

Master Plan Element Section X

Farmland Preservation Plan Element

Adopted March 1, 2023

Township of West Windsor | Mercer County, New Jersey





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Farmland Preservation Plan Element of the Master Plan

Township of West Windsor
Mercer County, New Jersey

Prepared for the Township of West Windsor
Planning Board

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Table of Acronyms

Acronym	Meaning
AAC	Agricultural Advisory Committee
ADA	Agricultural Development Area
CMV	Certified Market Value
CREAMM	Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization
CSA	Community Supported Agriculture
FFA	Future Farmers of America
FPP	Farmland Preservation Program
MCADA	Mercer County Agricultural Development Area
MCADB	Mercer County Agricultural Development Board
MDT	Million Dry Tons
MLUL	Municipal Land Use Law
NJAC	New Jersey Administrative Code
NJDA	New Jersey Department of Agriculture
NJDEP	New Jersey Department of Environmental Protection
NJSA	New Jersey Statutes Annotated
NRCS	Natural Resource Conservation Service
OSC	Open Space Cluster
OSRP	Open Space and Recreation Plan
PIG	Planning Incentive Grant
PUD	Planned Unit Development
R-1/C	Low Density Residential/Conservation District
RR/C	Rural Residential/Conservation District
SADC	State Agricultural Development Committee
SDRP	State Development and Redevelopment Plan
TDR	Transfer of Development Rights
WMP	Woodland Management Plan

Section 1: Introduction

The following section introduces the 2023 Township of West Windsor Farmland Preservation Plan Element of the Master Plan.

1.1: Introduction to the Plan

Agriculture is an essential component of the character of West Windsor.

Ever since its beginnings as a small farming community, agriculture has played a significant role in defining the landscape of the Township. Today, the preservation and maintenance of farmland within the community not only provides scenic open space vistas which add to the charm of West Windsor, but also offers significant ecological, social, and economic benefits. Farmland preservation helps improve aquifer recharge area, offers carbon sequestration benefits, provides wildlife habitat, and promotes reduced levels of stormwater runoff than would otherwise be seen should agricultural lands be developed. Farming is also vital for the production of food for both people as well as animals, and was identified as an essential service during the COVID-19 pandemic.

Over the past several decades, West Windsor has taken significant steps in working with the State of New Jersey, Mercer County, nonprofit organizations, and private property owners in preserving land for open space. Today, with over 8,300 acres of open space, nearly 49.95% of West Windsor is preserved. Of that, approximately 555 acres consist of farmland preserved by municipal, county, state, and private entities.

Nevertheless, the Township faces significant changes and accompanying new challenges. Chief among them is an evolving landscape and increased development pressures. Since 2000, the Township's population has increased approximately 34.7%. This growth is likely to continue, as West Windsor's population is expected to reach approximately 36,000 to 37,800 residents over the next few years. West Windsor's continued growth is due, in part, to the Township's top-rated school district which remains a driving factor behind residential growth, as does the Princeton Junction Train Station on the Northeast Corridor rail line with a spur line (the Dinky) into downtown Princeton. Demand for housing, along with statewide affordable housing issues, has led to the development of several sites throughout the Township for multifamily uses. Furthermore, the Township has also adopted several zoning amendments to its land use regulations to permit additional commercial opportunities, particularly along the US Route 1 corridor.

Accordingly, the purpose of the 2023 Farmland Preservation Element of the Master Plan is to continue the Township's well-established efforts to support and provide a rational basis for the preservation of agriculture as a viable industry within West Windsor. It identifies those sites which have been successfully preserved and identifies future sites which may be retained specifically for the continuation of agriculture.

The 2023 Farmland Preservation Plan Element of the Master Plan is divided into the following sections.

- ❖ Section 1: Introduction and Overview
The remainder of this introductory section discusses what a master plan is, as well as the statutory requirements for master plans and farmland preservation elements in particular.
- ❖ Section 2: Goal and Policies
Next, Section 2 outlines the goal and policies of the Township of West Windsor as they relate to farmland preservation.
- ❖ Section 3: Agricultural Background
Section 3 provides information on the Township’s agricultural background.
- ❖ Section 4: Farmland Today
Section 4 provides a snapshot of the Township’s agricultural landscape as it exists today.
- ❖ Section 5: Municipal Support
Section 5 provides an overview of how the Township of West Windsor has supported agriculture as a business.
- ❖ Section 6: County Support
Section 6 discusses how Mercer County has supported agriculture as a business.
- ❖ Section 7: State Support
Section 7 discusses how the State of New Jersey has supported agriculture as a business.
- ❖ Section 8: Agricultural Issues
Section 8 summarizes the agricultural issues within the Township.
- ❖ Section 9: Recommendations
Section 9 provides recommendations regarding master planning, land use planning, and regional collaboration.
- ❖ Section 10: Farmland Preservation Proposals
Finally, Section 10 offers the Township’s farmland preservation proposals.

1.2: Overview of a Master Plan

The Municipal Land Use Law (MLUL), which serves as the guiding legal document for planning and zoning throughout the State of New Jersey, identifies a master plan as:

"...a composite of one or more written or graphic proposals for the development of the municipality as set forth in and adopted pursuant to section 19 of P.L. 1975, c.291 (C.40:55D-28)."

In other words, a master plan is a comprehensive, long-term strategic document which is intended to guide the growth and development of a community. It is a roadmap, one which identifies where a municipality presently is and where it wishes to be in the future. A master plan develops the general parameters around which development is to occur and, specifically, where different types of development should occur. By doing so, a master plan links a municipality's land use vision to its existing and proposed zoning regulations.

Master plans therefore provide municipalities with the legal basis to control development through the adoption of land use ordinances which are designed to implement its goals, policies, and recommendations.

As established by NJSA 40:55D-28 of the MLUL, the planning board is the designated entity responsible for the preparation and adoption of a master plan. A master plan must be adopted at a public hearing after proper public notice, thus ensuring that the community has an opportunity to contribute, ask questions, and offer recommendations.

The MLUL further identifies the mandatory contents of a master plan, which include:

- ❖ 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;
- ❖ A land use plan;
- ❖ A recycling plan, and;
- ❖ A housing plan.

In addition, the MLUL identifies a number of other optional plan elements which may be incorporated into a comprehensive master plan.

The following table identifies the elements incorporated into the Township of West Windsor Master Plan as of the date of the adoption of this Farmland Preservation Plan. These plans are all publicly available on the Township of West Windsor website.¹ It also lists additional optional elements of a master plan identified by the MLUL which the Township has not adopted.

Section	Element	Status	Date	MLUL
I	Introduction	Adopted	2002	Optional
II	Goals/Policies Summary	Adopted	2002	Required
III	Land Use Plan	Adopted	February 12, 2020	Required
IV	Housing Element & Fair Share Plan	Adopted	February 27, 2019	Required
V	Circulation Plan	Adopted	December 15, 2021	Optional
VI	Utilities Plan	Adopted	December 15, 2021	Optional
VII	Community Facilities	Adopted	October 26, 2022	Optional
VIII	Open Space and Recreation Plan	Adopted	November 28, 2018	Optional
IX	Conservation Plan	Adopted	2002	Optional
X	Farmland Preservation Plan	Adopted	March 1, 2023	Optional
XI	Relationship to Other Plans	Adopted	February 12, 2020	Required
XII	Stormwater Management Plan	Adopted	March 2005	Optional
XIII	Sustainability Plan	Adopted	October 14, 2009	Optional
---	Economic Plan	Not Adopted as of March 1, 2023	---	Optional
---	Historic Preservation	Not Adopted as of March 1, 2023	---	Optional
---	Development Transfer Plan	Not Adopted as of March 1, 2023	---	Optional
---	Educational Facilities Plan	Not Adopted as of March 1, 2023	---	Optional
---	Public Access Plan	Not Adopted as of March 1, 2023	---	Optional

¹ <https://westwindsornj.org/master-plan>

1.3: Farmland Preservation Plan Element Requirements

The MLUL at NJSA 40:55D-28.b(13) identifies the requirements of a farmland preservation plan element. It establishes that a such an element shall include:

"...an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging moneys made available...through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements"

In addition to the aforementioned, the State Agricultural Development Committee (SADC)² provides additional requirements in NJAC 2:76-17A.4 for municipal farmland preservation plans. As noted therein, a comprehensive farmland preservation plan shall include, at a minimum:

1. The adopted farmland preservation plan element of the municipal master plan pursuant to N.J.A.C. 2:76-17A.3(a)3;
2. A map and description of the municipality's agricultural resource base including, at a minimum, the proposed farmland preservation project areas, and the location and extent of the following important farmland soils:
 - i. Prime soils identified by the United States Department of Agriculture, Natural Resources Conservation Service;
 - ii. Soils of Statewide importance, as identified by the New Jersey Department of Agriculture, State Soil Conservation Committee; and
 - iii. Unique soils, identified by the United States Department of Agriculture, Natural Resources Conservation Service, that are especially suited for the production of specialty crops and are being used, or intended to be used, for that purpose;
3. A description of the land use planning context for the municipality's farmland preservation initiatives including the following:
 - i. Identification and detailed map of the county's adopted Agricultural Development Area (ADA) within the municipality;
 - ii. Consistency of the municipality's farmland preservation program with county and other farmland preservation program initiatives; and

² <https://www.nj.gov/agriculture/sadc/>

- iii. Consistency with municipal, regional and State land use planning and conservation efforts;
4. A description of the municipality's past and future farmland preservation program activities, including program goals and objectives, as follows:
 - i. A summary identifying municipal funding dedicated to, or available for, preservation of farmland through the State farmland preservation program; and
 - ii. A funding plan for the preservation of land consistent with the municipality's one-, five- and 10-year preservation projections that includes identification of available funding sources and any approved policies related to funding sources;
5. A description of the local agricultural industry and discussion of actions the municipality has taken, or plans to take, to promote agricultural economic development in order to sustain the agricultural industry;
6. Other farmland preservation techniques being utilized or considered by the municipality;
7. A description of the policies, guidelines, or standards used by the municipality in conducting its farmland preservation efforts including the following:
 - i. Any minimum eligibility criteria or standards used by the municipality for solicitation and approval of individual farm applications, which, at a minimum, shall include the criteria at N.J.A.C. 2:76-6.20;
 - ii. The adopted ranking criteria that the municipality will use to prioritize farms for farmland preservation funding, which, at a minimum, shall address the factors included in the criteria at N.J.A.C. 2:76-6.16; and
 - iii. Any other policies, guidelines, or standards used by the municipality that affect individual farm application evaluation or selection;
8. A description of municipal staff and/or consultants used to facilitate the preservation of farms; and
9. Any other information as deemed appropriate by the municipality.

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Section 2: Goal and Policies

The following section outlines the goal and policies of the Township of West Windsor as they relate to farmland preservation.

2.1: Goal and Policies

The purpose of the 2023 Farmland Preservation Element of the Master Plan is to continue the Township's well-established efforts to support and provide a rational basis for the preservation of agriculture as a viable industry within West Windsor. Accordingly, the following goal and policies are hereby established for the Township of West Windsor as they relate to farmland preservation.

Goal:

To provide further support for the protection and preservation of the Township's remaining farmland and of the agricultural economy. While this should be preserved wherever possible, it is particularly important that the remaining larger contiguous areas of farmland identified as farm enclaves be maintained for agricultural and agriculturally related uses.

Policy 1: Future preservation of parcels within the Township's two designated Farm Enclaves should be for farmland preservation only.

Policy 2: Recognize agriculture as a historically significant economic industry and encourage economic opportunities in this industry. To preserve the history of farming, encourage a museum in conjunction with the Historical Society

Policy 3: Preserve four farm parcels, identified as West Windsor Township Open Space and Recreation Plan (OSRP) ID #7, ID #80, ID #37, and ID #36, which comprise a total of 91.2 acres. See Section 10 as well as Map 05: Farmland Preservation Proposals in the Appendix of this Plan for the locations of these sites.

Policy 4: Promote agri-tourism

Policy 5: Promote locally grown produce.

Section 3: Agricultural Background

The following section provides information on the Township's agricultural background.

3.1: History of Agriculture in West Windsor

West Windsor was initially established in 1682 as Windsor and was later officially incorporated in 1797. At that time, it encompassed seven hamlets: Port Mercer, Penns Neck, Clarksville, Princeton Junction/Berrien City, Grover’s Mill, Dutch Neck, and Edinburg. Surrounding these seven hamlets – which comprised a combined population of less than two thousand people – was a prosperous farming community which served as the Township’s main economic driver until the twentieth century.

During World War II, farms in West Windsor largely produced potatoes and tomatoes. Potatoes were shipped to Trenton for processing, while tomatoes were placed on trains and shipped to the Campbell’s factory in Camden. Milk was also produced, which was exported to Trenton via a trolley whose right-of-way is now delineated by the high-tension powerlines which bisect the central portion of the Township.

In the 1960s, sixty-five percent of the Township’s land was actively engaged in farming. By 1978, this percentage dropped to slightly over fifty percent. A total of 8,955 acres of land were farmland assessed at that time, of which 2,712 acres were owner-operated and the remaining 6,243 acres were leased. Fewer than twelve residential farmers existed in West Windsor. Corn, wheat, and soybeans were the predominant crops during the 1970s.

In the proceeding decades, West Windsor underwent significant residential development. This is reflected in the accompanying table which shows that the Township’s population increased nearly two hundred and twenty percent between 1980 and 2010. During this time, several farmers sold their land to developers as they were retiring or could no longer afford rising production costs and decreasing income. By 2002, West Windsor only had 3,520 acres devoted to farming.

Although the Township has steadily been losing its farmland, Township officials along with the Agricultural Advisory Committee (AAC) and the Environmental Commission have worked to preserve the community’s remaining agricultural lands. Furthermore, the Historical Society of West Windsor has labored to preserve the aspects of what life was like during the Township’s agricultural past. The Historical Society is based out of and maintains the Schenck Farmstead, which dates to the 1750s. This farmhouse serves as a focal point in celebrating West Windsor’s farming history.

Additionally, the Township in conjunction with the AAC produced a video called “The Farming Channel” for West Windsor’s second grade students in 2007. The video examines agriculture in the municipality and is used as an educational tool in schools.

Table 1: Population Growth

Year	Population
1920	1,389
1930	1,711
1940	2,160
1950	2,519
1960	4,016
1970	6,431
1980	8,542
1990	16,021
2000	21,907
2010	27,165
2020	29,518

Source: US Census Bureau

3.2: Farmland Soil Inventory

In an effort to identify the extent and location of important farmlands, the Natural Resource Conservation Service (NRCS), in cooperation with other federal, state, and local governmental agencies, has inventoried land that can be utilized for the production of food, feed, fiber, forage, and oilseed crops. These resultant farmland classifications are summarized below.

1. Prime Farmland

Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime Farmlands are not excessively erodible or saturated with water for a long period of time, and they do not flood frequently or are protected from flooding.

2. Farmland of Statewide Importance

Farmland of Statewide Importance soils are nearly Prime Farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods. Some such soils may produce yields as high as Prime Farmland if conditions are favorable.

3. Farmland of Local Importance

Farmland of local importance includes those soils that are not prime or statewide importance and are used for the production of high value food, fiber or horticultural crops.

4. Unique Farmland

Unique Farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality.

5. Not Prime Farmland

Lands identified as Not Prime Farmland are lands that do not meet any of the categories outlined herein.

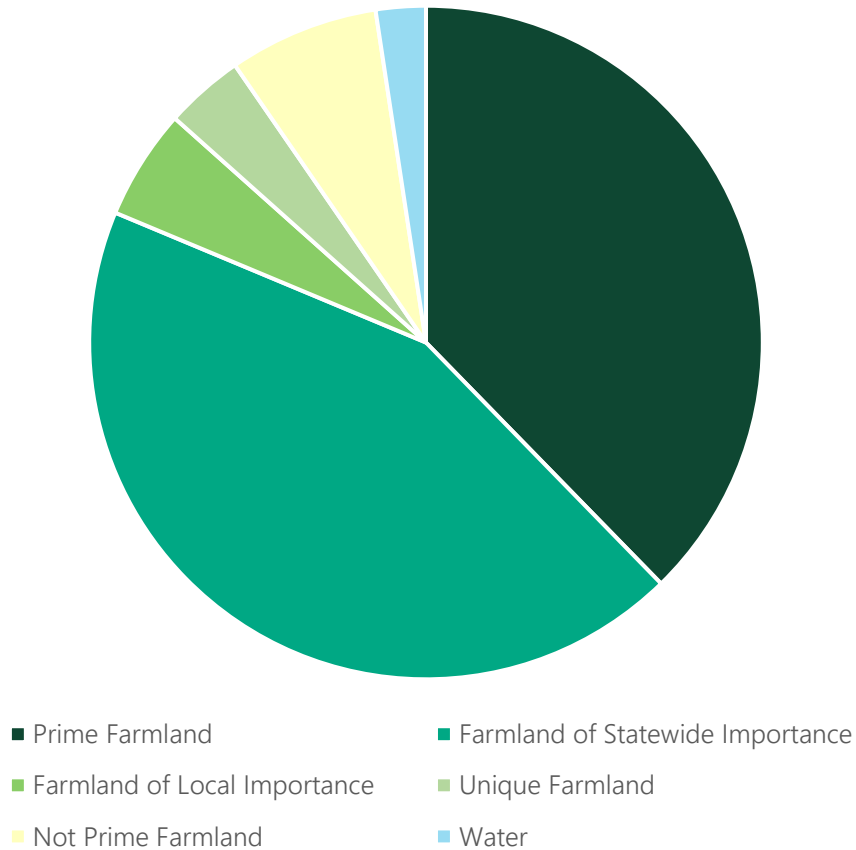
The following table and figure summarize the NRCS farmland classifications in the Township. In addition, Map 01 in Appendix A identifies the extents of those soils throughout West Windsor. As shown, over eighty percent of Township lands are identified as either Prime Farmland or Farmland of Statewide Importance, while an additional nine percent are identified as Farmland of Local Importance and Farmland of Unique Importance. Only slightly less than ten percent of the Township is identified as not having any agricultural value; of that, 2.4% consists of water. These productive soils are reflective of the Township’s agricultural history.

Table 2: Farmland Inventory

Farmland Type	Acreage	Percent
Prime Farmland	6,711.5	37.7%
Farmland of Statewide Importance	7,757.0	43.6%
Farmland of Local Importance	940.9	5.3%
Unique Farmland	684.2	3.8%
Not Prime Farmland	1,277.2	7.2%
Water	420.5	2.4%
Total	17,791.3	100.0%

Source: Resource Conservation Service, United States Department of Agriculture

Figure 1: Farmland Inventory



Source: Resource Conservation Service, United States Department of Agriculture

Section 4: Farmland Today

The following section provides a snapshot of the Township's agricultural landscape as it exists today.

4.1: Overview

In total, there are approximately 2,840 acres throughout the Township that are still utilized for farming. These properties are identified on Map 02 in Appendix A as well as in Table 2 on the following page.

Figure 2 provides a breakdown of the Township's total agricultural acreage. As shown, privately and municipally owned preserved farms account for approximately 555 acres, which represents slightly less than one-fifth of all farmland in West Windsor. Furthermore, approximately 1,246 acres of preserved open space owned by both the Township and by Mercer County are presently utilized for farming. Non-preserved farmland comprises approximately 1,038 acres of land. However, it should be noted that approximately 665 acres – or approximately two-thirds – of non-preserved farmland also have development approvals.

The total acreages denoted herein include both tillable and non-tillable acreage.

Figure 2: Farmland Type

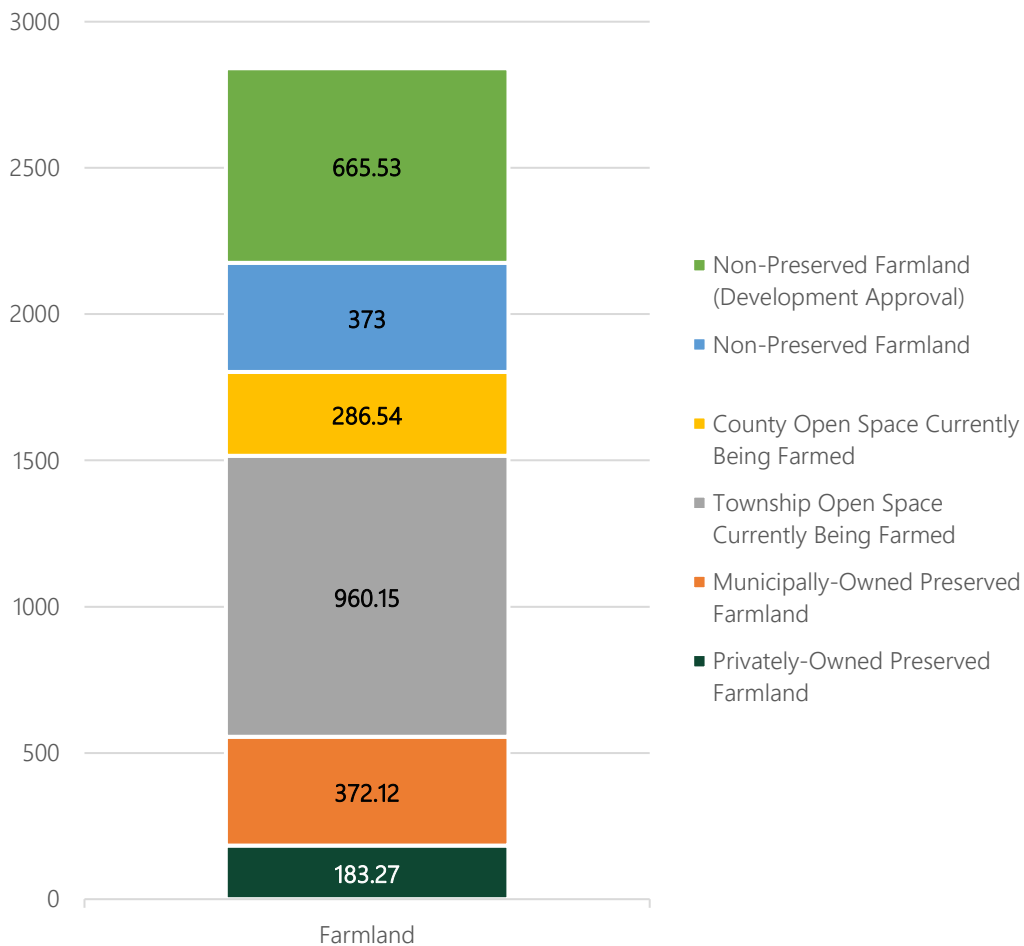


Table 3: Farmland Inventory

	Open Space Acquisition Number	Location	Block/Lot	Acreage
Privately-Owned Preserved Farmland	13	1201 Old Trenton Road	29/5	57.71
	14	Old Trenton Road	29/4.01	24.15
	16	1393 Old Trenton Road	29/7 and 11	26.7
	28	1240 Windsor Road	32/23	14.31
	29	1220 Windsor Road	32/24	34.88
	30	1202 Windsor Road	32/1	15.5
	44	Conover Road	24.07/2.02	10.02
	<i>Subtotal</i>			
Township-Owned Preserved Farmland	3	229 Village Road East Rear	3/2.01	97.19
	4	229 Village Road East	3/3	2.123
	15	Cubberly and Line Roads	29/3	47.05
	17	37 Cubberly Road Rear	29/2.01	29.36
	18	1627 Old Trenton Road	30/4	54.16
	19	Cubberly Road	30/5	58.37
	20	1500 Old Trenton Road	23/42	26.22
	21	1550 Old Trenton Road	23/40, 57, and 63	25.74
	23	Robbinsville Road	30.03/2	31.91
<i>Subtotal</i>				372.12
Township-Owned Open Space Currently Being Farmed (Not Preserved Farmland, but Open Space Being Farmed)	6	130 South Lane	33/7	51.00
	8	1247 Windsor Road	33/42	15.00
	9	1255 Windsor Road	33/38	74.17
	10	1771 Old Trenton Road	33/9	107.42
	TOS-1	Old Trenton Road	33/10	12.89
	11	Windsor Road	33/18.01 and 18.02	43.49
	12	1309 Windsor Road	33/24.04	28.11
	22	Old Trenton Road & Robbinsville Road	30.03/3	37.40
	24	274 Robbinsville Road	32/8	96.22
	25	1300 Windsor Road Rear	32/18	8.80
	26	1300 Windsor Road Rear	32/5	15.46
	27	1262 Windsor Road Rear	32/4.03	19.74
	31	129 South Lane	34/5	18.34
	35	458 Cranbury Road Rear	20/5 and 6	68.52
	40	768 Village Road West	15.14 and 29	33.28
	41	794 Village Road West	15.14/28	21.43
	49	794 Village Road West	15.14/52	17.30
	84	Bear Brook Road	9/33	15.20
	92	121-131 Clarksville Road	8/14.01	27.36
	96	250 Clarksville Road	15/1	16.90
	H	1811 Old Trenton Road	33/1.03	81.73
L	Southfield Road	28.02/31.01 & 31.03	46.50	
W	245 Clarksville Road	93/1	16.71	
X	348 Village Road East	21.30/16	87.18	
<i>Subtotal</i>				960.15

