Farmland Preservation Plan Element

The Original of this document has been signed and sealed according to law.

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Executive Summary

For a number of years, Lebanon Township has been at a disadvantage in the race to preserve farmland in Hunterdon County. Although it has many thriving agricultural operations nestled in its rolling hills, it failed to meet the greater criteria for inclusion in the County Farmland Preservation Program.

The arrival of updated technology now gives the County better ability to assess areas for inclusion in Agriculture Development Areas (ADA), the building block of its preservation efforts. Through its requirements, the County is seeking to build core areas of preserved farmland and agricultural districts, preserving an environment that will foster the continuation of agriculture for future generations. Lebanon Township, taking advantage of the County's use of technology, is seeking large scale expansion of ADA's in order to qualify more farms for cost share at the County and State level; inclusion in an ADA allows the Township to pay less than 20% of the cost of the development easement.

Lebanon Township will focus its farmland preservation efforts utilizing two means, the County Farmland Preservation Program (FPP) and a Planning Incentive Grant (PIG), the latter essentially authorized and awaiting adoption of this plan to initiate spending. The County Farmland Preservation Program utilizes an application process which scores farms in a combinatory fashion, aggregating scores in various categories and ranking applicants County-wide. The PIG authorizes funding in a project area and allows the Township to utilize a variety of methods to preserve farmland, including option agreements and installment purchases, both of which allow for maximization of funding.

The nature of the farmland in Lebanon Township, in combination with its sensitive environmental resources (which include headwater streams to a water supply reservoir), dictates that creative preservation tactics be used. A number of farms have
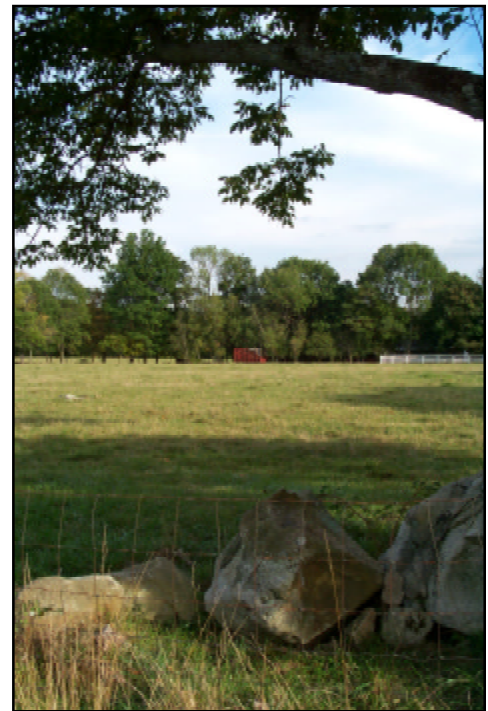
Pasture on Mt. Lebanon Road

portions that are actively devoted to agriculture while the remainder is wooded. This combination diminishes a farm's ability to score highly in the County FPP. A unique approach to preservation will allow portions of farms which are actively producing to be preserved through farmland preservation while the remaining portion is preserved through some other means. Along with additional ADA's, this preservation technique will allow the Township to be more competitive and achieve both conservation and farmland preservation goals.

The recently formed Agricultural Advisory Committee will foster and implement the goals and objectives of this plan, including carrying out its recommendations. The Committee has played a key role in formulation of this plan and will work with members of the Township Committee and other relevant boards and commissions to preserve agriculture in the Township. Members of the Committee, being farmers of the community, will also continue to provide support and feedback as preservation efforts continue.

Introduction

Lebanon Township is a study in contrasts regarding agriculture. Some areas of the Township possess the pastoral landscapes of field crop and grazing land, tucked in fertile valleys and stream corridors. Other areas contain valuable resources associated with non-traditional agricultural activities such as timber harvesting, orchards and growth and sale of nursery stock.

Lebanon Township is poised at the northern border of Hunterdon County and is part of the gateway to the New Jersey Highlands. In a county where central and southern municipalities are rich in agriculturally important soils and traditional forms of agriculture, the Township is not often categorized as a leader in agriculture. Yet the agriculture present is an important part of both the history and future of the Township, as effort to maintain the character of the community and the county has increased in recent years.

Competition for funding in the area of farmland preservation is keen and Lebanon is at a disadvantage in the ranking system due to its emphasis on agricultural soils. In addition, many of the agriculturally significant soils present in the Township have been permanently lost to development. With little in the way of infrastructure for wastewater management and an array of valuable resources to protect, prime farmland turns into the most appropriate land for development, consumed by residences and likely never to return to agricultural production.

Livestock grazing a farm on Trimmer Road.

Through this Farmland Preservation Plan Element, the Township is seeking to identify agricultural resources and focus efforts and funding opportunities to ensure that farming, both traditional and non-traditional, has a continued place in the community. Land preservation efforts will strive to preserve or take option on as much land as possible, utilizing local funding to leverage available funding from the county and state.

This farmland preservation plan is prepared pursuant to Paragraph (13) of section 19 of P.L. 1975, c.291(C.40:55D-28). This section and N.J.A.C. 2:76-17.6 provide that a farmland preservation plan element shall include:

1. An inventory of farm properties in the entire municipality and a map illustrating significant areas of agricultural lands;

2. A detailed statement showing that municipal plans and ordinances support and promote agriculture as a business; and

3. A plan for preserving as much farmland as possible in the short-term by leveraging monies made available by the Garden State Preservation Trust Act, N.J.S.A. 13:8-1 et seq., P.L. 1999, c. 152 through a variety of mechanisms including but not limited to utilizing:
    i. Option agreements;
    ii. Installment purchases; and
    iii. Encouraging donations for permanent development easements.

4. A statement of farming trends, characterizing the type(s) of agricultural production in the municipality; and

5. A discussion of plans to develop the agricultural industry in the municipality.

Inventory of Farm Properties

Lebanon Township has 8,589 acres which qualify for reduced assessment under the farmland assessment act. These properties are listed as class "3B" with the Hunterdon County Board of Taxation. Table 2, found in the Appendix, lists farm assessed properties and categorizes them as listed in the January 2002 tax information. Figure 1 illustrates the location of these properties throughout the Township along with current preservation applications and preserved farmland.

Farm equipment in a field on Maple Lane.

"Lebanon Township has 8,589 acres which qualify for reduced assessment under the farmland assessment act."

Municipal Plans and Ordinances and Support for Agriculture as a Business

Although Lebanon Township contains a mix of traditional and non-traditional farming operations, the Township has always been supportive of agriculture as a business and means of making a living. Agriculture provides a primary or secondary source of income for a number of Township residents while also lending to the rural character that many enjoy. As such, the Township has been supportive of agriculture through its planning activities and regulations.

Master Plans

<u>*Lebanon Township Master Plan – 1979*</u>

The Township's 1979 Master Plan, through the Land Use Plan Element and the goals and objectives, indicated that agriculture was an important part of the character and lifestyle of the Township that required efforts to preserve. *"Farming and agriculture should be encouraged and the Master Plan should reflect the community's efforts to preserve active and viable farms in the Township and return fallow land to farming activities".*

Agriculture was a primary consideration in the Land Use Plan Element as well. *"One of the development objectives of the Master Plan is to preserve the Township's farms."*

<u>*Lebanon Township Master Plan – 1991*</u>

The 1991 Master Plan began to detail the rural agricultural lifestyle and extol the virtues of the Township as a haven for it. *"Lebanon Township is a rural agricultural community filled with beautiful rolling hills, largely wooded or being farmed, laced with streams and brooks and dotted with ponds. It is uniquely suited to residential and farm use for those who prefer a rural agricultural lifestyle amid the beauties of nature."* The introductory section of the Master Plan continued by detailing the two principal concerns of the Township Committee and its Planning Boards, one of which was *"...the preservation of a rural agricultural community and the farms that are an essential part of its lifestyle."*

The Master Plan continued in the goals and objectives stating *"Farming and agriculture should be encouraged and the "Right to Farm" should be jealously guarded. Opportunities should be provided for the preservation of existing farms and the return of fallow land to farming."*

The Township continued its support for the rural agricultural lifestyle in the 2001 Master Plan, while also detailing heightened threats to the continuation of agriculture brought on by increased development pressure. Among the guiding principles of the plan was _"Farming and agriculture should be encouraged and promoted"_. This simple statement set the stage for the more detailed goals and objectives and land use policies to support agriculture.

The Land Use and Management section of the goals and objectives included the goal of providing _"a future land use pattern that preserves large contiguous areas of farmland and other open lands..."_. Also included, for the first time in a Master Plan document, were specific goals and objectives related to agriculture which included:

- To encourage the preservation of agriculture through proactive planning where there are suitable conditions for the continued operation and maintenance of agricultural uses.

- To preserve a large contiguous land base to assure that agriculture remains a viable, permanent land use.

- To coordinate agricultural preservation activities with the State Agriculture Development Committee (SADC), Hunterdon County Agricultural Development Board and other open space preservation activities in the Township.

- To continue to seek the expansion and preservation of Agricultural Development Areas.

- To recognize agriculture as a significant economic industry in the community and to encourage economic opportunities in this industry.

- To provide financial incentives, financing mechanisms and enhanced opportunities for agricultural businesses that assist in maintaining agriculture as a viable economic activity.

- To encourage compatibility between agricultural operations and neighboring non-agricultural development through the right-to-farm ordinance.

The Land Use Plan Element detailed the means to carry out these goals and objectives and provided a more detailed rationale for doing so. The preservation of agriculture was woven into an overarching need to protect lands in the Township as valuable headwaters for a critical water supply area. The Resource Conservation (RC) district was suggested as a means to achieve preservation needs while also responding _".....to the goals of conserving significant elements of the rural and agricultural countryside. The scenic vistas, wooded hillsides, agricultural fields and historic settlement patterns create the rural character that pervades much of Lebanon Township"_.

Suburban development, often contrary to agricultural goals and destructive to the rural landscape, was to be addressed with the adoption of land use regulations for the proposed RC district. In

addition to achieving resource protection goals, the intent was to provide an environment for farming that limited potential incompatibility between residential development and agricultural operations. Protection of water resources through lower development densities would also play a critical role in ensuring water availability for farm operations in an era where operations have become more intensive and entrepreneurial.

By affording protection to resources through the Master Plan and development regulations, the Township has created an environment hospitable to the continuation of agriculture as a means to subsist. A secondary benefit is the provision of an environment that exhibits rural agricultural resources, which makes for a pleasing community character.

The 2001 Master Plan also noted the Township's regional position and access to surrounding infrastructure. The existence of dense population centers both within and outside of Hunterdon County puts farmers in a potentially beneficial position. Goods can easily be transported to market in higher density areas of central and western New Jersey. These potential markets also happen to be in some of the most economically prosperous areas of the State, accessible by Interstate and State highway in less than one hour.

