



Farmland Preservation Connection



Over the past 25+ years, Burlington County's Farmland Preservation Program has secured public & private investment to keep local farms available for agricultural production. This unique partnership has resulted in investment in 20 of Burlington County's municipalities. As we approach the preservation of our 200th farm we are constantly reminded that preserving

the land, in many ways, is just the first step in maintaining a viable and dynamic agricultural industry. In this newsletter you will read about several projects and on-going issues critical to the future viability of agriculture in Burlington County.

Investment through County, State Agriculture Development Committee (SADC), and Municipal Transfer of Development Rights (TDR) Programs has resulted in over **28,500 acres** of preserved farmland in Burlington County. We are happy to report that 2,000 additional acres are either "in application" or are in the process of

closing. This new acreage will bring the County's totals to over 30,000 acres in the next 6 months. When farms preserved in agricultural areas of the Pinelands though the PDC Program are included in this total, the acreage of permanently preserved farmland in Burlington County is **over 50,000 acres, which is +/- 50%** of the County's existing agricultural land base.

Thank you for taking the time to read this newsletter and for being a part of Burlington County's agricultural future. - *Freeholder Director, Bruce Gargano*

Farm Spotlight - Johnson's Corner Farm

The family-owned and operated Johnson's Corner Farm is a sight to see at the peak of their busy season. Many happy families can be seen coming from a hayride while clutching treasures picked from the fields. In the Fall, on average, a couple thousand people visit the farm daily. However, the majority of the general public would never know that the fields that they just came from are preserved against future residential development and will be farmed for generations to come. Even more so, the typical visitor wouldn't realize that the heart of the farm's business was conducted on a subdivided 12.5-acre lot that was kept separate to support the family's growing business. It looks seamless when you're on the farm, but that subdivision made all the difference to keep this farm and farm family successful.

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Eric, Bill and Pete Johnson in front of Johnson's Corner Market

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Check out our new website!

www.co.burlington.nj.us/farmland

Burlington County Farmland Preservation Program

Department of Resource Conservation

<p>Mailing Address</p> <p>PO Box 6000</p> <p>Mount Holly, NJ</p> <p>08060-6000</p>	<p>Physical Address</p> <p>624 Pemberton - Browns Mills Rd</p> <p>Pemberton, NJ</p>
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Mission

The Burlington County Farmland Preservation Program exists to advance the quality of life in Burlington County by preserving a permanent agricultural land base and by maintaining a regulatory environment that supports a viable agricultural economy.

Vision Statement

The Burlington County FPP envisions a future in which a strong and dynamic agricultural industry persists and contributes to the enhanced quality of life of all Burlington County residents.

Goals

1. The preservation of an additional 20,000 acres
2. Stewardship of protected land and natural resources
3. Promotion and Protection of Right to Farm
4. Coordination of Land Use Planning Activities
5. Implementation of public sector agriculture economic development strategies
6. Coordination of public sector agricultural services

2011 Burlington County Agriculture Development Board

Phillip D. Prickett Chairman	Hon. Martha Bark Vice Chairman
Farmer Members	Public Members
John M. Hlubik	Harry Adams
John Hunter	Louis DeLorenzo
Peter Johnson	John Logue
Lawrence Kuser (Alternate Member)	Timothy Lutz
Paul Shinn	Judy Shaw
D. Todd Wilkinson	

Ex-Officio Members

Raymond Samulis Thomas Budd
Edward Fox

The CADB meets the second Thursday of every month at 7/7:30 pm at the County Rutgers Extension Office in Westampton.

Renewable Energy on Farms

P.L. 2009, c. 213 is a new state law which identifies allowable limits and criteria for preserved farms and renewable energy, for qualifying for farmland assessment and Right-To-Farm Protection on both preserved and non-preserved farms. Though signed into law in January 2010, rules to implement the provisions of this new law have yet to be proposed by SADC. We anticipate progress on these new rules in the coming months and Burlington County will be paying close attention to the rule making process and commenting, if and when appropriate.

