

STATE AGRICULTURE DEVELOPMENT COMMITTEE  
**FARMLAND PRESERVATION PROGRAM**

General Directions for Completing the  
**Direct Easement Purchase Application**

**GENERAL INFORMATION**

Please follow the directions carefully when completing the **APPLICATION FOR SALE OF A DEVELOPMENT EASEMENT TO THE STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC)**. The questions being asked will assist the SADC in ranking each Premises in order of importance for funding. Be sure to provide all documentation as required on the checklist. Points will be allocated based on responses that are properly supported by adequate documentation. **ANY DEFICIENT APPLICATIONS OR UNSUPPORTED RESPONSES MAY NOT BE SCORED AND MAY DELAY THE RANKING PROCESS.**

**CHECK LIST OF ENCLOSED ITEMS** (A)

This section is a checklist of the minimum items that must be enclosed in your packet to be considered by the SADC. Any items missing may cause delays in reviewing and subsequent missing of the funding round. If you have any questions concerning these items, please contact the SADC at (609) 984-2504.

**PRELIMINARY INFORMATION AND OFFER TO SELL** (B)

Pursuant to N.J.A.C. 2:76—11.3, all authorized applicants must **SUBMIT AN OFFER TO SELL** a development easement and **PROVIDE AN OFFER PRICE PER ACRE** for the premises. Applicants must sign the application acknowledgement and offer to sell a development easement. For a corporation, a copy of the Corporate Resolution must be attached identifying the individual authorized to submit an application to enter into a contract to sell a development easement on the Premises.

**Date** – Date the application was completed by the authorized landowner.

**County/Municipality** – The primary county and municipality in which the Premises is located. If the Premises is located in **two or more municipalities**, identify which is the primary municipality by the **majority of acreage** within the municipalities, or the municipality in which the **primary residence** is located.

**Farm** – For accurate identification, filing and status tracking, please use the name of the recorded owner (sole proprietor, estate of, corporation; If applicant is a municipality or non profit organization then list as applicant/owner such as Ridge and Valley Conservancy/ John Doe.)

**Address and/or description of the farm location** – A description of where to physically find the Premises for site inspection (street address, closest intersection, etc.)

**8 Year program participation** – Indicate if the farm is currently enrolled in an eight year program, either the Farmland Preservation Program or the Municipally Approved Farmland Preservation Program.

**APPLICANT INFORMATION** (C)

This application page allows for two parties to be identified with the Premises. If more than two parties are involved, **COPY THE PAGE AS NECESSARY TO ACCOMMODATE ALL OF THE RECORDED OWNERS, CORPORATE PARTNERS, TRUSTEES, ETC.** NUMBER THE PAGES in the upper right corner identifying the total number of Applicant Information pages enclosed. Provide the name of the primary contact as the first party entered. **All parties that have interest in the Premises / Development Easement, must be listed as an applicant, this includes Contract Purchasers.**

**Name** – First, middle and last name of the party when an individual, or the complete name of a business entity.  
**Address** – Mailing address of the party.  
**City** – Mailing city of the party.  
**State** – Mailing state of the party  
**Zip Code** – Zip code.  
**Phone (bus.)** – Phone number where individual can be contacted between the hours of 9 a.m. to 5 p.m.  
**Phone (home)** – Phone number where individual can be contacted at other times.  
**Fax** – Fax number if available.  
**Type of Participation** – Identify the applicant(s) appropriate legal involvement. The primary contact must be the first party entered.

**BLOCK LOT & ACREAGE** (D)

The application allows for **ONE LOT, ACREAGE AND ONE EXCEPTION TO BE IDENTIFIED PER PAGE “D”.** If more than one lot and/or exception is involved, **COPY PAGE “D” AS NECESSARY.** Number the pages in the upper right corner identifying the total number of page D Block, Lot & Acreage pages enclosed. Always identify the exception(s) within the block and lot where it is located as depicted on the attached tax map.

**County/Municipal Code** – Identify the municipality each lot is located in by providing the four digit numeric code from the municipality lists on pages 16-18 of these directions.  
**Block** – Block number as per the current tax map.  
**Lot** – Lot number and qualifier as per the current tax map.  
**Acres** – Exact size of each individual lot in acres as per the tax map or survey. Be sure to include decimals if necessary.  
**NJ State Development and Redevelopment Code** – Mark the appropriate State Development and Redevelopment designation for the lot from the NJ State Development and Redevelopment Plan map.