Right to Farm

While the Master Plan spells out the goals and objectives and general policies of the Township, the Land Development Chapters regulate development activities. Included in these regulations is a Right-to-Farm section, 18-3.10. This portion of the ordinance specifies that agriculture is a permitted use in all zones, notwithstanding specified and prohibited uses set forth elsewhere, provided that the owner is eligible for reduced taxation under the Farmland Assessment Act of 1964. In addition, the operation must conform to the management practices recommended by the State Agriculture Development Committee (SADC) and all state and federal laws, while also not posing a direct threat to public health and safety.

Rights under this provision of the zoning regulations are extended to allow production of crops, trees and forest products, livestock, and poultry and other items described in the Standard Industrial Classification (SIC) for agriculture, forestry, fishing and trapping. This provides protection for a broad range of activities related to general agriculture.

Under Right-to-Farm, those engaged in agriculture are protected from nuisance complaints which may arise from the normal operations of a farm or agricultural business, which can produce noise, odor, dust and

fumes. Under this section of the development regulations, each deed of conveyance in the Township must contain the following statement:

> *"The Township of Lebanon acknowledges that a substantial quantity of land is devoted to active agricultural uses and further acknowledges that right of that landowner to continue to farm. Therefore, the grantee, his heirs and assigns are hereby on notice that the adjoining land or lands in the vicinity are actively being farmed and the other farmland owner has the continued right to farm under the provisions of subsection 18-3.10 of the Zoning Chapter of the Revised Ordinance of the Township of Lebanon."*

Agricultural Advisory Committee

In 2002, the Township Committee created an Agricultural Advisory Committee. The Committee will be responsible for assessing the character of agriculture in Lebanon and recommending future actions that the Township may take to further agricultural retention and farmland preservation.

The Agricultural Advisory Committee, comprised of three members, meets monthly. To date, the Committee has reviewed the information to be contained in the Farmland Preservation Plan Element, begun formulating ways to promote agriculture as a business, discussed means to supplement farm income with additional activities (both agricultural and non-agricultural), assessed potential requests to the CADB for additional Agriculture Development Areas and reviewed potential project areas for future Planning Incentive Grant Applications. Still in its formative stages, the Committee has taken on a great number of tasks and processed a large amount of information. The recommendations they have in the above areas will provide the Township a firm basis for continuing agriculture as well as a valuable resource for future endeavors.

Lebanon Township Agricultural Advisory Committee

Al Nagie - Chair
Adam Ambielli
Gary Milkowski
Eileen Swan - Secretary

"Through the Agricultural Advisory Committee, the Township will continue to assess other areas for inclusion in ADA's, as this is a basic requirement of the County PDR Program."

The Agricultural Advisory Committee plays a vital role in the Farmland Preservation Plan (FPP) and preservation efforts in the future. Prior to adoption of the FPP by the Planning Board, the Committee will formulate and review the recommendations to be included in the Plan. This will ensure consistency with sentiment of the agricultural community and produce viable means to aid farmers. The Committee will also be a conduit to the agricultural community once the plan is adopted. They can act as a valuable resource and intermediary, assisting in carrying out the initiatives outlined in the FPP.

Farmland Preservation in Lebanon Township

Lebanon Township's participation in farmland preservation has increased markedly in the last few years, with its first farm preserved in May of 2002. Two farms are also enrolled in the Municipally Approved Farmland Preservation Program (MAFPP). Additional applications for farms in the northern part of the Township have been filed, which are depicted in Figure 2 along with the preserved Nagie farm on County Route 513 outside of Califon. A Planning Incentive Grant (PIG) application has been submitted to the County, to be forwarded to the State Agriculture Development Committee upon adoption of this Farmland Preservation Plan. The PIG applicants are depicted on Figure 2.

A corn field on Mt. Lebanon Road.

A large part of the Township's increased farmland preservation activity has been through participation in the County program. Lacking in the core elements that the County program seeks, Lebanon Township has been at a disadvantage. Recently, the Township was successful in convincing the CADB to create additional ADA's in areas of active farms, which will aid in cost sharing ability.

Through the Agricultural Advisory Committee, the Township will continue to assess other areas for inclusion in ADA's, as this is a basic requirement of the County PDR Program. Once the basic elements are in place, applicants can be solicited.

Hunterdon County Agriculture Development Board

The Hunterdon County Agriculture Development Board (CADB) was created in 1981 by the Board of Chosen Freeholders and oversees the State Agriculture Retention and Development Program within Hunterdon County. The CADB provides a structure for determining cost sharing between the County, State and municipalities in the Farmland Preservation Program. Additionally, they provide a forum for disputes between farmers and landowners in right-to-farm issues, monitor activities on preserved farms and formulate general agricultural policy for the region at large.

Hunterdon County continues to be a leader in the area of agriculture, both in production of crops and goods and in the preservation of farmland. The County has over 160,000 farm assessed acres, with an average farm size of 80 acres according to the 1997 Census of Agriculture. To date, Hunterdon County and its municipalities have permanently preserved over 9,000 acres of agriculturally viable land through the Farmland Preservation Program.

Hunterdon County Farmland Preservation Plan

In addition to overseeing the Farmland Preservation Program, the CADB and its staff (County Planning Department) are responsible for planning efforts related to agriculture within the County. To this end, they have adopted a Farmland Preservation Plan containing supporting goals and objectives. Their adopted mission of the CADB is to: *"Promote the present and future of Hunterdon County agriculture by preserving agricultural land and by promoting public education and agricultural viability."* Program objectives include the following:

- Create critical masses of preserved farmland
- Preserve farms characterized by soils of prime and statewide importance
- Give priority to farms with implemented soil conservation plans
- Coordinate CADB preservation efforts with State Agriculture Development Committee (SADC), municipal, and nonprofit organization farmland preservation efforts
- Promote the education of farmers, government officials, and the public about farmland preservation, the Right to Farm Act, and other pertinent agricultural matters
- Work with Municipal, County, and State agencies and nonprofit organizations to encourage tourism
- Promote agribusiness opportunities through education and advocacy
- Promote soil and water stewardship on preserved farms by requiring an implemented soil conservation plan that is periodically updated

The structure of farmland preservation and planning in Hunterdon County is based on the Agriculture Development Area (ADA) and the agricultural district. ADA's are areas identified by the CADB that contain a mass of prime and statewide important soils and contain active and productive agricultural operations. The original mapping of ADA's in Hunterdon County was undertaken in 1983 and based on a study produced by the Middlesex-Somerset-Mercer Regional Council (MSM). Agricultural districts are areas containing farms that are either enrolled in or applying to the Farmland

Preservation Program that are within 1 mile of each other. Districts must contain 250 acres and are aimed at preserving critical masses of farmland rather than individual scattered farms.

The Hunterdon County Farmland Preservation Plan has identified the county's preservation goals, as required by the State. These goals were established by the CADB in 1999 and reflect a substantial acreage; an acreage unlikely to be achieved in the past but somewhat more realistic with the passage of the Garden State Preservation Trust Fund. Table 1 lists the CADB preservation goals to January of 2010.

Table 1
Hunterdon County Farmland Preservation Goals

Year	Preserved Acreage
January 2001	12,000
January 2002	16,000
January 2003	20,000
January 2004	24,000
January 2005	28,000
January 2006	32,000
January 2007	36,000
January 2008	40,000
January 2009	45,000
January 2010	50,000

Hunterdon County Farmland Preservation Program

The CADB also oversees the Farmland Preservation Program (FPP) for Hunterdon County. Each year and potentially utilizing two funding rounds per year, the CADB accepts applications for the County FPP. This program is a Purchase of Development Rights (PDR) program and provides a structure for municipalities, the State and County to share the costs of retiring development rights on farms.

The minimum eligibility requirements for the PDR program are that a farm be located in an Agricultural Development Area (ADA) and an agricultural district, is a minimum of 40 acres and is predominantly tillable farmland; farms with more than 50% woodlands are ineligible.
The CADB ranks applications it receives through a system of points, achieved for ratings in the amount of agricultural soils present, amount of acreage in active production and proximity to adjacent preserved farms. Landowners can be given additional priority if they "bid down" the value of their development easement, taking an amount of money less than the appraised value of the easement.

A November 1998 ballot question (approved by a 2-1 margin) created the Garden State Preservation Trust Act of 1999, which provided an infusion of funds to open space and farmland preservation programs across the state. The Act provided $98 million per year for 10 years dedicated to

preservation efforts. The Garden State Preservation Trust, a nine member board created by the Act, receives and considers funding proposals from the DEP and SADC at least twice a year. Where the SADC traditionally had $20 million each year for farmland preservation activities, the Trust has provided some $55 to $60 million per year

The voters of Hunterdon County approved a tax of 3 cents per $100 of assessed value in November of 1999, providing funding for farmland and open space preservation. This tax supplements capital monies already committed annually by the Freeholders. This tax funding, along with the additional funding from the Garden State Preservation Trust Act, provides Hunterdon County and its municipalities with the ability to preserve more acreage than ever before.

The Farmland Preservation program provides a cost sharing mechanism for purchase of development easements where the state assumes the majority of the expense. In the traditional average cost sharing structure, the State assumes 65% of the easement cost and the municipality and the county assume 17.5% each. Once the per-acre certified value reaches $10,000 however, the state assumes less of the responsibility and the municipality must assume more. Thus, areas where land values are high, the municipality will be responsible for a greater portion of the easement purchase.

State Development and Redevelopment Plan Agriculture Policies

The State Development and Redevelopment Plan (SDRP), adopted in March 2001 by the New Jersey State Planning Commission, designates the following Planning Areas (PA) in Lebanon Township, depicted on Figure 3:

> PA-4B *Rural/Environmentally Sensitive Planning Area*
> PA-5   *Environmentally Sensitive Planning Area*

The PA-4B designation is indicative of the dichotomous nature of the Township's resources; a combination of rural agricultural and environmentally sensitive lands. Planning Area 4-B includes areas supportive of agriculture that are simultaneously characterized by valuable ecosystems or habitat for threatened and endangered wildlife. PA-4B occurs over 71.8% of the Township (14,536 acres) and includes all of the valuable agricultural resources of Lebanon, essentially the core of the Township and the northern fringe areas bordering Morris County.

Planning Area 5, which covers 4,616 acres in the Township (22.8%), includes lands containing one or more environmentally sensitive features. Among these are habitats for wildlife and threatened and endangered species, scenic vistas, unique geologic features, watersheds for water supply areas, trout production streams and others. The South Branch of the Raritan River corridor, the Point Mountain area, an area east of Pleasant Grove Road and the area south of Sanitorium Road carry the PA-5 designation. Many of these areas are permanently preserved as park areas.

The SDRP advances numerous statewide policies to support the long-term survival and health of the agricultural industry in New Jersey, many of which are consistent with Lebanon's objectives to preserve farmland, retain and diversify agricultural land uses in the community, and enhance the viability of the Township's agricultural economy. These policies have been reproduced below as they appear in the SDRP.

