

**WEST AMWELL TOWNSHIP**  
**COMPREHENSIVE MASTER PLAN AS OF 2012**



**Adopted by the  
West Amwell Township  
Planning Board**





# **TOWNSHIP OF WEST AMWELL**

## ***COMPREHENSIVE MASTER PLAN AS OF 2012***

*Conservation Plan Element – adopted October 19, 2010*

*Sustainability Plan Element- adopted October 19, 2010*

*Recreation Plan Element – adopted December 21, 2010*

*Historic Preservation Plan Element – adopted October 19, 2010*

*Circulation Plan Element – adopted December 21, 2010*

*Economic Development Plan Element – adopted October 18, 2011*

*Utilities Plan Element – adopted October 19, 2010*

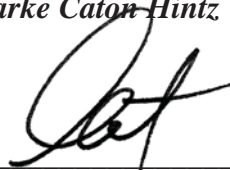
*Community Facilities Plan Element – adopted July 19, 2011*

*Land Use Plan Element – adopted October 19, 2010*

*Farmland Preservation Plan Element – Adopted October 19, 2010*

**ADOPTED BY THE  
PLANNING BOARD OF  
WEST AMWELL TOWNSHIP  
HUNTERDON COUNTY, NEW JERSEY**

***Prepared Under the Guidance and Supervision of  
Clarke Caton Hintz***



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## TABLE OF CONTENTS

Conservation Plan Element.....	1
Sustainability Plan Element.....	10
Recreation Plan Element.....	15
Historic Preservation Plan Element.....	21
Circulation Plan Element.....	49
Economic Plan Element.....	58
Utility Plan Element.....	72
Community Facilities Plan Element.....	78
Land Use Plan Element.....	83
Farmland Preservation Plan Element.....	95



## CONSERVATION PLAN ELEMENT

### OVERALL POLICY STATEMENT

Proper land use planning and land management require a balance of interests and issues. Social systems, community needs, economic development factors and natural ecological systems all combine to impact local and regional land use policy issues. The Conservation Plan Element provides an opportunity for a community to express and even address its concerns for preservation and conservation of natural resources. Now more than ever as development growth and the subsequent fiscal impacts resulting from development are realized it is vital to recognize the impact and value that natural areas, natural resources and environmental features have on the overall quality of life in the community. The 2008 Natural Resource Inventory prepared by the West Amwell Environmental Commission provides important data that has been use in the preparation of the Conservation Plan Element.

### INTRODUCTION

So that West Amwell Township can achieve the goal of maintaining its rural and agricultural character, creative and thoughtful methods must be employed to balance the many pressures it will face in the coming years. Such measures can be used to protect vitally important natural resources like groundwater, as well as providing a means to establish and stabilize residential neighborhoods while protecting farmland and open spaces from encroaching development.

### PLANNING BASIS

The Municipal Land Use Law does not mandate that a Master Plan contain a Conservation Plan Element. It is instead, optional. However the ever-increasing emphasis on the environment

and its importance in our lives has resulted in the Conservation Plan Element becoming an extremely important component of a Comprehensive Plan. Specifically the Municipal Land Use Law states the following regarding the Conservation Plan Element.

*"A Conservation Plan Element providing for the preservation, conservation and utilization of natural resources, including to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers, and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each other component and element of the Master Plan on the present and future preservation, conservation and utilization of those resources."*



It is also important to understand the relationship between conservation and environmental measures and the specific purposes of the Municipal Land Use Law. For example some of the stated purposes of the Municipal Land Use Law provide:

- a. *To encourage municipal action to guide the appropriate use of or development of all lands in the state, in a manner which will promote the public health, safety, morals and general welfare.*
- b. *To secure safety from fire, flood, panic, and other natural and man-made disasters.*

- c. *To provide adequate light, air and open space.*
- d. *To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole.*
- e. *To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and- regions, and the preservation of the environment.*
- f. *To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses, and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens."*

Because West Amwell is still substantially undeveloped, now is the appropriate time for strategies and techniques to be employed to plan ahead for preservation and conservation. In addition to establishing preservation techniques, it will be equally important to establish a methodology for prioritizing efforts. Regulatory and zoning measures provide the primary means for controlling growth and development. However such regulations have only limited ability to truly control growth and preserve land. In light of this the Township needs to take a proactive role in promoting open space and natural resource preservation.

## ENVIRONMENTAL CHARACTERISTICS

West Amwell's land use policies are largely driven by two factors. One is its rural character. The other is its unique environmental features, particularly due to its geologic, hydrologic and soils conditions.

These factors serve as severe constraints on land development. Combined with the

Township's lack of public sewer and water service, these environmental characteristics pose a challenge to land use planning. Specifically, how best to accommodate reasonable levels of growth while considering landowner rights and responsibilities along with the long term health and welfare of the entire community. For a more thorough and detailed discussion of West Amwell's geologic, hydrologic and soils conditions, see the report prepared by Matthew Mulhall (M2 Associates, Inc.) included herein as well as the 2008 Natural Resource Inventory prepared by the West Amwell Township Environmental Commission.

**Geology** - West Amwell Township sits atop three primary geologic formations, the Lockatong Formation, the Passaic Formation and Diabase.

The Lockatong Formation lies along the southerly portion of the Township. This formation is the oldest in West Amwell. It is composed of grayish-red, dark brown and grayish-purple mudstones, argillaceous sandstones and siltstones. The Passaic Formation is encountered in three bands beneath West Amwell. One band runs along the northerly edge of the Lockatong formation from the easterly to the westerly Township boundaries. Another band occupies approximately the northerly third of the Township, and a narrow band is included within the Diabase.

Diabase is the youngest formation in West Amwell and is found primarily underlying the Sourland Mountain, the most prominent topographic feature within the Township. Diabase is dense, hard, poorly fractured crystalline rock, which was magma that filled fractures and other openings. The large intrusion of the diabase sill beneath the Sourland Mountain and some of the smaller sills mapped elsewhere in the Township obscured past fracturing if it occurred, by filling in the fracture zones with hot magma that later cooled to dense, hard diabase.

**Groundwater** - Groundwater occurs and exists

in cracks, faults and other openings in bedrock or between the grains of rock. Rock which has many open spaces between grains is said to have primary porosity. Rock with little or no opening between grains is considered non-porous. Non-porous formations do not allow groundwater to travel through; therefore in order for water to be accessible, it must rely on fractures. The number, distribution and interconnectivity of fractures control the availability of groundwater for use and consumption. Wells must be able to connect to fractures in order to bear water. All of the geologic formations lying beneath West Amwell consist of non-porous material.

The Lockatong Formation has limited fractures, and where they do exist, they tend to be narrow and intermittent.

The Passaic Formation although equally non-porous, is somewhat more heavily fractured. The conditions found in this formation can vary significantly. Some portions, covered by thick sand and gravel deposits, are generally good sources of groundwater. Other areas, although well fractured are overlain by a "baked" shale, typically located on the wither side of the Diabase Formation. These areas provide very poor groundwater access.

The Diabase Formation is the poorest source of groundwater. The rock has virtually no degree of permeability. Due to the fact that this formation is relatively young, compared to other formations, it has not been subjected to folding and faulting, where groundwater could move towards the surface. In addition surface water generated by snow and rainfall runs off rapidly with virtually no opportunity for infiltration. Conditions created by the Diabase Formation have also metamorphosed portions of the adjacent geologic formations, resulting in similar conditions in these areas.

Because of these limitations, access to groundwater and septic suitability is severely limited. The primary source of drinking water for Township residents is groundwater, supplied

from individual wells completed in fractured bedrock aquifers. Land use and growth considerations must look forward to ensure that development does not result in negative impacts on groundwater quality and availability.

**Soils** - Based on mapping by the U.S. Department of Agriculture Soil Conservation Service, thirty five general soil types have been delineated in West Amwell Township. Several of these soil classifications are further subdivided based on the steep gradient of slopes and/or potential limitations for subsurface wastewater disposal systems.

Loam is soil composed of sand, silt, and clay in relatively even concentration (about 40-40-20% concentration respectively), considered ideal for gardening and agricultural uses. Loam soils generally contain more nutrients and humus than sandy soils, have better infiltration and drainage than silty soils, and are easier to till than clay soils.

Loams are gritty, moist, and retain water easily. Loam is ideal for growing crops because it retains nutrients well and retains water while still allowing the water to flow freely. This soil is found in a majority of successful farms in regions around the world known for their fertile land.

Different proportions of sand, silt, and clay give rise to types of loam soils: sandy loam, silty loam, clay loam, sandy clay loam, silty clay loam, and loam.

Chalfont silt loam, Lehigh silt loam, Mt. Lucas-Watchung very stony silt loam, Penn shaly silt loam, Neshaminy-Mt. Lucas very stony silt loam, and Lawrenceville silt loam are the most common soils beneath the Township. These soils and associated variants underlie more than 63 percent of West Amwell Township. The Soil Conservation Service indicates that soils with severe limitations for the disposal of septic system effluent underlie nearly 84 percent of West Amwell Township.

General Soil Type	Slope Range (percent)	Approximate Area (acres)	Septic Limitations
Abbottstown silt loam	0to6	38.5	Severe-seasonal high water at 0.5 to 1.5 feet
Bowmansville silt loam		51.2	Severe-flooding
Bucks silt loam	2 to 12	228.6	Moderate-bedrock 4 to 6 feet Severe-
Chalfont silt loam	0to12	2202.2	seasonal high water at 0.5 to 1.5 feet Severe-
Chalfont very stony silt loam	2 to 12	136.1	seasonal high water at 0.5 to 1.5 feet Severe-
Chalfont-Lehigh very stony silt loam	2 to 12	92.2	seasonal high water at 0.5 to 1.5 feet Severe-
Chalfont-Quakertown silt loam	0to6	26.5	seasonal high water at 0.5 to 1.5 feet
Croton silt loam	0to6	32.5	Severe-seasonal high water at 0 to 1 foot
Croton very stony silt loam	0to6	16.3	Severe-seasonal high water at 0 to 1 foot
Gravel Pit		6.9	
Hazleton channery loam	2 to 12	113.6	Moderate-bedrock 4 to 6 feet
Hazleton channery loam	12 to 18	67.9	Severe-moderately steep slopes
Hazleton very stony loam	18 to 40	53.3	Severe-steep slopes, excessive stones
Klinesville shaly loam	4 to 18	656.2	Severe-shallow pervious shale bedrock at 1 to 1.5 feet
Lawrenceville silt loam	2 to 12	859.5	Moderate-seasonal high water perched at 1.5 to 3 feet, bedrock at 4 to 6 feet
Legore gravelly loam	2 to 6	5.5	Slight
Legore gravelly loam	6 to 12	135.7	Moderate-bedrock 5 to 6 feet
Legore gravelly loam	12 to 18	63.6	Severe-moderately steep slopes
Lehigh silt loam		215.6	Severe-bedrock at 3.5 to 5 feet, seasonal high water at 0.5 to 2 feet
Lehigh very stony silt loam	2 to 18	1741.2	Severe-bedrock at 3.5 to 5 feet, seasonal high water at 0.5 to 2 feet, very stony
Mt Lucas silt loam		132.0	Severe-seasonal high water at 0 to 2.5 feet, hard bedrock at 4 to 8 feet
Mt Lucas-Watchung very stony silt loam	2 to 18 0to6	1657.0	Severe-seasonal high water at 0 to 2.5 feet, hard bedrock at 4 to 8 feet
Neshaminy silt loam			Slight
Neshaminy very stony silt loam	2 to 6	360.1	Moderate-bedrock 4 to 6 feet
Neshaminy-Mount Lucas very stony silt loam	6 to 12	224.5	Severe-very stony to steep slopes
	2 to 40	558.9	Severe-very stony, seasonal high water 0.5 to 2.5 feet, hard bedrock 4 to 8 feet
Norton loam	2 to 12	927.3	Severe-slow permeability
Pattenburg gravelly loam	2 to 6	16.1	Severe-steep slopes
Penn shaly silt loam Penn-			
Bucks complex Pope fine sandy loam	18 to 40	2.4	Severe-shallow shale bedrock at 1.5 to 3.5 feet
	2 to 18	1454.2	Penn-severe to Bucks-moderate
	2 to 12	124.8	Slight-if no flooding, severe where subject to flooding, groundwater pollution likely
Quakertown silt loam		20.0	
Quakertown silt loam	2 to 12	248.0	Moderate-bedrock 4 to 6 feet
Readington silt loam			Severe-moderately steep slopes
	12 to 18	41.7	Moderate-seasonal high water at 1.5 to 3 feet and bedrock at 3.5 to 5 feet
Reaville silt loam	6 to 12	23.5	Severe-seasonal high water at 1 to 2.5 feet, bedrock at 1.5 to 2.5 feet
Reaville silt loam-wet varian	2 to 12	248.5	Severe-seasonal high water at 0 to 1 foot, bedrock at 1.5 to 2.5 feet
Riverhead gravelly sandy loam	0to6	118.2	Severe-seasonal high water at 0 to 1 foot, bedrock at 1.5 to 2.5 feet
Rough broken land shale			
Rowland silt loam	6 to 18	6.6	Moderate-groundwater pollution hazard
		610.5	Severe-very steep, shallow bedrock
Watchung silt loam		275.	Severe-very steep, shallow bedrock Severe-
		0	seasonal high water at 0 to 1 foot
		127.8	

(Source: M<sup>2</sup> Associates Report, February 14, 2003)



## OPEN SPACE PLAN

The Township has taken a significant step forward in being proactive in land preservation. In November of 1999 the residents of West Am well Township supported and passed a referendum establishing a two cents per \$100 open space tax. An ordinance establishing an Open Space Trust Fund was adopted in February of 2000. Residents in 2001 voted to increase the tax to four cents per \$100, and in 2004 voted to increase the tax to six cents per \$100. The Township prepared and adopted an Open Space Plan.



A primary planning goal is to preserve the rural character and the sense of community that define West Amwell Township, while also safeguarding environmental and historic resources. The Township is currently in the process of reviewing and updating its Open Space Plan.

The Township recognizes the benefits of open space and farmland preservation on the Township's rural community character as well as its tax base. Even including the initial cost of the acquisition, open space preservation is less costly to taxpayers over the long term than development. The major public costs to preserve natural areas are one-time. In contrast, studies have shown that for every \$1.00 collected in tax revenue, residential development costs as much as \$1.67 in services - and these costs continue forever, generally increasing over time.

The Open Space Program in West Amwell has been and continues to be a very effective and highly proactive effort undertaken by a group of citizen volunteers and various local officials. By 2010, over 5200 acres had been preserved with either conservation or agricultural development rights easements.

The Township also maintains and regularly updates a Recreation and Open Space Inventory (ROSI) with a list of properties where public access is available.

## IMPLEMENTATION PLAN AND RECOMMENDATIONS

Acquisition of land through purchase using the Open Space fund is merely one means of open space preservation. In fact, realistically the Township's fund is unlikely to be adequate to purchase all of the land desired. Therefore additional measures must be undertaken. It is important that the Township recognize the options that are available. Educating and making the public and property owners aware of these options will be a critical component to the success of open space preservation efforts.

Some of the methods for open space and farmland preservation are as follows:

1. Easement Acquisition - The Township has been proactive in purchasing open space and farmland preservation easements throughout West Amwell. A landowner sells the development rights to a property, while retaining fee simple ownership of the property. Township Open Space Trust funds are leveraged with State and often County funding for easement acquisitions. This is the most commonly used technique of land preservation in West Amwell Township.
2. Fee Simple Acquisition - This involves a direct purchase of a parcel by the town or open space trust organization, with the intention of creating permanent open space. Vacant land is the most common



target of this type of purchasing technique but in certain cases, developed property may also be acquired.

3. Bargain Selling - Property owners sometimes are willing to sell their land to the town for less than market value for open space or other public purposes. Reasons one might sell below market value include reduced maintenance costs and tax benefits. Economic conditions may present opportunities to acquire properties at a reduced price.
4. Open Space Tax - In recent years, many New Jersey counties and municipalities have, with voter approval, established dedicated open space taxes. The revenues from an open space tax can support a "pay as you go" strategy for open space preservation. By 2001, 19 of New Jersey's 21 counties and 180 of its 566 municipalities had voter approved open space taxes. West Amwell first established a two cents per \$100 open space tax in 1999. Voters subsequently approved increasing the tax to four cents per \$ 100 in 2001, and six cents per \$100 in 2004.
5. Green Acres - The Green Acres Program carries out the state's purchases of conservation and recreation lands, and provides open space matching grants to municipal governments, county governments, and tax exempt nonprofit organizations that qualify as "charitable conservancies".
6. Issuing Bonds - Governments will sometimes borrow money for open space by issuing bonds. The issuance of long term general obligation bonds to finance open space acquisitions has a compelling rationale: undeveloped land, or easements on such land, may not be available in the future at any price. Using bond proceeds today for acquisition assures that future generations will enjoy the fruits of preservation.

7. Create an Endowment - Individual donors, through bequests and donations help create endowments. Endowments can be coordinated by nonprofits/foundations and used for the acquisition and maintenance of open space.

West Amwell Township shall continue to utilize the available options when preserving open space.

## **ESTABLISHMENT OF A GREENWAY SYSTEM**

In concert with the overall goal of conservation and preservation of open space, a multipurpose greenway system should be considered. Establishment of a greenway system along with Sourland Ridge should be encouraged, as well as the continued acquisition of public access easements that would connect or continue existing trail corridors in the Township. The goal of such a project should be to provide linkage between existing public lands, natural resources and points of interest. The land that makes up a greenway system can be attained through acquisition, conservation easements, dedication, land exchange or other means.



## **DESIGN AND PERFORMANCE STANDARDS**

Incorporating design and performance standards should help to protect environmentally sensitive areas with the goal of maintaining West Amwell's rural character and protecting the environment.

Development should be sustainable in meeting the needs of the present without compromising the future, and should be based on capacity limits established by natural resource capabilities and infrastructure.

Community character should be conserved by carefully managing the scale, form, design and intensity of new residential and non-residential development, retaining farmland, woodlands and other open lands, preserving historic structures and districts, and by managing change to complement historic resources

Scenic vistas of the rural countryside should be protected.

A balance of opportunities to live, work and play in safe and attractive surroundings should be provided.

An efficient circulation system that promotes important circulation linkages, retains the character of the rural road network and provides for safe vehicular, pedestrian, equestrian and bicycle movements should be maintained.

Farmland and open lands should be retained and the impacts of development should be limited.

The realization of these objectives will require a combination of public actions, such as farmland and open space preservation and sustainable land use strategies and zoning techniques, as well as a variety of private conservation efforts

## **WOODLANDS PROTECTION AND MANAGEMENT**

West Amwell has large, contiguous tracts of woodlands and forest that are considered essential to the Township's community character. In addition, these woods and forests, especially along the Sourland Ridge and the southern portion of the Township, provide invaluable water recharge in areas

where water quality and water supply are hampered by geological and hydrological conditions.

The Township acknowledges that its extensive woodlands and forest are among the natural and cultural features that West Amwell residents wish to preserve. They are valuable components of our community character that help make West Amwell unique. If West Amwell were to begin losing significant portions of its woodlands, there would be a great loss to the overall character of our community, along with real impacts on water supply, water quality and animal habitats.

The Township also acknowledges in this Master Plan that West Amwell's woodlands and forests perform a valuable environmental quality purpose above and beyond that of providing recreation and other enjoyment that contribute to our quality of life.

Retention of woodlands helps to: control the velocity and amount of stormwater runoff, thereby reducing flooding; filter sediments and pollutants before they reach streams; promote groundwater recharge; stabilize the soil and reduces soil erosion; improve air quality by filtering pollutants from the air, preserve scenic views that residents often come to cherish; offer a stable habitat for associated plant species and for animal wildlife; and provide shade and windbreaks that help moderate the effects of climate conditions.

West Amwell's woodlands contain headwaters of several streams, most of which serve as drinking water sources for nearby towns and distant areas of the state. These watersheds are also vital to water quality and water supply for West Amwell residents, as well as nearby towns and distant areas of the State. The health of watersheds and forests is interconnected.

The Township's woodlands also comprise many of West Amwell's most environmentally sensitive areas that are home to a diverse animal population, including threatened and

endangered species. These at-risk species and other plants and wildlife depend on contiguous forest that includes mature specimen trees, perched wetlands, undisturbed stream corridors and other features commonly found in high-quality environmental areas.

When trees are removed, it invariably leads to rapid degradation of water resources through increased runoff and lost recharge. Reduction in the "tree canopy" also has an immediate effect on other important parts of the forest including the loss of diverse animal habitat and impacts on under-story plants.

To protect the Township's environmentally sensitive areas that are so important to our overall quality of life, it is a goal of this Master Plan to maintain woodlands and forests in West Amwell in their current contiguous state in order to preserve the high quality environmental functions that they currently perform. That is why the Township in 2006 adopted a Woodlands Protection Ordinance consistent with the goals and objectives of this Master Plan. The Township ordinance affects areas, especially those defined as "Priority Woodlands," from impacts of development.

The Township also seeks to further protect forest and wooded areas by:

Requiring new development to preserve existing woodlands, to demonstrate during the application review process the reasons why wooded areas are to be cut down, and to use best management practices to replace and restore wooded areas as part of any development plan.

Adopting ordinances that would protect wooded areas along the Township's scenic roads and byways, by limiting the clearing of natural vegetation and limiting new curb cuts on such roads.

Continuing to actively preserve wooded and forested areas in their undisturbed state to the greatest extent possible, especially in watershed areas and along stream corridors.

Requiring the use of creative site design and development techniques that maximize the preservation of existing wooded areas.

Promoting the use of native species in plantings wherever possible. The Sourland region is home to many rare plant species, the retention of which should be encouraged. Native plants also provide food and shelter for local wildlife.

Preserving the existing expanse of remaining woodland along the Delaware River by requiring any future development to keep intact forested areas in an unbroken and unfragmented state.

Educating and informing residents, property owners and developers of the importance of the forests and woodlands to West Amwell Township.

## **STREAM CORRIDOR PROTECTION**

The protection of stream corridors is a particularly important goal in the Township of West Amwell. Due to the Township's unique geology and character it is critical that such areas are given priority for preservation and protection. The Township has already made great strides in this area.

The New Jersey Department of Environmental Protection in 2005 reclassified Alexauken Creek as a Category 1 stream, conveying the most stringent protections from degradation of water quality. In 2007 the Flood Hazard Area Control Rules (N.J.A.C. 7:13) were adopted increasing the buffer for Trout Maintenance streams (Moore's Creek). Other stream corridors in the Township should be similarly protected, including Back Brook, Peters Brook and Swan Creek.

In addition, the adoption of the Township Stream Corridor Ordinance in 2005 preserves woodlands in stream buffers that serve important environmental functions such as protecting plant and animal habitat and

erosion prevention, among others benefits. Updating the Stream Corridor Ordinance was a stated goal of the 2003 Master Plan and remains consistent with the Township's goals and objectives for Land Use Planning

The township shall continue efforts to acquire key properties located in stream corridors, both by local initiative as well as the pursuit of state and county assistance.

## **SOILS PROTECTION AND MANAGEMENT**

In 2006, the Township enacted an updated soil management and removal ordinance to support the planning objectives of protecting the natural environment, preserving farmland and respecting the carrying capacity and constraints of the land.

The purpose of this ordinance is to protect soil as a necessary and valuable resource in the Township.

Soil is recognized as an essential component of farming and therefore key to farmland productivity. It is a vital part of woodland habitat, where it provides the ecological underpinnings for a healthy and diverse population of flora and fauna. Soil removal can also impact neighbors in such areas as drainage and runoff. Therefore, this ordinance intends to protect and manage the soil of West Amwell Township from being lost due to exportation or removal.



## **SUSTAINABILITY PLAN ELEMENT**

### **OVERALL POLICY STATEMENT**

West Amwell is a rural community, forested and farmed, and wishes to address Sustainability in order to avoid the pitfalls that have of our residents and of future generations.

This Environmental Sustainability Plan Element of the Master Plan has been prepared in accordance with the Municipal Land Use Law (M.L.U.L.). N.J.S.A. 40:55D-28a and provides that the Planning Board "may prepare and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare." The purpose of the Sustainability Plan Element is to recommend goals, policies and strategies to protect natural resources and to create a healthy and sustainable economy and society.

Sustainability is described by the American Planning Association as "the capability to equitably meet the vital human needs of the present without compromising the ability of future generations to meet their own needs by preserving and protecting the area's ecosystems and natural resources. The concept of sustainability describes a condition in which human use of natural resources, required for the continuation of life, is in balance with Nature's ability to replenish them."

In practice, this process leads to a sustainable condition. Sustainability maintains a healthy economy, and provides a safe, healthy place to live and work. The sustainable equation balances the environment with the economy with societies needs. In addition, this balancing act includes the impact of buildings and structures on the local and regional environment.

The Municipal Land Use Law describes the

contents of the Sustainability Plan Element at N.J.S.A. 40:55D-28b (15), as a plan "which shall provide for, encourage, and promote the efficient use of natural resources; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on site; and optimize climatic conditions through site orientation and design."

### **INTRODUCTION**

Sustainability is quite simply the ability to provide for the needs of the community's current population without damaging the ability of future generations to provide for themselves.

### **PLANNING BASIS**

The Sustainability Element of the Master Plan shall be considered an essential component to each of the existing Plan Elements. Consideration for sustainability shall be recommended for each Plan Element in at least the following ways:

### **LAND USE PLAN ELEMENT**

Development of the land places an impact on the surrounding environment. Establishing sustainable design objectives to guide development, preservation and restoration practices will limit environmental impact. Agricultural lands, open spaces, soils, and greenways then have the opportunity to become productive landscapes for people and for wildlife. Land use shall be determined by the ability to sustain resources and the environment and preserve the water quality and quantity.

Consideration should be given to development patterns over time, the interconnected nature of planning and development, and opportunities to encourage future development that enhances the Township with Sustainable or LEED certification. Development implications of all



types of sites, whether traditional residential neighborhoods, spot lot or commercial development, shall be addressed in a sustainable manner. The township shall explore guidelines to direct development so that it occurs in a sustainable way.

According to the U.S. Department of Energy, residential and commercial buildings in the United States account for:

- 39% of energy use (more than automobiles),
- 38% of all carbon dioxide (CO<sub>2</sub>) emissions,
- 40% of raw materials use,
- 30% of waste output (13.6 million tons annually), and
- 14% of potable water consumption and
- 72% of the electricity consumption.

Source: U.S. Department of Energy (DOE), 2008  
Buildings Energy Data Book, Section 1.1.1, 2008  
<http://buildingsdatabook.eren.doe.gov/>

Changing energy practices within a building helps to reduce the amount of electricity used and reduces demand on the source. Innovative technologies, such as solar, wind, and geothermal power, can also reduce the need for raw materials to create electricity. Additionally, better-insulated homes, the use of more energy-efficient appliances, and other techniques will contribute to the overall sustainability of the community. To this end, the township shall explore guidelines for alternate energy use and sources.

Green building technologies can create a wide variety of benefits, such as reduced water use, improved air quality, effective use and reuse of materials, both raw and recycled, energy savings, and even energy production. The Township shall explore green building technologies and discuss opportunities for reducing energy consumption and replacing carbon-based energy with renewable sources. Opportunities for energy efficiency within existing buildings shall be explored as well.

## **CIRCULATION PLAN ELEMENT**

Important components of sustainable transportation networks and resources that will be explored are amenities for pedestrians and bicyclists. A more sustainable system of local transportation also encourages healthy lifestyles, better communication and interactions among residents, and encourages a sense of community.

## **CONSERVATION PLAN ELEMENT**

The Conservation Plan Element shall provide an element of sustainability for the present, and for future generations, which reflects appropriate population densities, adequate light, air and open space and the preservation of the environment. Conservation as a concept is inherently a sustainable approach. Reduction in usage and protection of any and all resources is the hallmark of the Conservation Plan Element and shall guide all planning in the Township. Sustainability starts with conservation and the need to sustain West Amwell's vital resources and rural character.

To foster conservation in all aspects of planning, West Amwell shall provide support, encouragement and education about short and long-term actions to help promote sustainable choices by developers, residents and the Township.

Low Impact Development (LED) is an element of smart growth that achieves improved protection of environmental resources. It is an environmentally sensitive approach to land use planning that uses a variety of landscape and design techniques to manage development activities to mitigate potential adverse impacts on the natural environment. LID encompasses a broad array of development and management techniques and can be implemented in resource management practices. Non structural stormwater management methods and low impact "green" construction activities are just two of the many methods by which developers



can put sustainability into action.

The Township shall focus on collaborative efforts to reach all interested parties and foster interest and knowledge about sustainable methods. A variety of communication outlets shall be employed such as interactive web pages, community meetings, and local media coverage.

West Amwell shall continue to preserve open space, which improves the quality of life for citizens and wildlife and protects critical resources by conserving existing natural areas and restoring damaged areas. The Township shall seek to protect critical resources through preservation, promote sustainable stewardship of preserved lands, mandate standards that cause minimal impact on the land and habitat and provide a high ratio of open space to development and provide habitat and promote biodiversity.

### **RECREATION PLAN ELEMENT**

Parks and Open Space serve as recreational centers as well as function within the "green infrastructure" system. Green infrastructure refers to the systems of open space, stream corridors, wetlands, forests, and natural habitats which enhance West Amwell by serving as recreational assets, providing habitat for wildlife, improving storm water quality and diminishing the negative effects of flooding. Green infrastructure provides for recreation, while at the same time protecting and restoring sensitive habitats, expanding wildlife corridors, and improving the overall livability of the Township.

The Township shall encourage more parks, greenways and the addition of hiking/biking trails to existing ones.

### **HISTORIC PRESERVATION PLAN ELEMENT**

Important historic sites and locations have been identified in the Township. Preservation of these sites shall consider sustainable design options in the restoration of existing historic resources, while committing to maintain the true historic aspect of such resources. Historic preservation is important to the character of West Amwell.

### **UTILITY PLAN ELEMENT: WATER**

A range of strategies is needed to insure a sustainable supply of potable water and manage stormwater and wastewater safely.

The need of a sustainable potable water supply will require the Township to control the growth of demand for water in the Township. West Amwell shall implement cost-effective sustainable practices for the benefit of the Township and its residents.

Stormwater or rainwater is an asset, not a waste product. Planning procedures and the execution of development rights shall include provisions for managing rainwater in a beneficial manner. The treatment and management of stormwater through nonstructural and best management practices, such as harvesting rainfall and installing rain gardens, will improve the quality and decrease the quantity of stormwater runoff. These practices will also mitigate the impact of flooding.

West Amwell shall continue to utilize individual subsurface sewage disposal systems (septic systems). Residents shall be educated in the proper maintenance of their septic systems in order to sustain their system and avoid failures. Safe treatment of sewage is also important because it prevents the spread of infection and disease and protects water resources.

### **UTILITY PLAN ELEMENT: TRASH AND RECYCLING PROGRAM**

In addition to the current single-stream recycling program, West Amwell Township shall continue to explore a variety of alternative sustainable recycling and reuse options. Yard waste and food waste composting and proper household hazardous waste disposal education shall also be explored.

### **COMMUNITY FACILITIES PLAN ELEMENT**

The Municipal Operations, including the Municipal Property, Police and Road Departments shall continue to pursue sustainable practices such as increased recycling, waste reduction, pesticide reduction, and consideration of low impact, alternative and sustainable means to achieve their goals.

Township operations shall consider sustainable practices such as using low-emission vehicles, reducing the number of miles driven or otherwise identifying possible efficiencies through logistical planning.

### **FARMLAND PRESERVATION PLAN ELEMENT**

Sustainable agriculture helps to maintain a positive balance and productivity of the land ensuring healthy farmland for this and subsequent generations, thus ensuring the environmental health of the Township and economic profitability for farming operations.

West Amwell has an agricultural land base that protects the community rural character while promoting the industry of farming. The overall goal of the Farmland Preservation Element is to support a profitable and sustainable agricultural sector that seeks to assure a healthy farm landscape and provide access to fresh, local foods.

The Township shall continue its effort to preserve contiguous agricultural lands in the municipality. Protecting farmland has the benefit of limiting sprawl and associated negative effects to the environment, while supporting local and regional food systems. A sustainable approach to farmland preservation and management will lead to healthier products, reduced costs and a satisfying harmony between humans, animals, nature and the land.

The Township shall actively seek the identification of technologies, policies and strategies that preserve farmland and farming in a way that also helps to protect the region's water resources.

Sustainable practice allows the farm owner to achieve maximum productivity while having the smallest impact on the environment and natural resources. It increases profits while at the same time lowering costs. The Township shall continue to encourage the use of agricultural methods that reduce or minimize use of pesticides, herbicides, and manufactured fertilizers and shall encourage the use of agricultural approaches that build up rather than deplete topsoil, and conserve or minimize water use.

West Amwell shall continue to support a sustainable agricultural economy in the community by encouraging farmers to provide seasonal produce for residents, local restaurants, schools, and other local organizations that provide food service.

The Township shall consider creating a marketing plan for agriculture in the community including agri-tourism, cooperation between farmers and local businesses to supply produce, and to provide education for residents and farmers. This plan shall include fostering a Township Farmers Market. The Township shall also explore what local zoning and planning options could be used to support sustainable agriculture and a viable farming industry.

In addition, the Township shall also consider a program to educate residents of the community on the benefits of gardens and agriculture and their impact on a healthy food system as well as a healthy, sustainable rural community.



## **RECREATION PLAN ELEMENT**

County fairgrounds. The parcel is currently used for overflow parking from Fairgrounds events. Detailed future plans and funding have yet to be developed by the Parks and Recreation Committee...

### **OVERALL POLICY STATEMENT**

The Township of West Amwell is committed to providing its current and growing population of residents with quality recreational facilities and programs. Because of its relatively small population and rural character, large multi-purpose recreational complexes are not yet needed in the Township. However the Township must continue to monitor the needs of its residents and plan ahead for future needs of the community. The Township will work closely with other agencies providing land and facilities for recreational use including the County, the State, and the Board of Education. In this way the efficient development of recreational facilities to serve all of the needs of all area residents is more likely to be achieved.

### **INTRODUCTION**

Hewitt Park, located at the intersection of Hewitt and Goat Hill Roads, currently serves West Amwell Township as the only municipal park developed for both passive and active recreation. Arnett Park, a small "pocket park" straddles the border with Lambertville on Hancock Street. Recreation facilities are also provided at West Amwell Township Elementary School and South Hunterdon Regional High School. A five-acre future recreational site was dedicated to the Township in the Estates at West Amwell. Specific plans for this location have not yet been developed. Other recreation facilities in the Township also include the Delaware and Raritan Canal and a boat launch facility on the Delaware River. The County of Hunterdon is developing plans for land the county acquired on Gulick Road across Route 179 from the County fairgrounds. The parcel is currently

used for overflow parking from Fairgrounds events. Detailed future plans and funding have yet to be developed by the Parks and Recreation Committee.

### **PLANNING BASIS**

Recreation is a vital element to a community's overall quality of life. As such it is an important component of the Master Plan. Clearly the use of land for recreation within a municipality is a significant land use issue, also affecting traffic issues and environmental issues. The Municipal Land Use Law authorizes the preparation of "A Recreation Element showing a comprehensive system of areas and public sites for recreation." As important as identifying areas appropriate for recreation, is an understanding of how and to what extent various recreational facilities are utilized and how effectively they serve the community. Thus how facilities are programmed and staffed is a critical element in determining present and future needs.

A significant element in the development of a long-range recreation plan for the Township has already been initiated by the adoption and implementation of the West Amwell Open Space Plan, adopted in December 2000. The Township Parks and Recreation Committee should continue to coordinate its efforts with the Open Space Plan. The goals and objectives of the plan should provide a blueprint for future decision-making.

### **INVENTORY AND ANALYSIS**

Due to the Township's relatively low population, existing land and facilities for major recreational activities are adequate to serve the community. The land currently available should be adequate to serve local residents for the foreseeable future. Emphasis should be placed on adding smaller more neighborhood oriented recreational opportunities, when possible. Otherwise land acquisition and preservation should primarily emphasize open space, farmland and natural

resource protection. The township has an extensive inventory of preserved farmland and open space, much of it allowing full or partial public access (See Table)

## **IMPLEMENTATION PLAN AND RECOMMENDATIONS**

Even though West Amwell is largely rural and undeveloped, the need for recreational facilities still exists and will grow in the future. It is particularly important as vacant and farmlands are converted to residential, commercial, and industrial usage that areas of open space are protected to provide visual relief from development and to protect natural features. In addition, the provision of various recreational facilities such as trails, ball fields and playgrounds should continue to be a Township responsibility in meeting the needs of residents.

## **PROPOSALS**

### **1. Recreation Sites and Facilities**

West Amwell Township has begun acquiring through purchase or donation municipal parkland suitable for outdoor recreation facilities. To minimize capital development and facilitate accessibility, it is suggested in the Long Range Master Plan this be achieved with one community park and five playfields located throughout the Township. Existing sites are Hewitt Park, Arnett Park, and the undeveloped tract in the Estates at West Amwell. In major residential developments of over 40 residential units, the Township should encourage the creation of internal parks and recreational facilities owned and maintained by a homeowners' association.

Future parkland should be selected according to certain standards and criteria, including the following guidelines that have been used to identify the potential park sites listed below.

- a. Scenic values such as rugged topography, tree growth and water vistas.
- b. Areas capable of providing or contributing to

groundwater and aquifer recharge, particularly in the vicinity of lands either developed or to be developed.

- c. Significant wooded areas particularly at the boundaries.
- d. Water features such as streams or lakes.
- e. Sizable level areas capable of development for active recreational uses and automobile parking.
- f. Natural boundaries as to be effected by topography or belts of woodland.
- g. Preferable, when other qualities are present, relative unsuitability for other economic development. The community would be well advised to acquire for park use those areas determined as having serious development constraints.
- h. An area large enough and sufficiently varied in character to facilitate development for a wide range of both active and passive recreation activities, and an area large enough to enable economical administration.
- i. A location relatively central and accessible to the people the park is intended to serve.
- j. Open space linkages through farms, utility line right-of-ways, and clustered open space patterns through agreements to create a trail system.

Based upon these criteria and the, the following sites have been identified as recommended recreational areas.

- Plans should be prepared for the development of the five acre recreational tract of land dedicated to the Township as part of the Estates at West Amwell development.
- Consider the development of one or more

ponds within the Township. Ponds can serve multiple purposes, including recreational amenities such as fishing and skating, as well as being useful for firefighting purposes.

- Further development of recreational facilities, including trails at the municipal complex on Rocktown-Lambertville Road has been considered but no plans have been finalized. The majority of the land is currently farmed, and the existing recreation fields at South Hunterdon High School nearby are adequate to serve current needs.
- The Township owns several parcels of land off Alexauken Creek Road with frontage along the Alexauken Creek. The State of New Jersey has recently begun stocking the stream with fish. Development of parking areas and public access to the stream for fishing should be considered.
- The Open Space Plan was adopted in 2000. Since that time, over 5,000 acres of land have been preserved in West Amwell, much of it with public access. Several formal hiking trails are planned or under development in the township, and the network of open space public access easements allows for the creation of

many more. These future trails will allow the public to enjoy passive recreation and enjoyment of the streams and woodlands throughout the township. The Open Space Plan should be updated and detailed maps of public access areas developed in order to facilitate future plans for trails and open space acquisitions.

2      Cooperation with State of New Jersey, other  
Municipalities and Hunterdon County

- The Township should work with the State, County, and Nonprofit groups to develop a system of trails throughout the Township utilizing public lands and private lands with public access easements in place.
- 
- The Township should work with the County of Hunterdon to develop plans for active recreation on the County owned tract off Gulick Road. This location may be well utilized as a south county active recreation facility.



WEST AMWELL PRESERVED PROPERTIES INVENTORY						
October 19, 2010						
BLOCK	LOT	ACRES	PUBLIC ACCESS OWNER (4) FACILITY/PROJECT NAME? (1)			PROGRAM TYPE (2)
5	15	59.758	HOLCOMBE	HOLCOMBE II FARM	NO	FPP
6	4	101.27	AVC	AMWELL VALLEY	NO	FPP
6	5	13.69	AVC	AMWELL VALLEY	NO	FPP
7	5	14.62	AVC	AMWELL VALLEY	NO	FPP
7	6	97.34	AVC	AMWELL VALLEY	NO	FPP
7	7	311.63	AVC	AMWELL VALLEY	NO	FPP
7	14.01	10.07	AVC	AMWELL VALLEY	NO	FPP
7	17	44.93	AVC	AMWELL VALLEY	NO	FPP
7	20	15.53	AVC	AMWELL VALLEY	NO	FPP
7.01	8.02	87.181	SADC	CASE FARM	NO	FPP
8	20/36	130.11	W. AMWELL TWP.	TOLL BROTHERS	YES (3)	FPP
8	28.03	72.48	SADC	HOLCOMBE I FARM	NO	FPP
13	34	38.701	GULICK	GULICK II	NO	FPP
13	45	23.45	FULPER	HOME FARM II	NO	FPP
14	33.02	52.723	GULICK	GULICK I	NO	FPP
17	4	37.374	JANYSZESKI/KUT	JANYSZESKI/KUTZ	NO	FPP
19	5	93	FULPER	STOY FARM I	NO	FPP
19	5.01	34	FULPER	STOY FARM II	NO	FPP
20	2	47.788	FULPER	HEIFER FARM I	NO	FPP
20	2.01	40.772	FULPER	HEIFER FARM II	NO	FPP
21	38	67	FULPER	HOME FARM I	NO	FPP
31	12	75.3	COMLY	COMLY I	NO	FPP
31	12.01	68.51	COMLY	COMLY II	NO	FPP
32	7.03	55	FOSTER	ATCHLEY FARM	NO	FPP
2	1	0.78	W. AMWELL TWP.	NONE	YES	OS
2	3	17.64	W. AMWELL TWP.	NONE	YES	OS
2	4	0.1	W. AMWELL TWP.	NONE	YES	OS
2	5.01	5.1	W. AMWELL TWP.	NONE	YES	OS
3	20.01	97.4	W. AMWELL TWP.	NONE	YES	OS
3.03	2	5.8	W. AMWELL TWP.	NONE	YES	OS
3.05	1	7.18	W. AMWELL TWP.	NONE	YES	OS
4	1.01	21.47	W. AMWELL TWP.	TITUS MEADOWS	YES	OS
8	14	61.832	KILMER	KILMER	YES	OS
11	18	103	W. AMWELL TWP.	MUNICIPAL PROPERTY	YES	OS
12	9.06	21.806	NJDEP	STARTZELL	YES	OS
12	13.01	15	NJDEP	PECCARELLI	YES	OS
12	29	2.23	W. AMWELL TWP.	NONE	YES	OS
12	19/20	27.808	NJDEP	ELSE	YES	OS
13	6	41.73	CHAS. RUNKLE	RUNKLE FARM	NO	OS
13	6.01	20.5	CHAS. RUNKLE	RUNKLE FARM	YES	OS
13	7	52.77	NJDEP	ALEXAUKEN CREEK	YES	OS
13	25	76.2	NJDEP	ALEXAUKEN CREEK	YES	OS
13	27	31.69	NJDEP	ALEXAUKEN CREEK	YES	OS
13	29	51	HUNT. CO.	RAMBERG	YES	OS
13	31	80	RINGUS	DIAMOND CREEK FARM	YES	OS

WEST AMWELL PRESERVED PROPERTIES INVENTORY						
October 19, 2010						
BLOCK	LOT	ACRES	PUBLIC ACCESS OWNER (4) FACILITY/PROJECT NAME? (1)			PROGRAM TYPE (2)
13	32	10	RINGUS	DIAMOND CREEK FARM	YES	OS
13	43	69.35	NJDEP	ALEXAUKEN CREEK	YES	OS
13	54	58.6	NJDEP	ALEXAUKEN CREEK	YES	OS
13	55	69	NJDEP	ALEXAUKEN CREEK	YES	OS
13	74	38.74	NJDEP	ALEXAUKEN CREEK	YES	OS
13	75	37.23	NJDEP	ALEXAUKEN CREEK	YES	OS
13	76	44.97	BROWN	NONE	YES	OS
14	1.01	28.5	HUNT. CO.	RAMBERG	YES	OS
14	2	9.17	HUNT. CO.	DALLAGO	YES	OS
14	10	163.63	HUNT. CO.	DALLAGO	YES	OS
14	36	0.28	HUNT. CO.	DALLAGO	YES	OS
16	2	26.469	NJDEP	KURTZ	YES	OS
16	3	310	NJDEP	UNITED WATER	YES	OS
16	5.01	15	NJDEP	BURGARD	YES	OS
16	17.01	38.5	ASHTON	NONE	YES	OS
16	8&15	35.237	NJDEP	JOLLEY	YES	OS
17	13	135	NJDEP	UNITED WATER	YES	OS
17	17.02	49.02	NJDEP	RUTGERS	YES	OS
17	20.02	14	NJDEP	KIM	YES	OS
17	24	10	NJDEP	HUNTER WOODLOT	YES	OS
17	25	42.6	NJDEP	BURKE	YES	OS
20	2.02	28.758	FULPER	HEIFER FARM III	NO	OS
20	2.03	28.58	NJDEP	FULPER HEIFER FARM	YES	OS
20	3	153	ADAMSON	FOREVER FARM	YES	OS
20	5	103.77	PERKOWSKI	NONE	YES	OS
20	5.02	42.06	PERKOWSKI	NONE	YES	OS
21	8	31.5	NJDEP	ALEXAUKEN CREEK	YES	OS
21	28	69.3	NJDEP	ALEXAUKEN CREEK	YES	OS
21	39	87.5	BLANCHE	NONE	YES	OS
21	40	49.95	BLANCHE	NONE	YES	OS
21	51	57	NJDEP	ALEXAUKEN CREEK	YES	OS
21	part of 50.0	16	KAPP	KAPP	YES	OS
23	Part of 10	5.4217	MACHINGA	MACHINGA	YES	OS
23	25	60.475	STIEFEL	STIEFEL	YES	OS
24	1.01	4.9	NJDEP	D&R CANAL STATE	YES	OS
24	1.02	0.6	BLK RIV & WEST	D&R CANAL STATE	YES	OS
24	2	8.08	UNKNOWN	D&R CANAL STATE	YES	OS
24	3	4.7	NJDEP	D&R CANAL STATE	YES	OS
24	4	3.67	UNKNOWN	D&R CANAL STATE	YES	OS
25	1	35.54	DONDERO	NONE	YES	OS
26	7	54	NJDEP	SUPREME 10	YES	OS
26	21	212.913	NJDEP	GOAT HILL	YES	OS
26	26/27/28	8	D&R GREENWAY	GULMANTOVICZ	YES	OS
28	7	5	NJDEP	UNITED WATER	YES	OS
28	19	14.68	W. AMWELL TWP.	HEWITT PARK	YES	OS

WEST AMWELL PRESERVED PROPERTIES INVENTORY						
October 19, 2010						
BLOCK	LOT	ACRES	PUBLIC ACCESS OWNER (4) FACILITY/PROJECT NAME? (1)			PROGRAM TYPE (2)
30	12	62	HUNTER	HUNTER FARM	YES	OS
30	14	104	MAZUR	FIDDLER'S CREEK	YES	OS
30	15	20.75	DROBNIS	NONE	YES	OS
30	15.01	19.88	DROBNIS	NONE	YES	OS
30	15.02	19.65	DROBNIS	NONE	YES	OS
30	3.04	41.53	D&R GREENWAY	WAGNER	YES	OS
31	1	57	RATTIGAN	NONE	YES	OS
31	1.03	9.5	RATTIGAN	NONE	NO	OS
31	7	38	HUNTER	NONE	YES	OS
31	14	105	MAZUR	FIDDLER'S CREEK	NO	OS
31	15	12.5	HUNTER	NONE	YES	OS
32	7	10.4	ATCHLEY	NONE	NO	OS
32	7.04	10.9	ATCHLEY	NONE	NO	OS
32	9	23	KAMPH	COUNTY CORNERS FARM	NO	OS
33	8	82.2	NEWHOUSE	GREENLANDS FARM	NO	OS
33	9	35	KAMPH	COUNTY CORNERS FARM	NO	OS
43	1	0.116	W. AMWELL TWP.	ARNETT PARK	YES	OS
	TOTAL =	5,275.38	Acres			
	reserved Farmland =	1,592.23	Acres			
	Open Space =	3,683.04	Acres			
* Gross Acreage of Parcel (only 30 Acres preserved/on ROSI)						
(1) Public easement, where provided, is typically limited to a restricted portion of the lot						
(2) FPP denotes farmland preservation and OS denotes Open Space (either Green Acres funded, donations of conservation easements or unfunded acquisitions)						
(3) Public access is limited to 75'x1000' trail in wooded southwest corner of property.						
(4) Owner at time of acquisition.						
-2	I					

## HISTORIC PRESERVATION PLAN ELEMENT

### OVERALL POLICY STATEMENT

The Township of West Amwell has long recognized its rich history and continues to recognize the importance of maintaining and preserving its historic areas and properties. It is the goal of the Planning Board to further this effort and to pursue additional measures related to the protection of historic structures and sites.

### INTRODUCTION

1. That it is in the public interest to identify and conserve sites and districts of historic interest.
2. That the designation of historic sites and districts takes into consideration not only the age of a structure, but its historic, archeological or architectural significance from a local, regional statewide or national perspective.
3. That the inclusion of a site or district in this Historic Preservation plan Element of the Master Plan be based on the prior identification or formal designation of such site or district by the Historic Preservation Committee and Township Committee.
4. That in the review for all applications for development which involve historic sites or districts, and any sites or districts which have been identified in this Plan Element as potential historic sites or districts, every effort be made to preserve the integrity of such sites or districts. The Historic Preservation Committee shall provide advice and guidance to the Planning and Zoning Boards during the review of development application for properties within the defined historic district or individual sites.
5. That the cause of historic preservation be encouraged and through it the protection of the Township's historic, architectural and cultural heritage, with special attention given to preserving the indigenous historical order, the architecturally significant structures reflective of this order, and the culturally significant symbolic qualities of older structures and sites.
6. That the Township expresses an admiration for, and encourages an understanding of the social, economic and physical forces that created the local form and the design of its structure, and the uniqueness of its sites.
7. That historic preservation is viewed to embrace the general principles and processes of community planning through which certain social, economic, civic and aesthetic values from historic, architectural and cultural resources are identified within a context of community growth and development.
8. That in recognition of the continued and competing forces of growth and development and vulnerability of the Township's architectural and cultural heritage to these forces, the Township is desirous of creating a balance in growth that assures the protection of its outstanding historic, architectural and cultural resources.
9. That in acknowledging that certain social economic, physical and political constraints may prevent efforts to preserve all significant structures, the Township nevertheless seeks to protect resources which have intrinsic merit, aesthetic value or evoke feelings of community loyalty and consciousness of the past through a sense of time, place or identity.
10. That in recognition of the future opportunities for preservation, the Township determines it to be advantageous to foster and administer a mechanism for the preservation of its historic, architectural and cultural resources, and that in

furtherance of this objective, certain enabling provisions and protective measures may be adopted.

11. That in promotion of the values and opportunities of preservation, the Township can facilitate public and municipal participation in the preservation process.
12. That through proper and judicious exercise of such measures and the encouragement of community interest in, and support for local preservation activities, the Township's future development can be guided from a foundation of present realities and achievements of its past.

## **PLANNING BASIS**

The Municipal Land Use Law authorizes preparation of a Historic Plan Element and provides that "... (a) indicating the location and significance of historic sites and historic districts; (b) identifying the standard uses to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the Master Plan on the preservation of historic sites and districts." Municipalities are realizing now, more than ever, that the historic elements of a community are a vital component of its fabric, every bit as important as parks, places of employment and natural resources.

## **IMPLEMENTATION PLAN & RECOMMENDATIONS**

The Historic Preservation Committee has identified locally important historic sites and locations. It is not recommended at this time that West Amwell adopt specific historic preservation regulations and guidelines. However, the Planning Board should be aware of the location of such places and take into consideration possible design options that could encourage the preservation and/or restoration of existing historic resources. Consideration could

be given to including in the zoning ordinance language that would give the Planning and Zoning board's flexibility in granting design waivers and variances where it would facilitate historic resource preservation.

The West Amwell Historic Preservation Committee is charged with responsibility to-

- record and preserve the history of the people, sites, and buildings in the township
- identify artifacts of historical significance
- create an awareness of the rich history of the township

The Committee's primary function is to act in an advisory capacity to the Township Committee, the Township Planning Board and Township Zoning Board of Adjustment whenever a proposal under consideration impacts on an historic structure - building, bridge, sign, etc. The Committee will determine what is significant to preserve of the Township's heritage and to educate the residents about why historic preservation is important to the Township's future^

West Amwell Township's first Historic Preservation Committee was appointed in November, 1992. The Committee is appointed by the Mayor to serve three-year terms.