**EXCEPTIONS (D)**

Exceptions are areas the owner does not wish to have encumbered by the Farmland Preservation Deed Restrictions. A “Non Severable” exception will NOT be restricted but may NOT be “Severed” (subdivided) from the balance of the parcel.

**1. Acreage of exception** – Exact size of exception in acres (Do NOT round the acreage here.)

**Scoring Note** - If the sum of the exception(s) is greater than 10% of the total acreage of the Premises, one point will be subtracted from the ranking score.

**2. Local Zoning Regulation** – Provide the zoning classification for that lot in that municipality and minimum lot size requirement.

**3. Applicant’s Reason for Exception** – Please describe if the exception is for residential or other use.

**4. Location of Exception** – A descriptive statement of the location of the exception on the lot. Identify the location of the exception on the attached tax map.

**No negative points are assessed if one or both of the following pertain to the application:**

**5. Is the exception for county and/or municipal farmland preservation and/or open space programs (ie: greenways, stream corridor, etc)** - If the response to this question is YES, skip questions 6 and 7 and continue with next section.

**6. Can the exception be severed (subdivided and sold separately) from the Premises?**

**Scoring Note** – If the exception is not for open space or farmland preservation, or the exception IS severable, two points will be subtracted from the ranking score.

**7. Does the size of the individual exception exceed local zoning requirements to construct one single family residential dwelling** – Does local zoning allow more than one single family home to be built on the excepted area.

**a. How many building lots or portions thereof are there in excess of the local zoning requirements for one single family residential dwelling** – How many single family homes can be built on the excepted area with regard to local zoning? Enter the whole number.

**b. Is the landowner willing to restrict the exception to only one residential unit or to the existing number of dwellings?** If the exception exceeds the local zoning requirement but the landowner agrees to restrict the exception to permit only one residential dwelling, then NO negative points will be assigned.

**Scoring Note** – If the answer to this question is NO, the number in 7a will be subtracted from the ranking score.

**c. Will “Right to Farm” Language be required on the Deed of Easement?** – Will language be included in the Deed of Easement for the excepted area restricting the owner or future owners from taking legal action against any adjacent farming activities?

**Scoring Note** – If the answer is YES, one point will be added to the ranking score, only if points were subtracted in this section.

**8. Will the exception be used solely for non-agricultural uses?** If the answer is yes, then the exception area may have to include the area used to access the exception.

**If you need clarification about exceptions call the SADC.**

## **RESIDENCES (E)**

The application allows for up to three residences to be identified with the premises per page “E”. If there is more than one residence on the Premises, **IDENTIFY EACH ONE SEPARATELY**, noting whether it is a standard house, duplex, apartment, etc. and whether it is the primary residence, agricultural labor or rented. If more than three residences need to be listed, **COPY PAGE “E” AS NEEDED AND NUMBER THE PAGES** accordingly in the upper right corner identifying the total number of pages “E” enclosed.

**RESIDENTIAL UNITS WILL BE RESTRICTED IN THE DEED OF EASEMENT BASED ON THE APPLICANT’S DESIGNATION AND SUBSEQUENT FINAL APPROVAL BY THE SADC.**

**Are there any residences?** – Circle the appropriate answer.

**Residences** – Mark the type of residence from the list. If it fits into none of the categories, mark OTHER and write in the structure type on the line.

**Is the residence the Primary Residence?** Is it the main house for the owner or resident tenant farmer?

**Is the structure for Agricultural labor?** – Is the structure used for workers working on the Farm Premises? (This does not include the resident tenant farmer if he is living on the farm while farming the property.)

**Is the structure under a lease or rental agreement?** – Is the structure being rented or leased to another party?

**STRUCTURES (NON-RESIDENTIAL) (F)**

The application allows for up to four non-residential structures to be identified with the premises per page “F”. If there is more than one non-residential structure on the Premises, **IDENTIFY EACH ONE SEPARATELY**. If more than four structures need to be listed, **COPY PAGE “F” AS NEEDED AND NUMBER THE PAGES** accordingly in the upper right corner identifying the total number of pages “F” enclosed.

**Are there any structures on the Premises?** – Circle the appropriate answer.  
**Structure** – Mark the type of structure from the list. If it fits into none of the categories, mark OTHER and write in the structure type on the line.  
**Is the structure for Agricultural use?** – Is the structure used for the farming operation occurring on the Premises?  
**Is the structure under a lease or rental agreement?** – Is the structure being rented or leased to another party other than the record owner?