SDRP Statewide Policies

"Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture."

Sustainable Agriculture and Comprehensive Planning

Policy 1 Agricultural Land Retention Program Priorities
Funds for farmland retention should be given priority in the following order, unless a county or municipal farmland preservation plan has been prepared and approved by the State Agriculture Development Committee (in which case, priority shall be based on said plan):
  (1) Rural Planning Area;
  (2) Fringe and Environmentally Sensitive Planning Areas;
  (3) Metropolitan and Suburban Planning Areas.
Policy 2 Preservation of the Agricultural Land Base
Consider the expenditure of public funds for preservation of farmland as an investment in a public capital asset (i.e. farmland as an item of infrastructure) and thereby emphasize the public's interest in maintaining long-term agricultural viability.
Policy 3 Coordinated Planning
Coordinate planning efforts of all levels of government to ensure that policies and programs promote agriculture.
Policy 4 New Development
Plan and locate new development to avoid negative impacts on agriculture.
Policy 5 Innovative Planning and Design Techniques
Encourage creative land planning and design through tools such as clustering, phasing, equity insurance and density transfers, purchase and donation of development rights, agricultural enterprise zones and districts and the provision of self-contained community wastewater treatment systems to

serve Centers, to accommodate future growth in ways that maintain the viability of agriculture as an industry, and to achieve the Policy Objectives of the Planning Area while avoiding conflict with agricultural uses.

Policy 6 Agricultural Water Needs
Include consideration of the water needs of the agricultural industry in water supply planning at all levels of government.

Agriculture and Economic Development

Policy 7 Provision of Capital Facilities
Provide adequate capital facilities including grain storage and food processing facilities to enhance agriculture in rural areas.

Policy 8 Access to Capital
Improve access to capital funds, including rural revolving loan funds and rural venture capital networks, operating funds and portfolios that reduce the reliance on land as an asset for collateral or retirement.

Policy 9 Enhancing the Agricultural Industry
Promote economic development that supports the agricultural industry on local, county and statewide levels.

Policy 10 Diversify the Rural Economy
Promote beneficial economic growth that recognizes the need to provide the essential facilities and infrastructure to diversify the rural economy. Provide opportunities for business expansion, off-farm employment, on-farm income generating enterprises such as agricultural-related educational or recreational activities and environmental activities such as leaf composting.

Policy 11 Enhance Agricultural Marketing
Enhance marketing programs to promote the sale of New Jersey agricultural products.

Policy 12 Simplify the Regulatory Process
Adapt the permitting, licensing and land use planning and regulation processes to be sensitive to agricultural needs to enhance the industry and to facilitate new agricultural development.

Policy 13 Local Ordinances and Building Codes Sensitive to Agricultural Use
Promulgate local ordinances and state building code and fee criteria which are sensitive to the special purposes of agricultural construction and seasonal use.

Policy 14 Right to Farm
Coordinate actions of state and local government to encourage the maintenance of agricultural production by protecting farm operations from interference and nuisance actions when recognized methods or practices are applied and to ensure that the numerous social, economic and environmental benefits of agriculture serves the best interests of all citizens in the state.

Policy 15 Aquaculture
Aquaculture is recognized as an agricultural activity.

Agriculture and Environmental Protection

Policy 16 Promote Agricultural Management Practices
Encourage the use of agricultural management practices to ensure sustainable and profitable farming while protecting natural resources.
Policy 17 Incorporate Agricultural Land in Recycling of Organic Materials
Use appropriate agricultural lands for the recycling of non-farm generated biodegradable and organic materials.

Human Resources

Policy 18 Housing Supply and Financing
Use federal and State funding to expand the supply of decent, safe and reasonably priced housing that will benefit those employed in agriculture.
Policy 19 Vocational and Technical Training
Create and expand access to training and technical assistance for agriculture and agriculture-related businesses.
Policy 20 Agricultural Education
Create and expand agricultural education and leadership opportunities through basic skills training, and vocational and entrepreneurial training on the secondary, county college and university levels.
Policy 21 Encourage Young and First Time Farmers
Coordinate federal, state and local financial incentives and tax and regulatory policies to encourage more individuals to enter agricultural business.
Policy 22 Promote the Value of Agriculture
Educate New Jersey residents on the economic and environmental value of sustainable agriculture in New Jersey and its important contribution to the State's quality of life.
Policy 23 Agro-tourism and Eco-tourism
Expand opportunities for agro-tourism and eco-tourism

The policies and recommendations of the State Development and Redevelopment Plan are meant to be considered in local planning initiatives, including planning for farmland preservation, a key element of agricultural retention. Many of the policies above are woven into the Township's planning policies, providing beneficial regional perspective on agriculture while also making them a reality at the local level.

Lebanon Township's Agricultural Setting

Lebanon Township has just over 6,000 acres of prime and statewide important soils, as categorized by the State Agricultural Development Committee (SADC) and depicted in Figure 4. This represents 30% of the Township's total acreage. Interestingly, approximately 41% of the Township qualifies for reduced tax payments under the Farmland Assessment Act, indicating that agriculture extends well beyond the boundaries of rich agricultural soils.

In a county where agriculture continues on a declining trend, Lebanon Township has seen an increase in total agricultural use, from 8,735 acres in 1987 to 9,423 acres in 1997. Table One presents the remainder of the "Agricultural Production Units" for the Township from the 1987 and 1997 Agricultural Censuses. Highlights from this data include:

- Total acreage harvested increased by 3.2% to 2,946 acres
- The acreage devoted to alfalfa hay decreased 47% from 465 to 242 acres
- Acreage devoted to trees and shrubs increased 143% from 14 to 34 acres while total nursery acreage increased from 119 to 192, up 61%
- Total number of beef cattle and young dairy cattle were up 13% and 13%, from 562 to 637 head and 207 to 235, respectively
- Meat chicken, egg chicken and turkey numbers declined 87%, 13% and 96%
- Fuel wood production decreased by 31%
- Board feet of timber increased 186% from 90,768 to 260,326

Improving the Climate for Agriculture as a Business

Municipalities can be proactive in improving the economic viability of agriculture by understanding agricultural trends and the dynamics of emerging agri-business. Planning and zoning can enhance opportunities and minimize deterrents to agricultural retention. Lebanon should continue to expand its range of agricultural support strategies, including the following:

1. Promote participation in the 8-year Municipally Approved Farmland Preservation Program. The 8-year program can be established by municipal ordinance and approved by the

*"**I**n a county where agriculture continues on a declining trend, Lebanon Township has seen an increase in total agricultural use, from 8,735 acres in 1987 to 9,423 acres in 1997."*

A crop of corn on Anthony Road.

CADB. Participation in the 8-year program increases a landowner's eligibility for easement purchase, protects the landowner from eminent domain and provides access to soil and water conservation funds, which can improve the agricultural viability of lands. Establishment of an 8-year program also demonstrates the Township's support for the agricultural community, and offers an opportunity for smaller farms to combine and participate in this program.

2. Agriculture enhances the rural character of Lebanon Township and attracts seasonal visitors to the area. The beneficial aspects of tourism, which can support agriculture and be supported by agricultural sales and activities, should be explored. One means to achieve this is by allowing Bed-and-Breakfasts on farm parcels, encouraging the creation of accommodations in the countryside and helping to build the rural economy.

3. The Township will assess reducing costs of building permits for structures associated with agricultural use. This allows farmers to construct necessary facilities without the high costs associated with permitting.

4. The Township should assess the potential for offering reduced tax assessments on agricultural buildings. In combination with reduced permitting fees, this relieves farmers of potentially high costs associated with construction, which can impact the ability to farm profitably.

5. Land use regulations should be reviewed and updated to minimize deterrents to agricultural activity, and provide increased opportunities for agricultural expansion. This may include expanded opportunities for direct marketing of locally grown produce which eliminates the middleman and makes agricultural activities more rewarding to the farmer. Creation of a farmer's market at Lebanon Memorial Park would provide a means for farmers to market their products locally at a greater profit margin than seeking regional markets.

6. Establishment of a separate "Agriculture" section in the Township Code can codify all regulations that affect farming in one place for ease of reference. This can minimize bureaucratic delays or uncertainty about regulations affecting farming.

"The Township will continue to develop strategies which will involve a series of farmland preservation techniques, including financing alternatives and other opportunities to retire development rights."

7. An outreach initiative should be developed to communicate directly with local farmers. This can provide a clearer understanding of agricultural trends and objectives, and farmers perceptions of current and future business opportunities. The Agricultural Advisory Committee can serve as a valuable resource in establishing this connection and would be vital to maintaining it. A quarterly forum could be developed for farmers to meet with the Committee and members of the Planning Board or Governing Body to ensure that the needs of the agricultural community are being met.

Hay fields on High Bridge - Califon Road.

Lebanon Township's Plan to Preserve Farmland

The Township has been aggressively engaged in farmland preservation initiatives over the last few years, culminating with the preservation of the Nagie farm in May of 2002. With limited land area available to meet the criteria of the Hunterdon County Agriculture Development Board requirements, specific areas of the Township have been focused on to attempt to acquire development easements.

The nature of the landscape in Lebanon presents unique opportunity to partner with outside agencies to achieve dual objectives; those related to agricultural retention and those related to open space preservation and conservation. Statewide water supply protection initiatives have created interest in preserving land in the Spruce Run watershed, which accounts for a major portion of the Township and many of the remaining large farm assessed parcels. Acquiring the development rights to these parcels utilizing available farmland preservation techniques is difficult, as a good portion of farms in this area are wooded. A good portion of many, however, have areas of active agriculture which are valuable in their current form. The Township is working with outside agencies in this area to create combinations of funding sources, including Green Acres and SADC monies, to preserve tracts in their best preservation use.

The Township will continue to develop strategies which will involve a series of farmland preservation techniques, including financing alternatives and other opportunities to retire development rights. Among those recommended are the following:

Pasture on Mountain Top Road.

- Option agreements provide an opportunity to reserve the right to acquire farmland at some time in the future. Such agreements can provide valuable assurances for both the Township and the property owner that preservation can and will occur at some time in the future, based on agreed pricing and terms.

- Installment purchases leverage public funds by extending the horizon for payment over a period of years. Rather than requiring a front-end commitment of cash to acquire all development rights at the

outset, installment purchases allow the municipality and the owner to devise a payment strategy which meets their mutual objectives and needs.

- Donations of permanent development easements can be particularly valuable to both the farmland preservation effort and the landowners involved. Donations of all or part of the development rights can provide substantial Federal income tax deductions, particularly for high-income landowners. Such donations also offer estate tax benefits, reducing the estate taxes which frequently force the sale of farm properties in order to pay the tax. Property owners and the Township can structure donation plans which minimize the tax consequences to landowners and increase the effectiveness of farmland preservation funds.