Green Shading: Located in Mercer County Agricultural Development Area; Red Font: Approved for Development

	Open Space Acquisition Number	Location	Block/Lot	Acreage
County-Owned Open Space Currently Being Farmed (Not Preserved Farmland, but Open Space Being Farmed)	34	277 Hightstown Road	19/24.02	34.96
	74*	1260 Windsor Road	32/4.02	4.37
	75*	1256 Windsor Road	32/3	5.70
	COS-1*	Line Road Rear	29/3.01	4.88
	COS-2*	1201 Old Trenton Road Rear	29/5.01	22.08
	COS-3	Conover Road	25/3	49.54
	COS-4	Conover Road	25/5	52.5
	COS-5	Conover Road	25/6	20.02
	COS-6	1 South Post Road	25/7	63.80
	COS-7	3 South Post Road	25/9	14.90
	COS-8	Conover Road	24.14/23	4.82
	COS-9	Conover Road	24.14/24	8.97
			<i>Subtotal</i>	286.54
Non-Preserved Farmland	2	211 Hightstown Road	19/9	8.87
	7	125 Windsor Road	33/8	27.29
	36	315 Cranbury Road Rear	14/6	17.6
	37	247 Cranbury Road	14/5.02	31.244
	42	18 North Post Road Rear	16.12/23	23.245
	43	19 North Post Road	15.03/46	12.409
	50	221 Southfield Road	20.07	12
	60	98 Bear Brook Road Rear	9/27	5.5
	61	96 Bear Brook Road	9/6	5.97
	78	1203 Windsor Road	34/4	8.86
	79	143 South Lane	34/21	7.95
	80	South Lane	34/3	14.41
	89	353 Hightstown Road	22/3.01	24.65
	98	Clarksville Road Rear	8/20	9.30
	NP-1	50 Clarksville Road Rear	15.14/18	150.92
	NP-2	20 Clarksville Road Rear	15.14/19	86.56
	NP-3	4105 Quakerbridge Road Rear	15.14/20	59.45
	NP-4	18 North Post Road Rear	16.12/23	23.25
	NP-5	Southfield Road	21.27/1	21.59
	NP-6	399 Hightstown Road	22/5	27.86
	NP-7	380 Hightstown Road	28/12	8.62
	NP-8	2044 Old Trenton Road Rear	28/15	60.78
	NP-9	386 Hightstown Road	28/19	9.7082
	NP-10	424 Hightstown Road	28/21	5
	NP-11	1499 Old Trenton Road	29/1	3.81
	NP-12	2001 Old Trenton Road Rear	37/6	0.3
	NP-13	2001 Old Trenton Road	37/7	45.15
	NP-14	Alexander Road	4/3.012	12.98
	NP-15	3730 Brunswick Pike	5/8.04	77.69
	NP-16	Brunswick Pike-Canal Pointe	7.13/12.06	50.13
	NP-17	Clarksville Road	8/13	25.55
	NP-18	3430 Brunswick Pike	8/2	95.98
NP-19	431 Cranbury Road	14/8.01	1.94	
NP-20	433 Cranbury Road	14/8.02	7.20	
NP-21	19 North Post Road	15.03/46.01	1.68	
NP-22	Brunswick Pike	9/12.01	25.70	
NP-23	404-6 Carnegie Center	9/83	13.93	
NP-24	408 Carnegie Center	9/84	6.89	
NP-25	402 Carnegie Center	9/85	6.77	
			<i>Subtotal</i>	1,038.73
			<i>Total</i>	2,840.82

Green Shading: Located in Mercer County Agricultural Development Area; Red Font: Approved for Development

Table 4: Non-Preserved Farmland with Development Approvals

ID	Address	Block/Lot	Acreage
78	1203 Windsor Road	34/4	8.86
79	143 South Lane	34/21	7.95
98	Clarksville Road Rear	8/20	9.30
NP-1	50 Clarksville Road Rear	15.14/18	150.92
NP-2	20 Clarksville Road Rear	15.14/19	86.56
NP-3	4105 Quakerbridge Road Rear	15.14/20	59.45
NP-6	399 Hightstown Road	22/5	27.86
NP-8	2044 Old Trenton Road Rear	28/15	60.78
NP-10	424 Hightstown Road	28/21	5.00
NP-12	2001 Old Trenton Road Rear	37/6	0.30
NP-13	2001 Old Trenton Road	37/7	45.15
NP-16	Brunswick Pike-Canal Pointe	7.13/12.06	50.13
NP-18	3430 Brunswick Pike	8/2	95.98
NP-22	Brunswick Pike	9/12.01	25.70
NP-23	404-6 Carnegie Center	9/83	13.93
NP-24	408 Carnegie Center	9/84	6.89
NP-25	402 Carnegie Center	9/85	6.77
Total:			665.53

4.2: Open Space Funding/Acquisitions

Table X-2 in Appendix B provides information regarding the Township’s open space funding, while Table X-3 in Appendix B outlines the Township’s open space acquisitions from August 1994 to January 2023. As shown, the Township has utilized over \$7.8 million of funding as well as \$19.5 million of grant monies received for farmland preservation. Those monies have helped the Township acquire a total of 1,618 acres over the past twenty-eight years at an acquisition cost of approximately \$34,977,705.

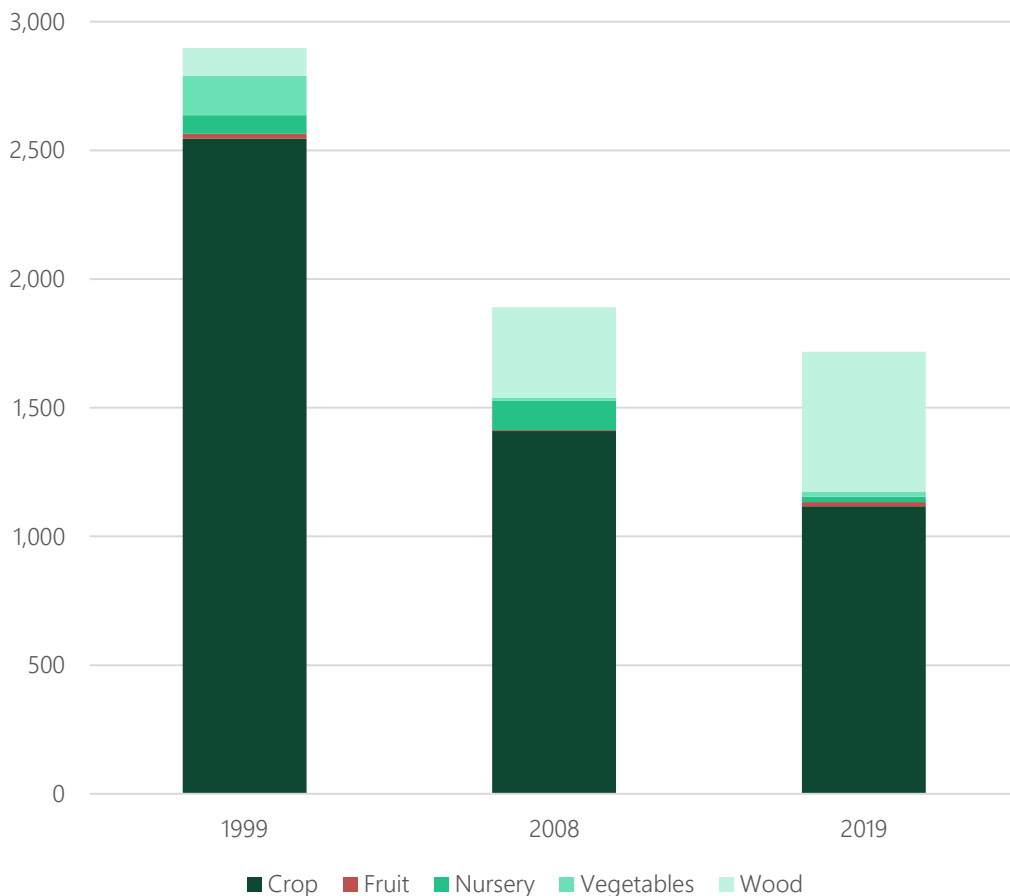
4.3: Products and Business

The following section provides information regarding the crops and livestock produced by the Township's agricultural lands, as well as information related to agricultural-related businesses and farm lease funds.

Crops

The New Jersey Department of Agriculture's Division of Agricultural and Natural Resources maintains records on the utilization of the state's farmland. This data, which is provided in Table 5 and summarized in Figure 3, provides insight into the agricultural trends of the Township. As shown, a total of approximately 2,898 tillable acres of the Township in 1999 was devoted to cropland. By 2008, this acreage decreased by 1,362 tillable acres (46.7%) to 1,536 tillable acres of cropland. This trend has continued to more recent times, albeit at a slightly decreased rate. Between 2008 and 2019, the amount of cropland decreased by 362 tillable acres (23.5%) to approximately 1,174 tillable acres. Soybeans have experienced the largest crop reduction in the Township, with 622 acres being lost since 1999. Conversely, agricultural woodland increased approximately 403% between 1999 and 2019.

Figure 3: Overview of Crops (tillable acres)



Livestock

Furthermore, the Division of Agricultural and Natural Resources maintains records on the number of livestock in New Jersey. This information is provided in Table 6 and Figure 4. Unlike the previously discussed trends for cropland, the number of livestock throughout the Township has reportedly grown since 1999. This can be largely attributed to the reported number of chickens, which increased from thirty-six in 1999 to over five hundred and sixty in 2019.

Figure 4: Summary of Livestock 1999-2019

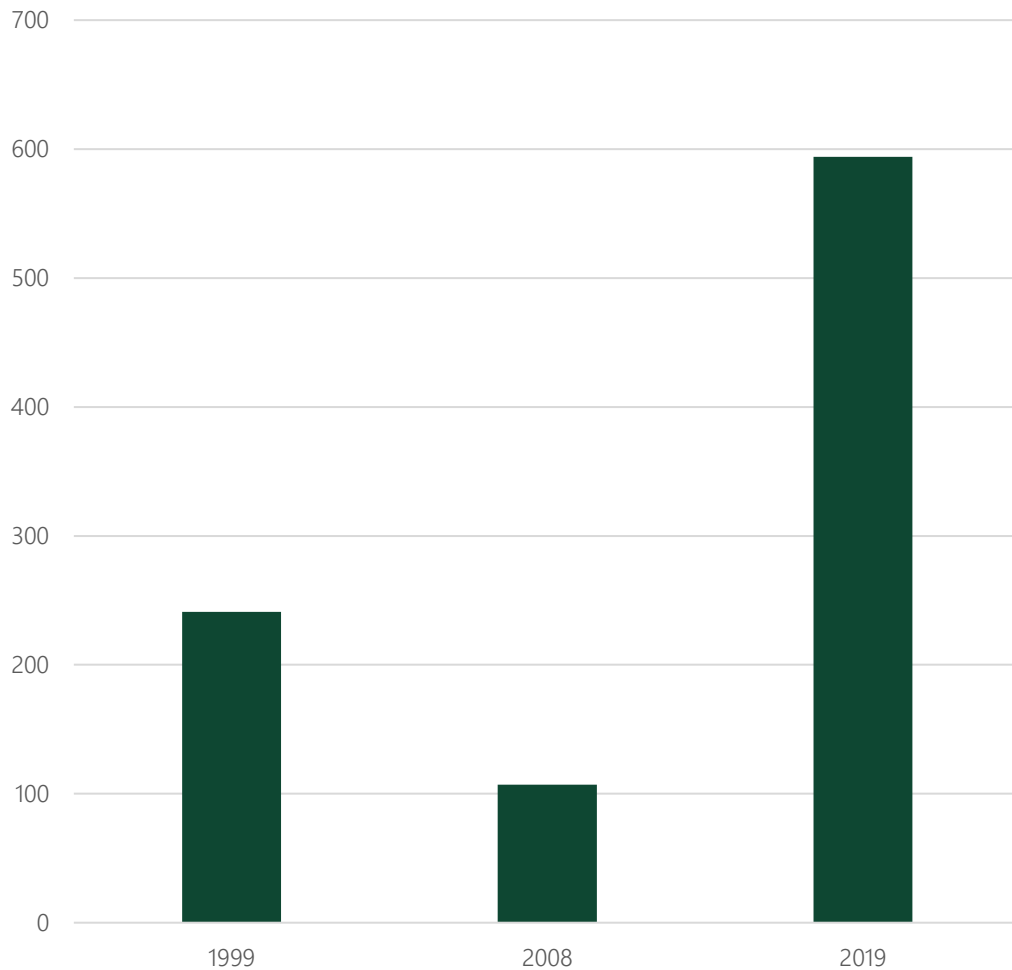


Table 5: Cropland Acreage (1999-2019)

Category	Item	1999	2008	2019	Change (1999-2019)	% Change (1999-2020)
Crop	Barley for Grain	9	0	6	-3	-33.3%
	Corn for Grain	772	422	410	-362	-46.9%
	Corn for Silage	57	45	0	-57	-100.0%
	Alfalfa Hay	52	6	0	-52	-100.0%
	Other Hay	98	60	17	-81	-82.7%
	Oats for Grain	0	0	0	0	N/A
	Rye for Grain	99	15	14	-85	-85.9%
	Soybeans	1,288	781	666	-622	-48.3%
	Wheat	27	65	0	-27	-100.0%
	Other Field Crops	7	1	0	-7	-100.0%
	Rye Cover	52	15	4	-48	-92.3%
	Other Cover	85	0	0	-85	-100.0%
	<i>Subtotal</i>		<i>2,546</i>	<i>1,410</i>	<i>1,117</i>	<i>-1,429</i>
Fruit	Apples	1	1	2	1	100.0%
	Peaches	2	0	1	-1	-50.0%
	Cherries	0	0	3	3	N/A
	Other Fruit	11	1	3	-8	-72.7%
	Blueberries	2	1	2	0	0.0%
	Strawberries	3	0	4	1	33.3%
	Grapes	0	0	1	1	N/A
	<i>Subtotal</i>		<i>19</i>	<i>3</i>	<i>16</i>	<i>-3</i>
Nursery	Bedding Plants	7	0	0	-7	-100.0%
	Cut Flowers	1	0	2	1	100.0%
	Trees and Shrubs	40	35	5	-35	-87.5%
	Cultivated Sod	0	63	0	0	N/A
	Christmas Trees	23	17	13	-10	-43.5%
	Other	0	0	1	1	N/A
	<i>Subtotal</i>		<i>71</i>	<i>115</i>	<i>27</i>	<i>-50</i>
Vegetables	Sweet Corn	133	0	2	-131	-98.5%
	Cucumbers	0	0	1	1	N/A
	Sweet Pepper	0	0	1	1	N/A
	Pumpkins	16	11	8	-8	-50.0%
	Tomatoes	0	0	2	2	N/A
	Melons	2	0	1	-1	-50.0%
	Other Mixed Vegetables	3	0	5	2	66.7%
	<i>Subtotal</i>		<i>154</i>	<i>11</i>	<i>20</i>	<i>-134</i>
Wood	Fresh water Fish, Plants	1	1	3	2	200.0%
	Fuel Wood	36	5	99	63	175.0%
	Government Program	71	345	442	371	522.5%
	<i>Subtotal</i>		<i>108</i>	<i>351</i>	<i>544</i>	<i>436</i>
Total		2,898	1,536	1,174		- 59.4%

Table 6: Livestock Count (1999-2019)

Livestock	1999	2008	2019	Change (1999-2019)	% Change (1999-2019)
Beef Cattle	39	16	0	-39	-100.0%
Mature Dairy	0	0	0	0	N/A
Young Dairy	0	0	0	0	N/A
Equine	105	49	26	-79	-75.2%
Sheep	0	0	0	0	N/A
Swine	0	0	0	0	N/A
Beehives	22	3	2	-20	-90.9%
Ducks	26	0	0	-26	-100.0%
Fur	0	0	0	0	N/A
Goats	0	0	1	1	N/A
Meat Chickens	20	0	0	-20	-100.0%
Egg Chickens	16	22	565	549	3,431.3%
Turkeys	1	0	0	-1	-100.0%
Other Livestock	12	17	0	-12	-100.0%
Total	241	107	594	353	146.5%

Agricultural-Related Business

West Windsor does not have any agricultural related businesses. The only agricultural related business within Mercer County is the Tri-County Cooperative Auction³, which is located on Route 33 in Hightstown, New Jersey. The Tri-County Cooperative Market was initially started in 1933 in response to the Great Depression, and “allowed farmers to work together to sell their products and support the local agricultural industry.”⁴ Gradually, the market evolved from selling products wholesale to opening its doors to the general public. Today, the market is open on Wednesdays in April and May, as well as Mondays, Wednesday, and Fridays from June to October.

In regard to equipment purchases, local farmers will typically travel to four main locations for equipment purchases: Central Jersey Equipment in Columbus, New Jersey; Tavern Equipment and Sales in Salem County, New Jersey; Farm-Rite in Cumberland County, New Jersey; and Hooper in Intercourse, Pennsylvania.⁵ However, as noted by the 2020 Mercer County Farmland Preservation Plan, farmers have become adept at minimizing their need for many repair services by fixing mechanical issues themselves, and by doing so rely heavily upon mail order and out-of-state retailers for parts.

³ <https://tricitycoop.net/>

⁴ Ibid.

⁵ <https://www.mercercounty.org/home/showpublisheddocument/22079/637656623249700000>

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Section 5: Municipal Support

The following section provides an overview of how the Township of West Windsor has supported agriculture as a business.

5.1: Overview

Historically, the Township’s master planning efforts dating back to 1979 have uniformly supported the retention and promotion of agriculture as both a land use and a business to the greatest degree feasible. Earlier master planning documents described the predominant difficulties in this effort as identifying adequate methods of retaining farmland that would be financially feasible for both West Windsor and its farmers, as well as doing so in a manner that would be within the scope of the Township’s authority. More recently, the Township’s master planning documents have focused on how increased residential and commercial development pressures have affected agricultural lands.

In addition to the Township’s master planning efforts, West Windsor established its Agricultural Advisory Committee (AAC) in November 2000. The purpose of the AAC is to systematically plan for farmland preservation. Its powers include assisting the Planning Board in the preparation of farmland preservation plans, advising the Planning Board as to all matters pertaining to farmland preservation, reporting as needed to the Planning Board on its activities, and advising the Planning Board as well as the Mayor and Township Council on the management of Township-owned farmland properties.

5.2: Master Planning Documents

The following master planning documents demonstrate the Township’s historical support for agriculture as both a land use and a business.

2002 Conservation Plan Element of the Master Plan⁶

The purpose of the 2002 Conservation Plan Element of the Master Plan is to promote the preservation, conservation, restoration, cultivation, and appropriate utilization of natural and historic resources as a benefit to the community. Regarding farmland, the plan notes that the Township is “endowed with extensive prime agricultural lands suitable for permanent cultivation.” However, these soils are a non-renewable resource, and are therefore irretrievable once land is transformed by intensive development. Thus, the 2002 Conservation Plan establishes the perpetuation of land in agricultural production as an important priority for West Windsor. Accordingly, several measures are suggested to ease economic pressure on farmers. These include:

- ❖ The establishment of agricultural zoning districts;
- ❖ Transfer of development rights on agricultural lands;
- ❖ The strict control of water and sewer extensions into prime farmlands, and;
- ❖ The direct preservation of farms through development right and fee simple purchase.

⁶ <https://westwindsornj.org/images/MasterPlan/Section%209/Section%209.pdf>

2009 Sustainability Plan Element of the Master Plan⁷

The purpose of the Township’s 2009 Sustainability Plan Element of the Master Plan is to examine and implement actions that will continue to move the Township in a more sustainable direction and thus help ensure its environmental, economic, and social objectives are balanced and mutually enforced. To do so, the plan assembles a wide variety of potential actions to make West Windsor a more sustainable community.

The first goal of the Sustainable Plan Element is “sustainable land use,” one objective of which is to “develop and maintain a sufficient open space system that balances efforts to enhance biodiversity, natural preservation, and both passive and active recreation opportunities with commercial and residential development and redevelopment throughout the community.” In regard to agriculture, the 2009 Sustainable Plan identifies progress toward the completion of greenbelt and farmland preservation as a sustainable land use indicator.

2018 Open Space and Recreation Plan Element of the Master Plan⁸

The purpose of the Township’s 2018 Open Space and Recreation Plan (OSRP) Element of the Master Plan is to provide an up-to-date blueprint to assist the Township in identifying its existing open space and recreation needs, where its existing facilities are in need of additional capacity, and future potential open space and recreation acquisitions. The 2018 OSRP identifies farmland preservation as a type of open space, and notes that the general goal of such is to set aside and protect a region’s agricultural areas for future use, education, and enjoyment.

Accordingly, the 2018 OSRP identifies several policies relating to farmland preservation. These include the following:

- ❖ Acquire additional land beyond the [Statewide Comprehensive Outdoor Recreation Plan] standards to satisfy open space goals beyond recreation, such as environmental protection, farmland preservation, and environmental education.
- ❖ Supplement the West Windsor Township Municipal Open Space Tax funds with other funding sources such as state, county, and nonprofit programs including but not limited to: State Green Acres Program; Green Trust; Mercer County Trust Fund Tax Acquisitions; and the State Farmland Preservation Program.
- ❖ Establish an enclave or district(s) for the preservation of farmland and farm families.
- ❖ Explore the potential to coordinate Township farmland with State and County preservation efforts.

The 2018 OSRP also identifies a farmland preservation priority map for open space acquisition.

⁷ <https://www.westwindsornj.org/images/MasterPlan/Section%208/Section%208.pdf>

⁸ <https://www.westwindsornj.org/images/MasterPlan/Section%208/Section%208.pdf>

2020 Land Use Plan Element of the Master Plan⁹

The Township's 2020 Land Use Plan Element of the Master Plan represents a continuing effort dating back to 1961 to ensure that West Windsor's planning policies and land use goals remain relevant and up to date. The 2020 Plan offers several goals, policies, and recommendations for residential and nonresidential development, as well as for open space, recreational, cultural, civic, and agricultural uses. One such overriding policy of the 2020 Plan includes the following:

Pursue an aggressive policy of open space and farmland protection, particularly in those areas of the Township where large tracts of farm-assessed land remain and where open space and farmland of regional importance are located, such as the Millstone River Corridor and the Old Trenton Road Corridor. To the extent possible, maintain the rural and open space character of these areas. Preserve remaining open space, farmland and natural areas in the Township through all practical means, including, but not limited to: the fee simple acquisition of lands; development rights purchase; and dedication and greenbelt protection measures.

