVILLE RD.	WOOLWICH TWP. NJ	08085	40.94	285 MONROEVILLE RD.	8-Year Program	
46.00	12.00	3A	DIBELLA, CARMEN A & JOSEPHINE	525 RUSSELL MILL ROAD	WOOLWICH TWP. NJ	08085	6.19	525 RUSSELL MILL ROAD		
46.00	12.01	3B	DIBELLA, CARMEN A & JOSEPHINE	525 RUSSELL MILL ROAD	WOOLWICH TWP. NJ	08085	16.85	525 RUSSELL MILL ROAD		
47.00	1.00	3B	LICCIARDELLO, RICK	345 NOTTINGHAM ROAD	WOODBURY, NJ	08096	41.75	201 FRANKLINVILLE RD.		Scott's Glen
47.00	2.00	3A	HORNER, WILLIAM C	263 FRANKLINVILLE RD.	WOOLWICH TWP. NJ	08085	29.18	263 FRANKLINVILLE RD.	8-Year Program	
47.00	2.01	3B	HORNER, WMC	263 FRANKLINVILLE ROAD	WOOLWICH TWP. NJ	08085	10.57	251 FRANKLINVILLE RD	8-Year Program	
47.00	4.00	3B	BUTLER, MARTHA	304 FRANKLINVILLE RD.	WOOLWICH TWP. NJ	08085	26.58	291 FRANKLINVILLE RD.		Scott's Glen
47.00	5.02	3B	FINOCCHIARO, JOSEPHINE TRUSTEE	290 MONROEVILLE RD.	WOOLWICH TWP. NJ	08085	25.90	320 MONROEVILLE RD.	8-Year Program	
47.00	5.03	3B	FINNOCHIARO, JOSEPH A	503 W 45TH ST APT 3E	NEW YORK, NY	10036	12.57	361 RUSSELL MILL ROAD		
47.00	5.04	3B	FINOCCHIARO, MARY LOUISE	343 RUSSELL MILL ROAD	WOOLWICH TWP. NJ	08085	9.26	331 RUSSELL MILL ROAD		
48.00	1.00	3A	AVSEC, TIMOTHY & DIANE	431 FRANKLINVILLE RD.	WOOLWICH TWP. NJ	08085	21.64	431 FRANKLINVILLE RD.		
48.00	2.00	3A	AVSEC, TIMOTHY & DIANE	431 FRANKLINVILLE RD.	WOOLWICH TWP. NJ	08085	7.73	431 FRANKLINVILLE RD.		
48.00	4.01 & 4.02	3B	PETRONGOLO EVEGREEN PLANTATION	7541 WEYMOUTH ROAD	HAMMONTON, NJ	08037	1.71	396 RUSSELL MILL ROAD		
48.00	4.04	3A	BOYKO, VICTOR & MARY M	PO BOX 307	SWEDESBORO, NJ	08085	16.18	360 RUSSELL MILL ROAD		
48.00	9.01	3A	SUIT, CURTIS & CHRISTINE	480 MONROEVILLE RD.	WOOLWICH TWP. NJ	08085	2.27	480 MONROEVILLE RD.		
48.00	9.02	3B	SUIT, CURTIS & CHRISTINE	480 MONROEVILLE RD.	WOOLWICH TWP. NJ	08085	8.74	480 MONROEVILLE RD.		
48.00	10.00	3B	SUIT, CURTIS D & CHRISTINE O	480 MONROEVILLE RD.	WOOLWICH TWP. NJ	08085	10.19	486 MONROEVILLE RD.		
48.00	11.00	3B	SAILEY, VIRGINIA K., ETAL	490 MONROEVILLE RD.	WOOLWICH TWP. NJ	08085	1.21	490 MONROEVILLE RD.		
49.00	2.00	3B	BENNY A SORBELLO FAMILY LLC	1127 RTE 45	PILEGROVE, NJ	08098	60.24	440 FRANKLINVILLE RD.		
50.00	2.00	3B	BENNY A SORBELLO FAMILY LLC	1127 RTE 45	PILEGROVE, NJ	08098	21.49	490 FRANKLINVILLE RD.		
50.00	3.00	3B	MACCHERONE, SANTO JOSEPH	233 FRANKLINVILLE ROAD	WOOLWICH TWP. NJ	08085	9.37	490 FRANKLINVILLE RD.		
50.00	4.00	3B	BUTLER, MARTHA	304 FRANKLINVILLE RD.	WOOLWICH TWP. NJ	08085	14.60	510 FRANKLINVILLE RD.		
51.00	1.00	3B	LICCIARDELLO, RICK	345 NOTTINGHAM ROAD	WOODBURY, NJ	08096	6.27	131 FRANKLINVILLE RD.		
54.00	3.00	3A	LAUGHLIN JR, JOSEPH D & JOANN	PO BOX 37	SWEDESBORO, N J	08085	10.45	538 KINGS HIGHWAY		
54.00	9 & 10	3B	NAR FARMS LLC	716 NICOLE DRIVE	MICKLETON, NJ	08056	44.52	130 FRANKLINVILLE RD.		NAR Farms

Block	Lot	Class	Owner	Address	City/State	Zip	Acreage	Location	Preservation	Approved Developm.
54.00	13.00	3B	GROPENBACHER, @ KIRK HORNER	PO BOX 108	HARRISONVILLE, NJ	08039	35.29	144 FRANKLINVILLE ROAD		NAR Farms
54.00	16.01	3A	DETSCH, DAN	179 BACK CREEK ROAD	WOOLWICH TWP., NJ	08085	16.01	179 BACK CREEK ROAD	Permanent	
55.00	1.00	3A	GROPENBACHER, @ KIRK HORNER	PO BOX 108	HARRISONVILLE, NJ	08039	80.44	200 FRANKLINVILLE ROAD		
55.00	3.00	3A	VANDERGRACHT, TRACIE	240 FRANKLINVILLE RD.	WOOLWICH TWP., NJ	08085	18.73	240 FRANKLINVILLE RD.		
55.00	4.00	3A	BUTLER, MARTHA	304 FRANKLINVILLE RD.	WOOLWICH TWP., NJ	08085	5.66	304 FRANKLINVILLE RD.		
55.00	4.01	3B	BUTLER, MARTHA	304 FRANKLINVILLE RD.	WOOLWICH TWP., NJ	08085	14.51	290 FRANKLINVILLE RD.		
55.00	4.02	3B	HORNER, WILLIAM C	263 FRANKLINVILLE RD.	WOOLWICH TWP., NJ	08085	9.01	272 FRANKLINVILLE RD.	8-Year Program	
55.00	7.00	3A	DORSETT, LAWRENCE & ANN	169 RUSSELL MILL ROAD	WOOLWICH TWP., NJ	08085	74.91	169 RUSSELL MILL ROAD		Dorsett Farms
56.00	1.00	3A	BUTLER, GLADYS G	170 RUSSELL MILL ROAD	WOOLWICH TWP., NJ	08085	110.13	170 RUSSELL MILL ROAD		
56.00	3.00	3B	CARDILLO, RUSSELL ESTATE OF	52 SADDLEBROOK DRIVE	SEWELL, NJ	08080	23.45	90 RUSSELL MILL ROAD		
56.00	4.00	3A	ULZHEIMER, DONALD C TRUSTEE	85 ARBOUR COURT	SEWELL, NJ	08080	7.28	14 RUSSELL MILL ROAD		
56.00	6.00	3B	SNYDER, FRANKLIN S & VIOLET S	278 WOODLAND AVENUE	MULLICA HILL, NJ	08062	1.05	387 BACK CREEK ROAD		Blue Spruce
56.00	6.00	3B	SNYDER, FRANKLIN S & VIOLET S	278 WOODLAND AVENUE	MULLICA HILL, NJ	08062	14.75	387 BACK CREEK ROAD		
57.00	3.00	3B	CLENDINING INV LLC & VIERECK LLC	51 VIERECK ROAD	WOOLWICH, NJ	08085	29.82	380 KINGS HIGHWAY		
57.00	5.00	3B	BANK OF AMERICA	231 SOUTH LASALLE ST	CHICAGO, ILL	60697	47.10	1240 US 322		
57.00	7.00	3A	CAVALLARO, ALFRED L ETAL	167 COUNTY HOUSE ROAD	MT ROYAL, NJ	08061	26.68	200 BACK CREEK ROAD		
57.00	8.00	3A	BANK OF AMERICA	231 SOUTH LASALLE ST	CHICAGO, ILL	60697	22.62	1180 US 322		
57.00	9.00	3B	BANK OF AMERICA	231 SOUTH LASALLE ST	CHICAGO, ILL	60697	16.46	1150 US 322		
57.00	10.00	3B	BANK OF AMERICA	231 SOUTH LASALLE ST	CHICAGO, ILL	60697	5.27	1160 US 322		
59.00	3.00	3A	PUTORTI, ANTONIO & ANGELINA	280 BACK CREEK ROAD	WOOLWICH TWP., NJ	08085	33.70	280 BACK CREEK ROAD		
59.00	7.00	3A	TUTING, HENRY	304 BACK CREEK ROAD	WOOLWICH TWP., NJ	08085	6.47	304 BACK CREEK ROAD		
59.00	7.02	3A	HANAHAN, JOSEPH T & JULIE GIGUERE	328 BACK CREEK ROAD	WOOLWICH TWP., NJ	08085	5.81	328 BACK CREEK ROAD		
59.00	8.00	3A	STEWART, HARRY R & JUDITH	1050 US 322	WOOLWICH TWP., NJ	08085	41.43	1050 US 322		
59.00	10.00	3B	LEONE, JOSEPH A	299 JESSUP MILL RD	CLARKSBORO, NJ	08020	10.88	1004 US 322		
59.00	11.00	3B	SNYDER, FRANKLIN S & VIOLET S	278 WOODLAND AVENUE	MULLICA HILL, NJ	08062	5.38	400 BACK CREEK ROAD		
60.00	1.00	3B	BANK OF AMERICA	231 SOUTH LASALLE ST	CHICAGO, ILL	60697	7.83	190 KINGS HIGHWAY		
60.00	2.00	3A	BANK OF AMERICA	231 SOUTH LASALLE ST	CHICAGO, ILL	60697	25.91	144 KINGS HIGHWAY		