**EASEMENTS AND RIGHT OF WAYS (G)**

The application allows for up to three easements to be identified with the Premises per page “G”. If there is more than one easement on the Premises, **IDENTIFY EACH ONE SEPARATELY**. If more than three easements need to be listed, **COPY PAGE “G” AS NEEDED AND NUMBER THE PAGES** accordingly in the upper right corner identifying the total number of pages “G” enclosed.

**Are there Easements / Rights of Way identified with the Premises?** – Circle the appropriate answer.  
**Easement** – Mark the type of easement from the list. If the appropriate category is not identified, mark OTHER and write in the easement type on the line.  
**Effect of easement** – Describe how this easement will effect on the farming operation.  
**Description of easement** – Describe the location and owner of the easement.

**EXISTING NON-AGRICULTURAL USES (H)**

The application allows for ONE non-agricultural use to be identified with the premises per page “H”. If there is more than one non-agricultural use on the Premises, **IDENTIFY EACH ONE SEPARATELY, COPY PAGE “H” AS NEEDED AND NUMBER THE PAGES** accordingly in the upper right corner identifying the total number of pages “H” enclosed.

Be as descriptive as possible in the following questions. It is important to describe the **LOCATION, SIZE, EXTENT AND FREQUENCY OF ANY NON-AGRICULTURAL USE**. Failure could result in action to terminate non-agricultural uses not compliant with deed restrictions.

**EXISTING NON-AGRICULTURAL USES WILL BE RESTRICTED IN THE DEED OF EASEMENT BASED ON THE APPLICANT'S DESIGNATION AND SUBSEQUENT FINAL APPROVAL BY THE SADC.**

**Are there Non-agricultural Uses on the Premises?** – Circle the appropriate answer.

**List the type and extent of any non-agricultural uses existing on the premises.**

**Note the size, location and frequency of use and any structures utilized as a non-agricultural use.**

**In the event the non-agricultural use involves a lease with another party, identify the individual or entity leasing the structure and type of business or operation.**

**If non-agricultural events are held on the premises, identify for what purpose and the frequency of the activity.**

**NOTE:** Appraisers must be aware of non-agricultural uses and determine their impact on the development easement value in their reports, pursuant to the SADC Appraiser's Hand Book. If you have any questions regarding potential non-agricultural use, please address them to the SADC prior to submission of the application.

**AN IDENTIFIED NON-AGRICULTURAL USE CANNOT BE EXPANDED AFTER THE PREMISES IS PRESERVED. COMMERCIAL ACTIVITIES AND/OR BUSINESSES (SUCH AS LANDSCAPING, DOG KENNELS, CELL TOWERS, ETC.) ARE CONSIDERED NON-AGRICULTURAL USES.**

**GENERAL APPLICATION INFORMATION (I)**

**Agricultural Development Area** – This is the county's classification and must be included as this determines eligibility of the application.

**Watershed (first order)** – This is the NJDEP 1997 classification for water runoff.

**Watershed (second order)** – This is the NJDEP 1997 classification for water runoff.

**Standard Industrial Code (SIC)** – This is the current federal code of the production capacity of the farm. Refer to attachment page 15.

**Total Gross Acres of Application parcel(s)** – Best estimate of the acreage contained within the boundaries of the entire parcel. (round to nearest whole number); should be same as tax map acreage.

**Total Acres of Exception** – Best estimate of the acres that will not be restricted to farm use in the deed of easement.

**Net acres of Premises to be preserved-** Total acres minus exception acres, rounded to nearest whole number.

**Scoring Note** – Up to ten points can be added to the ranking score as a result of the size of the farm, as it relates to the average size of a farm in the county.

The formula for determining point value for Size is:

$$\frac{10 \times \text{farm size in acres}}{2 \times \text{average farm size in county}}$$

**Eligible Residual Dwelling Site Opportunities (RDSO)** - This is the opportunity to construct a dwelling site on the Premises. The criteria used include the following:

1. The overall gross density shall not exceed one residential unit per 100 acres. The SADC shall decrease the allocation in consideration of the following conditions:

- i. Existing residential buildings on the Premises.
- ii. Proposed residential building(s) which have received preliminary and/or final approval from the municipality but have not yet been constructed.
- iii. In no case shall the overall density of residual dwelling site opportunities, existing residential buildings and proposed residential buildings exceed one unit per 100 acres.