The 2020 Land Use Plan also highlights the importance of agriculture in shaping and defining several areas of the Township. For example, the 2020 Plan notes that the areas within the Township's Rural Residential/Conservation (RR/C) land use category contain the majority of West Windsor's remaining undeveloped and uncommitted and actively farmed agricultural land. It further notes that the Rural Residential/Conservation District was renamed in recognition of the district's primary intent which is to preserve, to the greatest degree possible, open space, farmland, and environmentally sensitive areas.

The 2020 Plan continues to promote cluster developments in both the RR/C District and the Low Density Residential/Conservation (R-1/C) District in order to support open space and agricultural retention. Additional information regarding cluster developments can be found in Section 5.3 of this plan.

⁹ <https://westwindsornj.org/images/MasterPlan/3442.22-Master-Plan-Element-Section-III-Land-Use-Plan-021220-Adopted.pdf>

5.3: Municipal Zoning

The Township has supported agriculture through several zoning mechanisms. These are discussed in detail as follows.

Right to Farm¹⁰

On December 13, 1982, by way of Ordinance No. 82-52, the Township of West Windsor adopted its Right to Farm ordinance which provides commercial farm owners and operators with certain protection. As noted in Section 200-146A., the Township's Right to Farm ordinance establishes that:

"The right to farm all land is hereby recognized to exist as a natural right and is also hereby ordained to exist as a permitted use everywhere in the Township of West Windsor, regardless of zoning designation and regardless of specified uses and prohibited uses set forth elsewhere in this Part 4, subject only to the restrictions and regulations for intensive fowl or livestock farms and subject to Township health and sanitary codes and Chapter 170 of this Code, regulating the cutting of trees for the direct benefit of land developers. The right to farm as it is used in this section includes the use of large irrigation pumps and equipment, aerial and ground seeding and spraying, large tractors, numerous farm laborers and the application of chemical fertilizers, insecticides and herbicides, all for the purpose of producing from the land agricultural products such as vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flowers and seeds. This right to farm shall also include the right to use land for grazing by animals, subject to the restrictions for intensive fowl or livestock farms. The foregoing uses and activities included in the right to farm, when reasonable and necessary for the particular farming, livestock or fowl production and when conducted in accordance with generally accepted agricultural practices, may occur on holidays, Saturdays, Sundays and weekdays, at night and in the day, and the noise, odors, dust and fumes that are caused by them are also specifically permitted as part of the exercise of this right."

The Township's Right to Farm ordinance provides additional protections for the nuisances which farmland may sometimes present. Section 200-146B. notes that "it is expressly found that whatever nuisance may be caused to others by such uses and activities so conducted is more than offset by the benefits from farming to the neighborhood and community and to society in general by the preservation of open space, the beauty of the countryside and clean air and by the preservation and continuance of farming operations in West Windsor Township and in New Jersey as a source of agricultural products for this and future generations."

¹⁰ <https://ecode360.com/8064681>

Farm and Agricultural Activities and/or Uses¹¹

Farm and agricultural activities are identified as a permitted use in the majority of the Township's residential districts as well as in several of the Township's nonresidential districts. Farms and agricultural activities are subject to the provisions set forth in Section 200-226B, which are as follows:

- (1) Such uses are conducted upon a lot not less than five acres in area.
- (2) No building or structure used for shelter or enclosure of fowl, game, horses, farm livestock or adult dogs shall be closer to any property line than 200 feet.
- (3) Buildings used for the shelter of fowl of any kind shall have a maximum usable floor area of 2,000 square feet for the first 10 acres and 5,000 additional square feet for each additional acre.
- (4) One domestic horse for the personal use of the occupants of the residence may be maintained on any lot at least three acres in size.
- (5) The display for sale of products grown or raised by the owner, tenant or lessee on a roadside stand shall only be permitted where:
 - (a) The sale of such products are within the confines of the property upon which they have been grown or raised.
 - (b) The place of sale or storage of any such products, whether of a permanent or temporary nature, shall not be closer than 100 feet to any side lot line.
 - (c) The sale of any such products shall not have a deleterious effect on adjoining properties by reason of nuisance or health hazard.
 - (d) The sale of any such products shall also require that a suitable amount of off-street parking and loading space as required in Part 1, Site Plan Review, of this chapter, be provided.

Cluster Developments¹²

As previously noted, the Township's 2020 Land Use Plan Element of the Master Plan promotes cluster developments in both the Rural Residential/Conservation (RR/C) District and the Low Density Residential/Conservation (R-1/C) District in order to support open space and agricultural retention.

For reference, a cluster development is a development technique that concentrates building lots on a smaller portion of a tract to allow its remaining land to be used for recreation, common open space, and/or the preservation of environmentally sensitive features. Cluster developments are intended to allow for more creative and desirable site designs which enable the preservation of open space and farmland as well as the conservation of environmentally sensitive areas.

¹¹ <https://ecode360.com/8066293>

¹² <https://ecode360.com/8064881>

The regulations governing cluster developments are established in Section 200-174 of the Township’s zoning regulations. These regulations were most recently modified by Ordinance 2022-19 which was adopted on September 12, 2022. Cluster developments are permitted on certain properties in the RR/C District and R-1/C District that are greater than twenty acres in size and are also required in the following scenarios:

- ❖ Where greenbelt as designated in the Conservation Element, Farmland Preservation Plan Element, or the Open Space and Recreation Plan Element of the Master Plan is present on the property, regardless of tract size.
- ❖ On tracts which adjoin publicly or privately preserved properties, regardless of tract size.
- ❖ On tracts which adjoin properties identified for preservation by the Conservation Element, Farmland Preservation Element, or the Open Space and Recreation Plan Element of the Master Plan, regardless of tract size.
- ❖ On tracts which adjoin properties containing greenbelt as designated on the Conservation Element, or the Open Space and Recreation Plan Element of the Master Plan, regardless of tract size.

The following table summarizes the lot and bulk requirements for cluster developments.

Table 7: Open Space Cluster (OSC) Lot and Bulk Requirements

Zoning District Basic Permitted Lot Size	OSC Permitted Reductions in Absence of Greenbelt; and Not Adjacent to a Preserved Lot, a Lot Identified for Preservation, or a Lot Containing Greenbelt 3 ½ Acres	OSC Required Reductions in Absence of Greenbelt; but Adjacent to a Preserved Lot, a Lot Identified for Preservation, or a Lot Containing Greenbelt 3 ½ Acres	OSC Permitted Reductions in Absence of Greenbelt; and Not Adjacent to a Preserved Lot, a Lot Identified for Preservation, or a Lot Containing Greenbelt 1 ½ Acres	OSC Required Reductions in Absence of Greenbelt; but Adjacent to a Preserved Lot, a Lot Identified for Preservation, or a Lot Containing Greenbelt 1 ½ Acres	OSC Required Reductions with Presence of Greenbelt on tract; 3 ½ Acres and 1 ½ Acres
Min. Tract Area	20 acres	N/A	20 acres	N/A	N/A
Lot area ¹	50,000 sq. ft.	1 ½ acres	¾ acre	1 acre	½ acre
Lot frontage (feet)	75	75	60	60	45
Lot width (feet)	150	150	125	125	100
Lot depth (feet)	150	150	125	125	100
Yards (feet)					
Front	40	40	30	30	25
Side	20	20	15	15	12
Rear	20	20	15	15	12

5.4: Farmers Market

The West Windsor Community Farmers Market operates out of the Lower Vaughn Lot at the Princeton Junction Train Station every Saturday morning from May to late November, and twice a month in the winter. In addition to offering food and market merchandise, the Farmers Market also hosts special events, music, cooking demos, and food insecurity outreach. In 2022, the market was voted as New Jersey's favorite farmers market. Moreover, it ranked number one in the northeast and in the top five nationally in 2022.

5.5: Community Garden

The Township's community garden, which was established in 2008, is located across from the municipal complex. It currently consists of twenty-four plots which are twenty feet by twenty feet in size. The site is run by the West Windsor Garden Club, which provides the plots free of charge on a first come, first serve basis. The garden can ultimately expand to 50 plots.

Section 6: County Support

The following section provides an overview of how Mercer County has supported agriculture as a business.

6.1: Overview

Mercer County has a longstanding history of promoting planning policies which support agriculture. The following is summarized.

6.2: Agricultural Development Area

In 1983, the Mercer County Agricultural Development Board (MCADB) was established to aid in the implementation and coordination of the County's farmland preservation program.

One year after its establishment, the MCADB adopted the Mercer County Agricultural Development Area (ADA) map. This resource identifies areas which have the potential for continued agricultural use, but not necessarily for that exclusive use. Several criteria were used to determine inclusion of land areas within the ADA including: existing farmland; proximity to other farmland; existing zoning; soil type; and tillable acreage. The amount of land that can be included is restricted by law to be no more than ninety percent of the County's total agricultural land base. The completed map was initially approved in April 1985 and has subsequently been amended in 1990, 2006, 2007, and most recently in 2009 as part of the County's Comprehensive Farm Preservation Plan. While the County updated its farmland Preservation Plan in 2020, it did not make any changes to the ADA.¹³ See Map 03 in Appendix A for an overview of the location of the ADA within West Windsor.

Today, MCADB members are appointed by the County Executive, with County Commissioner concurrence. Currently, West Windsor resident farmer Steve Jany serves as the Chairperson of the MCADB.

6.3: Comprehensive Farmland Preservation Plan

Mercer County's most recent Farmland Preservation Plan was adopted by the MCADB on December 7, 2020, and by the Mercer County Planning Board on August 11, 2021. The 2020 Plan¹⁴ provides information regarding the County's agricultural land base, agricultural industry, land use planning, present and future farmland preservation program, economic development, natural resource conservation, and agricultural industry sustainability, retention, and promotion. The overarching goals of the plan are to preserve the County's remaining viable agricultural land and enhance and protect its agricultural industry. Accordingly, the plan recognizes that:

- ❖ Farming is an important component of the County's economy;
- ❖ Preserving farming is in the public interest, and;
- ❖ Farmland is an irreplaceable natural resource.

¹³ <https://www.mercercounty.org/departments/planning/farmland-preservation/agricultural-development-area>

¹⁴ <https://www.mercercounty.org/home/showpublisheddocument/22079/637656623249700000>

6.4: Preservation Programs

Mercer County's Farmland Preservation Program (FPP) is funded through the County's Open Space Trust Fund as well as the New Jersey's State Agricultural Development Committee's (SADC's) Planning Incentive Program (PIG). The FPP lists several State, County, and municipal programs that are available to finance the purchase of farmland in West Windsor. MCADB's minimum eligibility for farmland preservation requires sites to be located within the ADA, have a minimum of twenty-five acres of land, be farmland assessed, have soils capable of supporting agricultural production, and meet minimum tillable land standards.

Table X-2 in Appendix B contains information regarding the types of County funding the Township has received in the past for farmland preservation. The types of potential sources for farmland preservation funding are briefly described as follows.

State Agricultural Development Committee (SADC)

The State Agriculture Development Committee (SADC) supports and partners with county agriculture development boards, municipal agricultural advisory committees, and nonprofit organizations throughout the state on farmland preservation. The SADC administers the State's Right to Farm program, oversees the Transfer of Development Rights Bank, and operates the Farm Link Program.

The SADC also coordinates two programs for the acquisition of farmland: the Fee Simple Purchase Program, and the Direct Easement Program. Under the Fee simple Purchase Program, a landowner sells a piece of property and its associated development rights to the State, the purchase price of which is based upon two independent appraisers. Once the property is acquired, the State places an easement on the land so that it is permanently preserved for agriculture. It may then be resold by the SADC at an auction, for agricultural uses only.

Under the Direct Easement Program, on the other hand, the State only purchases the development rights of a piece of property. The land itself is still owned by the landowner. By purchasing the development rights, the State preserves the land as agriculture.

County Easement Purchase

Like the SADC's Direct Easement Purchase Program, the Mercer County Easement Program enables landowners to voluntarily agree to sell their development rights. As a result of this sale, a permanent deed restriction is placed on the property ensuring it will never undergo non-agricultural development. The landowner retains ownership of the deed restricted land.¹⁵

¹⁵ <https://www.mercercounty.org/departments/planning/farmland-preservation#:~:text=Under%20the%20easement%20purchase%20program,of%20the%20deed%20restricted%20land.>

Mercer County Planning Incentive Grant (PIG)

The Mercer County Planning Incentive Grant is a program which encourages a comprehensive planning process for farmland preservation at the county level. It offers several advantages over the traditional easement program, including: "enabling counties to accept and process farmland preservation applications year-round, rather than once a year; reducing the timeframe from landowner application to closing; and rewarding counties that complete transactions in a timely manner with the potential for additional funding."¹⁶

At the time of the Township's prior Farmland Preservation Plan Element, the Mercer County's PIG program targeted thirty-four farms for potential preservation, five of which were located in West Windsor. The following table provides an overview of these properties, as well as a status update on them. Note that the IDs identified below correspond to the Township's 2018 Open Space and Recreation Plan.

Table 8: Mercer County PIG

ID	Block/Lot	Address	Acreage	Ownership	Update
3	33/2.01	229 Village Road East	100.5	West Windsor	Purchased by the Township
4	33/3	209 Village Road East	21.9	West Windsor	Purchased by the Township
7	33/8	1235 Windsor Road	27.3	Private	No Update
78	34/4	1203 Windsor Road	2.1	West Windsor	Approved as a subdivision. A portion of the site will be dedicated to the Township upon completion.
80	34/3	South Lane	14.4	Private	No update

County Eight-Year Program

Mercer County also offers two types of eight-year farmland preservation programs. Under both such programs, a landowner agrees to keep a farm in active agricultural use for a period of at least eight years. In return for this (as well as for any other restrictions placed on the land), the landowner becomes eligible to receive fifty percent cost-sharing up to a pre-determined limit on conservation projects approved by the State Soil Conservation Committee. Examples of such projects include soil and water conserving practices.

One such program, known simply as the Eight-Year Program, places a restrictive covenant on the property for a period of eight years. The second program, known as the Municipally Approved Eight-Year Program, requires a municipal ordinance endorsing the landowner's enrollment in the program. This latter program provides greater protection from eminent domain takings and additional "right-to-farm" protection.¹⁷

As of the latest FPP, there were no active eight-year programs.

¹⁶ <https://www.nj.gov/agriculture/sadc/farmpreserve/programs/countyPIG.html>

¹⁷ <https://www.mercercounty.org/departments/planning/farmland-preservation#:~:text=Eight-Year%20Programs,-Two%20types%20of&text=In%20return%20for%20this%20and,soil%20and%20water%20conserving%20practices.>

Municipal Planning Incentive Grant (PIG) Program

The Municipal Planning Incentive Grant (PIG) Program is similar to the County program. A Municipal PIG requires “the adoption of a Farmland Preservation Plan, an Agricultural Advisory Board, a Right to Farm ordinance consistent with the SADC model, and a standing commitment for preserving farmland.”¹⁸ Grants for Municipal PIG are provided by the SADC to purchase development easements. As of this plan, there is only one municipality in Mercer County – Hopewell Township – that has a municipal PIG program approved by the SADC.

Township Planning Incentive Grant (PIG) Eligibility

To be eligible for a planning incentive grant, a municipality must

- ❖ Identify multiple farm project areas;
- ❖ Establish an Agricultural Advisory Committee;
- ❖ Establish and maintain a dedicated source of funding, and;
- ❖ Prepare a Farmland Preservation Plan Element.

Accordingly, the following is noted:

- ❖ The Township has identified two Farm Enclaves where preservation of farmland should occur. Both are within Mercer County’s West Windsor/Robbinsville Agricultural Development Area (ADA), which is one of seven regional farm areas in the County.
- ❖ As previously discussed, the Township established its Agricultural Advisory Committee in 2000.
- ❖ A dedicated source of funding for the preservation of farmland was established in 1993, when the Township adopted its first municipal open space tax. This tax provides a source of funding for acquisition, development, and maintenance of lands established for recreation, conservation, historic preservation, and farmland preservation. Presently, the tax is two cents per \$100 of assessed value.
- ❖ The first Township Preservation Plan Element of the Master Plan was adopted in 2002.

¹⁸ <https://www.mercercounty.org/home/showpublisheddocument/22079/637656623249700000>

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Section 7: State Support

The following section provides an overview of how New Jersey has supported agriculture as a business.

7.1: Overview

While it has declined slightly over the past several years, food and agriculture remains New Jersey's third largest industry. In 2017, the State's more than 9,000 farms generated cash receipts of more than one billion dollars. New Jersey's leading commodity group was the nursery/greenhouse/sod industry, followed by fruits and vegetables, field crops, equine, poultry, and eggs and dairy.¹⁹

Preserving and retaining productive agricultural land is of critical importance to all New Jersey residents. Accordingly, the State of New Jersey has a variety of agencies, policies, and planning initiatives which are specifically geared to promote agriculture as an industry.

7.2: State Development and Redevelopment (SDRP)²⁰

Recognizing that the state must plan for its future to preserve and maintain its social, cultural, economic and natural assets, the New Jersey Legislature adopted the State Planning Act (NJSA 52:18A-196 et seq) in order to better:

"...conserve [the State's] natural resources, revitalize its Urban Centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal..."

In an effort to realize these goals, New Jersey adopted the State Development and Redevelopment Plan (SDRP) in 1992 with the aim of providing a blueprint for future development and redevelopment on an integrated and coordinated statewide basis. Ultimately, the main objective of the SDRP is two-fold:

- ❖ To guide future development, redevelopment and economic growth in areas that already contain (or are anticipated to contain) the public services, facilities and infrastructure necessary for such growth, and;
- ❖ To discourage development where it may impair, encroach, or destroy the State's natural features and environmental assets.

The SDRP seeks to curb development in rural areas and other relatively undeveloped areas of the State and encourage growth in New Jersey's predeveloped corridors, including along transportation corridors as well as in older cities, suburbs with adequate infrastructure, and concentrated rural centers. While it does not take power away from planning and zoning at the municipal level, the SDRP is used as a general guide for a variety of decisions made by the state in addressing local matters.

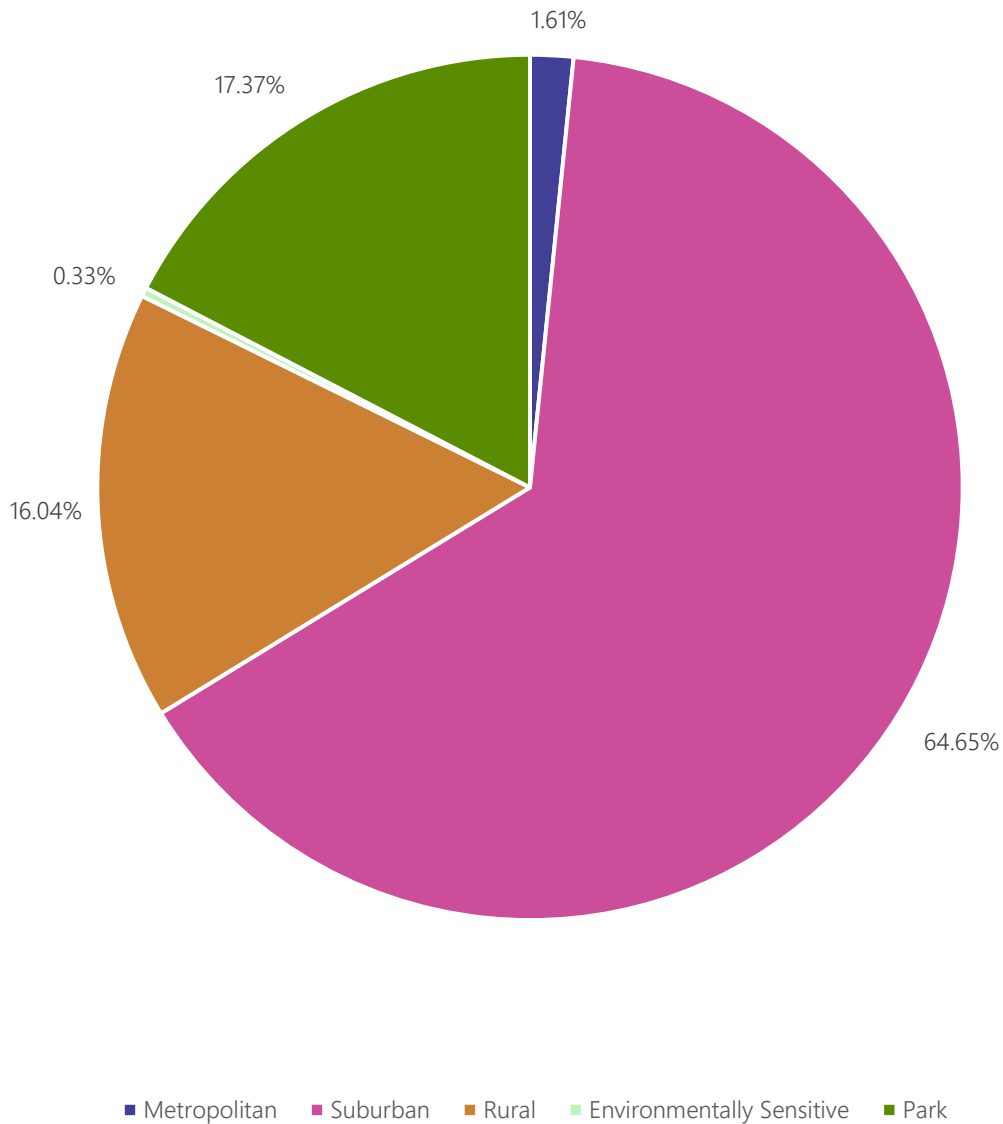
¹⁹ <https://www.nj.gov/agriculture/about/overview.html>

²⁰ <https://nj.gov/state/planning/state-plan.shtml>

To organize its general statewide policies and objectives, the SDRP divides the state into several different "Planning Areas," each with its own specific set of policy objectives that are tailored to each area's unique qualities and conditions. The overarching goal of these Planning Areas is to implement land use policies on the local level that will be consistent with state-wide policies.

The following figure identifies the percentages of the Township which are located in the SDRP's Planning Areas. Map. Map 04 in Appendix A also illustrates the locations of these Planning Areas.

Figure 5: Percentage of SDRP Planning Areas in West Windsor



West Windsor contains approximately 2,699.44 acres (4.21 square miles) of the Rural Planning Area, which is generally located throughout the southerly, easterly, and northeasterly portions of the Township.

As established by the SDRP, the Rural Planning Area comprises much of the countryside of New Jersey, wherein large masses of cultivated or open land surround rural Region, Town, Village, and Hamlet Centers, and complements other sparse residential, commercial, and industrial sites from typical suburban development. The SDRP acknowledges that while there may be some disagreement about what is "rural," it is clear that the large contiguous areas of farmland and other open lands interspersed by traditional Centers and carefully planned new Centers provide a quality of life that many residents desire. These areas, along with the Environmentally Sensitive Planning Area, serve as the greensward for the larger region and are not currently nor are they intended to be urban or suburban in nature.

Accordingly, the SDRP identifies that its intention within the Rural Planning Area is to:

- ❖ Maintain the environs as large contiguous areas of farmland and other lands;
- ❖ Revitalize cities and towns;
- ❖ Accommodate growth in Centers;
- ❖ Promote a viable agricultural industry;
- ❖ Protect the character of existing, stable communities; and
- ❖ Confine programmed sewers and public water services to Centers.

7.3: Department of Agriculture

Established in 1916, the New Jersey Department of Agriculture's (NJDA) main priority is to promote, protect, and serve the state's diverse agriculture and agribusiness industries.