Block	Lot	Class	Owner	Address	City/State	Zip	Acreage	Location	Preservation	Approved Developm.
60.00	3.00	3B	BANK OF AMERICA	231 SOUTH LASALLE ST	CHICAGO, ILL	60697	26.21	112 KINGS HIGHWAY		
60.00	4.00	3B	BANK OF AMERICA	231 SOUTH LASALLE ST	CHICAGO, ILL	60697	18.40	1219 US 322		
60.00	5.00	3B	BANK OF AMERICA	231 SOUTH LASALLE ST	CHICAGO, ILL	60697	28.07	1195 US 322		
61.00	1.00	3B	BANK OF AMERICA	231 SOUTH LASALLE ST	CHICAGO, ILL	60697	72.51	32 PANCOAST ROAD		
61.00	2.00	3B	SORBELLO, FRED J & JOAN M	24 KINGS HIGHWAY	WOOLWICH TWP, NJ	08085	58.10	24 KINGS HIGHWAY		
61.00	6.00	3A	DYSON, CHARLES H. IRREVOCABLE TRUST	565 FIFTH AVE. 4TH FLOOR	NEW YORK, NY	10017	80.96	138 PANCOAST ROAD		
61.00	7.00	3B	GARGIULO, FRANCES	515 KINGS HIGHWAY	MICKLETON, NJ	08056	36.24	ALONG TURNPIKE M11		
62.00	2.00	3B	STEWART, HARRY R & JUDITH	1050 US 322	WOOLWICH TWP, NJ	08085	15.38	1017 US 322		

**IV. Farmer Survey**

Farm ID: \_\_\_\_\_

**Future of Woolwich Township's Agriculture Program  
Interview Guide**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

CITY: \_\_\_\_\_

STATE \_\_\_\_\_ ZIP \_\_\_\_\_

TOWNSHIP: \_\_\_\_\_

PERSONS INTERVIEWED: 1) \_\_\_\_\_

2) \_\_\_\_\_

DATE OF VISIT: \_\_\_\_\_

VOLUNTEER VISITORS: 1) \_\_\_\_\_

2) \_\_\_\_\_

**Note to Coordinator:**

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

# The Future of Woolwich Township Agriculture

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

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

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

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



## The Future of Woolwich Township Agriculture

### I. Your Farm

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

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

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

2. What is your role on the farm?

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

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

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

\_\_\_\_\_

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

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

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

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

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

*(Please list the acreage)*  
Current Year                      In 5 Years

- |  |       |          |
|--|-------|----------|
| a. Total Acres Owned                   | _____ | i. _____ |
| b. Number of Tillable Acres Owned      | _____ | j. _____ |
| c. Number of Tillable Acres Rented out | _____ | k. _____ |
| d. Number of Pasture Acres Owned       | _____ | l. _____ |
| e. Number of Pasture Acres Rented out  | _____ | m. _____ |
| f. Total Acres Rented                  | _____ | o. _____ |
| g. Number of Tillable Acres Rented     | _____ | p. _____ |
| h. Number of Pasture Acres Rented      | _____ | q. _____ |

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

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

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

10. Of these landlords, how many live in Woolwich Township? \_\_\_\_\_

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

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

11. If yes, what do you think causes the problem? \_\_\_\_\_

\_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **II. Farm Supplies and Marketing**

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

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

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

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

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

<u>Service/supply</u>	<u>Problem</u>
a. _____	b. _____
c. _____	d. _____
e. _____	f. _____

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

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

24. If yes, please describe. \_\_\_\_\_

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

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

26. If yes, please describe. \_\_\_\_\_

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

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

28. If yes, please describe.

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

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

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

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

30A. If yes, please describe.

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

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

32. If yes, please describe.

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

### **III. The Future**

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

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

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

***Remember, your answers are confidential!***

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

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

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

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

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

- a. Greatest impact \_\_\_\_\_
- b. Second greatest impact \_\_\_\_\_
- c. Third greatest impact \_\_\_\_\_

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

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



Comment:

Question 39 (continued)	<u>Not Interested</u>	<u>Mildly Interested</u>	<u>Seriously Interested</u>	<u>Already Involved</u>
l. Managing and selling timber	1	2	3	4
Comment:				
m. Community Supported Agriculture (CSA's)	1	2	3	4
Comment:				
n. Nursery	1	2	3	4
Comment:				

40. Which of the practices just considered in the previous section would you be most interested in learning more about? (*Write letters from above – question 39.*)

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

41. What other educational programs to enhance the viability of your farm would you be interested in participating in?

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

**IV. Woolwich Township and Gloucester County**

42. How optimistic are you about the economic outlook for agriculture in the Township? (*Please circle.*)

<u>Very pessimistic</u>					<u>Very optimistic</u>
1	2	3	4		5

43. How optimistic are you about the economic outlook for agriculture in the county? (*Please circle.*)

<u>Very pessimistic</u>					<u>Very optimistic</u>
1	2	3	4		5

44. What do you think are the specific strategic *advantages* for agriculture in Gloucester County?

45. What do you think are the specific *disadvantages* for agriculture in Gloucester County?

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

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

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

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

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

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

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

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

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

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

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

***Remember, your answers are anonymous!***

54. What else do you believe needs to be done to maintain or enhance agriculture's role in Woolwich Township and Gloucester County?

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

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

**V. Final Comments**

56. What percentage of your household income comes from the farm operation? \_\_\_\_\_

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

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

58. If you or your spouse work off-farm, why do you each/both do so?

59. How old are you and your spouse?

Self a. \_\_\_\_\_

Spouse b. \_\_\_\_\_

60. What other comments or suggestions do you have about the future of agriculture in Woolwich Township and Gloucester County? *(Use back of page if needed.)*

*Thank you for your cooperation with our Future of Woolwich Township Agriculture survey*

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## V. Farm Friendly Questionnaire

# IS YOUR TOWN FARM FRIENDLY?

## Practical Land Use Ordinances and Regulations

### Does your town...

**...have a detailed section on agriculture in the Town Master Plan?** The Master Plan is the big picture view of what land uses are encouraged, protected, or excluded within a town. Does your town's Master Plan refer to "maintaining rural character", but overlook agriculture as the primary component? Agriculture shouldn't be an afterthought!

**...allow agricultural uses in more than one zoning district?** Agricultural businesses are not the same as other commercial development. Some towns confine agricultural businesses to the commercial zone only, while other towns prohibit such uses in the commercial zone! Farm enterprises are often hybrids of several different uses; ordinances and regulations should allow farm businesses flexibility.

**...allow simpler design standards for Site Plan Review regulations on agricultural businesses limited to seasonal use?** Simpler standards for certain aspects of Site Plan Review regulations make sense for agricultural uses, such as parking requirements for seasonal retailing or events. When agricultural uses are limited in scope and impact, they need not be treated as if they were year-round permanent businesses. Does your town apply the same site design requirements to a seasonal farm stand as to a grocery store?

**...allow flexibility in regulations to accommodate the unusual needs of agricultural businesses?** Both the land use impact and the off-site impact of a seasonal farm business is much less than that of a full-time business. Pick-your-own strawberries or Christmas tree farm businesses can't be viable in a town that treats farms like all other retailers. Do your town's regulations provide for reduced restrictions such as expanded hours of business operation, temporary signs, parking near pick-your-own fields, or on street parking?

**...require buffer zones between farmland and residential uses?** The old saying "good fences make good neighbors" has a modern corollary that says "good buffer zones make new neighbors good neighbors." New development should not place the burden on existing farms to give up boundary land as a buffer zone between agricultural and residential uses. New residential development should provide for its own buffer zone and/or landscape plantings for screening when necessary.

**...provide for the agricultural use of open space land created by innovative residential subdivisions?** Many towns have adopted innovative subdivision regulations like cluster housing, which provide for setting aside open space land within the subdivision. Ideally, such land should be the most valuable agricultural land, be big enough for commercial agricultural purposes, and specifically allow long term agricultural use to provide consistent resource management. Smaller plots of set aside land could accommodate community gardens. Land set aside for open space can stay productive agricultural land and at the same time contribute to the ecological health and scenic quality of the area -- instead of becoming grown over with brush.

**...allow off-site signs to attract and direct farm stand customers?** Farm stands are often seasonal businesses that need to capture potential sales at harvest time. Signs that give directions to the farm stand and let customers know what's available (such as strawberries, corn, apples) are vitally important.

**...allow accessory uses to agriculture?** Remember, it's not just the farmland that makes farming possible: businesses related to agriculture (veterinarians, equipment and supply dealers, custom farm providers, feed milling and delivery, etc.) have to be close enough to serve farmers' needs.

## **Fair Enforcement of Local Regulations**

### **Does your town...**

**...have a consistent policy approach for local land use procedures that deal with agriculture?** Planning Boards, Zoning Boards, and Conservation Commissions have different responsibilities, but a common regulatory outlook is possible. Update your Master Plan to express the value agriculture contributes to your town's quality of life through open space, wildlife habitation, watershed purification and natural resource preservation. Establish a policy presumption that agriculture is of beneficial use in your town, and fairness will follow.

**...have a good idea of how much agriculture there is in town?** Consider having a Town appointed committee formulate an Agricultural Profile to demonstrate the economic, cultural, and resource stewardship value of agriculture in your Town. People often carry the misconception that "there's no agriculture in our town" if they don't see cows and red barns. Agriculture in New Hampshire stretches from apples and bees to yaks and zinnias!

**...allow roadside stands or pick-your-own operations by right?** Consider amending your Town's zoning ordinance so that certain agricultural operations don't need a Special Exception or Variance. Write flexibility into ordinances or regulations that may apply to agricultural land uses so the intent is clearly to promote such use, not to deny because the rules don't fit the unique situations that frequently arise with agricultural businesses.

**...use zoning definitions such as "agricultural accessory uses"; in a broad and inclusive manner?** "Agricultural accessory uses" refers to everything from machinery sheds to housing for seasonal workers. Various agricultural businesses have very different needs that can test the balance of rule and exceptions. Flexibility written into the ordinances and regulations can prevent many denials of the sort where "the rules don't fit".

**...allow farm stands to sell produce purchased elsewhere?** Many towns have rules that a certain percentage of farm stand produce be grown on the farm. The unintended consequence of such regulation is to penalize farm operators who have a crop failure! The rational basis for allowing a farm stand shouldn't only be how much is grown on the farm, but what benefit the farm provides to the town from the open space, wildlife habitation, watershed purification and natural resource preservation it accomplishes.

**...properly assess specialized agricultural structures?** Specialized structures such as silos, milking parlors, and permanent greenhouses depreciate in value over time. Providing assessors with depreciation schedules may enable more accurate valuations, which can lead to lower assessments. If your town frequently overvalues agricultural structures, this can have a chilling effect on all types of farm investment.