- The Planning Incentive Grant (PIG) program allows municipalities to receive funding commitment for an aggregate of farms which are reasonably contiguous. A project area is delineated and submitted via application where once approved, funding can be used to acquire development rights to any farms in the project area. The PIG program promotes use of innovative funding approaches, including installment purchase, option agreements, donations and bargain sales. PIG applications must be approved by the County CADB to determine their cost sharing requirements and to verify that the application meets their criteria for funding.

The Township has already submitted a PIG application to the State, which is awaiting the adoption of this plan to begin implementation of funding. Figure 2 identifies the project area for this PIG application, along with preserved farms and current applications. The Township will continue to solicit landowners for preservation under this funding and will utilize, to the greatest extent practical, the innovative techniques above. This will allow for maximization of public dollars as well as the amount of land that can be preserved.

The Agricultural Advisory Committee has identified areas of the Township where farmland preservation efforts will be focused (see Figure 5). The delineation of these areas was based on prime and statewide important soils and the presence of viable agricultural operations. While some of the areas of focus are already in ADA's, Focus Areas 1 and 3 will require the creation of additional ADA's in order to accommodate potential preservation initiatives. These two Focus Areas and their potential inclusion in an ADA are reviewed in detail below, along with Focus Area 2, already in an ADA.

Focus Area 1, depicted on Figure 6, is located on the east and west sides of Mountain Top Road and north of Hollow Road and Anthony Road. There are a number of larger farm assessed parcels in this portion of the Township that are actively farmed, including a nursery operation and a number of fields which produce hay. There are also wooded areas that are interspersed, with a few residences found primarily near the frontage of roadways. Figure 6 depicts, in yellow, 819 acres of land that expands an existing ADA and creates a new one to encompass agricultural operations and prime and statewide important soils within this focus area. The new ADA contains approximately 284 acres of prime soils, 10 acres of statewide important soils and is less than 10% wooded. The expansion of the existing ADA is 319 acres and contains 63 acres of prime soils and 13 acres of statwide important soils. It is likely that agricultural operations will continue into the future in this area.

Focus Area 2, depicted in Figure 7, is located directly east and west of Califon-Chester Road. This area is already in an ADA and has one preserved farm in its southwest portion. A majority of the soils here are prime or statewide important and there are a number of existing agricultural operations including orchards, hay fields and field crops. With the Nagie preserved farm in this district, applications from this focus area will receive higher ranking in the density scoring for the County program. This area also contains scenic vistas which contribute immensely to the rural and agricultural character of the Township, making them a prized portion of the landscape.

Focus Area 3 is located north and west of Cokesbury Road just south of Califon Borough and east of the South Branch of the Raritan River, as depicted in Figure 8. The area outlined in yellow indicates 242 acres of land that can be added to an existing ADA which extends to the border of Lebanon and Tewksbury Townships. Less than 17% of the area depicted is wooded with approximately 50% of the soils being prime, making addition to the existing ADA to the east possible. Most of the area is active in hay production and given the viability of the land is likely to remain in agriculture.

Active farmland in Focus Area 1, a proposed ADA expansion.

Although not delineated as a specific focus area in this Plan, the area east of Mt. Lebanon Road is another part of the Township that is in an ADA and contains active agricultural operations. Applications have already been received on the Weeks and Tucker Farms (depicted on Figure 2) while the remainder of the area is the subject of a development application for 39 homes. Given these facts, the area was not delineated for future focus as initiatives are well underway, with funding of the applications likely.

The delineation of focus areas and study of potential ADA additions is a proactive step for the Township, increasing the likelihood that farms can be enrolled in and successfully funded by the County PDR program. The Agricultural Advisory Committee will formulate means to contact land owners in these focus areas and thus begin the process of preservation. Utilizing information on the variety of programs and funding schemes that are available, the Committee will compile and develop (as necessary) information to send to farmers and landowners in these focus areas to gauge interest in program participation.

Appendix

<div align="center">

Table 2
Farmland Assessed Properties

</div>

Block	Lot	A Acres*	B Acres	Total Acres
000030000	000050000	0.00	16.04	16.04
000030000	000050002	0.00	2.56	2.56
000030000	000050021	0.00	0.63	0.63
000030000	000050022	0.00	1.03	1.03
000090000	000040001	1.00	6.07	7.07
000100000	000010000	0.00	37.28	37.28
000100000	000030000	2.83	63.56	66.39
000100000	000080000	0.00	48.70	56.20
000100000	000110000	0.00	22.50	22.50
000100000	000390000	3.00	79.02	82.02
000100000	000400000	0.00	63.92	63.92
000100000	000410000	0.00	58.32	58.32
000100000	000550000	0.00	3.83	3.83
000100000	000560000	1.00	7.39	8.39
000100000	000560001	0.00	90.02	90.02
000110000	000080000	0.93	5.00	5.93
000110000	000080004	0.93	5.00	5.93
000110000	000170000	1.00	5.38	6.38
000110000	000430000	1.00	5.87	6.87
000120000	000010000	0.00	63.59	63.59
000120000	000030000	2.00	12.91	14.91
000120000	000080000	0.00	9.54	9.54
000120000	000090000	0.00	6.87	7.87
000120000	000560000	0.00	44.71	90.42
000120000	000570000	0.00	11.21	11.21
000120000	000630001	0.00	5.12	5.12
000120000	000640000	0.00	32.50	32.50
000120000	000650000	0.00	8.61	8.61
000160000	000170000	0.50	9.12	9.62
000160000	000200000	0.00	81.12	87.12
000160000	000660000	0.00	38.40	38.40
000160000	000670000	0.00	14.50	14.50
000170000	000030000	1.50	7.66	9.16
000170000	000030001	1.50	8.47	9.97
000170000	000090000	2.00	41.01	43.01
000170000	000100000	0.00	23.47	23.47
000170000	000110000	0.00	6.06	6.06
000170000	000280000	0.00	3.14	3.14
000170000	000290000	2.00	91.00	93.00
000170000	000310000	0.00	3.00	3.00
000170000	000320000	0.00	21.54	21.54
000180000	000010000	0.00	15.88	15.88
000180000	000060000	1.00	7.23	8.23
000180000	000090000	0.00	7.65	7.65
000180000	000110000	0.00	5.25	6.25

Block	Lot	A Acres*	B Acres	Total Acres
000180000	000180000	0.00	4.30	4.30
000180000	000200000	0.00	4.85	4.85
000180000	000220000	0.00	11.00	11.00
000180000	000230000	0.00	16.15	16.15
000180000	000250000	0.00	2.30	2.30
000180000	000280000	1.00	66.31	67.31
000180000	000290000	1.00	17.61	18.61
000180000	000440000	0.00	93.82	93.82
000180000	000440001	1.00	6.67	7.67
000180000	000440002	1.00	5.63	6.63
000180000	000470000	3.00	72.83	75.83
000180000	000470001	0.00	30.22	30.22
000180000	000490001	1.50	13.40	14.90
000180000	000490003	1.00	36.72	37.72
000210000	000060000	0.00	35.96	35.96
000210000	000330000	0.00	12.00	14.85
000240000	000020000	3.30	76.70	80.00
000240000	000030000	0.50	11.39	11.89
000240000	000050001	0.00	12.84	16.84
000240000	000050011	2.92	6.00	8.92
000240000	000080000	1.00	15.27	16.27
000240000	000080001	0.56	1.30	1.86
000240000	000080002	2.00	7.68	9.68
000240000	000080005	1.00	4.64	5.64
000240000	000080006	0.00	1.58	1.58
000240000	000080007	0.00	1.60	1.60
000240000	000080008	0.00	1.56	1.56
000240000	000080011	0.00	1.52	1.52
000240000	000080012	0.00	2.18	2.18
000240000	000100000	1.00	9.03	10.03
000240000	000100001	0.00	27.71	27.71
000240000	000160000	1.00	29.21	30.21
000240000	000170000	1.00	51.95	52.95
000240000	000320000	4.00	35.38	39.38
000240000	000320001	0.00	75.40	75.40
000240000	000370000	32.69	31.69	64.38
000240000	000380000	2.50	2.50	5.00
000240000	000380002	0.00	4.50	5.60
000290000	000060003	0.00	6.21	6.21
000290000	000060005	0.00	5.02	5.02
000290000	000170000	0.00	27.23	27.23
000290000	000320000	1.00	31.54	32.54
000290000	000350000	0.00	52.50	52.50
000300000	000020000	4.83	73.00	77.83
000300000	000030000	0.00	53.50	55.00
000300000	000190000	4.50	22.31	26.81
000300000	000200000	3.00	80.71	83.71
000300000	000400000	0.00	0.48	0.48
000300000	000410000	2.00	113.91	115.91
000300000	000440000	0.50	9.80	10.30

Block	Lot	A Acres*	B Acres	Total Acres
000300000	000460000	4.70	73.70	78.40
000300000	000480000	1.00	45.25	46.25
000300000	000480001	1.00	4.22	5.22
000340000	000020000	0.00	58.16	58.16
000340000	000070000	1.00	36.39	37.39
000340000	000090000	1.00	37.54	38.54
000350000	000080000	0.00	15.49	15.49
000350000	000340000	1.00	12.68	13.68
000350000	000360000	1.00	18.80	19.80
000350000	000380000	2.00	26.27	28.27
000350000	000380001	0.00	8.54	9.54
000350000	000560000	1.00	14.60	15.60
000350000	000640000	0.00	8.50	8.50
000350000	000660000	0.00	7.20	7.20
000350000	000760001	1.00	16.30	17.30
000350000	000760003	1.86	9.89	11.75
000350000	000820000	0.00	5.00	5.00
000350000	000840000	0.75	3.76	4.51
000350000	000870000	1.00	100.48	101.48
000360000	000060000	1.00	36.60	37.60
000360000	000150000	0.80	10.50	11.30
000360000	000160000	1.00	10.90	11.90
000360000	000170000	1.00	54.50	55.50
000360000	000170002	0.00	5.03	5.03
000360000	000180000	1.00	26.13	27.13
000360000	000180003	11.90	22.50	34.40
000360000	000210000	0.00	7.94	7.94
000360000	000210001	0.00	2.19	2.19
000360000	000220000	0.00	36.12	36.12
000360000	000230000	0.00	89.57	89.57
000360000	000260000	0.00	58.44	58.44
000360000	000280000	1.73	301.21	302.94
000360000	000290002	3.01	7.01	10.02
000360000	000290003	2.00	35.18	37.18
000360000	000390000	1.00	56.60	57.60
000370000	000190000	2.50	112.56	115.06
000370000	000250000	2.00	26.78	28.78
000370000	000280000	1.50	8.25	9.75
000370000	000290000	1.00	6.32	7.32
000370000	000300000	1.00	5.00	6.00
000370000	000310000	1.00	8.94	9.94
000370000	000360000	0.70	12.75	13.45
000380000	000020000	2.91	23.00	25.91
000380000	000050005	0.50	9.52	10.02
000380000	000080000	0.00	30.00	30.00
000380000	000180001	0.00	5.23	6.23
000380000	000190001	1.00	14.48	15.48
000380000	000190002	0.00	6.70	7.70
000380000	000190003	0.00	18.00	19.96
000380000	000210000	1.50	39.22	40.72