In addition to supporting production agriculture, the NJDA also manages programs that: "feed school children; distribute surplus federal foods to soup kitchens and pantries; conserve precious soil and water resources; protect farmland from development and preserve it for future agricultural use; expand export markets for fresh and process agricultural products; promote the commercial fishing industry; and administer the complete program of agriculture, food and natural resource education, which includes the State Future Farmers of America (FFA) Association²¹."²²

Agricultural Smart Growth Plan

The SADC adopted its most recent Agricultural Smart Growth Plan in 2006. The 2006 Plan stresses the need to recognize the balance between the state's cities, suburbs, and rural areas. In order to maintain that balance, the state needs productive farmland which: keeps municipal taxes down; increases property values; benefits the environment; adds to a community's character; is part of New Jersey's heritage; and ensures that New Jersey residents continue to have access to an abundant supply of locally produced fresh food and agricultural products.²³

The 2006 Plan is divided into five components which are devoted to: (1) farmland preservation; (2) agricultural land use planning; (3) economic development; (4) natural resource conservation; (5) and agricultural industry sustainability. Under the agricultural land use planning component, several techniques are identified which are intended to support agricultural retention. These include:

- ❖ Agriculture friendly zoning;
- ❖ Clustering;
- ❖ Density transfer;
- ❖ Lot size averaging;
- ❖ Transfer of Development Rights (TDR);
- ❖ County participation in subdivision review;
- ❖ Planned Unit Developments (PUDs), and;
- ❖ Ordinance reform.

²¹ A national education organization preparing young people for leadership and careers in agriculture

²² <https://www.nj.gov/agriculture/about/>

²³ <https://www.nj.gov/agriculture/pdf/smartgrowthplan.pdf>

For municipalities with significant agricultural resources, the 2006 Plan recommends incorporating agriculture into their economic development plans and strategies. It specifically offers the following recommendations:

- ❖ Include agricultural representation in local and regional business organizations and economic development agencies.
- ❖ Integrate agriculture into traditional business support systems.
- ❖ Engage local Chambers of Commerce and associated organizations to develop a Community Supported Agriculture (CSA) program that links growers with local buyers and residents.
- ❖ Work with the Office of State Tourism to promote agri-tourism and eco-tourism activities to support the farm economy by allowing farmers to benefit from additional sources of income.
- ❖ Coordinate historic preservation, open space, and recreation efforts with agricultural preservation/retention efforts.
- ❖ Create economic development incentives and include flexible land use regulations to support the expansion of food and farm-related businesses.
- ❖ Use the Strategic Targeting Project priority areas to identify locations for agricultural support businesses.

7.4: New Jersey Department of Environmental Protection (NJDEP)

Since 1970, the New Jersey Department of Environmental Protection (NJDEP) has been the state's lead governmental agency responsible for managing its natural resources. Several of the NJDEP's initiatives relate to farmland protection. These are identified as follows.

Bureau of Water Allocation

The Bureau of Water Allocation is part of the NJDEP's Division of Water Supply. The Bureau is responsible for "ensuring that surface and ground water diversions do not exceed the sustainable yield of available water resources and do not adversely impact existing users of that resource."²⁴

The Bureau is responsible for overseeing Water Supply Critical Areas, regional water supply planning initiatives, and drought administration. It is also responsible for issuing agricultural, aquacultural and horticultural water use certifications, monitoring drought conditions, and conducting water research.

Green Acres Program

Created in 1961 to meet the state's growing recreation and conservation needs, the Green Acres Program's mission is "to achieve, in partnership with others, a system of interconnected open spaces whose protection will preserve and enhance New Jersey's natural environment and its historic, scenic, and recreational resources for public use and enjoyment."²⁵ Since its inception, the Green Acres Program has protected 650,000 acres of open space and has provided hundreds of outdoor recreational facilities around the state.

Green Acres funding has been utilized for the acquisition of agricultural lands. As regulated by New Jersey Administrative Code (NJAC) 7:36-4.6²⁶, a local government may apply for Green Acres funding to acquire farmland for recreation and conservation purposes when one of the following has been met:

- ❖ There is a willing seller;
- ❖ The property is on the market;
- ❖ The property is the subject of a pending or approved subdivision or site plan application for non-farm purposes;
- ❖ The property is under contract of sale for non-farm purposes, or;
- ❖ The property is integral to the project.

²⁴ <https://www.state.nj.us/dep/pcer/docs/pifupdate.pdf>

²⁵ <https://www.nj.gov/dep/greenacres/>

²⁶ https://www.nj.gov/dep/rules/rules/njac7_36.pdf

If the farmland in question is located within an Agricultural Development Area, the municipality must demonstrate that the owner of the farmland has not applied to sell the property or a development easement to the state or county, or that the owner has applied to sell the farmland or a development easement and the application was not approved.

As established by NJAC 7:36-15.6, a nonprofit organization seeking Green Acres funding to acquire farmland for recreation and conservation purposes may do so when there is a willing seller. If the farmland is located in an ADA, the nonprofit must demonstrate that the owner of the farmland has not applied to sell the farmland or a development easement to the State or county, or that the owner has applied to sell the farmland or a development easement and the application was not approved.

7.5: Special Occasion Events

On February 3, 2023, the State of New Jersey adopted new legislation (S757/A2772)²⁷ which authorizes certain commercial farms located on preserved farmland to hold “special occasion events.” These events are defined by the legislation as “a wedding, lifetime milestone event, or other cultural or social event conducted, in whole or in part, on preserved farmland on a commercial farm.” Special occasion events do not include: activities which are eligible to receive right to farm benefits pursuant to the Right to Farm Act; a recreational use permitted to a farmland preservation deed of easement, or; a wedding held for a spouse, parent, child, grandparent, grandchild, sibling, niece, nephew, or cousin of the owner of the commercial farm, or the owner, operator, or an employee of the commercial farm.

As established by the legislation, a person may hold a special occasion event on preserved farmland provided that the grantee (i.e. the entity to which the development rights of a preserved farm were conveyed) determines that the preserved farm complies with the terms of the Farmland Preservation Program deed of easement. Any special event held pursuant to this legislation is not permitted to interfere with the use of the preserved farmland for agricultural or horticultural production. The legislation also requires that special events have minimum effects on the occupied area in which they are conducted and be designed to protect the agricultural resources of the land to ensure that it can be readily returned to productive agricultural or horticultural use after the event.

A total of twenty-six special occasion events may be held by a commercial farm on preserved farmland each year, of which only six such events may have two hundred and fifty or more guests in attendance. However, events held for nonprofit entities with fewer than one hundred attendees are not counted against this limitation, provided the farm does not charge for or receive compensation for hosting the event other than out-of-pocket expenses not exceeding \$1,000. Furthermore, special occasion events may have a maximum duration of two consecutive calendar days if the event is marketed as a single event. A commercial farm on preserved farmland may also not hold more than one special event with over one hundred guests per calendar day.

²⁷ <https://www.njleg.state.nj.us/bill-search/2022/S757>

In regard to physical improvements, the legislation notes that no new permanent structures – including but not limited to buildings and parking – may be constructed or erected on preserved farmland for the purposes of holding special occasion events, and any improvements to existing structures must be limited to the minimum required for the protection of health and safety. Furthermore, no permanent structure constructed fewer than five years prior to date of an application to the grantee to hold a special event may be used.

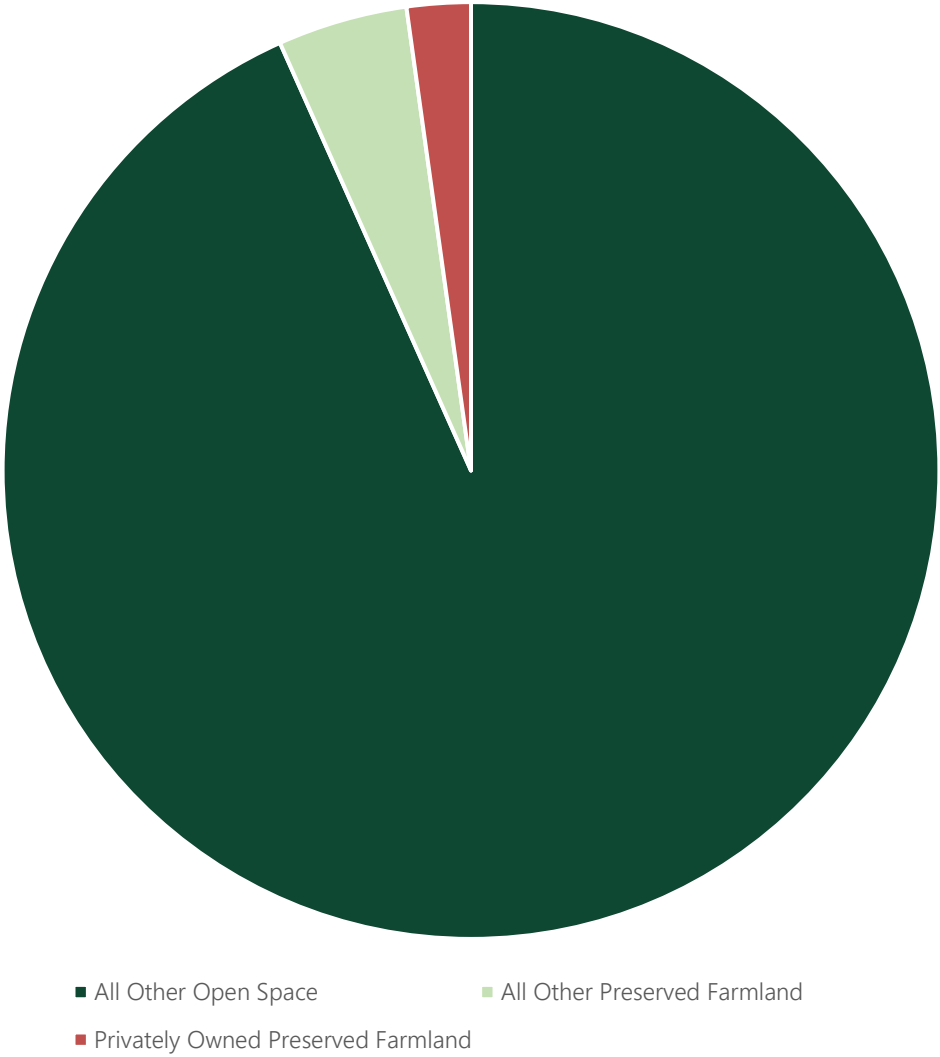
Temporary structures and temporary parking are permitted. The installation of structures such as tents, canopies, umbrellas, tables, and chairs must conform to all applicable provisions of the State Uniform Construction Code and the Uniform Fire Code. Furthermore, the use of tents, canopies, umbrellas, tables, chairs, and other temporary structures shall be limited from April 1 to November 30 of each year. Additional on-site areas required to provide temporary parking must comply with the standards for on-farm direct marketing facilities, activities, and events as regulated by the “Right to Farm Act.”

No public utilities, including gas or sewer lines, may be extended to the preserved farmland for the purpose of holding a special event. However, electric and water service may be extended to preserved farmland for the purpose of holding a special occasion event.

Occupied areas for special occasion events shall be no more than the lesser of ten acres or ten percent of the preserved farmland area.

Retail food establishments are also prohibited from operating on a commercial farm on preserved farmland in support of a special occasion event. However, temporary retail food establishments are. Figure 6 on the following page provides a visualization of the acreage of land affected by this legislation. As noted in the introduction of this plan, the Township contains approximately 8,300 acres of open space. Of that, approximately 555 acres consist of farmland preserved by municipal, county, state, and private entities. S757/A2772 applies specifically to privately owned preserved farmland which accounts for approximately 183 acres.

Figure 6: Acreage affected by Special Occasion Event Legislation



Section 8: Agricultural Issues

The following section summarizes the agricultural issues within the Township.

8.1: Overview

The following section identifies and analyzes the most significant agricultural issues within the Township. These issues have been identified by the AAC and include the following:

- ❖ The critical mass (acreage) of preserved farmland West Windsor should have [8.2];
- ❖ Appropriate leasing procedures and conditions [8.3];
- ❖ The possibility of agricultural and recreation to coexist [8.4];
- ❖ Woodland management plans [8.5];
- ❖ Biomass production [8.6];
- ❖ Soil standards mandated by the state [8.7];
- ❖ The farming population [8.8];
- ❖ Cannabis [8.9].
- ❖ Vertical Farming [8.10]

8.2: Critical Mass

Most farmland preservation and farmland business studies generally agree that communities should obtain a “critical mass” of agriculture. However, there is no consensus or definition of what constitutes a “critical mass.”

Some studies provide county-level recommendations for critical mass, which vary from 100,000 acres to more than 180,000 preserved acres. Within the state, the New Jersey Highlands Council released a technical report in 2008 entitled “Sustainable Agriculture,” wherein it found that “the larger mass of contiguous farmland, the greater the opportunity to preserve sufficient acreage for productivity; retain dealers of agricultural equipment and supplies nearby; and maintain a sense of support for an agricultural community.”²⁸ Interestingly, while the Highlands Council’s technical report identifies a critical mass of 250 acres, it references the 2002 “New York – New Jersey Highlands Technical Report Farmland Conservation Value Assessment” prepared by the United States Department of Agriculture which identified an optimal critical mass of 500 acres.

Critical mass is also dependent on agricultural output type. If cultivated properly, for example, twenty-five acres for harvesting vegetables could be an appropriate mass to support a family. Grain farming, on the other hand, typically requires five hundred to six hundred acres of land to support a family.²⁹ Furthermore, while encouraged, agricultural lands also need not necessarily be immediately contiguous to one another. As development pressures have increased throughout the state – thereby resulting in diminished and fractured agricultural land – farmers have adapted by expanding their geographic ranges of work. Ultimately, the New Jersey Farm Bureau recommends that a municipality use the County’s ADA as a starting point for determining an appropriate amount of farmland to

²⁸ https://www.nj.gov/njhighlands/master/tr_sustainable_ag.pdf

²⁹ As per the AAC.

preserve.³⁰ The West Windsor/Robbinsville ADA comprises 2,133 acres of which approximately 1,033 acres (48%) are preserved.

8.3: Leasing

The Township presently leases approximately 983 tillable acres of municipally owned land (of which 442 acres are permanently preserved under the Farmland Preservation Program, with the remainder preserved through other funds) to six farmers. These leases are five years in length and will expire on December 31, 2026. Between 2022 and 2026, these leases will generate a total of \$456,422.53 for the Township.

Table 9: Anticipated Farm Rent per Year (2022-2026)

Year	Rent Lease	Barn Rentals	Total
2022	\$85,976.00	\$1,800	\$87,776.00
2023	\$87,695.52	\$1,800	\$89,495.52
2024	\$89,449.43	\$1,800	\$91,249.43
2025	\$91,238.41	\$1,800	\$93,038.41
2026	\$93,063.17	\$1,800	\$94,863.17
Total			\$466,422.53

Note: Barn rentals (\$1,800) are not subject to a 2% annual increase

The length of leases has been a topic of discussion over the years. Leases which are too short can discourage long-term investment in land, such as nutrient management, pest management, and crop rotation. On the other hand, leases which are too long have the potential to frighten potential renters.

There are several benefits of the Township’s current leasing program. Farmers maintain the properties at no cost to the Township. Furthermore, rent revenues generated by the leases are greater than the tax revenues that would otherwise be granted. Additionally, the lease program serves to preserve scenic vistas. Finally, under state law, the Township is permitted to renew leases with current tenants.

Similar to the practices of New Jersey Fish and Wildlife, the AAC finds that a five-year lease with a five-year renewal option is the most optimal leasing strategy.

8.4: Agricultural and Recreation

The AAC has raised concerns regarding the potential impact that publicly accessible recreational lands may have on adjoining or nearby agricultural properties. It is the Agricultural Advisory Committee’s (AAC’s) opinion that such recreational lands should be located within closer proximity to the Township’s population, as opposed to being placed near farmland or on the edges of the Township. Both farm enclaves have substantial acreage that is preserved open space; how these properties are utilized over time remains a great concern to the AAC.

³⁰ Telephone conversation with Edward Wengry of New Jersey Farm Bureau; April 9, 2010.

When asked if agriculture and recreation can coexist, the Farm Bureau states that combining the two can be problematic, whether on the same property or on adjacent properties. Potential issues include:

- ❖ Vandalism of agricultural equipment, structures, and products;
- ❖ Theft of agricultural equipment and products;
- ❖ Garbage from recreation users left on farmland;
- ❖ Recreation user safety on farmland property (whether there legally or not);
- ❖ Animal safety and disease control from humans;
- ❖ Safety issues which may arise when a farmer is plowing and spreading lime or other nutrients which can become airborne.³¹

Due to these issues, the Farm Bureau recommends limiting access between agriculture and publicly accessible recreation.

8.5: Woodland Management Plan

As per New Jersey's Farmland Assessment Act, property owners with more than fifty percent of their total acreage in woodlands are required to develop and implement a Woodland Management Plan (WMP) to qualify for reduced property taxes. Woodland owners must meet specific requirements concerning property used exclusively for the production and sale of forest products (excluding Christmas trees). Moreover, some woodland owners are eligible for reduced property taxes if they follow a state-approved forestry plan. The NJDEP's Forest Services reviews WMPs and inspects each site every three years to ensure that the activities being conducted are reflective of those WMPs.

The woodland management program limits excessive and unnecessary cutting of trees, thus improving and protecting both air quality and wildlife habitat. Thus, farmers harvesting wood on Township-owned farmland should file their own WMPs.

8.6: Biomass Production

As noted by the US Energy Information Administration³², biomass is renewable energy material which comes from plants and animals. Biomass had once represented the largest source of total annual US energy consumption until the mid-1800s. Typical sources of biomass include wood and wood processing wastes, agricultural crops and waste materials, biogenic materials in municipal solid waste (such as paper, cotton, wool, and food), and animal manure and human sewage.

Throughout the past several years, New Jersey has developed several major initiatives on air and water quality. A major goal of the *2019 State Energy Master Plan*, for example, is to ensure that at least seventy-five percent of electricity demand is met by carbon-free

³¹ Telephone conversation with Edward Wengry of New Jersey Farm Bureau; April 9, 2010.

³² <https://www.eia.gov/energyexplained/biomass/>

renewable generation by 2050. Furthermore, the *2020 Global Warming Response Act 80x50 Report* also seeks to reduce emissions by eighty percent by 2050.

One such component to address the state's energy initiatives is the utilization of biomass as an energy source. Crop and crop residues resulting from field harvesting are two of the largest potential sources of biomass. Nevertheless, crops and crop residues have a low energy density compared to traditional fossil fuels. Therefore, it makes it uneconomical to transport crop residue very far (typically over thirty miles) due to high trucking and fuel costs.³³ Thus, a current trend is to make pellets out of crops and crop residues, so that plant biomass can be transported further.

In addition, the New Jersey Board of Public Utilities commissioned the New Jersey Agricultural Experiment Station at Rutgers University to conduct an assessment of the state's biomass and its potential for bioenergy production. The resultant *2015 Assessment of Biomass Energy Potential in New Jersey*³⁴ established six major findings:

- ❖ New Jersey produces an estimated 7.07 million dry tons (MDT) of biomass annually;
- ❖ Almost seventy-two percent of New Jersey's biomass resource is produced directly by the state's population, much of it in the form of solid waste (e.g., municipal waste);
- ❖ Biomass is primarily concentrated in the counties of central and northeastern New Jersey;
- ❖ Agriculture and forestry management are also important potential sources of biomass, and account for the majority of the remaining amount;
- ❖ A screening process was developed to estimate the practically recoverable quantity of biomass, in the state. Approximately 4.11 MDT (~58%) of New Jersey's biomass could ultimately be available to produce energy, in the form of power, heat, or transportation fuels, and;
- ❖ New Jersey's estimated 4.11 MDT of biomass could deliver up to 654 megawatt hours of energy, or 230 million gallons of gasoline equivalent if the appropriate technologies and infrastructure were in place.

While support for biomass production has grown over the years, there remain significant questions as to where and how to convert biomass into energy. Nevertheless, since many of the farmers within the Township produce field crops which leave behind crop residues at harvest times, there is still the potential for biomass production within West Windsor. Furthermore, the Township's farming community should continue to consider the production of organic fertilizers, including chicken manure.

³³ Crop Residues as a Potential Bioenergy Resource, prepared by Zane Helsel and David Specca of Rutgers New Jersey Agricultural Experiment Station, Cooperative Extension, dated December 2009, pages 1-2

³⁴ https://ecocomplex.rutgers.edu/documents/BIOMASS_ASSESSMENT_2.0_2015.pdf

8.7: Soil Standards

The State Agricultural Development Committee (SADC) has prepared draft soil protection standards governing soil disturbance. These standards will apply to all premises throughout the state which are subject to farmland deed restrictions recorded pursuant to the Agriculture Retention and Development Act. As noted by the proposed standards, their purpose is to “define what activities on the premises constitute soil disturbance and to establish a soil disturbance limitation.”³⁵ As presently proposed, soil disturbance totaling up to twelve percent or four acres, whichever is greater, is permitted. Once a farmland area has been disturbed, it will continue to be considered as disturbed soil until the SADC determines that the area has been successfully rehabilitated. Any activities occurring within the footprint of areas already disturbed will not be counted as additional soil disturbance.

The draft standards further establish that exceeding the aforementioned soil disturbance limitations “will constitute a violation of the deed of easement, which prohibits activities detrimental to soil conservation and detrimental to the continued agricultural use of the premises...and which requires the premises to be maintained as an agriculturally viable parcel capable of sustaining a variety of agricultural operations.”³⁶ Nevertheless, the standards provide for waivers for pre-existing preserved farms. For such properties, the SADC may grant a waiver of the soil disturbance limitation of up to fifteen percent or six acres, whichever is greater, provided that:

1. In calculating the permissible waiver limit, acreage shall be rounded to three decimal places;
2. The owner applies for a waiver on a form prepared by the SADC;
3. The SADC determines that there is no feasible and prudent alternative for a proposed project resulting in soil disturbance which exceeds the limitation, or that due to a situation of the property owner and/or site conditions compliance with the disturbance standards would result in an exceptional and/or undue hardship and/or would adversely impact the agricultural operations on the premises;
4. If a County or a qualified tax-exempt nonprofit organization is the Grantee of the development easement, the waiver shall be approved by both that Grantee and the SADC.

While the AAC is not opposed to soil protection, it does have concerns that the standards proposed by the SADC are too restrictive. However, one positive of the draft standards is its exemption of “hoophouses” from soil disturbance limitations. Hoophouses, which are temporary greenhouses used for the production and storage of live plants, are important for year-round farming.

³⁵ <https://www.nj.gov/agriculture/sadc/documents/SADC%20Meetings/Draft%20SPS%20Rules%20Packet%205.2.22.pdf>

³⁶ Ibid

8.8: Farming Population

The Township's farming population is both aging and decreasing in size. This poses several challenges. As noted in Section 8.3, the Township's present farmland leases are set to expire on December 31, 2026. Thus, in consideration of the Township's aging and diminishing farmland population, West Windsor may need to consider open bids at that time.

Furthermore, the Township may need to consider amending the future composition of the AAC. Presently, Section 4-56.1B.(1) of the Township's administrative code establishes that the members of the AAC must "be residents of the Township, and a majority thereof shall be actively engaged in farming and shall own a portion of the land they farm." Should this requirement become untenable in the future, the Township should consider permitting individuals who live outside of West Windsor but actively farm lands in the Township to serve on the AAC.

8.9: Cannabis

In 2010, the New Jersey State Legislature passed the New Jersey Compassionate Use Medical Marijuana Act. This legislation allowed New Jersey residents suffering from certain debilitating and life-threatening illnesses to use and possess medical cannabis with a doctor's recommendation. In 2021, the state subsequently adopted the Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization (CREAMM) Act which, in part, established the framework for the use of recreational cannabis for adults aged twenty-one and over. The CREAMM Act granted municipalities the ability to ban the operation of any one or more classes of cannabis establishments, cannabis distributors, or cannabis delivery services (but not the delivery of cannabis items itself) through the enactment of an ordinance. The Township instituted such a ban through Ordinance No. 2021-11 which was adopted by the Council on June 14, 2021.