**...allow non-traditional or retail-based farm businesses in an agricultural zoning district?** Agricultural businesses don't all look alike. Trying to decide what constitutes an agricultural business can involve splitting hairs to make unfamiliar distinctions between what is "commercial" and what is "agricultural". Ordinances defining agriculture based on state law may be accurate, yet need local interpretation. Your town should recognize that newer types of farm businesses such as horse arenas, landscape nurseries, or greenhouses are more intensive in land use, but still carry valuable elements of rural character that benefit the town.

**...address agricultural structures in building and safety codes?** Building practices that are state of the art for a specialized use in agriculture may not fit the specifics of codes meant for housing or commercial structures. Bringing up to code agricultural buildings that are historic structures may destroy the very qualities that make them special.



## Understanding and Encouraging Farming

### Does your town....

**...consider farmland a natural resource and encourage conservation easements, discretionary easements, and purchase of farmland?** Easements and outright purchases of farmland ensure preservation of the natural resource base for agriculture. Once a town has applied these techniques, the benefits of keeping farmland in private ownership can be more clearly appreciated. By understanding and allowing for the peculiarities of agricultural land use, towns can encourage working farms that contribute to the town's well-being at no cost to the taxpayers.

**...have any visible demonstration of the value of agriculture?** Does your town have a county fair, an apple festival, or an Old Home Day parade? Making agriculture visible to the general public helps establish the economic, cultural, and resource stewardship value of having active farms in a town.

**...respect the state Right to Farm law, which has specific exemptions for odor and noise?** Local control is an important tradition for New Hampshire towns. The state Right to Farm law provides a backstop to farmers if local officials overreach their regulatory authority. Conflicts between agriculture and other land uses can be reduced when town officials are informed about Best Management Practices (BMP's) that may alleviate nuisance complaints. University of New Hampshire's Cooperative Extension Service writes BMP's about various agricultural practices based on sound scientific research.

**...encourage farmers to use the Soil Productivity Index (SPI) calculations to reduce Current Use tax burdens?** Using Soil Productivity Index (SPI) information may reduce the Current Use assessment on less productive agricultural land. By reducing the tax burden on agricultural land, towns can encourage the maintenance of open space at a relatively low cost.

**...have farmers serving on local land use Planning and Zoning Boards, Conservation and Heritage Commissions?** There are few better ways to incorporate agricultural concerns into local land use ordinances and regulations than having farmers serve. Help your town's land use boards keep a broad perspective by asking "Have you thought of the consequences...?"

**...have farmers serving on the local Economic Development Committee?** Agricultural businesses are frequently undervalued in terms of their effect on the community. Most of the economic activity generated by farms stays within the community. Negative impressions about the strength of New Hampshire agriculture may have a similar impact on the availability of credit to viable farm operations. Having successful farmers on Economic Development Committees can change these misperceptions.

**...know where to go to get advice and assistance on farm questions?** Make the connection to resources such as the Department of Agriculture, Markets and Food (industry regulator, statewide perspective); UNH Cooperative Extension (technical questions, BMP's); New Hampshire Farm Bureau (non-governmental farm lobby, broad experience); Natural Resource Conservation Service (land and water resource management).

Presented by The New Hampshire Coalition for Sustaining Agriculture and UNH Cooperative Extension. For more information, please contact Nada Haddad, 603-679-5616 or [nada.haddad@unh.edu](mailto:nada.haddad@unh.edu).

Survey created by Gary Matteson, Web Site developed by the CIT Department UNH Cooperative Extension.

Survey located at: <http://cecf1.unh.edu/sustainable/farmfrnd.cfm>

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## Appendix VI: Federal and State Conservation Programs for Farmers

There are several financial and economic incentive programs and technical assistance to help farmers plan and use conservation practices on their farms. The United States Department of Agriculture Natural Resources Conservation Service (NRCS) has a Farm Service Agency office in Woodstown, Salem County, that serves Gloucester County. NRCS staff members are available to work with farmers to help identify their conservation goals and then craft appropriate conservation plans to meet those goals.

Numerous programs provide financial incentives to help farmers voluntarily engage in these practices. Financial incentives can include rental payments to farmers for reserved land, easement payments, and cost sharing, up to 100% for some programs, to develop and follow conservation plans.

The **Conservation Reserve Program (CRP)** is offered by NRCS and administered by the Farm Service Agency. It provides technical and financial aid and gives farmers assistance in complying with federal, state and tribal environmental laws. The primary environmental goals of this program include reducing soil erosion, reducing sedimentation in streams and lakes, improving water quality, establishing wildlife habitat, and enhancing forest and wetland resources. Website: <http://www.nrcs.usda.gov/programs/crp/>.

The State of New Jersey partnered with the USDA to help farmers protect water quality by establishing a \$100 million **Conservation Reserve Enhancement Program (CREP)**, which is the New Jersey version of the federal program. Under an agreement signed by Governor McGreevy in February 2004, the USDA provides \$77 million and the state contributes \$23 million for New Jersey farmers to install stream buffers, in order to reduce the flow of nonpoint source pollution into the state's waterways. New Jersey's goal is to enroll 30,000 acres of agricultural land into this state-federal program over a 10-year period. Types of buffers to be installed include trees, shrubs, vegetative filter strips, contour grass strips and grass waterways. Under the program, a landowner installs and maintains approved practices through a 10 or 15-year rental contract agreement. A landowner entering the state Farmland Preservation Program or Green Acres Program also may opt for a permanent easement under the Conservation Reserve Enhancement Program. This would provide additional payment for permanent maintenance of approved conservation practices. The program will pay landowners annual rental and incentive payments for participating in the program as well as 100 % of the cost to establish approved practices. Additional information can be found at [www.fsa.usda.gov](http://www.fsa.usda.gov) or contact the local FSA office or Soil and Water conservation District Office.

Another program targeted for wetlands preservation is called the **Wetlands Reserve Program (WRP)**. WRP is a voluntary resource conservation program that provides landowners the opportunity to receive financial incentive to restore, protect and enhance wetlands in exchange for returning marginal land from agriculture. WRP is made possible by a reauthorization in the Farm Security and Rural Investment Act of 2002 known as the Farm Bill. The program has three enrollment options: permanent easement, 30-year easement, or restoration cost-share agreement, which has a minimum 10-year commitment. Applications are accepted on a continuous basis and

may be obtained and filed at any time. Please see the website for more details:  
[www.nrcs.usda.gov/programs/farmbill/2002/](http://www.nrcs.usda.gov/programs/farmbill/2002/)

The **Grassland Reserve Program (GRP)** is another conservation program authorized by the Farm Bill 2002. GRP is a voluntary program that protects grasslands, pasturelands, and rangelands without prohibiting grazing. Participants voluntarily put limitations on the future land use of their land while retaining the ability and right to conduct grazing practices, hay production, mow or harvest for seed production, conduct fire rehabilitation, and construct firebreaks and fences. There are four enrollment options: permanent easement; 30-year easement; rental agreement, which is available in 10, 15, 20 or 30-year contracts; and restoration agreement. Participants are compensated in different ways according to the enrollment option. For more information and application procedures visit the GRP website: [www.fsa.usda.gov/dafp/GRP/default1.htm](http://www.fsa.usda.gov/dafp/GRP/default1.htm)

The **Wildlife Habitat Incentives Program (WHIP)** is similar to those above in that it is also a USDA voluntary program, but differs in that WHIP targets landowners who want to preserve and protect fish and wildlife habitat on non-federal lands. The program provides technical and cost sharing provisions to protect these environments. Enrollment consists of a cost share agreement lasting from 5 to 10 years. In New Jersey, NRCS has received over \$900,000 to implement WHIP since 1998, where the majority of funds have been used for cost share payments to landowners. A state plan has been developed in New Jersey and targets several areas as priority wildlife habitat areas. NRCS has also targeted a priority species: the bog turtle, for protection. For more information visit the NRCS New Jersey website: [www.nj.nrcs.usda.gov](http://www.nj.nrcs.usda.gov)

The **Environmental Quality Incentives Program (EQIP)** is also a part of the reauthorized Farm Bill of 2002. EQIP is a voluntary program that focuses on conservation that promotes both agricultural production and environmental quality. The program itself offers technical and financial assistance with installation and implementation of structural and management practices on agricultural land. EQIP features a minimum contract term compared to other programs lasting a maximum of 10 years. Landowners are eligible for incentive and cost share payments of up to 75% and sometimes up to 90% while still engaging in livestock or agricultural production activities. For more information please visit the website: [www.nrcs.usda.gov/programs/eqip](http://www.nrcs.usda.gov/programs/eqip)

The **Conservation Security Program (CSP)** is a voluntary program administered by the NRCS and authorized by the Farm Bill 2002. This program is intended to promote conservation and improvement of soil, water, air, energy, plant and animal life, etc on Tribal and private working lands. Working lands refer to a variety of land types including crop land, grass land, prairie land, improved pasture and range land. In some cases forested lands would also be included in this category. CSP is available in 50 states as well as the Caribbean and Pacific Basin areas and provides equal access to funding. For more information please visit the website: [www.nrcs.usda.gov/programs/csp/](http://www.nrcs.usda.gov/programs/csp/)

The **Forestland Enhancement Program (FLEP)** is also authorized through the Farm Bill 2002 and replaces the Stewardship Incentives Program (SIP) and the Forestry incentives Program (FIP). FLEP is a voluntary program for landowners of non-industrial private forest and provides technical, educational and cost-sharing assistance in an effort to promote the conservation of these forested areas. Landowners must have a forest management plan and are limited to 1,000 acres per year for the cost-share practices. For more information about this program please visit the website: <http://www.fs.fed.us/spf/coop/programs/loa/flep.shtml> and the National Association of State

Foresters website to find your local agency: [www.stateforesters.org](http://www.stateforesters.org)

The **Farm and Ranch Lands Protection Program (FRPP)** is a voluntary land conservation program that assists farmers to keep their lands for agricultural purposes. FRPP provides matching funds to those provided by state, tribal, local government or non-government organizations offering farm and ranch protection programs designed to purchase conservation easements. The FRPP is authorized by the Farm Bill 2002 and managed by the NRCS. Conservation easements are purchased by the state, tribal or local entity. The participating landowner agrees not to convert their land to non-agricultural uses, as well as to develop a conservation plan for any highly erodible lands. Landowners do, however, maintain all of their rights to utilize their land for agricultural purposes. For more information about FRPP please visit the website: [www.nrcs.usda.gov/programs/farmbill/2002/](http://www.nrcs.usda.gov/programs/farmbill/2002/) and search for the Farm and Ranch Lands Protection Program.