The 2010 Committee-Carolyn Deal Ruth Hall (Chairperson) Mary Ann Hartman Evelyn (Lynn) Hoff Frank Masterson (Township Committee Liaison) Martha Shea (Secretary)

The Historic Preservation Committee is presently working on several projects.

### 2010 Historic Preservation projects—

- Document and update inventory of historic sites identified by Hunterdon County for their Master Plan Historic Element
- Work collaboratively with West Amwell Planning Board to update Master Plan Historic Element
- Continue interviews and video taping of long-time residents of the Township (such as students who attended the four one-room schools in the Township)
- Continue to collect photos and memorabilia depicting sites/people of West Amwell
- Research the history of the painting of the farm house that is hanging in the lobby of the Municipal Building.

### Long range project -

In 2002 the Township Committee asked that the Historic Preservation Committee consider the restoration of the West Amwell Veterans' Honor Roll as a project. The current Honor Roll is a white painted wooden structure located at the Fire House in Mt. Airy. It is in disrepair and in need of attention. In 2005 the Road Department made some emergency repairs and stabilized it as best they could. The Historic Preservation Committee would like to replace and relocate the current Honor Roll with something that can stand the test of time, both artistically and structurally, and that would honor all Township veterans who have served in all the country's military conflicts. The current Honor Roll contains the names of only the young men and women who served in the armed forces during World War n. The Committee plans to attempt to contact each of the veterans listed and/or their families and ask them to share photos and biographical information. So far the Committee

has collected the names of 198 current and former West Amwell residents who have served in military conflicts going back to the Revolutionary War. It is our understanding that the West Amwell Parent Teacher Association was responsible for creating the current Honor Roll. We believe that children in the four one-room grade schools helped raise funds for the project. The structure was built by Earl Holcombe, School Board President and a local builder. The Historic Preservation Committee is fortunate to have a picture taken at what we believe ^yas the dedication of the Honor Roll. Shown in the photo are—Township Clerk, Bill Lauderdale; School Board President, Earl Holcombe; PTA President, Emily Gulick; and PTA Secretary, Mildred Tietsworth. The Honor Roll was originally located at the corner of Mt. Airy Village Road and the Mt. Airy-Harbourton Road in front of the Mt. Airy Presbyterian Church. At some point the Honor Roll was relocated to the Fire House in Mt. Airy.

### Former Historic Preservation Projects of note-

In 2000, the Committee was awarded two grants to fund a video archive project. A \$500 grant was received from The Hunterdon Cultural Heritage Commission and a \$3,000 grant from Rutgers University. The Township matched both grants. After numerous videotaped interviews, approximately twelve hours of tape were edited into a 90-minute video made available publicly in 2002 and is currently available at the Hunterdon County Library or for purchase at our Municipal Building.

The Committee conducted research on the Village of Gano. Gano was a Belgium block mining community in the late 1800s and early 1900s. The village was located in the Sourland Mountain area of the Township (also known as High Valley) off the Mt. Airy-Harbourton Road between Rock Road West and Rocktown Road. The Committee joined with other residents on Memorial Day 2008 to honor the six men from the Township who were killed in World War II

and Vietnam. The Historic Preservation Committee was responsible for conducting research into the lives of each of the six men.

The Historic Preservation Committee should be encouraged to continue its work in identifying, cataloging and recording West Amwells historic heritage.



Inventory and Analysis

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
W-1	3	15	1807	Hoagland Farmstead	1451 Route 179	A six bay, stone, deep form unit with a two bay, frame extension on the right gable. The masonry is random ashlar in front and coursed rubble elsewhere, with rough square quoins. There is a frame, bank barn with a stone foundation and a frame, wagon house.	2 Wagon Houses	1 Wagon House used as Carriage House
W-2	3	16	1927	Lambert Farmstead	1469 ROUTE 179	A seven bay, narrow form dwelling; a four bay, stone "I" house with a three bay extension and a lean-to on the other gable and to the rear. There is a small, stone outbuilding and a two and a half story, frame barn.	Barn and Wagon House	Modern addition on house.
W-3	4	2	1850	Alexauken Mill	144 ALEXAUKEN CREEK ROAD	A stone, one and a half story, three bay, rectangular mill and a two story, four bay, frame "I" house with a chimney in the center of each gable and an English frame barn.	Stone Mill ruins	Only 1 chimney remains
W-4	5	15	1738	Larason Farmstead	1385 ROUTE 179	A five bay, deep center hall form with a false front lean-to in the gable end. There is a braced frame wagon house, English barn and sheds.	Barn and Wagon House	House has covered porch.

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
W-5	6	2	1740	Dwellinq	103 QUEEN ROAD	A frame, three bay, deep side hall structure with a stone, four bay, narrow form extension.		Addition- Car Port
W-6	7	c	188£	Higgins Farmstead	; 101 BOWNE STATION ROAD	The dwelling is a frame, four bay "I" with a two bay, flush extension to the right and a clipped cornered lean-to on the left gable. There is a stone smoke house with a hipped roof; the wagon house, wood shed and English barn are all braced frame structures	Barn, wagon house and smoke house.	
W-7	7	10		Frame Dwelling	1293-1295 Route 179	This structure is a four bay "I" with a one and a half story, shed roofed addition and a chimney in each gable end of the main unit.		Out building used as a Day Care Center
W-8	7	12	1861	Brittain Dwelling	1309 Route 179	A frame, three bay, structure in the deep side hall form with a lower and narrower wing with a porch to the right.		
W-9	8	29	1830	Larason Farmstead	29 MILL ROAD	A frame, ship-lap siding, three bay, three and a half story structure with a lower, flat roofed, one bay wing to the east. There is an English stone barn.		Flat roof gone. Property divided and . Barn renovated. Private home—

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
W-10	8	34.02	1859	Drake Farmstead	70 ROCKTOWN-LAMB ROAD	The dwelling is a five bay, brick (common bond) in the narrow center hall form with a two story, false front lean-to on the gable end. There is a brick smoke house and a frame English barn and corn	Hen House, corn crib & smoke house	
W-11	8	38	1800	Dwelling	36 ROCKTOWN-LAMB ROAD	Unusual three bay structure, two and a half stories with a kitchen wing to its east; the chimney has been altered.		
W-12	8	38	1800	Dwelling	36 ROCKTOWN-LAMB ROAD	A frame, two story, four bay, deep form unit with a two bay, one and a half story wing to the left. There is a small stone jspring house.		House demolished. Spring house remains.
W-13	11	1	1788	Dwelling Farm	8 MILL ROAD	A frame, three bay, two and half story, deep form structure. The door is on the left and there is a lower, narrower, two bay, frame wing with a lean-to porch. There is a 2 1/2 story, frame barn with an attached shed.		Barn demolished.
W-14	11	15		Lanning Dwelling	321 MTAIRY-HARBOURTON RD	A wood frame, two bay, narrow form "I" structure with a one bay, frame extension and a shed roofed porch across the front.		House demolished
W-15	11	25	1880	Phillips Farmstead	34 MILL ROAD	The dwelling is an early stone "I" house, three bay and two stories with a rear ell and a side wing. There are several frame outbuildings.	Out Buildings gone.	

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
W-16	12	9	1800	Higgins Farm	285 MTAIRY-HARBOURTON RD	The five bay dwelling is two and a half stories in the narrow form with a two bay extension on the left and a two bay, two and a half story, shed roof, rear ell a half stories in the narrow form with a two bay extension on the left and a 2 bay, 2 1/2 story, shed roof, rear ell.	Stone Milk House, 2-Small Stone Barns & Outhouse	
W-17	12	21	1826	Dwelling	215 MTAIRY-HARBOURTON RD	This structure is a 5 bay, 2 1/2 story, stone "I" house with rear additions and internal end chimneys.	New Garage	Addition to House
W-18	13	3	1838	Higgins Dwelling	1300 ROUTE 179	House # 1- A four bay, narrow form, frame "I" house with a two bay, 1 1/2 story, frame wing. There are chimneys in each gable end. House # 2-A 3 bay, narrow form "I" house with a 2 bay, 1 story, frame wing. There is a chimney in the gable end of the main block		House # 1 being renovated. House #2 is occupied.
W-19	13	31	1741	Frame Dwelling	39 GULICK ROAD	A four bay, deep form unit with a narrower and lower two bay wing. The smokehouse is rubble stone.		
W-20	13	37	1800	Decker Dwelling	19 ROCKTOWN HILL ROAD	A 3 bay, frame structure; a side hall "I" with a 3 bay, frame, 1 1/2 story gable wing.		

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
W-21	13	61.03	1850	Dwelling	302 MT AIRY-HARBOURTON RD	A 2 story, 5 bay, stone, narrow center hall house with a lower rear ell and lean-to. There is a braced frame wagon house and bank barn with silo, small one story addition and a lower extension on the gable.		Silo gone
W-22	13	69	1900	Hunt Farmstead	342 MT AIRY-HARBOURTON RD	A 4 bay. Frame, narrow form, 2 story "I" house with a 1-bay, 2 story extension. The chimney is in the internal gable of the main block. Here is an English barn (frame) with a lean-to and silos and several other small shds and outbuildings.	Stone Well House	Barn and silos destroyed by fire. New pole barns.
W-23	14	1.04	1800	Hagaman Farmstead	1186 ROUTE 179	A 1 1/2 story, frame, 3 bay, deep side hall dwelling with a narrow, 2 bay, 1 story, frame wing that has a lean-to addition. There is a square, frame well house and a 2 bay, 1 1/2 story, frame shed with a lean-to and attached new		Tin Roof & Siding added
W-24	14	20	1740	Anderson Tavern	530 ROUTE 31 NORTH	A 5 bay, 2 story, stone, narrow center hall structure with an internal chimney in each gable and an enclosed porch across the center three bays.	Wagon House	. ■ i

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
W-25	18	2.04	1800	Wilson Farmstead	608 BRUNSWICK PIKE	A brick, 2 story, 5 bay, deep center hall structure with a 2 story rear ell; "L" shaped. The outbuildings include an outdoor kitchen, wagon house, a stone English barn and frame corn crib.	Outdoor kitchen, wagon house & barn.	
W-26	20	2	1887	Abbott Farmstead	221 ROCKTOWN-LAMB ROAD	A 2 bay, 3 1/2 story, banked stone dwelling. The house is deeper than it is long, with a 1 1/2 story lean-to wing and a 2 story brick addition. There is a dairy barn and a wagon shed.		Dairy Barn Gone
W-27	20	3	1767	Phillips Farmstead	259 ROCKTOWN-LAMB ROAD	A frame, 5 bay, narrow center hall structure with a lower, 2 bay, frame wing. c. 1820.	Pictures not permitted.	
W-28	20	5	1788	Frame Dwelling	354 ROCK ROAD EAST	This is a frame, 6 bay, narrow form structure; a 4 bay "I" with a 2 bay extension and a lean-to on its gable end. There is an internal chimney in each gable; one with exposed plastered	Pictures not permitted.	House has been extensively
W-29	20	20	1843	Old Rock Church	260 Mt. Airy-Harbourton Road	A rectangular plan, double aisle, stone country church with a frame, wagon shed ell. The date stone c. 1843 is on the front gable.	Carriage Shed	New All-Purpose Room.
W-30	21	3	1788	Wycoff Tavern	13 ROCKTOWN HILL ROAD	A 6 bay, 2 story, frame structure in the deep form (2 bay units) with 2 entries and an internal chimney in each outer gable.	Large Barn & Newer	



Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
W-31	21	29	1723	Furman Dwelling	1729 LINVALE-HARBOURTON ROAD	This structure was built in 3 sections: a 2 bay, 2 story, deep form unit and a lower and wider 2 story, 2 bay extension with a 1 1/2 story, 1 bay lean-to.		
W-32	21	38	1860	Rockefeller Farmstead	281 ROCKTOWN-LAMB ROAD	A 1 1/2 story, 5 bay, deep form structure with a 2 bay, narrow form wing and 3 gabled roof dormers.		
W-33	21	31	1850	Hixon Dwelling	1701 Linvale-Harbourton Rd. (aka 386 Rock Road East)	A frame, 5 bay, narrow center hall unit with a 2 bay rear ell; a chimney in each gable end and in the outer gable of the ell. There is a frame, 1 1/2 story wagon shed with a slightly lower extension.		Wagon Shed Gone. Wraparound Porch Added
W-34	21	48	1739	Woolever Dwelling	7 ROCKTOWN HILL ROAD	A stone, 5 bay structure in the narrow form (3 bay "I" with a 2 bay extension). Slate roof.	Wagon house, corn crib, pump house & barn	Original barn destroyed by fire and rebuilt 1929
W-35	25	1	1710	Coryell Farmstead	206 GOAT HILL ROAD	Unaltered stone farmhouse following traditional patterns of development; mid 18th century, 1 1/2 story wing with a lean-to and early 19th century, 2 1/2 story manor house. Excellent frame barn.		-
W-36	26	8	1787	Stone School House	290 GOAT HILL ROAD	A 2 1/2 story, 3 bay, rectangular structure with the only entry in the gable end. There are Greek Revival details.		

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
W-37	26	11	1750	Ely-Pidcock Dwelling	314 GOAT HILL ROAD	A group of 3, 3 bay "I" houses with large internal stone ends chimneys; a narrower and shorter wing and a rear ell.		New addition to house. Original stable & Gate House converted to
W-38	26	12	1790	Pidcock Dwelling	21 OLD RIVER ROAD	A 3 bay, stone "I" house with a center door, two tier front porch and 2 massive internal end chimneys.		New Addition.
W-39	26	17	1890	Dwelling	1872 RIVER ROAD	A 5 bay, 2 room deep, center hall, Italianate dwelling with a brownstone watertable and common bond brick wall. There is an "L" plan barn on a high fieldstone foundation and a carriage house and a spring house.		New Addition.
W-40	26	31	1853	Frame Dwelling	262 GOAT HILL ROAD	A frame, 5 bay, narrow center hall unit; a rear ell with a lean-to addition. There is a chimney in the end gables and the outer gable of the ell.		
W-41	28	1.07	1820	Hunt Estate	207 GOAT HILL ROAD	A stone, 5 bay, deep center hall form with a 2 bay, 1 1/2 story wing to the right and a 1 1/2 story, 2 bay, stone wing to the left. The central entry has a curved fan light and panel door.	Root cellar	

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
W-42	29	16.01	1910	Knowles-Bartine	37WOODENS LANE	A frame, 4 bay, narrow form "I" unit with a stone, 3 bay, 1 1/2 story unit to the left; stone portion is the original dwelling. There are 3 interior chimneys.		
W-43	29	18.02	1800	Hughes Dwelling	303 GOAT HILL ROAD	The stone farmhouse is in 3 parts: the center portion is a 2 bay, 2 story, 1 room per floor; large kitchen hearth; the right section is a 2 1/2 story, 3 bay "I" house with a center entrance that has been removed; the 3rd section to the left is a new 1 bay frame wing.		
W-44	30	12	1788	Stevenson Farmstead	25 HUNTER ROAD	A frame, 4 bay, 2 story, narrow form "I" house with a 2 bay extension and a 4 bay, shed roofed, 2 story, rear wing; on a bank cellar. There are 4 chimneys; one in each gable, including the extension and 1 in the rear wing. There is a frame, bank barn on a stone stable with a full lean-to on the rear and a 2 bay extension; also a small, square, frame barn.	Barn and out buildings in poor condition.	

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
W-45	31	12	1800	Pearson Farmstead	49 BARRY ROAD	The house was built in 4 different stages, the earliest part being the stuccoed, stone block, center right, which appears to have originally been a 2 1/2 story house with a 1 1/2 story lean-to to the right; a large brick wing to the left. The brick are laid in a comon bond, fenestration is irregular. The early 20th century saw the contruction of the 2 frame wing ends as well as some outbuildings, including a turn-of-the-century lean-to greenhouse and barns and silo.		
W-46	31	18	1850	Philips Dwelling	60 HUNTER ROAD	A fine example of a simple farmhouse transformed into a large Colonial Revival dwelling; a 4 bay, 2 1/2 story, deep center form unit, a 2 bay, 2 story wing to the right and 1 similar wing to the left wiht a large, 5 bay rear ell. There are 5 chimneys in all, both interior and exterior.		
W-47	32	7		Frame Dwelling	41 WILSON ROAD	The dwelling is a 5 bay, frame, deep center hall form with a rear ell and an internal chimney in each gable end. The frame bank barn is on a stone stable with a smaller extension on 1 gable and a narrow extension on the other.		

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
W-48	32	1C	182C	Frame Dwelling	48 PLEASANT VLY-HARB RD	A frame, 4 bay, narrow form structure with a rear lean-to. There is a simple entry and one chimney in the left gable with an exposed chimney back.		
W-49	33	6.01		Brick Dwelling	501 BRUNSWICK PIKE	The brick structure is a 5 bay, narrow center hall form with a 2 bay, rear ell and 3 interior chimneys, c. 1840. The braced frame barn was built in 2 parts and has a lean-to addition.		House demolishe d
W-50	33	9	1730	Hixon Farmstead	74 WILSON ROAD	The stone dwelling is a 3 bay, 2 story, deep side hall form with a 3 bay wing on the gable end. There is some clapboard over the stone. The frame, bank bam has supported forebays and a slipped corner arcade.		Tennis Court
W-51	35	1.01			7 WOODWARD LANE	A frame, 3 bay, 2 1/2 story Federal house.		
MA-1	10	1	1808	Holcombe Farmstead	30 MT AIRY-VILLAGE ROAD	Frame 5-bay, H-Type dwelling with a modern brick exterior chimney the west gable end and a 2-story ell on the rear at		
MA-2	10	2	1921	Dwellingq	34 MT AIRY-VILLAGE ROAD	Frame 2-bay, 2 1/2 story hip-roofed dwelling with brick-stacked interior chimney. American Foursquare style.		Modern Addition

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
MA-3	10	5	1813	Dwellinq	42 MT AIRY-VILLAGE ROAD	A 3 bay, 2 1/2 story, stuccoed cottage with round arch gable windows on the sides, 2nd floor. Porch on the front, qaraqe door on the 1st floor, altered.		
MA-4	10	3	1813		40 MT AIRY-VILLAGE ROAD	A 6 bay, 2 1/2 story, frame "I" house with a rear ell and a 4 bay front porch. 2 front doors in central bays, irregular window spacing, ship-lap front clapboard sides; internal brick chimney, boxed cornice, flush rade boards, slate roof and louvered shutters.	None	Bay Window. Slate roof and louvered shutters gone.
MA-5	10	6.01	1913		46 MT AIRY-VILLAGE ROAD	A 1 1/2 story, frame barn on a fieldstone foundation. Gate entrance on the south side. Gable end to the street and clad in ship-lap siding. Other sides have original vertical weatherboards.	None	Gate entrance gone.
MA-6	10	6.06	1788		44 MT AIRY-VILLAGE ROAD	A classic 5 bay, 2 1/2 story, center door, frame "I" house, with moulding surrounds, beaded corner boards and a stone foundatin. Slightly altered with the door being replaced by a window. There is also a large rear addition.		



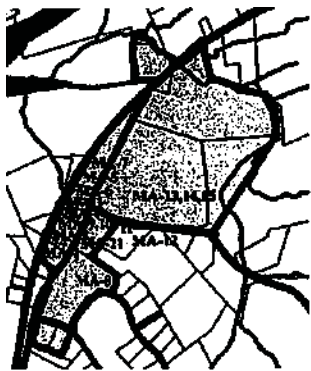
Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
MA-7	10	7	189C	Holcombe	48 MT AIRY-VILLAGE ROAD	A 6 bay, 2 1/2 story, frame, deep form house in 2 parts. Right hand side: 3 bays with off-center left entrance with wide sidelights and pilastered surrounds. The left hand part is 3 bays, 2 1/2 stories in the deep form. Center Italianate door and a metal roof and hipped roof front porch.		Metal roof & Front Porch gone
MA-8	11	5			28 ROSE RUN	A 5 bay, frame "I" house with center entrance, cornice window surrounds, hipped slate roof with center dormer. The sides have two rows of windows and the door has a small pediment, clapboard siding.		Replaced with a modern house.
MA-9	11	7	1754	The Second Presbyterian Church of Amwell	37 MT AIRY-VILLAGE ROAD	This asymmetrically massed, frame, Neo-Gothic structure with its tall, slate spire is the village focal point. The church is an interesting composition of pointed windows, wooden flushboard buttresses and ship-lap siding. The main door is round headed and is under a gabled surround. Windows are a variate of pointed gothic or lancet types with label lintels overhead.	None	None
MA-10	11	7	1754	Mount Airy Cemetary	37 MT AIRY-VILLAGE ROAD	Directly to the south of the church is the "Mount Airy Cemetary" bordered by a low stone wall and cast and wrought iron gate.	None	None

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
MA-11	11	7		Mathews House	37 MT AIRY-VILLAGE ROAD	A 1 1/2 story, frame building, simple rectangular plan, gable front, 3 bay sides. It looks like a small church or perhaps a school. It is presently used as a meeting hall of some kind. Roof is patterned slate; ship-lap siding; windows have decorative surrounds and although present windows are rectangular, surround have been round-arched. New cinder block chimney in the gable front; small entrance vestibule. Completely blank south gable end. Fieldstone foundation.	None	None
MA-12	11	8	1893	Mathews	395 MT AIRY-HARBOURTON RD	The dwelling is Italianate with a 5 bay, 1 room deep unit with a rear ell and an enclosed side porch; exuberant wooden decoration. There is a frame barn and shed.	Frame & Shed Barn	Modern Addition.
MA-13	13	1	1743	Runkle Farmstead	396-98 MT AIRY-HARBOURTON	A complex of frame farm buildings; a 2 1/2 story barn; gable front to the street; horizontal weatherboards, fieldstone foundation, wood shingle roof; a 1 1/2 story stable to the east with a lean-to addition on gable end facing the street. Horizontal clapboards, wood shingle roof; wooden silo.	Several	New  Sheds/Barns among original structures

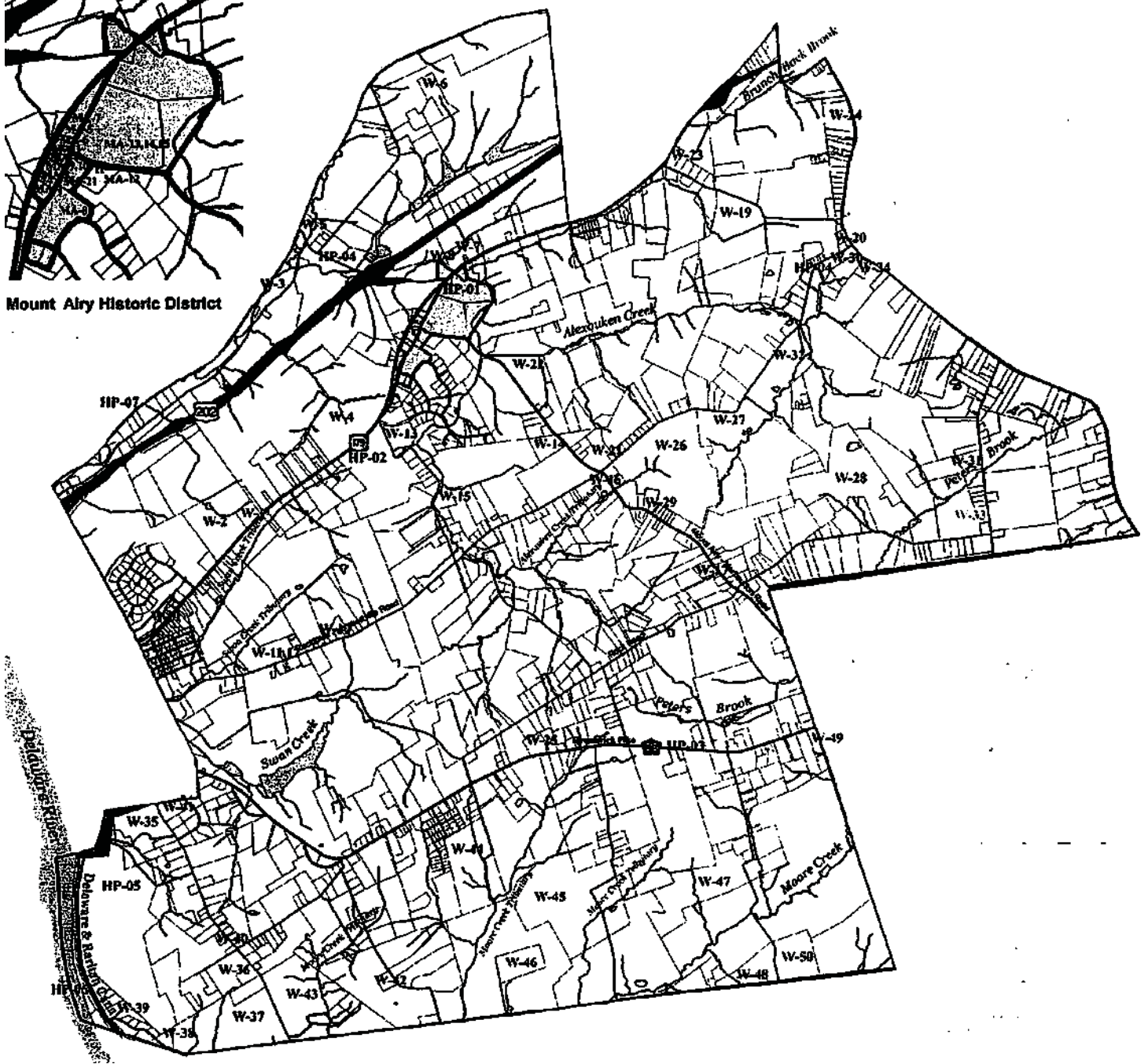
Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
MA-14	13	1	1743	Runkle Farmstead	396-98 MT AIRY-HARBOURTON	A 3 story, rectangular plan, stone mill. The stonework is coursed and uncoursed rubble; dressed quoins and flush lain rake boards, hoist overhang and an asphalt gable roof.	None	Small  Unattached Play House.
MA-21	11	6	1840	Dwelling	35 MT AIRY-VILLAGE ROAD	Frame, 2-story 5-bay hip-roofed dwelling with a stone foundation and rear ell. Front porch removed. American Foursquare style.	Small Barn	
MA-15	13	1	1743	Runkle Farmstead	396-98 MTAIRY-HARBOURTON	A 1 1/2 story, 4 bay, frame house with 2 dormers and a tall stone basement, off-center door, aluminum siding. Altered old house.	None	Porch & Sun Room added
HP-01	13	1.02	1876	Fackenthal Mill	1310 Route 179	Foundation and raceway remain. Opened in 1876. Remained intact until 1950		
HP-02			1764	Old York Road		The New Jersey section of this road was built in 1764. It follows the present day Route 179 connecting neighboring points of Lambertville and Ringoes. It follows closely the route of an Indian Trail between more distant points in Pennsylvania and New Jersey. It was the route used by the Swift Sure Stage Line (1765-18540 and although it was originally a tollroad it became a "free road" after 1851.		

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
HP-03			1816	County Route 518		Georgetown (Lambertville) Franklin Turnpike-Now County Route 518. Built in 1816 as a toll road with one of the tollgates near the Harbourton Road intersection.		
HP-04						Indian Settlements- One in the vicinity of Rocktown. Another was near Mt.Airy Station, a former railroad stop along Queen Road.		
HP-05						Washington Rock Observation Point-During the Revolution an observation point used by Washington's Army for making certain that all boats which had been gathered behind Malta Island in the Delaware could not be seen by the British if they reconnoitered from the same vantage point.		
HP-06			1834			Delaware Raritan Canal-This feeder canal was opened to navigation in 1834 and was used for about 100 years.		

Site Id	Block	Lot	Circa ;	Site Name	Address	Description	Out-Buildings	Additions or Changes
HP-07			1854			Belvidere-Delaware Railroad-This railroad line, formerly part of the New Jersey Railroad system, was incorporated into the Pennsylvania Railroad system in 1871. The Branch from Lambertville to Flemington, now the Black River and Western Railroad (23) was completed in 1854 and is still in limited service. The Pennsylvania Railroad was in service until 1976.		



Mount Alry Historic District







↑ W-24



↑ W-29



↑ W-34



↑ W-18 House #2





↓ & ↑ W-44



↑ HP-05



↑ W- 26





← MA-9

↓ MA-10



← MA-11





↑ MA-14



← & ↑ MA-13







← W-1

W-41 →







W-10 ↑ Corncrib



↑ W-10 Smokehouse

W-10 →





## CIRCULATION PLAN ELEMENT

### OVERALL POLICY STATEMENT

The Circulation Plan Element of the Master Plan describes and analyzes the movement of goods and people within and throughout the township. An understanding of circulation patterns and the issues in the Township of West Amwell is a critical component of the development of land use policies and the establishment of the design development standards. Decisions and recommendations regarding circulation issues have direct impact on public safety and overall quality of life for the community.

It is the purpose of this Plan to recognize the evolving nature of the Township and region as rural agricultural areas, with the pressures of suburbanization mounting. Balancing the importance of maintaining community character with the need to provide for safe, well-designed and maintained roadways is an important aspect of the plan.

### INTRODUCTION

The Circulation Plan Element is composed of several sub-categories including street classification, traffic accident data, pedestrian issues, mass transit options and recommendations for general and specific measures designed to upgrade roadway and transportation systems.

Circulation and transportation facilities within the Township of West Amwell are a function of the regional circulation and transportation systems.

### PLANNING BASIS

The importance of a safe, efficient and

comprehensive transportation and circulation system within a municipality cannot be overstated. A primary basis for transportation and circulation policy should be found within the Circulation Plan Element of the Master Plan. It is no longer adequate for the Circulation Plan Element to consist of a mere inventory of street classification and listing of problem roadways and intersections. Sound transportation planning must, by its very nature, be multi-faceted in order to deal with the complex multi-modal transportation and circulation systems in our communities. It is unquestionably a prime example of the need for a multi-faceted approach to a complex set of community-wide transportation issues.

Typically the issue of motor vehicle traffic is the dominant factor when issues of circulation are discussed. Certainly cars are a significant element to our communities and to our lifestyle. However other modes of transportation such as mass transit, bicycling and walking are significant, and are becoming even more so with current emphasis on environmental issues. Today in order to properly plan a community it is vital that a Circulation Plan Element address thoroughly all modes of transportation.

The West Amwell Township road network presently functions efficiently enough to carry the traffic demands imposed by the community's small residential population, agricultural setting, and minimal commercial development. The road network would not be able to accommodate major suburban traffic demands in all parts of the Township.

### STREET CLASSIFICATION

Roads and streets in West Amwell Township are classified by the 1981 Master Plan into four categories: Primary Arterial, Secondary Arterial, Collector and Local. Primary arterials are the most heavily used roads, carrying long distance through traffic as well as some local traffic. Secondary arterials provide access to the primary arterials and handle cross-Township traffic. Collector roads feed traffic from local

streets to arterial roads. In rural areas, collector roads may be primarily local in function, serving abutting properties, but they are classified as collectors, being the only roads in certain areas of the Township. Local roads are roads that are and should be used only for access to abutting properties, and need to be designed only for light traffic. The following list identifies road

classifications as designated in the 1981 Master Plan.

## **ROAD CLASSIFICATIONS**

### **Primary Arterial:**

Route 202  
Route 31  
Route 179  
Route 29  
Route 518

### **Secondary Arterial:**

Mt. Airy-Harbourton Road  
Linvale-Marshalls Corner Road  
Linvale-Harbourton Road  
Queen Road

### **Collector:**

Gulick Road  
Rock Road East  
Goat Hill Road  
Hunter Road  
Hewitts Road  
Woodens Lane  
Barry Road  
Wilson Road  
Lakeview Road  
Rock Road West  
Poplar Road  
Bowne Station Road  
Rocktown-Lambertville Road

All other roads are classified as local roads.

The West Amwell Township Zoning Ordinance contains the following road classifications which are, for the most part, based upon the 1981 Master Plan: Primary Arterial, Secondary Arterial, Collector Road, Collector Street, Minor Street, and Marginal Access Street.

Primary Arterials - Those streets that are used primarily for fast or heavy regional through traffic.

Secondary Arterial - Those streets that are so designated on the Master Plan of the Township of West Amwell as principal traffic arteries through the Township

Collector Roads - Those streets that provide or will provide the secondary system of circulation within the Township as designated on the Master Plan as roads that provide the main access to the major street system.

Collector Streets - Those streets which provide or will provide circulation within residential neighborhoods and which provide access to the secondary street system.

Minor Streets - Those streets designed primarily to provide access to abutting properties.

Marginal Access Streets - Those streets that are adjacent and parallel to primary arterials or secondary arterials and are designed to preclude direct access from adjacent properties to the primary' arterial or secondary arterial.

## **ROAD MILEAGE**

West Amwell Township has 54.68 miles of roadway within the municipality. This figure includes U.S. Routes, State Routes, County routes and local roads. The following table lists a mileage breakdown into these four categories

### **2010 Road Mileage**

<u>Category</u>	<u>Mileage</u>	<u>Percent of Total</u>
U.S. Routes	3.69	6.7%
State Routes	9.18	16.8%
County Routes	9.57	17.5%
Local Roads	32.24	59.0%
Total	54.68	100%

Source: West Amwell Township Tax Maps, 1986  
Compiled by: Carter Van Dyke Associates, 1987  
Estates of West Amwell and Hills of Hunterdon added 2010

## **U.S. ROUTES**

Route 202 is the only U.S. Route that runs through West Amwell Township. It travels in a northeast to southwest direction across the northern portion of the Township, entering the Township just south of Ringoes and exiting at the Lambertville City line. This four-lane highway has two exits in West Amwell. One exit and entrance ramp is located at Queen Road just northwest of Mount Airy. The other interchange is located where Route 179 crosses under Route 202.

## **STATE ROUTES**

There are three State Routes located in or adjacent to West Amwell Township. The first is Route 29, which enters the Township from Hopewell Township along the Delaware River and proceeds north into Lambertville. The second is Route 31 that forms a portion of the boundary between West Amwell and East Amwell between Linvale and Ringoes. The third State Route is Route 179, which enters West Amwell from Lambertville. It forms part of the Township's northern boundary with East Amwell near the Rt. 202 overpass.

## COUNTY ROUTES

Five County Routes are located throughout West Amwell Township: Route 518, Route 579, Route 601, Route 603, and Route 605. Route 518 also known as the Brunswick Pike, runs east-west along the southern portion of the Township, from Lambertville to Hopewell Township. A very small section of Route 579, Linvale-Harbourton Road, runs north south through the eastern tip of West Amwell near Linvale. Route 601 is also known as Mount Airy-Harbourton Road. It traverses the Township in a northwest to southeast direction from Route 515 to Route 179. There is only a very small portion of Route 603 in West Amwell. It is a spur of Old York Road located just north of Route 601. Queens Road forms a section of Route 605. It enters West Amwell from Delaware Township.

Average Daily Trip (ADT) level than what the traffic volume classifications of these streets are. The Hunterdon County Planning Commission compiled the following traffic counts in the form of Average Annual Daily Traffic (AADT) for the following County Routes.

## TRAFFIC VOLUMES

Daily traffic volume on a road can often reflect the road's function. However, in a rural, low-density area such as West Amwell Township, road function classifications often have a lower

<u>County Route</u>	<u>Station #</u>	<u>AADT1985</u>	<u>AADT2006</u>	<u>INCREASE %</u>
Route 518	J96	4261	4412	3.5%
Route 518	J83	3926	4146	5.6%
Route 579	J85	2434	6320	159%
Route 601	J1	888	1295	45.6%
Route 605	J24	702	928	32.2%

The following traffic count was obtained from the New Jersey Department of Transportation.

<u>U.S. Route</u>	<u>Station #</u>	<u>AADT 1984</u>	<u>AADT2009</u>	<u>INCREASE %</u>
Route 202	5-7-205	6650	13259	99.4%

With the exception of the Route 202 traffic count, these traffic counts indicate that there has been a substantial increase in traffic in and through West Amwell Township over the past years.

## **CIRCULATION CONSTRAINTS**

- Inadequate right-of-way width
- Narrow travel lanes
- Narrow, one-lane bridges and underpasses
- Unpaved public and private roads
- Critical locations where intersections and road segments have inadequate sight distance or poor horizontal/vertical alignment due to topography or substandard design
- Potential capacity problems due to peak hour vehicular traffic

Some of these circulation constraints can be remedied through adoption of the Master Plan recommended policies enforced through the zoning, subdivision and official map ordinances and by capital improvement expenditures of the County and West Amwell Township. The municipality may also consider implementing an

off-track improvements program allowing for the construction of needed road improvements in a manner that distributes the costs equitably among all users.

Some circulation constraints cannot be feasibly improved because of topographic and existing development limitations, administrative or legal difficulties or excessive costs. Faced with unalterable constraints, the most practical solution is to "plan around" the problem area or base new development potential on the restricted capacity of the existing road system.

It should also be recognized that in some cases unimproved, unpaved roads contribute to the rural character of certain areas of the Township. Consideration should be given to allowing certain, low volume roads to remain unpaved in order to retain an areas rural character.

The following circulation problems and poor roadway conditions within West Amwell Township have been gathered from the Township Police Department and observations by Carter Van Dyke Associates.

1. Route 31 and Linvale-Marshalls Corner Road - poor site distance at intersection.
2. Route 31 and Route 579 - congestion point due to traffic signal
3. Route 579 - speed limit is too high for this two lane road with its multiple driveways
4. Route 31 - heavy traffic volumes
5. Route 605 and Route 601 - traffic is heavy due to diversion from congested Route 31
6. Lakeview Road and Rocktown-Lambertville Road - very restricted site distance at intersection
7. Route 179 and the two intersections with Old York Road - the oblique angle of each

intersection creates poor site distance

8. Mill Road just south of Route 179 - windy, narrow road; rough pavement surface
9. Lakeview Road South of Rocktown-Lambertville Road - gravel road in poor condition with many potholes
10. Rock Road west of bend which intersects with Route 518 - unimproved gravel, bumpy road (Note: tax map shows this road to travel into Lambertville, however, the entire middle section of this road which runs through the water company's land does not exist)
11. Corsalo Road and Rock Road -restricted site distance at intersection
12. Rocktown-Lambertville Road and Mt. Airy-Harbourton Road - restricted site distance at intersection
13. Woodens Lane just south of Hewitts Road - unimproved dirt and gravel road with potholes
14. Hunter Road - paved road with potholes turns into an unimproved bumpy gravel and dirt road about one-third the way south from Route 518 toward Hopewell Township.
15. Barry Road - turns into an unimproved dirt/gravel road about half way down from Route 518 to Hopewell Township
16. Circle Drive - the Township tax map shows this road but it does not exist from Route 518 to its intersection with Lake Drive
17. Wilson Road - middle section between Route 518 and Valley Road (Hopewell Township) turns into a gravel and dirt road
18. Coon Path - road turns into unimproved gravel/dirt with a grass middle around bend from Goat Hill Road and then ends before entering Lambertville (does not

exist as shown on the Township tax map)

## **THOROUGHFARES**

1. Major Arterial, a continuous route having trip length and travel density characteristics indicative of substantial statewide or interstate travel;
2. Major Collector, a route which links places of traffic generation with nearby larger towns or with more important inter-county corridors;
3. Minor Collector, a route which is provided at intervals, consistent with population density, to collect traffic from local streets; and
4. Rural Local Road, designed to function as an inter-sector and intra-Township facility, serving as a feeder route to the arterial system and also serving inter-Township travel.

## **LOCAL ROADS**

1. Residential Collector, a street which carries residential neighborhood traffic, but which provides no or limited residential frontage;
2. Residential Sub-collector, a frontage street which provides access to abutting properties and which may also conduct traffic from residential access streets that intersect it;
3. Residential Access, a frontage street which provides access to abutting properties; and
4. Special Purpose Streets:
  - a. Alley, a special type of street which provides a secondary means of access to lots; and
  - b. Marginal Access Street, a street

which is parallel and adjacent to a collector or higher level street which

provides access to abutting properties and separation from through traffic.

**Recommended Street Classification Standards**

<b>Street Type</b>	<b>Right-of-way Width</b>	<b>Cartway Width (feet)</b>
Arterial	120-300	48-120
Major Collector Road	80	36-46
Minor Collector Road	66	32-40
Rural Local Road	50	28-36
Residential Collector	50	30 (no on-street parking)
Residential Sub-collector	50	20 (lot width > 100') 36 (lot width < 100')
Residential Access	50	16 (lots <5 and deed restricted against further development) 18 (lot width > 100') on-lot parking under 20 lots) 20 (if curb. Req. for storm-water mgmt.) 26 (lot width < 100' and on-street pkg.)



## FUTURE STREET PLAN

The Circulation Plan map indicates the hierarchy of streets intended to accommodate the anticipated traffic impacts from the proposed long range Land Use Plan. As a supplement to the Circulation Plan, the chart below lists all existing and new streets giving their function and improvement standards

### PROPOSED FUNCTIONAL STREET CLASSIFICATION

Name of Street	Classification	Right-of-way (ft.)	Cartway (ft.)
Route 202	Arterial	120-300	48-120
Route 29	Major Collector	80	36-46
Route 31	Major Collector	80	36-46
Route 179	Major Collector	80	36-46
Brunswick Pike (Rt.518)	Minor Collector	66	32-40
Linvale-Harbourton Rd. (Route 579)	Minor Collector	66	32-40
Linvale-Marshall' s Corner Road	Minor Collector	66	32-40
Mt. Airy-Harbourton Rd. (RL601)	Minor Collector	66	32-40
Queen Rd. (Rt. 605)	Minor Collector	66	32-40
Proposed Mt. Airy bypass	Minor Collector	66	32-40
Proposed industrial road	Minor Collector	66	32-40
Gulick Road	Rural Local Road	50	28-36
Mill Road	Rural Local Road	50	28-36
Rocktown-Lambertville Rd.	Rural Local Road	50	28-36
Bowne Station Road	Res. Collector	50	30
Proposed Harbourton Mt. Airy-Rt. 31 link	Res. Collector	50	30
Proposed Rocktown bypass	Res. Collector	50	30
Hunter Road	Res. Subcollector	50	20-36
Goat Hill Road	Res. Subcollector	50	20-36
Rock Road	Res. Subcollector	50	20-36
Proposed bypass of Rt.518	Res. Subcollector	50	20-36
Hewitt Road	Res. Access	50	20-36
Proposed Mt. Airy- Harbourton Road. Rocktown.	Res. Access	50	20-36
Lambertville Road linkage			16-26

## **SCENIC ROADS**

- Barry Road
- Lakeview Road
- Rock Road
- Hunter Road
- Wilson Road
- Stymist Road
- Coon Path
- Route 202
- Route 518 Route
- 179 Route 29
- Route 31
- Route 579

Where scenic roads are unimproved, emphasis should be given to keeping the road unimproved as long as safe and adequate access can be provided to any new development site.

## **ROADWAY AND INTERSECTION IMPROVEMENTS**

The Township Committee and Township Engineer should review the following areas for possible upgrades or reconstruction:

- Rt. 179 and Mt. Airy Road
- Rocktown-Lambertville Road and Mt. Airy-Harbourtown Road(Route 601)
- Queen Road and Bowne Station Road

## **OTHER RECOMMENDATIONS**

1. The Planning Board and Township Committee should consider utilizing dedication of easements for future road widening as an alternative to outright fee simple dedication, in certain instances where the roadway character is such that future development is unlikely to result in a need for significant roadway widening or alteration.
2. A long-range sidewalk plan should be developed in the future. Although much of the Township is rural and very low density in nature, there may be circumstances where sidewalks are warranted, due to development density, proximity to schools, transit, shopping or parks.
3. Continue support of the completion of the Mt. Airy bypass should its need and benefit to the community be established in the future.
4. Routes 202, 518, 179, 29, 31, and 579 are scenic corridors and should be protected with land uses that promote scenic highways. Billboards and other intrusive elements which would affect the scenic beauty of these corridors should be prohibited.



## ECONOMIC PLAN ELEMENT

### OVERALL POLICY STATEMENT:

The purpose of this element is to provide a blueprint for the continuing economic health of our community. While codification of policies is a solid first step, the Township Committee appointed a financial advisory committee to focus on the conception and execution of projects and techniques that will benefit the economic sustainability of West Amwell Township.

The continued growth of state government mandates, coupled with deep economic recession, and drastically reduced state aid for our municipality and schools, finds us in a situation where the small town home rule we so cherish has become a luxury.

In order for West Amwell to survive in its current form, we must manage our revenues and expenses with much more scrutiny. We simply cannot rely on annual tax hikes or aid from the County, State, or Federal government for our survival.

West Amwell is unique, and we articulate a strong desire to maintain the character of our community. Any economic plan must balance the need for growth with this very basic tenet. Growth within the community should be encouraged in such a way that it minimizes the increased cost of services. For example, new township roads should be avoided if at all possible. Any new major residential subdivision should include the creation of a homeowners association.

*The pursuit of more efficient government must be relentless. To that end, this plan is being developed*

### INTRODUCTION:

Government agencies have through the years developed programs and plans for most every facet of our communities with the assumption that the financial undergirding would be present and not unduly burdensome.

Given that for a lack of available funds we are in danger of cutting the local services our citizens actually desire and use, the need for a well-thought-out economic plan has never been more important than now.

We must look to the novel and unconventional as well as revisit ideas broached in the past to close the gap between expenses and revenue.

In 2010, funding from the state was reduced by about \$300,000 - or nearly 10% of the entire municipal budget. Simultaneously, the state restricted the amount a municipality could increase property taxes. This created a budget crunch of unprecedented proportions, and the fact that the surplus account was nearly depleted only exacerbated the problem.

The township was able to balance the budget that year by reducing it by about \$500,000 - primarily by settling a costly lawsuit and thereby radically reducing the legal costs in the budget year over year.

Since the real estate market has been at a virtual standstill for several years, with almost no new building and reduced market values for existing homes, the township tax base has not grown significantly, if at all.

Notwithstanding, the cost of providing services to the township residents has continued to rise as salary and benefit costs for public sector employees increases, albeit at a slower than historical pace. Further, material cost increases reflect the true inflationary environment that belies federal government statistics.

Of the 566 municipalities comprising New Jersey, West Amwell ranks 456th in terms of population and 529th in population density based on 2006 estimates. These rankings, of which the community has no desire to change, present a continuing challenge in providing the high quality but low cost services our residents rightfully expect.

*Simply put: There is a strong belief in West Amwell that small government governs best, and small towns govern most efficiently.*

### **PLANNING BASIS:**

While including an Economic Plan Element in the Master Plan is optional, the Planning Board feels that the nature of the times necessitates codifying a clear and concise policy tool.

For purposes of planning, this element anticipates continued stagnation in the real estate market as well as continued pressure from the State to comply with new regulations applying to all municipalities regardless of size.

In addition, due to the large and growing structural deficit and large debt burden of the State of New Jersey, further cuts in state funding must be considered, if not anticipated.

It is generally accepted that given the current state policy of awarding minimal school aid to rural communities such as West Amwell, the cost of residential development exceeds the increase in property tax revenue as a result of that development. Given that tenet, any local initiative to encourage large scale, higher density residential housing would be counterproductive to the economic health of the community.

It should be noted that though the official 2010 census results have indicated a large growth in the population of West Amwell, estimates by Hunterdon County and even the Census Bureau itself indicate a much smaller population and rate of growth. The Township intends to appeal the results, and a current population estimate of 3,000 is deemed prudent until the appeal and necessary corrections are made.

### **INVENTORY AND ANALYSIS:**

In terms of population density, West Amwell is one of the most rural communities in New Jersey. The vast majority of the land base is farmland assessed, and an aggressive land preservation program over the last 10 years has ensured that this condition should continue indefinitely.

Statistics on land use zoning and use can be found in the Land Use Element. In addition an inventory of properties commercially and industrially zoned or used has been developed and is included in the following table

:

**WEST AMWELL COMMERCIAL/INDUSTRIAL ZONED/USE PROPERTIES**  
**(January 2011)**

<b>Block – Lot</b>	<b>Address</b>	<b>CL</b>	<b>Ac.</b>	<b>Zone</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Value</b>
8--23.05	Kari Dr. 2		7.19	HC	\$217,900	\$0	\$217,900
21--16	Route 31 North 416		1.24	LHC	\$504,200	\$0	\$504,200
21-14.01	Route 31 North 422		3.77	LHC	\$265,400	\$0	\$265,400
21-52	Route 31 North 450		10	LHC	\$196,000	\$0	\$196,000
16-17.02	Brunswick Pike 638		16.12	NC	\$278,000	\$0	\$278,000
8-23.04	Kari Dr... 1		0	HC	\$0	\$0	\$0
8-15	Route 179 1480		2.19	HC	\$106,700	\$0	\$106,700
8-53	Route 179 1488		2.71	HC	\$13,400	\$0	\$13,400
23-9	Route 31 North 88		7	LHC	\$205,000	\$0	\$205,000
27-4	Old River Rd... 18		1.16	HC	\$34,800	\$0	\$34,800
3-20.60	Route 179 1481		5.4	HC	\$191,000	\$0	\$191,000
7.01-13	Queen Rd. 3		18.87	LI	\$50,000	\$0	\$50,000
24-4	Railroad		3.67	HC	\$85,100	\$0	\$85,100
27-2	River Rd. 1850	4A	3.81	SRPD	\$157,200	\$942,800	\$1,100,000
27-1	River Rd. 1864	4A	3.76	SRPD	\$166,400	\$562,299	\$728,699
5-8	Route 179 1337	4A	9.4	LI	\$261,000	\$1,643,300	\$1,904,300
10-6.01	Mt. Airy Village Rd. 46	4A	0.37	RR-5	\$91,100	\$145,500	\$236,600
20-35	Mt. Airy Harbourton Rd. 256	4A	3.73	SRPD	\$294,600	\$172,000	\$466,600
8-23.01	Route 179 1432	4A	8.81	HC	\$242,200	\$1,068,400	\$1,310,600
13-4	Route 179 1296	4A	3.86	RR-5	\$128,900	\$258,200	\$387,100
33-1	Brunswick Pike .529	4A	3	RR-6	\$218,800	\$945,200	\$1,164,000
5-17	Route 179 1409	4A	4.71	HC	\$180,700	\$245,200	\$425,900
21-13	Route 31 North 424	4A	7.49	LHC	\$339,800	\$710,200	\$1,050,000
23-1	Route 31 North 410	4A	4.15	LHC	\$733,000	\$962,800	\$1,695,800
12-47	Mt. Airy Harbourton Rd. 201	4A	1	RR-S	\$140,000	\$34,200	\$174,200
30-10.01	Brunswick Pike 639	4A	0.64	NC	\$106,000	\$34,800	\$140,800
21-50.01	Route 31 North 470	4A	3	LHC	\$250,000	\$1,066,300	\$1,316,300
14-30	Rocktown Hill Rd. 33	4A	1.15	RR-5	\$122,700	\$339,000	\$461,700
10-9	Route 179 1326	4A	1.8	RR-5	\$96,300	\$477,970	\$574,270

**WEST AMWELL COMMERCIAL/INDUSTRIAL ZONED/USE PROPERTIES**  
**(January 2011)**

Block – Lot	Address	CL	Ac.	Zone	Land Value	Improvement Value	Total Value
5-31	Route 179 1405	4A	1.26	RR-4	\$117,800	\$141,000	\$258,800
8-12	Route 179 1490	4A	0.65	HC	\$99,500	\$71,600	\$171,100
3-21	Route 179 1483	4A	4.09	HC	\$241,800	\$247,000	\$488,800
21-50.02	Rocktown Hill Rd. 10	4A	1.5	LHC	\$205,000	\$331,500	\$536,500
8-23.04- 88881	Kari Dr. 1	4A	0.99	HC	\$69,900	\$203,500	\$273,400
8-23.04- 88882	Kari Dr. 1	4A	0.43	HC	\$58,700	\$102,300	\$161,000
8-23.04- 88883	Kari Dr. 1	4A	0.43	HC	\$58,700	\$102,300	\$161,000
8-23.04- 88884	Kari Dr. 1	4A	0.43	HC	\$58,700	\$102,300	\$161,000
8-23.04- 88885	Kari Dr. 1	4A	0.43	HC	\$58,700	\$102,300	\$161,000
8-23.04- 88886	Kari Dr. 1	4A	0.43	HC	\$58,700	\$102,300	\$161,000
8-23.04- 88887	Kari Dr. 1	4A	0.43	HC	\$58,700	\$102,300	\$161,000
8-23.04- 88888	Kari Dr. 1	4A	0.43	HC	\$58,700	\$81,200	\$139,900
8-23.04- 88889	Kari Dr. 1	4A	0.43	HC	\$58,700	\$81,200	\$139,900
8-23.04- 88890	Kari Dr. 1	4A	0.43	HC	\$58,700	\$81,200	\$139,900
8-23.04- 88891	Kari Dr. 1	4A	0.43	HC	\$58,700	\$81,200	\$139,900
8-23.04- 88892	Kari Dr. 1	4A	0.43	HC	\$58,700	\$81,200	\$139,900
8-23.04- 88893	Kari Dr. 1	4A	0.43	HC	\$58,700	\$81,200	\$139,900
8-23.04- 88894	Kari Dr. 1	4A	0.43	HC	\$58,700	\$81,200	\$139,900
8-23.04- 88895	Kari Dr. 1	4A	0.43	HC	\$58,700	\$81,200	\$139,900
8-23.04- 88896	Kari Dr. 1	4A	0.43	HC	\$58,700	\$102,300	\$161,000
16-3	Brunswick Pike 756	4A	141.1	SRPD	\$1,247,400	\$57,100	\$1,304,500
3.02--10	Music Mount Blvd. 15	4A	1.53	R-1A	\$0	\$375,000	\$375,000
17-13.01	Rocktown Lambertville Rd. 79	4A	3.43	SRPD	\$163,900	\$156,400	\$320,300
23-5	Route 31 North 394	4A	28.33	LHC	\$426,000	\$1,093,500	\$1,519,500
3.02-1	Music Mount Blvd 11	4A	5.94	HC	\$184,100	\$1,004,900	\$1,189,000
35-6	Rout 179 1511	4A	0.48	R-9	\$154,000	\$107,200	\$261,200
36-1	Route 179 1530	4A	1.46	HC	\$123,800	\$298,000	\$421,800
8-8	Route 179 1500	4A	6	HC	\$185,000	\$367,100	\$552,100
21-14	Route 31 North 420	4A	0	LHC	\$0	\$81,300	\$81,300
14-13	Route 31 North 540	4A	24.44	RR-5	\$408,600	\$182,600	\$591,200
8-52.01	Route 179 1404	4A	4.21	RR-5	\$103,700	\$277,700	\$381,400



**WEST AMWELL COMMERCIAL/INDUSTRIAL ZONED/USE PROPERTIES**  
**(January 2011)**

Block – Lot	Address	CL	Ac.	Zone	Land Value	Improvement Value	Total Value
26-29	River Road 1874	4A	3.83	HC	\$167,500	\$141,900	\$309,400
23-6	Route 31 North 400	4A	6	LHC	\$310,000	\$370,800	\$680,800
14-13-T01	Route 31 North 540	4A	0	RR-5	\$0	\$51,200	\$51,200
3-18	Route 179 1509	4A	2.15	RR-4	\$203,000	\$640,400	\$843,400
18-11	Brunswick Pike 620	4A	0.95	NC	\$83,800	\$235,400	\$319,200
14.02-9	Route 179 1130	4A	5.77	RR-5	\$117,000	\$728,100	\$845,100
38-8	Old York Road 33	4A	0.46	R-9	\$112,200	\$270,500	\$382,700
18-1	Brunswick Pike 624	4A	4.2	NC	\$148,000	\$276,200	\$424,200
13—24	Route 179 1218-1220	4A	5.98	RR-5	\$196,800	\$209,800	\$406,600
7.01-10	Route 179 1293-1295	4A	1	U	\$95,000	\$328,900	\$423,900
90-6.02	Pipeline	4B	0		\$0	\$762,800	\$762,800
8-23.03	Kari Drive 11	4B	10.99	HC	\$284,900	\$1,467,600	\$1,752,500
23-4	Route 31 North 404	4B	0	LHC	\$0	\$0	\$0
13-4 T01	Route 31 North 404	4B	3.23	LHC	\$0	\$51,200	\$51,200
8-62	Route 179 1496	4B	6.79	RR-5	\$211,900	\$514,100	\$726,000
5-20	Route 179 1413	4B	5.2	HC	\$188,000	\$749,500	\$937,500
5-6	Route 179 1325	4B	29.11	U	\$520,500	\$678,600	\$1,199,100
90-6.03	Pipeline	4B	0		\$0	\$5,491,900	\$5,491,900
12-9	Mt. Airy Harbourton Rod 285	4C	7.77	RR-5	\$202,900	\$417,900	\$620,800
8-21	Route 179 1442	4C	1.31	HC	\$97,800	\$349,700	\$447,500
13-38	Rocktown-Lambertville Road 356	4C	1.25	RR-5	\$142,500	\$266,100	\$408,600
<b>Total</b>			<b>455.2</b>		<b>\$12,322,800</b>	<b>\$29,869,569</b>	<b>\$42,192,369</b>

The overall tax base for the township increased from 2000 to 2005 due to two relatively large residential developments. Since then, the tax base has remained virtually flat due to the land preservation

program, revised zoning and development regulations, and economic conditions.