The production of cannabis is not presently protected by the Right to Farm Act. Hemp, on the other hand, is protected by the Right to Farm Act.³⁷

³⁷ <https://www.nj.gov/agriculture/sadc/documents/publications/njcannabisregulatorycommissionfaqcannabismarijuanaandhemp.pdf>

8.10: Vertical Farming

As its name implies, vertical farming is an agricultural practice of growing crops in vertically stacked layers. Vertical farms are typically located indoors where there is a greater ability to control environmental conditions. Thus, vertical farming permits for year-round farming, which is particularly advantageous for growing local crops which would otherwise not be available during certain seasons. Furthermore, by focusing on vertical integration as opposed to more traditional horizontal (and thereby expansive) layouts, vertical farming also allows for greater conservation of space.

In consideration of the above, the Township should consider examining its land use regulations to permit for more vertical farming opportunities.

Section 9: Recommendations

The following section offers recommendations which are offered regarding master planning, land use planning, and regional collaboration.

9.1: Overview

The following recommendations are offered to advance the Township’s overarching goal of protecting and preserving its remaining farmland and agricultural economy. These recommendations are organized into four main categories: master planning, land use planning, regional collaboration, and miscellaneous.

9.2: Master Planning

As recommended by the previous Farmland Preservation Plan Element, the Township should consider adding an Economic Plan Element to its Master Plan. As specified by NJSA 40:55D-28b.(9) of the MLUL, an economic plan element is one which:

"[considers] all aspects of economic development and sustained economic vitality, including (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and (b) an analysis of the stability and diversity of the economic development to be promoted."

One component of such a plan should be dedicated to the Township’s agricultural industry which discusses strategies the municipality may employ to promote West Windsor’s agricultural industry. To prepare the element, the Agricultural Advisory Committee (AAC) could send out mailers to residents gauging their interest in different farming activities, including agri-tourism.

9.3: Land Use Planning

Several land use planning recommendations are offered to advance the Township's farmland preservation and economy goals. These include the following:

- Develop design standards encouraging new multifamily developments to provide a community garden on-site as part of its open space requirements.
- Amend Section 200-226B.(5) to permit roadside stands for the sale of products, where at least fifty-one percent of said products were grown or raised on the property. Presently, this section requires that all such products must be grown or raised by the owner. This amendment is more in keeping with the provisions the Right to Farm Act sets for farm markets.
- Amend Section 200-226B.(5) to establish a maximum size for roadside stands. It is recommended that a roadside stand with an area of less than 2,500 square feet be permitted to be approved through the issuance of a permit. Any roadside stand with an area of greater than 2,500 square feet should require site plan approval.
- Amend Section 200-226B to specifically identify nursery and greenhouses as accessory uses to agriculture.
- Amend Section 200-226B to permit the processing and storage of farm products on site as an accessory use to agriculture.
- Permit agri-tourism activities and special events on farms which may be secondary to its agricultural output. Examples of such activities include, but are not limited to, weddings, lifetime milestone events, or other cultural or social events. It is recommended that the Township utilize S757/A2772 as a model for any future such ordinance. This draft legislation proposes that preserved farms be authorized to hold special occasion events subject to certain conditions.³⁸
- Review the Township's land use and development regulations to determine whether additional provisions should be established for agricultural uses. These may include regulations governing the location of paddocks.
- Review the Township's land use and development regulations to determine whether additional provisions should be established for home agricultural activities. Regulations for the keeping of chickens on residential properties should be considered.
- Review the Township's land use and development regulations in consideration of vertical farming.

³⁸ https://pub.njleg.state.nj.us/Bills/2022/S1000/757_11.PDF

9.4: Regional Collaboration

The Township of Robbinsville adopted its latest Farmland Preservation Plan in 2000. The principal objective of that plan is to preserve working farms and farmland. Accordingly, the plan offers two overarching goals which relate directly to this objective:

- ❖ Protect the rural character, the rural quality of life, and the cultural heritage of the Township.
- ❖ Connect centers, neighborhoods, and other destinations. Improve the clarity of the Township's network of roadways, trails, and gateways. Create appropriate edges, barriers, and buffers to distinguish agricultural lands from development areas, to create an enduring landscape, which minimizes land use conflicts.

Furthermore, Robbinsville most recently updated its Land Preservation Map on December 15, 2012. As shown on this map, there are both preserved lands as well as lands identified for preservation/open space acquisition located in immediate proximity to West Windsor.

Accordingly, it is recommended that West Windsor coordinate with the Township of Robbinsville in an effort to extend West Windsor's designated farm enclaves. West Windsor should also work with Robbinsville to protect Block 34 Lot 3 (ID #80) which is partially located in Robbinsville.

Finally, both municipalities should work with the Mercer County Agricultural Development Board (MCADB) to preserve the remaining target farms delineated in the latest Farmland Preservation Program (FPP) for the West Windsor/Robbinsville Agricultural Development Area (ADA).

9.5: Miscellaneous

Several of the Township's preserved properties' field drains and ditches are becoming clogged, consequently creating drainage issues. The Township should consider reserving monies to clear these field drains. Tree maintenance is also recommended, as unseen downed vegetation can damage tractors and other field equipment. Plowing close to creeks is discouraged for this reason. The AAC plans to address this issue with future farm leases.

In addition, the AAC recommends the Township utilize open space funding to install deer fencing. A minimum height of eight feet is typically required for such fencing.

Section 10: Farmland Preservation Proposals

The following section offers the Township's farmland preservation proposals.

10.1: Farmland Preservation Proposals

The Township’s prior Farmland Preservation Plan had identified six properties, composing five total farms, for preservation. The criteria utilized to select these properties included their respective:

- ❖ Soil qualities;
- ❖ Proximity to other preserved lands and/or farmland;
- ❖ Status as being farmland assessed;
- ❖ Identification on the Township’s Open Space and Recreation Plan’s acquisition list, and;
- ❖ Location within the County ADA.

All five farms were located within the County’s ADA for West Windsor and Robbinsville, as well as within the Assunpink Farm Enclave. Moreso, all five farms were farmland assessed and listed on the Township’s Open Space and Recreation Plan’s acquisition list. The AAC had assigned each farm a preservation priority ranking. Coordination for the preservation of farmland sites is handled by the Township’s Land Use Manager.

These properties are identified herein with updates provided.

Figure 7: Farmland Preservation Proposals



Priority Rank #1: Block 33 Lot 8 (Open Space and Recreation Plan (OSRP) ID #7)

Block 33 Lot 8, otherwise known as the Conover Farm, is located at 1235 Windsor Road and was identified as having the highest preservation priority ranking by the AAC. The approximately twenty-eight-acre farm is comprised of approximately ten acres of Prime Farmland soil and eighteen acres of Farmland of Statewide Importance. It is presently leased to a farmer outside of West Windsor who grows wheat on the property.

As per the Township’s Conservation Plan Element, the Conover Farm is identified as a historical cluster/farm area. It is also identified as a targeted farm by the 2020 Mercer County Comprehensive Farmland Preservation Plan.

The site remains privately owned, and thus remains a relevant priority for preservation.

Figure 8: OSRP ID #7 (1"=400')



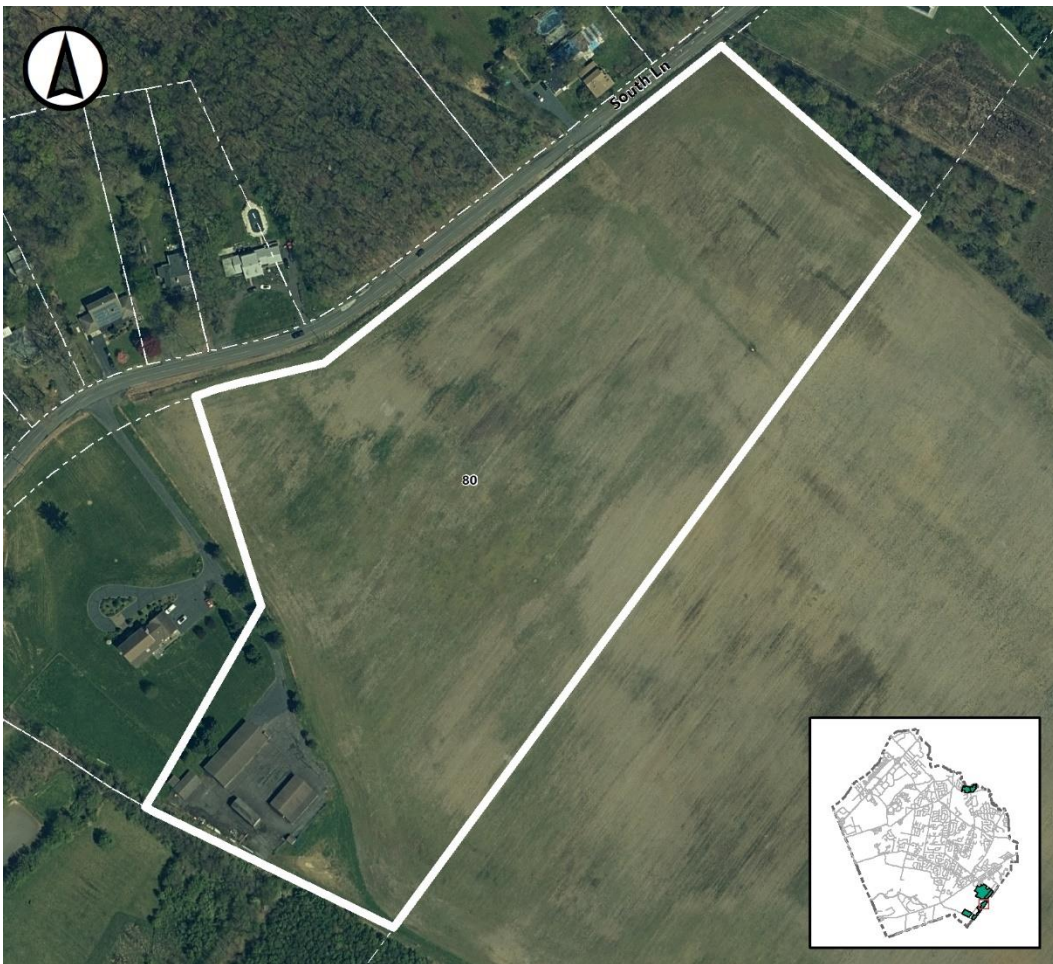
Priority Rank #2: Block 34 Lot 3 (OSRP ID #80)

Block 34 Lot 3, which is located along South Lane Road, was identified as having the second highest preservation priority level by the AAC. The approximately forty-seven-acre farm is bisected by the Township’s shared municipal border with Robbinsville, with approximately 14.4 acres located in West Windsor. Of those 14.4 acres, approximately 5.4 acres are Prime Farmland while nine acres are Farmland of Statewide Importance. It is presently used for raising cattle and is set up for grazing.

As per the Township’s Conservation Plan Element, this farm is identified as a historical cluster/farm area. It is also identified as a targeted farm by the 2020 Mercer County Comprehensive Farmland Preservation Plan.

The site remains privately owned, and thus remains a relevant priority for preservation.

Figure 9: OSRP ID #2 (1"=300')

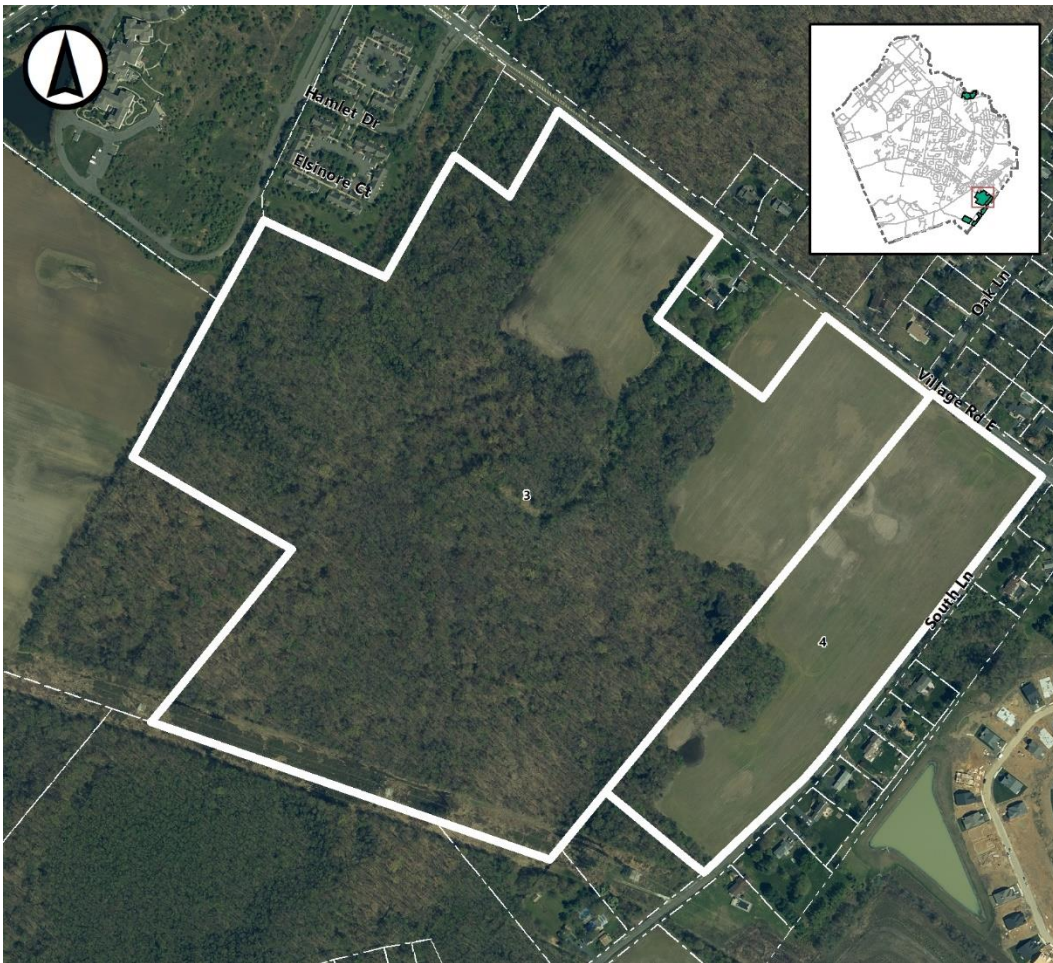


Priority Rank #3: Block 33 Lots 2.01 and 3 (OSRP ID #3 and #4)

Block 33 Lots 2.01 and 3, otherwise known as the Hall Farm, is respectively located at 229 and 209 Village Road East. The farm was identified as having the third highest preservation priority by the AAC. The properties have a combined area of approximately 127 acres, of which approximately thirty-eight acres are Prime Farmland and eighty-nine acres are Farmland of Statewide Importance. The Hall Farm is presently utilized for the production of field crops. As per the Township's Conservation Plan, this farm is identified as a historical cluster/farm area.

Following the adoption of the prior Farmland Preservation Plan, the site was acquired by the Township for open space preservation purposes.

Figure 10: OSRP ID #2 and #4 (1" = 700')

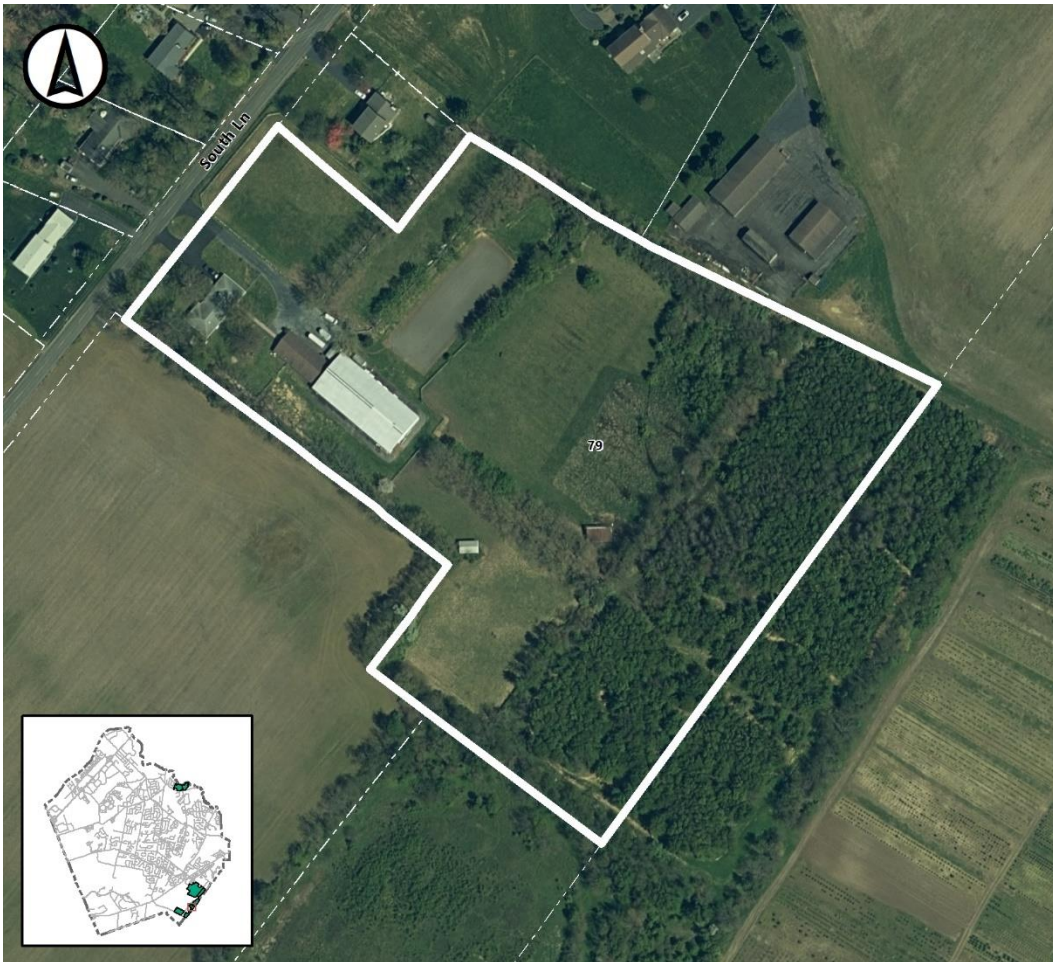


Priority Rank #4: Block 34 Lot 21 (OSRP ID #79)

Block 34 Lot 21, which is located at 143 South Lane, was identified as having the fourth highest preservation priority by the AAC. The approximately fifteen-acre site is bisected by West Windsor’s shared municipal border with Robbinsville, with approximately 8.9 acres located in West Windsor. The entirety of the property consists of Farmland of Statewide Importance. The property was previously utilized as a horse farm and had contained a large indoor riding arena.

Subsequent to the adoption of the prior Farmland Preservation Plan, the site received approval in 2021 (with an amended approval in 2022) for a two-lot subdivision. As a condition of approval, the applicant agreed to permanently deed restrict the adjoining acreage in Robbinsville. As such, this site is no longer a priority for preservation.

Figure 11: OSRP ID #79 (1"=250')

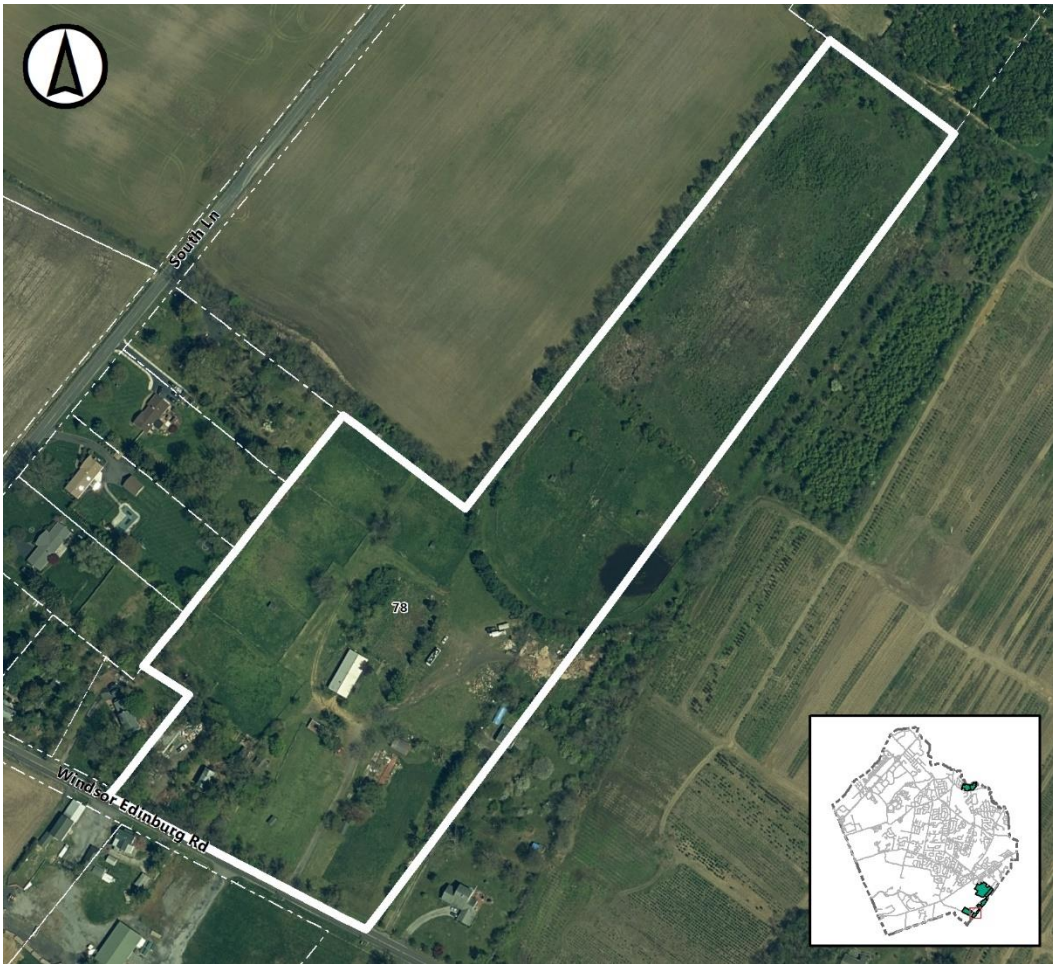


Priority Rank #5: Block 34 Lot 4 (OSRP ID #78)

Block 34 Lot 4, otherwise known as J.E.M. Stables, Inc., is located at 1203 Windsor Road. It was identified as having the fifth highest preservation priority by the AAC. The approximately twenty-two-acre site is bisected by West Windsor’s shared municipal border with Robbinsville, with approximately 7.8 acre located in West Windsor. Of those 7.8 acres, approximately 1.4 acres are Prime Farmland and 6.4 acres are Farmland of Statewide Importance. The property was previously utilized for an equine farm which offered group and private lessons, workshops, boarding, and pony parties. It featured an indoor riding arena and also a lighted outdoor ring.

Subsequent to the adoption of the prior Farmland Preservation Plan, the site received approval in 2018 (with amended approval in 2022) for six new lots, of which two are located in West Windsor and the remaining four are located in Robbinsville. As such, this site is no longer a priority for preservation.

Figure 12: OSRP ID #78 (1"=350')



Block 14 Lot 5.02 (OSRP ID #37)

Block 14 Lot 5.02, otherwise known as Sanders Farm, is located at 247 Cranbury Road. This approximately 31.2-acre site is located along the northeasterly side of Cranbury Road, to the northeast of Grovers Mill Pond and immediately adjacent to the Wild Flower Farm. Of the farm's 31.2 acres, approximately 19.3 acres are Prime Farmland and 7.6 acres are Farmland of Statewide Importance.