The **State Agricultural Development Committee (SADC) in New Jersey** has made soil and water conservation grants available as part of the Farmland Preservation Program. The grants give landowners up to 50% of costs associated with approved soil and water conservation projects. Farms are only eligible if they are already enrolled in a permanent or 8-year easement program. Soil projects can include measures to prevent or control erosion, control pollution on agricultural land, and improve water management for agricultural purposes. Projects must be completed within 3 years of SADC funding approval. However, under special circumstances the grant may be renewed for an additional year. For more information contact the local Soil Conservation District or the State Agricultural Development Committee at (609) 984-2504 or visit the website: <http://www.state.nj.us/agriculture/sadc/sadc.htm> for additional details.

The **Landowner Incentive Program (LIP)** is a preservation program for private landowners who wish to protect and conserve rare wildlife habitat and species. LIP is funded by the U.S. Fish and Wildlife Service and administered by the New Jersey Department of Environmental Protection's Division of Fish and Wildlife Endangered Nongame Species Program. Participating landowners receive both technical and financial assistance through this competitive grant program. Last year \$1.12 million was awarded for a variety of preservation programs including habitat improvements, habitat management and habitat protection projects. Generally a 5-year minimum commitment is required and longer terms are preferred. A 25% cost share is required of the landowner. While the LIP is seeking funding for additional habitat protection projects, it may be another year before grants are available. Interested landowners are encouraged to contact Kim Korth, ENSP assistant zoologist at (609) 984-1581 for additional details. To learn more about the program in general visit the website: [http://www.state.nj.us/dep/fgw/ensp/lip\\_prog.htm](http://www.state.nj.us/dep/fgw/ensp/lip_prog.htm) or [http://www.state.nj.us/dep/fgw/ensp/pdf/lip\\_broch.pdf](http://www.state.nj.us/dep/fgw/ensp/pdf/lip_broch.pdf)

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# MAPS

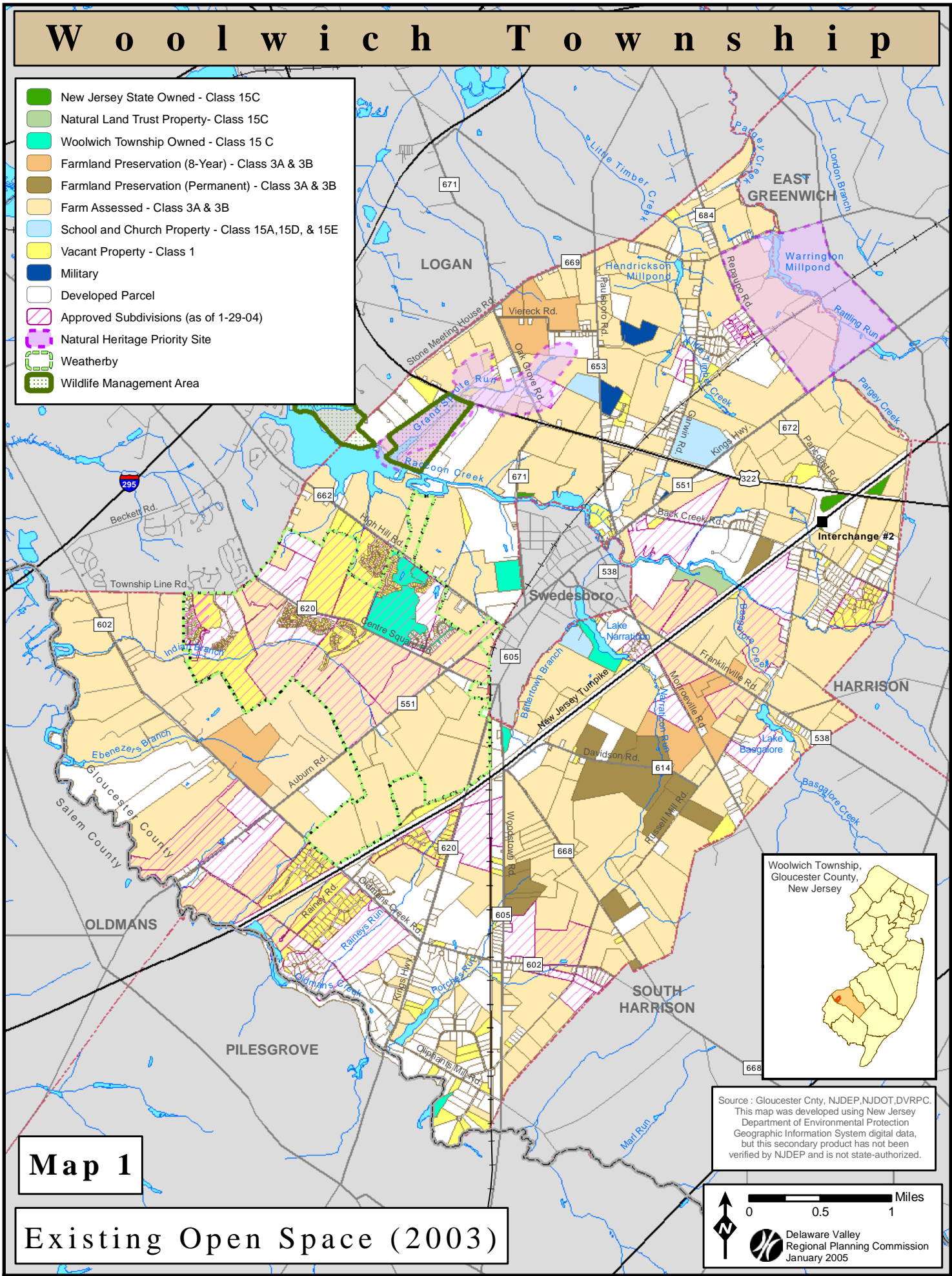
1. Existing Open Space (2003)
2. Agricultural Development Areas/Preferred Farms
3. Agricultural Development Areas [against year 2002 aerial photo]
- 4a. Northern Agricultural Development Area
- 4b. Eastern Agricultural Development Area
5. Woolwich Township Soil Classifications
- 6a. Soil Classifications — Northern ADA
- 6b. Soil Classifications — Eastern ADA
7. Woolwich Township Soils
8. Approved Sewer Service Areas
9. Woolwich Township Existing Zoning and New Jersey State Planning Areas
10. Farmland Preservation (from *Woolwich Township Open Space & Recreation Plan*)

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# Woolwich Township

- New Jersey State Owned - Class 15C
- Natural Land Trust Property- Class 15C
- Woolwich Township Owned - Class 15 C
- Farmland Preservation (8-Year) - Class 3A & 3B
- Farmland Preservation (Permanent) - Class 3A & 3B
- Farm Assessed - Class 3A & 3B
- School and Church Property - Class 15A, 15D, & 15E
- Vacant Property - Class 1
- Military
- Developed Parcel
- Approved Subdivisions (as of 1-29-04)
- Natural Heritage Priority Site
- Weatherby
- Wildlife Management Area



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

**Map 1**

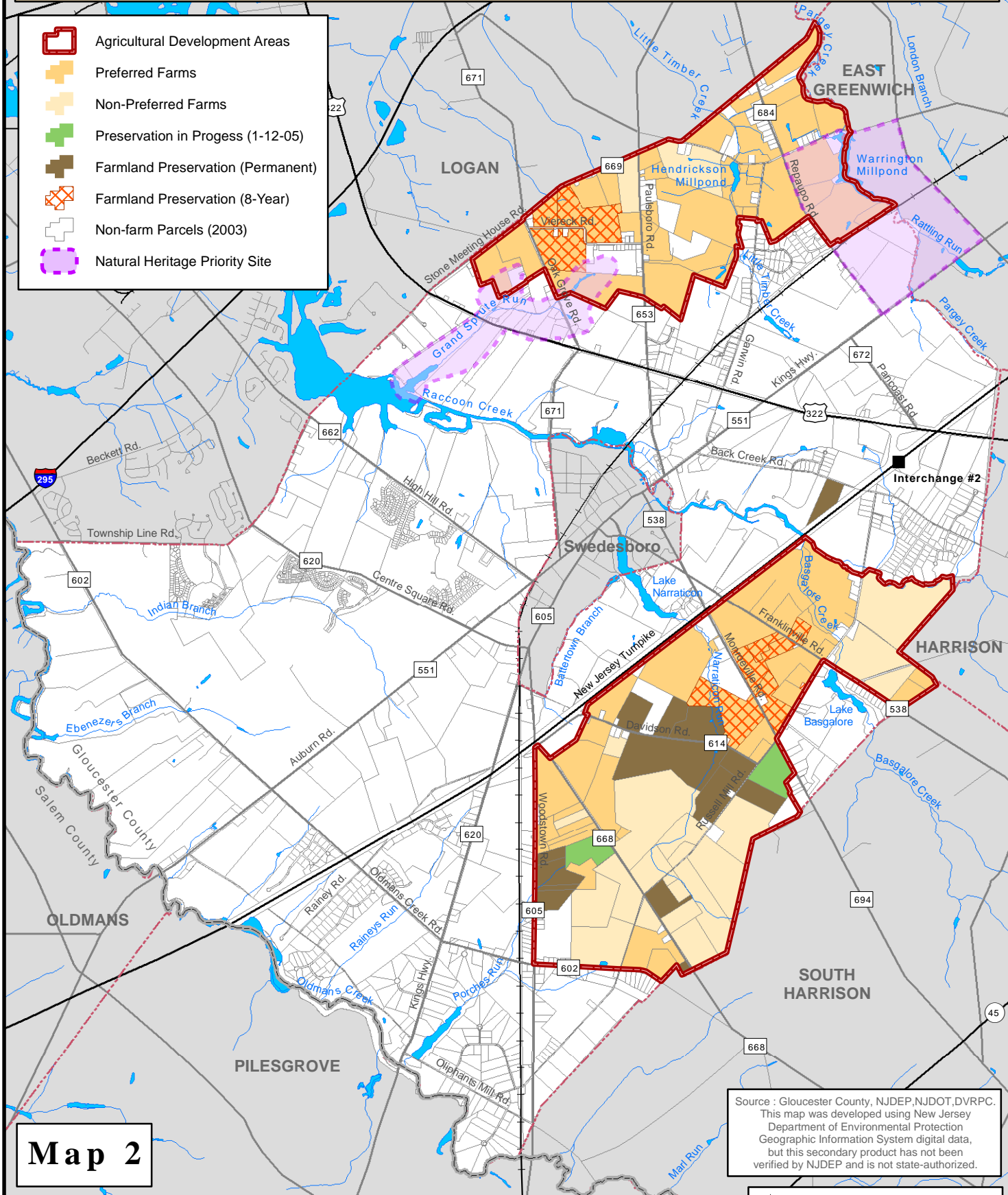
**Existing Open Space (2003)**

0 0.5 1 Miles

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Regional Planning Commission  
January 2005

