Strategic Farmland Preservation Targeting

New Jersey’s County and Municipal Planning Incentive Grant Program
American Farmland Trust
National Trends

• 2 acres / minute farmland loss
• Rate of loss 51% faster in 90s
• Prime farmland rate of loss 30% faster than non-prime land
• US food increasingly in the path of development
• Wasteful land use consumes farmland faster (17% population growth from 1982 to 1997 caused urbanized land to rise 47%)
Every state lost agricultural land.

Acres of agricultural land converted to developed land:
- 1 million to less than 2.9 million
- 500,000 to less than 1 million
- 250,000 to less than 500,000
- 100,000 to less than 250,000
- 10,000 to less than 100,000

1982 - 2007

Note: Estimates for Alaska and Hawaii are not currently available.
So, in NJ **TIME** is the Enemy...

- Most densely populated state in the U.S. (~2,000 pp/sq.mi.)
- ~1.7 million acres of unpreserved/undeveloped land
- “Home Rule” zoning
- Farmland Loss
  1997-2002 = >10,000 acres/yr.
  2002-2007 = >14,000 “ “
  2007-2012 = < 4,000 “ “
Table 2.1: Level 1 land use/land cover for 1986, 1995, 2002 and 2007 time periods.

<table>
<thead>
<tr>
<th></th>
<th>1986 (acres)</th>
<th>1995 (acres)</th>
<th>2002 (acres)</th>
<th>2007 (acres)</th>
<th>21 year change</th>
<th>21 yr % Change</th>
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</thead>
<tbody>
<tr>
<td>Urban</td>
<td>1,208,553</td>
<td>1,334,542</td>
<td>1,452,503</td>
<td>1,532,809</td>
<td>324,256</td>
<td>26.8%</td>
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<tr>
<td>Agriculture</td>
<td>744,382</td>
<td>652,335</td>
<td>594,696</td>
<td>566,044</td>
<td>-178,338</td>
<td>-24.0%</td>
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<tr>
<td>Forest</td>
<td>1,641,279</td>
<td>1,616,522</td>
<td>1,568,809</td>
<td>1,526,358</td>
<td>-114,921</td>
<td>-7.0%</td>
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<tr>
<td>Water</td>
<td>783,260</td>
<td>800,610</td>
<td>803,185</td>
<td>810,095</td>
<td>26,835</td>
<td>3.4%</td>
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<tr>
<td>Wetlands</td>
<td>1,049,269</td>
<td>1,022,253</td>
<td>1,005,636</td>
<td>996,984</td>
<td>-52,285</td>
<td>-5.0%</td>
</tr>
<tr>
<td>Barren</td>
<td>57,223</td>
<td>56,698</td>
<td>59,138</td>
<td>51,678</td>
<td>-5,545</td>
<td>-9.7%</td>
</tr>
</tbody>
</table>

Figure 2.1: Change in each Level 1 category over the 1986, 1995, 2002 and 2007 time periods.

Figure 2.2: Annualized rates of land use change for the T1('86 – '95), T2('95 – '02) and T3('02 – '07) time periods.
Agriculture in the “Garden State”

- 9,071 farms on 715,000 acres (~15% of NJ Land Area)
- Avg. farm size = 79 acres
- Median farm size = 20 acres
- **#1 rank** in avg. Ag’l Land Value in U.S. $12,700/acre
- **#2 rank** in Net Farm Income per acre $531 (California is #1)
# Top Ten National Ranking of New Jersey Agricultural Products

<table>
<thead>
<tr>
<th>Agricultural Product</th>
<th>National Ranking</th>
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<tbody>
<tr>
<td>Bell Peppers</td>
<td>3</td>
</tr>
<tr>
<td>Cranberries</td>
<td>3</td>
</tr>
<tr>
<td>Blueberries</td>
<td>4</td>
</tr>
<tr>
<td>Peaches</td>
<td>4</td>
</tr>
<tr>
<td>Spinach</td>
<td>4</td>
</tr>
<tr>
<td>Cucumbers</td>
<td>5</td>
</tr>
<tr>
<td>Squash</td>
<td>6</td>
</tr>
<tr>
<td>Ducks</td>
<td>6</td>
</tr>
<tr>
<td>Tomatoes</td>
<td>7</td>
</tr>
<tr>
<td>Pheasants</td>
<td>7</td>
</tr>
<tr>
<td>Nursery, greenhouse, floriculture, and sod</td>
<td>9</td>
</tr>
<tr>
<td>Horses, ponies, mules, burros, and donkeys</td>
<td>9</td>
</tr>
<tr>
<td>Snap Beans</td>
<td>10</td>
</tr>
</tbody>
</table>
## Top Ten States
### Net Farm Income Per Acre