While this lot has been identified for open space acquisition, the Township's Community Facilities Plan Element of the Master Plan has historically reserved it (as well as the Wild Flower Farm) as a potential site for future school construction. However, in a letter dated November 9, 2022, the superintendent of the West Windsor-Plainsboro Regional School District noted that after the district's recent facility build-out as well as further exploration of a different property for a potential school site, the district is no longer interested in reserving 247 Cranbury Road as a potential school site.

The State of New Jersey is currently in the process of purchasing the development rights of this property.

Figure 13: OSRP ID #37 (1"=350')



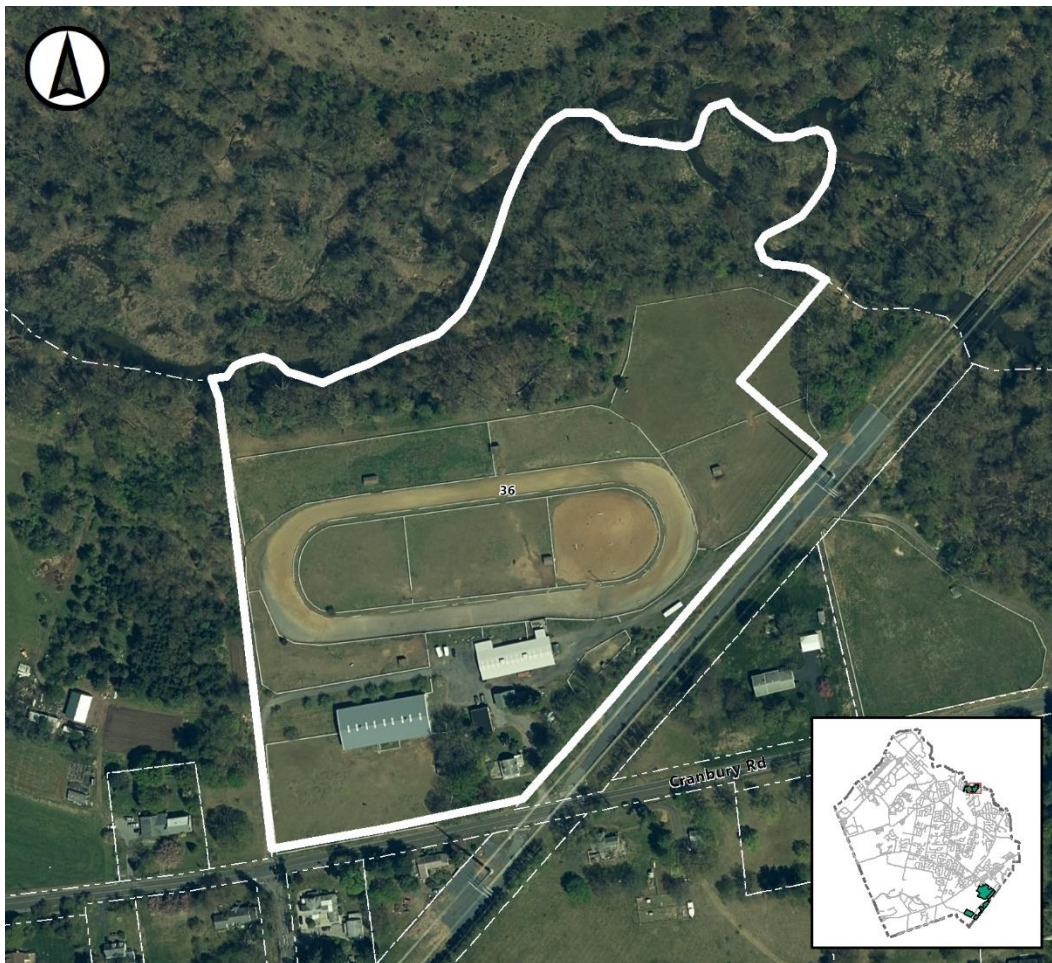
Block 14 Lot 6 (OSRP ID #36)

Block 14 Lot 6, otherwise known as Wild Flower Farm, is located at 315 Cranbury Road. This approximately 17.6-acre site is located along the northeasterly side of Cranbury Road, to the northeast of Grovers Mill Pond and immediately adjacent to Sanders Farm. Of the farm's 17.6 acres, approximately 2.8 acres are Farmland of Statewide Importance.

While this lot has been identified for open space acquisition, the Township's Community Facilities Plan Element of the Master Plan has historically reserved it (as well as the Sanders Farm) as a potential site for future school construction. However, in a letter dated November 9, 2022, the superintendent of the West Windsor-Plainsboro Regional School District noted that after the district's recent facility build-out as well as further exploration of a different property for a potential school site, the district is no longer interested in reserving 315 Cranbury Road as a potential school site.

In consideration of the above, it is recommended that the Township designate this site as a priority for farmland preservation.

Figure 14: OSRP ID #36 (1"=350')



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Appendix A: Mapping

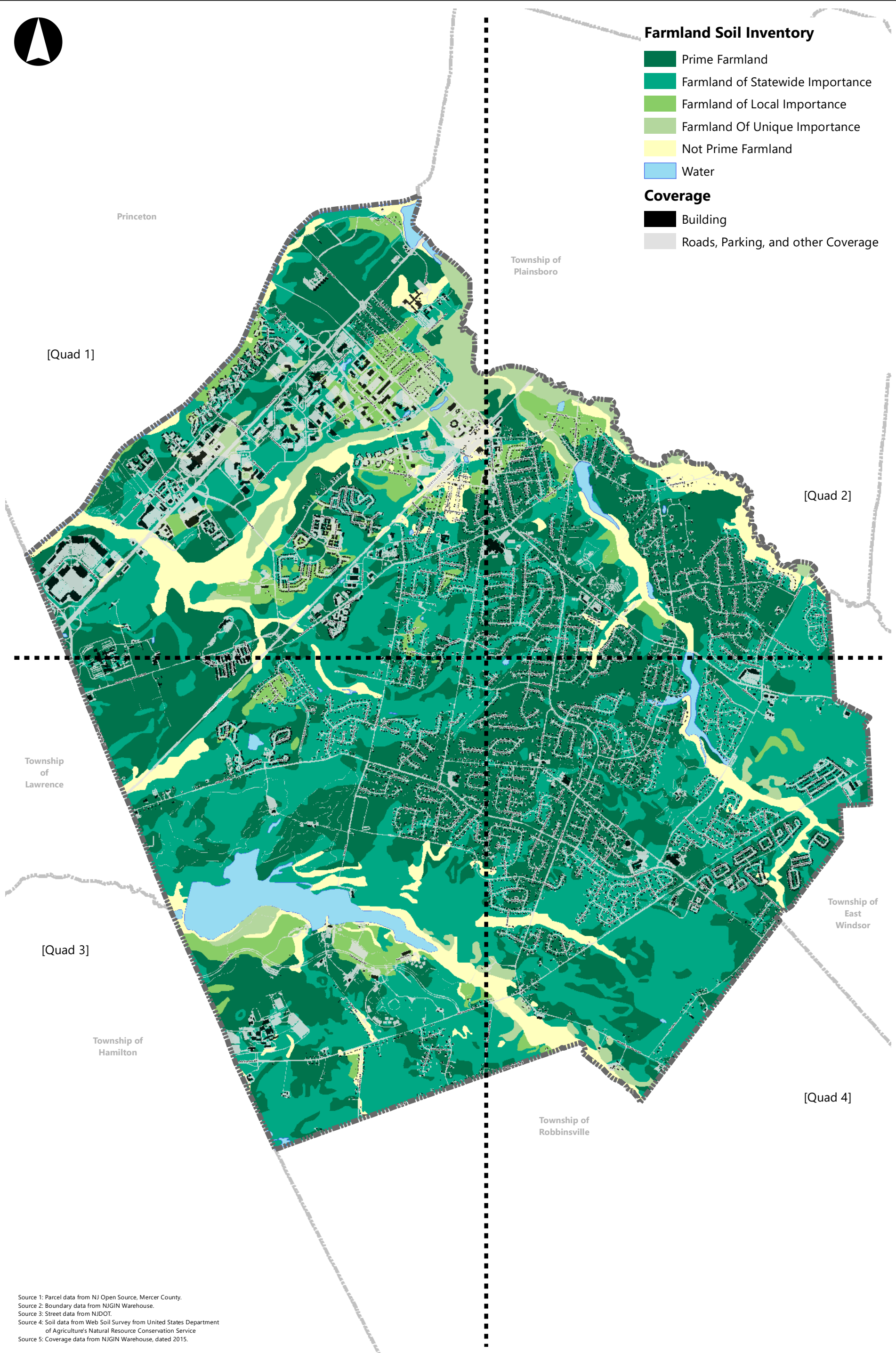


Farmland Soil Inventory

- Prime Farmland
- Farmland of Statewide Importance
- Farmland of Local Importance
- Farmland Of Unique Importance
- Not Prime Farmland
- Water

Coverage

- Building
- Roads, Parking, and other Coverage



Source 1: Parcel data from NJ Open Source, Mercer County.
 Source 2: Boundary data from NJGIN Warehouse.
 Source 3: Street data from NJDOT.
 Source 4: Soil data from Web Soil Survey from United States Department of Agriculture's Natural Resource Conservation Service
 Source 5: Coverage data from NJGIN Warehouse, dated 2015.

Project Title: Map 01: Farmland Soil Inventory		Project No. 3442.22	Date 01.30.23	Drawn By DN
BURGIS ASSOCIATES, INC. <small>COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE</small> <small>25 Westwood Avenue Westwood, New Jersey 07675</small>		Project Title: 2023 Farmland Preservation Plan Element <small>Township of West Windsor Mercer County, New Jersey</small>		Scale: 1" = 3,500'
				Dwg. No. map 01

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Farmland Soil Inventory

- Prime Farmland
- Farmland of Statewide Importance
- Farmland of Local Importance
- Farmland Of Unique Importance
- Not Prime Farmland
- Water

Coverage

- Building
- Roads, Parking, and other Coverage

Source 1: Parcel data from NJ Open Source, Mercer County.
 Source 2: Boundary data from NJGIN Warehouse.
 Source 3: Street data from NJDOT.
 Source 4: Soil data from Web Soil Survey from United States Department of Agriculture's Natural Resource Conservation Service
 Source 5: Coverage data from NJGIN Warehouse, dated 2015.



Township of
Plainsboro

Princeton

Township
of
Lawrence



Project Title: Map 01: Farmland Soil Inventory - Quad 01		Project No. 3442.22	Date 11.02.22	Drawn By DN
BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675 p: 201.666.1811 f: 201.666.2599		Project Title: 2023 Farmland Preservation Plan Element Township of West Windsor Mercer County, New Jersey		Scale: 1" = 1,800' Dwg. No.: map 01

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Farmland Soil Inventory

- Prime Farmland
- Farmland of Statewide Importance
- Farmland of Local Importance
- Farmland Of Unique Importance
- Not Prime Farmland
- Water

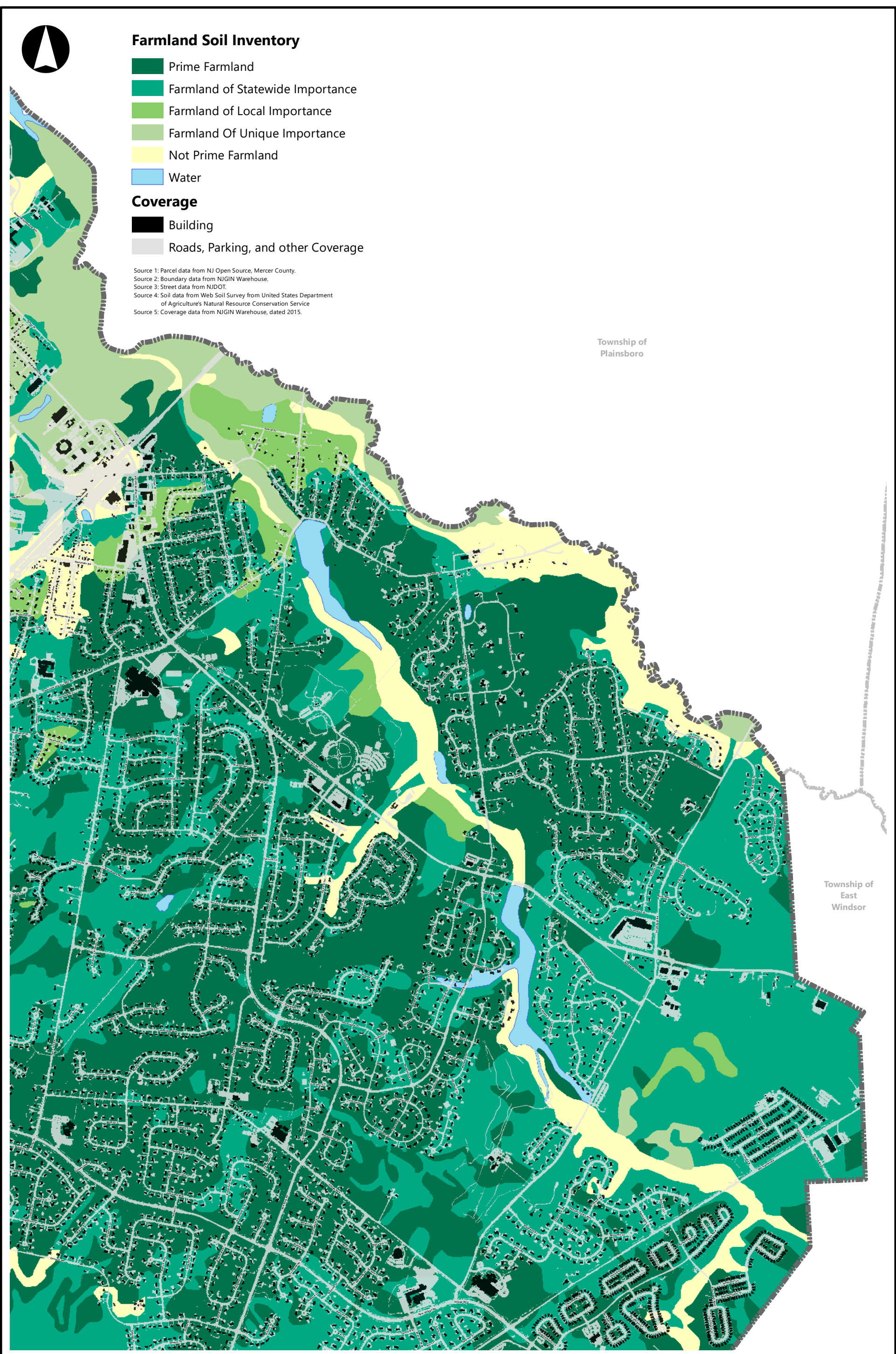
Coverage

- Building
- Roads, Parking, and other Coverage

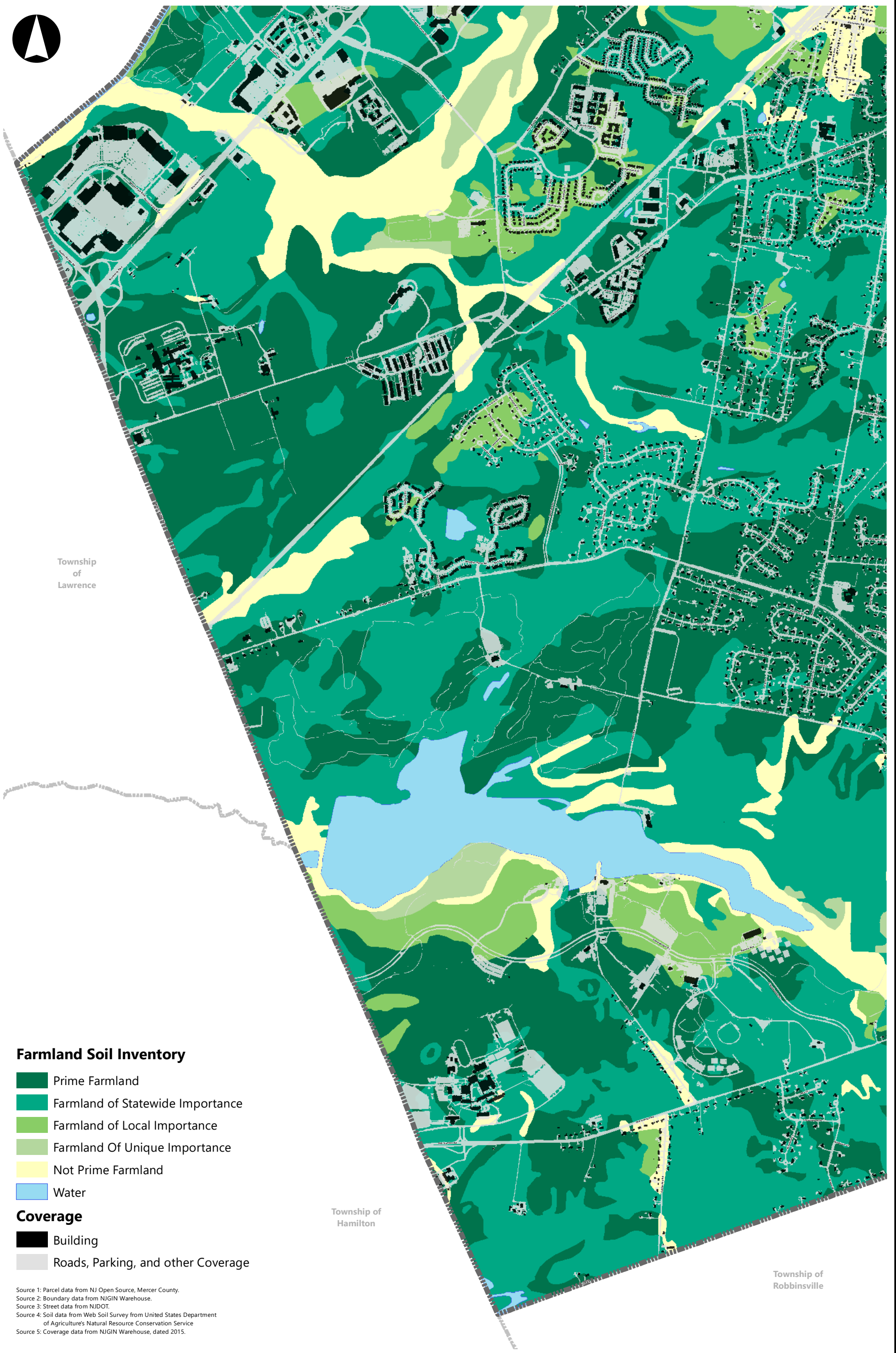
Source 1: Parcel data from NJ Open Source, Mercer County.
 Source 2: Boundary data from NJGIN Warehouse.
 Source 3: Street data from NJDOT.
 Source 4: Soil data from Web Soil Survey from United States Department of Agriculture's Natural Resource Conservation Service
 Source 5: Coverage data from NJGIN Warehouse, dated 2015.

Township of
Plainsboro

Township of
East Windsor



Project Title: Map 01: Farmland Soil Inventory - Quad 02		Project No: 3442.22	Date: 11.02.22	Drawn By: DN
BURGIS ASSOCIATES, INC. <small>COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE</small> <small>25 Westwood Avenue Westwood, New Jersey 07675</small> <small>p: 201.666.1811 f: 201.666.2599</small>		Project Title: 2023 Farmland Preservation Plan Element		Scale: 1" = 1,800'
Township of West Windsor Mercer County, New Jersey		Dwg. No.: map 02		2015 COPY RIGHT BA - NOT TO BE REPRODUCED



Township of Lawrence

Township of Hamilton

Township of Robbinsville

Farmland Soil Inventory

- Prime Farmland
- Farmland of Statewide Importance
- Farmland of Local Importance
- Farmland Of Unique Importance
- Not Prime Farmland
- Water

Coverage

- Building
- Roads, Parking, and other Coverage

Source 1: Parcel data from NJ Open Source, Mercer County.
 Source 2: Boundary data from NJGIN Warehouse.
 Source 3: Street data from NJDOT.
 Source 4: Soil data from Web Soil Survey from United States Department of Agriculture's Natural Resource Conservation Service
 Source 5: Coverage data from NJGIN Warehouse, dated 2015.

Project Title:
Map 01: Farmland Soil Inventory - Quad 03

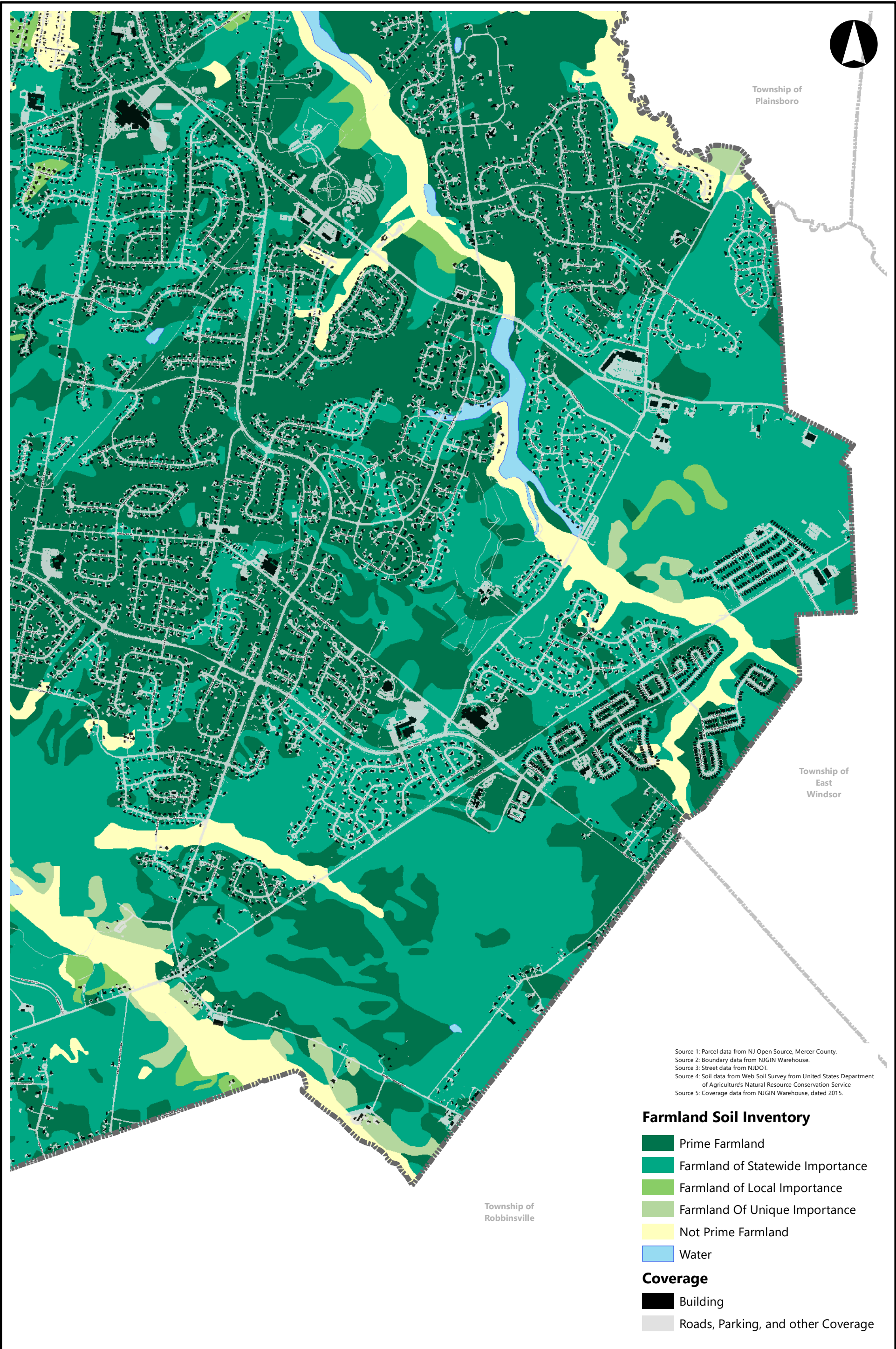
Project No. 3442.22	Date 11.02.22	Drawn By DN
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ba BURGIS ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
 25 Westwood Avenue Westwood, New Jersey 07675
 p: 201.666.1811 f: 201.666.2599

Project Title
2023 Farmland Preservation Plan Element
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 1,800'	Dwg. No. map 01
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Source 1: Parcel data from NJ Open Source, Mercer County.
 Source 2: Boundary data from NJGIN Warehouse.
 Source 3: Street data from NJDOT.
 Source 4: Soil data from Web Soil Survey from United States Department of Agriculture's Natural Resource Conservation Service
 Source 5: Coverage data from NJGIN Warehouse, dated 2015.