Recent levels of the tax base are shown in the following table

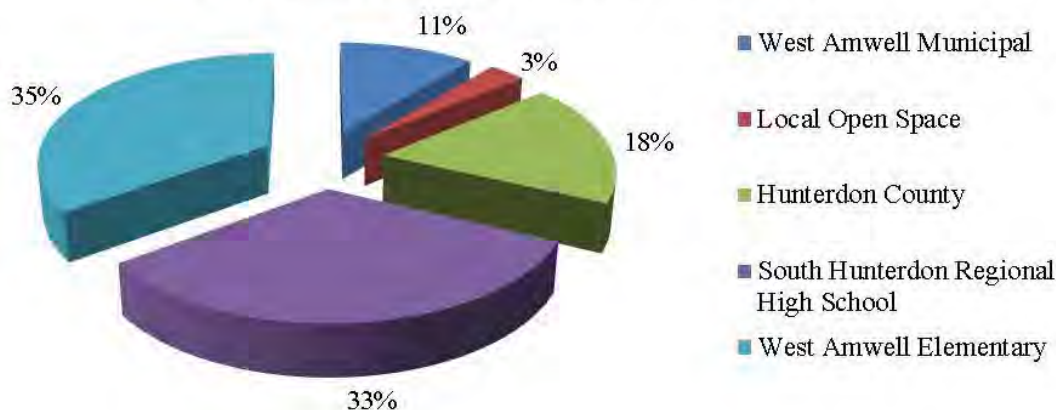
**West Amwell Budget and Tax Rates**

	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
Budget	\$3,076	\$3,034	\$3,229	\$3,424	\$3,536	\$3,065	\$3,160
Tax Base		\$515,529	\$525,595	\$535,053	\$537,337	\$537,334	\$539,842
Tax Rate	\$0,041	\$0,065	\$0,099	\$0,159	\$0,191	\$0,218	\$0,223

The following figure illustrates how our local property taxes are proportioned to the various governmental entities. Not surprisingly, public education takes the

lion's share, followed by the County, then West Amwell Township, and finally open space.

**West Amwell Township FY 2011 Projected Tax Rate**



As public education represents the majority of the tax load, any discussion of financial sustainability should include the school system. It is not the role of the Planning Board to dictate the actions of the Board of Education; rather the Planning Board should work with the schools to aid in their mission.

Communities in general and West Amwell in particular benefit from good public schools. The economic issues with our school system stem from several sources: unfunded mandates; inappropriate redirection of State income tax revenue; unrealistic labor agreements; low student to

faculty/administrator ratios; and a basic misunderstanding / misinterpretation of the *thorough and efficient clause* in the New Jersey Constitution.

In 2010, the Finance Advisory Committee looked at the efficiency of the West Amwell Municipal Government by comparing our cost of delivering services to those experienced by other municipalities in New Jersey. This was accomplished using the Municipal Operations Cost Index produced by Department of Community Affairs (DCA).

Using overall cost per capita, West Amwell ranked 269th out of 566 municipalities with a cost of SI, 102 per capita, placing it squarely in the middle of the rankings. The budget data supplied were from 2007. The statewide range was from \$239 in Gloucester City to SI 0,668 in Stone Harbor Borough, indicating an extremely large range of Municipal government cost throughout the state.

A peer group was identified using screens for rural municipalities with similar populations of 2,000 to 4,000. Data table attached as Appendix I.

Note that West Amwell ranked 21<sup>st</sup> out of 22 in this list, indicating room for much improvement. It should further be noted that most of the townships in the peer group lacked local police service, relying on State Police service, which currently carries no local tax cost. However, even in the subgroup of 7 municipalities with a local police force, West Amwell ranked 6th.

Further investigation into the budgets of the peer group municipalities indicates that West Amwell's debt service is very high as a percentage of the overall budget. Debt service in the 2011 budget is over \$650,000, or about 20% of the total budget. Most other municipalities in the peer group carried debt service of less than 10%, and the most efficient carried no debt on their balance sheets. Most of West Amwell's debt has resulted from the aggressive open space program of the past 10 years as well as a negotiated settlement for a "builders remedy" lawsuit.

There was no clear trend regarding cost as related to the population of the municipality, but there was a tendency for municipalities with populations in the 6,000 to 10,000 to be more efficient. Police costs were identified as the largest factor in most cases including West Amwell.

Farming in West Amwell, while looked upon with affection and nostalgia, simply does not contribute significantly to the local economy. This is not to say that agriculture is any less important to our community, just that when viewed objectively, the days of commercial agricultural enterprises driving or even significantly affecting the overall local economy are gone. A lack of large tracts of high quality soils and very limited ground and surface water supply coupled with the extremely competitive global economy are the primary negative factors.

However, so called "boutique" farms, which are generally smaller and produce specialty items, have a particular appeal in that they maintain the rural nature of the community and at the same time

increase productivity of the land. The regional trend is for these operations to increase in their contribution to the local economy, supplying local restaurants and consumers focused on food quality with fresh, high quality produce.

Within the township there are a number of home based businesses. Depending on the nature and location of a home business, they can be beneficial or detrimental. In general, our home based businesses are considered a great benefit to the community, providing needed goods and services and contributing to the economy on a micro-level. As the principal(s) of the business(s) live on-site, they are more inclined toward maintaining order and conducting their affairs in a responsible manner.

These existing businesses are largely unregulated at the local level. However, property owners wanting to legally establish a new home-based business have found considerable resistance from neighboring property owners and a fairly restrictive relevant land use ordinance.

### **VOLUNTEERISM IN THE COMMUNITY**

No discussion of the state of the Township finances can be complete without mentioning the value of volunteerism. While not a major contributing factor in hard dollars, the effort put forth by our community volunteers displaces the services provided by more "full featured" municipalities. This is not to say that our community wants to expand the scope of municipal services, but rather the opposite: the community spirit of caring

for your own is alive and well in West Amwell.

*Without volunteers, the very existence of a small town like West Amwell as an independent municipality would be highly unlikely.*

### **EMERGENCY SERVICES**

An enumeration of the emergency service providers can be found in the Community Facilities Plan element. For the purpose of an economic analysis, it is estimated that the fire and rescue organizations contribute \$1M and \$500K respectively. The Township Emergency Management Coordinator and supporting staff all serve as volunteers.

### **VOLUNTEER BOARDS, COMMISSIONS AND COMMITTEES**

Sound public policymaking requires data gathering and analysis followed by the preparation of meaningful, reasonable, and enforceable laws.

The preparatory tasks most often fall on the shoulders of volunteer boards, commissions, and committees. These bodies are comprised of subject matter experts as well as laymen who work with the township professionals and consultants.

While the Township Committee retains the ultimate decision, these bodies serve a crucial role in the process. Their

countless hours of dedicated service contribute significantly to the bottom line (we estimate annual savings of \$200K) and of equal importance, ensure that the governance of West Amwell continues to mesh with our societal ethos.

### **SCHOOL RELATED:**

Sixth grade students must perform 25 hours of documented community service in order to participate in the overnight trip to Washington D.C. In addition, the sixth grade class raises money for this trip through a variety

of activities during the school year.

Middle School students are required to perform 10 hours of community service each year. High School students are required to perform 20 hours of community service each year. These programs are administered by the Guidance department.

Taking 35 as an average student population, one can easily see from the following table that in an average year our community derives 4375 hours of service from the students.

Student Required Community Service

Grade	Hours Required	Cumulative
6	25	875
7	10	1225
8	10	1575
9	20	2275
10	20	2975
11	20	3675
12	20	4375

The Parent Teacher Organization (PTO) at the Elementary school and Parent Teacher Student Organization (PTSO) at the High School provide significant aid to the respective schools. Among the many things the organizations provide are: direct funding for supplies, providing special content, extra-curricular activities, scholarships, staff appreciation, et cetera. The West Amwell PTO has an annual budget of approximately \$30,000; the High School PTSO has a similarly proportioned budget, but the exact

amount was not available at the time of publication.

In addition, the Lambertville Area Education Foundation provides "...resources for innovative programs that enhance the educational experiences of students, support the pursuit of excellence in all aspects of education, and build community involvement in the Lambertville Public School, Stockton Borough School, West Amwell Township Elementary School, and South Hunterdon Regional High School" (LAEF Mission Statement).

Since their inception they have contributed close to \$250,000.

## **SCOUTING**

The Lambertville Presbyterian Church charts Pack 32 of the Cub Scouts and Troop 49 of the Boy Scouts. The Kirkpatrick Presbyterian Church in Ringoes charts Troop 65 of the Boy Scouts. Together, these groups provide countless hours of community service.

Recent informal studies from the Boy Scouts of America suggest that each pack or troop provides roughly \$30,000 worth of community service. This then represents \$90,000 worth of service divided between Lambertville, West Amwell, and East Amwell. Troop 49 has a 75 year history in the greater Lambertville area - Troop 65 is just now being re-established after being dormant for a number of years.

It bears noting that Troop 49 has generated an inordinately large number of Eagle Scouts in the last decade, the benefits of which are directly measurable through their service projects. Recent projects include the construction of picnic and park benches for the pocket park on Connaught Hill, rehabilitation of a disused set of bleachers for the High School, and cataloging newly acquired artifacts at the Holcombe-Jimson Museum.

## **POLICY RECOMMENDATIONS**

1. Build the West Amwell brand as a desirable location for self-reliant families who value privacy.

The current relative lack of public utilities and somewhat limited municipal services already cater to and attract such families. No change in policy is indicated as the current community facilities reflect the needs and desires of current residents. New residents are presumably aware of these limitations when they purchase property here. However, an informational brochure describing the "West Amwell Lifestyle" could be produced in an effort to educate prospective buyers and hopefully avoid unhappy new residents.

West Amwell takes pride in our highly varied stock of available housing for a range of income owners and renters.

2. Encourage local public schools to regionalize

Public School districts can merge in one of two ways: Regionalization or Consolidation. Regionalization is where school districts dissolve yet maintain their proportional representation. Consolidation is where school districts dissolve and the communities essentially elect "at large" members.

The Boards of Education from the 4 school districts (West Amwell, Lambertville, Stockton, and South Hunterdon Regional High School) have assembled a



team to undertake this effort.

In April 2011, the voters approved a second question to authorize South Hunterdon to spend up to \$50,000 on a feasibility study. This study, while not explicitly mandated by statute, is both reasonable and required by the County and State in order to move forward with the process.

The Request for Proposal stipulates that the study is to be conducted over the summer of 2011.

3. Limit local government services to efficiently address public safety and health

West Amwell is a uniquely anachronistic community in that there is very little outcry for more government programs and help. In fact, by and large just the opposite is the case - the citizens of West Amwell want to be free of overbearing and intrusive government.

Historically, the overarching tenet of Township leadership has been minimal intervention in the lives of the residents. The role of the Township has largely been to keep passable the roads, maintain civil order, and to protect the public health.

Adherence to County, State, and Federal government regulation has added to the local role, but with little tangible benefit. Economically, the residents of West Amwell contribute significantly more than they receive from the superior levels of government.

This effectively makes the notion of home rule a luxury, which means that anything done at the municipal level must be done with the greatest of efficiency.

4. Encourage minor subdivision of large properties to create estate lots and small farms

Large tracts of farmland that might otherwise become a housing development can be sub-divided into so called "estate lots," large enough to support some form of farming operation, yet dense enough to be profitable to the developer/landowner. While the current residential zoning scheme of 4 to 8 acre minimum lot size supports this goal, the clustering ordinance is intended primarily to allow existing larger farms to access partial value of the land without selling the entire farm. This goal is somewhat problematic given other development regulations. A review of this ordinance with an eye to improving effectiveness is in order. Exempting minor subdivisions from burdensome development regulations should be considered as a way to encourage slow, distributed growth over the abrupt concentrated growth of major subdivision.

5. Encourage development of the Connaught Hill area

The area locally identified as Connaught Hill contains a large number of undeveloped residential lots. Due to the history of the subdivision, obtaining clear title to these lots is difficult, and environmental constraints exacerbate the problem. Consideration should be



given to providing tax incentives and/or relief from some zoning ordinances in this area. The program should address specific tax lots if possible.

6. Continue to investigate opportunities on municipal property for revenue improvement

The Township owns a parcel of land where the municipal administration building is located. In 2009, the Township joined a cooperative, South Hunterdon Renewable Energy Cooperative (SHREC). The cooperative consists of West Amwell Township, City of Lambertville, West Amwell Elementary School, Lambertville Elementary School, South Hunterdon Regional High School, and the Lambertville Municipal Utilities Authority. The purpose of the cooperative was to identify and implement projects that utilize the combined purchasing power of the separate entities to provide electrical power at reduced rates and at the same time to seek ways to reduce usage. Thus far, solar power facilities have been designed to supply power to West Amwell and South Hunterdon School as well as the West Amwell Township Administration Building at rates of less than half those demanded by the public utility. The main solar facility will be located on the West Amwell Township property and will also provide the township with a substantial cash flow through a lease agreement.

7. The Township should continue to investigate avenues to utilize this property in similar fashion.

Consider the impact on the future tax base when preserving land. For the past 10 years, the Township has been the beneficiary of a very aggressive and successful land preservation program. The results of this are described in the Conservation Element. Projects involving commercial or industrial zoned land parcels should be analyzed for possible negative impacts on the tax base.

8. Consider relaxing home based business ordinance for larger lots

The ordinance regulating home based business should be reviewed for possible revision involving larger residential lots. For example, lots large enough to be farmland assessed but where no commercial farming operation exists could qualify for home based business located in an accessory building with a few employees. A commercial farm is defined by the state as having a gross income from farming operations over \$2,500 per year.

9. Continue investigations into shared Police Force and Court

The Township is in the process of discussing a shared police force with several neighboring municipalities. In addition, the County of Hunterdon is considering the establishment of a countywide police force, which is being actively pursued by other counties in New Jersey. These projects should continue.

10. Encourage development of Rt. 31 commercial district.

There are several commercially

zoned properties along Rt. 31 that are vacant or underutilized. The Township should consider offering incentives for developers in this area.

**11. Reduce Debt**

The Township Committee should consider setting a goal of reducing debt service to at most 10% of the total budget and maintaining that level as a matter of policy.

**12. Encourage equestrian farms**

Equestrian operations, by and large, are economically favorable to the community. They tend to be well maintained and rarely if ever require governmental intervention. The existing equestrian operations in the township serve well as an example. Equestrian operations fit neatly into the existing agricultural economy of the township in that their requirement for large quantities of straw, hay, and pasture match the major Agricultural products and available resources in the community.

# WEST AMWELL TOWNSHIP MASTER PLAN

## Economic Plan

### Municipal Operating Index - West Amwell Peer Group - Appendix 1

Municipality	County	Residential assessed value as % of total assessed value	2007 total municipal budget	2011 total debt service (rounded)	2007 muni budget per capita	2006 NJ1040 per capita income	2006 Estimated Population	Density /Sq Mile	Character	TOTAL Police Empl's	State Police service municip	refuse serv. *	Fire**
Upper Pittsgrove Towns	Salem	85.41%	\$1,722,128	none	\$483	\$27,963	3,620.0	90.3	Rural	0	full	4	v
Deerfield Township	Cumberland	81.08%	\$1,775,000	none	\$548	\$23,647	3,231.0	193.5	Rural	0	full	1	v
Montague Township	Sussex	81.77%	\$2,240,756	\$54,000	\$576	\$24,788	3,904.0	86.4	Rural	0	full	4	v
Alloway Township	Salem	88.70%	\$1,784,495	\$365,000	\$588	\$30,652	3,066.0	89.3	Rural	0	full	3	v
Quinton Township	Salem	84.50%	\$1,673,545	\$21,000	\$590	\$22,813	2,864.0	113.2	Rural	0	full	3	
Weymouth Township	Atlantic	82.31%	\$1,346,816	\$127,000	\$597	\$21,364	2,296.0	191.3	Rural	0	full	3	v
Frelinghuysen Township	Warren	93.41%	\$1,325,611	unknown	\$601	\$42,019	2,218.0	94.0	Rural	0	full	4	
Franklin Township	Warren	81.97%	\$1,969,257	\$164,000	\$629	\$33,521	3,189.0	132.3	Rural	0	full	4	vv
South Harrison Township	Gloucester	92.61%	\$2,007,403	none	\$655	\$34,920	2,956.0	189.1	Rural	7	part	3	v
Knowlton Township	Warren	87.36%	\$2,065,804	\$212,000	\$658	\$29,091	3,180.0	122.3	Rural	0	full	4	v
Lawrence Township	Cumberland	86.35%	\$2,216,837	unknown	\$744	\$19,994	2,944.0	78.8	Rural	0	full	3	v
Liberty Township	Warren	94.36%	\$2,307,968	\$19,000	\$791	\$28,778	2,954.0	241.1	Rural	0	full	4	v
Lafayette Township	Sussex	76.58%	\$1,971,143	none	\$796	\$35,126	2,524.0	135.0	Rural	0	full	1	v
Fredon Township	Sussex	91.58%	\$2,776,000	\$234,000	\$830	\$39,482	3,361.0	186.7	Rural	0	full	4	v
Harmony Township	Warren	45.38%	\$2,604,421	\$128,000**	\$925	\$28,106	2,860.0	119.3	Rural	0	full	4	v
Oxford Township	Warren	91.05%	\$2,412,290	\$62,000	\$937	\$24,695	2,622.0	460.0	Rural	5	part	1	v
Springfield Township	Burlington	86.33%	\$3,352,944	unknown	\$960	\$32,980	3,570.0	121.7	Rural	10	part	3	v
Green Township	Sussex	92.33%	\$3,463,253	unknown	\$979	\$46,610	3,558.0	225.2	Rural	0	full	3	v
Franklin Township	Hunterdon	90.00%	\$3,206,766	\$64,000	\$1,028	\$50,058	3,152.0	135.3	Rural	6		4	v
Elk Township	Gloucester	85.66%	\$4,164,295	\$246,000	\$1,065	\$26,220	3,867.0	197.3	Rural	11		3	v
West Amwell Township	Hunterdon	89.86%	\$3,228,129	\$656,000	\$1,102	\$42,708	2,944.0	136.3	Rural	7		3	v
Pohatcong Township	Warren	68.37%	\$5,204,780	unknown	\$1,557	\$26,323	3,410.0	242.2	Rural	16		4	

\* l=muni; 2= Coop; 3=muni cont; 4=private

\*\* Volunteer, paid, part paid, fd= fire district

\*\*\* 2010 budget, 2011 debt service = \$372,000

## UTILITY PLAN ELEMENT

### OVERALL POLICY STATEMENT

The availability of adequate water supply and the ability of local soils and geological conditions to facilitate septic suitability are key planning issues in West Amwell. Landowners in West Amwell Township have historically not been served by any sewer system or other onsite wastewater facility and public water serves only one residential development that is adjacent to the City of Lambertville. West Amwell has long resisted the introduction of sewerage infrastructure of any kind and of any further extension of public water. To preserve and protect its rural community character, West Amwell should keep this policy in place for the foreseeable future.

### INTRODUCTION

As discussed in other elements of the Master Plan, the natural occurrence of severely limiting geological and hydrological conditions plays a key role in short- and long-term decision-making relating to land use planning in West Amwell Township. The availability of water, both in terms of quantity and quality is a prominent local concern.

### PLANNING BASIS

The Municipal Land Use law indicates that a Master Plan may contain a Utility Plan Element, "...analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and water treatment, solid waste disposal and provision for other related utilities, and including any storm water management plan..."

### WATER SUPPLY

Water supply in West Amwell is provided predominantly by groundwater extracted from individual onsite wells. United Water provides

public water service to only one residential development in the Township. This area is adjacent to the City of Lambertville on what is commonly known as "Music Mountain." These wells access groundwater through cracks, faults and other small-interconnected openings in the subsurface rock. Because of the unique geological formations underlying West Amwell, the availability of adequate supply is less reliable than in most other parts of New Jersey. The exclusive utilization of individual onsite septic systems also impacts water supply in that adequate separation must be achieved to reduce the likelihood of contamination. This issue is addressed in great detail in the February 2003 Groundwater Evaluation Report prepared by Matthew J. Mulhall, P.G., which is attached as an addendum to this Master Plan.

### WASTEWATER DISPOSAL

The issues surrounding wastewater disposal in West Amwell are similar to those affecting water supply. Geological conditions place a severe limitation on the establishment of adequate septic disposal systems. The detailed analysis provided in the report prepared by Matthew J. Mulhall, P.G. remains exceedingly relevant and valid and should continue to guide decision-making on this issue in West Amwell for the foreseeable future. Since the mid-1990s, Township officials have remained ever-mindful of the fact that the introduction of sewerage infrastructure in any form would be inappropriate for West Amwell in that it would facilitate development that would alter and damage the community's rural character.

### ELECTRICITY, TELEPHONE, CABLE TV, NATURAL GAS

West Amwell Township is fully served with residential and commercial electricity service by Jersey Central Power and Light and by telephone service predominantly through Verizon, in addition to a number of cellular telephone providers. The Township in 2007 renewed its cable television franchise

agreement with Comcast, which provides service to almost all potential customers in West Amwell. High-speed cable Internet service is also provided by Comcast. Natural gas is available for a small number of Township residences and commercial businesses in Mt. Airy by Elizabethtown Gas. Mt. Airy is adjacent to the large Duke Energy facility, which is part of the transcontinental gas transmission system. Duke Energy does not itself provide residential and commercial natural gas service. A gas transmission line was recently installed along Frontage Road and Alexauken Creek Road between Ringoes and Lambertville, which is an area that is essentially "built-out" in West Amwell. It is not known whether any customers have decided to "tie into" this new gas line. In addition to electricity, most residential and commercial property owners in West Amwell Township also use fuel oil and propane for their energy needs.

## **TRASH AND RECYCLING PROGRAM**

West Amwell is committed to continuing the successful implementation of its recycling and trash collection programs. Presently West Amwell provides the following programs:

### **Household Trash Collection**

Household trash may be taken to the Municipal Building, 150 Rocktown-Lambertville Road every Saturday morning.

### **Township Cleanup Days**

Cleanup days are generally conducted up to two times per year at the municipal complex on Rocktown- Lambertville Road. This program is intended for the disposal of residential bulky waste items only, excluding contractor, commercial, recyclable and all other non-residentially generated waste materials.

Items that will not be accepted include:

1. Propane tanks
2. Gasoline
3. Chemicals or other explosives
4. Concrete, rocks, earth or tree stumps
5. Automobiles
6. Car tires are limited to two per family or prior permission of the Waste Security officer.
7. The quantity of building materials is restricted and is accepted at the haulers discretion.

Residents must have a Township-issued permit. The Township may set fees and other regulations for cleanup days, which should be publicly announced.

### **Recycling**

Recycling is a mandatory program in the State of New Jersey.

West Amwell Township has converted to a Single Stream Recycling program.

The Township has identified many advantages to the Single Stream Recycling Program:

1. Residents no longer have to separate paper, cardboard, bottles and plastics. All of these recyclables can be placed in one compactor truck.
2. It saves taxpayer money - and generates income for the township from the amount of tons recycled.
3. It is friendly for the environment - less waste goes into landfills.

Because recycling is a state law, there will be spot checks of household garbage. A summons shall be issued to anyone placing recyclables in household trash. Specific questions regarding recycling should be directed to the Municipal Clerk's Office at 397-2054.

This program is for residents only. Recyclables are collected at the municipal complex every other week. Detailed information about the

Single Stream Recycling program and the current year's schedule is also available at the Township municipal building. In the case of the breakdown or mechanical failure of the recycling compactor (truck), recyclables will be accepted the following week

The following materials will be accepted according to the following guidelines:

### ACCEPTABLE ITEMS FOR RECYCLING IN THE WEST AMWELL TOWNSHIP SINGLE STREAM RECYCLING PROGRAM

Recycle	Acceptable Items	Preparation	What Not to Recycle
<b>Newspapers</b>	Clean newsprint & inserts such as: comics, glossy coupons, magazine sections and colored advertisements.	Contain in brown bags or boxes. Do not tie or place in plastic bass.	Newspapers in plastic film weather bags- (remove from bag).
<b>Other Papers &amp; Junk Mail</b>	Magazines, writing & school paper, envelopes w/w-out windows, copy paper, paperback books, hardcover books - covers removed, catalogs, phone books, store fliers,, office paper, File folders, greeting cards, non-metallic gift wrap, paper, & boxes.	Contain in brown bags or boxes. Remove all samples and plastics from junk mail. Do not tie or place in plastic bags.	Shredded paper, tissue, and toilet paper, photographs, plastic film, weather bags, string, twine, rope, wire, canvas pictures.
<b>Cardboard &amp; CHD7 BOARD</b>	Corrugated cardboard, boxes & brown paper grocery bags, cereal & other non-wax coated food containers, tissue boxes, shoe boxes, clean corrugated pizza boxes & egg cartons.	Flatten boxes, remove & discard liners, Styrofoam and other packing materials.	Waxed items & frozen food boxes milk/juice containers, Styrofoam or plastic egg cartons.
<b>Glass (containers only)</b>	Bottles and jars of all colors with labels.	Rinse dean, metal lids and tops are acceptable.	Plastic caps & tops, drinking glasses, Pyrex, vases, dishes, bake ware, china, ceramics, mugs, light bulbs, mirror glass, window or auto glass, eyeglasses.



Recycle	Acceptable Items	Preparation	What Not to Recycle
<b>Plastics (containers only)</b>	Bottles, jars, & tubs w/ # 1, #2, #3, #4, #5, #6, & #7 in the Recycling Triangle such as: beverage, milk, detergent, shampoo, margarine, & yogurt.	Rinse clean, remove all caps, lids, tops and dispose with regular trash.	Any container without a Recycling Triangle #1 thru #7, plastic bags, Styrofoam, toys, beer balls, garbage cans, food trays, pipe, computers, bowling balls, garden hose, flower pots, plastic caps and lids, emptied motor oil containers.
<b>Aluminum, tin, steel &amp; bimetal (containers only)</b>	Soda, beverage and food containers, bimetal cans.	Rinse clean, metal lids acceptable.	Aerosol cans containing product, aluminum food and pie plates, cooking pots and pans, flatware, tools, pipe.

The following items are not accepted in the Single Stream program. (These types of items have never been able to be recycled and, if mixed with the Single Stream recyclables, may cause the recycling facility to reject West Amwell's recycling as contaminated.):

1. Plastic Bags
2. Materials Bagged in Plastic bags
3. Plastic Lids and Caps
4. Ceramics and Non-Recyclable Glass
5. Scrap Metal
6. Frozen Food Containers
7. Shredded Paper
8. Liquids

### Municipal Brush Drop-off Program

Brush may be dropped off for chipping at the Municipal Complex on alternate Saturdays that are not recycling days.

1. For the brush drop off program:
2. Brush must be stacked. However, twigs under 3 feet in length should be tied.
3. No stumps, grass, leaves, rocks, etc.
4. No vines (poison ivy, honeysuckle, etc.).
5. No thorny plants (rose bushes, briars, etc.)
6. No limb over 6 inches in diameter.
7. No tree limbs with wire grown in.
8. No brush from clearing an undeveloped lot or residential wooded area.
9. Brush will be accepted from Township residences only. No commercially generated brush will be accepted.

It is understood that the Township Committee has the authority to modify elements of this solid waste section of the Utility Plan Element as conditions dictate from year to year.

### Hunterdon County Hazardous Waste Cleanup

Hunterdon County collects hazardous waste, computers and other electronics at various times each year at the County Garage Complex on Route 12 next to the County Library. The dates are advertised in the local newspapers or residents can call 908-788-1110 for information. DO NOT recycle the following hazardous wastes: syringes and needles, pool chemicals, pesticide containers, medical devices and waste, food residue, batteries, glue containers, paint cans, thermometers, wood.

## **RECOMMENDATIONS**

1. The Township should continue its longstanding policy of preventing the introduction of sewerage infrastructure to facilitate residential, commercial or any other development. This policy should also continue to exclude the use of onsite community wastewater treatment facilities, package plants or any other wastewater treatment technology that is not based on onsite individual septic disposal systems.
2. The reliance on package plants or other onsite sewerage infrastructure is especially problematic in a community like West Amwell. There is limited ground water discharge capacity. In addition, its major stream systems, especially Alexauken and Moores Creeks, have been identified by the state as environmentally sensitive. Under New Jersey's Surface Water Quality Standards, Alexauken Creek is classified as a Category 1 stream and Moores Creek is classified as Trout Maintenance. The pristine condition of local streams in West Amwell should rule them out as discharge water bodies because of likely erosion and excessive nutrient levels, among other impacts.
3. The Township should continue to implement the effective design standards for stormwater management facilities contained in its Stormwater Management Plan. As new stormwater impacts are identified, the Township should amend and revise its Stormwater Ordinance to adequately address them. For example, erosion of private property is taking place in certain areas of the Township because of suspected excessive stormwater volume from recent development. This was not addressed by prior regulation but should be studied to determine a course of repair and remediation. With new, larger scale land developments especially, the Township must ensure that Residential Site Improvement Standards remain sufficient to achieve maximum effectiveness for groundwater recharge.
4. The Township should continue its efforts at prompting and encouraging public participation in its recycling and trash collection programs.
5. The West Amwell Township Recycling Committee in 2009 identified ways to greatly reduce municipal solid waste costs and improve services through purchasing a municipal trash truck and taking over local trash collection. The Township should give serious consideration to this proposal as an effective way to meet West Amwell Township's long-term solid waste disposal needs while reducing costs to taxpayers.
6. The Township should continue and consider further enhancements to its efforts to educate new residents and homeowners regarding care and maintenance of septic systems and potable wells. Often new residents are somewhat unfamiliar with such systems and the importance of proper maintenance to the overall community



health and welfare. A community newsletter is an effective tool for such an educational program.

7. There are areas of West Amwell Township, such as Connaught Hill and Mountainview, where dense development, in relative terms, took place in the past. These areas should be monitored for potential public health problems caused by failing septic systems. The Township should identify funding programs, including grants and low-interest loans that could help homeowners in these areas where additional septic repairs may prove difficult. Peat systems have been introduced to West Amwell in recent years and represent the kind of technological innovation that can facilitate troublesome septic repairs. Additional innovative septic system technologies will likely appear in the future that may help residential and commercial property owners avoid potential public health problems due to failing septic systems. When these innovative subsurface onsite septic systems prove too costly for homeowners seeking to remedy a potential public health problem, the Township should provide assistance in identifying funding sources to facilitate repairs in these specific cases.

## **COMMUNITY FACILITIES PLAN ELEMENT**

### **OVERALL POLICY STATEMENT**

The quality and adequacy of community facilities represents a significant factor in making a community a desirable place to live. An analysis of existing community facilities is important in determining current adequacy of facilities as well as future needs.

### **INTRODUCTION**

The Township of West Amwell prides itself on providing its residents with a variety of community services and community facilities. This element addresses the short and long term needs of the Township for educational, municipal, cultural and quasi-public facilities. Recreational and historic preservation needs will be addressed briefly here, but are analyzed in much greater detail in those elements.

### **PLANNING BASIS**

The Municipal Land Use Law indicates that a Master Plan may contain a Community Facilities Plan "showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, fire houses, police stations and other related facilities, including their relation to the surrounding areas.

### **MUNICIPAL FACILITIES**

The Township's Municipal Complex, located at 150 Rocktown-Lambertville Road, opened in 1999. The current facility contains various Township departments, such as the Township Clerk, Tax Collector, Tax Assessor, Finance, Building Department, and Planning and

Zoning Board Offices. Regular meetings of the Township Committee, Board of Health, Board of Adjustment and the Planning Board take place in the large meeting room as well as various committee and commission meetings.

Thirty acres of the municipal property have been dedicated for passive recreation on the Township's Recreation and Open Space Inventory (ROSI).

A portion of the municipal property is used on Saturdays for garbage collection and the recycling program.

Consideration is currently being given to utilizing five acres of the municipal property for solar panels by the South Hunterdon Renewable Energy Cooperative (SHREC), a renewable energy co-op including West Amwell Township, the City of Lambertville, West Amwell Elementary School, South Hunterdon Regional High School, Lambertville Public School, and the Lambertville Municipal Utilities Authority.

The remaining portion of the property is actively farmed. Plans are being considered for the long term utilization of the full 103 acres.

### **FIRE PROTECTION**

The West Amwell Fire Company, founded in 1949, serves the Township from two locations located at essentially opposite ends of the community; in Mt. Airy and on Route 518. The company includes approximately 25 volunteer members including its chief.

The main firehouse is an addition to the former Township municipal building. This two-story building has been in operation since about 1951. It is a five bay building and houses five trucks. There is a meeting room on the second floor. This location served as the Township Municipal Offices until 1999.

The second firehouse (substation) was completed in 1970. It lies on a 1.38-acre tract on the north side of Route 518, just east of Hunter Road. This station serves the southern half of the Township. It is a one-story building with two bays and houses two trucks.

As of the end of 2010, the West Amwell Fire Company's equipment consisted of the following:

- 2 Engines
- 1 Ladder Truck (Quint)
- 1 Rescue Truck
- 2 Brush Trucks
- 1 Utility (Crew Cab Pickup) 1
- Incident Command Unit 1 John
- Deere Gator (Off Road
- Support/Rescue)

The West Amwell Fire Company also responds to emergency calls from neighboring communities, including Raritan Township, East Amwell Township, Delaware Township, and Lambertville.

The West Amwell Fire Company holds an annual Open House to demonstrate skills and equipment for the community and to recruit new members.

The West Amwell Fire Company Auxiliary has been in existence since 1949. The Auxiliary holds three annual dinners at the Mt. Airy firehouse for fund raising purposes. The kitchen is certified and is also available for catered affairs, set up through the Auxiliary.

## **POLICE DEPARTMENT**

Six sworn officers, including an Officer-in-Charge with the rank of Lieutenant and five full time Patrolmen, along with two part-time patrolman and two part-time civilian personnel staff the Township Police Department. Current staffing is adequate given West Amwell's size and very low density. Future growth, particularly new housing, plus regional growth in traffic could at some point result in a need to review the

adequacy of police staffing.

The West Amwell Township Police Department currently provides the following services to the community:

1. Routine Patrols and Traffic Safety Services.
2. D.A.R.E. (Drug Abuse Resistance Education). The West Amwell Township Police Department currently has one patrol officer assigned to the D.A.R.E. program. Programs are conducted at the West Amwell Elementary School, South Hunterdon Regional High School and at the Educational Services Commission School.
3. Home Security Survey. Home security surveys are conducted by calling the Police Department. One patrol officer is assigned to survey and make suggestions to the homeowner on how to make the home more secure against burglary and various other crimes; this is done by appointment only.
4. Property Checks. This is a program designed to deter burglaries while the homeowner is away. The program also includes homes under construction or vacant homes for sale. The property is checked by patrol officers on each eight-hour shift, 24 hours a day, until the property check is cancelled.
5. Crime Prevention Services. Officers are available to speak to any group or organization within West Amwell Township on topics of crime prevention.

## **AMBULANCE AND RESCUE SQUAD**

In addition to the police and fire departments, the Lambertville-New Hope Ambulance and Rescue Squad and the Amwell Valley Ambulance Corp also service West Amwell Township.

The Lambertville-New Hope Ambulance and

Rescue Squad is located on Alexander Avenue in Lambertville just over the West Amwell Township line. They service Lambertville, New Hope, Solebury, Delaware Township, Upper Makefield Township, and roughly one-half to one-third of the West Amwell Township. The squad consists of mostly volunteer members along with six paid emergency medical technicians. The facility is one large building with eight garage bays, one meeting room, a back-up communications center and a banquet hall with catering facilities that can serve as a shelter. Equipment consists of three ambulances, one crash rescue vehicle, one heavy rescue truck, one diving unit, and boats for rescue from the river.

The Amwell Valley Ambulance Corp. is located on Route 179 near Ringoes. It serves the remaining area of West Amwell Township as well as East Amwell, parts of Delaware and Raritan Townships, and a very small section of Hopewell Township. The Ambulance Corp. consists of about 18 volunteer members. The facility contains a combination kitchen-meeting room and a four bay garage. A stone parking lot is also located at the site. Equipment consists of two ambulances and one ambulance crash truck. To ensure the safety of the residents, both squads work together to share equipment and/or personnel. All public buildings should be considered suitable emergency shelters.

## **SCHOOLS**

There are two schools in West Amwell Township: West Amwell Township School and South Hunterdon Regional High School. The current capacity of public schools serving West Amwell is adequate to serve present enrollments. However growth projections must be looked at carefully. Should there be a sudden increase in

new development in the area, then school facilities could become strained.

### **Elementary School**

The West Amwell Township School is an approximately 23,000 square foot building located on a 6.3 acre tract along Route 179. It educates grades K-6 and takes students from West Amwell only, as well as a small number of tuition students each year. There are thirteen classrooms, two offices, one multipurpose room, one nurse's office, one Board of Education office and one kitchen.

In the fall of 2010, the District purchased a house and 2.2 acres adjacent to the school. The house will be used for office space, and could become instructional space as well in the future. The property could be used to expand the parking lot and playground area.

According to the New Jersey Department of Education, the school has a functional capacity of 298 students. In 1970, 313 students were enrolled. In 1980, 214 students were enrolled. By 1986, enrollment declined to 162. By the 1999-2000 school year enrollment had increased to 183 students.

Enrollment levels at the school have increased during the last decade, mostly due to the completion of two large residential developments within the township. The peak of the growth in enrollment occurred during the 2008-09 school year, with the highest total enrollment of 271 students. For subsequent years, enrollment has decreased (see chart). The fluctuations in enrollment must be carefully monitored to ensure proper planning for future school facility needs.

Elementary Enrollment	
Year	K-6
1993-94	183
1994-95	183
1995-96	193
1996-97	198
1997-98	182
1998-99	198
1999-00	188
2000-01	189
2001-02	174
2002-03	198
2003-04	220
2004-05	225
2005-06	249
2006-07	254
2007-08	262
2008-09	271
2009-10	259
2010-11	247

South Hunterdon Enrollment	
Year	7-12
1993-94	353
1994-95	365
1995-96	366
1996-97	395
1997-98	383
1998-99	396
1999-00	391
2000-01	365
2001-02	363
2002-03	339
2003-04	334
2004-05	355
2005-06	331
2006-07	341
2007-08	345
2008-09	356
2009-10	350
2010-11	357

## High School

South Hunterdon Regional High School is located on a 53.62-acre tract at the northwest corner of Rocktown-Lambertville and Mt. Airy-Harbourton Roads. The high school is for students in grades 7-12 from West Am well Township, the Borough of Stockton, and the City of Lambertville.

In 2007, South Hunterdon began a \$20 million renovation and construction project, which added 30,000 square feet to the facility, which now totals 100,000 square feet. This was the first time since 1959 that the school sustained any type of major renovation. The school contains 36 renovated and new classroom spaces, new lighting, windows, HVAC, and other significant improvement projects. The construction project carved out two distinct and separate middle school and high school instructional areas. The renovations included a new auditorium with mechanized rigging for flying scenery and theatre quality lighting and sound systems, new media center and computer lab spaces, middle

school cafeteria and gymnasium, high school and middle school science labs, a choir room, and art room with kiln. In addition, most classrooms are equipped with LCD projection systems and InterWrite boards. Internet access and access to technology resources is available to students in every classroom.

South Hunterdon's outdoor recreational facilities include a traditional football stadium, baseball, softball, field hockey and soccer fields and a challenging cross country course. The physical education department also utilizes its fully-outfitted adventure-based experiential fitness and leadership program called Project Adventure.

The indoor facilities include a high school gymnasium with a weight room and separate male and female locker rooms. The new middle school gymnasium includes separate male and female locker rooms with adjustable cross-court baskets for local youth facility use. The curriculum includes over 140 courses for student selection including advanced placement and honors in all of the core courses. Students can also select online coursework through an approved provider to increase their opportunities

for a variety of learning opportunities. In addition, students are offered vocational opportunities through Hunterdon County Polytech.

There are 43 certified staff. The average student teacher ratio is approximately one staff to 11 students, school-wide. South Hunterdon is currently receiving students on a tuition basis that continues to grow each year.

South's co-curricular programs include nine varsity level sports as part of the Skyland Conference. There are six middle level interscholastic programs for the seventh and eighth grade students. Students can also participate in choral and instrumental music, literary publications, dramatics, student government, service groups and a wide variety of clubs. According to the Long Range Facility Plan, the school has a capacity of 504 students. The average functional capacity of South Hunterdon is approximately 500 - 550 students.

In 1980, 548 students were enrolled, 208 of whom were from West Amwell Township. In 1986, enrollment declined to 416 students, 163 of whom were from West Amwell. School student population continued to decline until a low of 353 students in 1993-94. See chart for 1993-2011 enrollment data.

Since a demographic study in 2000, enrollments have remained stable. For the 2010-2011 school year, 125.5 students (36%) resided in Lambertville, 26 students (7%) were from Stockton Borough, and 200 students (56%) were from West Amwell. There were also five students (1%) paying tuition students from other districts.

School district projections suggest a stable enrollment in the future.





## **LAND USE PLAN ELEMENT**

### **OVERALL POLICY STATEMENT**

Of all of the elements of the Master Plan, the Land Use Element is the broadest in scope and the most critical. The Land Use Element represents, in many ways, the backbone of the Plan. It provides the primary basis for the Development Review Ordinance and Zoning Regulations ultimately established to implement the land use policies of West Amwell Township. Maintaining the Township's rural character and protecting the natural environment are primary goals of the Planning Board and community residents in general. While the Land Use Element establishes overall policy guidelines for the Township's short and long-term development pattern, it can also be used to address issues on a more localized level. Issues and concerns effecting neighborhoods, streets, intersections and even individual properties can be addressed where necessary. This ability, to be as broad or specific as needs dictate, is the cornerstone of the Land Use Plan's significance to overall community development.

### **INTRODUCTION**

West Amwell Township contains a land area of 13,963 acres or 21.8 square miles. The primary land use in West Amwell is agriculture, with single-family residential and vacant land making up the next two largest land use categories. A significant attribute of West Amwell, which impacts its approach to land use planning policy, is a lack of public sewer or water.

### **PLANNING BASIS**

The Municipal Land Use Law requires a Land Use Element be adopted by the Planning Board.

The Municipal Land Use Law defines the contents of the Land Use Plan Element as follows:

- a) Taking into account and stating its relationship to a statement of objectives principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based; taking into account the other Master Plan Elements; and taking into account natural conditions, including but not necessarily limited to, topography, soil conditions, water supply, drainage, floodplain areas, marshes, and woodlands; and
- b) Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed Zone Plan and Zoning Ordinance; and
- c) Showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983"; and
- d) Including a statement of the standards of population density and development intensity recommended for the municipality.

The Municipal Land Use Law, in section 40:55D-62, goes on to require that any "Municipal Zoning Ordinance or amendment thereto shall either be substantially consistent with the Land Use Plan Element and the Housing Plan Element of the Master Plan or designed to effectuate such plan elements." A vital component of the Land Use Plan Element is its relationship to the other elements of the Master Plan. Proposals contained in the Land Use Element such as residential development and commercial growth and development will impact other decisions and policies such as the



need for recreational facilities, school needs, roadway improvements, farmland preservation, open space preservation and environmental protection. It should be the goal of any Land Use Plan Element to strike the appropriate balance between these various issues and their relative community impacts.

## **DEMOGRAPHIC CHARACTERISTICS**

According to 2006 estimates by the New Jersey Department of Labor, West Amwell Township has a population of 2,930 people. The 2000 U.S. census showed that West Amwell residents accounted for 1.9 percent of the population of

the County, while the Township's 21.8 square miles represents 5.1 percent of the total county land area.

Based on 2000 U.S. Census data, West Amwell has 984 housing units. This represents 2.2 percent of the housing units in the county. The pace of development in West Amwell has also been slower than the remainder of the county. For example in the period from 1990 -1998, 4962 residential building permits were issued in Hunterdon County. Of that number, 74 or 1.5 percent were issued in West Amwell. The 2010 U.S. Census was underway as this plan was being prepared. This data will continue to be updated in the future.

<b>Population</b>	<b>West Amwell (% of Total)</b>	<b>Hunterdon County (% of Total)</b>
Total Population	2,383	121,989
Male	1,193 (50.1)	60,240 (49.3)
Female	1,190 (49.9)	61,749 (50.7)
Under 5	116 (4.8)	8,082 (6.6)
5 – 14	313 (13.1)	18,511 (15.1)
15 –19	110 (4.6)	6,916 (5.6)
20 –34	322 (13.5)	18,818 (15.4)
35 – 54	868 (36.4)	45,420 (37.2)
55 – 64	324 (13.5)	12,014 (9.8)
65 +	330 (13.8)	12,228 (10)
Median Age	43	39

## **INVENTORY AND ANALYSIS**

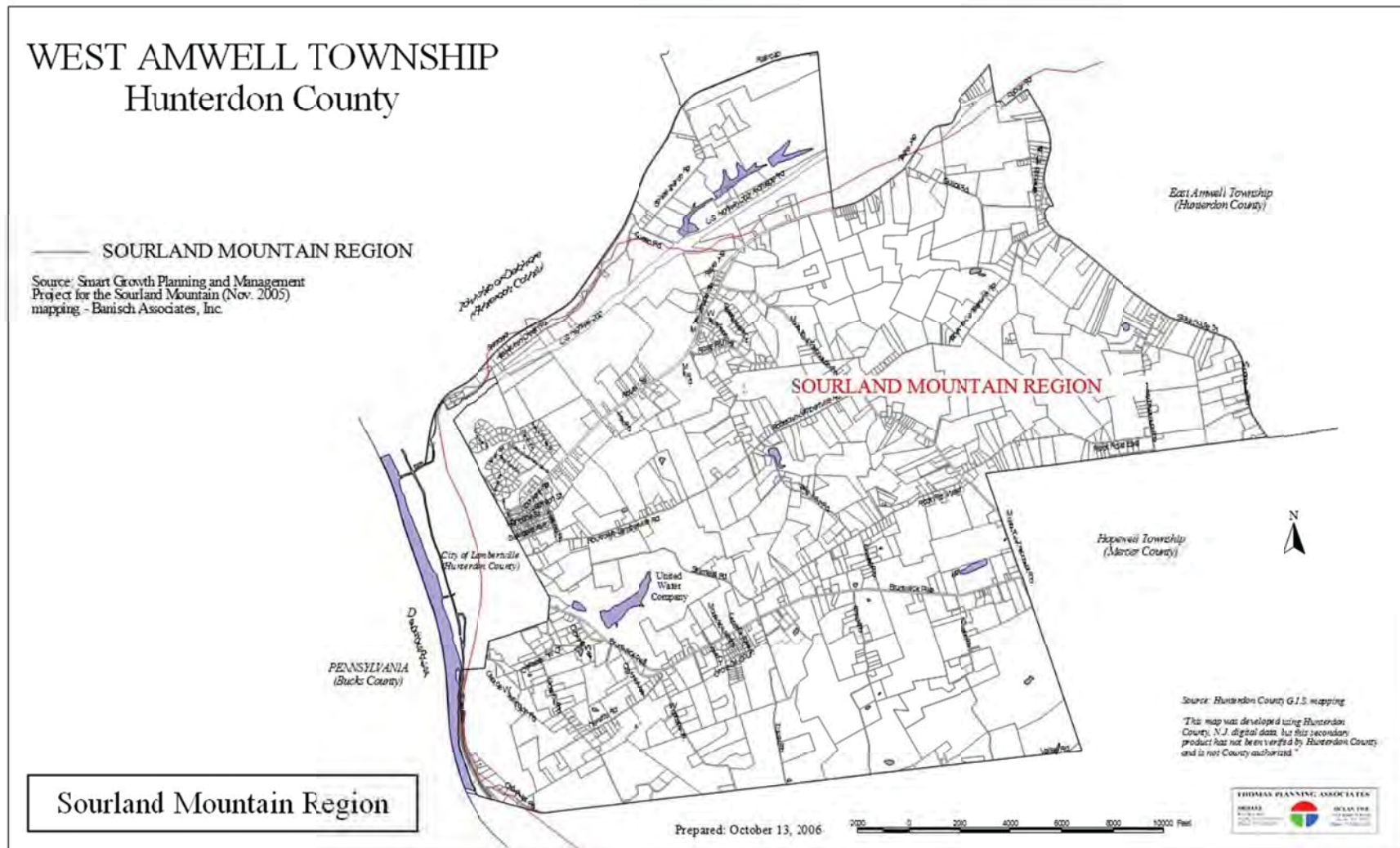
No significant changes to the existing zoning districts established by the 2003 Master Plan are envisioned. However, the Planning Board has identified some areas of potential concern that are described in the Implementation Plan section of this Land Use Plan.