# Woolwich Township

-  Agricultural Development Areas
-  Preferred Farms
-  Non-Preferred Farms
-  Preservation in Progress (1-12-05)
-  Farmland Preservation (Permanent)
-  Farmland Preservation (8-Year)
-  Non-farm Parcels (2003)
-  Natural Heritage Priority Site

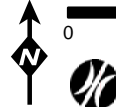


**Map 2**

**Agricultural Development Areas/ Preferred Farms**




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

0 0.5 1 Miles

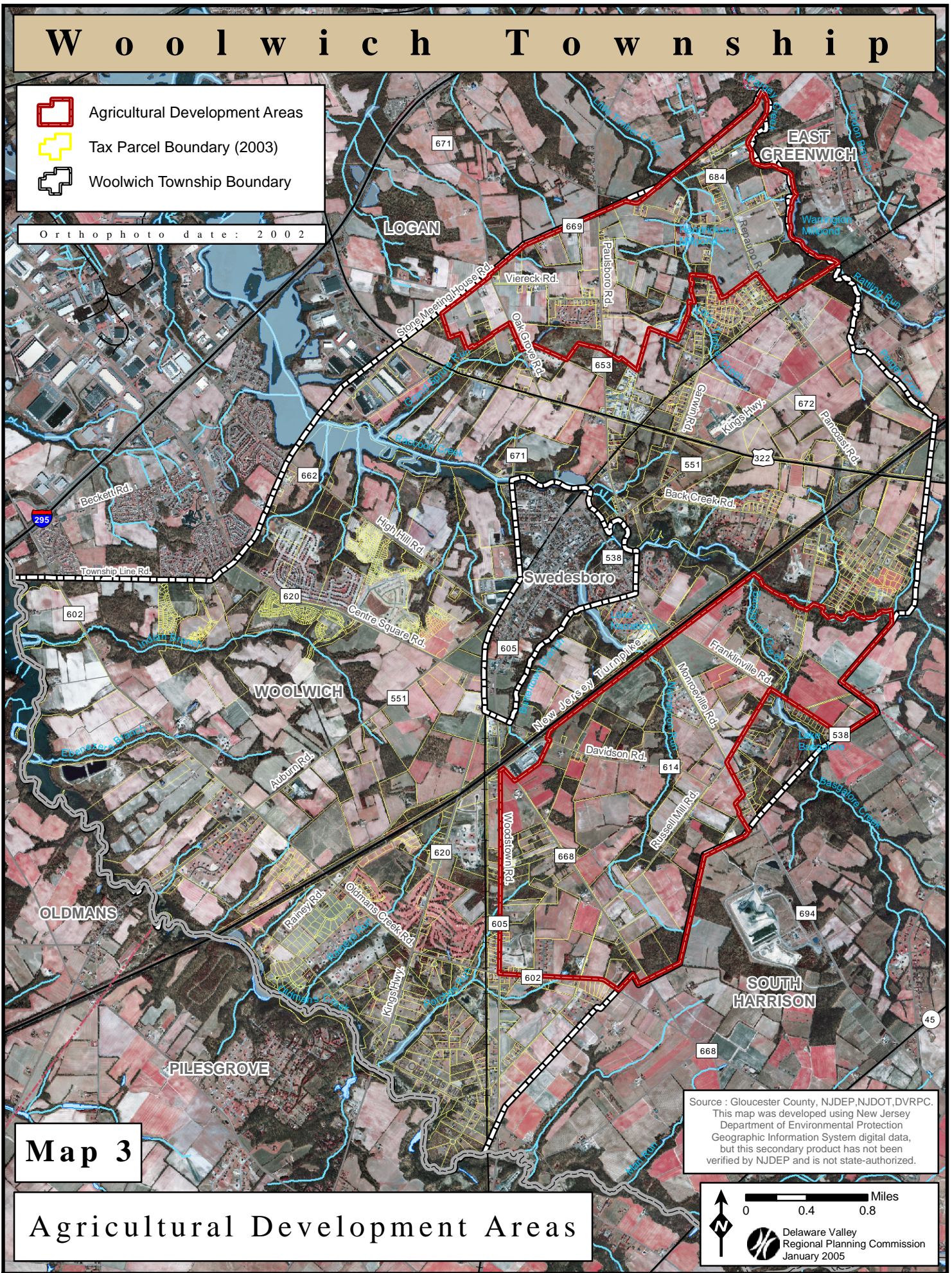


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 January 2005

# Woolwich Township

-  Agricultural Development Areas
-  Tax Parcel Boundary (2003)
-  Woolwich Township Boundary

Orthophoto date: 2002

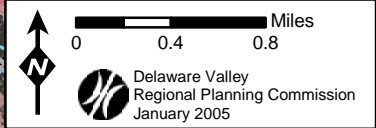


**Map 3**

## Agricultural Development Areas

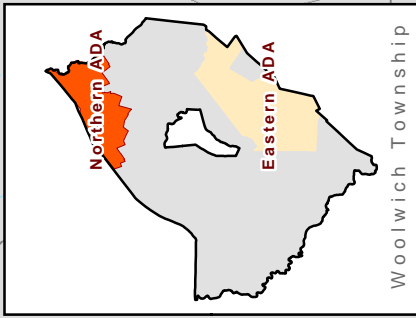
Source : Gloucester County, NJDEP, NJDOT, DVRPC.  
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

0 0.4 0.8 Miles



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January 2005

# Woolwich Township



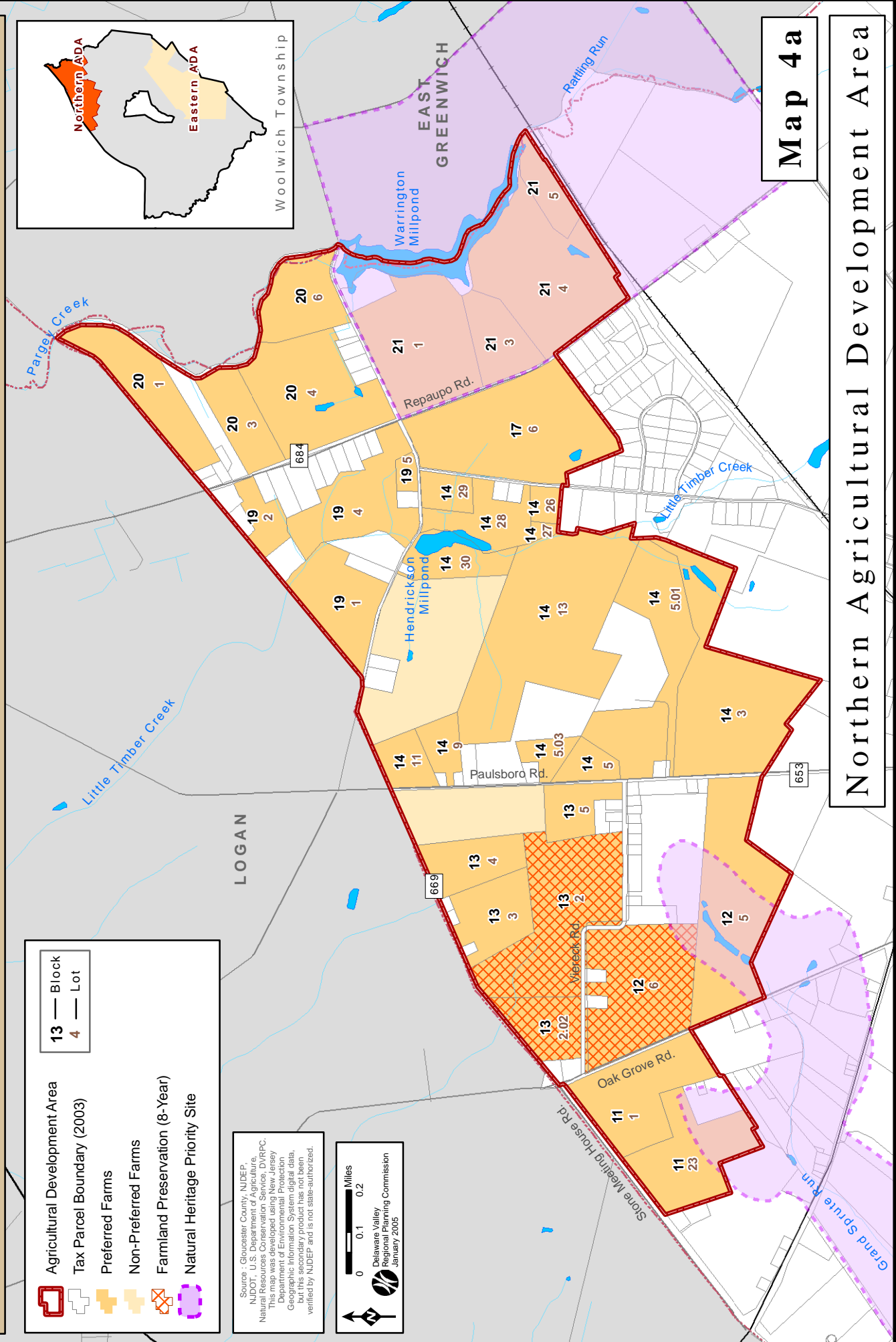
Map 4a

# Northern Agricultural Development Area










**13** — Block  
**4** — Lot

**Agricultural Development Area**  
**Tax Parcel Boundary (2003)**  
**Preferred Farms**  
**Non-Preferred Farms**  
**Farmland Preservation (8-Year)**  
**Natural Heritage Priority Site**