Block	Lot	A Acres*	B Acres	Total Acres
000380000	000880000	1.00	21.48	22.48
000380000	000880001	1.00	23.26	24.26
000380000	001030000	2.00	28.14	30.14
000380000	001040000	1.00	11.80	12.80
000380000	001060000	0.00	6.70	6.70
000380000	001060001	1.00	8.99	9.99
000400000	000050000	0.00	61.34	61.34
000400000	000050002	2.06	4.66	6.72
000400000	000100000	1.22	46.56	47.78
000400000	000130000	2.00	70.75	72.75
000400000	000230000	1.35	6.00	7.35
000410000	000020000	1.57	5.21	6.78
000410000	000020001	0.50	4.73	5.23
000410000	000100000	0.00	54.10	54.10
000410000	000110000	0.00	92.63	92.63
000410000	000110001	0.00	32.04	32.04
000410000	000110002	0.00	37.80	37.80
000410000	000130000	1.00	36.43	37.43
000420000	000020000	0.00	10.50	23.00
000430000	000010001	0.00	12.00	15.01
000430000	000020000	1.00	16.27	17.27
000430000	000020003	0.00	5.57	5.57
000430000	000020004	1.00	9.79	10.79
000430000	000020005	1.00	6.28	7.28
000430000	000020006	0.74	5.00	5.74
000430000	000040000	1.00	13.00	14.00
000440000	000190000	3.00	57.36	60.36
000440000	000210000	3.00	12.43	15.43
000440000	000230000	1.57	5.40	6.97
000460000	000150000	2.00	37.22	39.22
000460000	000170000	1.00	16.90	17.90
000460000	000240000	2.50	15.31	17.81
000460000	000240002	0.00	5.40	5.40
000460000	000270000	1.00	2.50	3.50
000460000	000290001	1.00	36.36	37.36
000460000	000290003	1.72	5.00	6.72
000460000	000290004	0.00	3.07	3.07
000460000	000290005	0.00	3.98	3.98
000460000	000310000	1.50	33.47	34.97
000460000	000330000	1.25	35.90	37.15
000480000	000010000	0.00	27.50	27.50
000490000	000010000	1.00	13.04	14.04
000490000	000020000	0.00	6.86	6.86
000490000	000040001	2.00	8.49	10.49
000490000	000460000	1.00	73.51	74.51
000490000	000490000	1.00	18.25	19.25
000490000	000720000	0.00	47.00	47.00
000490000	000750000	1.00	17.06	18.06
000490000	000780000	1.00	23.70	24.70
000490000	000820000	1.00	6.36	7.36

Block	Lot	A Acres*	B Acres	Total Acres
000490000	000890000	0.00	76.41	76.41
000500000	000020000	0.00	6.82	6.82
000500000	000090000	1.00	22.86	23.86
000500000	000100000	0.00	67.50	67.50
000500000	000120000	1.00	100.27	101.27
000500000	000180000	0.50	17.45	17.95
000510000	000010000	2.00	91.58	93.58
000510000	000050000	0.00	12.50	12.50
000510000	000060000	0.60	151.16	151.76
000510000	000060001	0.00	25.11	25.11
000510000	000070000	0.00	16.50	16.50
000510000	000080000	0.00	3.70	3.70
000510000	000090000	8.00	204.52	212.52
000510000	000130000	0.00	45.00	223.53
000530000	000040000	6.70	21.00	27.70
000530000	000120000	0.00	40.00	65.43
000530000	000170000	0.00	11.41	11.41
000530000	000180000	0.00	3.09	3.09
000530000	000190000	1.00	6.54	7.54
000530000	000190002	0.00	36.20	36.20
000540000	000180000	0.00	54.67	54.67
000540000	000190000	1.00	17.12	18.12
000540000	000230001	1.00	18.00	19.00
000550000	000010000	1.06	5.00	6.06
000560000	000100000	1.67	89.19	90.86
000560000	000100001	0.00	62.81	63.81
000560000	000130000	1.50	30.33	31.83
000560000	000130002	0.00	79.00	79.00
000560000	000140000	0.00	10.57	10.57
000560000	000140003	0.00	5.00	5.00
000560000	000140004	0.00	5.01	5.01
000560000	000140005	0.00	5.19	5.19
000560000	000140007	0.00	3.01	3.01
000560000	000140008	0.00	3.00	3.00
000560000	000140009	0.00	3.00	3.00
000570000	000040000	0.00	2.80	2.80
000570000	000050002	0.00	12.37	12.37
000570000	000070000	0.00	3.00	3.00
000570000	000080000	0.00	12.54	12.54
000570000	000100000	0.00	6.21	6.21
000570000	000110000	0.00	121.26	121.26
000570000	000120000	0.00	57.00	57.00
000570000	000130000	0.00	104.27	104.27
000570000	000130001	0.00	11.23	11.23
000570000	000130002	0.00	5.00	5.00
000570000	000140000	3.26	10.50	13.76
000570000	000160000	0.00	9.65	20.30
000570000	000210001	1.50	13.43	14.93
000570000	000260000	1.00	2.84	3.84
000570000	000260001	0.00	5.55	5.55

Block	Lot	A Acres*	B Acres	Total Acres
000570000	000270000	1.25	101.49	102.74
000570000	000280000	0.00	22.24	22.24
000570000	000290000	1.87	80.43	82.30
000570000	000320000	2.00	92.66	94.66
000570000	000320001	2.00	21.49	23.49
000570000	000320002	0.00	6.91	6.91
000570000	000380000	2.00	58.75	60.75
000570000	000400000	1.00	60.00	61.00
000570000	000410000	0.00	5.21	5.21
000570000	000410001	0.00	6.73	6.73
000570000	000450000	0.00	10.30	10.30
000570000	000470000	0.00	115.10	115.10
000570000	000470001	0.50	7.65	8.15
000570000	000520000	0.00	12.73	12.73
000570000	000530000	0.00	8.82	8.82
000570000	000540000	0.00	11.78	11.78
000570000	000550001	0.00	12.30	12.30
000570000	000560000	0.00	10.36	10.36
000580000	000010000	0.00	21.50	21.50
000580000	000040000	0.00	7.00	7.00
000580000	000050001	1.00	7.01	8.01
000580000	000050002	0.80	5.40	6.20
000590000	000110000	0.00	22.42	22.42
000590000	000150000	0.00	2.50	2.50
000590000	000170000	0.00	21.58	21.58
000590000	000170001	0.00	0.34	0.34
000590000	000180000	0.00	33.70	33.70
000590000	000190000	2.34	4.00	6.34
000590000	000200000	0.00	10.30	10.30
000590000	000240000	1.50	7.70	9.20
000590000	000330000	0.00	10.36	10.36
000590000	000340000	1.00	34.51	35.51
000590000	000340002	1.00	57.88	58.88
000590000	000410000	1.00	2.16	3.16
000590000	000420000	0.00	2.88	2.88
000590000	000540000	3.00	13.50	16.50
000590000	000550000	0.00	4.50	4.50
000590000	000640000	4.20	5.86	10.06
000600000	000010000	0.00	5.33	5.33
000600000	000040000	0.00	2.10	2.10
000600000	000110000	1.56	5.00	6.56
000600000	000110001	1.09	5.00	6.09
000600000	000110003	1.00	4.00	5.00
000600000	000110004	0.00	5.00	5.00
000610000	000070000	1.33	18.00	19.33
000610000	000080000	1.50	39.59	41.09
000610000	000120000	0.00	1.79	1.79
000610000	000200000	1.00	26.84	27.84
000610000	000210000	0.00	12.10	12.10
000610000	000340000	1.00	8.83	9.83

Block	Lot	A Acres*	B Acres	Total Acres
000610000	000360000	1.00	15.89	16.89
000610000	000400000	0.00	21.70	21.70
000610000	000400001	2.01	3.00	5.01
000610000	000400002	1.00	9.73	10.73
000610000	000400003	1.00	20.37	21.37
000610000	000420000	0.94	2.76	3.70
000610000	000420001	0.50	1.74	2.24
000610001	000250000	0.00	7.08	7.08
000640000	000070000	2.00	4.67	6.67
000640000	000070001	0.00	1.51	1.51
000640000	000070002	0.00	1.50	1.50
000640000	000070003	1.50	4.53	6.03
000650000	000020000	0.00	6.04	6.04
000650000	000020004	1.25	6.55	7.80
000650000	000020005	0.00	5.25	5.25
000650000	000020006	0.00	6.54	6.54
000650000	000020007	0.00	5.54	5.54
000650000	000060000	1.00	13.26	14.26
000650000	000060001	0.00	6.17	7.17
000650000	000140000	3.00	37.53	40.53
000650000	000150000	0.00	5.00	15.18
000650000	000200001	4.00	17.72	21.72
000650000	000200002	1.00	5.85	6.85
000650000	000200003	1.00	50.57	51.57
000650000	000200004	0.00	6.28	6.28
000650000	000210000	0.00	5.53	5.53
000660000	000020000	1.00	12.40	13.40
000660000	000020004	0.00	5.03	5.03
000660000	000020005	0.00	5.03	5.03
000660000	000020006	0.00	5.36	5.36
000660000	000020007	0.00	5.38	5.38
000660000	000020008	0.00	17.49	17.49
000660000	000030000	0.00	8.16	8.16
000660000	000030003	1.00	15.61	16.61
000660000	000030004	1.00	8.22	9.22
000660000	000030006	0.00	6.51	7.51
000660000	000030007	2.40	26.69	29.09
000660000	000030008	2.00	44.21	46.21
000660000	000120007	0.00	5.23	5.23
000660000	000120008	1.00	4.30	5.30
000660000	000140000	1.00	15.20	16.20
000660000	000140003	1.00	15.20	16.20
000660000	000160000	4.70	71.74	76.44
000660000	000160001	5.00	13.00	18.00
000660000	000160002	1.60	3.50	5.10
000660000	000160003	1.00	4.04	5.04
000660000	000170000	0.76	5.00	5.76
000660000	000170001	3.26	5.00	8.26
000660000	000170003	0.00	9.80	9.80
000660000	000170004	1.37	6.00	7.37

Block	Lot	A Acres*	B Acres	Total Acres
000660000	000180000	1.00	10.74	11.74
000660000	000180001	0.00	5.44	5.44
000660000	000180002	0.00	5.22	5.22
000660000	000180003	0.00	6.10	6.10
000680000	000010000	0.00	37.02	37.02
000690000	000010000	1.00	6.59	7.59
000690000	000010006	0.00	30.89	30.89
000690000	000020002	0.93	5.15	6.08
000690000	000020004	1.71	5.00	6.71
000690000	000030000	5.00	90.52	95.52
000690000	000030001	0.00	5.28	5.28
000690000	000030002	0.00	6.25	6.25
000690000	000290000	0.00	46.60	46.60
000690000	000390000	0.00	3.69	3.69
000690000	000490000	1.00	41.60	42.60
000700000	000300000	2.30	5.00	7.30
000770000	000090002	1.00	5.00	6.00
		325.35	**8,589.06**	**9,233.33**

* Denotes portion of property containing a residence.