In reviewing an application, the SADC will determine how many RDSOs will be granted to an application. If you have any questions about RDSOs contact the SADC.

## **IMMINENCE OF CHANGE OR CONVERSION (J)**

**Is the record owner of the Premises involved in an estate situation** – Circle the appropriate answer.

**Scoring Note** – If the answer is YES, three points will be added to the ranking score.

**Has the record owner filed for Bankruptcy or Foreclosure** – Circle the appropriate answer.

**Scoring Note** – If Bankruptcy or Foreclosure is answered, four points will be added to the ranking score.

**Scoring Note** – In addition, the SADC will determine point values of up to ten points that will be added to the ranking score for each application by comparing the rates of development in municipalities/counties and loss of farmland acreage.

**SUBDIVISION REQUEST**

Subdivision for non-agricultural development of the premises must be identified. Exceptions for owner housing are not considered to be subdivision. Copies of all municipal and county resolutions are required for consideration.

**Type of development being considered for subdivision** – Circle the appropriate answer.

**Preliminary approval date** – Date municipality gave preliminary approval.

**Final approval date** – Date municipality gave final approval.

**Scale of subdivision** – Circle appropriate answer.

**Scoring Note** – If a date is given, two points will be added to the ranking score. Response must be supported with documented proof.

**LOCAL COMMITMENT (K,L)**

The application allows for ONE local commitment per municipality to be identified for the Premises per pages “K” and “L”. If the Premise extends through more than one municipality or municipal zoning district, **IDENTIFY EACH MUNICIPALITY AND ITS RESPECTIVE ACREAGE SEPARATELY, COPY PAGES “K” and “L” AS NEEDED AND NUMBER THE PAGES** accordingly in the upper right corner identifying the total number of pages “K” and “L” enclosed.

**PRIORITY WILL BE GIVEN WHERE MUNICIPAL, COUNTY, REGIONAL AND STATE POLICIES SUPPORT THE LONG TERM VIABILITY OF THE AGRICULTURAL INDUSTRY.**

**1. Municipal Code** – Four digit municipal code of area location. (Refer to attachment pages 16-18.)

**2. a. Does local zoning require an average minimum lot of at least three acres with clustering and/or mandatory buffering to provide separation between development and existing agricultural operations?** – Does the zoning support large lots that are grouped together to minimize interference with agricultural operations.

**b. Are transfer of development rights/credits available** - Does the municipality have an adopted transfer of development rights/credits ordinance, or do other State or Federal agency regulations (i.e. Pinelands Commission) make rights/credits available for transfer in the municipality.

**c. Is the Sliding Scale used** – Is zoning in place, which limits non-farm uses, and mandates large farm-sized lots in an effort to preserve and maintain farm operations.

**d. Low density zoning** – Is the zoning for very low density residential development.

**e. Are there other equivalent measures** – Circle the appropriate answer and list each other measure separately.

**Scoring Note** – If the answer is YES for any one of questions 2a through 2e, five points will be added to the ranking score.

**3. Is there sewer or other growth leading infrastructures already serving the Premise or immediately adjacent to the Premises** – Is infrastructure available to the site which would promote non-agricultural development of the land. (i.e. sewer, water)

**Scoring Note** – If the answer is NO, three points will be added to the ranking score.

**4. Is the purchase of development easements consistent with state county and local plans** – Circle the appropriate answer.

**Scoring Note** – If the answer is YES, two points will be added to the ranking score.

**5. Is there an active municipal liaison with the CADB** – Circle the appropriate answer. Please provide name and phone number.

**Scoring Note** – If the answer is YES, one point will be added to the ranking score.

**6. Do planning board actions regarding non-agricultural development support farmland preservation** – Circle the appropriate answer.

**Scoring Note** – If the answer is YES, one point will be added to the ranking score.

**7. Do municipal governing body actions regarding nonagricultural development support farmland preservation** – Circle the appropriate answer.