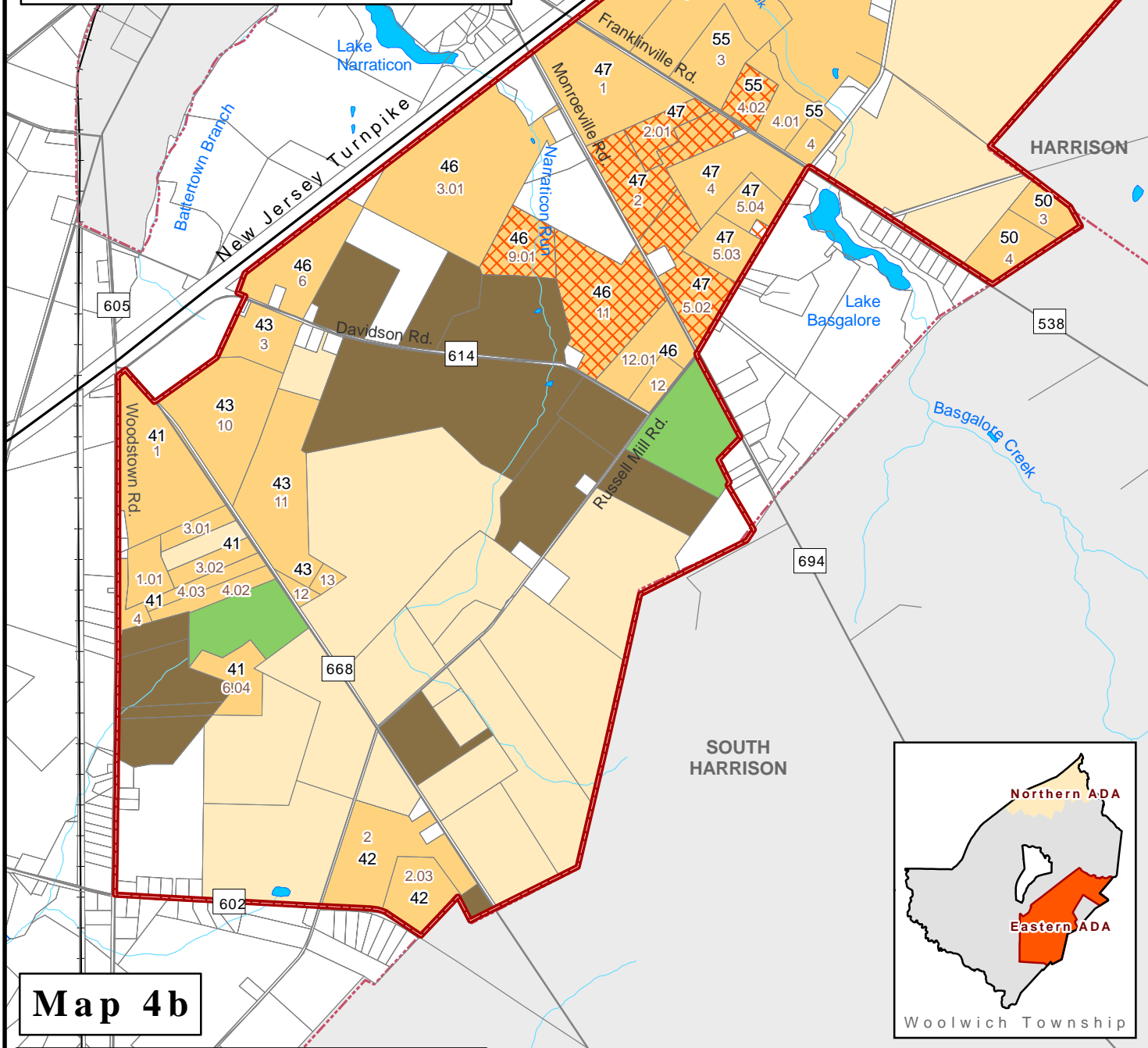
Source: Gloucester County, NJDEP, NJDOT, U.S. Department of Agriculture, Natural Resources Conservation Service, DVRPC. This map was developed using New Jersey Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



# Woolwich Township

-  Agricultural Development Area
  -  Tax Parcel Boundary (2003)
  -  Preferred Farms
  -  Non-Preferred Farms
  -  Preservation in Progress (1-12-05)
  -  Farmland Preservation (Permanent)
  -  Farmland Preservation (8-Year)
- |   |    |         |
|---|----|---------|
|  | 13 | — Block |
|  | 4  | — Lot   |

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





**Map 4b**

**Eastern Agricultural Development Area**



0 0.2 0.4 Miles

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# Woolwich Township



Agricultural Development Area



Tax Parcel Boundary (2003)

## Soil Designation



P-1 (Prime Farmland)



S-1 (Statewide Importance)



L-1 (Local Importance)



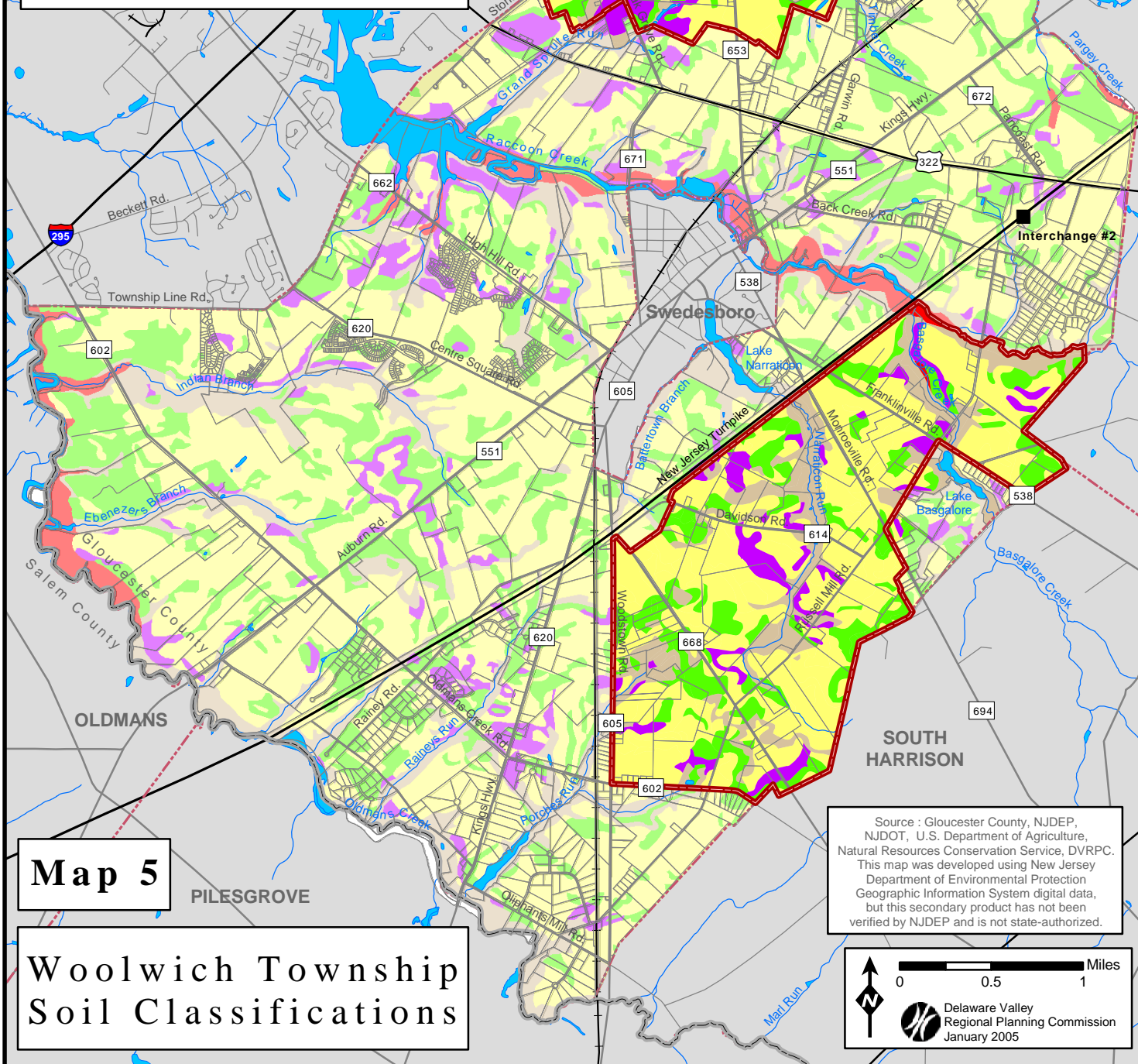
U-1 (Unique Farmland)



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



Water



**Map 5**

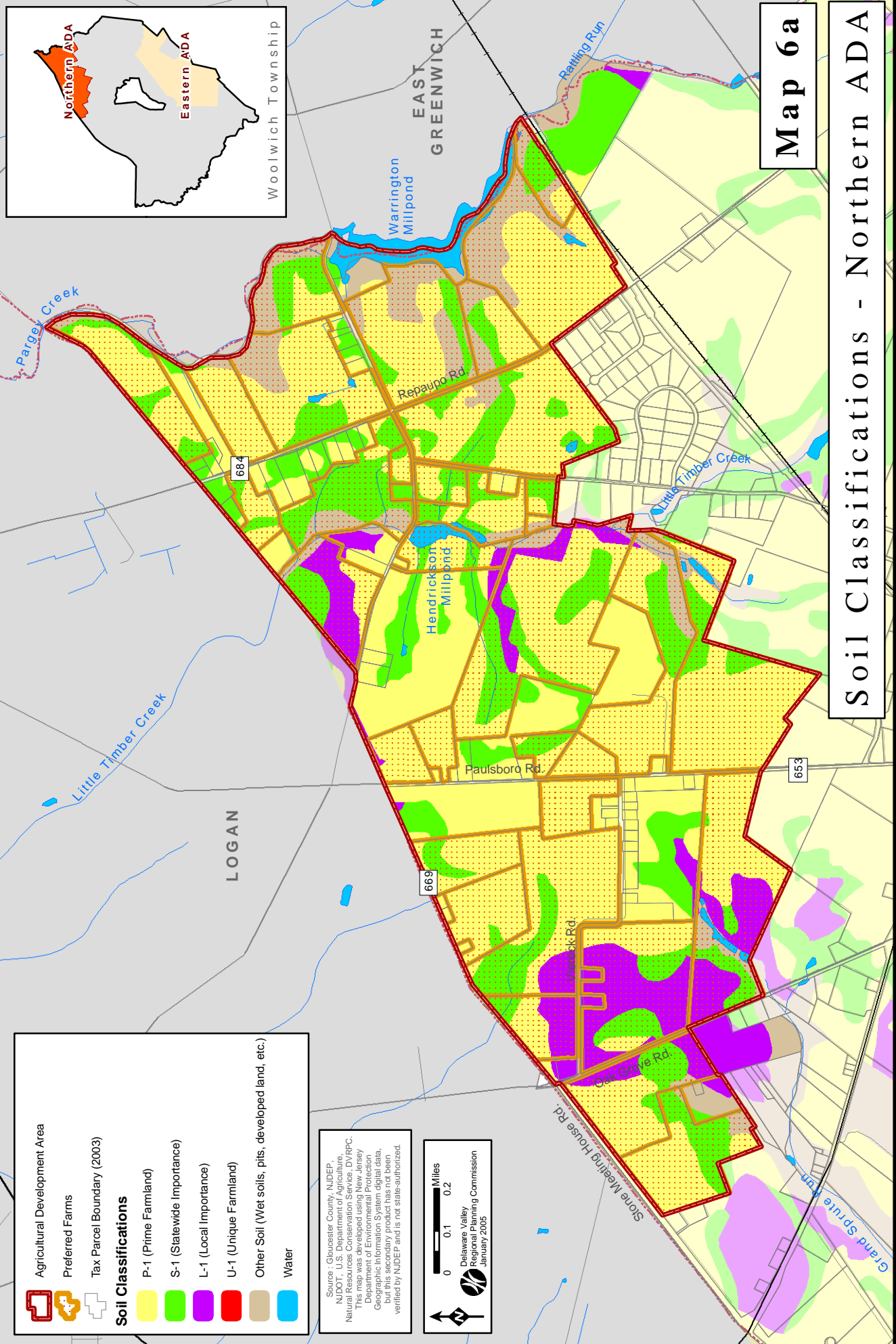
**Woolwich Township  
Soil Classifications**