Table 3
Agricultural Production Units

Crop	1987	1997	Change	% Change
Cropland Harvested	2,854	2,946	92	3.22
Cropland Pastured	449	356	-93	-20.71
Permanent Pasture	1,720	1,402	-318	-18.49
Unattached Woodland	886	3,105	2,219	250.45
Attached Woodland	2,828	1,543	-1,285	-45.44
Total Ag Use	8,735	9,423	688	7.88
Farmhouse	242	249	7	2.89
Other Non-Ag Land	471	84	-387	-82.17
Total Non Ag land	713	333	-380	-53.30
Total Acres All Land	9,450	9,756	306	3.24
Barley Grain	65	0	-65	-100.00
Corn Grain	514	415	-99	-19.26
Corn Silage	157	156	-1	-0.64
Alfalfa Hay	465	242	-223	-47.96
Other Hay	1,230	1,229	-1	-0.08
Oats Grain	57	0	-57	-100.00
Rye Grain	0	40	40	
Sorghum	3	28	25	833.33
Soybeans	24	40	16	66.67
Wheat	138	90	-48	-34.78
Other Crop Fields	44	5	-39	-88.64
Rye Cover	4	14	10	250.00
Other Cover	2	0	-2	-100.00
Apple Acres	56	52	-4	-7.14
Blueberry	1	1	0	0.00
Grape Acres	5	1	-4	-80.00
Peach Acres	55	58	3	5.45
Strawberry	1	0	-1	-100.00
Other Fruit	30	7	-23	-76.67
Bedding Plants	0	1	1	
Cut Flowers	10	0	-10	-100.00
Trees and Shrubs	14	34	20	142.86
Christmas Trees	95	157	62	65.26
Total Nursery	119	192	73	61.34
Beef Cattle	562	637	75	13.35
Mature Diary	219	106	-113	-51.60

Crop	1987	1997	Change	% Change
Young Dairy	207	235	28	13.53
Equine	187	194	7	3.74
Sheep	412	265	-147	-35.68
Swine	53	15	-38	-71.70
BeeHives	42	32	-10	-23.81
Ducks	106	35	-71	-66.98
Fur Animals	3	17	14	466.67
Goats	11	63	52	472.73
Meat Chickens	1,398	174	-1,224	-87.55
Egg Chickens	865	750	-115	-13.29
Turkeys	157	6	-151	-96.18
Other Livestock	11	17	6	54.55
Snap Beans	0	1	1	
Sweet Corn	1	1	0	0.00
Cucumbers	0	1	1	
Eggplants	0	1	1	
White Potato	1	1	0	0.00
Pumpkins	0	11	11	
Squash	0	2	2	
Tomatoes	1	1	0	0.00
Melons	0	1	1	
Mixed Vegetables	1	0	-1	-100.00
Other Vegetables	4	8	4	100.00
Pond Fish	8	3	-5	-62.50
Fuel Wood (cords)	871	600	-271	-31.11
Pulpwood (cords)	5	20	15	300.00
Timber (Bd. Ft.)	90,768	260,326	169,558	186.80
State Woodland	131	0	-131	-100.00
Private Woodland	768	0	-768	-100.00
Government Program	230	190	-40	-17.39