<table>
<thead>
<tr>
<th>Rank</th>
<th>State</th>
<th>Income Per Acre</th>
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<tbody>
<tr>
<td>1</td>
<td>California</td>
<td>$642</td>
</tr>
<tr>
<td>2</td>
<td>New Jersey</td>
<td>$531</td>
</tr>
<tr>
<td>3</td>
<td>Delaware</td>
<td>$402</td>
</tr>
<tr>
<td>4</td>
<td>Connecticut</td>
<td>$359</td>
</tr>
<tr>
<td>5</td>
<td>North Carolina</td>
<td>$354</td>
</tr>
<tr>
<td>6</td>
<td>Iowa</td>
<td>$352</td>
</tr>
<tr>
<td>7</td>
<td>Michigan</td>
<td>$335</td>
</tr>
<tr>
<td>8</td>
<td>Ohio</td>
<td>$286</td>
</tr>
<tr>
<td>9</td>
<td>Maryland</td>
<td>$269</td>
</tr>
<tr>
<td>10</td>
<td>Pennsylvania</td>
<td>$267</td>
</tr>
</tbody>
</table>
Program Highlights

>200,000 Acres Preserved!

- 201,146 acres (#4 rank in U.S.)
- 2,143 farms (#2 rank)
- $1.5 Billion spent (#1 rank)
- ~27% of farmland base preserved (#1 rank)

Data: American Farmland Trust, January, 2013

Cassaday Farms in Upper Pittsgrove was the site of the 200,000-acre preservation announcement in October, 2012
Prior to GSPT:
~50,000 acres preserved before July 1, 1999

Where We Started
~ 800,000 acres in Active Agricultural Use
Where We Are Today

Total farmland preserved

~207,000 acres

Ultimate Goal:

~550,000 acres
Where Are We Now?

Preserved Farmland as of September 2012

- 2,128 Farms / 200,008 Acres
  - In 18 Counties / 175 Municipalities

- County Easement Purchases (65% ac.)
  - 1,352 Farms / 130,331 Acres

- State Acquisition (21%)
  - Direct Easement Purchase
    - 311 Farms / 31,317 Acres
  - Fee Simple Purchases
    - 66 Farms / 10,495 Acres

- Municipal Planning Incentive Grants (9%)
  - 323 Farms / 18,075 Acres

- Nonprofit Grants (2%)
  - 58 Farms / 4,970 Acres

- Donations and State Owned Lands (2%)
  - 18 Farms / 4,820 Acres
HOW NJ Preserves Farmland

- Planning-based approach
- Strategic targeting of specific farms
- Share costs / leverage
Smart Growth Plan for New Jersey

• Supports development and redevelopment in mixed-use centers

• Identifies areas where growth-inducing infrastructure makes sense

• Maximizes preservation of rural lands through various tools (PDR, TDR, cluster, etc.)
State Development and Redevelopment Plan

Special Resource Planning Areas

- Highlands
- Pinelands
- Meadowlands
- CAFRA
Municipal Concentrations of Active Agricultural Land

<table>
<thead>
<tr>
<th></th>
<th>Acres</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Top 20 Municipalities</td>
<td>207,694</td>
<td>35%</td>
</tr>
<tr>
<td>Next 30 Municipalities</td>
<td>164,374</td>
<td>27%</td>
</tr>
<tr>
<td>Top 50 Municipalities</td>
<td>372,068</td>
<td>62%</td>
</tr>
<tr>
<td>Total Active Ag Land</td>
<td>599,277 ac.</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2008/2009 Farmland Assessment Data