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

0 0.5 1 Miles

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# Woolwich Township



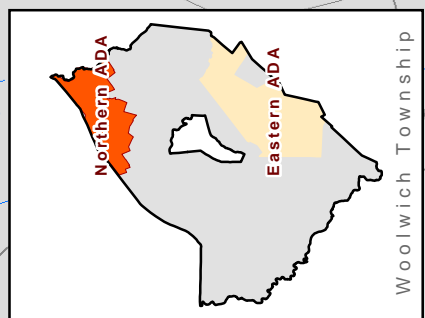
**Map 6a**

**Soil Classifications - Northern ADA**




Agricultural Development Area  
 Preferred Farms  
 Tax Parcel Boundary (2003)  
**Soil Classifications**  
 P-1 (Prime Farmland)  
 S-1 (Statewide Importance)  
 L-1 (Local Importance)  
 U-1 (Unique Farmland)  
 Other Soil (Wet soils, pits, developed land, etc.)  
 Water

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

Miles  
 0 0.1 0.2  
 Delaware Valley  
 Regional Planning Commission  
 January 2005









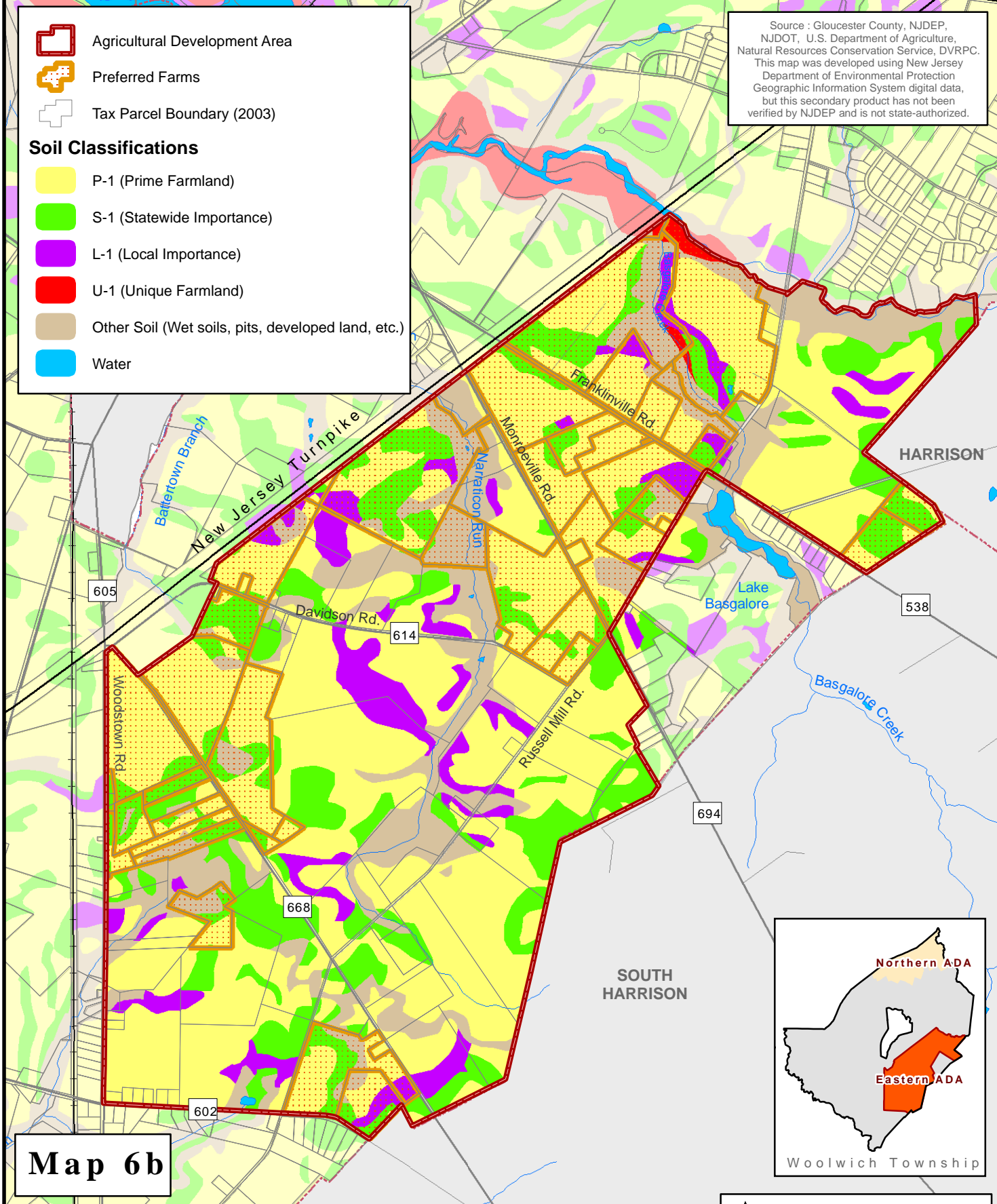
# Woolwich Township

-  Agricultural Development Area
-  Preferred Farms
-  Tax Parcel Boundary (2003)

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


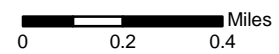

## Soil Classifications

-  P-1 (Prime Farmland)
-  S-1 (Statewide Importance)
-  L-1 (Local Importance)
-  U-1 (Unique Farmland)
-  Other Soil (Wet soils, pits, developed land, etc.)
-  Water



**Map 6b**


## Soil Classifications - Eastern ADA

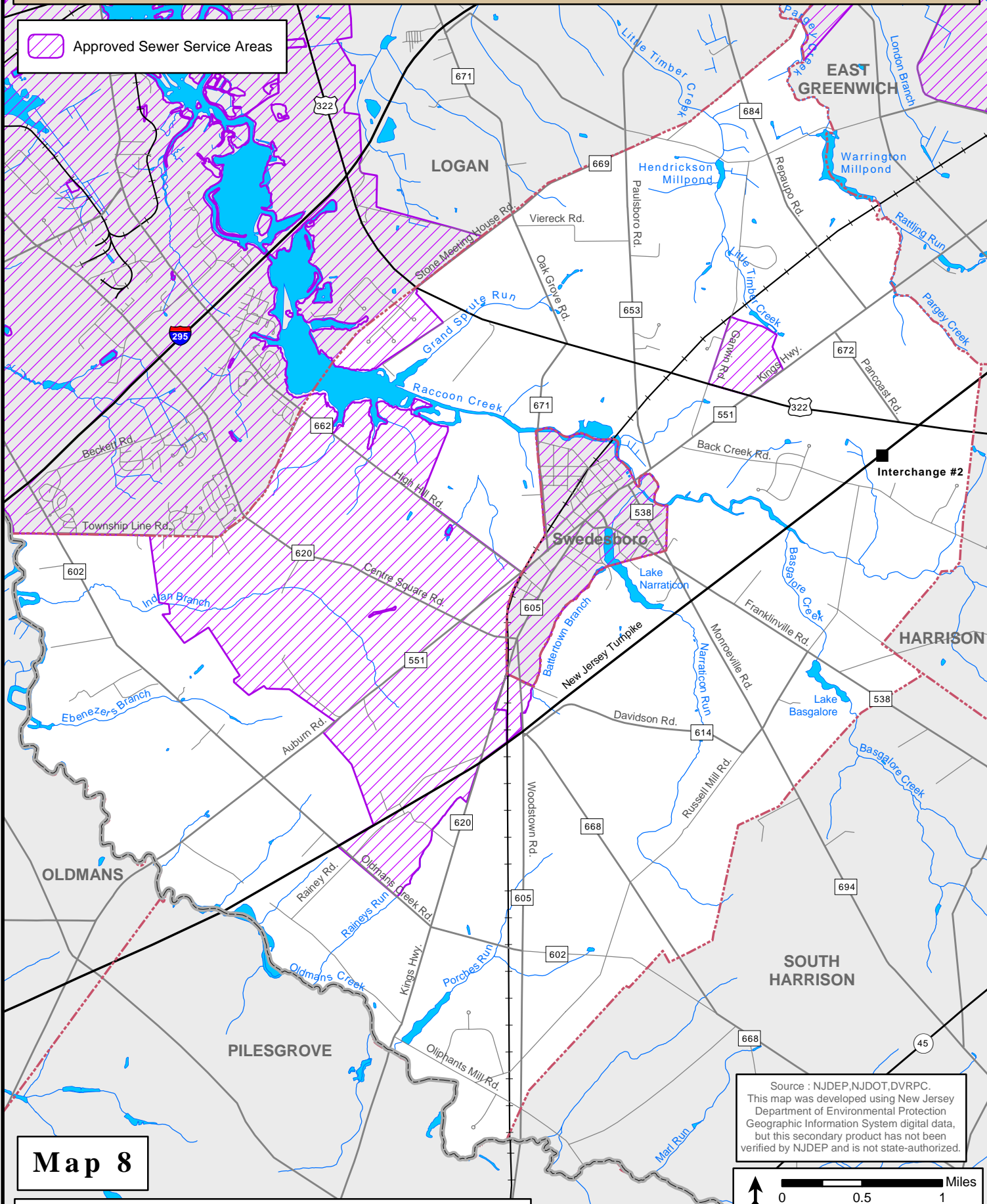


  