Farmland Soil Inventory

- Prime Farmland
- Farmland of Statewide Importance
- Farmland of Local Importance
- Farmland Of Unique Importance
- Not Prime Farmland
- Water

Coverage

- Building
- Roads, Parking, and other Coverage

Project Title:
Map 01: Farmland Soil Inventory - Quad 04

Project No. 3442.22	Date 11.02.22	Drawn By DN
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ba BURGIS ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
 25 Westwood Avenue Westwood, New Jersey 07675
 p: 201.666.1811 f: 201.666.2599

Project Title
2023 Farmland Preservation Plan Element
 Township of West Windsor | Mercer County, New Jersey

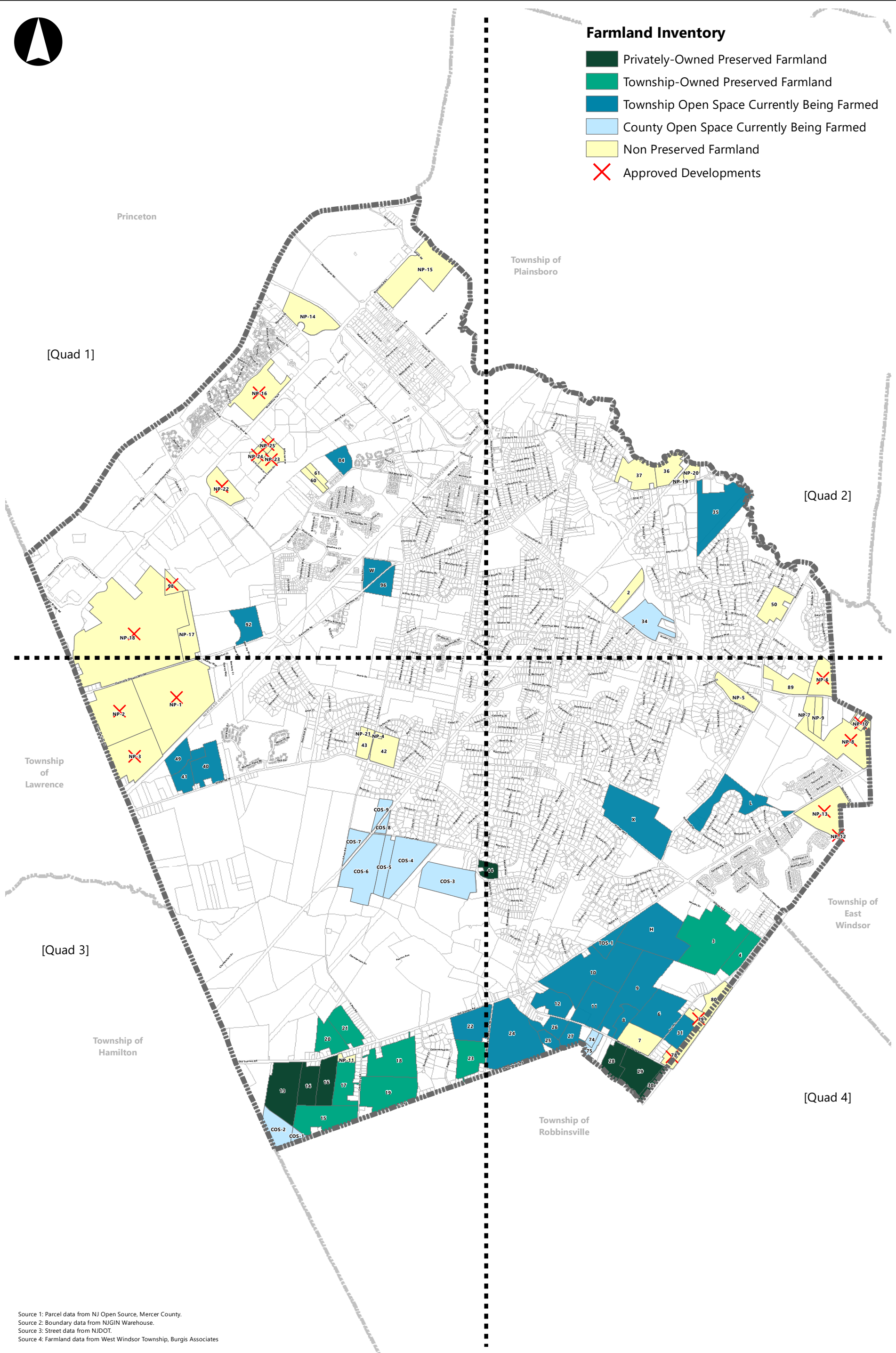
Scale 1" = 1,800'	Dwg. No. map 01
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Farmland Inventory

- Privately-Owned Preserved Farmland
- Township-Owned Preserved Farmland
- Township Open Space Currently Being Farmed
- County Open Space Currently Being Farmed
- Non Preserved Farmland
- X Approved Developments



Source 1: Parcel data from NJ Open Source, Mercer County.
 Source 2: Boundary data from NJGIN Warehouse.
 Source 3: Street data from NJDOT.
 Source 4: Farmland data from West Windsor Township, Burgis Associates

Project Title: Map 02: Farmland Inventory		Project No: 3442.22	Date: 01.30.23	Drawn By: DN
BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675 p: 201.666.1811 f: 201.666.2599		Project Title: 2023 Farmland Preservation Plan Element Township of West Windsor Mercer County, New Jersey		Scale: 1" = 3,500'
				Dwg. No.: map 02

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Farmland Inventory

- Privately-Owned Preserved Farmland
- Township-Owned Preserved Farmland
- Township Open Space Currently Being Farmed
- County Open Space Currently Being Farmed
- Non Preserved Farmland
- ✗ Approved Developments

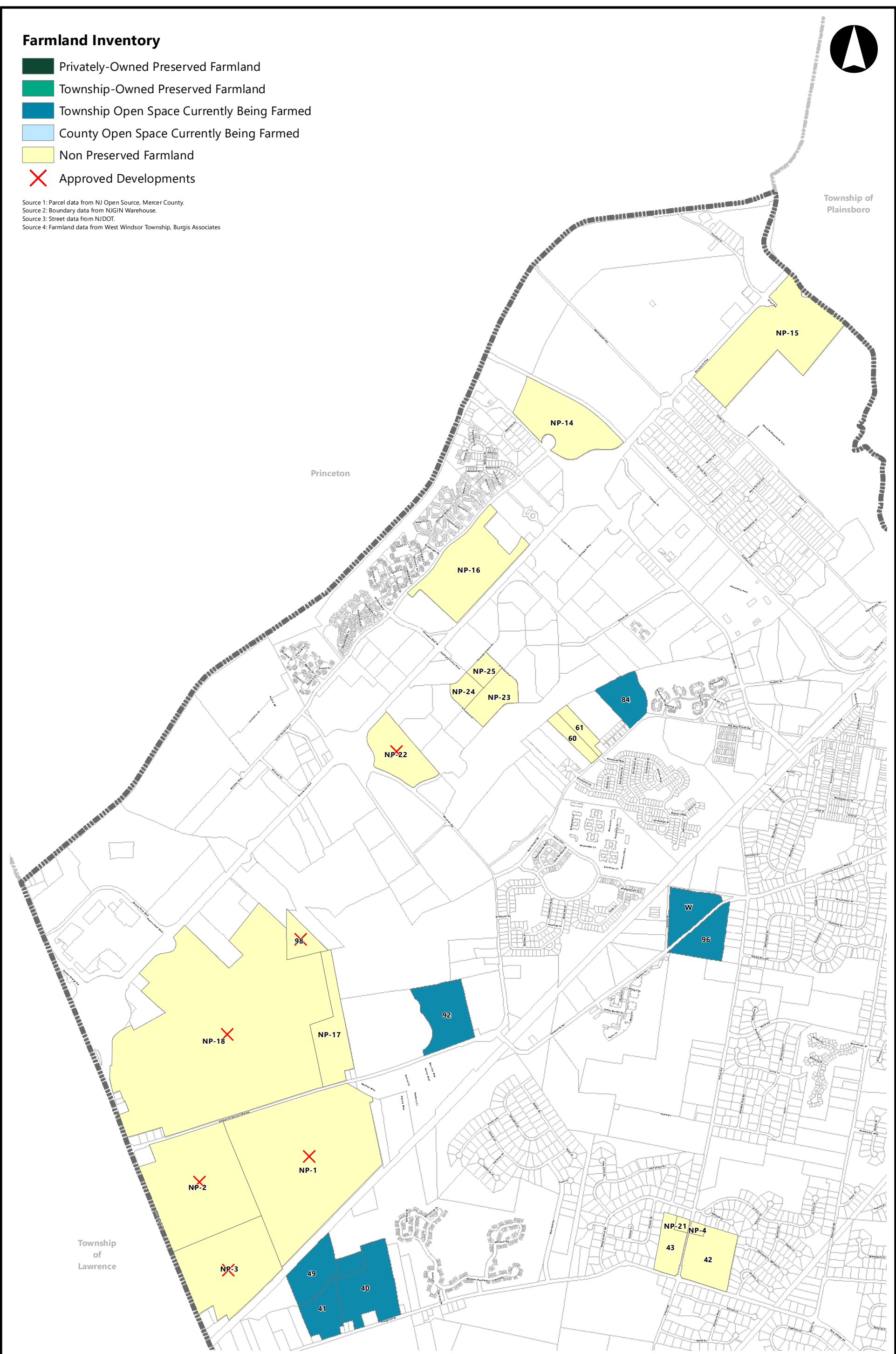
Source 1: Parcel data from NJ Open Source, Mercer County.
 Source 2: Boundary data from NJGIN Warehouse.
 Source 3: Street data from NJDOT.
 Source 4: Farmland data from West Windsor Township, Burgis Associates



Township of
Plainsboro

Princeton

Township
of
Lawrence



Project Title:
Map 02: Farmland Inventory - Quad 01

Project No. 3442.22	Date 09.19.22	Drawn By DN
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ba BURGIS ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
 25 Westwood Avenue p: 201.666.1811
 Westwood, New Jersey 07675 f: 201.666.2599

Project Title
2023 Farmland Preservation Plan Element
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 1,800'	Draw No. map 02
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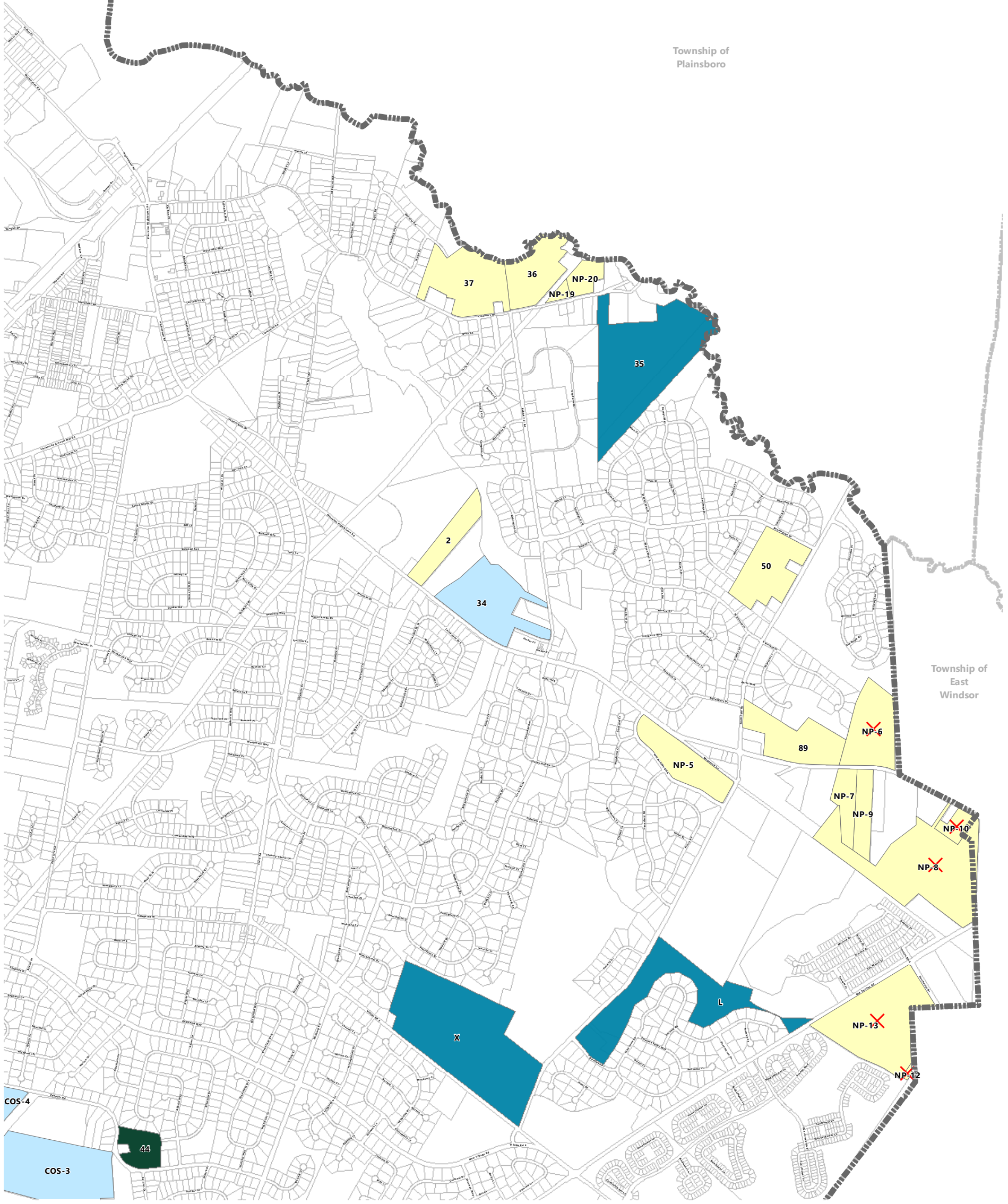
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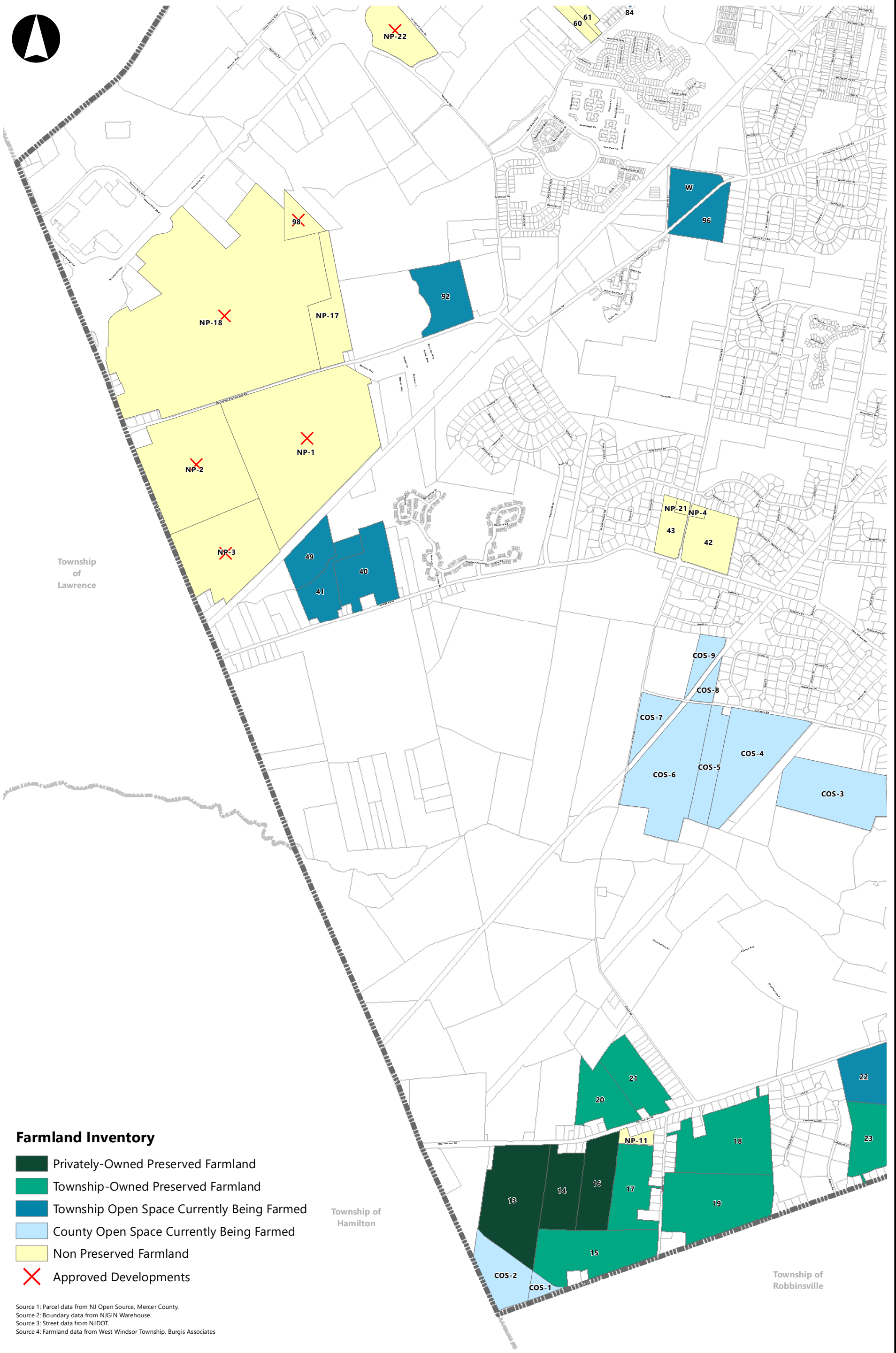
Farmland Inventory

- Privately-Owned Preserved Farmland
- Township-Owned Preserved Farmland
- Township Open Space Currently Being Farmed
- County Open Space Currently Being Farmed
- Non Preserved Farmland
- ✗ Approved Developments

Source 1: Parcel data from NJ Open Source, Mercer County.
 Source 2: Boundary data from NJGIN Warehouse.
 Source 3: Street data from NJDOT.
 Source 4: Farmland data from West Windsor Township, Burgis Associates



Project Title: Map 02: Farmland Inventory - Quad 02		Project No: 3442.22	Date: 09.19.22	Drawn By: DN
BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675 p: 201.666.1811 f: 201.666.2599		Project Title: 2023 Farmland Preservation Plan Element Township of West Windsor Mercer County, New Jersey		Scale: 1" = 1,800' <small>2015 COPY RIGHT BA - NOT TO BE REPRODUCED</small>



Farmland Inventory

- Privately-Owned Preserved Farmland
- Township-Owned Preserved Farmland
- Township Open Space Currently Being Farmed
- County Open Space Currently Being Farmed
- Non Preserved Farmland
- ✗ Approved Developments

Source 1: Parcel data from NJ Open Source, Mercer County.
 Source 2: Boundary data from NJGIN Warehouse.
 Source 3: Street data from NJDOT.
 Source 4: Farmland data from West Windsor Township, Burgis Associates

Project Title:
Map 02: Farmland Inventory - Quad 03

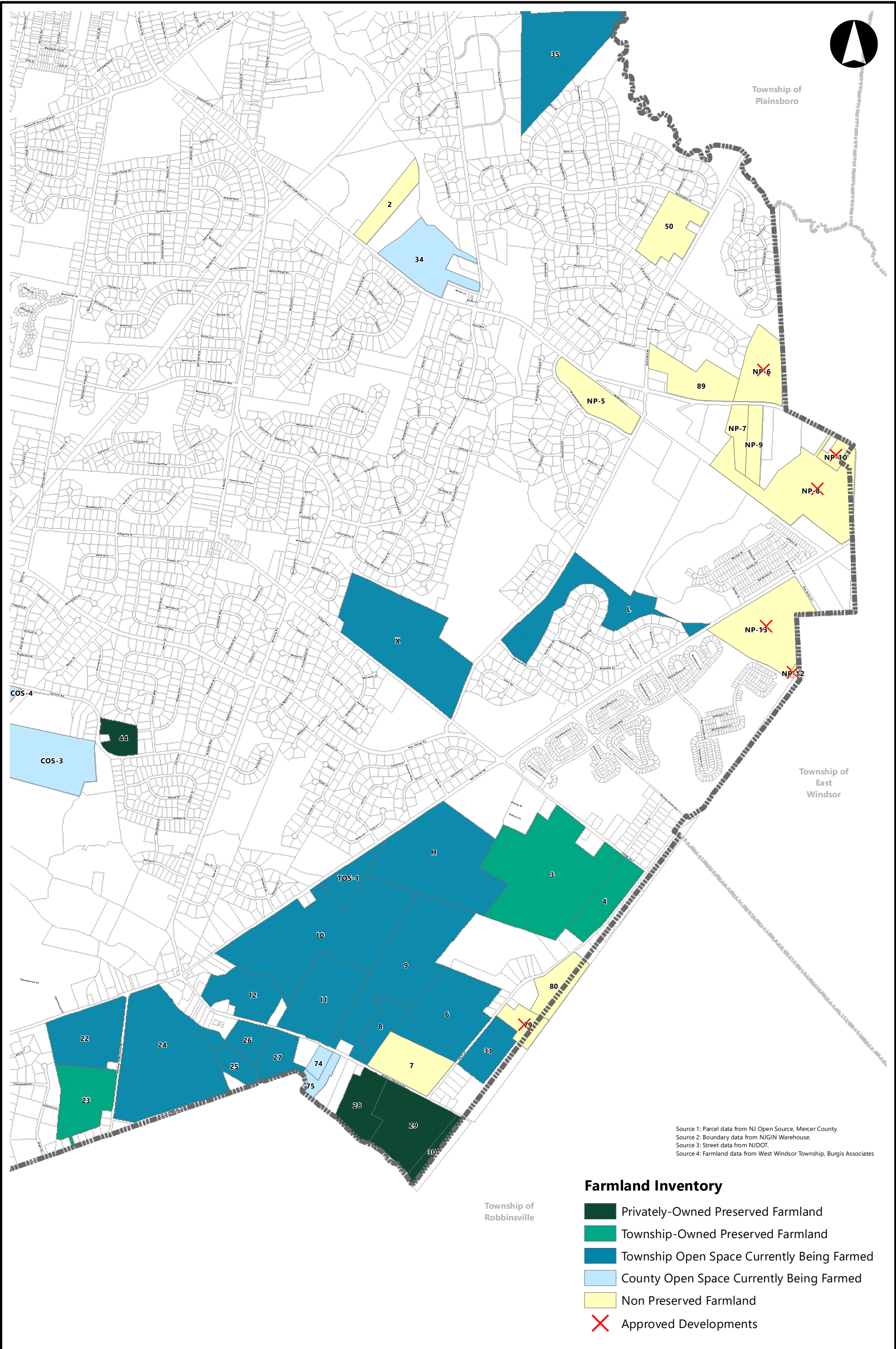
Project No. 3442.22	Date 09.19.22	Drawn By DN
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BU R G I S ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
 25 Westwood Avenue Westwood, New Jersey 07675
 p: 201.666.1811 f: 201.666.2599