Farmland Assessed Parcels

Figure 1

Township of Lebanon
Hunterdon County, New Jersey
November 2002
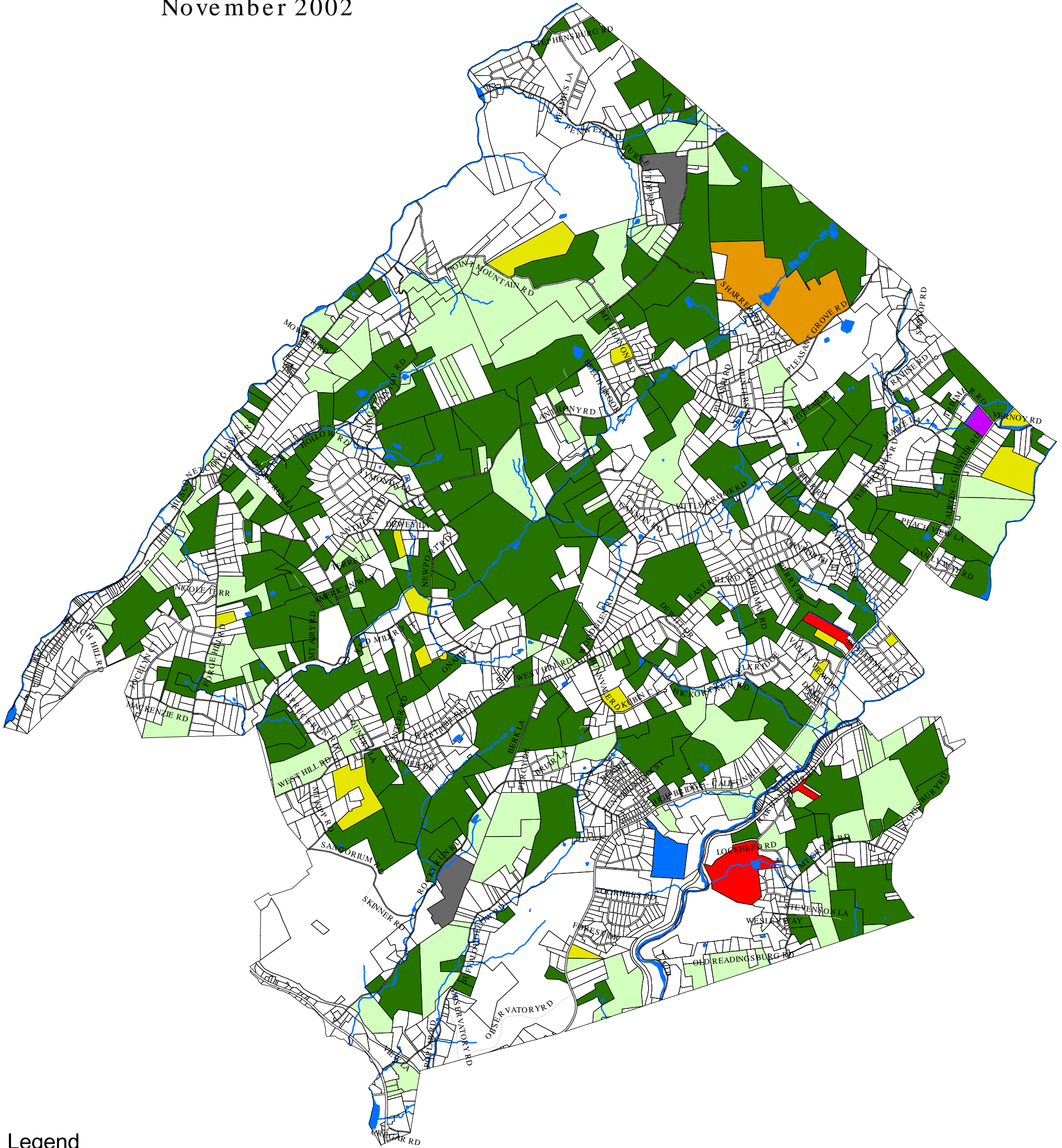
Legend
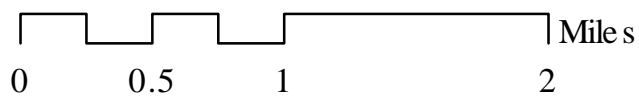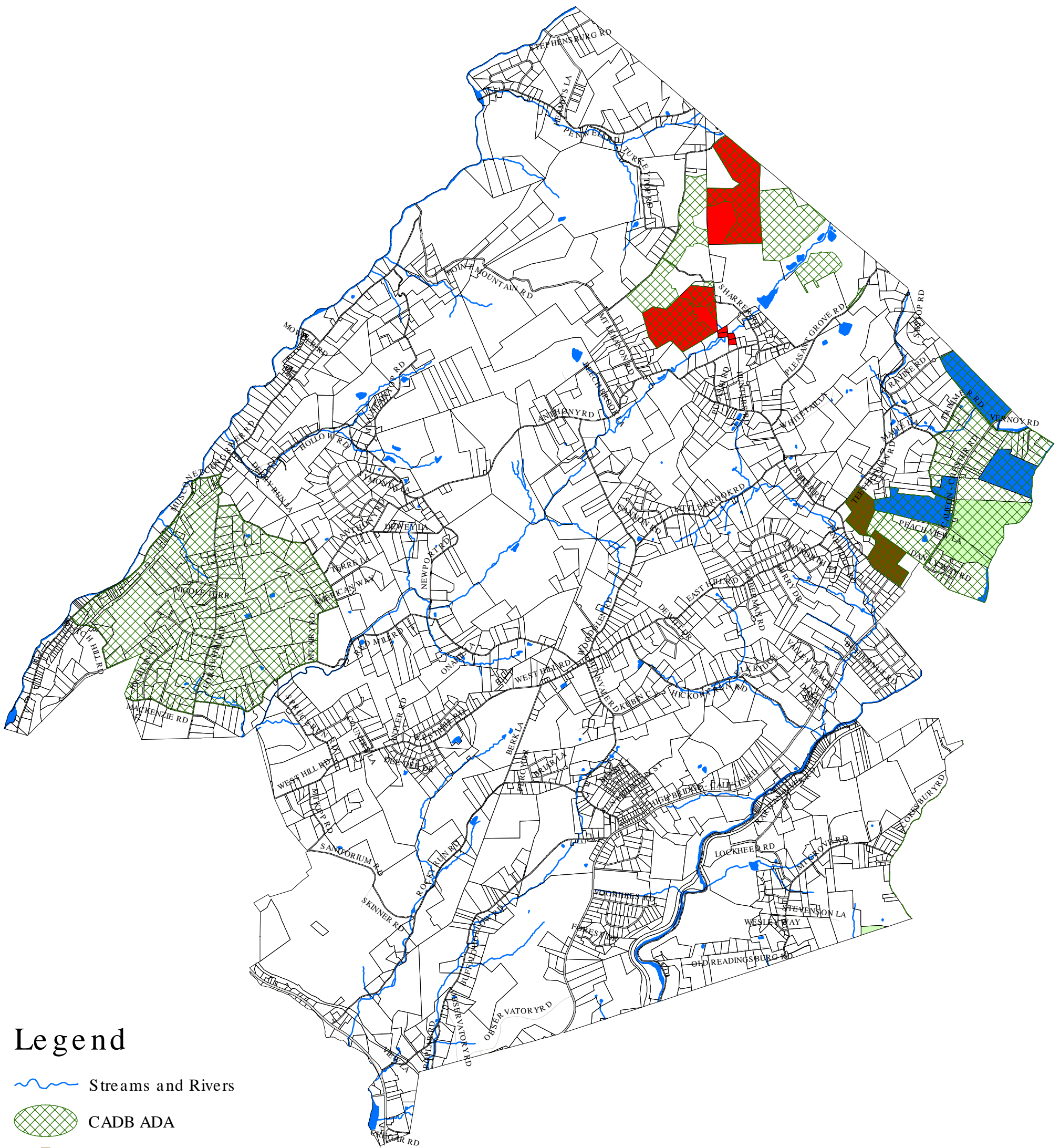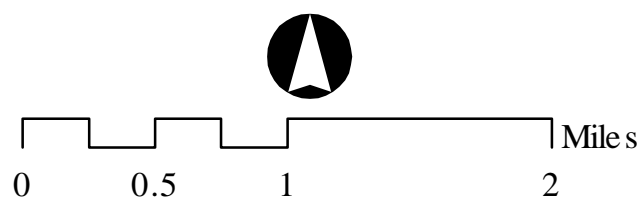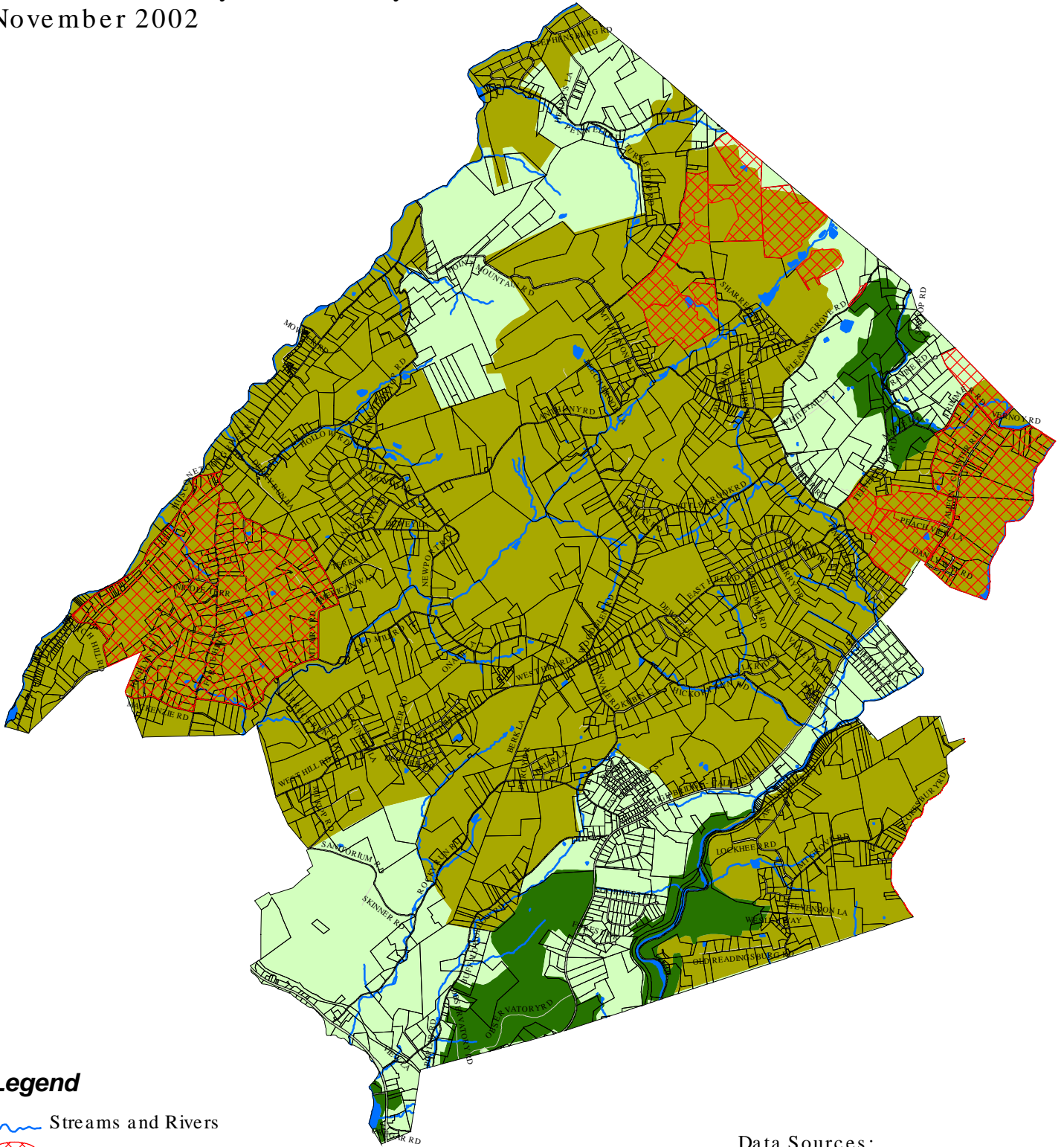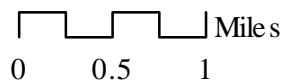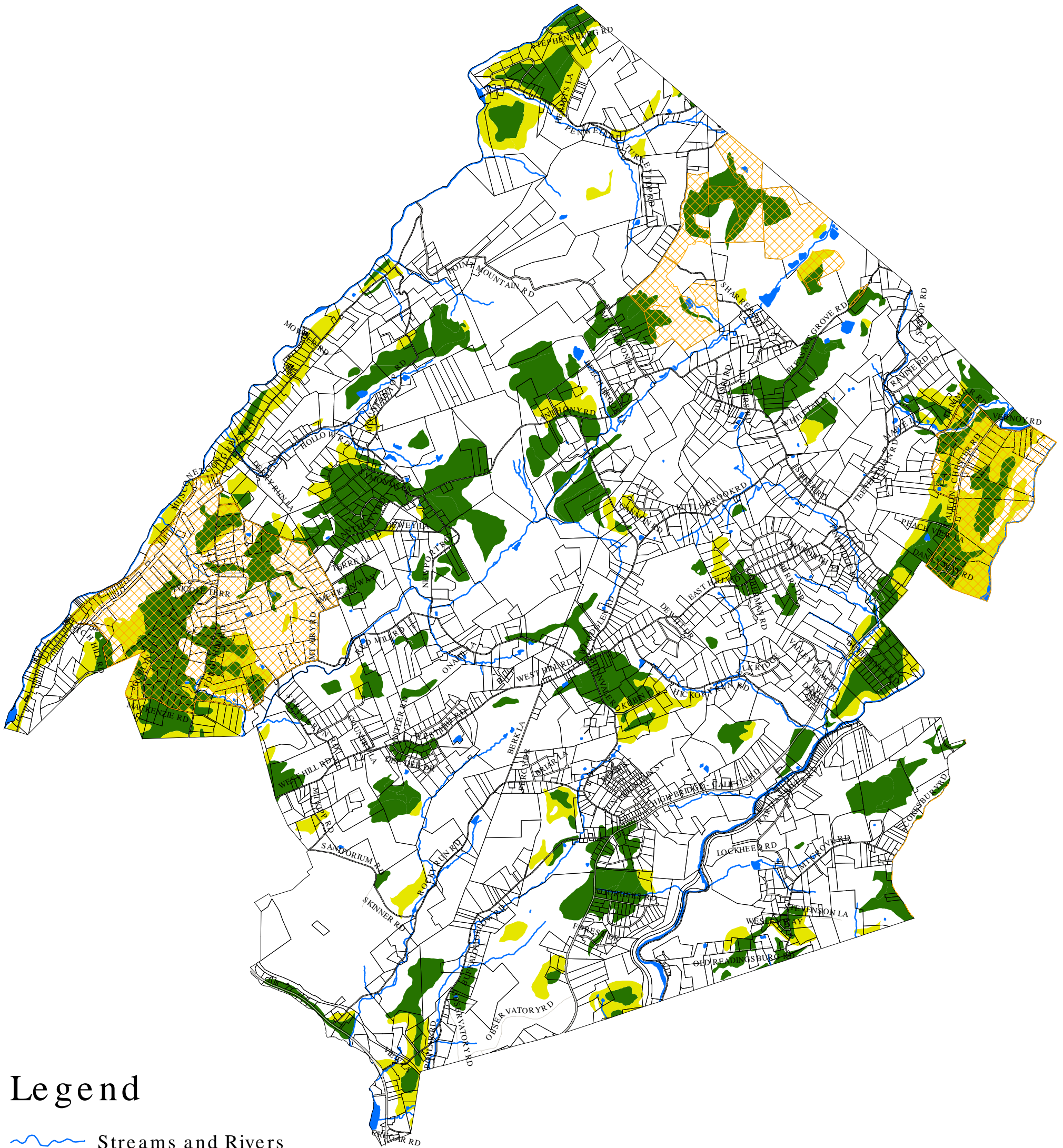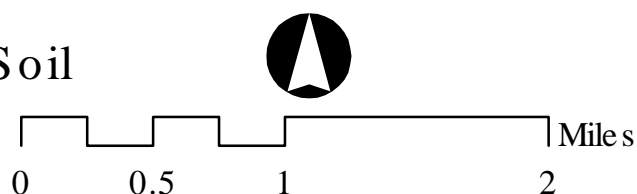
~~~ Streams and Rivers

⬭ Vacant, Portion Farm Assessed

⬭ Residential, Portion Farm Assessed

⬭ Charitable, Portion Farm Assessed

⬭ Government, Portion Farm Assessed

⬭ Commercial, Portion Farm Assessed

⬭ Industrial, Portion Farm Assessed

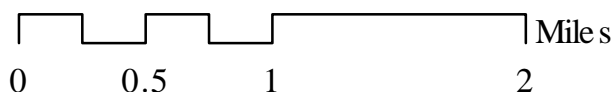⬭ Farm Regular, Farm Qualified

⬭ Farm Qualified

0   0.5   1   2   Miles

Preserved Farms and Preservation Applications

Figure 2

Township of Lebanon
Hunterdon County, New Jersey
November 2002

Legend