Existing zoning and land use categories in West Amwell Township are as follows:

### **Sourlands Regional Planning District (SRPD)**

Permits single-family residential dwellings on lots of at least eight acres. This district generally encompasses the portion of the Sourland Ridge within West Amwell Township. The Sourlands region represents a unique regional environment that should be preserved to the extent possible. In West Amwell this area also represents the most environmentally constrained area in the Township.

## Sourland Mountain Region



**RR-4**

Permits single-family residential dwellings on lots of at least four acres. This area of the Township contains subsurface and geological features most conducive to groundwater recharge opportunities and thus most suitable for higher density development. This area is located generally north of the Highway Commercial and Light Industrial districts along Rt. 179, and along Rt. 202.

**RR-5**

Permits single-family residential dwellings on lots of at least five acres. This district lies generally between the Rt. 179 corridor and the northern boundary of the Sourlands Regional Planning District. This area also contains the Mt. Airy Historic District, including the village area, which contains a small area of higher density development. The geological formation lying below the RR-5 area has resulted in a metamorphosing or baking of portions of the subsurface bedrock, resulting in severely limited access to groundwater and limited recharge opportunities. It is due to this combination of factors that a lower density designation is permitted.

**RR-6**

Permits single-family residential dwellings on lots of at least six acres. This district lies south of the Sourland Regional Planning District portion of the Township and continues south and east to the Township's borders with Hopewell Township and East Amwell. Similar geological features also impact this area of the Township as exist in the RR-5 area. However this area contains numerous large tracts of land and active farms and contains some of the most rural portions of the Township.

**R-9, Village Residential Zone**

Permits single-family residential dwellings on lots containing 31,250 square feet. The Township has determined that there will not be

sewer extensions into any portion of West Amwell. The purpose of this zone is to allow higher density residential development, compatible with the district's vicinity to Lambertville. The R-9 zone is located on the westerly portion of the Township adjacent to the border with the City of Lambertville.

**R-1A, overlay district**

Permits single-family dwellings on lots containing at least 40,000 square feet. This zone was created as a result of the settlement of the Mt. Laurel litigation, and is located in the westerly portion of the Township adjacent to the City of Lambertville, north of Route 179.

**Highway Commercial Zone (HC)**

Permits general commercial uses including retail and wholesale trade, offices, personal services, restaurants and warehousing on lots containing at least two acres. It is the goal of the Highway Commercial Zones to facilitate the development of attractive commercial development while avoiding the typical strip commercial development typical in the past. The Highway Commercial Zones are located along portions of Route 179 and Route 29. Limited Highway Commercial Zone (LHC) - Located along Rt. 31, this area is located within the Diabase Formation area and is characterized by relatively deep lots. The district limits nonresidential development to the front portion of the properties along Rt. 31. The rear portion of the properties is limited to residential development.

**Neighborhood Commercial Zone (NC)**

Permits smaller scale, more neighborhood oriented commercial development, on lots containing at least one acre. Uses in the Neighborhood Commercial Zone are limited to retail businesses and personal service establishments. The Neighborhood Commercial Zone is located along a small portion of Route 518.

Light Industrial District (LI)

Permits a variety of office research, warehousing and light manufacturing uses on properties containing at least five acres. The Light Industrial District is generally located north of Route 179. This area is located in a manner so as to have minimal conflict with residentially zoned areas.

**EXISTING LAND USE**

(SEE FIGURE 1)

Forested Lands - According to a 2002 New Jersey Department of Environmental Protection (NJDEP) Land Use/Land Cover Analysis, forested lands are the most prevalent land cover, composing 46.33% of the Township, or 6,468.5 acres.

Agricultural Lands - Composed 28.82% of the Township, or 4,024.38 acres..

Urban - Composed 14.75% of the Township, or 2059.83 acres.

Remaining land cover was Wetlands, 8.23% (1,149.72 acres), Water, 1.18% (165.39 acres), and Barren Land, 0.68% (94.74 acres).

According to 2010 tax records, existing land use breaks down as follows:

• Vacant Land	378.00 ac.
• Residential	2,185.97 ac.
• Farm Assessed	8,266.35 ac.
• Commercial	322.40 ac.
• Industrial	55.32 ac.
• Apartment	10.33 ac.
• Public Schools	74.91 ac.
• Public Property	2,109.67 ac.
• Churches	13.48 ac.
• Cemeteries	2.10 ac.
• Other Exempt	131.07 ac.

**SOURLAND MOUNTAIN REGION**

The Sourland Mountain Region covers an area of approximately ninety square miles in central New Jersey, spanning seven municipalities and three counties. The region is geologically unique and, unlike most of central New Jersey, remains largely undeveloped and forested. It now comprises the largest contiguous forest in central New Jersey, and because it has not been cleared, many of the plant and animal species that were present hundreds of years ago still endure. A significant portion of this region lies within West Amwell Township and in fact occupies a swath of land from the Township's easterly border to the Delaware River on the western border. Although the Sourlands rise to a modest maximum elevation of only 568 feet above sea level, they are markedly different than the surroundings. The difference arises from geology; the Sourlands are composed of hard argillite and Diabase rock that was pushed up above the surrounding soils during the Triassic and Jurassic periods.

Unlike much of central New Jersey, the Sourlands have remained largely undeveloped. There are impressive boulder fields in some areas, and plowing for crops has been impractical or impossible in much of the region. Below the surface, the hard rock has few cracks where water can percolate downward, so rainfall tends to form perched wetlands even at the top of the mountains. Wells are difficult to drill and often run dry. As a result of the relative difficulty of developing the mountains, they have remained largely forested, although most have been periodically logged, and they now comprise the largest contiguous forest in central New Jersey. The fact that they were never cleared for farming has permitted many of the plant and animal species that were present hundreds of years ago to persist.

For more information about the Sourland Mountain Region, consult the 2008 Natural Resource Inventory prepared by the West Amwell Environmental Commission as well as the 2005 Sourland Smart Growth study prepared



by Banisch Associates. In response to increases in development pressure, a coalition of environmental and municipal government organizations formed to preserve the mountain habitat. The coalition includes the Sourlands Regional Citizens Planning Council, the Delaware and Raritan Greenway, Stony Brook Millstone Watershed Association, Friends of Hopewell Valley Open Space, West Amwell Township, East Amwell Township and Hopewell Township. Previous studies of the Sourland Mountain Region, such as a 2005 study performed by Banisch Associates, as well as the 2008 West Amwell Natural Resource Inventory may serve as useful planning guides for the Township.

West Amwell Township has four primary goals with respect to the Sourlands:

1. Characterization of the area as unique including an evaluation of environmental resources and critical habitats. Existing guidance, ordinance, and regulations will also be reviewed.
2. Evaluation of land use trends, build-out analyses, and evaluation of the likely impact of development on the Sourlands' water, environmental, and cultural resources
3. Development of a comprehensive management plan with recommendations to preserve natural and cultural resources and encourage consistent land use strategies in the Sourland Mountain Region for local, county, and state government.
4. The portion of the Sourland Mountain Region within West Amwell Township is depicted by the attached map. This map was prepared as part of a study conducted by Frank Banisch and Associates as part of a special study of this area. West Amwell Township recognizes the uniqueness and importance of this region and hereby recommends that the area be classified as a Special Resource Area by the New Jersey

State Planning Commission and the County of Hunterdon

## **IMPLEMENTATION PLAN AND RECOMMENDATIONS**

### **Proposed Land Use Plan** **(See Figure 2)**

Since the adoption of the 2003 Master Plan and the enactment of subsequent implementing zoning regulations, a number of local and regional changes have occurred resulting in the need to revisit a number of issues. There are a number of factors that contribute to the need for change. Changes in Township policy, changes in State, County and regional policies and priorities, changes in demographics, new state legislation and the experiences gained through the practical application of past policy.

One example of a significant change since 2003 is the enactment of State flood hazard, stormwater, Category-1 stream and water quality management regulations.

The State of New Jersey's current efforts to promote statewide planning and smart growth initiatives as well as an emphasis on farmland preservation could have a significant impact on the future of West Amwell Township. It is not anticipated that the implementation of a formal Transfer of Development Rights program, as envisioned by statute in New Jersey, will be realistic to West Amwell in the foreseeable future. Should a time come when such a technique is more suitable for the Township, it should be considered in the context of a future Master Plan reexamination.

The establishment of Mixed Use Developments within the HC and LHC districts shall be limited by the particular suitability of each site to handle on-site wastewater disposal and compliance with Nitrate Dilution criteria. New commercial development in the Township should be on private well and septic systems,

and should be consistent with its rural community character. No changes to the underlying zoning districts established by the 2003 Master Plan are envisioned. However, the Planning Board has identified the following area of potential concern that should be addressed:

1. Zoning Ordinances should be reviewed for consistency with current State statute.
2. Conditional Use Standards should be reviewed and possibly updated.
3. The chart in schedule 3 of the zoning ordinance should be eliminated or corrected
4. Impervious coverage and setback standards should be reviewed. Consideration should also be given to establishing setback and general standards for new driveways, especially in light of several recent situations where driveways encroached on neighboring properties, each of which resulted in expensive legal and surveying fees to resolve the situations.
5. The Township's clustering ordinance should be reviewed. Consideration should be given to amending the Township's clustering ordinance to permit clustering on parcels as small as thirty acres.
6. Development of agricultural buffer standards should be considered in light of the Township's Farmland Preservation Plan and Right to Farm legislation.
7. Kennel standards should be reviewed in light of the fact Chapter 75 of the Township code allows for them to exist, but Chapter 109 provides no provisions or standards for them.
8. Retaining wall standards should be reviewed in light of newer construction technologies.
9. Establishment of residential generator standards should be considered. Generator locations in proximity to structures and noise impact on adjacent dwellings should be considered in development of these standards.
10. Home occupation and home-based business standards should be reviewed. A home-based business ordinance should be considered for adoption as none currently exists.
11. Accessory apartment standards should be reviewed.
12. In-law (mother-daughter suite) standards should be reviewed.
13. ECHO unit, group home, and family daycare standards should be reviewed for consistency with COAH and MLUL regulations as well as consistency with the Township's rural and environmentally sensitive character.
14. Special events and itinerant sales regulations should be reviewed. These would include special permits for one-day and two-day tent sales in the Highway Commercial and Light Highway Commercial zones.
15. Access easement standards should be reviewed. Standards should include provisions for the maintenance of these easements for emergency services access and the ability of property owners who use them to access their properties.
16. Fence standards should be reviewed and clarified. In particular, consideration should be given to allowing eight foot agricultural fences as a permitted use on farmland assessed properties, as well as reviewing Construction Code requirements and references to Construction Code Official.
17. Golf course standards should be reviewed.

18. Renewable energy facility standards, such as solar and wind, should be considered. Ordinances should recognize recent legislation on the topic.
  19. Accessory building standards should be reviewed. Maximum permitted height on accessory structures should be 20 feet.
  20. Swimming Pool standards should be reviewed and standards developed for lots less than two acres due to grading issues and recent issues in other municipalities.
  21. Disabled and Non-Registered Vehicles standards should be removed from Chapter 109 as it is already covered more extensively by Chapter 151: Vehicles Abandoned.
  22. Standards for "After Disaster" Mobile Homes as temporary living quarters should be considered. Locations should be near well and septic. Permitting process should be reviewed to allow permits to be renewed for a maximum of three years, terminating thirty days after the issuance of a Certificate of Occupancy for the dwelling.
  23. Enforcement penalties and standards (Chapter 109, Part 8, Article XL) should be reviewed in its entirety. References to the Construction Code Official in sections 109-244, 109-260, and section 109-261 should be changed to the Zoning Enforcement Officer, and sections 109-245, 109-246, and 109-247 of this article should be moved to Chapter 68.
  24. Storm water Control enforcement standards in Chapter 109-260(9) should be reviewed to replace the "Zoning Officer" with the "Director of Public Works" to verify the performance of the Maintenance Plan and the enforcement of this article.
  25. Construction Hours of Operation standards should be reviewed. Hours of operation for construction activities such as additions, remodeling, renovations and installations of residential swimming pools, where construction activities are likely to impact adjacent properties, should be established.
  26. Chapter 137 Soil Erosion and Sediment Control standards should be reviewed and references to the Construction Code Official should be changed to the Township Engineer.
  27. Standards for demolition of designated historic structures in the Township should be developed. A thirty day waiting period for such demolitions should be considered.
  28. Chapter 109-98 Wireless Telecommunications Facilities should be reviewed for consistency with current state statute. References to a Siting Committee in 109-98C(17) should be removed.
  29. Billboard and Sign standards should be reviewed and updated in light of recent court decisions and newer technologies of sign construction. It is important to recognize the scenic quality of the Route 179, 518, 202, 29, and 31 corridors. The scenic resources of West Amwell Township are part of the unique landscape that defines Hunterdon County and the Sourland Mountain Region. These resources are essential to the character, aesthetic quality and quality of life of West Amwell and the wider region. Additionally, the preservation of the Town's scenic beauty and agricultural, historic and rural character promotes tourism by establishing a visual attractiveness for the Township and promoting its general economic and cultural development consistent with the Township's interest in beauty.
- Preservation of these scenic resources is critical along the Township's roads since it is from the circulation system that residents and visitors most experience the Township's unique landscape. From not just the Township's residential streets and rural



roads, but also its regional roads -Route 179, Route 31, Route 518, Route 29 and Route 202 - residents and visitors can view the Township's agricultural fields and homesteads, historic buildings and landscapes, woodlands and rolling hillsides. Protecting these resources and maintaining the visual integrity and scenic beauty of the Township's viewsheds and natural and cultural features of significance in the Township adds social, economic and environmental benefits to the community. The scenic resources should be protected both from disturbances that may alter or damage such resources directly and from intrusion(s) into scenic viewsheds that provide visual access to them, and which they are apart.

Some signs, particularly large signs, detract from the aesthetic beauty of the landscape. Large signs, particularly billboards, interrupt the viewsheds along the Township's roads by creating visual clutter and detracting from the aesthetic quality of the agricultural fields and homesteads, woodlands and rolling hillsides. Additionally, the light from billboards, particularly digital display billboards, is out of character with the dark skies created by the Township's low density and rural character. Billboards create a safety hazard by distracting motorists, bicyclists and pedestrians. The Township wishes to protect the safety of motorists, pedestrians, and others from distraction caused by such signs. Additionally, they can create confusion and visual clutter caused by their improper placement, excessive height, excessive size, and distracting characteristics of signs which compete for the attention of pedestrian, bicycle and vehicular traffic. The size, height, and other characteristics of billboards can magnify their adverse impacts on both traffic safety and aesthetics.

Billboards are inconsistent with the Township's scenic character, aesthetic quality and quality of life. The prohibition of billboards will preserve the beauty of the Township, preserve its agricultural and rural character, preserve

character and view of historic buildings and landscapes, maintain the aesthetic and visual appearance of the Township, preserve and keep open areas for beautification on public property adjoining the public roadways, keep such signage from interfering with the visibility, readability and/or effectiveness of on-site signs by reducing and/or diminishing the visual clutter of off-site signs, will enhance the Township as an attractive place to live and/or work, reduce blighting influences, and will benefit traffic safety by reducing driver distractions.

## **GENERAL PROVISIONS**

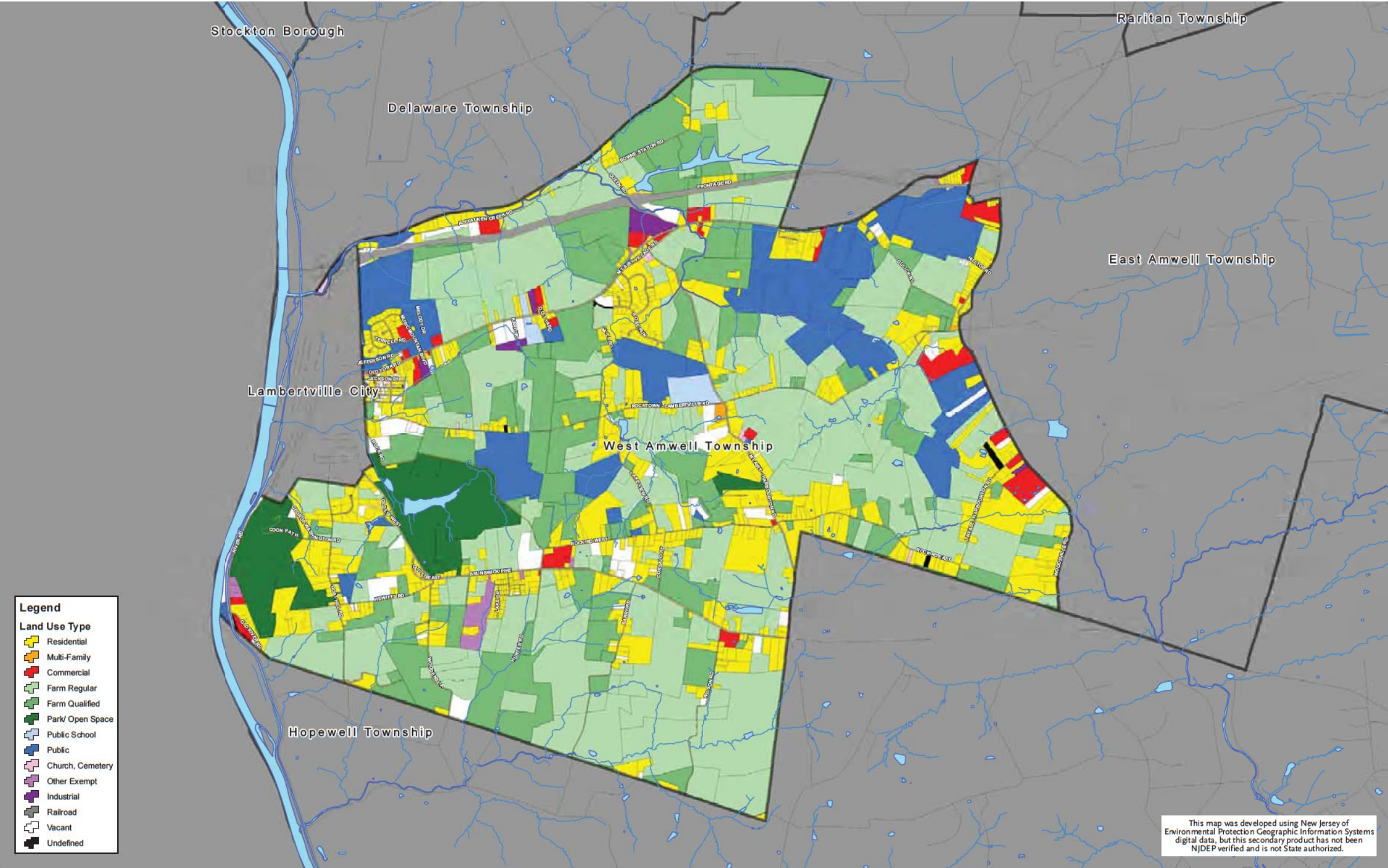
1. Adoption of community design standards for development of various land uses within the Township. The Township should work with the County of Hunterdon in developing such standards and taking into consideration similar standards in other communities in the county. Design guidelines can be applied to the following factors associated with development, both private and public:

- Streetscape and Road Corridors
- Architecture and Building Design
- Open Space and Farmland Vistas
- Landscaping
- Designing for People and Pedestrianism

Community design standards generally fall into two categories; those that can be mandatory and those that are essentially guidelines for applicants. Items such as streetscape design, landscaping standards, and general site circulation standards (for cars and people) can be adopted as Design standards and are placed within the Design Standards section of the ordinance. These are then applied during the application

- review process.
2. The Township must consider in the modification of its existing development regulations as well as the establishment of new regulations, strengthening the rights of farmers to pursue their craft. Right-to-Farm regulations should be enforced within West Amwell Township and revised for consistency with NJ Department of Agriculture regulations. This is vitally important in achieving the Township's goal of maintaining and enhancing its rural agricultural character.
  3. Implementation of the Township's Open Space and Farmland Preservation Plans in order to preserve and protect as much of West Amwell's land area as possible. The Open Space and Farmland Preservation programs must work hand in hand with efforts to promote the preservation of the Township's agricultural land and limiting development in areas where soils and groundwater limitations are most severe.
  4. The Township should consider the enactment of specialized design and development standards for lots proposing development along established scenic corridors. These standards should be designed to minimize tree removal along such roadways in order to maintain to the extent possible, the existing roadway character.
  5. The Township should consider modifying its current Critical Areas regulations to establish maximum densities, percentages of lot coverage and floor area ratios so that they exclude certain critical areas from the gross lot area. Impervious coverage standards should also be reviewed. A recent New Jersey State Supreme Court decision has given municipalities the latitude to define lot area and other commonly used land use related definitions in a manner that is suitable to the unique qualities and features of each community.
  6. The 2008 Natural Resource Inventory prepared by the West Amwell Environmental Commission will serve as an additional tool in the development and refinement of zoning ordinances that will result from the adoption of this plan. Consideration should be given to adopting the Natural Resource Inventory as an appendix to the Master Plan.
  7. Stream corridors, along with woodlands, are vitally important areas in West Amwell, Special ordinances designed to protect vital stream corridors and areas of mature woodland were adopted in 2005 and 2006 in order to ensure protection of these areas and to maximize opportunities to protect and enhance groundwater recharge and water quality, while still enabling reasonable use and development of land within specified zoning limitations. The use of creative development techniques such as clustering, including non-contiguous clustering, can be used in conjunction with and as an enhancement to these regulations.





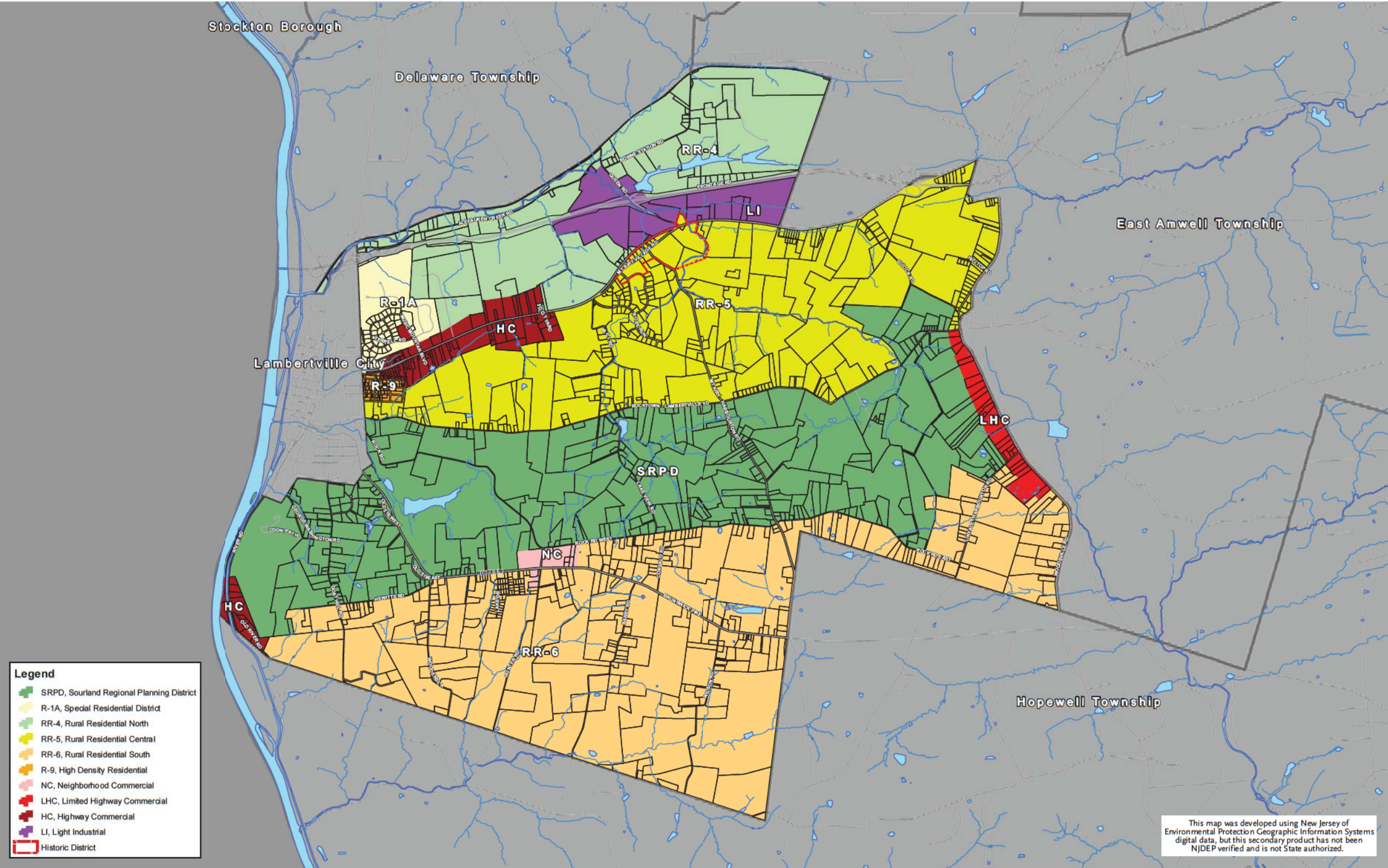
2009 MOD4 (TAX BASED)

# Existing Land Use Figure 1

West Amwell Township, Hunterdon County, NJ September 2010







# Zoning Figure 2

West Amwell Township, Hunterdon County, NJ September 2010



# West Amwell Farmland Preservation Plan



Township of West Amwell  
Hunterdon County, New Jersey

Adopted by the  
West Amwell Township Planning board  
on  
October 19, 2010



# **West Amwell Farmland Preservation Plan**

Township of West Amwell  
Hunterdon County, New Jersey

October 19, 2010

Prepared for the West Amwell Planning Board  
by the

West Amwell Agricultural Advisory Committee  
West Amwell Open Space Committee

with assistance from



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Linda B. Weber, AICP/PP  
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Michael Bolan, AICP/PP



**West Amwell Farmland Preservation Plan**  
Township of West Amwell  
Hunterdon County, New Jersey

**TABLE OF CONTENTS**

Introduction	1
I. Agricultural Land Base	1
II. West Amwell's Agricultural Industry	6
III. Land Use Planning Context	8
IV. Farmland Preservation Program	16
V. Future Farmland Preservation Program	21
VI. Economic Development Strategies	28
VII. Natural Resource Conservation	33
VIII. Sustainability, Retention and Promotion	36

**Maps**

Figure 1 - 2002 Land Use Land Cover  
Figure 2 - Regional 2002 Land Use Land Cover  
Figure 3 - 2002 Land Use Land Cover Project Area  
Figure 4 - Prime and Statewide Important Soils  
Figure 5 - Soils in Active Production  
Figure 6 - Farm Assessed Preserved Farms CADB ADA and PIG  
Figure 7 - Preserved Farms and Other Open Space  
Figure 8 – Comparative Township Land Use Land Cover (1986 and 2002)

**Appendix**

2010 West Amwell Agricultural Advisory Committee  
Hunterdon County Easement Purchase Criteria  
West Amwell Township Easement Purchase Criteria  
West Amwell Preserved Lands Inventory  
State Plan Map  
West Amwell Zoning Map  
West Amwell Right to Farm ordinance  
Farmland Assessed Properties in West Amwell Township  
West Amwell Existing Land Use Map  
West Amwell – State Plan and Adjacent Zoning Map  
Garden State Greenways Map  
Mercer County Farmland Preservation map  
Hunterdon County Farmland Preservation Map  
West Amwell Tax Map of Music Mountain Estates (delineating public water line)





# **West Amwell Farmland Preservation Plan (2010)**

## **Hunterdon County, New Jersey**

### **INTRODUCTION**

West Amwell is situated in the southern portion of Hunterdon County, New Jersey, and is centrally located between New York City and Philadelphia. Despite its metropolitan location, the community is still largely rural, defined by the abundance of open space and agriculture, and the relative absence of development. West Amwell residents have long embraced its rural heritage and support the Township's efforts to preserve the rural character through a comprehensive farmland preservation program.

The West Amwell Farmland Preservation Plan has been prepared pursuant to the Municipal Land Use Law, *NJSA 40:55D-28*, the Planning Incentive Grant Act, *NJSA 4:1C-43.1* the Agriculture Retention and Development Act, *NJSA 4:1C-11 et seq.*, the State Agriculture Development Committee's (SADC) updated regulations at *NJAC 2:76-17A* and the SADC's Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans. The Plan includes an inventory of the Township's physical characteristics and farm properties, an overview of municipal policies that support and promote agriculture as a business, and a long-term plan for preserving farmland.

### **1.0 AGRICULTURAL LAND BASE**

The physical characteristics of a community are important for understanding its unique suitability for farming. This section of the Plan discusses the opportunities and constraints of the physical infrastructure that have historically influenced agriculture in West Amwell Township and continues to frame its role in the community.

#### ***1.1 Geology***

West Amwell Township is entirely located within the Piedmont Physiographic Province of New Jersey and, in particular, the Southern Piedmont. The Sourland Mountain range is the predominant topographic feature and extends across the south-central portion of the Township from the Delaware River to the eastern borders with Hopewell and East Amwell Townships. Underlying the Township's surface are four types of bedrock: the Lockatong, Stockton and Passaic Formations and the Diabase intrusions. Each of these bedrocks has its own unique characteristics that result in varying degrees of ability to permeate and extract water.

The four bedrock formations and their characteristics, as referenced in the *Evaluation of Groundwater Resources of West Amwell Township, Hunterdon County, New Jersey* (2003), prepared by M2 Associates, are summarized below.

##### **Stockton Formation**

The Stockton Formation is limited to a small area in the southeastern corner of the Township, adjacent to Hopewell Township and less than three acres in size. The bedrock consists predominantly of sandstone and has a median yield of 15-19 gallons of water per minute (gpm). The Stockton Formation provides a good bedrock aquifer for water supply, but since the area in the Township is extremely small, it is not considered a significant source of water for West Amwell.

##### **Lockatong Formation**

The Lockatong Formation forms a band across the southern portion of the Township, consisting of approximately 3.4 square miles. This Formation consists of mudstones, argillaceous sandstones and siltstones. The Lockatong Formation characteristically has a low potential to transmit water, regardless of the depth of a well. (M2 Associates). Studies have indicated that wells within West Amwell's Lockatong Formation have a

yield of .5-78 gpm, with a median yield of 4 gpm and a median yield of 7 gpm within the Stony Brook, Beden Brook and Jacobs Creek drainage basins. (M2 Associates).

#### Passaic Formation

The Passaic Formation occurs in three different bands across the Township: a small band of 3.9 acres is just southeast of the Sourland Mountain range; a second band occurs northwest of the Sourland Mountain range, consisting of .4 square miles; and the third band encompasses the north portion of the Township with approximately 8.3 acres. The Passaic Formation consists primarily of red shale, siltstones, silty mudstones and argillaceous, and very fine-grained sandstones. Regionally, the Passaic Formation is a good source of water with a well yield of 10-15 gpm. However, studies specific to West Amwell reveal a reduced yield of 5-6 gpm. There is no indication that the yield would be increased with a deeper well.

#### Diabase

The Diabase intrusions are found in the highest elevations of the Township, particularly the Sourland Mountain range. Diabase is a dense, hard and poorly fractured crystalline rock. Due to the few fractures, this bedrock provides a poor aquifer system for both water capacity and yield. The median yield of West Amwell wells in diabase is 5 gpm.

#### Groundwater Storage and Transmission Capability

While the above four bedrock formations produce a wide range of characteristics, the median groundwater yield for all four formations is relatively the same throughout the Township, with a slight advantage to the areas of non-metamorphosed Passaic Formation. With the noted exception, the aquifer systems in West Amwell are a poor source of groundwater because of the inherent low levels of water capacity and yield. A discussion on groundwater supply is discussed in more detail later in this Plan.

## 1.2 Farmland Soils

Prime and statewide important farmland soils together represent almost half (47%) of all the soils in West Amwell. See Table 1 for a summary of these farmland classifications and Figure 4, which depicts the location of prime and statewide important farmland in West Amwell. Of the 6,532 acres of prime and statewide important farmland in the Township, 608 acres of prime farmland are in active production and 2,117 acres of statewide important farmland are in active production. Figure 5 depicts the location of these farmland soils, which are primarily found in the PIG Project Area.

Table 1. Prime and Statewide Important Farmland Soils in West Amwell				
Type	Acres	% of Type	Actively Farmed (ac)	% of Type Actively Farmed
Prime Soils	1,514	11%	608	40%
Statewide Important Soils	5,018	36%	2,117	42%
Other	7,414	53%	-	-
Total	13,947.50	100%		
Source: NRCS				

Prime farmland, farmland of statewide importance and locally important farmland are classifications of the Important Farmlands Inventory, created by the Natural Resources Conservation Service (NRCS) of the US Department of Agriculture in the 1970s. The purpose of the Inventory was to better understand the extent and location of the best land for producing food, feed, fiber forage, and oilseed crops in the United States. A lexicon of prime, statewide important, local and unique soils was created for these purposes. The definitions are as follows:

#### Prime Farmland

*Prime farmland* is the land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. It must also be available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity,

acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding. New Jersey further classifies *Prime Farmlands* as all those soils in Land Capability Class I and selected soils from Land Capability Class II.

#### Farmland of Statewide Importance

The criteria for delineating *farmland of statewide importance* is determined by state agencies. Generally, farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable. In some states, additional farmlands of statewide importance may include tracts of land that have been designated for agriculture by state law. New Jersey defines *Farmlands of Statewide Importance* as those soils in land capability Class II and III that do not meet the criteria as Prime Farmland.

#### Unique Farmland

*Unique farmland* is land other than prime farmland that is used for the production of specific high value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to economically produce sustained high quality and/or high yields of a specific crop when treated and managed according to acceptable farming methods. Examples of such crops are citrus, tree nuts, olives, cranberries, fruit, and vegetables. Where appropriate, these lands are to be identified by the local agency or agencies concerned. Additional farmlands of local importance may include tracts of land that have been designated for agriculture by local ordinance. *There have been no unique farmland soils identified in Hunterdon County to date.*

### 1.3 Water

Groundwater is defined as the water located beneath the ground surface in the spaces and fractures of the underlying bedrock. A unit of bedrock that can yield a useable quantity of water is referred to as an aquifer. The water moves in the bedrock through the pore spaces and fractures. The water yields depend upon the size of the spaces, the amount of fractures and the interconnectivity of the spaces and fractures. Bedrock with little or no fractures or pore spaces is a poor source of groundwater.

Groundwater is replenished naturally as water from rain, wetlands, some surface waters and other sources seep back into the earth. In West Amwell, over 90% of the residents and business rely upon groundwater as their source for all water. The remaining 10% of the community is a residential development constructed in the 1990's on the border of the City of Lambertville. The development is serviced by United Water Company (UWC) by means of lines extending from the City. The UWC has no plans to extend the public water to other parts of the Township.

West Amwell residents and businesses extract groundwater through individual wells. The pressure and volume of the water is a function of the underlying bedrock and aquifer. As described in the previous section on the Township's geology, the bedrock formations in West Amwell are a poor source of groundwater because of the limited pore spaces and fractures to store and yield the water. The Township commissioned a report on its groundwater capacity supply, which was prepared by M2 Associates, Inc, titled *Evaluation of Groundwater Resources of West Amwell Township, Hunterdon County, New Jersey*, dated February 14, 2003. The M2 Report provides a detailed analysis of the bedrock formations and groundwater systems in the Township. The report concludes that groundwater resources in the Township are severely limited and that "the well yields, aquifer characteristics and geology indicate that bedrock aquifers beneath West Amwell Township are significantly less capable of yielding or transmitting water than measured elsewhere in Hunterdon County or nearby Mercer County." (M2 Associates, page 41). The Report also provides recommended densities for future development to assure adequate water is available for human consumption and that land is reserved to replenish the groundwater.

Although the Township is scarce on groundwater, the precipitation in West Amwell is slightly above average for central New Jersey. Compared with central and southern New Jersey, West Amwell Township generally has

colder temperatures and greater snowfall in winter, with a greater average annual precipitation overall. Precipitation amounts (rain- fall and rainfall equivalent of snowfall) average 48.8 inches annually. (West Amwell Natural Resource Inventory, 2008.)

Farmers have historically chosen crops and livestock that succeed given the groundwater constraints. Preferred field crops are those that do not require irrigation and livestock operations have access to operable wells and/or surface water. Very few farms have ever used irrigation in the Township, according to farmland assessment reports. The result is a large proportion of field crops, such as hay and corn for grain, a plethora of small, diverse farming operations and a paucity of nursery, horticultural operations and similar types of agriculture that would depend upon supplemental water supply.

Where supplemental irrigation is necessary in the Township, rain harvesting and gray water irrigation are both viable alternatives to groundwater irrigation, although they are best suited for smaller farms because of the limited capacity to store water. When irrigation is necessary, drip irrigation is a preferred option because it retains a larger percentage of water moisture, reducing the overall demand for water. Farmers can also maximize the capture and retention of precipitation through appropriate conservation methods such as terracing, which can be designed with the assistance of the local Natural Resource and Conservation Service (NRCS). Sufficient groundwater recharge areas are important in West Amwell to replenish the limited supply of water. The Township's low development densities and its successful preservation of open space and farmland have contributed to the protection of these recharge areas.

As a last resort for larger volumes of water supply, farmers have the option to apply to the NJ Department of Environmental Protection (DEP) for water allocation permits. The permits are granted for groundwater extraction that exceeds 100,000 gallons per minute (gpm). Water allocation permits are discouraged in West Amwell because the groundwater supply cannot sustain the depletion of these large volumes of water. However, the SADC secured water allocation permits for two preserved farms in the Township in the event the water use became necessary. These permits are for the Case and Holcombe farms. While the permits are still valid, the wells for the permits have not been constructed as of the date of this Plan.

### 1.4 Land in Agriculture

There are a variety of data sources that describe the characteristics and trends in agriculture on a municipal and county level, including the NJDEP Land Use Cover maps and figures, the US Census of Agriculture and local farmland assessment reports.

The NJ Department of Environmental Protection (DEP) prepares land use cover maps for the entire state every five years. The DEP land use cover maps are based upon color infrared imagery. The purpose of the land use cover maps is to show the general change of land use classifications over periods of time. The land use cover maps include the broadest categories of land uses. According to the 2002 NJDEP land use cover data, over 85% of the Township is within open space, agriculture, or environmental constraints. The same source indicates that approximately 4,024 acres, or 29% of West Amwell's land base is in agriculture. It is important to note, however, that land cover data alone will not give a true indication of all lands in agricultural

<b>Table 2. Land Use/Land Cover Characteristics for West Amwell</b>		
<b>Type</b>	<b>Acres</b>	<b>%</b>
Wetland	1,149.72	8.2%
Agriculture	4,024.38	28.8%
Forest	6,468.50	46.3%
Barren	94.74	0.7%
Urban	2,059.83	14.8%
Water	165.39	1.2%
<b>Total</b>	<b>13,962.56</b>	<b>100.0%</b>
<i>Source: NJDEP 2002 Land Use Cover, (See NJDEP website for definitions)</i>		

<b>Table 3. Land Use/Land Cover Characteristics of the PIG Project Area</b>		
<b>Type</b>	<b>Acres</b>	<b>%</b>
Wetland	835	8 %
Agriculture	3,449	33 %
Forest	4,645	44 %
Barren	79	0.8%
Urban	1,362	13 %
Water	87	0.8%
<b>Total</b>	<b>10,456</b>	<b>100.0%</b>
<i>Source: NJDEP (See NJDEP website for definitions) and West Amwell PIG map</i>		



use, since buildings and other typical ancillary farm functions could be classified in any of the other types of land cover, i.e. forest, urban, water and wetland. The largest land use cover category in West Amwell is forested lands, which represents 6,469 acres, or 46%, of the total land base. In the Township's targeted area for future farmland preservation activity (the PIG project area), the land cover is comprised of 33% agriculture, 44% forest, 13% developed lands, and the remaining is barren, water or wetlands. See Tables 2 and 3 for the land cover figures.

The US Census of Agriculture is conducted every five years. The data reveals a wide range of data on farm uses, farm operators, productivity and expenses. It provides detailed information on agricultural economics that is not otherwise provided in other sources. However, the Census of Agriculture statistics are not disaggregated to the municipal level and only countywide information and trends are provided. Although both the County and Township have lost farmland over the years, the number of farms in Hunterdon County have increased, according to the Census of Agriculture. Table 4 shows that while the size of farms decreased, the total number of farms increased, attributed in large part to the larger number of part-time farmers. (Hunterdon County Farmland Preservation Plan, 2008)

The Census of Agriculture reported that the average size of a Hunterdon County farm in 1987 was 88 acres and decreased to 72 acres in 2002. The median farm size, which is a new definition as of the 2002 Census, indicates a size of 24 acres for Hunterdon County. The 2002 Census further reports that 23%, or 341, of the 1,514 farms in Hunterdon County were less than 9 acres and 70%, or 1,063 farms, were less than 49 acres. While this Census data is only available at the County level, these trends are common to all the farming communities in Hunterdon County, and follow both a statewide and national trend. Census data is not available for West Amwell farm sizes, but the 2008 farmland assessment data reveal a median farm size of 43.9 and a mean farm size of 20.9.

The municipal farmland assessment data is another important source of information because it is based upon forms filed by landowners every year. The farmland assessment data provides useful information on farming types and reported farm income at the municipal level. As of 2006, there were 7,628 acres of land enrolled in West Amwell's farmland assessment program, which is 54% of the total land area. (Note the comparison between this figure and the DEP agricultural cover of 29% in 2002 – and the Township had even *more* farm assessed lands in 2002.) The farms are located throughout West Amwell, but are primarily found in the north and south sections of the Township. (See Figure 1 for the map of farmland assessed properties<sup>1</sup>). The gap in between these two farmed areas is the

<b>Table 4. Agricultural Trends in Hunterdon County</b>		
	<b>1987</b>	<b>2002</b>
<b>Farmland</b>		
Land in farms	123,698	109,241
av size farm	88	72
# of farms	1,398	1,514
<b>Size of farms (ac)</b>		
1-9	258	341
10-49	587	722
50-179	388	328
180-499	119	86
500-999	37	28
>1,000	9	9
<b>Av value of products sold per farm</b>	19,710	27,917
<b>Agricultural Product</b>		
Beef cows (#)	2,787	1,648
Beef cows (farms)	280	109
Milk cows (#)	4,091	718
Milk cows (farms)	102	9
Hogs/pigs sold (#)	5,308	1,623
Hogs/pigs sold (farms)	131	65
Sheep/lambs (#)	3,818	3,815
Sheep/lambs (farms)	194	235
Chickens (#)	n/a	5,382
Chickens (farms)	172	177
Hay (in acres)	26,256	32,265
Hay (farms)	742	649
Vegetables harvested (in acres)	933	747
Vegetables harvested (farms)	112	101
Orchards (in acres)	750	633
Orchards (farms)	129	119
Source: Census of Agriculture 1987, 2002. Prepared by Mosaic Planning & Design, LLC		

<sup>1</sup> All maps are located at the end of the Plan, before the Appendix

<b>Table 5A. Hunterdon County Agricultural Trends (1983-2006)</b>						
<b>Agricultural Type</b>	<b>1983</b>	<b>1990</b>	<b>2000</b>	<b>2006</b>	<b>% Change 1983-2006</b>	<b>% Change 2000-2006</b>
Cropland Harvested (acres)	74,432	74,006	64,653	55,936	-25%	-13%
Cropland Pastured (acres)	8,608	9,015	8,771	8,672	1%	-1%
Permanent Pasture (acres)	19,409	20,216	17,239	16,228	-16%	-6%
Unattached Woodland (acres)	n/a	18,545	23,838	22,751	n/a	-5%
Attached Woodland (acres)	n/a	27,447	24,824	21,001	n/a	-15%
Equine (acres)	n/a	n/a	542	861	n/a	59%
Total for Ag Use (acres)	142,240	149,131	139,867	125,449	-12%	-10%
Total County Land Area (acres)	275,163	275,163	275,163	275,163	0%	0%
Percentage Farmland Assessed	51.70%	54.20%	50.80%	45.59%	-12%	-10%
Total Field Crops (acres)	63,497	59,236	53,150	48,035	-24%	-10%
Total Cover Crops (acres)	533	665	759	448	-16%	-41%
Total Fruit (acres)	624	697	509	638	2%	25%
Total Berries (acres)	111	55	64	87	-22%	36%
Grapes (acres)	107	120	128	97	-9%	-24%
Total Nursery (acres) **	3,621	3,958	3,798	4,019	11%	6%
Total Vegetables (acres)	851	978	1,043	946	11%	-9%
Total Irrigated Farmland (acres)	353	294	395	526	49%	33%
Livestock (number)						
Beef Cattle	9,279	5,667	4,141	3,622	-61%	-13%
Dairy (all)	10,928	5,433	2,069	1,421	-87%	-31%
Horses/ponies	3,356	3,192	3,774	4,299	28%	14%
Ducks	1,684	3,332	4,092	2,852	69%	-30%
Chickens (meat)	41,249	7,056	4,753	2,444	-94%	-49%
Chickens (layers)	112,997	8,873	7,844	9,162	-92%	17%
Sheep	5,893	5,457	4,212	3,497	-41%	-17%
Firewood (cords)	8,713	8,194	3,855	4,111	-53%	7%
Christmas trees (ac)	1,449	1,508	1,406	1,228	-15%	-13%
** includes Christmas trees						

Source: NJ Farmland Assessment, Prepared by the State Agriculture Development Committee and Mosaic Planning & Design, LLC

**Table 5B. Agricultural Trends in West Amwell (1983-2006)**

	<b>1983</b>	<b>1990</b>	<b>2000</b>	<b>2006</b>	<b>% Change 1983-2006</b>	<b>% Change 2000-2006</b>
Cropland Harvested (acres)	4,256	3,554	3,134	2,464	-42%	-21%
Cropland Pastured (acres)	352	343	457	487	38%	7%
Permanent Pasture (acres)	1,534	1,206	1,244	1,267	-17%	2%
Unattached Woodland (acres)	*	1,813	2,106	1,818	n/a	-14%
Attached Woodland (acres)	*	1,696	1,893	1,556	n/a	-18%
Equine (acres)	n/a	n/a	13	36	n/a	177%
Total for Ag Use (acres)	9,059	8,612	8,847	7,628	-16%	-14%
Total Municipal Land Area	14,016	14,016	14,016	14,016	0%	0%
Percentage Farmland Assessed	65%	61%	63%	54%	-16%	-14%
Total Field Crops (ac)	2,234	2,927	2,579	2,260	1%	-12%
Hay	1,130	1,599	1,459	1,278	13%	-12%
All other	1,104	1,328	1,120	982	-11%	-12%
Total Cover Crops (ac)	2	17	0	23	>100%	>100%
Total Fruit (ac)	24	10	9	21	-13%	133%
Total Berries (ac)	25	0	7	2	-92%	-71%
Grapes (ac)	10	6	0	1	-90%	>100%
Nursery (ac)	574	114	244	94	-84%	-61%
Vegetables (ac)	51	63	15	13	-75%	-13%
Total Irrigated Farmland (ac)	8	0	6	0	-100%	-100%
Livestock (number)						
Beef Cattle	328	279	311	266	-19%	-14%
Dairy (all)	1,096	282	415	260	-76%	-37%
Horses/ponies	137	84	116	155	13%	34%
Ducks	50	51	31	2,037	3974%	6471%
Chickens (meat)	259	318	169	155	-40%	-8%
Chickens (layers)	403	200	65	216	-46%	232%
Sheep	149	129	90	118	-21%	31%
Firewood (cords)	614	264	277	308	-50%	11%
Christmas trees (ac)	218	55	100	39	-82%	-61%

Source: NJ Farmland Assessment Data

Calculations by Mosaic Planning & Design, LLC

\* The 1983 Farmland Assessment data utilized a different category for woodlands and reported a total of 2,921 acres of "WoodlandWetland".

Sourland Mountain range, which is a band of forest and forested wetlands in an east-west direction, underlain by the diabase bedrock discussed previously.

For the period 1983-2006, the total Township lands enrolled in farmland assessment decreased by 16% and by 12% for the entire County, as shown on Tables 5A and 5B. For this same period, West Amwell lost 21% of its cropland harvested acreage, whereas the County lost 13% of cropland harvested acreage. West Amwell is therefore slightly ahead of Hunterdon County in terms of percent loss of farmland.

## 2.0 WEST AMWELL'S AGRICULTURAL INDUSTRY

While the preceding section discusses agriculture as a land use, this section discusses agriculture as an industry – its market value and projected trends for the future.

### 2.1 Market Value of Agricultural Products Sold

The Census of Agriculture is perhaps the most important source of information for analyzing the market value of agricultural products. However, since the data is only available at the county level, certain assumptions and hypotheses are necessary to determine the value of agricultural products at the municipal level.

In Hunterdon County, the value of agricultural products has increased steadily over the past ten years. According to the 2002 Census of Agriculture, the Hunterdon County market value for all products sold was \$42,267,000, an increase from \$37,139,000 in 1997. The average value of products sold per farm in Hunterdon County was \$27,917 and was \$25,420 in 1997.

In Hunterdon County, the most lucrative farm operations are nurseries, according to the Census of Agriculture, with a market value of \$24,798,000 in 2002. While no other commodities come even close to these figures in Hunterdon County, the next most profitable types of agriculture include field crops (hay, but no grains/legumes) at \$3,705,000, horses/ponies at \$2,757,000 and grains, oilseeds/beans at \$2,580,000.

With West Amwell's water constraints, nurseries are not suited to the Township. However, West Amwell does have an abundance of hay farms, horses and grains, all of which are particularly profitable countywide. According to local farmland assessment data, the most profitable farm operations in West Amwell are dairy, horses and ducks.

With a countywide farm income of \$42,267,000 and \$27,917 per farm in 2002, the Census reports that the production expenses in Hunterdon County was \$56,629,000 or \$37,453 per farm on average. At first glance, the conclusion is that agriculture is not profitable. However, there are other explanations. One, is that a large number of farmers grow products – especially hay – for their own use and document it as an expense, but do not report it as an income since it is never sold. Second, is that the majority of farmers in Hunterdon County, according to the Census of Agriculture, are part-time farmers and derive their primary income from other jobs.<sup>2</sup> The farm operation is therefore considered a “hobby” or family farm venture. While statistics are not available

<b>Table 6. West Amwell Township Farm Size</b>		
<b>Farm Size</b>	<b>Number</b>	<b>% of total</b>
1-9	37	21%
10-19	46	26%
20-49	45	26%
50-74	16	9%
75-99	12	7%
100-179	13	7%
180-499	4	2%
>500	<u>1</u>	1%
<b>Median Size 20.9 acres</b>		
<b>Mean Size 43.9 acres</b>		
<i>Source: 2008 Farmland Assessment Data Compiled by Mosaic Planning &amp; Design, LLC</i>		

<b>Table 7. West Amwell Reported Farm Incomes * (2008)</b>		
<b>Farm Income</b>	<b>Number of Farms</b>	<b>% of total</b>
\$500-\$999	66	38%
\$1000-\$9,999	91	52%
\$10,000-\$24,999	6	3%
\$25,000-\$49,999	6	3%
\$50,000-\$99,000	2	1%
>\$100,000	<u>3</u>	2%
Total	174	100%
<i>Source: 2008 Farmland Assessment Data, Compiled by Mosaic Planning &amp; Design, LLC</i>		
<i>* The data represents the income reported by farmers for farmland assessment reporting</i>		

<sup>2</sup> See the Hunterdon County Farmland Preservation Plan for a discussion on part-time farmers.

at the local level, the number of part-time farmers in West Amwell is probably 75-90%. The income levels reported in the farmland assessment forms support this high percentage of part-time farming. In 2008, the farmland assessment data indicates 38% of the Township farms reported incomes of less than \$1,000 and 90% of the farms reported incomes of less than \$10,000. Only five farms in the Township reported incomes over \$50,000. (Table 7) It is important to note here that part-time farmers have historically played an important role in agriculture. A brief discussion on part-time farmers is included in the following section.