Project Title
2023 Farmland Preservation Plan Element
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 1,800'	Draw. No. map 02
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Source 1: Parcel data from NJ Open Source, Mercer County.
 Source 2: Boundary data from NJGIN Warehouse.
 Source 3: Street data from NJDOT.
 Source 4: Farmland data from West Windsor Township, Burgis Associates

Farmland Inventory

- Privately-Owned Preserved Farmland
- Township-Owned Preserved Farmland
- Township Open Space Currently Being Farmed
- County Open Space Currently Being Farmed
- Non Preserved Farmland
- Approved Developments

Project Title:
Map 02: Farmland Inventory - Quad 04

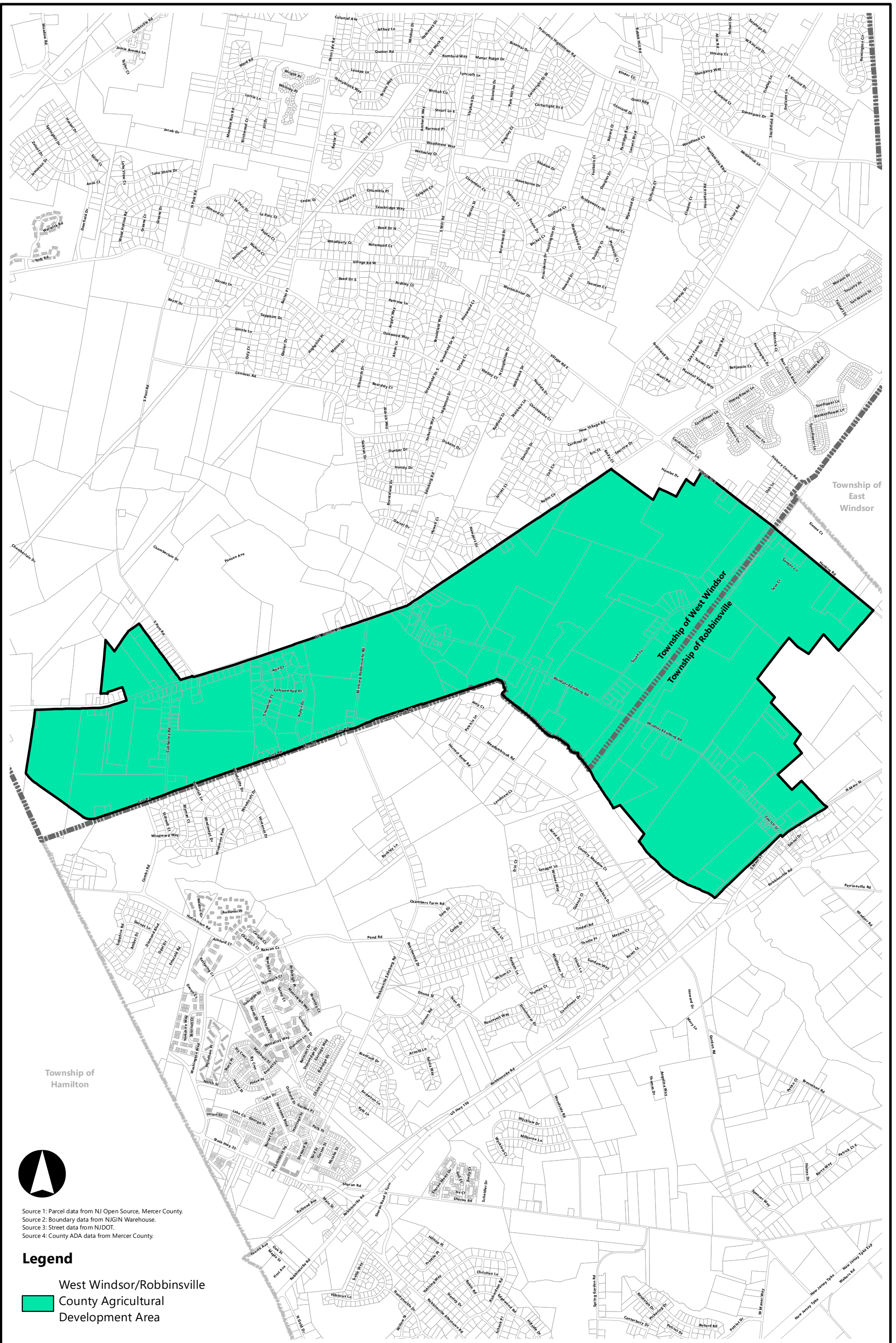
Project No. 3442.22	Date 09.19.22	Drawn By DN
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burgis ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
 25 Westwood Avenue Westwood, New Jersey 07675
 p: 201.666.1811 f: 201.666.2599

Project Title:
2023 Farmland Preservation Plan Element
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 1,800'	Draw No. map 02
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Source 1: Parcel data from NJ Open Source, Mercer County.
 Source 2: Boundary data from NJGIN Warehouse.
 Source 3: Street data from NJDOT.
 Source 4: County ADA data from Mercer County.

Legend

- West Windsor/Robbinsville
- County Agricultural Development Area

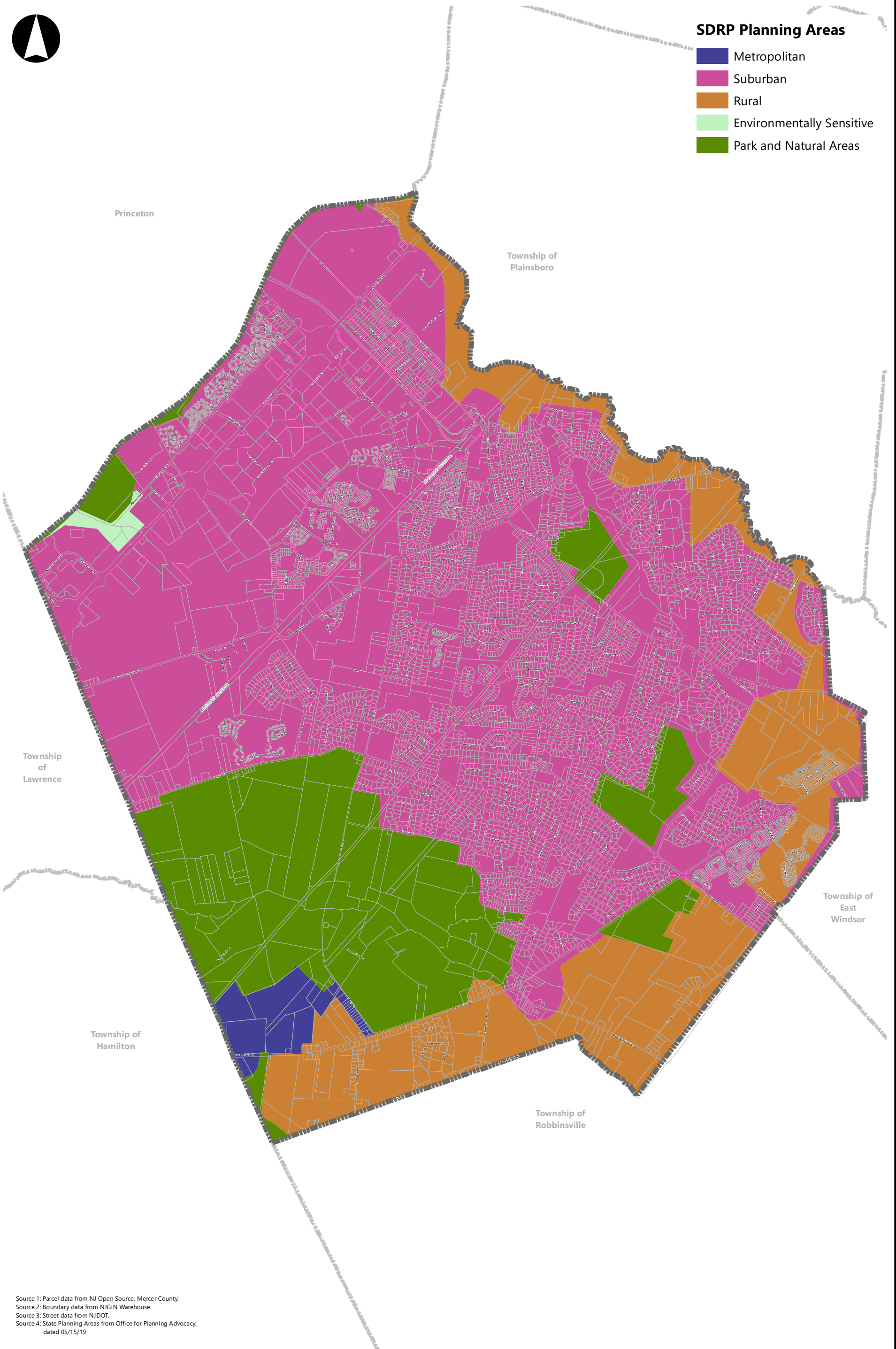
Project Title: Map 03: West Windsor/Robbinsville County Agricultural Development Area		Project No: 3442.22	Date: 09.19.22	Drawn By: DN	
BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675 p: 201.666.1811 f: 201.666.2599		Project Title: 2023 Farmland Preservation Plan Element Township of West Windsor Mercer County, New Jersey		Scale: 1" = 2,300'	Draw No.: map 03

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SDRP Planning Areas


- Metropolitan
- Suburban
- Rural
- Environmentally Sensitive
- Park and Natural Areas



Source 1: Parcel data from NJ Open Source, Mercer County.
 Source 2: Boundary data from NJGIN Warehouse.
 Source 3: Street data from NJDOT.
 Source 4: State Planning Areas from Office for Planning Advocacy,
 dated 05/15/19

Project Title: Map 04: State Development and Redevelopment Plan		Project No: 3442.22	Date: 09.19.22	Drawn By: DN
BURGIS ASSOCIATES, INC. <small>COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE</small> <small>25 Westwood Avenue Westwood, New Jersey 07675</small> <small>p: 201.666.1811 f: 201.666.2599</small>		Project Title: 2023 Farmland Preservation Plan Element <small>Township of West Windsor Mercer County, New Jersey</small>		Scale: 1" = 3,500'
<small>2015 COPY RIGHT BA - NOT TO BE REPRODUCED</small>				Dwg. No.: map 04

Farmland Inventory

 Farmland Preservation Proposals



Township of
Plainsboro

Township of
East
Windsor

Township of
Robbinsville

Source 1: Parcel data from NJ Open Source, Mercer County.
Source 2: Boundary data from NJGIN Warehouse.
Source 3: Street data from NJDOT.
Source 4: Farmland data from West Windsor Township, Burgis Associates

Project Title:
Map 05: Farmland Preservation Proposals

Project No. 3442.22	Date 11.30.22	Drawn By DN
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 **BURGIS ASSOCIATES, INC.**
COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
25 Westwood Avenue p: 201.666.1811
Westwood, New Jersey 07675 f: 201.666.2599

Project Title
2023 Farmland Preservation Plan Element
Township of West Windsor | Mercer County, New Jersey

Scale 1" = 1,750'	Dwg. No. map 05
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Appendix B: Tables

WEST WINDSOR TOWNSHIP OPEN SPACE SUPPLEMENTAL FUNDING CHART (revised 1-12-23)

Revised 1-12-23

PROPERTY INFORMATION			COUNTY OPEN SPACE FUNDING SOURCE					COUNTY FARMLAND PRESERVATION FUNDING SOURCE		FOWWOS SOURCE	STATE GREEN ACRES FUNDING SOURCE						
Parcel #	Name	Supplemental Funding Source	Grant Agreement Amount	Grant Agreement Received from County	Grant Agreement Approval Date & Township Resolution Number	Signed Agreement Received from County	Amount & Date Funding Received by Township	Funding Year & Amount Requested	Funding Approval Date & Amount received	Funding Received	Certified Market Value (CMV)	Phase I Submittal Date to State	Survey Package Submittal Date to State	State Approval Date	Anticipated Grant Amount	Amount & Date Funding Received by Twp.	
9	Blyman Farm	A; B	\$210,000.00	11/12/1998	11/3/98 98-R-278	Yes	\$210,000.00 9/3/99	N/A	N/A	N/A	Combined Properties \$1,514,700.00	6/7/2000	9/29/2000	3/6/2001	\$757,350.00	\$765,248.89 12/27/00	
8	Blyman Enclave	A; B	\$17,205.00	8/16/2000	09/05/00 2000R-198	Yes	\$17,205.00 11/22/00	N/A	N/A	N/A		6/7/2000	9/29/2000	3/6/2001			
1	Crawford Woods	A; B	\$66,375.00	9/14/2000	10/2/00 2000-R223	Yes	\$66,375.00 12/11/00	N/A	N/A	N/A	\$442,500.00	6/7/2000	9/1/2000	3/6/2001	\$221,250.00	\$221,520.26 12/27/00	
28,29	Jany	C	NO SUPPLEMENTAL REIMBURSEMENT					100% COUNTY FARMLAND PROJECT									
84	Maycho	A; B	\$90,600.00	09/15/00	10/2/00 2000-R222	Yes	\$90,600.00 12/11/00	N/A	N/A	N/A	\$604,000.00	9/1/2000	6/7/2000	3/6/2001	\$302,000.00	\$303,542.45 12/27/00	
39	Liao	D	NO SUPPLEMENTAL REIMBURSEMENT					ACQUISITION THROUGH FOWWOS									
40	Tyndale	A; B	\$69,825.00	9/28/2000	10/16/00 2000-R227	Yes	\$69,825.00 12/11/00	N/A	N/A	N/A	\$465,500.00	9/1/2000	3/13/2001	10/31/2001	\$223,803.75	\$223,803.75 10/31/01	
68	Princeton Ivy	A; B	\$34,200.00	11/6/2000	11/27/00 2000-R256	Yes	\$34,200.00 2/1/01	N/A	N/A	N/A	\$228,000.00	9/12/2000	9/18/2000	3/6/2001	\$114,000.00	\$126,502.78 12/27/00	
41,49	Robbins	A; B	\$58,222.50	8/16/2000	9/5/00 2000R-199	Yes	\$58,222.50 11/22/00	N/A	N/A	N/A	\$388,150.00	9/1/2000	3/13/2001	10/31/2001	\$174,495.00	\$174,495.00 10/31/01	
22	Everett	A; B	\$82,350.00	12/12/2000	12/27/00 2000-R277	Yes	\$82,350.00 3/30/01	N/A	N/A	N/A	\$549,000.00	9/12/2000	8/22/2002	8/28/2002	\$274,500.00	\$274,500.00 8/25/06	
16	Levy	C	N/A	N/A	N/A	N/A	N/A	2001 \$337,500.00	11/4/2003 \$346,653.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
31	Cox	A; B	\$53,137.50	11/6/2000	11/27/00 2000-R257	Yes	\$53,137.50 2/1/01	N/A	N/A	N/A	\$354,250.00	9/12/2000	11/30/2000	10/31/2001	\$184,803.50	\$184,803.50 10/31/01	
35	Bastien	A; B	\$386,062.50	12/12/2000	12/27/00 2000-R276	Yes	\$386,062.50 3/30/01	N/A	N/A	N/A	\$2,573,750.00	12/1/2000	3/5/2001	1/11/2002	\$1,286,875.00	\$1,286,958.30 7/11/02; 11/17/03; 6-2-04	
TOTALS (Page 1)			\$1,067,977.50				\$1,067,977.50	\$337,500.00	\$346,653.00	\$0.00	\$7,119,850.00				\$3,539,077.25	\$3,561,374.93	

**Partial payment received

- A-State Green Acres
- B-County Open Space
- C-County Farmland Preservation
- D-FOWWOS
- E-Donation
- F-Foreclosure

WEST WINDSOR TOWNSHIP OPEN SPACE SUPPLEMENTAL FUNDING CHART (revised 1-12-23)

Revised 1-12-23

PROPERTY INFORMATION			COUNTY OPEN SPACE FUNDING SOURCE					COUNTY FARMLAND PRESERVATION FUNDING SOURCE		FOWWOS SOURCE	STATE GREEN ACRES FUNDING SOURCE					
Parcel #	Name	Supplemental Funding Source	Grant Agreement Amount	Grant Agreement Received from County	Grant Agreement Approval Date & Township Resolution Number	Signed Agreement Received from County	Amount & Date Funding Received by Township	Funding Year & Amount Requested	Funding Approval Date & Amount received	Funding Received	Certified Market Value (CMV)	Phase I Submittal Date to State	Survey Package Submittal Date to State	State Approval Date	Anticipated Grant Amount	Amount & Date Funding Received by Twp.
5 & 6	Thompson	A; B	\$198,000.00	9/28/2000	10/16/00 2000-R225	Yes	\$198,000.00 12/11/00	N/A	N/A	N/A	\$1,320,000.00	9/20/2000	3/21/2001	1/11/2002	\$687,398.00	\$687,398.00 7-27-05; 3-20-06; 3-18-16
23	Thompson	C	N/A	N/A	N/A	N/A	N/A	2002 \$630,400.00	12/04/03 \$612,216.90	N/A	\$736,000.00	N/A	N/A	N/A	N/A	N/A
21, 15, 17, 19, 18	Thompson	C	N/A	N/A	N/A	N/A	N/A	2002 \$4,393,000.00	12/04/03 \$4,364,608.90	N/A	\$5,111,500.00	N/A	N/A	N/A	N/A	N/A
10	Thompson	A; B	\$245,250.00	9/28/2000	10/16/00 2000-R226	Yes	\$245,250.00 12/11/00	N/A	N/A	N/A	\$1,935,000.00	9/20/2000	Sent 8/16/02 Resubmitted 9/10/02	9/18/2002	\$994,898.00	\$994,898.00 7-27-05; 3-20-06; 10-11-07; 2-11-09
24	Thompson	A; B	\$230,503.95	1/22/2001	2/8/01 2001-R18	Yes	\$230,503.95 5/25/01	N/A	N/A	N/A	\$1,595,780.00	10/18/2000	8/14/2002	8/28/2002	\$825,288.00	\$825,288.00 3-18-16; 8-25-16
11, 27, 74	Oleniczak	A; B	\$150,030.00	6/4/2001	6/11/01 2001-R145	Yes	\$150,030.00 9/14/01	N/A	N/A	N/A	\$1,000,200.00	3/23/2001	10/23/2001	1/11/2002	\$500,100.00	\$500,100.00 6/19/18
53, 83	Maneely	A; B	\$676,995.00	6/4/2001	6/11/01 2001-R146	Yes	\$676,995.00 8/17/01	N/A	N/A	N/A	\$4,513,300.00	2/28/2001	8/2/2001	12/11/2001	\$2,256,650.00	\$1,134,106.00** 1/6/23
12,25,26	Herman	A; B	\$89,454.75	6/28/2001	7/16/01 2001-R189	Yes	\$89,454.75 9/27/01	N/A	N/A	N/A	\$647,400.00	4/17/2001	2/27/2001	8/28/2002	\$323,700.00	Pending
46,47	Astura	A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$696,200.00	2/6/01 by D & R Greenway	2/8/01 by D & R Greenway	5/31/2001	\$121,835.00	\$121,835.00 6/19/18
20	Diocese of Trenton	C	N/A	N/A	N/A	N/A	N/A	2002 \$514,800.00	12/04/03 \$501,989.40	N/A	\$604,500.00	N/A	N/A	N/A	N/A	N/A
94	Y & R Associates	A, D	N/A	N/A	N/A	N/A	NA	NA	N/A	\$50,000.00	\$1,530,000.00	2/25/02 by D & R Greenway	9/17/02 by D&R Greenway	12/12/2002	\$242,750.00	Pending
13, 14	Tindall	C	NO SUPPLEMENTAL REIMBURSEMENT					N/A	N/A		100% COUNTY FARMLAND PROJECT					
81	Gunther	A, D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$202,000.00	\$680,000.00	3/24/2005 Approved	4/14/2005 Approved	4/13/2005	\$137,500.00	Pending
91	Rogers	B, D	NO SUPPLEMENTAL REIMBURSEMENT					N/A	N/A	N/A	ACQUISITION THROUGH FOWWOS AND COUNTY					
30	Windsor Farm	C	NO SUPPLEMENTAL REIMBURSEMENT					N/A	N/A	N/A	100% COUNTY FARMLAND PROJECT					
TOTALS (Page 2)			\$1,590,233.70				\$1,590,233.70	\$5,538,200.00	\$5,478,815.20	\$252,000.00	\$20,369,880.00				\$6,090,119.00	\$4,263,625.00

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44	Appelget	None	NO SUPPLEMENTAL REIMBURSEMENT					N/A	N/A	N/A	100% TOWNSHIP OPEN SPACE FUND					
92	JCC	A, B, D	\$233,808.75	3/3/2011	3/21/2011 2011-R74	Yes	\$233,808.75 6/10/2011	N/A	N/A	\$333,808.75	\$1,558,725.00 (\$1,358,725.00) purchase price	1/30/2020 Phase II 6/15/2020	2/14/2020	6/17/2020	\$679,362.00	
66	Akselrad	A, B	\$152,500.00	12/24/2014	1/28/2015 2015-R045	Yes	\$152,500.00 6/5/2015	N/A	N/A	N/A	\$305,000.00	1/21/2015 3/16/2015	4/2/2015		\$152,500.00	
51	WW Realty Trust	A, B	\$500,000.00	3/4/2015	3/23/2015 2015-074	Yes	\$500,000.00 7/31/2015	N/A	N/A	N/A	T.O.G.A. 3/11/2015	3/24/2015 no 4/28/2015	no 3/26/2015 4/29/15			
69	Penn Lyle Woods	A, B	\$200,000.00	6/16/2015	7/13/2014 2015-R149	Yes	\$200,000.00 11/20/2015	N/A	N/A	N/A	\$461,000.00	7/23/2015 9/10/2015 (Ph II) 2/16/16	9/9/2015 no 9/21/2015 no 11/24/2015 3/23/16	5/10/2016	\$230,500.00	
63 & 64	Cella	A, B	\$262,500.00	9/9/2015	9/28/2015 2015-R196	Yes	\$262,500.00 2/16/2016	N/A	N/A	N/A	\$537,500.00	9/12/2016 email M. Buriani	9/14/18 Approved	9/12/2016	\$268,750.00	
38	AEGLE LLC aka AZMY	A, B	\$450,000.00	6/7/2017	6/27/17 2017-R174	Yes	\$450,000.00 3/23/2018	NA	NA	NA	\$950,000.00	6/27/2017 4/2/18 Phase II	9/21/2017	10/6/2017	\$475,000.00	
3, 4	Hall	B	\$600,000.00	12/14/2017	1/16/2018 2018-R044	Yes	\$600,000.00 4/6/2018	NA	NA	NA	3,550,000.00 Condemnation Court approved	9/25/2017 1/29/18				
96	Censoni	A, B	\$265,300.00	6/1/2018	7/9/2018 2018-R165	Yes	\$265,300.00 11/2/2018	NA	NA		\$663,250.00	see 5/31/18 GA Letter	9/14/2018 Approved		\$331,625.00	
TOTALS (Page 3)			\$2,664,108.75				\$2,664,108.75		\$0.00	\$333,808.75	\$7,487,975.00			\$2,137,737.00	0	
GRAND TOTALS			\$5,322,319.95				\$5,322,319.95	\$5,875,700.00	\$5,825,468.20	\$585,808.75	\$34,977,705.00			\$11,766,933.00	\$7,824,999.93	

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