The County has been advised by SADC that at the current time only renewable energy facilities that are "installed on existing buildings or other existing structures, are designed to meet the energy needs of the farm and will not exceed 2 megawatts of power" are allowed to be constructed on preserved farms. The new rules being proposed and finalized are likely to be more permissive. SADC has a formal application for landowners interested in installing these facilities and is available at:

<http://www.state.nj.us/agriculture/sadc/news/hottopics/index.html>

Though Burlington County may be the primary farmland easement holder, it is NOT the agency charged by P.L. 2009, c.213 to approve these facilities. Burlington County only has the right to review and comment on applications received by SADC.

If you are seeking protection under the Right-to-Farm Act for energy generation facilities, please note that the SADC has advised that such protection will not be available until it adopts agricultural management

practices through the administrative rule-making process.

If your farm is not preserved and you are not seeking Right-To-Farm Protection please be advised that P.L. 2009, c. 213 does not require the County and/or the SADC to entertain requests to approve solar, wind or biomass facilities under the normal provisions of the Municipal Land Use Law (MLUL). It is important to note that a recently enacted amendment to the MLUL amended the definition of "Inherently Beneficial Use" to include "wind, solar or photovoltaic energy facility or structure."

Questions and/or comments regarding this matter should be directed to the SADC as they are the State agency under P.L. 2009, c. 213 charged with developing regulations to implement this law along with the review and approval of applications to construct these facilities on deed-restricted farmland.

If you wish to send comments to the SADC on this matter, their phone number is 609-984-2504 and their address is:

State Agriculture Development Committee
c/o Executive Director
Dept. of Agriculture
Health / Agriculture Building
PO Box 330
Trenton, NJ 08625-0330

It would be greatly appreciated if you copied the Burlington County Department of Resource Conservation on any written comments you submit to the SADC.

2009 Burlington County Stewardship Award

Burlington County recognizes owners of preserved farmland who have demonstrated a commitment to maintaining their farm as a productive, viable and well-managed resource for the Burlington County Farmland Preservation Stewardship Award. The award was created to honor the CADB's first Chairman and his wife, William and Dorothy Pettit, Sr., for their exemplary commitment to farm stewardship and over 25 years of service to the Program.

Farms preserved through the County Easement and Fee Simple Purchase programs and Transfer of Development Rights (TDR) programs are eligible for this award.

The CADB evaluates each farm, taking into consideration that the landowner has demonstrated an observed commitment to maintain and enhance the natural resources of the farm, has implemented and adheres to a farm conservation plan,

has installed conservation measures and keeps farm buildings in a well-maintained condition. The CADB was proud to announce that the 76 acre Hunter farm in Cinnaminson Township was the recipient of the 2009 Farm Stewardship Award.

The farm is located on Union Landing Road and is operated by multiple generations of the Hunter family. The Hunters have a long standing tradition of providing a diversified array of fruits and vegetables to the region. As anyone that has been to the farm can attest, the farm stand is impeccably maintained and offers a wide variety of seasonal products from the "famous" Hunter's corn to seasonal baked goods. The well maintained appearance of the fields and outbuildings convey the pride that the entire Hunter family takes in running their operation. For these reasons the CADB unanimously endorsed the Hunter Farm as the recipient for the 2009 Burlington County Farm Stewardship award.



Hunter Farm, Cinnaminson Township, Winner of the 2009 Burlington County Stewardship Award.

If you have questions regarding your IPA, please contact Donna Chojnowski, CCTS, Assistant Vice President of TD Wealth Management at 856-685-5151

2011 Farmland Preservation Program Round Applications

Burlington County will be accepting new applications for enrollment in the County's Farmland Preservation Program. As part of our ongoing efforts to preserve farms that are the most agriculturally productive and that face the most likely chance of future development, the County adopted criteria to identify those farms through our Acquisition Targeting List (ATL).