Active Ag Land = Cropland Harvested, Cropland Pastured and Permanent Pasture
Planning Incentive Grant (PIG) Program

- Statewide planning from the ground up
- Requires development of comprehensive farmland preservation plan
- 18 counties
- 46 municipalities (in 9 counties)
Future Program Activity / Planning Context

Agricultural Development Areas (ADAs)

- Designated by County Agriculture Development Boards (CADBs)
- Certified by the SADC
- Agriculture is the preferred, but not necessarily the exclusive, use of land in ADAs
- Highly consistent with State Development & Redevelopment Plan Planning Areas 4 & 5
- Primarily outside sewer service areas
Production
Agriculture Lands in ADAs

- About 500,000 Acres in ADAs
- Roughly 76% of total production agriculture acres are in ADAs
- Approximately 24% (155,000 acres) of production agriculture lands are outside ADAs, recognizing that some farmland will be needed to accommodate future development
Planning Incentive Grant (PIG) Program

• Created by Statute 1999

• SADC “Block Grants” to counties and municipalities with approval of Farmland Preservation PLAN

• Basic provisions:
  – Farms in “reasonably contiguous” project areas
  – Agricultural advisory committee / County Board
  – Dedicated Funding Source
  – Multi-Year Farmland Preservation Plan

• Amended the Municipal Land Use Law to make the Farmland Preservation Plan an Optional Element of the Master Plan
Municipal and County Comprehensive Farmland Preservation Plan Guidelines

- Agricultural land base
- Agricultural industry overview
- Land use planning context
- Current and future FPP goals
- Ag. economic development
- Natural resource conservation
- Ag industry sustainability, retention and promotion
Other PIG Plan Requirements

• Maps

• Funding plans and sources for 1, 5, and 10-year goals

• Local minimum eligibility criteria

• Local ranking criteria

• Other FPP techniques, policies, guidelines or standards

• Staff resources, etc.
Project Areas and Target Farms

“The State Agriculture Development Committee shall make decisions regarding suitability for funding of development easement purchases for planning incentive grants based on whether the project area provides for an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture in the municipality or county.”

- Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1 et seq.)
Annual PIG Applications

- Project Area summaries tailored to local conditions
- Inventory of:
  - targeted farms
  - preserved farms
  - compatible open space,
  - pending applications
- Calculated PA density
- Soil productivity
- Cost estimates
- Multi-year funding plan (incl. funding partners)
- Coordination dialogue (co/mun’l)
Located in central New Jersey's pine lands, Joint Base McGuire-Dix-Lakehurst is a tri-Service installation that combines McGuire Air Force Base, Fort Dix, and Naval Air Engineering Station Lakehurst. However, outward growth from the greater New York and Philadelphia regions could impact air operations and training across the Joint Base. This includes training on the Assault Landing Zone site for transport aircraft, air transportation of troops, equipment, and supplies, and other joint operations and training exercises.

To ensure compatible land uses around the base, plans call for protecting a two-mile buffer that will preserve remaining open space and agricultural lands. Burlington and Ocean Counties and the state of New Jersey are helping to conserve lands that would threaten the military mission if developed, particularly within and around the Accident Potential Zones of the base's runways. These lands will also expand a nearby wildlife area, providing habitat for a state-listed snake species while preventing light pollution. Preserving a dark night sky for transport aircraft pilots to train or land in assault zones with night-vision goggles is vital for replicating combat conditions.

Of note in this project was one property that contains a cranberry bog and its highly valued natural resources. Additionally, protection of nearby lands helps preserve working farmlands, freshwater tributaries to the Tom's River, and recreational uses in the area, while also maintaining the pine lands ecosystem.