**Scoring Note** – If the answer is YES, one point will be added to the ranking score.

**8. Has the municipality previously approved applications for an 8 Year program** – Circle the appropriate answer.

**Scoring Note** – If the answer is YES, one point will be added to the ranking score.

**9. Have development easements already been purchased in the municipality** – Circle the appropriate answer.

**Scoring Note** – If the answer is YES, one point will be added to the ranking score.

**10. Does the Municipality have a “Right To Farm” ordinance – Circle the appropriate answer and be sure to provide a copy of the Municipal Ordinance.**

**Scoring Note** – If the answer is YES, four points will be added to the ranking score.

**11. Does the Municipality’s “Right To Farm” ordinance include language that requires a developer and/or landowner who plans to build or buy a dwelling in an agricultural area, to inform or notify prospective purchasers of the existence of the “Right to Farm” ordinance and the protection it grants to agricultural operations? – Circle the appropriate answer.**

**Scoring Note** – If the answer is YES, one point will be added to the ranking score.

**Scoring Note** – If there is more than one municipality, points will be prorated based on the percentage of acreage in each municipality. It is possible to accumulate a total of 25 points, however, only a maximum of 20 points will be added to the ranking score for this section.

**Municipality’s Cumulative Committed Funds for farmland preservation since 1980  
(This does NOT include a county tax for Open Space.)**

Financial support is construed as a strong local commitment. The method to compare the many diverse municipalities with respect to their direct financial support for farmland preservation is to measure their total dollar contribution per thousand dollars of current equalized assessed value for the municipality.

The local contributions include the total of all passed municipal bond referenda and/or allocations from the budget, private or corporate contributions and funding from any other sources since January 1, 1980 with the exception of landowner donations, county, state or federal contributions. The current equalized Assessed value for the municipality will be the one in effect on January 1 of the current year expressed in thousands of dollars.

**ENTER THE SUM TOTAL DOLLAR AMOUNT OF COMMITTED FUNDS FOR EACH CATEGORY. ADD FUNDS FOR TOTAL AMOUNT.**

**Scoring Note** – The Total amount will be divided by the State Equalized value over 1000. The result will be indexed on the following values for points to be added to the ranking score.

- 5 points for a value greater than 10
- 4 points for a value greater than 7 but not more than 10
- 3 points for a value greater than 5 but not more than 7
- 2 points for a value greater than 2 but not more than 5
- 1 point for a value greater than 0 but not more than 2

## SOILS (M)

**THIS SECTION WILL BE COMPLETED BY SADC STAFF.**

Soils are identified for their production quality within the categories of Prime, Statewide, Unique, Local or Other. A percentage figure for each of these soil categories is calculated.

**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 also available for these uses. Prime Farmlands are not excessively erodible or saturated with water for a long period of time and they either do not flood frequently or are protected from flooding.

**Statewide Important** soils include those that do not meet the criteria as Prime Farmland but are nearly prime and economically produce high yields of crops when treated and managed according to acceptable farming methods. Some statewide important soils must be drained to receive credit for being a statewide important soil. If draining is required, then documentation must be provided.

**Unique Soils** shall be given credit if being used for special crops. Documentation of the special crop shall be provide be assigned. If points are to be awarded for unique soils, the applicant must provide justification.

**Score Note** - Points are added to the ranking score by factors of the individual percentages as follows:

<b>Prime</b>	= .15
<b>Statewide</b>	= .10
<b>Unique</b>	= .00 or .125
<b>Local</b>	= .05
<b>Other</b>	= .00

**MAKE SURE ALL EXCEPTIONS HAVE BEEN LOCATED AND CLEARLY DEPICTED WITHIN BOUNDARIES OF PREMISES AS SHOWN ON ATTACHED TAX MAP AND/OR USGS TOPOGRAPHIC MAP. SOILS WITHIN EXCEPTION AREA(S) WILL NOT BE INCLUDED IN THE SOILS CALCULATIONS.**

## TILLABLE ACRES

Tillable acres are evaluated based on the proportion of land deemed tillable, emphasizing the importance of land use and productivity.

**Cropland Harvested** means land from which a crop was harvested in the current year.

**Cropland Pastured** means land which can be and often is used to produce crops, but its maximum income may not be realized in a particular year.

**Permanent Pasture** means land that is not cultivated because its maximum economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of the farm operation.