## ***2.2 Local Agricultural Trends***

Agriculture in West Amwell consists of horse farms, field crops (especially hay), a large, successful dairy farm, and a diversity of other livestock and field crops and some vegetables. The difference between West Amwell and Hunterdon County is that the Township has few nursery crops because of the poor water supply. Also, the Sourland Mountain range in West Amwell is largely forested and for the most part is poorly suited for agriculture due to the underlying diabase rock. This large percentage of forested lands and the lack of water supply uniquely characterize agricultural land use in West Amwell Township.

### **Recent Trends**

Census statistics in Table 4 show a decline of beef cows, dairy cows, and pigs in Hunterdon County from 1987 to 2002. However, hay production increased countywide and sheep, horses, vegetables, and orchards stayed roughly unchanged. Farmland assessment data reveal similar, but not identical, trends in West Amwell Township for the period 1983-2006. The 1983 farmland assessment data in Table 5A reflects West Amwell's leading agricultural industry at that time was dairy with 1,096 dairy cattle. But by 2006, that number was reduced to 206. During that period, the majority of the dairy farms in the Township closed down and were either sold for development or converted to other agricultural uses. Beef cows and pigs also declined in the Township during this period, but, like Hunterdon County, sheep and horses increased. And whereas Table 5A reveals an increase in vegetables and orchards in Hunterdon County, Table 5B shows that they declined in the Township, presumably due to water constraints. One of the largest agricultural changes that occurred in the Township between 1983-2006 is the increase in the number of ducks from 50 in 1983 to over 2,000 in 2006. Horses and hay production also increased during that period. Finally, the number of irrigated farms in Hunterdon County increased 49% from 1983-2006 (Table 5A), but has remained virtually non-existent in West Amwell during that period. (Table 5B).

In Hunterdon County, over half of the farms are operated by part-time farmers according to the 2002 Census. Although there are no specific numbers available, the proportion of part-time farmers in the Township is probably similar and is substantiated by the low reported incomes and the small sizes of the farms. Given this large number of small farms and part-time farmers, it is important to understand the role they play in local agriculture. Part-time farmers contribute significantly to local agriculture. First, smaller farms can produce feed and other products for neighboring farms. Second, the mere presence of local farms provides fresh produce for Township residents. Third, the availability of agricultural products contributes to the growing sustainable movement to remove the middle-person in the distribution process, thereby reducing the "carbon footprint". And, finally, the smaller farms assist larger farm operations in a couple of different ways. Many of the Township farms are leased to full-time farmers who require a minimum acreage to farm due to economies of scale. As one example, a farm operation in West Amwell leases 16 other farms in the Township in addition to its own.

### **Future Outlook**

This complementary system of small and large farms in West Amwell Township is expected to continue. Many large farms have been permanently preserved and the landowners have made long-term investments in their farms. And with the trend in small farms and sustainable farming practices, combined with the large lot sizes in the Township, the small and moderately-sized farms will probably continue. Part-time farmers will continue to dominate agriculture in the Township as family farms. The types of agriculture will continue to include horses, hay production, corn for grain, and a variety of livestock including chickens, beef cows, and sheep, among others. Vegetables and chicken layers may increase, following the small sustainable farm movement. While there is no particular agricultural type that is encouraged in the Township, those that require subsurface



irrigation are expressly discouraged because of the serious water constraints in the community. Other farm products may be introduced or increased in the Township with the help of marketing and technical assistance from local agricultural organizations. While the diversity of products will continue, new marketing opportunities and industrial trends will introduce new and, hopefully, more profitable commodities.

With the local affluent customer base and the metropolitan location, West Amwell and County farmers stand to benefit greatly from direct consumer marketing. According to the 2002 Census of Agriculture, Hunterdon County led the State in the number of farms (313 farms) that sold agricultural products directly to individuals for consumption. The total value of those direct-marketed products, however, was not as high as Burlington and Gloucester counties, something that Hunterdon County farmers might benefit from exploring.

Opening a new opportunity for farmers in southern Hunterdon County, West Amwell Township just recently coordinated efforts to form a new farmer's market in the Township on the property of the municipal building. The market is open during the growing season on Saturdays when the municipal lot is open to residents for garbage collection and recycling. If the market is successful, the diversity of farming in the Township will likely continue and new, small farms may even appear to capitalize on the opportunity.

### ***2.3 Support services***

In addition to the local and regional changes in farming, Hunterdon County has witnessed a decrease in support services over the past couple of decades, affecting the ease and/or viability of some types of farming. The loss of local mills for grains in the County now requires farmers to travel at least 45 miles to prepare their feed. Fewer feed and seed stores also create a problem for some farmers, although seeds are now more readily available via the Internet. Feed stores in nearby Sergeantsville, Flemington and Pennington offer grains for small farms, but do not carry an extensive variety. The sale and repair of farm equipment has also decreased in the last couple of decades, although parts can generally be ordered through the Internet. However, many farmers still find themselves traveling to Pennsylvania to find parts for older equipment. Repair services are available in and around the Township, including D&R Equipment that sells and repairs farm equipment and The Country Mechanic, which offers door to door service for repairs. And, significantly, Tractor Supply, a national chain store that sells feed and farm equipment, recently opened its doors in nearby Raritan Township.

One of the support services identified by the County to be desirable is an accessible certified kitchen. With a new farmers market coming to West Amwell, access to a kitchen would be ideal for many local farmers. Other services that are not available locally include USDA slaughterhouses and organic certification agents. The Salem County NRCS Green Pages is a helpful source for identifying support services and suppliers, but it is not a comprehensive guide for the Central and North Jersey region.

### ***2.4 Other Agricultural Related Industries***

In addition to the above support services for farming, nearby agriculturally-related industries offer specialized assistance and/or markets for various types of farming. Within 3-5 miles of West Amwell Township is an equine hospital that specializes in all aspects of medical care for horses (Mid-Atlantic Equine Medical Center) and a veterinary hospital for all animal types that includes farm visits for all farm animal treatments (Hopewell Veterinary Hospital). Other related industries include local restaurants of which there are many because of the nearby tourist-based communities of Lambertville and New Hope, Pennsylvania. There is no available information which, if any, of these restaurants may be interested in locally grown produce. This might be a worthwhile project for the Agricultural Advisory Committee, or other enterprising organization, to survey the restaurants for their needs and interests.

## **3.0 LAND USE PLANNING CONTEXT**

The use of land for agriculture occurs within layers of public policies, programs and jurisdictions that provide comprehensive land use recommendations. The compatibility of a community's agricultural districts with local, regional and state planning policies is important for their success. Below is a discussion of these public policies and programs.

### ***3.1 State Development and Redevelopment Plan (State Plan)***

The State Plan is a policy plan that targets areas in the state that are suitable for growth and conservation. According to the plan, growth should occur primarily in the State's urban and suburban areas and designated centers, where infrastructure exists or is planned. The Plan includes seven broad-brush classifications of land use densities and design issues, known as "Planning Areas". Policies and objectives are associated with each of the planning areas to achieve the particular goal of that area.

#### **Planning Areas**

The seven "Planning Areas" are:

Urban Planning Area (PA 1) – densely populated urban areas associated with a high degree of development. There are no areas of PA 1 within Hunterdon County.

Suburban Planning Area (PA 2) - located adjacent to densely developed urban areas of the state, however characterized by a more dispersed and fragmented pattern of predominantly low-density, automobile-oriented development. Infrastructure, including water, sewer, transportation systems, etc. are in place or planned for in PA 2. Municipalities should guide the bulk of future growth into PA 2 and minimize development in Planning Areas 3, 4, 4B and 5. Development should occur in more compact forms as centers and/or as infill, rather than continuing to spread out as low-density, land consuming sprawl.

Fringe Planning Area (PA 3) - adjacent to PA 2, but a predominantly rural landscape, though scattered development is also evident. Generally, lacks the major infrastructure systems characterizing PA 2. Water and sewer may be available; however, it is primarily in centers. Municipalities should accommodate future growth in centers and protect rural and environmentally sensitive areas around them. Fringe Planning Area serves as a buffer between PA 2 and the Rural or Environmentally Sensitive Planning Areas.

Rural Planning Area (PA 4) - Large areas of undeveloped land including farmland, woodlands and other vacant property, along with scattered development served by rural roads, wells and septic systems. Future growth patterns should protect the rural features of the Rural Planning Area and locate predominantly in centers.

Rural/Environmentally Sensitive Planning Area (PA 4B) - shares traits and planning policies appropriate to the Rural Planning Area and the Environmentally Sensitive Planning Area. New growth that is accommodated in PA 4B should ensure that natural resources are protected. This planning area is listed as 42 in the chart below.

Environmentally Sensitive Planning Area (PA 5) - contains large contiguous areas of valuable ecosystems, geological features and wildlife habitats. Future growth that is accommodated in PA 5 should be confined primarily to centers and natural resources should be protected.

Parks (PA 6, 8) – Planning Area 6 denotes municipal and county owned parks while Planning Area 8 denotes state owned parks.

The State Plan recommends growth to be channeled to Planning Areas 1 and 2 because of the existence of public infrastructure. In all other Areas, growth should occur in the form of "centers". A center is a core, area of development with infrastructure and a design structure similar to traditional hamlets, villages or small towns.

The Hunterdon County Agriculture Development Board (CADB) worked closely with the Hunterdon County Planning Board and the NJ State Planning Commission to ensure that State planning efforts and the County's Farmland Preservation Plan were compatible. In fact, in Hunterdon County, the CADB's Agricultural

Development Area (ADA) map, which is the prerequisite for all farmland preservation programs, is the principal defining feature of Planning Area 4.

### **Plan Endorsement**

Plan Endorsement is a recognition or “endorsement” by the NJ State Planning Commission that a local, county, or regional plan is consistent with the State Development and Redevelopment Plan (State Plan). Municipalities, counties and regional entities may voluntarily submit their plans to the State Planning Commission. However, in some circumstances, i.e. for certain state grants, plan endorsement is required. According to the NJ Office of Smart Growth, there are many purposes of plan endorsement: to encourage sound land use planning statewide; to support compliance with state agency regulations, programs and policies designed to achieve sound planning; to increase the degree of consistency among municipal, county, regional and state agency plans with the State Development and Redevelopment Plan; and to facilitate the implementation of those consistent plans through coordination among state agency regulations, programs and policies.

The Plan Endorsement process is conducted under the direction and supervision of the Office of Smart Growth in cooperation with relevant regional, state, and federal agencies and the petitioning municipality, county or regional entity(s). State agencies are expected to periodically review and coordinate their plans, programs and regulations to make them consistent with the State Development and Redevelopment Plan and to support participation in the plan endorsement process. West Amwell Township submitted a petition for plan endorsement in 2005.

### **West Amwell Planning Areas and Center Development**

West Amwell Township is located in Planning Areas 4, 4B and 5. (See the State Plan map in the Appendix) The municipalities surrounding West Amwell have similar designations. There are no centers within West Amwell Township. There are a couple of small, historic hamlets, including Mt Airy and Rocktown. However, these hamlets are not considered suitable for infill development, due to the lack of available land and the need to protect their historic character. The centers that function for West Amwell residents are located just outside of the municipal borders - the neighboring village of Ringoes and the City of Lambertville. The village of Ringoes includes a service station and restaurants for local residents. Approximately one third of West Amwell residents are served by the Ringoes post office. And nearly two-thirds of Township residents are served by the Lambertville post office. Lambertville also provides a wide variety of retail and recreational services for West Amwell and has historically been West Amwell’s “downtown”.

West Amwell does not support establishing new centers in the Township given its rural character, the historic character of its existing hamlets and villages and the proximity to nearby centers outside of the Township. The creation of a new center or village within West Amwell is neither desirable for Township residents, nor practical for the economies of the Lambertville and Ringoes centers.

### **3.2 Sourland Mountain Region - Special Resource Area**

In addition to “Planning Areas” and “centers”, the State Plan lexicon includes “special resource areas”. These are geographical areas that share a set of attributes that require special planning techniques. The Sourland Mountain and its environs has been proposed by the County of Hunterdon as a special resource area, and the designation has been included in the West Amwell Master Plan and supported by both the Township Committee and Planning Board. The Sourland Mountain comprises an area of about 90 square miles, spanning seven municipalities and three counties. It is the largest contiguous forest in central New Jersey and is home to a number of threatened and endangered species of plants and animals. In addition to providing a unique habitat, the Sourland Mountain provides drinking water to central New Jersey. The wetlands on the mountain form the headwaters of streams which supply water to Lambertville, and which eventually flow to the intakes of the Elizabethtown Water Company on the Raritan and Millstone Rivers.

The Sourland Mountain region bisects the Township from east to west. It is within this region that the diabase bedrock occurs and is particularly problematic for water supply. The Sourland Planning Council has created a

bottom-up approach to land use management in its region, supported by grants from the NJ Department of Community Affairs (DCA). Public meetings and workshops with municipal constituents were held over the course of a year to identify and recommend land use policies for the region. This grassroots approach to land use management has been welcomed by West Amwell and is preferred over the top-down regulatory programs such as the Pinelands and Highlands programs. West Amwell looks forward to reviewing the land use recommendations of the Sourland Planning Council's Land Use Management Plan (the Comprehensive Management Plan) upon its completion.

### **3.3 Hunterdon County Growth Management Plan**

The Hunterdon County Planning Board adopted a Growth Management Plan (GMP) in 2007 as an advisory document for future land use policies in the County. The foundation of the GMP is a Smart Growth approach to development that directs new construction to areas with public infrastructure and preserves the environs through a variety of public and private preservation techniques.

Of the many planning policies and strategies to manage land use in the County, the following excerpts from the Hunterdon GMP are closely related to agriculture and farmland preservation:

#### *Recommendations for the Future Success of Farming*

- Enhancing agricultural viability
- Non-farm residents' understanding and acceptance of the changing nature of agriculture
- Minimize conflicts between farmers and non-farmers
- Finding common ground between farmer and non-farmer constitutes
- Aging farmers – getting the next generation involved
- Available funding and planning techniques

#### *Carrying Capacity*

*According to the New Jersey State Plan, carrying capacity is defined as “the maximum demand a system can support without serious compromise or collapse.” If we fail to identify and respect the carrying capacity of our natural resources and built infrastructure, we will be faced with potential consequences such as a lack of water, or an inferior road system.*

#### *Preservation Tools*

*Aside from funding mechanisms, municipalities have the unique opportunity to preserve open space and farmland using a menu of land use planning tools. Land use planning tools offer equitable ways of securing open space and farmland through the land development process. These should be actively used to supplement limited funding opportunities. In some communities, literally hundreds of acres of land have been preserved in this way.*

#### *Agricultural Products*

*Hunterdon County is known for its agricultural diversity. County farmers grow grains, hay, vegetables, fruit and nursery stock and they raise farm animals. As relatively small producers, it is difficult for county farmers to compete with corporate farms so direct retailing of agricultural products is optimal for farmers to receive better profits. Encouraging greater market opportunities and reaching out to farmers about such opportunities would facilitate profitability. Farmers benefit financially by selling their products locally. Farm markets are important because they provide farmers the opportunity to sell locally however, additional initiatives are also necessary to increase the opportunities for county farmers to sell their products close to home.*

#### *Agri-Tourism*

*Agri-tourism promotes the use of agricultural amenities and resources, such as open fields, farm houses and buildings, livestock, and other scenic components of the farm for tourism. Besides supplementing the farm income, bringing tourists to the farm may result in increased sales of products produced on-site. Agri-tourism can also benefit local communities by attracting tourists who not only spend time at participating farms, but spend money that supports other local businesses.*

### Marketing

*Hunterdon County's oldest business is agriculture. Yet, over the past few decades, businesses that have located in the county have tended to be nonagricultural in nature. Municipalities should take the appropriate steps to attract businesses that use local agricultural products. At the same time that this gains the community a ratable, it also supports area farmers.*

*The New Jersey Department of Agriculture, Division of Marketing and Development, is host of the Jersey Fresh campaign and is also responsible for other initiatives that promote and support New Jersey agriculture. The division offers free advertising materials to farmers to use for direct marketing. The division is a resource that can be used to identify opportunities that are helpful to agricultural businesses.*

West Amwell's land use policies and farmland preservation program are compatible with the principles espoused in the Hunterdon County Growth Management Plan (GMP), as evidenced by this comprehensive preservation plan, the variety of preservation tools utilized by the Township, and preservation of its environmental sensitive resources.

### 3.4 Sewer and Water Infrastructure Plans

Public water and public sewers are not available for any new construction or farmland in the Township. There are no public sewers in the Township and public water is limited to the Music Mountain residential development at the border of the City of Lambertville. The water line is extended from Jefferson Avenue in Lambertville to Music Mountain Development, as shown on the map in the Appendix. There are no short-term or long-term plans to extend the water line.

### 3.5 Municipal Development Trends

Until the 1990's, development pressure in West Amwell Township was nominal. Local employment opportunities were scant and lower housing costs and property taxes were just a couple of miles away in

Pennsylvania. The regional high school district in West Amwell was also a deterrent to growth because of its sub-standard facility. Beginning in the mid 1990's, this scenario started to change. Large corporate offices were constructed in Hopewell Township, less than 15 miles from West Amwell. And then in 2005, district voters approved a large multi-million dollar renovation to the high school, which has since been completed. These changes, combined with the Township's proximity to both the New York and Philadelphia metropolitan region, have increased local interest and development pressure in West Amwell.

<b>Table 8. West Amwell Township Population Trends</b>				
	<b>1990</b>	<b>2000</b>	<b>2007</b>	<b>1990-2007</b>
<b>West Amwell</b>	2,126	2,383	2,930	38%
Hunterdon County	107,852	121,989	129,348	20%
Delaware Township	4,718	4,478	4,688	-1%
East Amwell Township	4,259	4,455	4,483	5%
City of Lambertville	4,081	3,868	3,744	-8%
<i>Source: NJ Department of Labor</i>				

The population trends in West Amwell and neighboring towns, as shown on Table 8, reveal that the Township grew 38% from 1990-2007, although the bulk of this development occurred between 2000 and 2007. While this growth seems alarming, it is primarily the result of just two single-family developments. With a population of just over 2,000 in 1990, these new developments introduced a proportionately large increase in population. Since the completion of these two developments, the growth rate in the Township has slowed considerably. This is due to the lower zoning densities adopted by the Township and the current economic recession. Once the regional economy improves, development pressure is expected to increase again to a modest level in the higher density zoned districts.

During the same 1990-2007 period, neighboring communities, such as Delaware, declined 1% in population and East Amwell grew only 5%. However, both of these municipalities had populations double that of West Amwell in 1990. And as of 2007, West Amwell still has a considerably smaller population than its neighboring towns, even in spite of its near 40% growth rate.

Land values in West Amwell also increased during its rapid period of growth from 2000 to 2007. A review of appraisal studies prepared for the Township's farmland preservation program reveals that the average per acre value of unrestricted lands in the Township more than doubled from 2000 to 2007, with an increase from \$8,000-\$10,000, on average, per acre in 2000 to \$20,000-\$27,000, on average, in 2007. The restricted value of farmland grew at the same approximate rate. In 2000, the average value of restricted farmland was roughly \$3,000-\$5,000 per acre, which increased to \$8,000-\$10,000 per acre in 2007. While the higher restricted value means a lower easement price for the landowner, it also means that the value of the land is retained – even after it is permanently restricted. The neighboring communities of East Amwell and Delaware experienced similar increases in values during this period, as gleaned from the comparable sales data in the West Amwell appraisal reports.

The loss of farmland in West Amwell during this period of growth is depicted on the NJ Department of Environment Protection (DEP) Land Use Cover maps. By comparing the spatial data in the 1986 and 2002 DEP maps, the loss of agricultural lands can be seen at the Lambertville border where the Music Mountain development now exists and the new development adjacent to the village of Mt Airy. Table 9 shows the percent of land use covers by acreage and percent of the municipality. Figure 8 shows the spatial changes in these land use covers from 1986 to 2002. In West Amwell, the acreage in agriculture dropped approximate 800 acres, or 6% of the Township's gross acreage. Hunterdon County experienced a slightly larger proportional loss of agricultural lands during that same period, with a decline of 19,416 acres, or 7% of the total land area.

<b>Table 9. Land Use/Land Cover for West Amwell</b>				
	<b>1986</b>		<b>2002</b>	
<b>Type</b>	<b>Acres</b>	<b>% of total</b>	<b>Acres</b>	<b>% of total</b>
Wetland	1,097	8%	1,150	8%
Agriculture	4,849	35%	4,024	29%
Forest	6,254	45%	6,469	46%
Barren	35	0%	95	1%
Urban	1,594	11%	2,060	15%
Water	137	1%	165	1%
<i>Source: NJDEP 1986/2002 Land Use Cover, (See NJDEP website for definitions)</i>				

### 3.6 Municipal Planning Policies

#### Master Plan

Land use planning policies and documents in West Amwell Township emphasize agriculture and the protection of the community's rural character. The Township's master plan outlines the importance of protecting farmland and adopting land use regulations that are sensitive to the needs of the agricultural community.

#### Zoning

Local ordinances implement the Township's master plan goals and recommendations through appropriate densities, uses and design guidelines. The districts, densities and approximate proportion of the Township land area (shown in parentheses) below. See the Appendix for the Township Zoning Map.

#### Zoning Districts (with densities and percent of Township land area)

- Sourlands Regional Planning District - 1 unit per 8 acres (30%)
- RR-6 Rural Residential Southern District - 1 unit per 6 acres (25%)
- RR-5 Rural Residential Southern District - 1 unit per 5 acres (20%)
- RR-4 Rural Residential Northern District - 1 unit per 4 acres (15%)
- R-9 Village Residential Zone - 31,250 sf
- LI Light Industrial Zone - 5 acres (<5%)
- R-1A - 1 unit per 2.5 acres (< 5%)
- NC Neighborhood Commercial Zone - 1 acres (< 5%)
- HC Highway Commercial Zone - 2 acres (< 5%)
- LHC Limited Highway Commercial Zone - 1.5 acres (< 5%)



The overwhelming majority of the active agricultural lands in the Township are located in zoning districts with lot sizes of 4-8 acres. This includes the residential zoning districts and the Highway Commercial District. However, there are a few farms located in the Highway Commercial Zone which is a 2 acre density.

### **Municipal Land Use Ordinances and Planning Policies**

The following land use ordinances and master plan concepts have been adopted by the Township and complement its farmland preservation program:

- In 2004, West Amwell amended its land development ordinance to permit noncontiguous clustering, in addition to the existing clustering ordinance. This ordinance was used in a 2004 General Development Plan that preserved three hundred acres of farmland, much of it among the most productive farmland in the Township, known as the Fulper's Home, Stoy and Heifer farms.
- West Amwell has a cluster ordinance that permits lot sizes to be reduced down to 1.25 and 1.5 acres in its large lot residential zoning districts. The purpose of the cluster ordinance is to protect environmentally sensitive lands, open space and agricultural lands. The Township sought the advice of a professional groundwater consultant to assure that the cluster ordinance - combined with a need to provide reserve septic fields - was feasible given the hydrogeology conditions in the Township. In a letter dated April 27, 2007 to the Township, Matthew Mulhall, P.S., M2 Associates, Inc, confirmed that the smaller lot sizes, when part of lower gross density, could adequately dilute the nitrates of wastewater discharged by the development's septic systems. Based upon the recommendation of Township professionals, smaller lots are not exempt from the reserve septic requirement. The Planning Board is now considering changes to the Township's cluster ordinance to maximize the goal of preserving both open lands and farmland. One consideration is to make the cluster ordinance mandatory and to establish a minimum parcel size of thirty acres. Other considerations include the requirement of agricultural buffers, locating development close to existing infrastructure and protecting lands adjacent to existing open space and farmland. Additionally, developers would be encouraged to use the pre-application, informal review process to locate lands most suitable for preservation. The Agricultural Advisory Committee should also be given an opportunity to participate in this informal process.
- West Amwell Township adopted a Right to Farm Ordinance in 1989 and amended it in 1999. The ordinance requires a disclosure in all new deeds where the property abuts farmland, informing the property owner of the typical practices and activities of the adjoining farm. The Township's Right to Farm ordinance is similar to the State Agriculture Development Committee model ordinance. The primary differences are that the Township's ordinance does not mention agricultural management practices or conflicts and mediation proceedings. The Township's Right to Farm ordinance is included in the Appendix of this Plan.
- Loss of land value due to zoning changes is a strongly held concern among farmers. At the same time, subdivisions threaten the existence of the large land parcels that make farming viable. West Amwell Township has taken a number of steps in recent years to update residential development densities in the zoning ordinance, along with other measures affecting development. Creative cluster development standards have been established, which the Township asked to be reviewed by a Professional Hydrogeologist, Matthew Mulhall to ensure their viability. In addition, Mr. Mulhall reviewed the Township's reserve septic standards, designed to ensure long-term groundwater quality. Mr. Mulhall concluded that both ordinances are viable, given the Township's unique and often very restrictive hydrogeology. The Township sought to ensure that standards established would not hinder large landowners, typically farmers, from being able to avail themselves of options to maintain and utilize the value in their land.
- The Planning Board has identified water resource issues as one of the key concerns relating to minimum lot size. The Township recognizes the value of farmland – and farmland preservation – in

protecting water and other natural resources. In addition, farmland acts as a budgeting buffer, helping to limit cost of services and schools that normally occur with residential development.

- A stream corridor ordinance was adopted in 2005 to minimize run-off and erosion around surface water. To protect the ongoing viability of farm operations, agriculture is exempt from these ordinance requirements.
- In 2006, West Amwell revised its wastewater management plan to exclude the entire Township. The revised plan was approved by the NJ Department of Environmental Protection (DEP) in 2008. West Amwell residents were concerned about rapid and widespread growth, which had been facilitated throughout New Jersey by sewerage systems. West Amwell did not have areas suitable for such development and preferred to invest in the long term protection of the area's farmland resources. Since that time, nearly 300 acres of productive farmland that had previously been in the sewer service area on Route 179 have been permanently preserved.
- The Municipal Land Use Law outlines the requirements for a transfer of development rights program (TDR), which includes a comprehensive land inventory, a real estate market analysis, a development transfer master plan element and a development transfer ordinance. The process for creating these programs is both lengthy and costly because of the intricate planning and economic analyses required by law. West Amwell Township discussed and considered implementing such a program as an additional tool in its farmland preservation arsenal. However, the Township Committee and Planning Board concluded that a TDR program is not appropriate for West Amwell for several reasons.

The modest level of development pressure in the Township does not lend itself to administering a costly and time-consuming program such as TDR. Further, since the developable lands in the Township are scattered throughout the municipality, there are no suitable core areas in the Township to either "receive" future development or accommodate a public sewer plant for the development. If a regional TDR program were available, the Township might be interested in sending its development rights to a receiving area outside of the Township. However, for the reasons outlined above and based upon the recommendations of the Township's planners, the Township is not interested in pursuing a local TDR program at this time.

- The Agricultural Advisory Committee (AAC) recently suggested that the Township consider adopting an new agricultural buffer ordinance. The AAC and Planning Board are now discussing the merits of such an ordinance.
- West Amwell considers the impact on the viability of agriculture when addressing the following issues:
  - a. Building requirements & fee schedules in accordance with Department of Community Affairs regulations.
  - b. Fencing
  - c. Wildlife control
  - d. Marketing, packaging, processing
  - e. Accessory uses (i.e. equipment dealers), agricultural sales, home occupations, etc.
  - f. Trespass & vandalism
  - g. Buffers
  - h. Special consideration of agricultural operations when developing ordinances (e.g. Firearms, Stream Corridor, Soil Removal).

### ***3.7 Neighboring Municipal Planning and Zoning***

The boundaries of West Amwell Township are predominantly low density residential and agricultural zoning districts, with the exception of its shared borders with Lambertville. In those areas, both West Amwell and Lambertville share moderate residential densities. The remaining municipal boundaries along the West Amwell border are those of Delaware Township, East Amwell Township and Hopewell Township (Mercer County). All three municipal borders consist of low density residential and agricultural zoning districts. The only exception is a small commercial district on Route 31 in East Amwell, which is across from the West Amwell highway commercial district. For an illustrative depiction of neighboring land uses, see the Hunterdon and Mercer County farmland preservation maps, which illustrate farmland activity on all sides of West Amwell's borders. The maps are found in the Appendix of this plan. Also included in the Appendix is a Township Master Plan map of neighboring zoning districts from 2003.

## **4.0 FARMLAND PRESERVATION PROGRAM**

The NJ State Agriculture Development Committee administers a variety of farmland preservation programs to eligible landowners, pursuant to the State Agriculture Retention and Development Act. In addition, county and municipal programs supplement the State programs. Below is a list of the various programs and West Amwell's involvement.

### ***4.1 Agriculture Development Areas (ADA)***

In 1983, the State Agriculture Retention and Development Act authorized the creation of a statewide farmland preservation and enabled County Agriculture Development Boards to administer countywide farmland preservation programs. Although the state still assumed final approval of the applications, it delegated the most important minimum eligibility requirements— the creation of Agriculture Development Areas (ADA) – to the CADBs.

According to the *NJSA 2:76-1.4*, an Agricultural Development Area must encompass productive agricultural lands which are currently in production or have a strong potential for future production in agriculture. The ADA must be located in a zoning district that permits agriculture uses, is reasonably free of suburban conflicting development and comprise no more than 90 percent of the agricultural land mass of the county as well as incorporate any other characteristics deems appropriate by the County Agriculture Development Board. (§ 2:76- 1.3)

The Act outlines specific factors that must be considered by a CADB for identifying suitable ADAs. These factors include soils, current and anticipated local and use plans and regulations, farmland assessment status, anticipated approvals for non-agricultural development, accessibility to publicly funded water and sewer systems, compatibility with comprehensive and special purpose county and state plans, proximity and accessibility to major highways and interchanges, minimum size of and ADA, landowner sign-up, land within boroughs, towns or cities, inclusion of entire or partial lots and blocks, land ownership, natural and special features, as well as type and distribution of agriculture.

The Hunterdon County ADA criteria was initially developed in 1983 by the Middlesex-Somerset-Mercer Regional Study Council (MSM), a non-profit planning organization now referred to as The Planning Partnership. MSM mapped productive agricultural operations, prime and statewide important soil and highway interchanges. The CADB then adopted criteria for the ADAs and use property lines or boundaries for area limits.

In 1988, the Hunterdon County ADA criteria changed so that the boundaries were based upon tax lots, rather than physical features, making it easier to evaluate and maintain the database with the computer software available at that time. The 1988 ADA map also deducted the areas of new construction that had occurred since the 1983 map. Hunterdon County's ADA criteria have changed little since the 1988 changes. The county requirements are a minimum contiguous area of at least 250 acres; the predominance of prime or statewide important soils; land use that is reasonably free of non-farm development; and the absence of public sewers. Any subsequent changes to the 1988 Agricultural Development Areas (ADAs) require landowner approval.

The Hunterdon County ADA map was recently amended at the request of several municipalities. According to the CADB, the recent interest in ADAs may be due to the increased public awareness of the farmland preservation program. Or, it may be due to the critical loss of farmland that several municipalities are experiencing as a result of development activity. The CADB has approved most of the ADA requests; the changes are pending certification from the State Agriculture Development Committee. West Amwell will also be applying for an amendment to the ADA to include a property on Gulick Road.

Map 6 shows Hunterdon County's ADA boundary in West Amwell and its relationship to farmland preservation activity. The ADA map includes the Township's priority areas and with few exceptions represents the Township's project area boundaries. One minor adjustment in the ADA boundary is now being requested by the Township.

## ***4.2 Preservation Programs and Preserved Farmland in West Amwell Township***

### **County Easement Purchases**

The county easement purchase program was the first farmland preservation program offered statewide, pursuant to the State Agriculture Retention and Development Act of 1983. Hunterdon County purchased its first easement in 1985 and the program has run successfully since that time. With the county easement program, landowners sell the development rights on their farm to the county. When landowners sell their development rights — also known as development easements — they retain ownership of their land, but agree to permanent deed restrictions that allow only agricultural use. The State Agriculture Development Committee (SADC) provides counties with grants to fund 60-80 percent of the costs of purchasing development rights on approved farms. The Hunterdon County Agriculture Development Board administers this program by accepting and ranking applications and forwarding them on to the SADC for approval. Landowners in West Amwell Township had submitted applications repeatedly for this program but did not score well against other applications because of the Township's rocky soils and forested lands. The ranking process was frustrating for both the landowner and the Township, both of which had historically contributed to the cost of the program through the county tax and state bonds. The county easement program is now being phased out and will be replaced entirely by the planning incentive grant (PIG) programs.

### **SADC Direct Easement Purchase**

The State Agriculture Development Committee (SADC) purchases development rights or farmland outright for preservation purposes under its state acquisition program. Under the Direct Easement Purchase program landowners sell the development rights to their land and continue to own and farm the land. This land is permanently deed-restricted for agricultural use. Landowners do not have to be within an ADA if they are making an application directly to the State. In most cases, the State will pay up to 100% of the certified appraised easement value in the direct easement purchase program based on negotiations with the landowner regarding that price. By participating in this program, the landowner still retains ownership of their land, but agrees to restrict land use to agricultural purposes. The Direct Easement Program does not ordinarily receive monetary contributions from the County.

### **SADC Fee Simple**

The SADC also administers fee simple acquisitions through the State Direct Program. A fee simple acquisition involves an entire property being purchased at a price not to exceed the certified market value of the property. In this type of acquisition, the landowner does not retain any rights. The land becomes restricted so that it becomes permanently preserved for agriculture. The property is then resold at auction; the SADC does not retain ownership of the farm. To qualify to participate in this program, the farmland must be within an ADA, be eligible for Farmland Assessment and meet SADC minimum standards. Farms are then categorized for prioritization based on farm size and quality score. There have been 11 farms and over 1,500 acres preserved in the County through this program.

**County Planning Incentive Grants**

The goal of County Planning Incentive Grants (PIGs) is to protect and preserve large pieces of contiguous farmland through the purchase of development easements. This program was introduced in 1999 but was recently revamped with newly amended regulations concerning this program that took effect on July 2, 2007 in an effort to overhaul the process of preserving farms at the county level. The State Agricultural Development Committee (SADC) has updated their rules (N.J.A.C. 2:76-6.3 through 2:76-17A.17) to promote County PIGs to streamline and expand the farmland preservation program throughout the state. This program is operated in a similar way to the Municipal Planning Incentive Grant Program in that it gives the county more flexibility to preserve those farms that meet the specific preservation needs and goals of the county.

In order to qualify for PIGs, an agricultural advisory committee, as which the County Agricultural Development Board (CADB) functions for the county, is necessary. Additionally, the county must maintain a “dedicated source of funding or alternative means for funding farmland preservation.” Both county and municipal applications should correlate with county comprehensive farmland preservation plans. Hunterdon County has developed a *Comprehensive Farmland Preservation Plan* to comply with the newly adopted guidelines and qualify for the County Planning Incentive Grant program.

West Amwell coordinates its own PIG program with the Hunterdon County’s PIG program to assure that applications are not duplicated in the two programs. In addition, the Township and CADB work together in evaluating potential changes to the Agricultural Development Areas (ADA), new project areas and targeted farms.

**Municipal Planning Incentive Grant (PIG) Program**

The SADC established the Planning Incentive Grant Program to provide grants to eligible municipalities to purchase agricultural easements to protect concentrations of farmland in identified project areas. The local municipality and county cover the remainder of the acquisition costs. The PIG program places an emphasis on planning for farmland preservation. To qualify for a Planning Incentive Grant, municipalities must adopt a farmland preservation plan element in their municipal master plan pursuant to the Municipal Land Use Law, a right to farm ordinance, establish an Agricultural Advisory Committee as well as maintain a dedicated source of funding for farmland preservation. Grant recipients have to delineate project areas and develop a list of target farms. The SADC’s new rules for all farmland preservation programs will mean that some farms on existing municipal target farms lists will no longer be eligible for the state cost share.

The West Amwell PIG applications are prepared by the Township’s Open Space Committee, in consultation with the Township’s Agricultural Advisory Committee. The 2007 Project Area is much larger than the 2004 big area and encompasses most of the Township. The reason for this single, large area is to mirror the extent of the Agricultural Development Areas (ADA), thereby maximizing the eligibility of productive farms and soils of prime and statewide importance for the farmland preservation program. The juxtaposition of farmland and open space throughout the municipality and the Township’s successful efforts to preserve them supports this enlarged boundary. Prior to finalizing its PIG program, the Township consults with the Hunterdon CADB to determine if any duplication in targeted farms or ADA conflicts may exist. In 2004, West Amwell participated in the municipal PIG program and successfully used the program to increase the pace of preservation activity in the Township.

**Eight-Year Preservation**

Farmland owners agree to voluntarily restrict nonagricultural development for a period of eight years in exchange for certain benefits. There are two types of eight-year programs: municipally approved programs, which require a formal agreement among the landowner, county and municipality, and non-municipally approved programs, which require an agreement between only the landowner and county. Landowners apply to their County Agriculture Development Board. Land must be located in an Agricultural Development Area, be eligible for Farmland Assessment and meet local and/or county program criteria. Landowners enrolled in both municipally and non-municipally approved programs receive no direct compensation for participating but are eligible to apply to the State Agriculture Development Committee (SADC) for grants that fund up to 50 percent

of the costs of approved soil and water conservation projects. Additionally, those in municipally approved programs enjoy greater protections from nuisance complaints, emergency fuel and water rationing, zoning changes and eminent domain actions.

### **Grants to Nonprofits**

The State Agriculture Development Committee provides grants to nonprofit organizations to fund up to 50 percent of the fee simple or development easement values on farms to ensure their permanent preservation. There are various non profit organizations that are active within the county and take advantage of this opportunity from the SADC. The grants fund up to 50% of the fee simple or development easement purchase on project farms. These grants are obtained through a specific application to the nonprofit grant program and administered through the SADC. Currently the HCADB is working with various nonprofit programs, such as Hunterdon Land Trust Alliance and the New Jersey Conservation Foundation to develop a system for county involvement and contribution to make up some of the 50% shortfall from State funds. The D & R Greenway as well as the American Land Trust are also non-profit groups that work within the County.

### **West Amwell Township Program**

West Amwell Township operates a local farmland and open space preservation program. Development easements, conservation easements and deed restrictions, where land remains in private hands, are the preferred mechanisms of preservation in West Amwell. The Township has acquired easements in advance of county and State closings to protect the land from conversion to development. The Township's Open Space Committee administers the local farmland preservation program and works closely with the Agricultural Advisory Committee (AAC) to solicit and evaluate applications. As of October 2010, there were 5,275 acres of farmland, open space and woodlands that have been preserved in the Township. The preserved lands are a result of traditional purchase of development rights (PDR) programs, planning incentive grants (PIG), direct fee simple, and Green Acres easements. The monitoring of preserved lands in the Township is a function of the easement holder. The majority of the farmland preservation easements in West Amwell are held and monitored by the County. The open space easements are typically held by West Amwell Township. An easement-monitoring program is currently being developed to further safeguard the preserved land.

The Township Open Space Committee seeks out landowners interested in preservation through an annual survey and works with landowners to realize individual preservation programs, combining farm protection with limited building options, agricultural land divisions, purchase of development rights and limited cluster development. For applications involving farmland preservation programs, the Agricultural Advisory Committee evaluates and ranks applications that will be forwarded to the Hunterdon County Agriculture Development Board (CADB) and State Agriculture Development Committee (SADC).

### ***4.3 SADC Strategic Targeting Project***

The SADC / CADB Farmland Preservation Strategic Targeting Project was initiated by the State Agriculture Development Committee in 2003 as a strategic approach to prioritizing farmland preservation investments (that) will insure that all levels of government make the most efficient and effective use of available resources in securing a bright future for farming and the agricultural industry. Portions of the following discussion on the the Strategic Targeting Project were excerpted from the SADC website.

The Project has three primary goals:

1. To coordinate farmland preservation / agricultural retention efforts with proactive planning initiatives;
2. To update / create maps used to target preservation efforts; and
3. To coordinate farmland preservation efforts with open space, recreation and historic preservation investments.

In addition to the above goals, the Strategic Targeting Project identifies preferred preservation areas as those with prime soils and soils of statewide importance in active agricultural use outside of sewer service areas. The



SADC analyzes agricultural soil capabilities, agricultural land use, and sewer service area status to create a proposed priority system to evaluate farmland preservation opportunities and update current ranking policies. The Project is intended to be incorporated as a key component of the Department of Agriculture's Smart Growth Plan, and will be updated periodically to maintain its effectiveness in strategically prioritizing farmland preservation investments.

The Strategic Targeting Project is intended to assist CADBs in updating and creating ADA maps using the latest and best-available data. The Project will help to establish priority areas within ADAs for easement purchases, including Planning Incentive Grant project areas, and assist in achieving 1, 5, and 10 year program targets.

Finally, the Strategic Targeting Project will be critical in coordinating farmland preservation efforts with open space, recreation and historic preservation initiatives. Environmental organizations and government agencies are identifying greenways, greenbelts, viewsheds and other ecologically significant corridors, often encompassing agricultural areas. In addition, recreational interests are proposing and establishing trails and other facilities that impact farmers and the agricultural community. Others are advocating for the preservation of rural historic sites and significant cultural landscapes. The Project will help to determine when farmland preservation agencies should take the lead in preserving important agricultural lands with environmental or historical value, and to identify other ways to accomplish recreational, historical or environmental objectives without serious harm to agricultural activities. The Strategic Targeting Project can also be instrumental in preserving the context of historic sites or scenic vistas without taking farmland out of private ownership or out of production.

West Amwell Township's program is consistent with the SADC Strategic Targeting Project. All farmland preservation applications are located outside of a sewer service area. The Township's PIG criteria also give priority to applications with better farmland soils. The relatively large project area also creates a more competitive program. While the ranking process is performed locally by the Agricultural Advisory Committee, the Committee also routinely consults with the CADB to share application data.

#### ***4.4 Coordination with Open Space Preservation Initiatives***

Open space and farmland preservation efforts are inextricably linked in West Amwell Township. The physical composition of the Township fosters this relationship by its tight inter-weave of forested lands and farmland. These two types of open lands frequently adjoin each other and the preservation of one parcel protects the neighboring parcel from conflicting development. Hunting on public lands and open space also minimizes deer damage to neighboring farms and is encouraged on all restricted open lands. With its experience in easement acquisition and preservation, the Township's Open Space Committee is ideally suited as a partner in the farmland preservation program.

In the past, the Township pursued preservation through the New Jersey Green Acres program because farms in West Amwell did not rank sufficiently high to obtain funding in the traditional farmland preservation program. In those cases, public access was a necessary stipulation of Green Acres for preservation. Where public access is not considered appropriate, and where it is preferable to keep land productive through private ownership, farmland preservation programs offered by CADB and SADC are more appropriate and should be pursued as the first option for preservation. Providing public access on farmland is deemed appropriate as long as the access does not impair the landowner's ability to farm the land. The Twp AAC will work with the Open Space Committee, County recreation and open space interests and Green Acres to anticipate and actively manage public access in relation to active farm fields to avoid or minimize potential conflicts. When possible, these separations are documented prior to preservation (e.g., limiting trail use to a wooded stream buffer along the edge of a farm field as opposed to an existing farm lane between two active farmed fields, or placing fences or appropriate signage in strategic locations). For combined open space and farmland preservation projects, the Township will craft a deed of easement that balances the needs of both programs. In a recent conservation easement acquisition (Stiefel), for example, the deed specifies that hunting is permitted to protect livestock and prevent crop damage. The deed also states that where public access is provided on or near farmland, the deed

restrictions retain the right of the landowner to install barriers and low fences where necessary to prevent use or access by motor vehicles or to protect natural resource features and/or crops and livestock. The Township will consider other language on deeds on an as-needed basis to balance the needs of the farmer with the desire to maintain the open space under active wildlife management.

Unlike many other towns in the County, West Amwell's farms are speckled with forested lands and wetlands. Local officials and landowners recognize this unique situation and the importance of preserving the Township's resources. For this reason, the open space and farmland preservation programs have worked closely together and produced successful results, even though they technically operate independently of each other. Examples of farmland preservation and open space working together include the preservation of the Fulper dairy farms on Rocktown Road that abut the Sourland Mountain forests in the rear. Although the Open Space Committee administers the farmland preservation program, the Agricultural Advisory Committee is responsible for approving program and ranking criteria, and is also involved in establishing the overall policies of the program.

The Greenways Map in the Appendix depicts the close relationship between the Township's farmland and open space projects, as well as their proximity to open space and farmland in neighboring communities.

#### ***4.5 Preserved Farmland in West Amwell Township***

As of 2010, 1,528 acres of farmland has been preserved in West Amwell Township solely through the statewide farmland preservation program. The number of acres by program type is as follows:

County Easement Purchase Program	828 acres
Municipal PIG Program	274 acres
SADC Direct Easement Purchase Program	136 acres
SADC Fee Simple Program	160 acres
SADC Non-Profit Grant Program	130 acres

Table 10 shows the complete listing of preserved farms by program and funding sources. The inventory of both open space and farmland is included in the Appendix of this Plan.

## **5.0 FUTURE FARMLAND PRESERVATION PROGRAM**

The Township will continue to pursue an aggressive farmland preservation and open space plan in the future. The Agricultural Advisory Committee and Open Space Committee work closely with the County Agriculture Development Board (CADB), State Agriculture Development Committee (SADC), the state Green Acres Program and area non-profits to build partnerships and preserve lands.

### ***5.1 Goals, Criteria and Project Area(s)***

West Amwell has established a long-term goal of preserving 50 percent of the total area of the Township. This is a significant and aggressive goal, but one the Township is committed to achieving. While the goal is ambitious, the Township decided it was not necessary to establish specific "preservation" or "growth" areas because every area in the community offered attractive options for preservation. The Township has determined that establishing an artificial "growth" area or center would be inconsistent with West Amwell's rural community character and the goals of West Amwell's Master Plan. While commercial and light industrial growth areas have been identified as part of municipal zoning, these areas are limited in size and are located on or near a state highway. The balance of the Township is a combination of constrained open space and farmland. In an effort to preserve as much of the remaining farmland as possible, the township has been pre-acquiring farmland preservation easements and subsequently applying for reimbursement from the county and state. When feasible, the Township prefers to see protected lands remain in active agriculture production.

To maximize its success in reaching the Township's preservation goal, West Amwell identified a project area to concentrate future planning efforts. The criteria for the project area boundary was the likelihood that the lands

would remain in agriculture in the future and would compete well in County and State preservation programs. Accordingly, the Township used the mapped areas of prime and state wide important soils, the Hunterdon County Agriculture Development Area (ADA) map and the core areas of farmland assessed property to delineate the project area, which is shown on Figure 6. The Township decided to keep these lands together as one project area so that all of the landowners in this area would have an equal opportunity to apply to the farmland preservation program. Unlike many other programs, West Amwell's preserved farms are not clustered in any primary grouping. Any farm that is preserved within the project area will contribute equally to the program's success. The Township's PIG applications utilize the boundaries of this project area.

### ***5.2 Recent and Pending Farmland Preservation Activity***

The Township's SADC PIG program, which was approved in 2004, initially targeted over 900 acres of farmland for preservation. By the end of 2008, over 600 acres of this targeted farmland had been preserved through various farmland preservation programs. Concurrently, other farms have also been preserved through other programs, including the county traditional purchase of development rights (PDR) farmland preservation program and through the Township's Green Acres PIG.

In December, 2007, the Township and Hunterdon County submitted new Farmland PIG applications targeting 750 acres of farmland for preservation in West Amwell. These farms will be pursued through the municipal or county PIG programs or other preservation programs as funding becomes available. By 2010, 130 acres of this targeted farmland was already preserved. As the Township moves closer toward its long-term goal of preserving 7,000 acres in the Township, farmland preservation projects should remain a top priority. Figure 7 shows the location of preserved lands throughout the Township. (See Table 10 for the complete list of preserved farmland)

As of the date of this Plan, the following farmland preservation applications are under consideration and their status is pending:

Nunn – Block 8, Lot 29.01, 30 acres  
 Gulick III – Block 14, Lot 33.05, 16.98 acres

### ***5.3 Farmland Preservation Projections***

The Township developed the following projections for its farmland preservation program, assuming the most favorable conditions for funding, ranking and appraisals. These projections also assume that landowners of the targeted farms will be willing to proceed with preservation, based on Certified Market Values (CMV), as funding becomes available.

- Over a one-year time-frame, it is projected that 17 additional acres of farmland (Gulick III) will be preserved, in addition to a 130 acre targeted farm that was recently preserved. The Township and Hunterdon Land Trust Alliance partnered to purchase the 130 acre targeted farm. It is anticipated this farm will be auctioned and placed back into private ownership within the next year.
- Over a three-year to five-year timeframe, if sufficient county and state funding is available it is projected that the Township will continue to move forward with the preservation of the other farms targeted in the Township's latest farmland PIG application. The amount of farmland that can be preserved in the five-year time frame will depend on the availability of county and state grant funding. Using a fairly conservative estimate of 100 additional acres per year, it can be anticipated that at least 500 of the 750 total targeted acres will be preserved in a five-year time-frame. Depending on local conditions and the availability of funding, additional farms may also be preserved with either SADC or Green Acres funding.
- Over a ten year time frame, if farmland preservation continues at a consistent rate in West Amwell, it is projected that an additional 500 acres would be preserved.

### Table 10. West Amwell Preserved Farmland by Program

October 19, 2010

[illegible]

- In conclusion, it is projected that over the period between the beginning of 2010 and the end of 2017, 1,000 acres of farmland will be preserved with farmland preservation funding. If acquisitions through the Green Acres program continue at the same rate as farmland preservation, either through direct state acquisition or through the Township's Green Acres PIG, the total acreage preserved in West Amwell by the end of 2017 will be over 7,000 acres of farmland and open space, which is the long-term goal established by the Township.
- Farmland preservation will remain a priority for the Township moving forward. In cases where farmland preservation funding is not available for a specific project, Green Acres funding may be used for preserving farms. When preserving farms with Green Acres funds, the Township will seek to encourage the continuance of farming operations on parcels which are suitable for active farming.

<b>Table 11. Farmland Preservation Cost Projections</b>						
<b>Year</b>	<b>Acquisition Goal</b>	<b>Total Project Cost</b>	<b>Estimated Local Cost Share</b>	<b>Estimated County Cost Share</b>	<b>Estimated SADC Cost Share</b>	<b>Other Contributors</b>
1	at least 100	\$1,200,000	\$240,000	\$240,000	\$720,000	TBD
5	at least 500	\$6,000,000	\$1,200,000	\$1,200,000	\$3,600,000	TBD
10	757.37	\$9,088,440	\$1,817,688	\$1,817,688	\$5,453,064	TBD
<i>Source: West Amwell 2010 Municipal PIG Application</i>						

#### **5.4 Funding Policies and Cost Projections**

The Township participates in easement acquisitions with the CADB and SADC and with funding assistance from non-profit and private donations, whenever possible. In the past, West Amwell has received funding from both the SADC and Green Acres Planning Incentive Grant programs and the County of Hunterdon County.

West Amwell's current PIG application includes a ten year plan to preserve a minimum of 750 acres. The estimated cost per acre is \$12,000 based on prior appraisals. Table 11 shows the projected state, county and municipal costs for the ten year plan. West Amwell funding is generated by its own dedicated open space and farmland tax of \$.06 per \$100 of assessed property value. In 2007, the Township tax generated \$317,000. The Township has also made efforts to leverage the local funding by long term borrowing at historically low rates, and short term borrowing to cover costs until reimbursements can be obtained. The Township has also raised sizeable private fund donations for open space acquisitions.

State funding for farmland preservation programs is available through the NJ Garden State Preservation Trust. While funds are currently low, an additional bond referendum appeared on the November 2009 ballot that infused the program with more funds. The State Agriculture Development Committee (SADC) provides funding for 60%-80% of an easement acquisition, based upon a sliding scale. The sliding scale formula commits the State to pay a higher percentage of an easement that has a lower cost per acre.

Another source of funding for West Amwell's Farmland Preservation Program is the Hunterdon County cost-share. Hunterdon County voters have overwhelmingly approved three County Questions (November 1999, 2004, and 2008) authorizing the Board of Chosen Freeholders to implement and continue an Open Space, Recreation, Farmland and Historic Preservation Trust Fund pursuant to P.L. 1997, c. 24. ( N.J.S.A. 40:12-15.1 et seq.) The proposition authorizes the County of Hunterdon to impose an annual levy for an amount or at a rate deemed appropriate for any or all of the following purposes, or any combination thereof, as determined by the Hunterdon County Board of Chosen Freeholders;

- a. acquisition of lands for recreation and conservation purposes;
- b. development of lands acquired for recreation and conservation purposes;
- c. maintenance of land acquired for recreation and conservation purposes;
- d. acquisition of farmland for farmland preservation purposes;

- e. historic preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes; or
- f. payment of debt service or indebtedness issued or incurred by the County of Hunterdon for any of the purposes set forth in (a), (b), (d), or (e) above.