**NJ Farmland Preservation Program**
Fort Dix, McGuire AFB, and Lakehurst NAS

**Benefit Summary**
- **Community:**
  - Preserves working lands
  - Supports existing regional planning objectives
  - Provides habitat for wildlife

- **Military:**
  - Preserves off-installation night flying capability through the buffering of high-risk areas
  - Improves operational safety
  - Provides for multi-Service missions and future mission growth

For more information about REPI, please visit [http://www.repi.net](http://www.repi.net).
Burlington County
Transfer of
Development Rights
Demonstration Projects

- Estimated Total Land
  Preserved Through TDR
  **2,909 Acres**
  *Including 2,188 Acres of Production Agriculture Land*

- Chesterfield Township
  **2,072 Acres**
  *Including 1,484 Acres of Production Agriculture Land*

- Lumberton Township
  **837 Acres**
  *Including 703 Acres of Production Agriculture Land*
Burlington County
Preserved Properties & Agriculture Development Area

- Pinelands Boundary
- Township Boundary
- Road
- PDCs Severed
- Preserved Farm
- ADA

Produced by the Burlington County Office of Resource Conservation
December 4, 2012

This map represents an estimate of the extent of the Burlington County Agricultural Development Areas. Property-specific criteria are contained in the CADE ordinance.
Positive Impacts of Strategic Targeting

• Clear, objective basis for selection of farms
  – curbs political influence; protects program integrity
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• Supports ability of program to say “no” to some farms

Photo Courtesy of NJ Farm Bureau
Positive Impacts of Strategic Targeting

• Clear, objective basis for selection of farms
  – curbs political influence; protects program integrity

• Supports ability of program to say “no” to some farms

• Promotes focusing of administrative resources highest value farms

Photo Courtesy of NJ Farm Bureau
Critical SADC Targeted Agricultural Land
In the Salem County Area
As of April 2011

35,853 Acres
Positive Impacts of the PIG Program at the Local Level

- Agriculture no longer considered an “interim” use of the land
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• Communities seeking to support agriculture over the long term – ag economic development ????
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• Effect on other land use issues - renewable energy; utility extensions; funding sources (Dept. Defense, NP’s, MPOs, etc.)
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• LEGAL effect of being integrated into municipal master plan
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• Communities seeking to support agriculture over the long term – ag economic development ???
• Effect on other land use issues - renewable energy; utility extensions; funding sources (Dept. Defense, NP’s, MPOs, etc.)
• LEGAL effect of being integrated into municipal master plan
• Ready for opportunities!
County Planning Incentive Grants

- 4,314 Target Farms
- 242,446 acres
- 1-Year Goal: 17,637 acres
- 5-Year Goal: 81,806 acres
- 10-Year Goal: 158,524 acres
Municipal Planning Incentive Grants

- 2,057 Target Farms
  - 95,808 acres
- 1-Year Goal 10,069 acres
- 5-Year Goal 39,135 acres
- 10-Year Goal 71,982 acres
County and Municipal Planning Incentive Grant Target Farms

- **County PIGs**
  - 4,314 Target Farms
  - 242,446 Acres

- **Municipal PIGs**
  - 2,057 Target Farms
  - 95,808 Acres

Including approximately 64,000 Acres Targeted by Both the Respective County and Municipality

**Total PIG Target Farmland Parcels**

273,000 Acres
Critical SADC Targeted Agricultural Land

Unpreserved, Untargeted 50+ Acre Lots With 25+ Acres in Production Agriculture

1,807 NJ Parcels  205,523 Acres
(including 110,315 Acres in Production Agriculture Use)
Preliminary FPP Targeting

- ~350,000 ac. targeted
- 5,500 farms
- $4.0 Billion cost
Financial Infrastructure

NJ County and Municipal Open Space and Farmland Preservation Taxes Collected 1996 - 2013

Counties $2.71 billion
Municipalities $1.04 billion
Total $3.76 billion

Millions of Dollars

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<tr>
<th>Year</th>
<th>Municipal Collections</th>
<th>County Collections</th>
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<tbody>
<tr>
<td>1996</td>
<td>23.8</td>
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</tr>
<tr>
<td>1997</td>
<td>35.0</td>
<td>4.0</td>
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<td>1999</td>
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<td>38.8</td>
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<tr>
<td>2001</td>
<td>109.5</td>
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<td>2002</td>
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<tr>
<td>2004</td>
<td>210.6</td>
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<td>2013</td>
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For More Information or Questions:

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609 / 984 – 2504

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www.state.nj.us/agriculture/sadc.htm.