~~~ Streams and Rivers

▨ CADB ADA

⬤ Preserved Farm

⬤ Farmland Preservation Application

⬤ Municipally Approved Farmland Preservation Program

⬤ PIG Applicants

0   0.5   1   2   Miles

State Plan Policy Map

Figure 3

Township of Lebanon
Hunterdon County, New Jersey
November 2002

Legend

- 〜〜 Streams and Rivers
- ⬭ Hunterdon CADB ADA
- ⬤ PA-4B
- ⬤ PA-5
- ⬤ Park
- ⬤ Water

N

0   0.5   1   Miles

Data Sources:
Hunterdon County Division of GIS
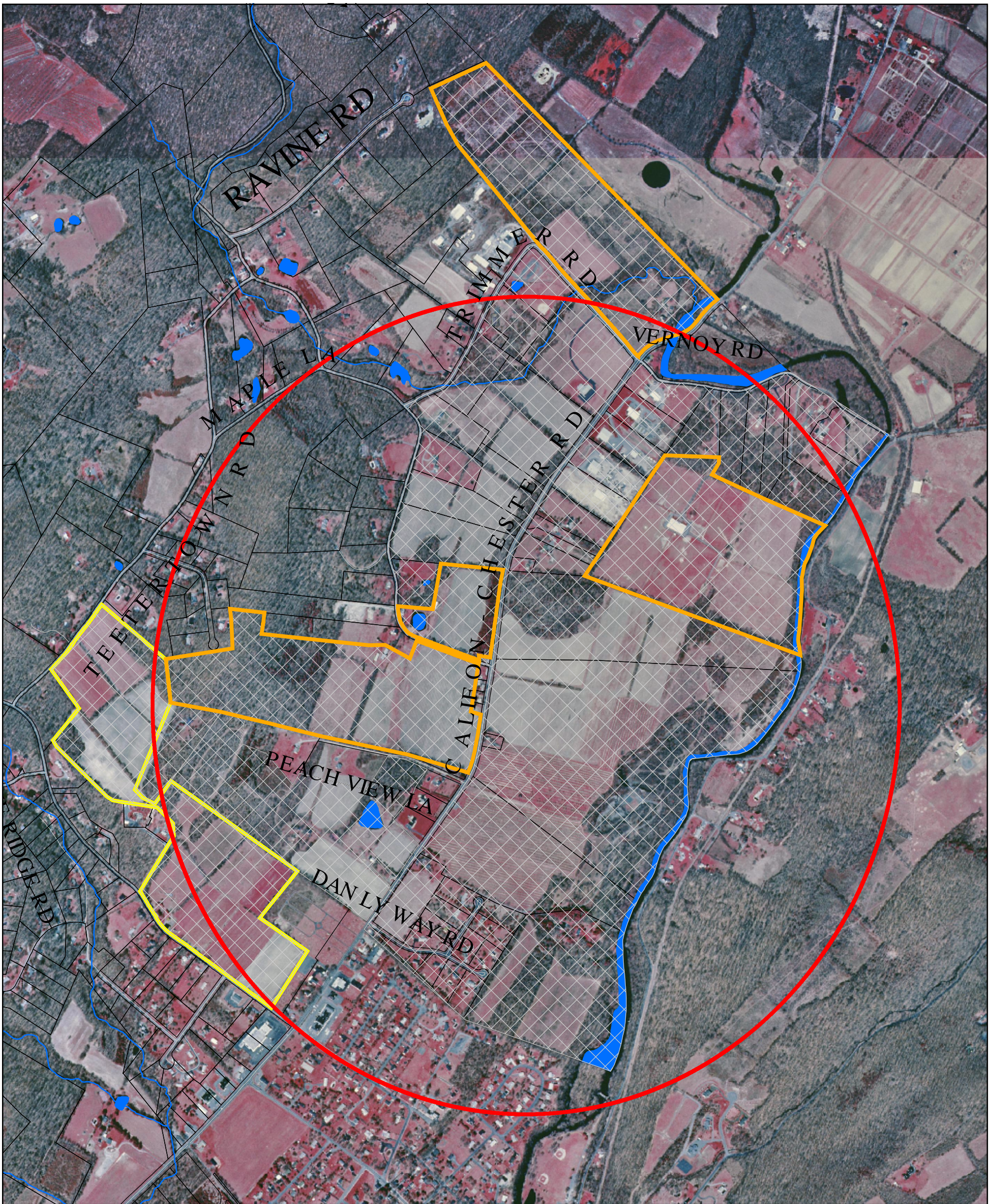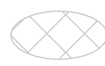Hunterdon CADB
NJOSP

B A N I S C H
Associates, Inc.
P l a n n i n g / D e s i g n
PO Box 154, Sergeantsville, New Jersey 08857
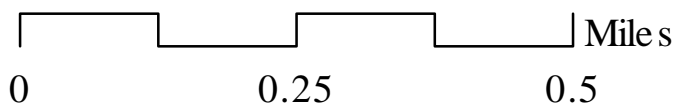(908)782-0835/7636 fax   banisch@earthlink.net

Prime and Statewide Important Soils and CADB ADA's

Figure 4

Township of Lebanon
Hunterdon County, New Jersey
September 2002

Legend

Streams and Rivers

CADB ADA

Prime Soil

Statewide Important Soil

Miles
0   0.5   1   2

Farmland Preservation Focus Areas

Figure 5

Township of Lebanon
Hunterdon County, New Jersey
November 2002

Legend

- ∿∿∿ Streams and Rivers
- ▨ Hunterdon CADB ADA
- ⬭ Preserved Farm
- ⬭ PIG Applicants
- ⬭ Farmland Preservation Application
- ⬭ Vacant, Portion Farm Assessed
- ⬭ Residential, Portion Farm Assessed
- ⬭ Charitable, Portion Farm Assessed
- ⬭ Government, Portion Farm Assessed
- ⬭ Commercial, Portion Farm Assessed
- ⬭ Industrial, Portion Farm Assessed
- ⬭ Farm Regular, Farm Qualified
- ⬭ Farm Qualified

Miles

0   0.5   1   2

Focus Area 1

Township of Lebanon
Hunterdon County, New Jersey
November 2002

Figure 6

Legend

⬭ Potential ADA Addition
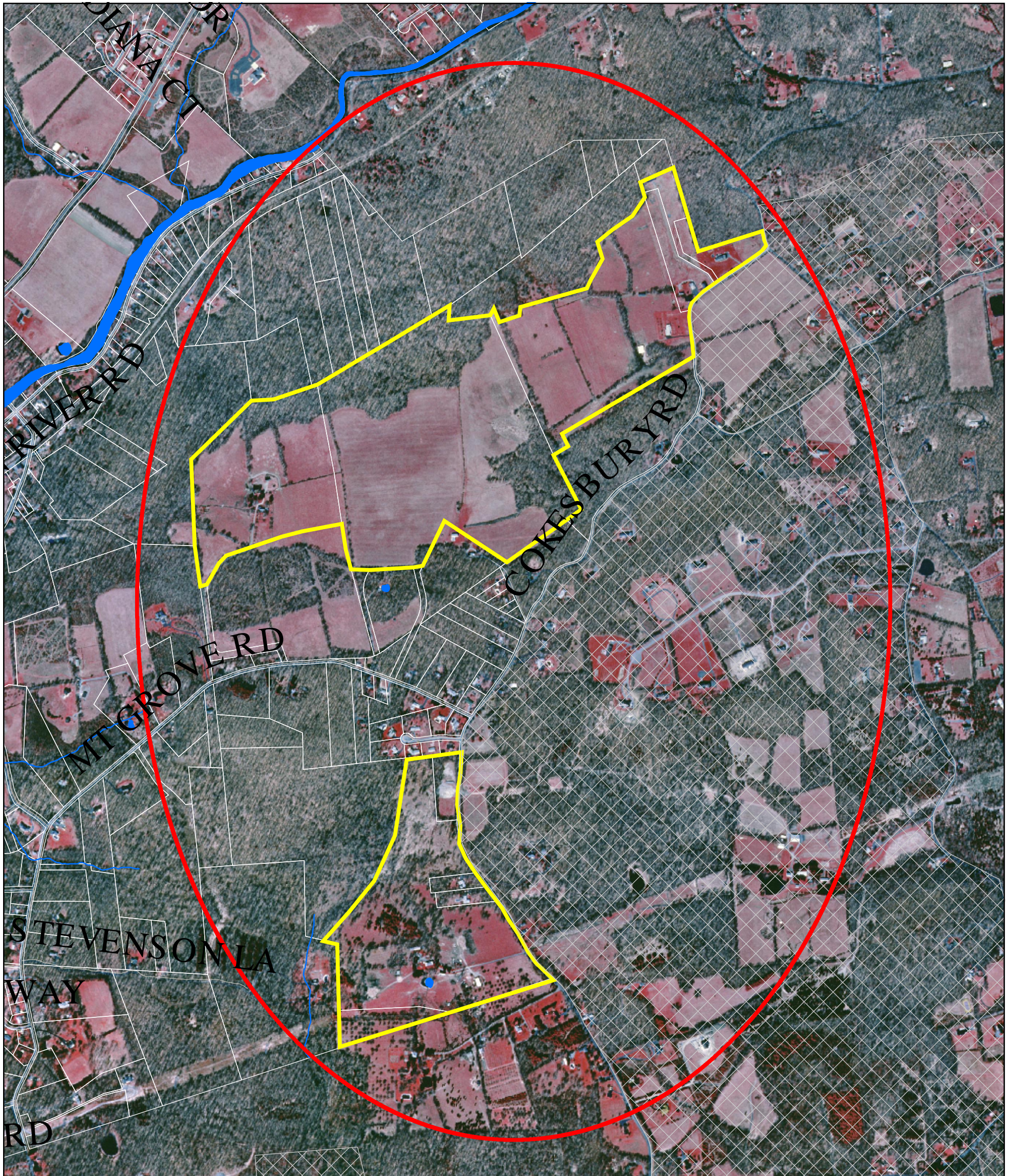
▨ Hunterdon CADB ADA

0   0.5   1 Miles

Data Sources:
Hunterdon County Division of GIS
Hunterdon CADB

BANISCH
Associates, Inc.
Planning/Design
PO Box 154, Sergeantsville, New Jersey 08857
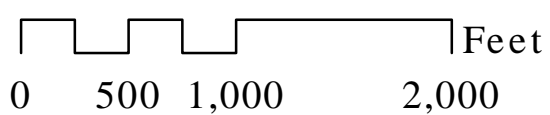(908)782-0835/7636 fax   banisch@earthlink.net

Focus Area 2
Township of Lebanon
Hunterdon County, New Jersey
November 2002

Figure 7

Legend

⬡ Hunterdon CADB ADA

◯ Preserved Farm

◯ PIG Applicants

Miles

0   0.25   0.5

Focus Area 3

Township of Lebanon
Hunterdon County, New Jersey
November 2002

Figure 8

Legend

◯ Potential ADA Addition

▨ CADB ADA

0   500 1,000   2,000 Feet