Landowners that are listed on the ATL received letters of interest from

the County in early March. They have been provided with basic information about the program and a link to the county website, which provides the application, supplemental information and staff contact information.

Applications are due to the Department of Resource Conservation by April 29, 2011 by 3 pm and will be presented to the County Agriculture Development Board at their July meeting for recommendations on next steps.

If you are a farm owner and have not received a letter of interest from the County, but feel that your farm would be a candidate for enrollment in the County's Farmland Preservation Program, please do not hesitate to Contact Brian Wilson, Acting Coordinator at 856-642-3850 or to find out more information about the program please visit the County's website.

Community Gardens Expanding to Pennington Park

Break out your trowels and gardening gloves; the Burlington County Community Gardens is opening a second site at Pennington Park! In response to the high public demand observed at the Community Gardens at the Agricultural Center in Moorestown, the County will soon have a second location at Pennington Park on Creek Road in Delanco. This will provide County residents more opportunities to tend a garden alongside others with the same passion. With copious amounts of sunlight, a beautiful atmosphere and irrigation capabilities, the gardens are a great place to unwind, and enjoy the rewards of the earth.

The new community gardens at Pennington Park are taking root this year. The plot layout will be similar to the gardens in Moorestown and will abide by the same rules. It will have all the essential needs like irrigation, a community tool shed, an area for mulch & topsoil delivery, and even handicap accessible plots. Residents can rent one or two of these plots for the year with the possibility of renewal on a yearly basis for a small fee. The County is currently open to



Freeholder Director Bruce Garganio, Doug Mayerski with contractor Command Company of Medford, Delanco Mayor Kate Fitzpatrick, Engineer Scott Taylor, and Freeholder Mary Anne Reinhart at the ribbon cutting ceremony to reopen Pennington Park

receiving requests from County residents interested in gardening these plots. The County will assign plots on a first come, first serve basis. With the success of the first community gardens, we foresee the new gardens filling up fast.

Anyone interested in reserving a garden plot at the new location in Pennington Park or at the Ag Center in Moorestown, should contact Tim Willmott at 856-642-3850.

Happy Gardening!

New Resources for Local Gov's to Support Farming

Development of model municipal ordinances is one of the many strategies recommended by Burlington County's Comprehensive Farmland Preservation Plan. CADB staff, with the assistance of American Farmland Trust (AFT) and Burlington County Dept. of Economic Development, met with and interviewed staff and local officials from municipalities in Burlington County with various scales of agricultural production in connection with this project. The CADB reviewed and eventually endorsed several model municipal ordinances that are now available for use by Burlington County municipalities interested in further supporting the agricultural industry.

These include:

Agricultural Policy Statement and Notification Requirements - Model Ordinance: This is an adaptation of Upper Freehold Township's (Monmouth County) County Code. It is meant to be adopted only after the adoption of the SADC's model ordinance. This model ordinance was developed to provide clarification regarding notification to property owners in the Agricultural Development Area (ADA) and provides direction to the municipality and buyers/sellers of property within the ADA. It also provides a clear and concise summary of the municipalities policies related to commercial farming for anyone to read without

having to review hundreds of pages of planning documents.

Establishment of an Agricultural Advisory Committee (AAC) - Model Ordinance: The purpose of this ordinance is to create/recreate a local AAC. This model formally expands AAC duties so that agricultural interests are on the table when issues related to agriculture are being discussed.

On-Farm Direct Marketing - Model Ordinance: The purpose of this ordinance is to expand the definition and understanding of on-farm direct marketing to include all scales and methods of marketing/sales of agricultural products in the region.

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(Continued from page 4), New Resources for Local Gov'ts...

Performance standards are established based on the scale of the on-farm outlet for marketing/sales. The local AAC or the CADB would be involved in establishing reasonable limits for square footage of the on-farm outlets for marketing/sales. Though farm markets are protected under the Right to Farm Act they are not exempt from State or local public

health and safety requirements.