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# Woolwich Township

 Approved Sewer Service Areas

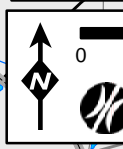


**Map 8**

**Approved Sewer Service Areas**

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

0 0.5 1 Miles



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# Woolwich Township

## Map 9

### Existing and Zoning and New Jersey State Planning Areas

--- Municipal Boundary  
 [Orange Outline] New Jersey State Planning Area

**Zoning Categories**

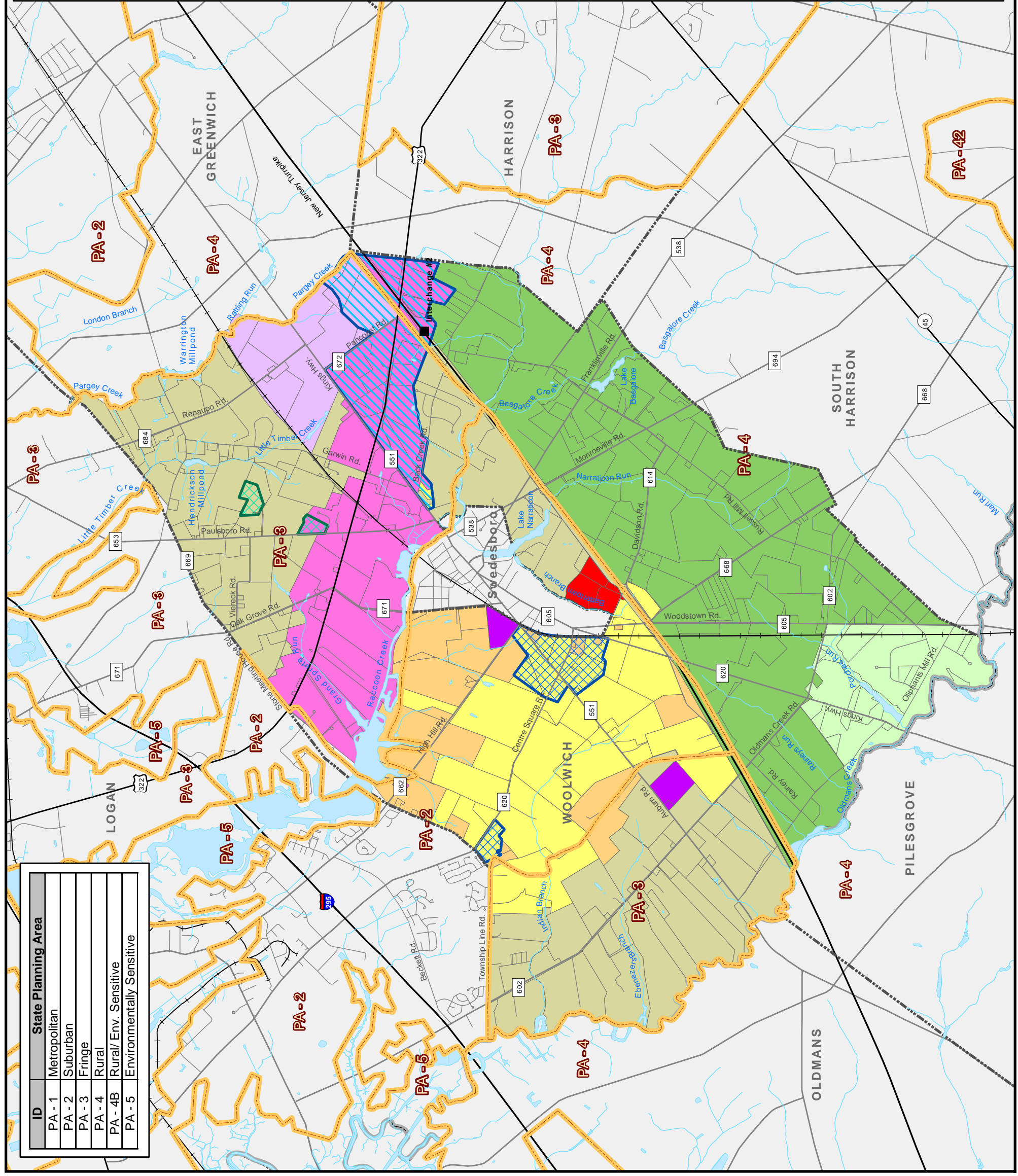
- [Light Green Box] 5 Acres Residential
- [Green Box] R-1 - Residential
- [Light Green Box] R-2 - Residential
- [Light Green Box] R-3 - Residential
- [Red Box] RLM - Residential Low/Moderate
- [Purple Box] PAC - Planned Adult Community
- [Yellow Box] PUD - Planned Unit Development
- [Pink Box] FOC - Flexible Office Commercial
- [Light Purple Box] LIO - Light Industry Office
- [Green Box with Plus] Potential Redevelopment Area
- [Blue Box with Plus] Weatherby Commercial Overlay
- [Blue Box with Plus] Kingsway Commercial Overlay

0 0.4 0.8 Miles

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January 2005

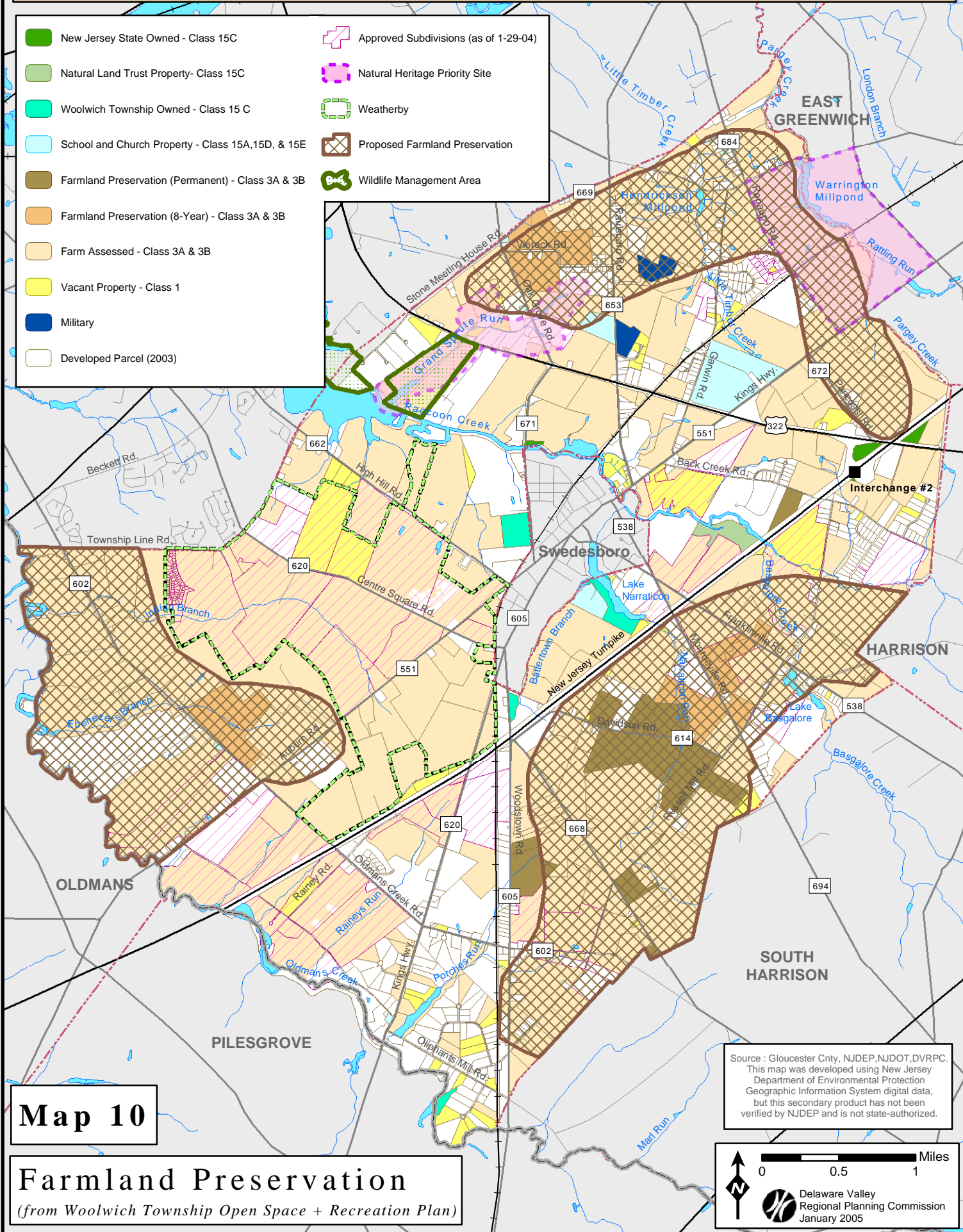
Source : Waeztnan Planning Group, NJDEP, NJDOT, DVRPC. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

ID	State Planning Area
PA - 1	Metropolitan
PA - 2	Suburban
PA - 3	Fringe
PA - 4	Rural
PA - 4B	Rural/ Env. Sensitive
PA - 5	Environmentally Sensitive



# Woolwich Township

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- Farmland Preservation (Permanent) - Class 3A & 3B
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- Military
- Developed Parcel (2003)
- Approved Subdivisions (as of 1-29-04)
- Natural Heritage Priority Site
- Weatherby
- Proposed Farmland Preservation
- Wildlife Management Area



**Map 10**

**Farmland Preservation**  
*(from Woolwich Township Open Space + Recreation Plan)*

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

0 0.5 1 Miles

Delaware Valley Regional Planning Commission  
 January 2005

## DELAWARE VALLEY REGIONAL PLANNING COMMISSION

### Publication Abstract

---

**Title:** **Farmland Preservation Plan and Planning Incentive Grant Application for the Township of Woolwich, Gloucester County, New Jersey**

**Date Published:** **May 2005**  
**Publication No.** **05015**

---

**Geographic Area Covered:** Woolwich Township, Gloucester County, New Jersey

**Key Words:** Agriculture, Agricultural Development Areas, conservation, environment, farmland, farming industry, land preservation, master planning, municipal planning, natural resources, Gloucester County, Woolwich Township.

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### ABSTRACT

This publication outlines a plan for municipal action to preserve farmland and the agricultural industry in Woolwich Township, Gloucester County, New Jersey. It delineates Agricultural Development Areas within the township and lists individual farm properties for priority preservation. Information on Woolwich Township's agricultural lands, soils, infrastructure, zoning, township support of farming, local farming trends, and imminence of change is provided through text, tables, and maps. Recommendations to strengthen community support of farming and a multi-year funding plan for farmland preservation are included, along with inventories of farmland parcels, information on conservation programs for farmers, and a sample farmer survey. The document is also Woolwich Township's application to the New Jersey State Agricultural Development Committee for a Farmland Planning Incentive Grant.

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