Since the inception of Hunterdon County's Open Space Trust Fund, the Board of Chosen Freeholders has authorized an annual levy not to exceed three (\$0.03) cents per one hundred (\$100.00) dollars of the total County equalized real property value for each County Question. The Board of Chosen Freeholders sets the open space tax levy and amount to be raised each year and may, at their discretion, determine the appropriate amount or rate to be distributed and allocated for each purpose. Any change would require at least one public hearing identifying the distribution of monies governing the County Open Space Trust Fund. Until 2010, the County ranked applications in three separate farmland preservation programs: the Hunterdon County Planning Incentive Grant (PIG), the farmland preservation program for non-profit organizations, and the Municipal Planning Incentive Grant (PIG). In 2010, the Freeholders decided to combine the County, municipal and non-profit farmland preservation programs so that all of the applications are ranked together. The County has set aside approximately 80% of the total dedicate revenue to cost-share on these farmland preservation programs. This amount is expected to be \$2.4 million. The Township's capture of these funds will be solely based upon the quality of its applications as compared to others in the same ranking round.

In the past, Hunterdon County and the municipality, have equally split the remaining costs, typically 20% municipal and 20% county funds. However, the County recently adopted its own sliding scale, requiring a larger municipal cost-share for higher easement values in accordance with the formula in Table 12. This new policy is intended to more evenly distribute County dollars so that municipalities with high easement values do not absorb the majority of county money available.

<b>Table 12. Hunterdon County Sliding Scale</b>	
<b>Easement Value</b>	<b>Percent Increase Municipal Cost-Share</b>
\$5,000 or less	0
\$5,001 to \$7,000	1
\$7,001 to \$9,000	2
\$9,001 to \$11,000	3
\$11,001 and greater	4

West Amwell Township's commitment to farmland preservation funding recognizes that the overall cost of preservation is less than the cost to the community if the farm was developed as houses. Numerous studies across the country have shown that long-term costs of providing infrastructure and services for a residential development exceeds the cost of preserving the land in perpetuity. The most frequently quoted studies have been prepared by the American Farmland Trust. In studies conducted over the past decade, the Trust has shown that farm operations generate more public revenues than they receive in public services. Conversely, residential development is subsidized by the local government for educational and community services, such as police, fire, and rescue. The final analysis is that the fiscal impact of an agricultural easement – even after including acquisition costs – is less costly than the residential development of that same farm.<sup>3</sup>

## ***5.5 Eligibility and Ranking Criteria***

### *Eligibility Criteria*

West Amwell Township will accept any farmland preservation application, regardless of size or quality. This is because the Township wants to give the broadest number of farms the ability to apply. The Township then uses the County eligibility criteria to determine which applications to send to the County and State for approval. The remaining applications are considered for the Township's open space program.

Hunterdon County's eligibility criteria, or pre-requisites, requires that the farm is located in an Agricultural Development Area (ADA), the municipality must share the local cost-share with the County, and the

<sup>3</sup> See *Holding Our Ground*, by Tom Daniels and Deborah Bowers, for an overview of studies related to the cost of community services for development vs preservation.



application must meet the SADC eligibility criteria. In addition, the County has a minimum requirement of 40 acres for all applications, unless they abut preserved farms, in which case there is no preferred minimum.

The State Agriculture Development Committee (SADC) has two types of eligibility criteria: farms that are 10 acres and less and farms that are greater than 10 acres.

For farms that are less than or equal to 10 acres

- Farm must produce \$2,500 worth of agricultural or horticultural products annually
- At least 75% of the property, or a minimum of 5 acres tillable, which ever is less
- That tillable acreage must consist of soils that are capable of supporting agricultural or horticultural production such as Prime and Statewide soils
- Further, the land must have development potential. To determine development potential: The municipal zoning ordinance for the property as it is appraised must allow additional development (at least one residential site beyond what is the site's potential)  
There must be access to the property that allows further development. If that access is only available through an easement, that easement must specify that further subdivision is possible.  
If access is through an easement, and it is subject to ordinances governing allowable subdivisions, common driveways and shared access, it must be confirmed in writing by a municipal zoning officer or planner.
- 80% or more of the soils cannot be classified as freshwater or modified agricultural wetlands according to the DEP.
- 80% or more of the land cannot have slopes greater than 15% as identified by the NRCS soils map 2.2

**OR**

- If the farm does not meet the previous criteria, BUT the land is eligible for allocation of development credits from a transfer of development potential program that has been authorized and adopted by law, then it is eligible to enter the preservation process.

For farms that are greater than 10 acres

- At least 50% of the property or a minimum of 25 acres tillable, which ever is less
- That tillable acreage must consist of soils that are capable of supporting agricultural or horticultural production
- The land must have development potential. To determine development potential: Municipal zoning ordinance for the property as it is appraised must allow additional development (at least one residential site beyond what is the sites potential)  
There must be access to the property that allows further development. In the case that access is only available through an easement, that easement must specify that further subdivision is possible.  
If access is through an easement, and it is subject to ordinances governing allowable subdivisions, common driveways and shared access, it must be confirmed in writing by a municipal zoning officer
- Land that is less than 25 acres must not contain more than 80% soils that are \classified as freshwater or modified agriculture wetlands according to the DEP
- Land that is less than 25 acres, 80% or more of the land cannot have slopes greater than 15% as identified by the NRCS soils map 2.2

**OR**

- The land is eligible for allocation of development credits from a transfer of development potential program that has been authorized and adopted by law

Lands that do not meet the minimum requirements are not eligible for a State cost share grant for farmland preservation purposes.

#### *Ranking Criteria*

West Amwell's ranking criteria for all farmland preservation programs are similar to both the County and State program so that the applications submitted to these programs will be competitive. All three agencies have similar criteria, which includes Soils, Boundaries & Buffers, Local Commitment, and Degree of Imminence of Change. In addition, Hunterdon County includes soil conservation and farmland preservation management in its ranking criteria.

West Amwell Township's ranking criteria are nearly identical to the Hunterdon CADB criteria, with minor adjustments in points in most categories. There are several areas of differences. First, the Township awards points to farmland preservation applications with historic and environmentally sensitive resources that are worthy of preservation. Second, the Township awards a maximum of 15 points for the degree of imminence of change, whereas the County only awards 6. And, thirdly, in this section, the Township substituted the County's negative criteria for environmentally sensitive lands to a positive criterion for a farm that is listed on the market for sale. In summary, West Amwell took the County's easement purchase criteria and tailored it to its needs as a community with many environmentally sensitive resources, most of which are desired to be preserved through one mechanism or another.

The State (Policy 14E), Hunterdon County and West Amwell Township ranking criteria are included in the Appendix of this Plan.

### ***5.6 Municipal and County Farmland Preservation Policies***

Hunterdon County and West Amwell Township share policies governing housing, division and exceptions for preserved farmland, as summarized below.

#### **Housing**

Residential opportunities on permanently preserved farmland are severely limited because the developments rights on the farm have been purchased. However, there are special situations where a new residence may be warranted given the size of the farm and the nature of the operation. For these reasons, the CADB and the SADC permit housing on preserved farmland provided they meet the stringent criteria for "residential dwelling site opportunities", agricultural labor housing, or are located on exception areas. There is one area in regards to housing where the views of the Hunterdon CADB and the SADC differ. The SADC does not permit on-site housing for family members on preserved farms; conversely the CADB feels that this is detrimental to the farming family, as it leaves no opportunity for children to stay on the property to continue farming. The CADB is bound by the state regulations however and is only permitted to approve housing opportunities as allowed by the deed of easement.

#### **Residual Dwelling Site Opportunities (RDSOs)**

SADC regulations permit up to one dwelling unit per one hundred acres of vacant farmland including existing dwellings, referred to as a Residual Dwelling Site Opportunity (RDSO). The allocation of an RDSO must be approved by the CADB and the SADC. The value of an RDSO is evaluated at the time that the property is appraised, early on in the process. After the farm is preserved, the landowner may apply to exercise the RDSO. For RDSO approval, CADB and SADC criteria must be satisfied which generally requires that the RDSO has a minimal impact on the existing agricultural operation.

When farms apply to programs that are governed by CADB oversight and are eligible for an RDSO, the CADB generally tries to discourage RDSO use, but is accepting of those applications that choose that option as long as the applicant understands that the location must be approved by

the CADB when the applicant chooses to exercise the RDSO option.

### **Agricultural Labor Housing**

The requirements for constructing agricultural labor housing are much less stringent than RDSOs, provided the house is for non-family related farm labor. Any number of agricultural units may be constructed on permanently preserved farmland provided at least one tenant/resident actively works on the farm and there are no blood relatives to the landowner residing in the house. Any existing agricultural labor housing that is destroyed may be reconstructed. Once an agricultural labor unit is no longer inhabited by an agricultural laborer, the unit must be vacated. This policy prevents abuse of the program where the units could be rented out to non farm related tenants. When agriculture labor housing issues are brought up before the CADB, the board is extremely scrutinizing of the application because of the high potential for abuse.

### **House replacement**

The CADB is flexible when it comes to housing replacement as long as the applicant is not excessive in the choice for a replacement house. The Board feels that the house should meet the needs for the farm and not create an estate-like situation with an excessively larger footprint than what was there previously. The need for expansion is realized; however the board feels that it should be within reason. The CADB reviews each application on a case by case basis and has no maximum square footage percentage standard.

### **Divisions of Permanently Preserved Farmland**

Due to the agricultural trends over the last few decades towards smaller, more productive farms, there are opportunities for a landowner to divide a permanently preserved farm provided the division is for agricultural purposes and both parcels result in agriculturally viable tracts. An agriculturally viable parcel has been defined as a farm that is of sufficient size and soil quality such that it can accommodate a variety of agricultural uses suitable for the County. The CADB follows the State rules when taking into consideration agricultural subdivision applications and adheres to the criteria as it pertains to the purpose of the subdivision and the resulting parcels remaining agriculturally viable.

The Township advises landowners of the state and county division requirements and 40 acre minimum parcel requirement prior to accepting applications. The intent is to make landowners aware that their property may not be dividable after it is accepted into the program. However, if and when consulted, the Township AAC and governing body would react favorably to division applications assuming the county and state policies were satisfied, the deed of easement restrictions were not violated and the division was for agricultural purposes and resulted in agriculturally viable parcels.

### **Exceptions**

An exception is defined as a specified land area that is excluded from the boundaries of the adjoining preserved lands on the same tax lot. The reason for delineating exceptions is to prevent the deed restrictions from interfering with non-agricultural uses on the property, such as an existing or future residence, garages and other ancillary uses and structures. Both the Hunterdon CADB and West Amwell Township encourage non-severable exceptions around existing dwellings and principal farm buildings. To encourage these exceptions, the Township awards five points to applications and the CADB awards 3 points in the easement purchase criteria. For severable exceptions, the CADB deducts five points for each exception, deducts one point if the exception exceeds the minimum lot size for a dwelling and deducts one point if the size of the exception is more than 5% of the total tract of the farm. Points are added to an application if the applicant agrees to restrict the severable exception to only one residential unit and Right to Farm language is added to the deed of the future excepted lot. West Amwell does not include these specific criteria in its exception policy. It merely states that if a severable exception has a significant impact on agricultural productivity, the Township reserves the right to limit or deny the exception area.

### ***5.7 Administering the Township Farmland Preservation Program***

West Amwell has no staff employees to administer or assist in the development of its farmland preservation program. The administration of the program has been managed by volunteer residents that serve on the Open Space Committee and Agricultural Advisory Committee. When GIS mapping is necessary, the Township may seek the assistance of the County or contract with a consultant to perform the work.

### ***5.8 Impediments to Preservation***

The current impediments to West Amwell's successful farmland preservation program in West Amwell include the availability of State and County funding and Hunterdon County contractual requirements and continued technical assistance:

- West Amwell Township needs a predictable source of county and state farmland preservation funding to plan efficiently for the future and solicit landowner interest. The Township has been able to generate cost-share funds for preservation, but does not know whether county and state funds will be available in the future.
- The County's required option agreement has intimidated landowners from signing the agreements. As a result, owners of valuable, productive farms have withdrawn their applications.
- The Township administers its program largely by volunteers and relies upon the County to prepare GIS maps when needed. Without the help of the volunteers and continued County assistance, the Township's program would be in jeopardy.

## **6.0 ECONOMIC DEVELOPMENT STRATEGIES**

Economic development strategies for agriculture in West Amwell Township are multi-pronged and implemented at all levels of government.

### ***6.1 Agricultural Retention and Recruitment***

At the State level, the New Jersey Department of Agriculture prepares annually a list of economic development strategies to support agriculture in NJ. Selections from the 2008 Economic Development Strategies – as they relate to West Amwell Township - are noted below, followed by the County and Township complementary strategies.

#### **NJDA Economic Development Strategies**

##### Consumer Markets for local fresh produce

Highlights the freshness of New Jersey's locally grown produce and reaches out to the media to encourage the purchase of local products. Quality assurance is critically important and the NJDA offers growers accreditations for food safety certification.

##### New Product Markets and New Consumer Markets

Continue to seek new product markets and new consumer markets

##### Goats and sheep

Promote annual markets for sheep and goats and encourage the production of goat products

##### Support youth programs

Continue to support the New Jersey Junior Breeders' Fund loan program which is helping future generations of agricultural education/FFA students and 4-H members to continue to advance the breeding of purebred livestock and the production

quality of grade livestock.

#### Organic Products and Certification

Continue to administer the organic certification program established in 2006.

Promote and administer cost sharing of organic certification fees for eligible operations, preparing informational brochures and fact sheets, and fully integrating organics into the Department's promotional programs.

#### Equine Industry

Promote the equine industry, which accounts for an estimated 176,000 total acres of farmland, 96,000 of which are directly related to equine operations and 78,000 devoted to pasture and hay production.

#### Agri-Tourism

Promote agri-tourism to offer farmers an important opportunity to generate additional farm income and keep farms economically viable.

### **Hunterdon County Economic Development Strategies**

While Hunterdon County is actively involved in the administration of the county and state farmland preservation program, it is not involved in agricultural retention programs. The CADB supports retention and marketing programs such as agri-tourism and community farmer markets, but is not involved in the preparation or promotion of these programs. The County has suggested its role might be to disseminate educational information and sponsor seminars on farming. The Rutgers Cooperative Extension Service in Hunterdon County has sponsored these types of programs in the past and continues to be involved in public educational programs.

### **Township of West Amwell Strategies**

West Amwell's Agricultural Advisory Committee (AAC) organizes its own economic development strategies for agriculture using a comprehensive approach. The AAC is an advisory group to the Township and as such routinely provides recommendations to the Township Committee and Planning Board for reducing and eliminating obstacles to agricultural viability in West Amwell. The AAC also assists prospective new farmers, reaches out to neighboring Agricultural Advisory Committees, and submits public comment on statewide rules affecting agriculture. In the near future, the AAC will begin addressing issues related to agricultural retention, including cooperative farming and agricultural tourism.

Some of the ongoing activities of the West Amwell Agricultural Advisory Committee (AAC) include:

#### **Data Sharing**

- The Township is compiling a database of available farmland (including private lands that may or may not be currently farmed) and those interested in farming (such as the FarmLink Program). Information on available farmland parcels will be provided to local residents and to local agricultural colleges (and other venues as appropriate) in order to attract new farmers to the area.
- The Agricultural Advisory Committee is compiling a database of local farms, both full and part-time, that sell products directly to the public. This information will include a list of products available, location of the farm, and contact information. The resulting list of farms will be posted conspicuously on the Township website for the use of local consumers. Plans are also being made to compile the data into a directory that can be sent to new residents.

#### Public Education

- The Agricultural Advisory Committee mailed an information letter to all Township residents on the benefits of Farm Assessment and the qualification process. The letter encouraged property owners with six acres or more to pursue the farmland assessment program.
- The Township's high school, South Hunterdon Regional High School, offers an active agricultural program that includes a full-time faculty member specializing in agriculture and a curriculum that offers courses in landscaping, animal science and horticulture. This program is the only high school in New Jersey that includes a full-time faculty member.
- The Hunterdon County Polytech School offers courses in agriculture-related fields.

#### Youth Programs

- South Hunterdon Regional High School sponsors a Future Farmers of America (FFA) organization for students. The club is involved in community events and hosts programs that increase public awareness of the importance of local agriculture. The Township of West Amwell has involved the FFA in various municipal programs.

#### Compatible Land Use Regulation

- The Agricultural Advisory Committee is actively reviewing local ordinances and will be recommending any necessary changes to facilitate farming.

#### Markets

- The Township will encourage efforts by local farmers to establish cooperative, sustainable practices that respond to the needs of local residents who may purchase local produce and other farm products.

In addition to the above ongoing initiatives, the Township is considering additional actions to promote the value of farmland to a community and farming as a viable career. Examples include:

1. Generate recommendations for coordination with neighboring municipalities, the Hunterdon County Agricultural Development Board, and the County Board of Agriculture. Regional agricultural economic development opportunities and policy examination will be explored and coordinated;
2. Surveying farmers and agricultural-related businesses on a periodic basis to help address their economic concerns and requirements.
3. Reviewing existing regulations and ordinances including the Township's Right to Farm Ordinance.
4. Promoting agricultural tourism as a way to supplement farm income and familiarize visitors and residents with agricultural issues.
5. Sponsoring educational forums to discuss agricultural issues and the future of the industry in West Amwell.
6. Developing an agricultural component in Economic Development Plans to recruit businesses that support adjacent farmers (e.g. food processors, equipment suppliers and services).
7. Considering direct marketing, where appropriate, to keep more dollars on the farm (e.g. farmer's markets, pick-your-own operations, farm directories, etc.)
8. Exploring aquaculture, greenhouses, pastured livestock and poultry.
9. Reviewing existing and planned programs for agricultural impacts, both positive and negative (e.g. community and economic development, housing, tax assessment, code enforcement, capital improvements, etc.)
10. Providing technical support for the right to farm beyond the passage of an ordinance to resolve often difficult issues and provide opportunities for mediation.



11. Reviewing site plan and subdivision applications in Agricultural Development Areas to minimize impacts on farms and the agricultural industry.
12. Coordinating recreation, open space, and historic preservation efforts to ensure that these initiatives complement agricultural retention efforts.
  - Assisting new farmers interested in buying or leasing land in West Amwell;
  - Proposing municipal actions to promote agricultural viability;
  - Investigating opportunities for Agricultural tourism; and
13. Coordinating school fund-raising activities to use produce from local farms.

#### Significant Sector Strategies

The West Amwell Township Agricultural Advisory Committee has identified the following most significant sector strategies for agricultural retention and preservation:

1. Work to have *Jersey Fresh*, *Jersey Organic*, *Jersey Grown*, *Jersey Fresh Milk* and *Jersey Fresh Wine* certification of products produced locally, which would help farmers in West Amwell market their products. This would encourage consumption of farm products produced in West Amwell, both locally and regionally.
2. Encourage Community Supported Agriculture (CSA). West Amwell should attempt to attract businesses which would support agricultural products. This is already being done in West Amwell, but on a small scale. Recommend that farmers be encouraged to sell their products to local restaurants and to the public utilizing an already existing West Amwell Farmers Market. Public education and marketing are issues that need to be addressed.
3. Provide a means to recruit Agricultural Industries appropriate to West Amwell (livestock processing, equipment, feed mills).
4. Encourage participation and cooperation with Rutgers Cooperative Extension for new ideas and training and research to help further agricultural development.
5. Continue to actively support 4-H activities and projects in West Amwell. These are our next generation farmers. Community support and public education are important and should be implemented.
6. Consider incentives for part time farmers and young farmers
7. Support Deer Management Programs and develop a program for West Amwell.
8. Continue to actively support and encourage West Amwell's active Agricultural Advisory Committee.

### **6.2 Support Network (Businesses)**

Agriculture in West Amwell, like Hunterdon County, has always been diverse and included a large percentage of part-time farmers. Because of this diversity, it is difficult to predict the farmers' needs. A survey asking for suggested business services or support needs is helpful, but does not produce the most desirous results because many of the farmers have not prepared business plans and are not intimately familiar with business and marketing options. At an earlier time, when agriculture was typically a full-time operation and consisted of traditional livestock, field crops and dairy operations, local granges and the Hunterdon County Board of Agriculture provided regular meetings and well-attended forums to share farming needs and experiences. With today's new, diverse agriculture and the changing characteristics of the farm operator, an equally new forum for information-sharing has become necessary at the local and county levels. While the Township can host

meetings with its own farmers, it would be more productive to have a regional entity administer a program that effectively evaluates the needs of all of the local farmers.

Thus far, local survey results and meetings with local farmers in West Amwell Township indicate the farming community would benefit from future support services that would improved direct consumer marketing. Examples of such services include a certified kitchen, a USDA slaughterhouse, and an organic certification board. But due to the expense and economies of scale, these services should be regionalized. Aside from these general types of support businesses, the need for more specific services can only be determined after a careful analysis of farmers' current and future business plans in both West Amwell Township and the surrounding region. The regional perspective is particularly important because the number of farmers in any one municipality is too small to support a new business. Further, the formal documentation of a regional need would be far more persuasive in luring new services to the area

### ***6.3 Future Trends in Agriculture***

There continues to be a loss of farmland county wise, but West Amwell has preserved many of its large farms. Presently, the economy is strained but West Amwell continues to flourish agriculturally.

1. The current and projected trend is toward small, intensive farming, with many "niche" farming operations. These small, specialty operations have held up well in West Amwell during the current economic downturn.
2. Hay, soybeans, alfalfa, corn and other products are also locally produced. These products continue to have demand both locally and regionally.
3. West Amwell continues with its preservation of farmlands.
4. The current trend is that there are few young farmers to farm – this is county-wide and has not been experienced in West Amwell thus far, yet encouragement and recruitment of farmers needs to be done through public education and recruitment.

Direct consumer marketing in Hunterdon County will likely continue in the long-term given its location and demographics. The number of agricultural markets in the region has increased significantly over the last couple of years. The County Planning Board and Agriculture Development Board have taken an interest in documenting these markets with a countywide brochure. Product demand, however, will always be changing and requires constant monitoring and research to be on the cutting edge of the market. Providing technical assistance and disseminating information is key in this regard. The County Cooperative Extension Service is ideally suited to address these needs.

Agricultural markets require their own marketing strategies to attract prospective buyers. The location strategies are still being tested by West Amwell and other municipalities throughout the State. The Township's first year of an agricultural market at the municipal building was a success. Nineteen vendors participated over a 22 week season. Additional market campaigns in the future will help to make next season even better.

### ***6.4 Agricultural Support Needs and Implementation***

Agriculture in West Amwell will probably continue to follow the trends established in Hunterdon County towards smaller, diverse and perhaps more intensive use farms. Creative marketing strategies will be necessary to capture local and regional markets. Keen insight and knowledge will be essential for identifying the product demand and locating the consumer markets. Technical assistance and model farm plans would go a long way to assist local farmers with these challenging tasks.

Technical assistance from agricultural experts may significantly improve a farmer's competitive edge in the agricultural industry. The Rutgers Extension Service seems to be best positioned to provide this local assistance, but other organizations may be equally qualified. Since every county in the state would benefit from a standardized approach to understanding markets and preparing farm plans, the technical assistance should be

vertically integrated at all levels of government so that information is shared and distributed and not re-invented.

As mentioned earlier, a regional entity would benefit local farmers by initiating programs and discussions about the farmers' needs. Such a program should be readily available to both full-time and part-farmers, who traditionally have long work days, and many of whom hold multiple jobs. Until such assistance is established, the Township will strive to work with its farmers and understand their needs and concerns through meetings, a Township website and workshop initiatives described elsewhere in this Plan.

Direct aid to West Amwell farmers would also occur in the form of equipment dealers, grain processing facilities and livestock auctions that were within close proximity to the Township. The Agricultural Advisory Committee (AAC) supports these new facilities because of the long distance that many farmers have to travel to repair equipment and sell their products.

There are no business associations in Township or the immediate surrounding area. However, if and when these associations are formed, the AAC feels that agriculture should be represented in the organizations since it is an important part of the local economy.

## **7.0 NATURAL RESOURCE CONSERVATION**

The following support services and network are available to landowners for natural resource conservation. Much of the information is derived from the Hunterdon County Agriculture Development Board's Farmland Preservation Plan.

### ***7.1 County/Regional Agencies***

#### **Natural Resources Conservation Service**

The Natural Resources Conservation Service (NRCS) provides assistance to farmers and landowners through conservation programs and technical information for the protection of natural resources. NRCS provides financial assistance for many conservation programs and offers technical expertise in such areas as animal husbandry and clean water, ecological sciences, engineering, resource economics, and social sciences. It also provides expertise in soil science and leadership for soil surveys and for the National Resource Inventory, which assesses natural resource conditions and trends in the United States.

The local NRCS office serving Hunterdon County is located in Franklin Township. Hunterdon County farmers may utilize this local NRCS office for technical assistance related to conservation projects. NRCS will reach out directly to landowners if they know of a farmer who is in need of assistance or can use the guidance of the NRCS staff. The local NRCS office also helps to prepare conservation plans for Hunterdon County farmers. The local NRCS office administers conservation program grants, which offer financial incentives to support conservation projects, including stream riparian buffers and wildlife habitat.

#### **Soil Conservation Districts**

The Hunterdon County Soil Conservation District (SCD) is also located in Franklin Township and provides technical services such as animal waste management, design and construction of erosion control structures and Integrated Pest Management. The SCD will work with farmers to implement conservation plans for a fee. The SCS also annually monitors preserved farms in Hunterdon County to ensure compliance with easement restrictions.

## **7.2 Natural Resource Protection Programs**

Listed below are several natural resource protection programs available for Hunterdon County farmers. These programs are important to all types of agricultural operations. The Township Agricultural Advisory Committee has considered adding these program descriptions and links onto a new AAC webpage. This information and the website could also be distributed in local tax bills and/or other municipal mailings.

### **SADC Soil and Water Conservation Grant Program**

This program provides grants to eligible landowners to fund up to 50 percent of the costs of approved soil and water conservation projects.

### **Federal Conservation Programs**

*Environmental Quality Incentive Program (EQIP):* This program provides technical, financial, and educational assistance to farmers/producers for conservation practices that address natural resource concerns, such as water quality. Practices under this program include integrated crop management, grazing land management, well sealing, erosion control systems, agri-chemical handling facilities, vegetative filter strips/riparian buffers, animal waste management facilities and irrigation systems.

*Conservation Reserve Enhancement Program (CREP):* Under CREP, farmers voluntarily remove cropland along streams, lakes and wetlands from agricultural production and convert the land to native grasses, trees and other vegetation to provide buffers. These conservation buffers slow and absorb runoff, sediment, nutrients, and chemicals from cropland while also creating beneficial wildlife habitat for many species in need.

*Farm and Ranch Lands Protection Program (FRPP):* The Farm and Ranch Land Protection Program provides matching funds to help purchase development rights to keep productive farm and rangeland in agricultural uses. Working through existing programs, USDA partners with State, tribal, or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value of the conservation easement.

### **Other Programs**

The Rutgers Cooperative Extension Service continues to assist Hunterdon's farmers in all areas of farming, including land use regulations, market potential, integrated management systems and sustainable agricultural practices.

New Jersey Department of Environmental Protection administers the Landowner Incentive Program (LIP). This program is designed to help landowners improve, manage and protect habitats of threatened and endangered species. This provides the NJDEP with the assurance that some agricultural lands are utilized for the protection of threatened and endangered species. Many Hunterdon County farmers utilize delayed mowing schedules to allow to minimize disturbance to habitats in the off-growing season.

Wildlife Habitat Incentives Program (WHIP) provides technical and financial assistance for creating, enhancing, and maintaining wildlife habitat. The State Technical Committee for WHIP in New Jersey awards contracts for designated wildlife habitat categories. Since its inception in 1998, WHIP has been a popular program for non-federal landowners interested in wildlife habitat management in New Jersey. (NRCS Conservation Programs)

North Jersey Resource Conservation & Development Council (RC&D), in partnership with the Natural Resources Conservation Service, Rutgers Cooperative Extension, County Soil Conservation Districts, and the NJ Department of Agriculture has successfully leveraged federal monies to help farmers employ land management practices that reduce chemical inputs without

compromising yields.

Farmers in Hunterdon County have also received technical and financial assistance through provisions in Farm Bill Legislation and the Conservation Technical Assistance Program.

For the most part, the natural resource programs seem to meet the needs of West Amwell farmers. But the Township's experience is that the farmers of larger operations are more familiar with the programs; many of the smaller, part-time farmers are not aware of the potential services and benefits of county and state programs. The Agricultural Advisory Committee is trying to address through its public outreach program, including a possible website with resources and agricultural links.

### ***7.3 Water Resources***

West Amwell relies almost entirely upon ground (well) water and surface water for its source of potable drinking water and irrigation. The availability of groundwater, however, is constrained by the Township's hydrogeology. As a result, there are few irrigation wells, if any, in the Township and there are no farmers in the community with state water permit allocations. In the past, as water issues have surfaced in the Township regarding farming or land use regulation, the Township has contracted with water and geology consultants to provide recommendations specific to the Township's geology and water resources.

Recent agricultural trends in Hunterdon County tend towards higher water use for irrigation as well as increased use of temporary and permanent greenhouses. Both uses contribute to the loss of ground water recharge. With the increasing growth throughout Hunterdon County, there is a potential for water resources to become scarce. Farmers in West Amwell may be constrained with water shortages in the future if these scenarios becomes reality. Given the Township's current water constraints, farmers have learned how to overcome these conditions with appropriate farming techniques and agricultural types. This will need to be monitored in the future if conditions change substantially.

### ***7.4 Natural Resource Conservation Strategies***

The North Jersey RC&D, in partnership with the Natural Resources Conservation Service, Rutgers Cooperative Extension, County Soil Conservation Districts and the NJ Department of Agriculture, offers programs to help farmers identify and implement land management practices that reduce chemical inputs without compromising farm yields. Over 14,000 acres in the regional area, including acreage in Hunterdon County, reflect best management practices through this program, such as advocating water re-use where practical, the use of drip irrigation to minimize water waste, contour and no till farming and as well as other techniques designed to minimize pesticide use.

### ***7.5 Waste Management Planning***

The NJ Department of Agriculture has published rules governing animal waste management on farms and provides guidelines for self-certified animal waste management plans. The Hunterdon County Soil Conservation District offers technical assistance for Hunterdon County farmers in the area of Animal Waste Management. Both the County and Township can provide farmers with assistance in the disposal of tires including locations for disposal and other recycling opportunities. Hunterdon County continues to look for ways to expand its role in helping residents and farmers recycle and handle recyclable materials.

### ***7.6 Alternative Energy Planning***

Hunterdon County farmers have started to develop alternative energy sources for the operation of their farms. A notable example of this is the Blew Farm in Franklin Township which has recently installed a solar panel energy system to provide all of the energy requirements for their farm. There are various businesses in Hunterdon County that work directly with landowners to acquire funding to make the initial investment into alternative energy solutions less burdensome on the landowner. Sun Farm Network is one such business located in downtown Flemington. Although there has not been any discussion yet on a possible relationship between this program and local farms, the Township's Agricultural Advisory Committee will participate in future discussions to minimize impacts to active agricultural lands.

West Amwell Township has recently joined a regional cooperative with the City of Lambertville and Stockton Borough to explore bulk purchasing of alternative, sustainable energy sources. Among the priority projects considered is the installation of solar panels on municipal buildings. There has not been any discussion yet on a possible relationship between this program and local farms.

#### 7.7 Outreach to Farmers

The Agricultural Advisory Committee (AAC) is very interested in working with both County and regional agencies to reach out to farmers. The AAC conducted a survey of its farmers two years ago to learn more about their interests in selling farm products. Although the responses were relatively positive, the return rate was limited.

### 8.0 AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION

West Amwell Township's farmland preservation program is a well-balanced program of land preservation and agriculture retention. As of 2010, a total of 5,275 acres of land have been preserved in perpetuity in West Amwell using purchase of development rights programs (PDR), fee simple acquisitions and other easements and covenants. This preserved land includes actively farmed lands, constrained lands that are either part of productive farm parcels or provide buffers for farm parcels, and open space lands that are either currently farmed or are available to be farmed. Although the open space and farmland preservation program are administered separately in the Township, the two land preservation programs complement each other due to the unique, interspersed terrain of woodlands and farmland in the Township. Consequently, preserved open space is a good neighbor for agriculture and provides a buffer around productive farms. Likewise, the public access easements frequently included in open space and some farmland parcels are not considered threatening to farmers, but, rather, are accepted as a necessary component of the preservation program.

The Township's agricultural retention program is equally impressive as its land preservation program. The West Amwell Agricultural Advisory Committee leads the community's efforts to promote agriculture and sustainable farming practices through a variety of programs. These programs fall into the categories of Public Education, Data Sharing, Compatible Land Use Regulation and Marketing and are described in more detail in the previous section on economic development strategies. The Committee operates these programs to assist existing and prospective farmers with the continued viability and profitability of their farms given the current changes in the agriculture industry, current and proposed land use regulations at all levels of government, and the opportunities that continue to present themselves in the Township and regional area.

The Agricultural Advisory Committee could not effectively carry out all of these functions without the assistance of many Boards and agencies, particularly at the Township and County level. The Committee maintains a close working relationship with the West Amwell Open Space Committee, Planning Board and Township Committee. Collectively, these groups all share the common goal of preserving agriculture and the rural character of the community. The Committee also utilizes county and regional resources as necessary for data, mapping, and technical assistance. These resources include, but are not limited to, the Hunterdon County Agriculture Development Board (CADB), the Soil Conservation Service (SCS) and the Natural Resource & Conservation Service (NRCS).

#### 8.1 Sustainable Agriculture

West Amwell's overriding policy in farmland preservation is to promote sustainable farming. The New Jersey Association for Sustainable Agriculture offers the following definition of sustainable agriculture":

"Sustainable agriculture promotes abundant food production while conserving natural resources and preventing pollution. It seeks compatibility with natural systems for raising livestock and crops, and works to restore and enhance historic connections between farms and rural communities. The model for sustainable agriculture is the family farm that provides a diversity of



food that the community considers essential to everyday life. Sustainable agriculture also:

- Promotes local markets, processing facilities and an infrastructure that readily supports the farmer's needs for equipment and supplies;
- Builds soil structure and limits the use of synthetic fertilizers by relying more on nutrient cycling;
- Manages pests naturally with minimal use of pesticide; and,
- Protects and conserves water quality on the farm and beyond.”

## ***8.2 Agriculture Retention and Promotion***

With the development of this Farmland Preservation Plan, West Amwell has identified the following tasks and initiatives to enhance the viability of agriculture in West Amwell Township:

### Technical Assistance and Information Sharing

- West Amwell farmers could benefit significantly from the technical assistance provided by the NRCS and Rutgers Cooperative Extension Service. The services of these organizations are not widely known and may not be accessible to farmers. The Agricultural Advisory Committee should consider hosting workshops and seminars that introduces local farmers to these important organizations.
- The Township Agricultural Advisory Committee should develop its own website, which can function as a clearinghouse of important links and information for agricultural services, workshops and meetings.

### Planning Policies

- The Township's cluster ordinance should include a design guideline specifically for agricultural clusters that recommends that type and location of farmland to be preserved.
- The Township should consider enhancing its buffer ordinance to specifically require a larger buffer for new development that abuts existing farm operations.
- West Amwell could be a model for sustainable agriculture given the variety of local produce and the critical need to protect its groundwater. The Agricultural Advisory Committee and other Boards and Commissions may want to explore this concept as an ongoing project.

### Marketing

- Agritourism is a diversification of farming practices and ancillary activities to attract and engage local and regional visitors. West Amwell shares a municipal border with the City of Lambertville that has a large tourist population. Township farmers could individually or collectively target this seasonal population through local and county chambers of commerce, mailings, brochures and other types of marketing.
- Cooperative or collaborative marketing involves a group of farmers who have agreed to work together over an extended time period to market the agricultural products they produce. They may establish a formal organization or meet informally. The purpose is to pool resources for making large investments in either farm equipment or facilities, or for farm marketing and other needs.
- Direct farm marketing has increased in popularity of the past years as the interest in organic products and sustainability has also increased. In addition to a traditional farmers market, farmers in West Amwell may be interested in market (roadside) stands for small volumes of produce, or cooperatives that host markets for a collective group. Larger, urban markets in New York City and Philadelphia are

also an option for large volumes of produce. Local restaurants that feature locally grown produce are also a good market for all size farms.

- Value-added products are defined as raw products grown by a farmer and modified or enhanced so that it turns into a product with a higher net worth. Examples of value-added products include jellies and jams, pickles, salsas, flower arrangements, dried herbs, sachets, and wreaths. By selling both the raw product and its corresponding value-added product, e.g. cucumbers and pickles, the farmer doubles the type of products for sale and benefits from the increased sale price of the value-added product.
- Marketing agricultural products through the Internet is an increasing popular way to sell goods. Basic information on creating websites, on-line transactions and packaging goods are necessary for Internet Marketing and are easily available through published literature, the Internet and other sources.

#### Water Needs

- For farmers that want to expand into vegetables, nurseries and other agricultural types that require more water than is naturally available, water harvesting is a viable option for the small farms. Water harvesting is the deliberate diversion of rainwater into a container for watering crops. The most common way to harvest rainwater is through roof catchment areas, including the roofs of houses, barns and other smaller structures specifically designed for catchment. Water harvesting is best for smaller farms because of the relatively small volume of water it generates and because a large-scale project might divert rainwater away from its natural recharge area.

#### West Amwell's Vision for Agriculture

The vision for agriculture in West Amwell is a community with over 50% of its land base preserved in perpetuity as open space or farmland. The farms are owned by both full-time and part-time farmers, which is a beneficial and cordial relationship. Farm owners have successfully taken advantage of regional and Internet marketing programs and the farm businesses are thriving and profitable. Agriculture in the Township continues to be a variety of livestock, field crops and produce and is sensitive to the Township's limited groundwater supply. Area residents take pride in buying locally, increasing the sustainability and viability of the community's farms.



**Figure 1**  
**2002 Land Use/Land Cover**

**West Amwell Township**  
**Hunterdon County, NJ**

**February 2009**

**Legend**

- Urban or Built-Up Land
- Agriculture
- Forest
- Water
- Wetlands
- Barren Land

0 0.5 1 Miles

Map Scale = 1:48,000  
1" = 4,000'

Mapping Prepared by:  
Michael P. Bolan, PP/AICP  
Data Sources:  
Hunterdon County GIS  
New Jersey Geographic Information Network





# **Figure 2** **2002 Land Use** **Land Cover** **West Amwell Township** **and Surrounding Towns** **Hunterdon County, NJ**

**February 2009**

## **Legend**

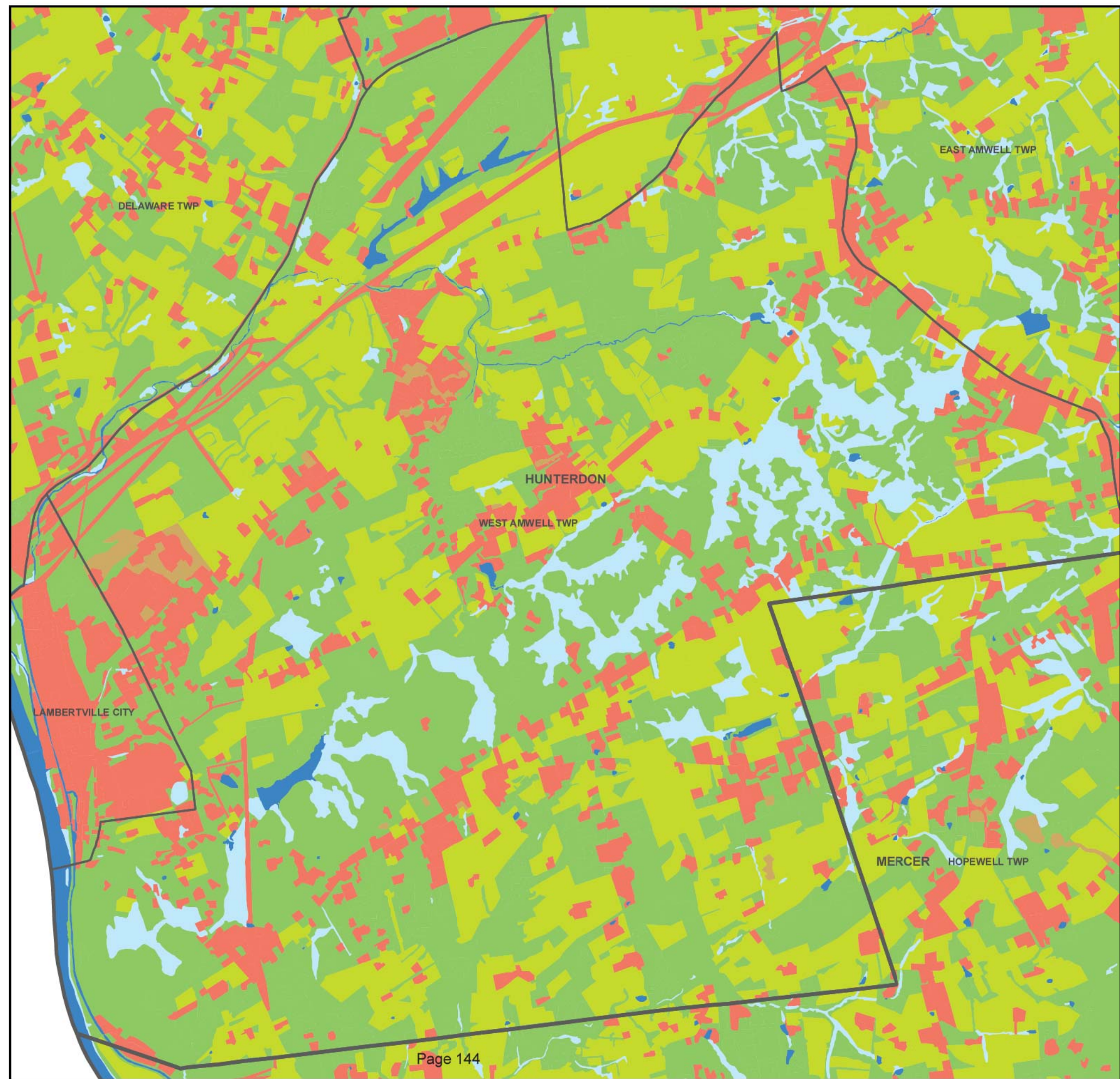
- Urban or Built-Up Land
- Agriculture
- Forest
- Water
- Wetlands
- Barren Land

0 0.5 1 Miles

Map Scale = 1:48,000  
 1" = 4,000'



Mapping Prepared by:  
 Michael P. Bolan, PP/AICP  
 Data Sources:  
 Hunterdon County GIS  
 New Jersey Geographic Information Network





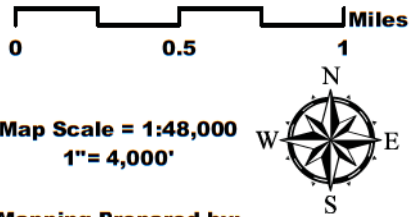
**Figure 3**  
**2002 Land Use/Land Cover**  
**PIG Project Area**

**West Amwell Township**  
**Hunterdon County, NJ**

**February 2009**

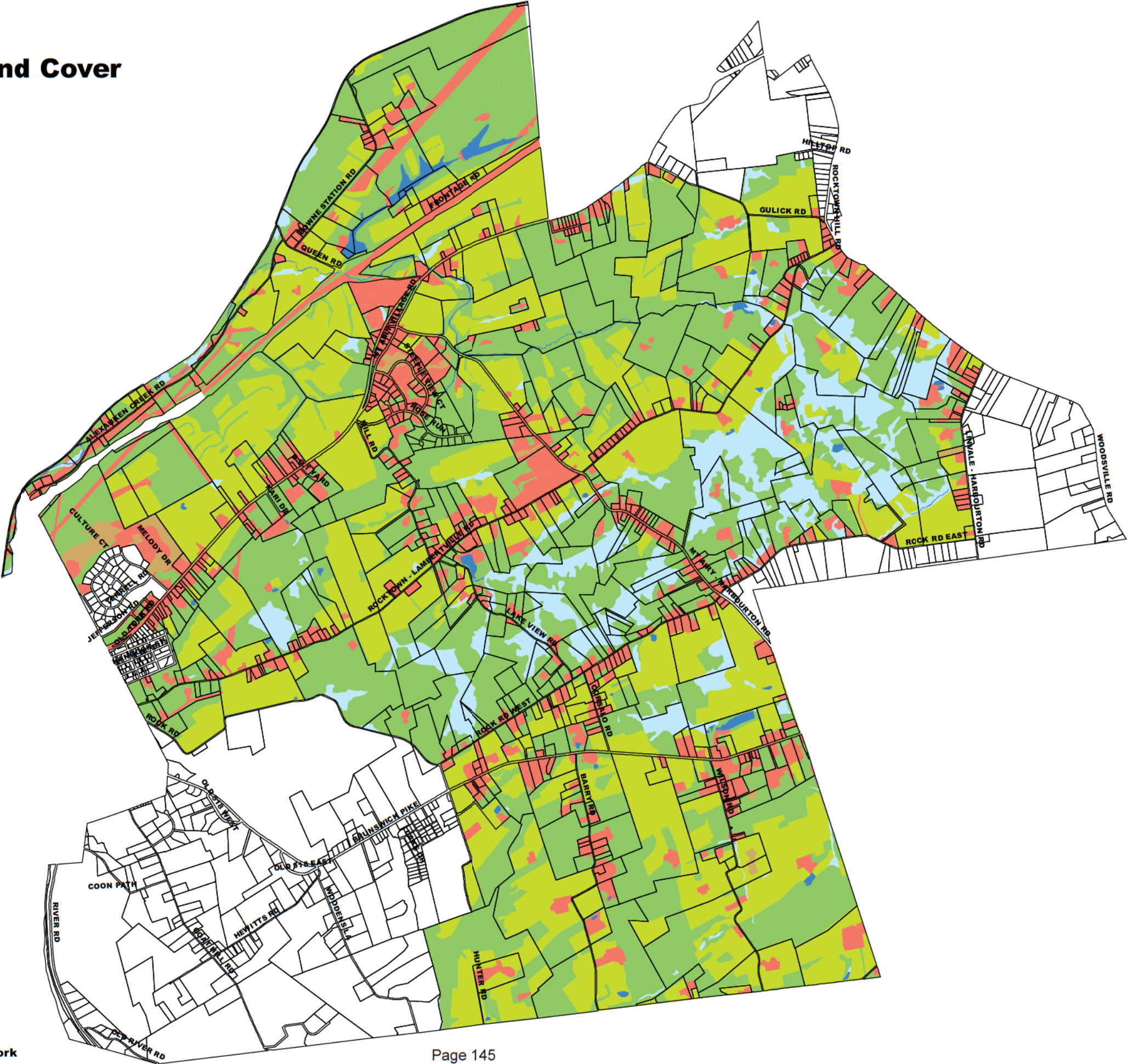
**Legend**

- Urban or Built-Up Land
- Agriculture
- Forest
- Water
- Wetlands
- Barren Land



Map Scale = 1:48,000  
1" = 4,000'

Mapping Prepared by:  
Michael P. Bolan, PP/AICP  
Data Sources:  
Hunterdon County GIS  
New Jersey Geographic Information Network





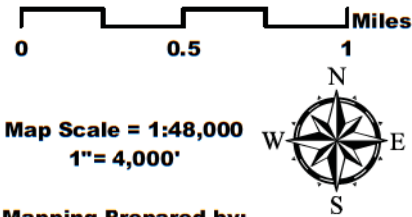
**Figure 4**  
**Prime and Statewide**  
**Important Soils**

**West Amwell Township**  
**Hunterdon County, NJ**

**February 2009**

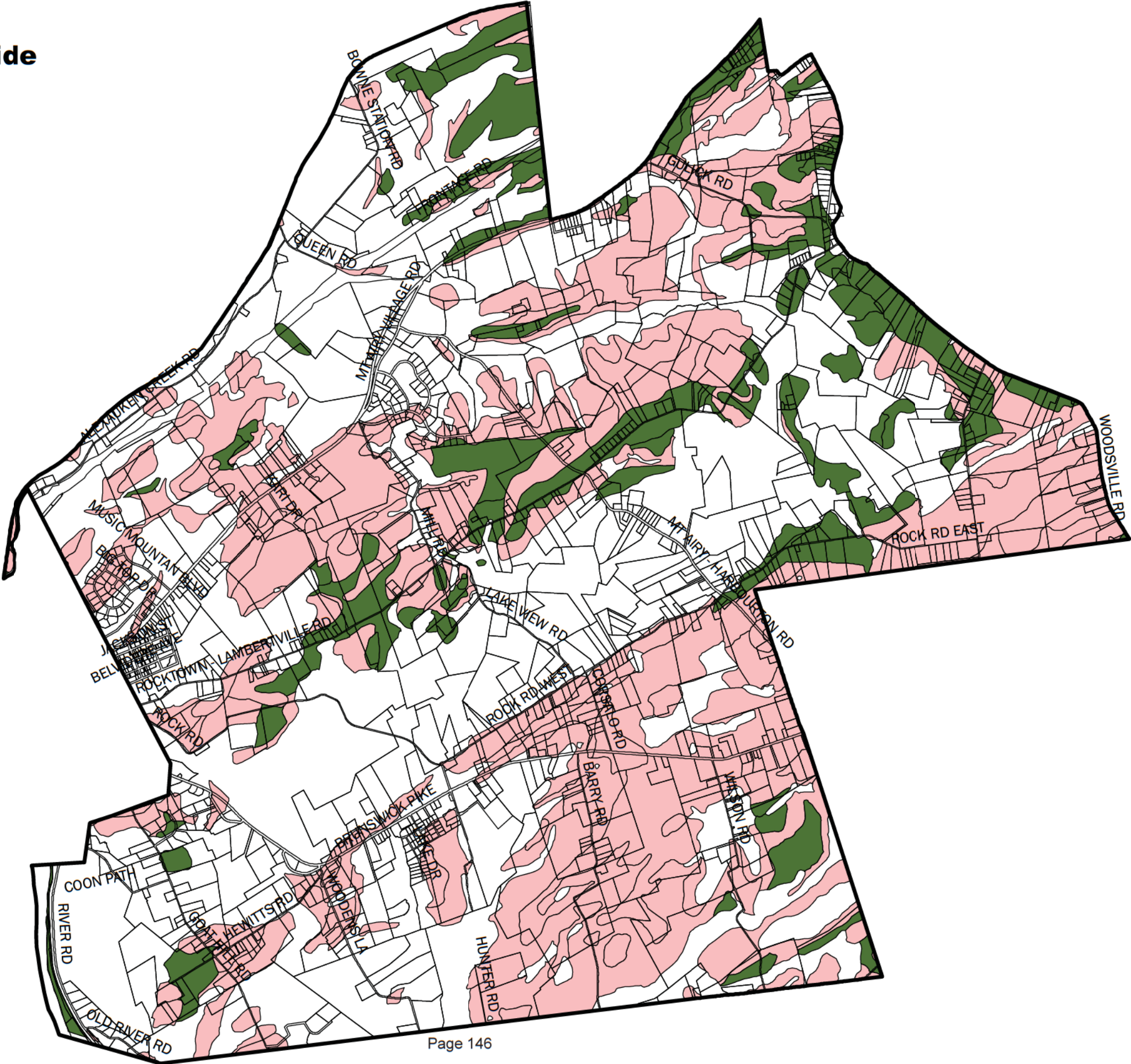
**Legend**

- Prime
- Statewide Important



Map Scale = 1:48,000  
1" = 4,000'

Mapping Prepared by:  
Michael P. Bolan, PP/AICP  
Data Sources:  
Hunterdon County GIS  
NJ NRCS