Farm Labor Housing - Model Ordinance: The purpose of this ordinance is to allow for farm labor housing as a permitted accessory use (farm labor housing, as defined in the model) or a conditional use (seasonal farm labor housing, as defined in the model). Performance standards are established for these uses with the local AAC or the CADB being involved with reviewing site-

plan requirements that could be alleviated for commercial farmers. The Right to Farm Act does not specifically provide farmers protections to construct farm labor housing. Public health and safety, along with the safety of the workers are issues that municipalities are concerned with and as such, an optional registration and licensing section is included.

American Farmland Trust's America's Favorite Farmers Market Contest

The Burlington County Farmers Market ranked 4th in the State and was in the top 20 for the nation in the American Farmland Trust's (AFT) America's Favorite Farmers Market Contest. Three of the Top Five in the State were farmers markets located in Burlington County. AFT is a non-profit which supports land preservation, land stewardship, local food and agriculture. Further information regarding the results of the contest are available at:

http://action.farmland.org/site/PageNavigator/Americas-Favorite-Farmers-Markets/best_local_farmers_market_vote

(Continued from page 1), Farm Spotlight - Johnson's Corner

With their most recent expansion of the market, Eric and Pete Johnson fit just about everything that they planned within those 12 acres. Bear in mind, the whole venture started with a wagon at the end of their driveway on Church Road. Their parents, Bill and Bette Johnson, bought the farm in 1953, and started selling sweet corn wholesale but with some retail in 1960. The wagon quickly moved to where the market sits today and soon after the first barn was built in 1961. In the 1980's, things started to gain momentum on the farm when Eric and Pete came on full time and they phased out the wholesale part of the business by 1985. By 1989, the first major expansion of the little barn to the big barn occurred. When the turn of the



The Burlington County Farmers Market on Opening Day 2010.

century came, they started to think about preservation. They knew that they had a great location. Additionally, they wanted to continue farming the land their parents farmed, and to quell the urge to sell to residential developers when the year didn't go as they had hoped. The Johnson's farm was preserved through the County's Easement Purchase Program on May 7th, 2002 and was the 100th farm preserved in Burlington County. The proceeds from preservation were able to fund the most recent and largest expansion of the market in 2007.

This truly is a family run farm. Bill and Bette still go to work everyday as do Eric and Pete with support from their wives, Karen and Brenda and

seven (soon to be eight) children. The farm is open from Easter to Christmas and has an array of crops to pick yourself, from strawberries in the spring, to blueberries and peaches in the summer, to apples and pumpkins in the fall.

The Dept. of Resource Conservation has moved from the Mt. Laurel office to the Highway building in Pemberton. We're now located at 624 Pemberton-Browns Mills Road, right across from the Burlington County College.

The Burlington County Agricultural Center was highlighted in NJN's new series called "NJ Fresh!". The episode is available online at njn.net/njfresh !



Burlington County Board of Chosen Freeholders

Farmland Preservation Program Farm Signs

Sign for barn or market installation



Sign along the road

How Many? _____

How Many? _____

100th FARM PRESERVED
97 ACRES

Please fill in the following information if you are interested in a Farmland Preservation Program Sign. Only owners of permanently preserved farms through the Burlington County program are eligible.

Name

Phone

[Burlington County Farmland Preservation Program](#)

Attn: Danielle Dobisch
Department of Resource Conservation
P.O. Box 6000
Mount Holly, NJ 08060-6000

Please tear along dotted line and mail back to the address to the above right.

Burlington County Farmland Preservation Program

*Department of Resource Conservation
P.O. Box 6000
Mount Holly, NJ 08060-6000*



Burlington County Board of Chosen Freeholders

Bruce Garganio - Freeholder Director
Joe Donnelly - Deputy Director
Chris Brown / Mary Ann O'Brien / Mary Anne Reinhart