**Figure 5**  
**Prime and Statewide**  
**Important Soils in**  
**Active Production**

**West Amwell Township**  
**Hunterdon County, NJ**

**Legend**

Prime

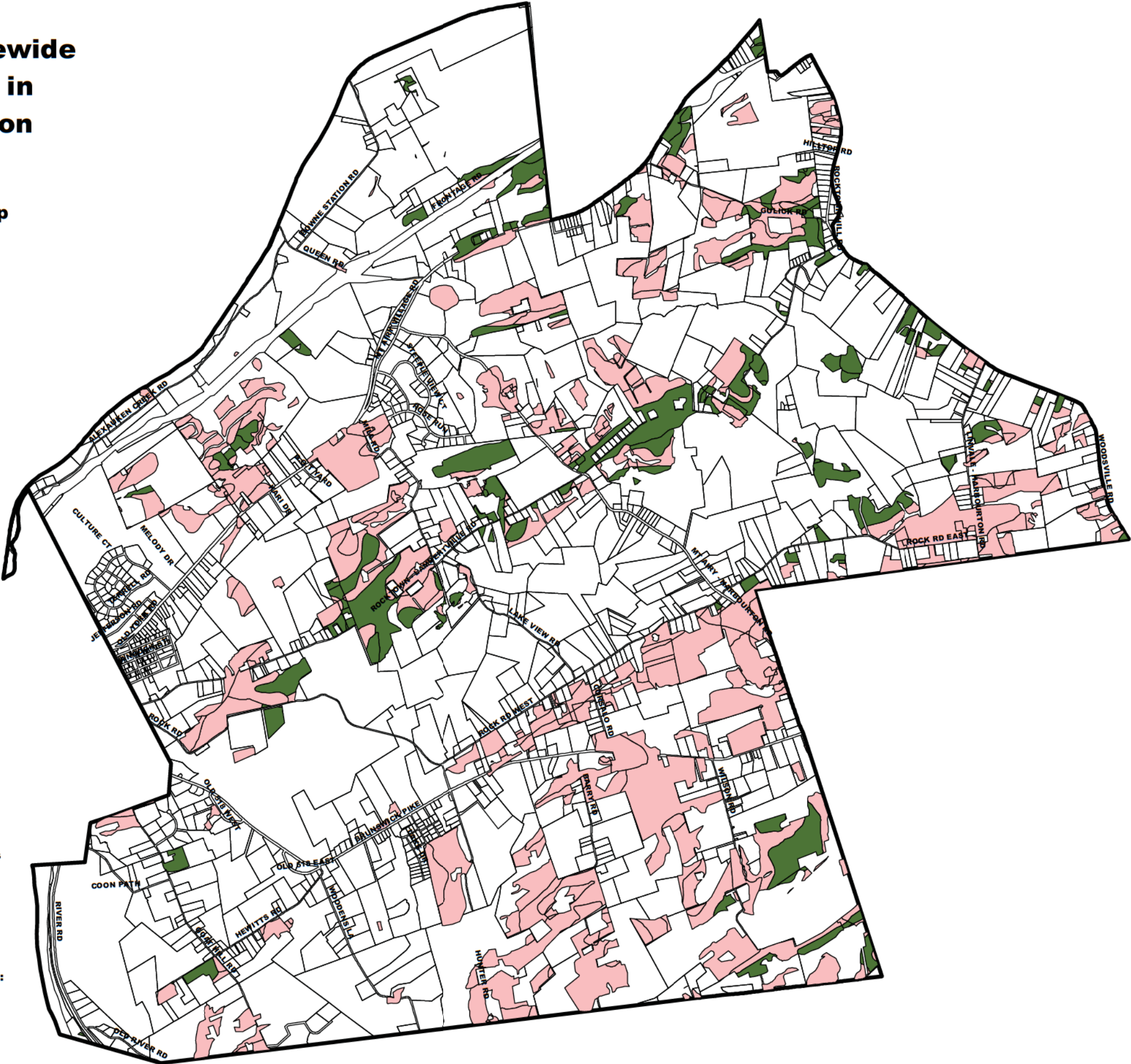
Statewide Important

0 0.5 1 Miles

Map Scale = 1:48,000  
1" = 4,000'

N  
W E  
S

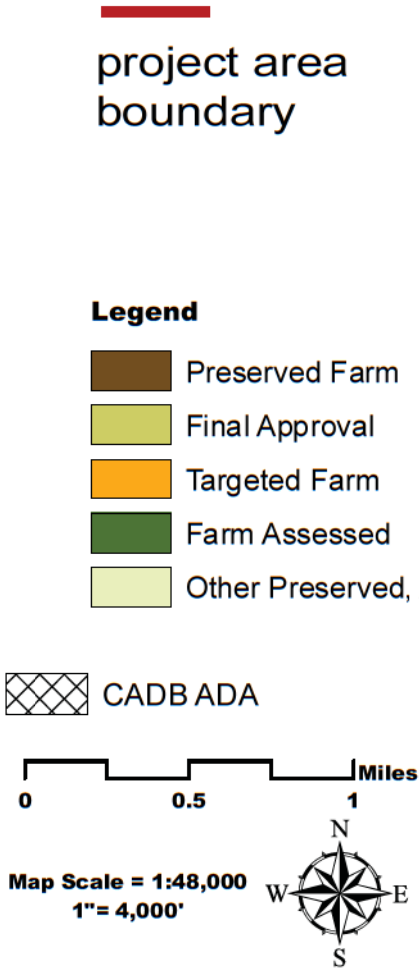
Mapping Prepared February 2009 by:  
Michael P. Bolan, PP/AICP  
Data Sources:  
Hunterdon County GIS  
NJ NRCS



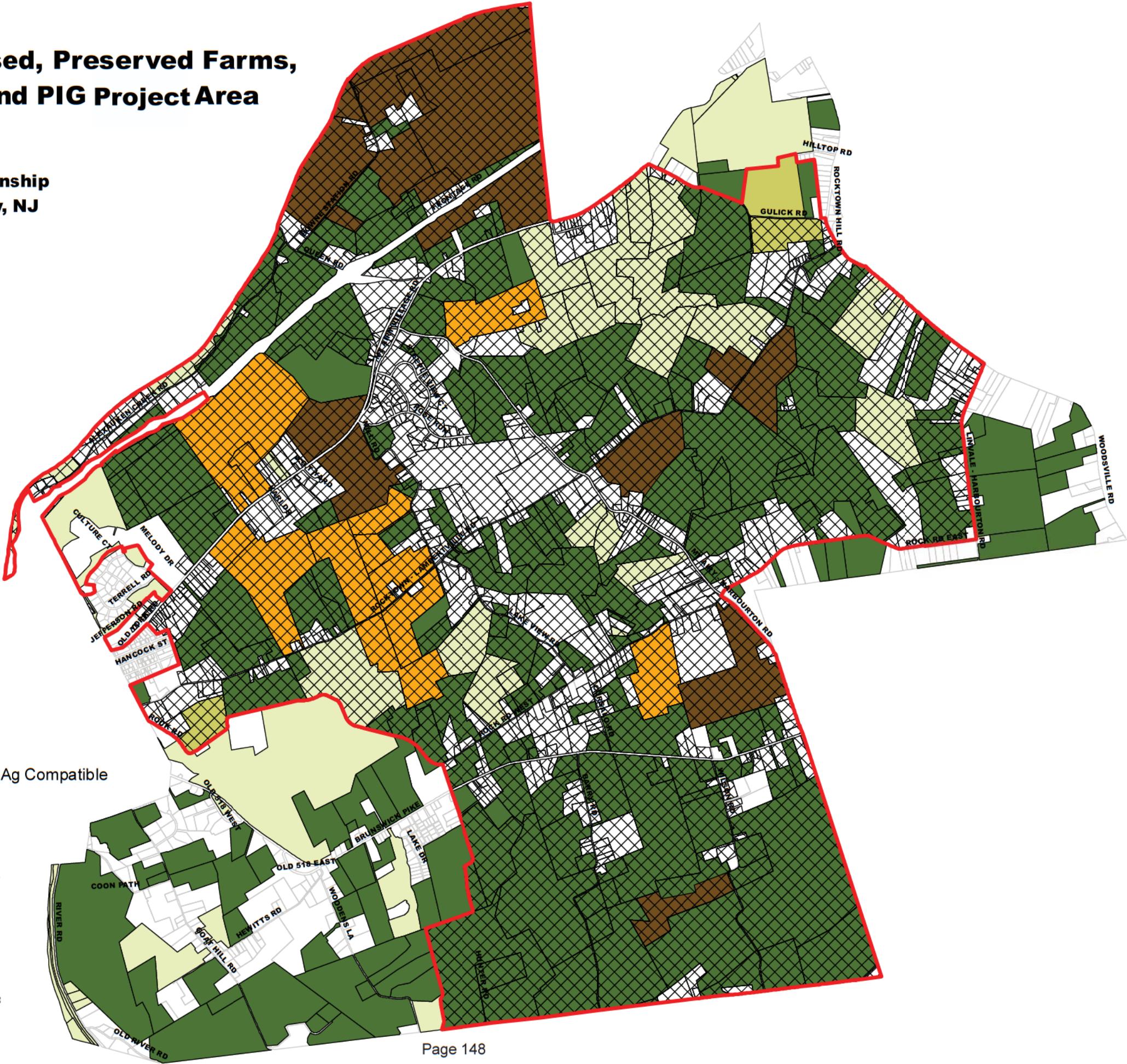


**Figure 6**  
**Farm Assessed, Preserved Farms,**  
**CADB ADA and PIG Project Area**

**West Amwell Township**  
**Hunterdon County, NJ**



Mapping Prepared February 2009 by:  
Michael P. Bolan, PP/AICP  
Data Sources:  
Hunterdon County GIS





**Figure 7**  
**Preserved Farmland and**  
**Other Preserved Open Space**

**West Amwell Township**  
**Hunterdon County, NJ**

**Legend**

- Preserved Farm
- Farms w/ Final Approval
- Targeted Farm
- Other Preserved, Ag Compatible
- Twp Prop., Easements and Board of Ed.
- Private, No Public Funding

0 0.5 1 Miles

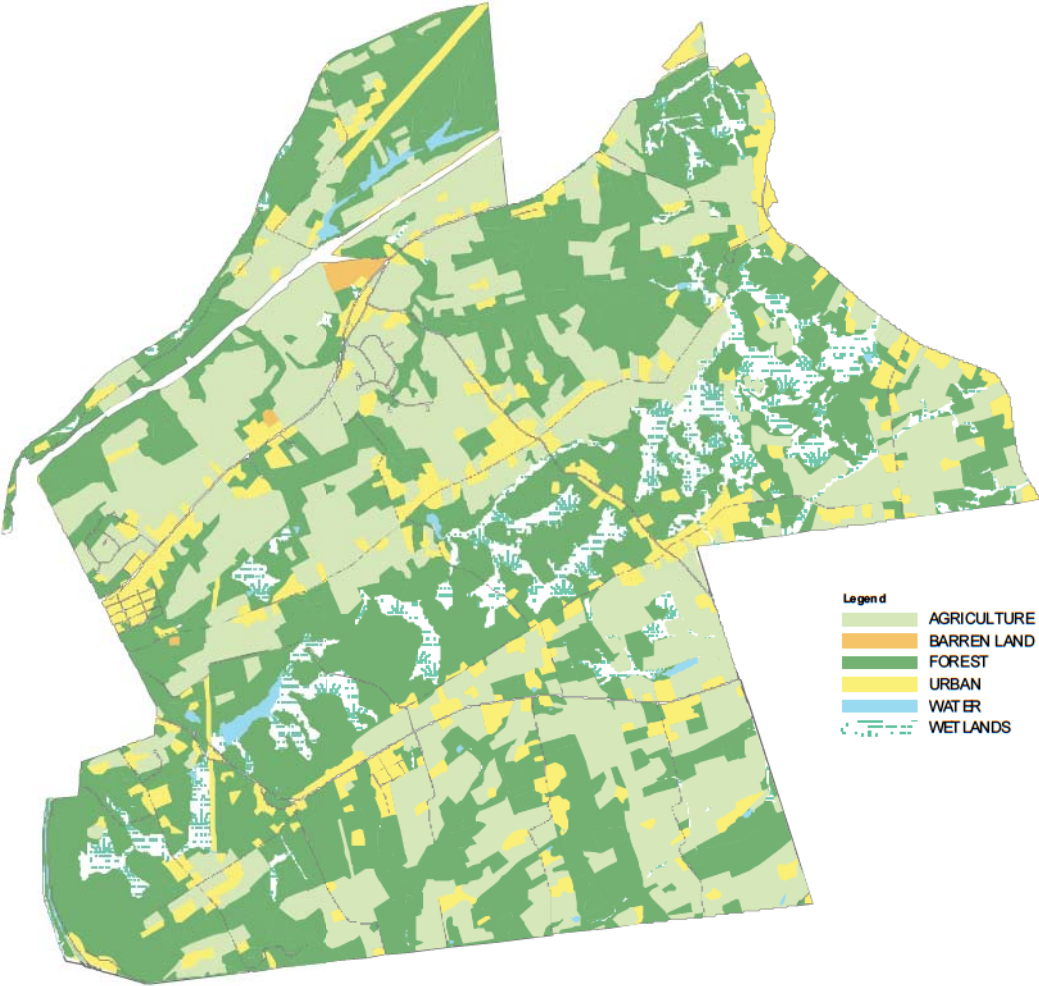
Map Scale = 1:48,000  
1"= 4,000'

Mapping Prepared February 2009 by:  
Michael P. Bolan, PP/AICP  
Data Sources:  
Hunterdon County GIS





Figure 8. Land Use Covers in West Amwell Township 1986 and 2002



1986 Land Use Cover - West Amwell Township



2002 Land Use Cover - West Amwell Township

Source: NJ Department of Environmental Protection (DEP), with mapping assistance from the State Agriculture Development Committee (SADC)

## **Appendix**

2010 West Amwell Agricultural Advisory Committee

Hunterdon County Easement Purchase Criteria

West Amwell Township Easement Purchase Criteria

West Amwell Preserved Lands Inventory

State Plan Map

West Amwell Zoning Map

West Amwell Right to Farm ordinance

Farmland Assessed Properties in West Amwell Township

West Amwell Existing Land Use Map

West Amwell – State Plan and Adjacent Zoning Map

Garden State Greenways Map

Mercer County Farmland Preservation map

Hunterdon County Farmland Preservation Map

West Amwell Tax Map of Music Mountain Estates (delineating public water line)



**West Amwell Township  
Agricultural Advisory Committee, 2010**

Chester Urbanski, Chair

Betty Jane Hunt

Bill Kiriluk

David Miller

Greg Sappington

# Hunterdon County Agriculture Development Board

## Farmland Preservation Program

### County Planning Incentive Grant (PIG)

#### Easement Purchase Criteria

#### 9/13/07

The Hunterdon County Agriculture Development Board (CADB) adopted the following criteria on September 13, 2007 for reviewing County Planning Incentive Grant applications in accordance with the Agricultural Retention and Development Act N.J.S.A. 41C-11 et seq. The summary of the criteria with their relative weights is shown below. For more information on the rules and regulations governing County easement purchase criteria, please contact the CADB office at 908.788.1490.

### Summary

Factors which determine the degree to which the purchase would encourage the survivability of the municipally approved program in productive agriculture. (N.J.S.A. 4:1C-31b.(3))

1.0 SOILS	Weight 30
2.0 BOUNDARIES AND BUFFERS	Weight 20
3.0 LOCAL COMMITMENT	Weight 13
4.0 SIZE AND DENS	Weight 24
5.0 SOIL CONSERVATION AND FARM PRACTICES MANAGEMENT	Weight 18
Degree of imminence of change of the land from productive agriculture to nonagricultural use (N.J.S.A. 4:1C-31b.(3))	Weight 6
Ranking process for preliminary approval	n/a
Exceptions	Weight +3 to -25
Total Weight	89 to 114

---

### County Planning Incentive Grant Criteria

Encouraging the Survivability of Productive Agriculture

1.0 SOILS - Weight 30

**NOTE: Any application receiving a soil score less than 10.0, will be assessed a five point deduction from its soil score.**

Formula:

% Prime soils x 30	=
% Statewide soils x 20	=
% Unique soils x (0 or 25*)	=
% Local Soils x 10	=

Total weight = the sum of the categories

*\*If a designated unique soil is not being used for its unique purpose, no points will be assigned.*

## 2.0 BOUNDARIES AND BUFFERS - Weight 20

The weights reflect differences in the permanence of agricultural buffers and the effectiveness of other buffers in reducing the negative impacts of nonagricultural development.

The following weights have been assigned:

1. Deed restricted farmland (permanent)	20 points
2. Deed restricted wildlife areas, municipal, county, or state owned parcels	18 points
3. Streams perennial) and wetlands	18 points
4. Cemeteries	16 points
5. Parks (passive recreation)	14 points
6. Military installation	14 points
7. Golf Course (public)	14 points
8. Eight year programs and EP applications	13 points
9. Highways (limited access)/Railroads	10 points
10. Farmland (unrestricted)	6 points
11. Woodlands	6 points
12. Parks (high use)	5 points
13. Residential developments (less than six acre lots)	0 points
14. Commercial	0 points
15. Industrial	0 points
16. Schools	0 points
17. Other (Value determined on a case by case basis)	0 points

Formula: The weight of each buffer is multiplied by its percentage of the entire perimeter of the farm. All of the individual scores are totaled for a final score.

## 3.0 LOCAL COMMITMENT - Weight 13

Priority will be given where municipal, county, regional and state policies support the long term viability of the agricultural industry. Factors indicating support:

- 3.1 Municipal actions that promote agricultural preservation and agricultural viability.
  - a. Farm businesses/agritourism are promoted in the municipal master plan (1 point)
  - b. Municipality has previously approved eight year programs. (1 point)
  - c. Development easements have been purchased in the municipality. (1 point)
- 3.2 There is sewer or other growth leading infrastructure serving the premises.
  - Yes \_\_\_\_\_ (0 points)
  - No \_\_\_\_\_ (1 point)
- 3.3 Right to Farm Ordinances  
The Right to Farm Ordinance requires a developer and/or landowner who plans to build or sell a dwelling in an agricultural area to inform through their agent, prospective purchasers of the existence of the Right to Farm Ordinance and the protection it grants to agricultural operations. This notification is included in the deed and recorded.  
(4 points) (Liaisons are required to provide a copy of the ordinance).
- 3.4 The municipality actively supports the reduction of animal damage to farmland by having an animal damage control plan or other means to control wildlife damage.

(0 to 5 points)

The municipality shall identify all municipally owned parcels, greater than 5 acres, by block and lot number and explain the type of animal damage control plan for each parcel (if applicable).

4.0 SIZE AND DENSITY - Weight 24

Individual applications are scored on both size and density with a maximum score of 12 points awarded for size and a maximum of 12 points awarded for density for a maximum total combined score of 24.

4.1 Size (12 points)

Points are based on the size of each individual application relative to average farm size in the respective county according to the latest U.S. Census of Agriculture. Points will be awarded for size up to a maximum of 12 as follows:

$$\begin{array}{l} \text{Points} \\ \text{Awarded} = 12 \quad \times \quad \frac{\text{Size of individual application}}{(2 \times \text{county average farm size})} \end{array}$$

*The factor "2" encourages counties to enroll farms above average in size.*

4.2 Density (12 points)

The density score will be awarded based on the following:

The application which is not reasonably contiguous (within one-half mile linear distance) with another development easement purchase application approved by the Board and received by the Committee, lands where development easement have already been purchased, other permanently deed restricted farmlands, farmland preservation programs and municipally approved farmland preservation programs in the project area will receive (0) points. One point (1) will be allocated for each reasonably contiguous (within one-half mile linear distance) farmland preservation program or municipally approved farmland preservation program. Two (2) points will be allocated for each of the other above noted lands in the project area which are determined to be reasonably contiguous (within one-half mile linear distance) with the subject application and each other not to exceed a maximum score of 12 points.

5.0 SOIL CONSERVATION AND FARM MANAGEMENT PRACTICES - Weight 18

5.1 Percent of total land actively cropped or actively used for grazing  
(Percentage X 2) (Max 2 points)

- 5.2 Soil conservation measures, other than having land in grass and hay
- S.C. Management Plan on file (*must be filed or updated during the past 15 years up to the application deadline*) (Maximum 1 point)
  - Percent of Plan implemented, or if no plan on file with district, physical evidence of on-site S.C. practices such as: terracing, tiling waterways, diversions (Maximum 3 points)
  - On-site evidence of good maintenance of installed S.C. practices (Maximum 2 points)

5.3 Good farm management practices employed  
Examples: Fertilizing, liming, crop rotation, contour farming, clipping and weed control cover cropping, woodland management.  
(Maximum 5 points)

5.4 On-site investments indicating a serious commitment to continue

farming (includes permanent structures, liquid manure, nursery stock underground irrigation systems, etc. The conditions of the buildings will also be considered. Farm equipment will not be considered.)

(Maximum 5 points) Degree of Imminence of Change - Weight 6

Although the CADB intends to avoid approving applications in areas where the likelihood of suburbanization is high; the likelihood that a farm (application) will be converted to a non-agricultural use will either receive additional points or lose points, according to its degree of imminence of change. *The degree of imminence of change is measured as follows:*

Farms with less than 50 feet of road frontage	-5 points
Farms with difficult access, such as steep slopes, streams or any other environmental constraints that affect access to the parcel	-2 points
Farms with preliminary subdivision approval	+3 points
Farms owned by an estate or institution and/or filing for bankruptcy	+3 points

#### Ranking Process for Preliminary Approval

The CADB reserves the right to give special considerations to applications in order to accomplish program objectives. This may alter the numerical ranking of the applications. A copy of the program objectives are available at the CADB office.

#### Exceptions - Weight +3 to -25

##### Severable Exceptions

Exceptions are portions of an applicant's property not included in the easement purchase application. In general, the Hunterdon County Agriculture Development Board discourages severable exceptions. Factors for determining if there is an adverse effect to the applicant's agricultural operation are as follows:

\$	severability potential from the premises
\$	number requested
\$	size
\$	percent of premises
\$	right to farm language
\$	negative impact on the agricultural operation

No negative points are assessed if the severable exception is for open space purposes.

##### Criteria for Severable Exceptions

###### Points

Each severable exception requested points	-5
The severable exception exceeds the minimum lot size for a dwelling - each lot	-1 point
The landowner restricts the severable exception to only one residential unit	+1 point
Total severable exception acreage exceeds 5% of the tract acreage	-1 point



Right to farm language required on the deed of the exception +1 point

- X      **If the CADB determines that the severable exception has a significant negative impact on agricultural productivity, the CADB reserves the right to limit or deny the exception.**

#### NONSEVERABLE EXCEPTIONS

##### Criteria for Nonseverable Exceptions

The CADB encourages nonseverable exceptions around existing dwellings and principal farm buildings. Nonseverable excepted areas are not separate lots but simply a designated area on the farm that does not receive farmland preservation funding and is not subject to the restrictions in the deed of easement. Nonagricultural uses, in accordance with municipal zoning, would be permitted within this area. The CADB will allow only one per application.

Nonseverable exception around dwelling and principal farm buildings +3 points

If the applicant requests a nonseverable exception on a property that has no dwelling and is not eligible for an RDSO, the CADB encourages such an exception. There is no effect on the applications score. 0 points

*For more information, please contact:*

Hunterdon County Agriculture Development Board  
County Administration Building #1  
PO Box 2900  
Flemington, New Jersey 08822-2900  
908.788.1490  
[www.hunterdon.nj.us/cadb.htm](http://www.hunterdon.nj.us/cadb.htm)

12.23.02

# WEST AMWELL PRESERVED PROPERTIES INVENTORY

October 19, 2010

BLOCK	LOT	ACRES	OWNER *	FACILITY/PROJECT NAME	PUBLIC ACCESS (1)	PROGRAM TYPE (2)
5	15	59.758	HOLCOMBE	HOLCOMBE II FARM	NO	FPP
6	4	101.27	AVC	AMWELL VALLEY CONS.	NO	FPP
6	5	13.69	AVC	AMWELL VALLEY CONS.	NO	FPP
7	5	14.62	AVC	AMWELL VALLEY CONS.	NO	FPP
7	6	97.34	AVC	AMWELL VALLEY CONS.	NO	FPP
7	7	311.63	AVC	AMWELL VALLEY CONS.	NO	FPP
7	14.01	10.07	AVC	AMWELL VALLEY CONS.	NO	FPP
7	17	44.93	AVC	AMWELL VALLEY CONS.	NO	FPP
7	20	15.53	AVC	AMWELL VALLEY CONS.	NO	FPP
7.01	8.02	87.181	SADC	CASE FARM	NO	FPP
8	20/36	130.11	W. AMWELL TWP.	TOLL BROTHERS SOUTH	YES (3)	FPP
8	28.03	72.48	SADC	HOLCOMBE I FARM	NO	FPP
13	34	38.701	GULICK	GULICK II	NO	FPP
13	45	23.45	FULPER	HOME FARM II	NO	FPP
14	33.02	52.723	GULICK	GULICK I	NO	FPP
17	4	37.374	JANYSZESKI/KUTZ	JANYSZESKI/KUTZ	NO	FPP
19	5	93	FULPER	STOY FARM I	NO	FPP
19	5.01	34	FULPER	STOY FARM II	NO	FPP
20	2	47.788	FULPER	HEIFER FARM I	NO	FPP
20	2.01	40.772	FULPER	HEIFER FARM II	NO	FPP
21	38	67	FULPER	HOME FARM I	NO	FPP
31	12	75.3	COMLY	COMLY I	NO	FPP
31	12.01	68.51	COMLY	COMLY II	NO	FPP
32	7.03	55	FOSTER	ATCHLEY FARM	NO	FPP
2	1	0.78	W. AMWELL TWP.	NONE	YES	OS
2	3	17.64	W. AMWELL TWP.	NONE	YES	OS
2	4	0.1	W. AMWELL TWP.	NONE	YES	OS
2	5.01	5.1	W. AMWELL TWP.	NONE	YES	OS
3	20.01	97.4	W. AMWELL TWP.	NONE	YES	OS
3.03	2	5.8	W. AMWELL TWP.	NONE	YES	OS
3.05	1	7.18	W. AMWELL TWP.	NONE	YES	OS
4	1.01	21.47	W. AMWELL TWP.	TITUS MEADOWS	YES	OS
8	14	61.832	KILMER **	KILMER **	YES	OS
11	18	103	W. AMWELL TWP.	MUNICIPAL PROPERTY ***	YES	OS
12	9.06	21.806	NJ DEP	STARTZELL	YES	OS
12	13.01	15	NJ DEP	PECCARELLI	YES	OS
12	29	2.23	W. AMWELL TWP.	NONE	YES	OS
12	19/20	27.808	NJ DEP	ELSE	YES	OS
13	6	41.73	CHAS. RUNKLE	RUNKLE FARM	NO	OS
13	6.01	20.5	CHAS. RUNKLE	RUNKLE FARM	YES	OS
13	7	52.77	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	25	76.2	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	27	31.69	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	29	51	HUNT. CO.	RAMBERG	YES	OS
13	31	80	RINGUS	DIAMOND CREEK FARM	YES	OS

BLOCK	LOT	ACRES	OWNER *	FACILITY/PROJECT NAME	PUBLIC ACCESS (1)	PROGRAM TYPE (2)
13	32	10	RINGUS	DIAMOND CREEK FARM	YES	OS
13	43	69.35	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	54	58.6	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	55	69	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	74	38.74	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	75	37.23	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	76	44.97	BROWN	NONE	YES	OS
14	1.01	28.5	HUNT. CO.	RAMBERG	YES	OS
14	2	9.17	HUNT. CO.	DALLAGO	YES	OS
14	10	163.63	HUNT. CO.	DALLAGO	YES	OS
14	36	0.28	HUNT. CO.	DALLAGO	YES	OS
16	2	26.469	NJ DEP	KURTZ	YES	OS
16	3	310	NJ DEP	UNITED WATER	YES	OS
16	5.01	15	NJ DEP	BURGARD	YES	OS
16	17.01	38.5	ASHTON	NONE	YES	OS
16	8 & 15	35.237	NJ DEP	JOLLEY	YES	OS
17	13	135	NJ DEP	UNITED WATER	YES	OS
17	17.02	49.02	NJ DEP	RUTGERS	YES	OS
17	20.02	14	NJ DEP	KIM	YES	OS
17	24	10	NJ DEP	HUNTER WOODLOT	YES	OS
17	25	42.6	NJ DEP	BURKE	YES	OS
20	2.02	28.758	FULPER	HEIFER FARM III	NO	OS
20	2.03	28.58	NJ DEP	FULPER HEIFER FARM IV	YES	OS
20	3	153	ADAMSON	FOREVER FARM	YES	OS
20	5	103.77	PERKOWSKI	NONE	YES	OS
20	5.02	42.06	PERKOWSKI	NONE	YES	OS
21	8	31.5	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
21	28	69.3	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
21	39	87.5	BLANCHE	NONE	YES	OS
21	40	49.95	BLANCHE	NONE	YES	OS
21	51	57	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
21	Part of 50.02	16	KAPP	KAPP	YES	OS
23	Part of 10	5.4217	MACHINGA	MACHINGA	YES	OS
23	25	60.475	STIEFEL	STIEFEL	YES	OS
24	1.01	4.9	NJ DEP	D&R CANAL STATE PARK	YES	OS
24	1.02	0.6	BLK RIV & WEST	D&R CANAL STATE PARK	YES	OS
24	2	8.08	UNKNOWN	D&R CANAL STATE PARK	YES	OS
24	3	4.7	NJ DEP	D&R CANAL STATE PARK	YES	OS
24	4	3.67	UNKNOWN	D&R CANAL STATE PARK	YES	OS
25	1	35.54	DONDERO	NONE	YES	OS
26	7	54	NJ DEP	SUPREME 10	YES	OS
26	21	212.913	NJ DEP	GOAT HILL	YES	OS
26	26/27/28	8	D&R GREENWAY	GULMANTOVICZ	YES	OS
28	7	5	NJ DEP	UNITED WATER	YES	OS
28	19	14.68	W. AMWELL TWP.	HEWITT PARK	YES	OS
30	12	62	HUNTER	HUNTER FARM	YES	OS
30	14	104	MAZUR	FIDDLER'S CREEK FARM	YES	OS
30	15	20.75	DROBNIS	NONE	YES	OS
30	15.01	19.88	DROBNIS	NONE	YES	OS

BLOCK	LOT	ACRES	OWNER *	FACILITY/PROJECT NAME	PUBLIC ACCESS (1)	PROGRAM TYPE (2)
30	15.02	19.65	DROBNIS	NONE	YES	OS
30	3.04	41.53	D&R GREENWAY	WAGNER	YES	OS
31	1	57	RATTIGAN	NONE	YES	OS
31	1.03	9.5	RATTIGAN	NONE	NO	OS
31	7	38	HUNTER	NONE	YES	OS
31	14	105	MAZUR	FIDDLER'S CREEK FARM	NO	OS
31	15	12.5	HUNTER	NONE	YES	OS
32	7	10.4	ATCHLEY	NONE	NO	OS
32	7.04	10.9	ATCHLEY	NONE	NO	OS
32	9	23	KAMPH	COUNTY CORNERS FARM	NO	OS
33	8	82.2	NEWHOUSE	GREENLANDS FARM	NO	OS
33	9	35	KAMPH	COUNTY CORNERS FARM	NO	OS
43	1	0.12	W. AMWELL TWP.	ARNETT PARK	YES	OS
TOTAL =		5,275.39	acres			
Preserved Farmland =		1,592.23	acres			
Open Space =		3,683.16	acres			
* Represents name at the time of closing						
** Closed or under contract						
*** Gross Acreage of Parcel (only 30 Acres preserved/on ROSI)						
(1) Public easement, where provided, is typically limited to a restricted portion of the lot						
(2) FPP denotes farmland preservation and OS denotes Open Space (either Green Acres funded, donations of conservation easements or unfunded acquisitions)						
(3) Public access is limited to 75'x1000' trail in wooded southwest corner of property.						

## West Amwell Farmland Assessment Properties 2008

Page 1

Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
7	7	Q0006	AMWELL VALLEY CONSERVANCY INC	308.63	Crops / Ducks		
33	7	Q0030	JINGOLI, JOSEPH & FRANCIS	262.3	Government Program		
26	21	Q0169	CONSTRUCTURAL DYNAMICS INC	215	Firewood		
5	24.01	Q0048	AMWELL CHASE INC	188.92	Nursery Stock		
31	12	Q0028	COMLY WILLIAM F / JOHN C / EDWARD	153.8	Crops		
20	2	Q0034	FULPER PRESERVATION LLC	138.91	Crops		
32	16.01	Q0160	DANBERRY, DAVID B JR & HELEN	130.7	Crops		
32	8	Q0030	JINGOLI, JOSEPH	120.02	Government Program		
20	3	Q0275	ADAMSON, BEVERLY	120	Crops		
6	4	Q0006	AMWELL VALLEY CONSERVANCY INC	113.98	Crops		
20	5	Q0111	PERKOWSKI, JOHN	108.5	Crops		
8	36	Q0060	WEST AMWELL LTD C/O TOLL BROTHE	105.83	Crops		
31	14	Q0200	STORK, RICHARD TAYLOR & ERNESTIN	104.82	Beef Cattle		
7	6	Q0006	AMWELL VALLEY CONSERVANCY INC	97.34	Crops		
32	12	Q0032	ROEBLING, FERDINAND W III & KATE	94.18	Beef Cattle		
7.01	8	Q0007	CASE J B FAMILY PARTNERSHIP	93.01	Crops		
19	5	Q0034	FULPER PRESERVATION LLC	92.7	Crops		
26	11	Q0141	MOUNTFORD, ROBERT C & MARY ANNE	92.25	GRAZING OF HORSES		
8	28.03	Q0064	HOLCOMBE, THOMAS F & SHARON A	86.31	Crops		
30	14	Q0200	STORK, RICHARD TAYLOR & ERNESTIN	85.54	CATTLE		
21	39	Q0036	BLANCHE, ROBERT J & BARBARA B	84.52	Crops		
3	14	Q0003	ZIEGENFUSS, LYNN B	81.69	Crops		
23	24	Q0023	ZAFAR, AHSAN U MD & QANETA A	80.41	Cropland		
8	14	Q0052	CLARK K & K K / J KILMER	77.8	Crops		
33	8	Q0164	NEWHOUSE DONALD C/O PAUL SHERE	77.22	Crops		
5	5	Q0005	KIRILUK, WILLIAM M & BARBARA ANN	74.77	Beef Cows/Crops		
13	1.01	Q0047	RUNKLE, RAYMOND C & HAZEL W	73.93	Crops / Pasture		
13	31	Q0077	WILLIAMS, DANIEL & DARIA	73.2	Crops Pasture		
29	18.02	Q0149	SALATA, GARY E	72.82	Timber Harvest / Firewood		
14	33.02	Q0016	GULICK HOME FARM LLC	69.7	Crops		
8	33	Q0034	FULPER FAMILY LLC	68.54	CROPS		
17	14	Q0034	FULPER FAMILY LLC	67.69	Crops		
5	15.01	Q0035	HOLCOMBE L L C	67.49	CROPLAND		
19	3.01	Q0185	HANOVER SHOE FARMS INC	67	TRANSIENT BREEDING Farm		
19	13	Q0020	KALUZNY, EILEEN	65.12	Crops		
21	38	Q0034	FULPER PRESERVATION LLC	64.94	Crops		
19	3	Q0107	CHANGE ID.....CHANGE ID..	59.19	Crops		
5.01	3	Q0004	MILLER, JOHN L & BARBARA J	58.79	Crops For Livestock		
5	15	Q0064	HOLCOMBE, THOMAS F & SHARON A	58.76	Crops		
13	56	Q0081	RUGGIERI, JOSEPH A	58.36	Crops		
12	49	Q0100	THOMPSON, W BRYCE IV & JOHN GOL	58.26	Firewood		
3	16	Q0041	LAMBERT TRUSTEE, MILDRED E	57.7	Crops		



Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
30	12	Q0029	HUNTER, LOWELL	57.62	Crops / Sheep		
23	25	Q0280	STIEFEL, KURT & PATRICIA	57.47			
31	13	Q0032	ROEBLING III, FERDINAND W	57	Beef Cattle		
21	32.04	Q0121	BERGENFELD, STEPHEN	55.65			
32	7.03	Q0304	TOWNSHIP OF WEST AMWELL	54.75			
11	13	Q0014	HUNT, R WAYNE & BETTY JANE	52.9	Crops		
17	15	Q0034	FULPER FAMILY LLC	52.52	Crops		
21	31	Q0120	RASSWEILER, MICHAEL S	52.27	ASST VEGETABLES, GREENS		
31	1	Q0151	RATTIGAN, DANIEL F	51.52	Crops		
17	5	Q0188	HALPER CLIFFORD / BARISH NORENE	51.28	Crops		
21	40	Q0036	ROBERT BLANCHE REALTY LLC	49.49	Woods		
32	1	Q0027	HOYER, TERESA T	47.28	Crops		
5.01	5	Q0005	KIRILUK, WILLIAM M BARBARA A & MAR	45.8	Crops/ Pasture		
13	67	Q0037	LUDWIG, JOSEPH & EVELYN	45.6	PASTURE FOR COWS		
7	17	Q0006	AMWELL VALLEY CONSERVANCY INC	44.93	Crops		
20	13	Q0114	KENNEDY, KATHRYN E	44.38	Firewood		
12	38	Q0208	LANNUTTIS ROD & GUN CLUB / GENOV	43	Firewood		
29	16	Q0024	WOODEN MELVIN R ETAL	42.51	CROPS, Heifers		
8	32	Q0034	FULPER FAMILY LLC	42.23	Crops		
29	12.01	Q0246	MANHEIMER, VIRGINIA & ROBERT B	42.21	Weeding		
29	16.02	Q0024	WOODEN CATHERINE DALY ETAL	42	Crops Hay		
32	6	Q0155	CARRIER, JULIA F	41.98	Crops Government Program Fallow		
13	6	Q0040	RUNKLE, CHARLES M & NORMA	41.73	Fallow Government Program		
13	76	Q0180	SULLIVAN DAN E / PRYDE BROWN	41	Firewood		
13	34	Q0016	GULICK HOME FARM LLC	38.74	Crops		
31	7	Q0029	HUNTER, LOWELL & PHYLLIS	38.28	Cordwood		
17	27	Q0101	THOMPSON IV, W BRYCE	37.92	Firewood		
16	17.01	Q0212	ASHTON, JOHN & MARLA	36.64	Firewood Steer		
17	4	Q0091	JANYSZEWSKI, BENNIE ET ALS	35.63	Crops		
21	50.02	Q0126	KAPP, PAUL J & NANCY E	35.27	Crops/Firewood		
21	12	Q0117	MOSTOFIZADEH, GHOLAMHOSSEIN	34.92	Crops		
28	23	Q0182	LANWIN DEVELOPMENT CORP	34.73	Firewood		
25	1	Q0139	DONDERO, DAVID L & PEGGY A	34.33	Crops		
19	5.01	Q0034	FULPER PRESERVATION LLC	34.32	Crops		
19	11	Q0020	KALUZNY, EILEEN	33.8	Crops		
7	15	Q0050	AMWELL VALLEY CONSERVANCY INC	33.51	Crops		
12	5	Q0072	SERIO, DAWN	33.38	Crops		
8	34	Q0059	BENDEN, WILLIAM J ETALS	33.29	Crops		
12	2	Q0203	SULLIVAN MARK M / KELLY S TAYLOR	32.71	Blue Spruce / Firewood		
33	9	Q0031	KAMPH, JAMIE KLEINBERG	32.15	Crops		
23	22	Q0023	ZAFAR, AHSAN U MD & QANETA A	31.95	Cropland		
13	69	Q0014	HUNT, R WAYNE & BETTY JANE	31.8	Crops		

Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
12	9.01	Q0073	CHANGE ID.....CHANGE ID..	31.62	Crops		
26	10	Q0192	DEAL, CAROLYN	30	Firewood		
13	61.18	Q0209	MOORE, JOSEPH H	29.9	Crops		
7	16.01	Q0008	FORAN, ARTHUR F III & KATHRYN	29.37	Crops		
22	15	Q0021	PRINCETON RESEARCH LANDS INC	29	Crops		
8	29.01	Q0201	NUNN, ADRIAN & BARBARA	29	Crops		
8	42	Q0056	MCCLOUGHAN, KEVIN S & MARY ANN	28.94	Crops		
23	19.04	Q0230	VAN SAASE, ANTON & SUZANNE I	28.81	Woodland, Horses		
8	38	Q0187	HALPER, CLIFFORD C	28.62	Crops		
31	5	Q0026	VAN TREUREN, ROY & REGINIA	28.08	Crops / Firewood		
13	59	Q0210	MILLER, BERTRAM	28.05	Crops		
13	53	Q0080	HUNT, BETTY JANE	27.82	Crops		
12	32	Q0100	THOMPSON IV, W BRYCE	27.5	Firewood		
30	3.02	Q0170	KVARTEK, JOHN	27.5	Crops		
13	1	Q0047	RUNKLE, R BRUCE & CHRISTINA M	27.41	Crops		
12	20	Q0202	CHARLES ELSE PROPERTY LLC	27	Nursery		
29	12	Q0246	MANHEIMER, VIRGINIA & ROBERT B	26.63	Weeding		
21	27	Q0225	COLEMAN, DONNA G	26.32	Firewood		
21	33	Q0122	LORETO, G MARK	25.98	Trees/ Honey		
13	46	Q0193	SHUTE, HAROLD E & JANE E	24.51	Firewood		
29	18	Q0012	DECOFF, DAVID R & SONJA E	24.12	Firewood		
3	11	Q0042	LARASON ROGER M / MANTUANO MAR	24	Crops		
3	12	Q0003	ZIEGENFUSS, LYNN B	23.74	T S I		
20	28	Q0115	MILLER, ROBERT & SARAH JANE	23.37	Firewood		
23	13	Q0134	HELEWA JR, JOSEPH	23.2	Crops / C R P		
4	2	Q0004	MILLER, JOHN L & BARBARA J	23	Perm Pasture For Beef Cattle		
12	17		ALBANIR, ALAN R & STACY A	22.95			
13	45	Q0034	FULPER PRESERVATION LLC	22.86	Crops		
17	31	Q0205	HOFSTETTER, DAN L & JOYCE M	22.86	Firewood		
16	6.01	Q0089	LAWSON, JAMES H	22.8	Firewood		
32	9	Q0031	KAMPH, JAMIE KLEINBERG	22.72	Crops		
8	20	Q0060	WEST AMWELL LTD C/O TOLL BROTHE	22.53	Crops		
16	8	Q0009	JOLLEY, GARY G	22.4	Firewood		
31	4.01	Q0104	GILLILAND, NANCY C	22.14	Beef Cattle		
26	8	Q0140	JOHNSTON, JOHN K & PATRICIA R	22.03	Crops/ Livestock		
14	34	Q0281	STOVER, THOMAS	21.75			
30	16	Q0150	BLEACHER, GARY W & DIANNE F	21.3	Beef Cattle		
13	6.01	Q0040	RUNKLE, CHARLES M & NORMA	20.5	Government Program Fallow		
28	26	Q0148	BOWERS, HOWARD & CHARLOTTE	20.42	Firewood / Timber Harvest		
8	64	Q0063	MACDONALD, MARTHA L	19.76	CROPS/ FIREWOOD/ HORSES		
31	18	Q0200	STORK, RICHARD TAYLOR & ERNESTIN	19.75	Beef Cattle		
8	29.02	Q0034	FULPER FAMILY LLC	19.67	Crops		

Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
30	2	Q0015	WALTERS, LEON	19.5	Crops / Firewood		
13	1.02	Q0047	RUNKLE, R BARRY & CATHY L	19.5	Crops		
30	15.01	Q0232	DROBNIS, DIANE D	18.88	Alpacas		
22	1	Q0034	FULPER PRESERVATION LLC	18.86	Crops		
30	15	Q0271	CALIGIURI-BUSH, ROSEMARY G	18.75	Firewood		
30	15.02	Q0022	ELLIOTT, STEWART	18.65	Alpacas		
30	13	Q0300	SCAMUFFA, NICHOLAS A & ANN M	17.77			
29	15.02	Q0199	ZINK, CLIFFORD	17.24	Firewood		
21	47	Q0179	PALMER, WILLIAM & LINDA	16.92	Crops		
5	14	Q0047	RUNKLE, RAYMOND C & HAZEL W	16.6	Crops		
12	59	Q0100	THOMPSON, BRYCE IV & JOHN GOLDE	16.56	Firewood		
5	24	Q0048	AMWELL CHASE INC	16.5	Nursey Stock		
7	20	Q0006	AMWELL VALLEY CONSERVANCY INC	15.53	Crops		
11	23.02	Q0069	MIHICH, PATRICK & JEAN	15.04	Crops		
28	25.01	Q0195	BURD, SONIA S	15	Firewood		
7.01	16	Q0008	FORAN, ARTHUR F III & KATHRYN	14.71	Fallow Due To Drought		
32	4	Q0237	LUCARINI, ADAM P & JOSEPHINE	14.31	Crops		
12	9.02	Q0190	HAMTIL, JAMES M & NELLA	14.16	Fallow Government Program		
14	20	Q0087	BARNYARD VENTURES LLC	14	CROPS		
18	1	Q0102	WEST AMWELL PROPERTIES LLC	14	Government Program Fallow		
8	30	Q0196	GOCCIA, ROBERT & HELEN	14	Firewood		
17	32	Q0205	HOFSTETTER, DAN L & JOYCE M	13.87	Firewood		
17	20.02	Q0222	KIM, NAE SUP & YANG-SOON	13.78	Firewood		
6	5	Q0006	AMWELL VALLEY CONSERVANCY INC	13.69	Cover Crops		
7	5	Q0006	AMWELL VALLEY CONSERVANCY INC	13.62	Crops/ Steers		
13	65	Q0083	KING SR, THOMAS M	13.54	Crops		
11	1	Q0064	HOLCOMBE, THOMAS F & SHARON A	13.4	Crops		
22	14	Q0039	HATFIELD, CHARLES J III & SARAH C	13.29			
7	14.03	Q0049	WHITING, GORDON C & NATALIE	13.24	Crops		
17	17.05	Q0251	MALEK, DANIEL & LINDA	13.24	Firewood		
17	17.07	Q0254	BERNSTEIN, MARLON H	13.23			
20	5.02	Q0111	PERKOWSKI, JOHN	13.2	Crops		
16	15	Q0009	JOLLEY, GARY G	13.03			
16	15	Q0312	CHANGE ID.....CHANGE ID..	13.03	Firewood		
13	61.03	Q0013	EMERY, ELIZABETH M	13	Hay / Horse Boarding Beef Cows		
18	2.01	Q0104	GILLILAND, NANCY C	12.71	BEEF CATTLE		
28	19.03	Q0263	DIAMOND, PERRY J	12.57	Horse Boarding/ Breeding		
17	20.03	Q0302	LANG, STEVEN L	12.49	Firewood		
13	51	Q0248	HICKS, HENRY H & FAYE E	12.42	Horse Breeding / Grazing		
23	16	Q0303	LANG, STEVEN L	12.2			
33	10	Q0260	DEBASTOS, RICARDO & MARIA T	12.04	Crops		
30	18	Q0017	PEDERSEN, ROY & JENNIFER	11.9	Firewood		

Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
32	14	Q0028	COMLY WILLIAM F / JOHN C / EDWARD	11.9	Crops		
31	15	Q0285	MCCAFFREY, ROBERT & KATHLEEN	11.9	Cropland		
33	10.01	Q0233	COHEN, JEFFRY & LOUISE B	11.57	Crops		
8	63	Q0062	TOZZI, MICHAEL & GERTRUDE	11.07	Crops		
32	7.04	Q0290	ZECHER, BRIAN I	10.83			
12	35	Q0224	BLACK III, ANDREW & SHARON	10.82	Firewood		
32	13	Q0158	COMLY, PATRICIA W	10.81	Beef Cattle		
7.01	10	Q0165	ZANIN, MARY & JENNIFER RUEHLE	10.57	Crops		
32	7	Q0033	ATCHLEY, GEORGE D & JOAN C	10.33	Crops / Beef Cattle		
19	9	Q0178	MERSHON JEFFREY D / JANICE ZUZOV	10.32	Crops		
13	32	Q0077	WILLIAMS, DANIEL & DARIA	10.22			
21	9	Q0025	BIRARDI ANTHONY D / MARIA G SILVA	10.18	Firewood		
7	14.02	Q0172	SNEDDON, EARL JOHN JR & JACKLYN	10.15	Beef Cattle		
7	14.01	Q0006	AMWELL VALLEY CONSERVANCY INC	10.07	Crops		
28	10	Q0051	DIMEGLIO, LUIGI & ANNA	10	Pigs / Firewood		
26	11.01	Q0176	DOLAN, RONALD L & JOY LANCASTER	10	XMAS TREES/ WREATHS		
13	30	Q0281	STOVER, THOMAS	10			
21	52		CONSTANTINE, FRANK L	10			
17	20.01	Q0302	LANG, STEVEN L	9.8	Firewood		
25	3	Q0166	WILSON, JOHN A & CAROL B	9.46	Firewood		
20	11	Q0301	HARTPENCE, PATRICIA A	9.44			
7.01	9	Q0305	STOKES, DAVID SR & SUSAN	9.37	Crops/ Xmas Trees		
28	19.04	Q0246	MANHEIMER, VIRGINIA & ROBERT B	9.2	T S I		
21	24	Q0118	HERMAN, MARC E & RAQUEL B	9.17	Firewood		
17	17.04	Q0245	PELUSO, ANGELO & LINDA M	9	Fire Wood Xmas Trees		
12	9.03	Q0240	KNAPPENBERGER, PAUL C & TERRY A	8.81	Fallow		
12	4.01	Q0071	BRACK, STEVE & HARRIET	8.73	Orchard		
8	24	Q0058	MCCLOUGHAN, KEVIN S & MARY ANN	8.58	Firewood		
22	5	Q0213	LANWIN DEVELOPMENT CORP	8.58	Crops		
8	27	Q0005	KIRILUK, WILLIAM M & BARBARA ANN	8.56	PASTURE / BEEF CATTLE		
31	1.02	Q0267	ANDREOLI, NICHOLAS L & JENNIFER A	8.48			
12	4.02	Q0252	TOMENCHOK, ROBERT E JR & HEIDI L	8.27	Crops		
33	6.06	Q0265	HAJJAR, RAFIK HANNA & SAMIR Y	8.23	Hay		
28	8	Q0068	CEKORIC, THOMAS JR & PEGGY B	8	Firewood		
22	19	Q0197	DAVIS, MALCOLM E & JEAN M	8	Sheep, Lambs, Goats		
23	18	Q0262	RIVERS, WILLIAM A & BARBARA A	8	Crops		
32	16.02	Q0161	DANBERRY, DANIEL & MERYL E	7.96	Crops		
7	25	Q0174	MCCONNELL, STEVEN W	7.77	Crops		
31	1.01	Q0266	ANDREOLI, ERNEST J & MARY MARGA	7.74	Crops		
3.06	13	Q0001	VOORHEES, MICHAEL F	7.67	SHEEP		
11	9	Q0066	WILLIAMSON, STEPHEN C & PAMELA A	7.6	Crops		
30	3.05	Q0171	REID JUDITH L / LORI K WINYARD	7.5			

Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
18	13.02	Q0177	VECCHIOLLA, ANTHONY & SHARON	7.38	CROPS / BOARDING TRAINING		
13	41.01	Q0002	ROSLOWSKI, RICHARD & DEBRA	7.35	Horse Breeding, Firewood		
16	5	Q0088	BURGARD, ROBERT L & BARBARA J	7.09	Firewood / Perm Pasture		
21	3	Q0116	ZAVIT, HENRY	6.93	APPLE ORCHARD		
23	25.01	Q0011	HORNER, BRIAN & DIANE	6.88	Trees, Shrubs, Vegetables		
21	46	Q0261	AMWELL VALLEY CLUB C/O J PROCACCIO	6.87	Firewood		
30	17.01	Q0194	CHANGE ID.....CHANGE ID..	6.81	Nursery Stock		
32	15	Q0175	WU, CHIN TAO & DIANE COOPER	6.75	Lavendar, Herbs, Clover		
17	12	Q0093	URBANSKI, CHESTER J & CATHERINE	6.74	Crops		
18	7	Q0027	HOYER, GARY V & TERESA T	6.71	CROPS / HONEY		
30	2.01	Q0270	STOFF, WILLIAM H & DINA M	6.63			
33	1	Q0162	CARNEVALE, NICHOLAS & BAMBINA	6.52	Nursey Stock		
17	18	Q0272	LITTLE, PORTER & ANDREA	6.39	Firewood		
23	20.01	Q0136	BUSHNELL, ELLSWORTH & MARTHA	6.37	Calves		
19	1.04	Q0307	ALLEN, JAMES B & CARMEN P	6.21	Crops		
32	22	Q0018	LEVERTON, RICHARD & BETTY	6.15	Fruit, Vegetables		
31	5.03	Q0026	VAN TREUREN, ROY & REGINIA	6.12	PASTURE		
14	35	Q0281	STOVER, THOMAS C & CHRISTINA	6.06			
32	4.01	Q0142	LIEGGI, GERALD D & DEBRA	6	Nursey Stock		
17	33	Q0205	HOFSTETTER, DAN L & JOYCE M	6	Firewood / Timber Sale		
13	63	Q0220	HOWELL, WANDA K	6	Perm Pasture Horses		
33	6.02	Q0282	COLAVITA, ILENE T	6	Evergreen Trees		
7	8	Q0006	AMWELL VALLEY CONSERVANCY INC	5.99	Set Aside		
21	29.01	Q0023	ZAFAR, AHSAN U MD & QANETA A	5.87	Woodland Lot		
20	25	Q0122	LORETO, G MARK	5.61	Xmas Trees, Hay, Hives		
28	1.07	Q0053	ANDERSON, RICHARD & TERRY	5.6	Boarding Training/ Pastures		
7.01	22	Q0040	RUNKLE, CHARLES M & NORMA	5.56	Fallow Government Program		
31	11	Q0288	PROLINE CONSTRUCTION INC	5.53	Firewood		
12	9.04	Q0250	O'SHEA, BARRY & JOANNE	5.49	Crops		
3	15	Q0054	MAGILL, ROBERT R & CYNTHIA L	5.46	Crops		
28	38	Q0207	LEEPER, SAMUEL JR & ARLAND	5.43	Livestock / Firewood		
19	1.07	Q0019	PALLADINO, WILLIAM & NANCY	5.41	Cropland		
8	51	Q0206	RIVER VALLEY HEIGHTS CORP	5.25	Firewood		
7	16.02	Q0008	FORAN, ARTHUR F III	5.18	Crops		
32	5	Q0247	DOEMLAND, JULIA / CARRIE YURICA	5.09	Alpacas / Firewood		
29	20	Q0012	DECOFF, DAVID R & SONJA E	5.04			
7.01	8.01	Q0168	CASE, BRIAN D & COLLEEN	5.01	Crops		
13	64	Q0037	LUDWIG, JOSEPH & EVELYN	4.96	Crops		
16	4	Q0205	HOFSTETTER, DAN L & JOYCE M	4.4	Firewood		
8	37	Q0091	JANYSZEWSKI, BENNIE & MARIE	4.08	CONTIGUOUS LOT NOT ACTIVE		
29	19	Q0012	DECOFF, DAVID R & SONJA E	4.04	Firewood		
18	2.04	Q0103	FISHER, GEORGE A & KATHLEEN A	4.03	Xmas Trees		



Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
19	1.09	Q0019	PALLADINO, WILLIAM & NANCY	4	Cropland		
12	28	Q0100	THOMPSON IV, W BRYCE	4	Firewood		
18	2.05	Q0103	FISHER, GEORGE A & KATHLEEN A	3.41	Xmas Trees		
13	53.02	Q0080	HUNT, BETTY JANE	3.35	Cropland		
3	13	Q0001	VOORHEES, MICHAEL F	3.3	Contiguous Lot Across Highway		
21	32.02	Q0121	BERGENFELD, STEPHEN	3.28	Timber Sale Crops		
7	19	Q0008	FORAN, ARTHUR F III & KATHRYN	3.18	Crops		
22	8	Q0010	BROAD OAK FARM LLC	3.17			
13	61	Q0013	EMERY, ELIZABETH M	3.13	See Adjacent Lot		
17	20.04	Q0302	LANG, STEVEN LLOYD & SANDY	3	Fire Wood		
17	20.07	Q0302	LANG, STEVEN LLOYD & SANDY	3			
12	41	Q0041	LAMBERT TRUSTEE, MILDRED E	2.94	Conitig Wood Lot		
8	29	Q0183	ALLIBONE, THOMAS & PATRICIA	2.78	Crops		
7	19.01	Q0008	FORAN, ARTHUR F III	2.51	Grass		
8	29.03	Q0183	ALLIBONE, THOMAS & PATRICIA	2.33	Cropland		
13	53.01	Q0080	HUNT, BETTY JANE	2.08			
29	13.01	Q0246	MANHEIMER, VIRGINIA & ROBERT B	2.02	Weeding		
7	8.07	Q0006	AMWELL VALLEY CONSERVANCY INC	2			
7	8.08	Q0006	AMWELL VALLEY CONSERVANCY INC	2			
12	31	Q0100	THOMPSON IV, W BRYCE	2	Firewood		
18	2.06	Q0103	FISHER, GEORGE A & KATHLEEN A	2	Xmas Trees Pasture		
25	3.02	Q0166	WILSON, JOHN A & CAROL B	2	Firewood		
11	11		WARNER, MARSHALL L & GERALDINE F	2			
32	9.01	Q0156	GILBERT, CHARLES B	1.72	Perm Pasture		
9	1	Q0064	HOLCOMBE, THOMAS F	1.68	Firewood		
29	16.01	Q0024	WOODEN / MEL / LAWR / CATH / CLARA	1.66	Crops		
16	19	Q0284	THOMPSON, W BRYCE IV	1.65	Firewood		
12	2.02	Q0203	SULLIVAN MARK M / KELLY S TAYLOR	1.58			
12	28.01	Q0100	THOMPSON IV, BRYCE	1.51	Firewood		
12	2.01	Q0203	SULLIVAN, MARK M & KELLY S TAYLOR	1.43			
23	20.02	Q0136	BUSHNELL, ELLSWORTH & MARTHA	1.42	Calves		
17	21	Q0208	LANNUTTIS ROD & GUN CLUB / GENOV	1.38	SEE OTHER LOT		
12	19	Q0202	CHARLES ELSE PROPERTY LLC	1.16	XMAS TREES, FIREWOOD		
7	18	Q0008	FORAN, ARTHUR F III & KATHRYN	0.85	Lake		
5.01	4	Q0004	MILLER, JOHN & BARBARA	0.61	CONTIGUOUS LOT NO ACTIVITY		
Total				8402.81			
				45.66745			

**West Amwell Township  
Farmland Preservation Program  
Municipal Planning Incentive Grant Criteria**

Approved by Open Space Advisory Committee: 11Nov2008

Approved by Agricultural Advisory Committee: 17Nov2008

Approved by Township Committee: 19Nov2008

**Summary**

- A. Factors which determine the degree to which the purchase would encourage the survivability of the municipally approved program in productive agriculture.

	Maximum Points
1.0 SOILS	30
2.0 BOUNDARIES AND BUFFERS	20
3.0 LOCAL PRIORITIES	15
4.0 SIZE AND DENSITY	25
5.0 SOIL CONSERVATION AND FARM PRACTICES MANAGEMENT	20
 B. DEGREE OF IMMINENCE OF CHANGE	 15
 C. EXCEPTIONS	 5

Notes:

1. The Township Committee reserves the right to give special considerations to applications in order to accomplish program objectives.
2. In cases where it is estimated that insufficient SADC PIG grant funding is available to fund the SADC cost share (60% of the estimated cost of an agricultural development rights easement) on an individual application, the Township reserves the right to move down to the next ranked application on the list. When appraisal data for an individual farm is not available, the current option price for West Amwell Township used by the Hunterdon County Farmland Preservation program will be used for determining the availability of funding.
3. If an individual farm application is also active in another preservation program, e.g. the Hunterdon County Planning Incentive Grant program or the SADC Direct program, the Township reserves the right to move to the next ranked application on the list.

## Municipal Planning Incentive Grant Criteria

### A. Encouraging the Survivability of Productive Agriculture

#### 1.0 SOILS (30 points maximum)

NOTE: Soil scores will be computed in coordination with the Hunterdon County Planning Board. Any application receiving a soil score less than 10.0, will be assessed a five point deduction from its soil score.

Formula:

% Prime soils x 30	=
% Statewide soils x 20	=
% Unique soils x (0 or 25*)	=
% Local Soils x 10	=

Total weight = the sum of the categories

*\*If a designated 'unique' soil is not being used for its unique purpose, no points will be assigned*

#### 2.0 BOUNDARIES AND BUFFERS (20 points maximum)

The weights reflect differences in the permanence of agricultural buffers and the effectiveness of other buffers in reducing the negative impacts of nonagricultural development.

The following weights will be assigned:

1. Deed restricted farmland (permanent)	20 points
2. Deed restricted wildlife areas, municipal/county/state owned parcels	18 points
3. Deed restricted conservation easements	18 points
4. Streams (perennial) and wetlands	18 points
5. Cemeteries	16 points
6. Parks (passive recreation)	14 points
7. Golf Course (public)	14 points
8. Under contract for preservation (Farm Preserv., Green Acres, etc.)	14 points
9. Eight year programs	13 points
10. Highways (limited access)/Railroads	10 points
11. Targeted for preservation in an active farmland PIG application	8 points
12. Farmland (unrestricted)	6 points
13. Woodlands	6 points
14. Parks (active recreation)	5 points
15. Residential development (less than six acre lots)	0 points
16. Commercial	0 points
17. Industrial	0 points
18. Schools	0 points

Formula: The weight of each buffer is multiplied by its percentage of the entire perimeter of the farm. All of the individual scores are totaled for a final category score.

3.0 LOCAL PRIORITIES (15 points maximum)

3.1 Historic Features (5 points maximum)

Property contains a historic feature designated on a National or State Historic Registry, or which is listed as historic in the West Amwell Township Master Plan. (5 points)

Property contains a historic feature which is documented as being eligible for listing on a National or State Historic Registry. (1 point)

3.2 Environmentally Sensitive Features (5 points maximum)

Property contains environmentally sensitive features, e.g. wetlands, stream corridors, steep slopes, etc., deemed worthy of protection.

Formula: % of parcel containing environmentally sensitive features X 5 =

3.3 Threatened and/or Endangered Species Suitable Habitat (5 points maximum)

Property contains suitable habitat for threatened and/or endangered species.

Formula: % of parcel containing suitable habitat X 5 =

4.0 SIZE AND DENSITY (25 points maximum)

Individual applications are scored on both size and density with a maximum score of 20 points awarded for size and a maximum of 5 points awarded for density for a maximum total combined score of 25.

4.1 Size (20 points maximum)

Points will be awarded for total size, as reflected on the West Amwell Township tax map or an accurate survey of the property, up to a maximum of 20, as follows:

Formula =  $0.25 \times (\text{Total acreage of application} - 20 \text{ acres}) =$

Examples:

A farm which is 10 acres in size would receive -2.5 points.  
 $(0.25 \times [10-20]) = -2.5 \text{ points}$

A farm which is 20 acres in size would receive zero points.  
 $(0.25 \times [20-20]) = 0.0 \text{ points}$

A farm which is 61.25 acres in size would receive 10.31 points.  
 $(0.25 \times [61.25-20]) = 10.31 \text{ points}$

A farm which is 100 acres or larger would receive the maximum 20 pts.

Note: In cases where severable exception area(s) are being requested, the acreage of the severable exception area(s) will be subtracted from the total acreage of the parcel prior to computing the score for size.

4.2 Density (5 points)

An application which is within one-half mile linear distance of a property on which agricultural development rights have already been acquired, or which is within one-half mile linear distance of a property which is under contract to have agricultural development rights acquired, will receive five (5) points. Otherwise, the application will receive zero (0) points for this category.

5.0 SOIL CONSERVATION AND FARM MANAGEMENT PRACTICES  
(20 points maximum)

5.1 Percentage of application in agricultural production, based on farmland assessment data.  
(Percentage X 10) (10 points maximum)

5.2 Soil Conservation Management Plan on file, which has been filed or updated within the last 15 years. (5 points)

5.3 On-site investments indicating a serious commitment to continued agriculture, includes permanent structures, liquid manure, nursery stock, underground irrigation systems, etc. The conditions of the buildings will also be considered. Farm equipment will not be considered.  
(5 points maximum)

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B. DEGREE OF IMMINENCE OF CHANGE (15 points maximum)

The likelihood that a farm (application) will be converted to a non-agricultural use will result in an application receiving additional points or losing points, according to its degree of imminence of change. The degree of imminence of change is measured as follows:

Farms with less than 50 feet of road frontage	-5 points
Farms for sale on the open market	+5 points
Farms owned by an estate and/or filing for bankruptcy	+5 points
Farms with Preliminary or Final Major Subdivision Approval and/or General Development Plan Approval	+5 points



C. EXCEPTIONS (5 points maximum)

Non-severable Exception(s) (5 points maximum)

West Amwell Township encourages non-severable exceptions around existing dwellings and principal farm buildings. Non-severable exception areas are not separate lots but simply designated areas on the farm that do not receive farmland preservation funding and are not subject to the restrictions in the deed of easement. Non-agricultural uses, in accordance with municipal zoning, would be permitted within these areas provided they do not adversely affect the agricultural use of the property.

Single non-severable exception around existing dwelling and principal farm buildings. +5 points

If the applicant requests non-severable exception(s) on a property that has no dwelling and is not eligible for an RDSO, there is no effect on the application's score.

Severable Exceptions

In general, West Amwell Township discourages severable exceptions. If the Township determines that a severable exception area has a significant impact on agricultural productivity, the Township reserves the right to limit or deny the exception area.

Note: no negative points are assessed if the severable exception will be deed restricted in its entirety for open space or conservation purposes.

Each severable exception requested -5 points



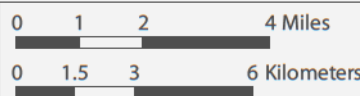
**DRAFT FINAL**  
**New Jersey State**  
**Development and**  
**Redevelopment Plan**  
**Policy Map**  
**HUNTERDON COUNTY**

**Planning**

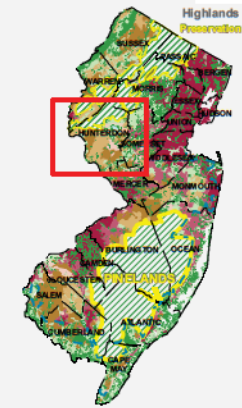
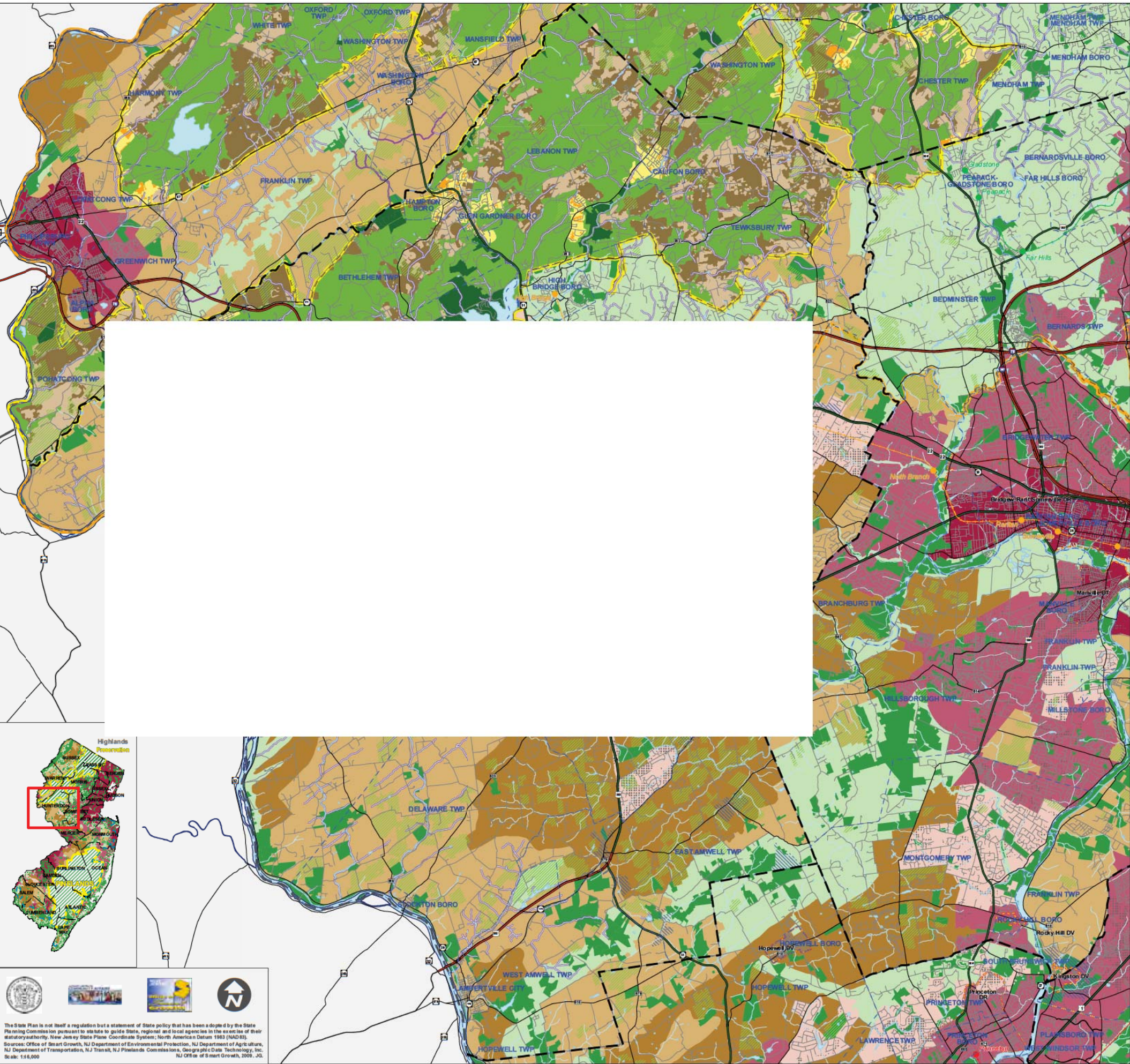
- UC Urban Center
- DR Designated Regional Center
- DT Designated Town Center
- DV Designated Village Center
- DH Designated Hamlet
- Urban Complex
- Metropolitan Planning Area
- Suburban Planning Area
- Fringe Planning Area
- Rural Planning Area
- Rural/Env. Sensitive Planning Area
- Environmentally Sensitive Planning Area
- Env. Sensitive/Barrier Island Planning Area
- Parks & Natural Areas
- Hackensack Meadowlands
- Water
- Military Installations
- Node
- Core
- Endorsed Plan
- Center
- Critical Environmental Site
- Historic & Cultural Site
- NJDEP Category 1 Stream
- SADC Preserved Farm

**Highlands**

- Highlands Planning Area
- Highlands Preservation Area
- Protection Zone
- Conservation Zone
- Existing Community Zone
- Exist. Comm. Constrained Sub-Zone
- Conservation Constrained Sub-Zone
- Lake Community Sub-Zone
- Wildlife Management Sub-Zone
- Municipal Boundary
- County Boundary
- CAFRA Boundary
- Interstate/Major Highway
- State/US Highway
- Rail Line & Commuter Station

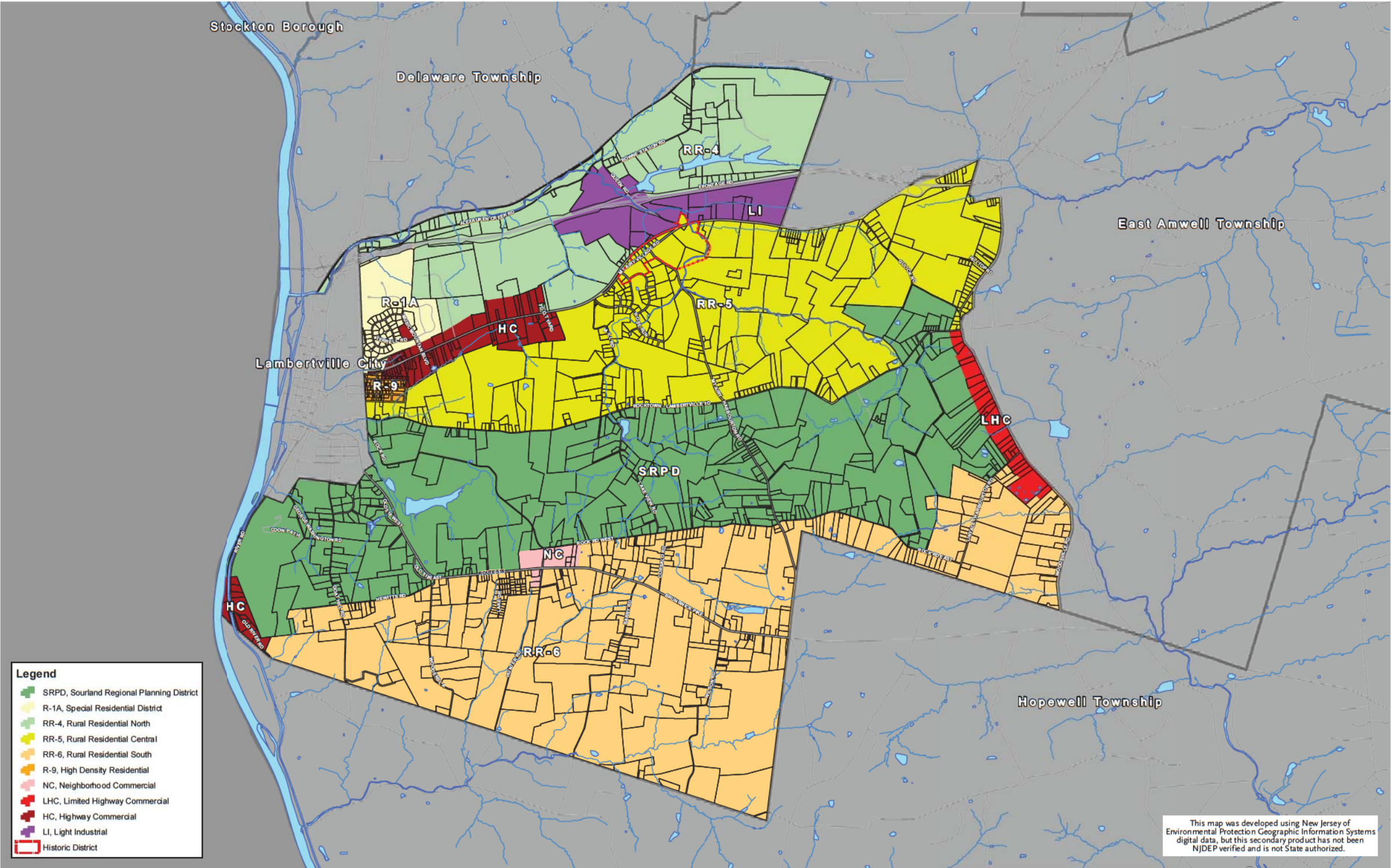


Atlantic City; Main & Bergen; Montclair-Boonton;  
Morris & Essex; North Jersey Coast; Northeast Corridor  
Passaic Valley; Raritan Valley; Light Rail; PATCO/PATH



The State Plan is not itself a regulation but a statement of State policy that has been adopted by the State Planning Commission pursuant to statute to guide State, regional and local agencies in the exercise of their statutory authority. New Jersey State Plane Coordinate System; North American Datum 1983 (NAD83).  
Sources: Office of Smart Growth, NJ Department of Environmental Protection, NJ Department of Agriculture, NJ Department of Transportation, NJ Transit, NJ Pinelands Commission, Geographic Data Technology, Inc., NJ Office of Smart Growth, 2009. JG.  
Scale: 1:16,000





# Zoning Figure 2

West Amwell Township, Hunterdon County, NJ



## **Section Eleven Right-to-Farm Act**

West Amwell Township adopted a Right to Farm Ordinance in 1989 and amended it in 1999. A statement citing that the Right to Farm Ordinance is in effect in the municipality is included in every deed in order to inform new property owners of its existence, importance and impact. As stated elsewhere in this plan, West Amwell will review the ordinance to see if it needs to be updated, as suggested by the state Department of Agriculture.

Because West Amwell is primarily a farming community, there has been little need to pass other supporting legislation. Almost 70 percent of the municipality is farmland assessed. The farm community has always participated in our local government. The Township Committee normally handles the few resident complaints pertaining to farming operations, and the Right to Farm Ordinance is generally cited as granting farmers the ability to pursue their occupation without hindrance from "annoyance" issues. The local government has stood firmly in support of the Right to Farm Ordinance when complaints about farming issues were raised by residents.

West Amwell Township's Agricultural Advisory Board makes itself available for questions and discussion about the Right to Farm Act and farming practices that may affect residents. A "forum" where residents are welcome to bring their questions and concerns is a regular part of each Ag Advisory Board meeting. Residents can find out the date and time for each meeting by contacting the Township Clerk.

### **109-64. Right to farm**

A. The right to farm land is hereby recognized to exist in this Township and is hereby declared a permitted use in all zones of this Township, notwithstanding specified and prohibited uses set forth elsewhere in this chapter, subject to the standards and regulations for intensive fowl or livestock use and applicable health and sanitary codes. This right to farm includes, but not by way of limitation:

- (1) Use of irrigation pumps and equipment, aerial and ground seeding and spraying, tractors and other equipment.
- (2) Use of necessary farm laborers.
- (3) The application of chemical fertilizers, insecticides and herbicides in accordance with manufacturers' instructions and the application of manure.
- (4) The grazing of animals and use of range for fowl, subject to the standards and regulations for intensive fowl and livestock use.
- (5) Construction of fences for these animals and livestock.
- (6) The traveling and transportation of large, slow-moving equipment over roads within the Township.
- (7) The control of vermin and pests, provided that such control is practiced under applicable state fish and game laws.
- (8) The use of land for recreational use, e.g., snowmobiling, etc., shall be done only with the permission of the farm owner. Any recreational use of the farmland which changes the

underlying agricultural nature of the use shall be subject to the usual site plan review, variance application and all permits where otherwise required.

B. The purpose of these rights is to produce agricultural products, e.g., vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flower and seeds.

C. Notice of farm use.

(1) The purchaser of any real estate in West Amwell Township shall be notified of the importance of farming to our community and be provided with a copy of this "Right to Farm" section.

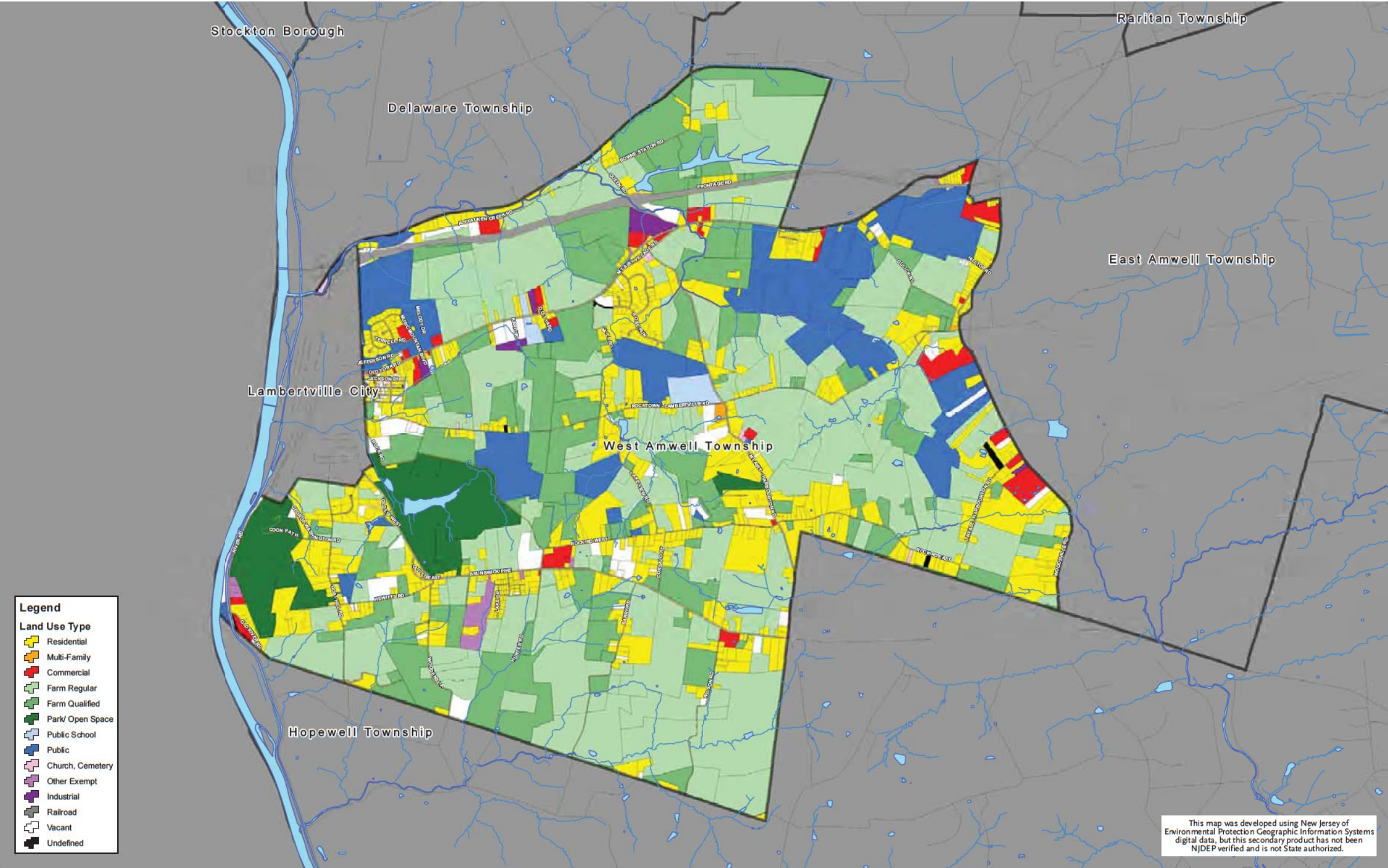
(2) The following language shall be included in the deed of any newly subdivided lot in the Township:

"Grantee is hereby noticed, that there is or may in the future be, farm use near the premises described in this deed from which may emanate noise, odors, dust and fumes associated with agricultural practices permitted under the 'Right to Farm Ordinance' of West Amwell Township."

(3) The Township will take reasonable steps to make it possible for real estate salespersons to provide notification to prospective purchasers of land in this Township using language similar to the deed notification described just above.

(4) The Township Assessor shall maintain records of all farm properties within the Township which shall list the names of the owners and the location of farms which do and do not receive differential property taxation pursuant to the Farmland Assessment Act of 1964 (N.J.S.A. 54:4-23.1 et seq.





2009 MOD4 (TAX BASED)







# Existing Land Use Figure 1

West Amwell Township, Hunterdon County, NJ September 2010



# WEST AMWELL TOWNSHIP Hunterdon County

## State Plan Designation

-  Environmentally Sensitive
-  Rural
-  Rural Environmentally Sensitive
-  State Park
-  Critical Environmental & Historic or Cultural Site
-  Center

## Adjacent Zoning

### Hopewell Township

- MRC Residential 1 D.U./14 Ac. - 2 Ac. Cluster Permitted
- C-1 Neighborhood Retail Commercial

### City of Lambertville

- R-1 Single-Family Residential
- R-3 Planned Residential Development
- FP Floodplain

### Township of Delaware

- A-1 Agricultural/Rural Residential

### East Amwell Township

- R Residential District
- HO Highway & Office District
- LB Local Business District

### Amwell Valley District

### Sourland Mountain District

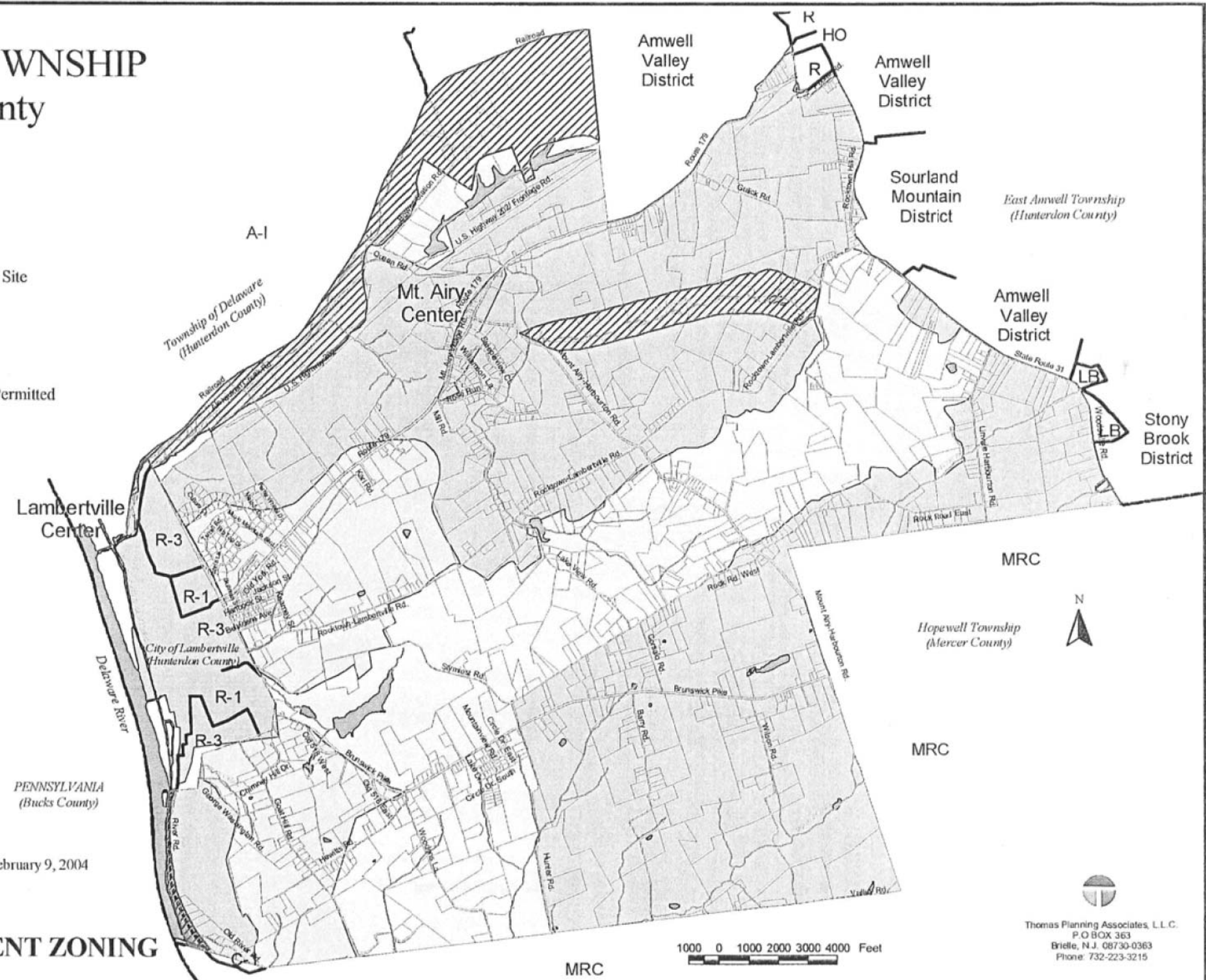
### Stony Brook District

Sources: Hunterdon County G.I.S. mapping  
New Jersey State Plan G.I.S. mapping  
Zoning Maps - Hopewell Twp., City of Lambertville,  
Township of Delaware, East Amwell Twp.

"This map was developed using Hunterdon  
County, N.J. digital data, but this secondary  
product has not been verified by Hunterdon County  
and is not County authorized."

Prepared: February 9, 2004

**FIGURE 6  
STATE PLAN AND ADJACENT ZONING**





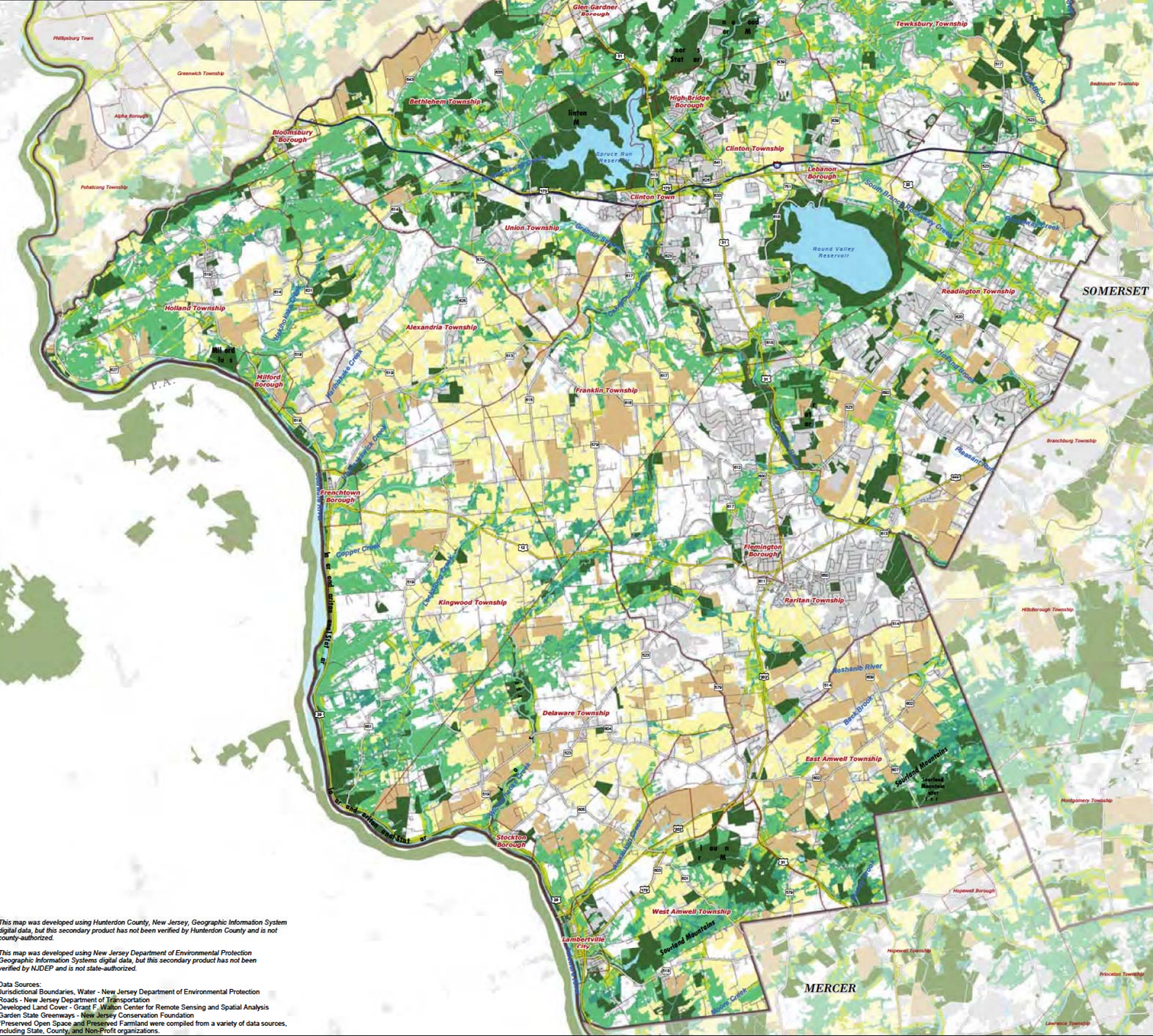
Garden State Greenways

Connecting People and Places. Protecting Wildlife and Water.



Hunterdon County

This map was created by The New Jersey Conservation Foundation. While great care is taken to present the most up to date information, NJCF does not assume responsibility for spatial accuracy or timeliness of underlying data. NJCF expressly disclaims any and all responsibility for errors, omissions or other inconsistencies depicted, arising from or otherwise related to this map product.



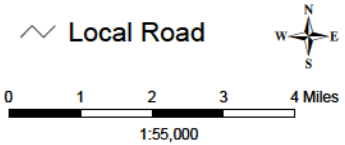
This map was developed using Hunterdon County, New Jersey, Geographic Information System digital data, but this secondary product has not been verified by Hunterdon County and is not county-authorized.

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

Data Sources:  
Jurisdictional Boundaries, Water - New Jersey Department of Environmental Protection  
Roads - New Jersey Department of Transportation  
Developed Land Cover - Grant F. Walton Center for Remote Sensing and Spatial Analysis  
Garden State Greenways - New Jersey Conservation Foundation  
\*Preserved Open Space and Preserved Farmland were compiled from a variety of data sources, including State, County, and Non-Profit organizations.

- Garden State Greenways**
- Agriculture/Grassland
  - Emergent Wetland
  - Forested Wetland
  - Upland Forest
  - Beach/Dune
  - Connectors

- Other Land Cover**
- Preserved Open Space
  - Preserved Farmland
  - Water
  - Developed 2001
  - County Boundary
  - Municipal Boundary
  - Interstate/Toll Highway
  - U.S./State Highway
  - County Road
  - Local Road



Garden State Greenways (GSG) is a vision for an interconnected, statewide system of open space. GSG county maps depict the results of the New Jersey Green Infrastructure Assessment (NJGIA) conducted by the New Jersey Conservation Foundation in cooperation with the New Jersey Department of Environmental Protection Green Acres Program and the Grant F. Walton Center for Remote Sensing and Spatial Analysis at Rutgers University.

The NJGIA identified large tracts of undeveloped land that could function as 'hubs' of an interconnected open space system in New Jersey. Linear 'connectors' were also identified by the NJGIA in order to represent potential linkages among identified hubs.

Garden State Greenways refers to the 'green infrastructure' identified by the NJGIA and represents a vision of interconnected open space that can help to lessen the environmental and social impacts of sprawl and maintain quality of life in New Jersey.

Green infrastructure plays a vital role in maintaining public health and quality of life in New Jersey by providing close-to-home recreation opportunities, safeguarding surface and underground water supplies and productive soils, protecting native plant and animal populations, and upholding scenic, cultural and historic amenities contributing to community character and livability throughout the state.

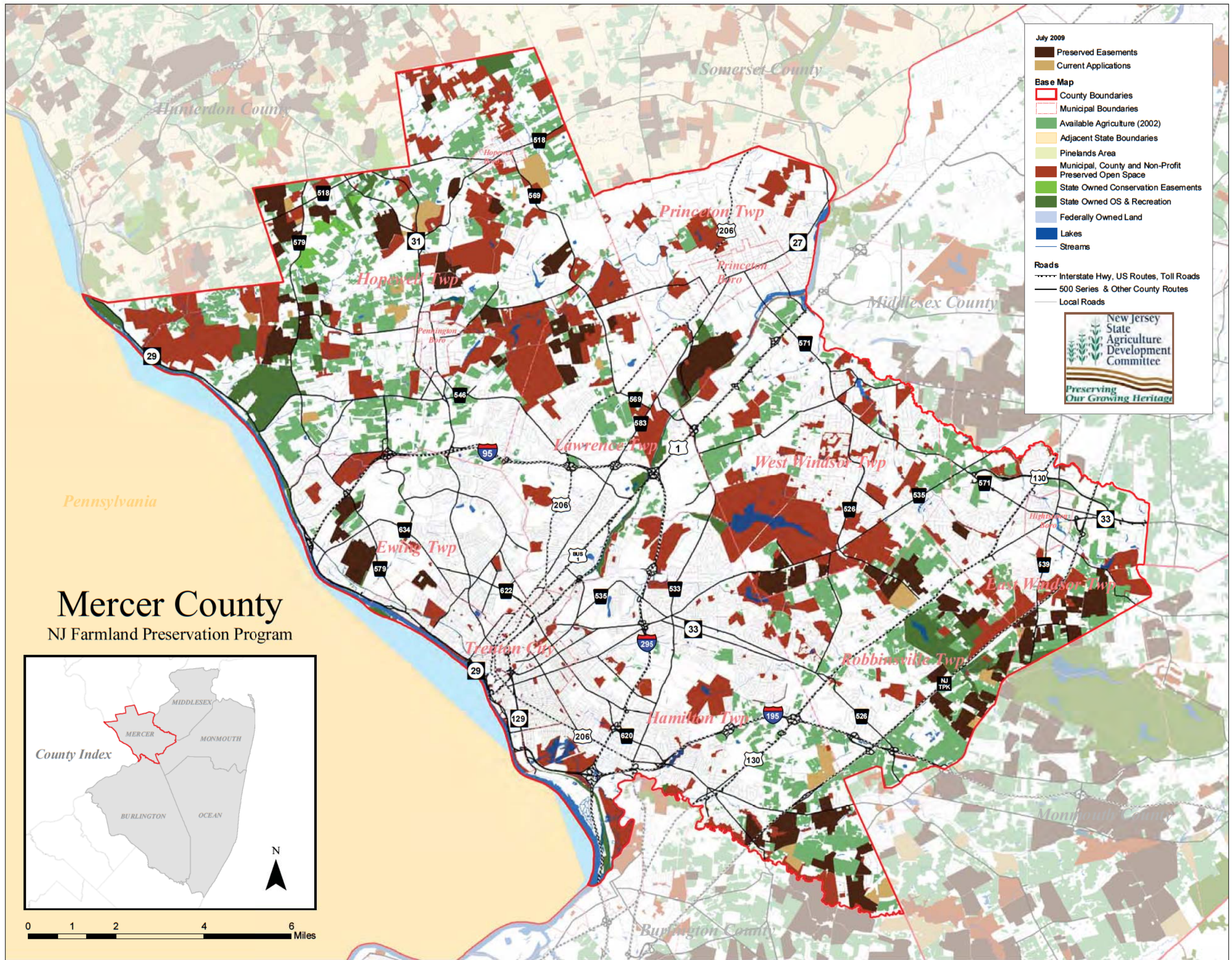
Garden State Greenways sets forth eight broad goals towards achieving the vision of a 'green infrastructure':

1. Establish parks, trails, or other protected lands within walking distance of every New Jersey resident.
2. Permanently protect New Jersey's critical natural resource lands: those contributing to groundwater or aquifer recharge, surface water quality, rare and endangered species habitat, and prime soils.
3. Permanently protect large, contiguous tracts of natural land for the long-term survival of native plant and animal species.
4. Permanently protect large, contiguous tracts of farmland for the long-term viability of agriculture and the maintenance of scenic and cultural landscapes.
5. Permanently protect parks, natural lands, and farmland surrounding historic sites, in order to maintain their historic character, visual context and interpretive value.
6. Link together New Jersey's protected natural, agricultural, historic, and recreation lands via trails and greenway connectors.
7. Grant public access and trail rights-of-way, where appropriate, across green infrastructure lands to allow the public to benefit from the scenic, recreational and interpretive opportunities provided therein.
8. Coordinate state, local, and private preservation as well as land use planning efforts, around common maps and shared GIS data, towards achieving goals one through seven.



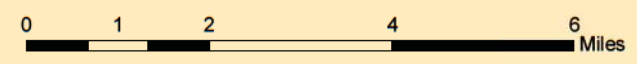
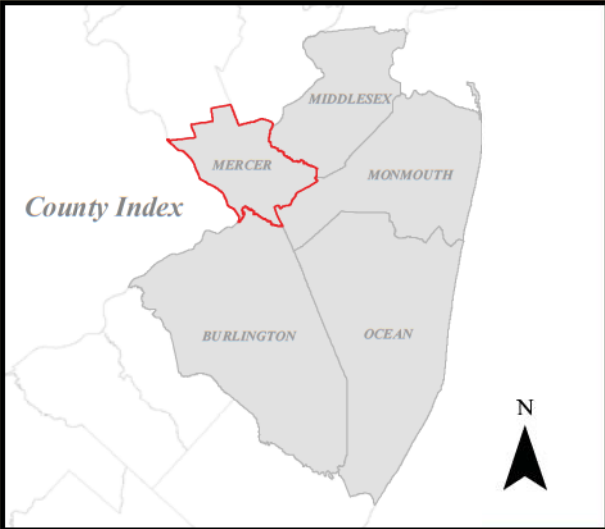
visit the GSG website at  
[www.gardenstategreenways.org](http://www.gardenstategreenways.org)





# Mercer County

NJ Farmland Preservation Program





# Hunterdon County

## NJ Farmland Preservation Program

July 2009

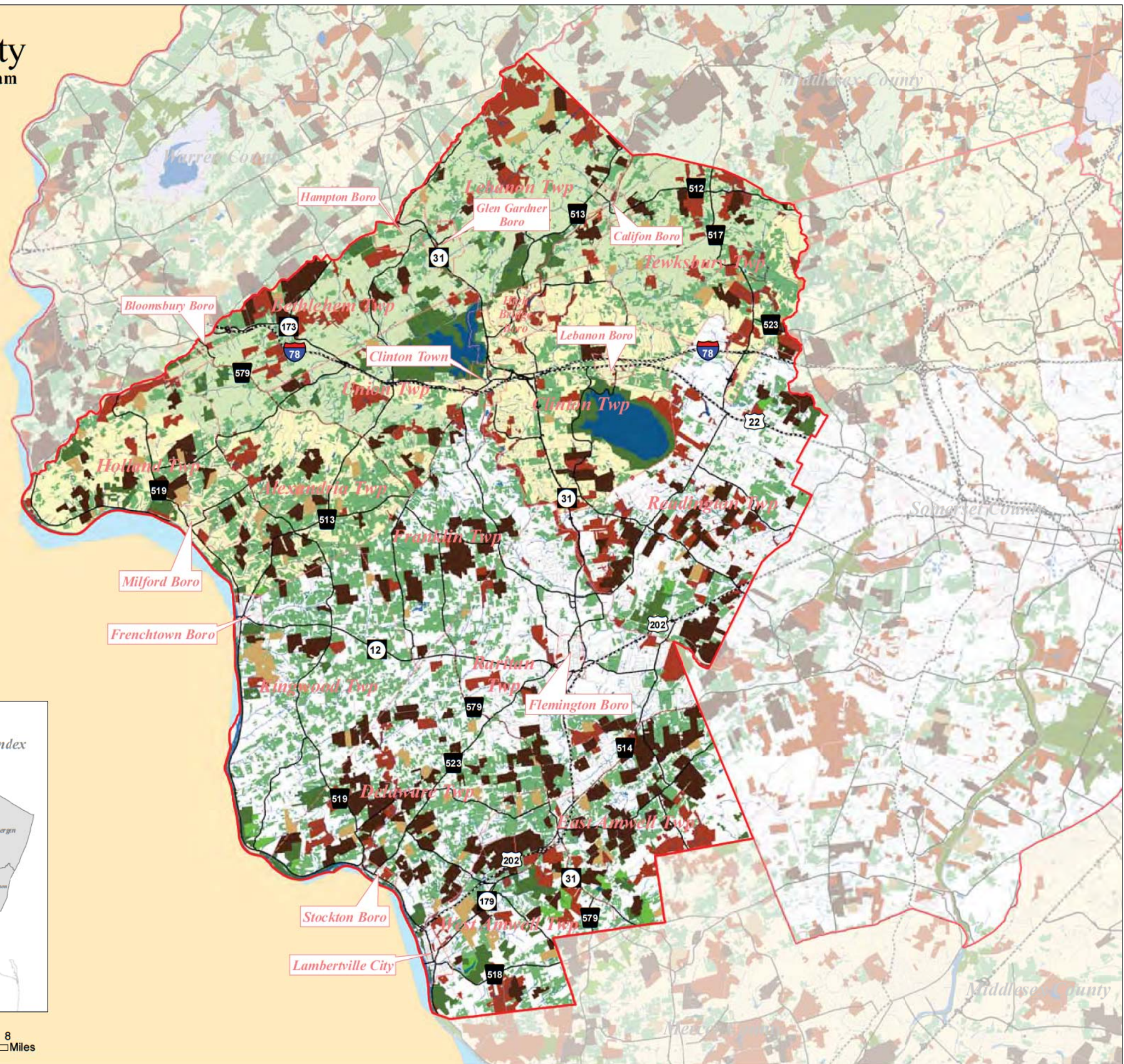
- Preserved Easements
- Current Applications

### Base Map

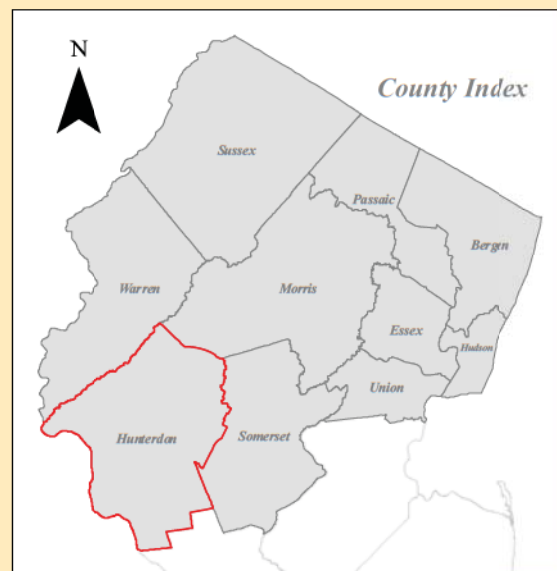
- County Boundaries
- Municipal Boundaries
- Available Agriculture (2002)
- Adjacent State Boundaries
- Pinelands Area
- Municipal, County and Non-Profit Preserved Open Space
- State Owned Conservation Easements
- State Owned OS & Recreation
- Federally Owned Land
- Lakes
- Streams

### Roads

- Interstate Hwy, US Routes, Toll Roads
- 500 Series & Other County Routes
- Local Roads



Pennsylvania



0 1 2 4 6 8 Miles