**Score Note** - Identify the percentage of tillable acres located on the Premises consisting of each of the following types of tillable acres. Points are added to the ranking score by factors of the individual percentages as follows:

<b>Cropland Harvested</b>	= .15
<b>Cropland Pastured</b>	= .15
<b>Permanent Pasture</b>	= .02
<b>Non-appurtenant woodland</b>	= .00
<b>Appurtenant woodland or Wetland</b>	= .00
<b>Other</b>	= .00

Tillable acres are verified using the Farmland Tax Assessment breakdown of land use classes. To calculate the percentages of tillable acres, use the exact number of acres from the farmland assessment form and divide by the total acres listed, unless the total amount exceeds the acres in the application. Round percentages to nearest whole number. The sum of the percentages should total 100%. The area within the exception area(s) will not be included in the calculation.

Compare percentages to an aerial photograph of the premises. If Prime and Statewide soils are listed as being used for permanent pasture, the SADC may confirm with landowner as to whether the ground has ever been cropped. If so, the permanent pasture can be changed to cropland pastured. If woodland areas are harvested, they cannot be counted as cropland harvested.

SADC review staff will verify Tillable Acres scores utilizing both the Farm Tax Assessment form and aerial interpretation.

## **BOUNDARIES AND BUFFERS (N)**

**THIS SECTION WILL BE COMPLETED BY SADC STAFF.**

Identify the percentage of the bordering Premises as interpreted from a USGS topographic map and/or tax map of the site. The weights reflect differences in both permanence and the buffers' effectiveness in reducing the negative impacts of non-agricultural development.

Boundaries should be calculated as accurately as possible utilizing methods of linear measurement (ie: map wheel, GIS, etc.)

Scoring will be based on the weight of each of the following classifications:

<b>Deed Restricted Farmland (permanent)</b> (must already be preserved)	<b>= .20</b>
<b>Deed Restricted Wildlife Areas</b> (municipal, county or state owned parcels)	<b>= .18</b>
<b>Streams (perennial) and Wetlands</b>	<b>= .18</b>
<b>Cemeteries</b>	<b>= .16</b>
<b>Parks (limited public access)</b>	<b>= .14</b>
<b>Military Installations</b>	<b>= .14</b>
<b>Golf Course (public)</b>	<b>= .14</b>
<b>8 year programs</b>	<b>= .13</b>
<b>EP applications</b>	<b>= .13</b>
<b>Highway (limited access) or Railroads</b> (access via on/off ramps only)	<b>= .10</b>
<b>Farmland (unrestricted)</b> (agriculturally zoned, undeveloped)	<b>= .06</b>
<b>Woodlands</b>	<b>= .06</b>
<b>Parks (high use)</b>	<b>= .05</b>
<b>Residential Development</b> (existing infrastructure, streets, etc)	<b>= .00</b>
<b>Commercial</b>	<b>= .00</b>
<b>Industrial</b>	<b>= .00</b>
<b>Schools</b>	<b>= .00</b>
<b>Other</b> (landfills, private golf courses, etc.)	<b>= .00</b>

**ENCLOSE A 7.5 MINUTE USGS TOPOGRAPHICAL QUAD MAP AND/OR TAX MAP WITH THE ADJACENT LAND USES IDENTIFIED AND LABELED.** If applicant does not have access to quad maps, SADC staff will prepare the map.

**Score Note** – Points are added to the ranking score by factors of the individual percentages.

**DENSITY OR CONTIGUOUS PROPERTIES (N)**

**THIS SECTION WILL BE COMPLETED BY SADC STAFF.**

List, by name, lands that are reasonably contiguous (within ½ mile linear distance) to the subject application which are comprised of: development easement purchase applications approved by the CADB and received by the SADC during the current round, lands where development easements have already been purchased, and other permanently deed restricted active farmlands along with applications with final approval. Include subject application if not an isolated parcel.

**Scoring Note** – Two points will be added to the ranking score for each farm listed including the subject parcel.

List, by name, lands that are reasonably contiguous (within ½ mile linear distance) to the subject application and enrolled in an 8 Year Farmland Preservation Program.  
**Scoring Note** – One point will be added to the ranking score for each farm listed

A maximum of ten points will be given under the category of Density and Contiguous Properties.

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# Standard Industrial Codes

0110	CASH GRAINS	0291	GENERAL FARMS, PRIM LIVESTOCK & ANIMAL
0111	WHEAT	0711	SOIL PREPARATION SERVICES
0112	RICE	0721	CROP PLANTING, CULTIVATING AND PROTECTING
0115	CORN	0722	CROP HARVESTING, PRIMARILY BY MACHINE
0116	SOYBEANS	0723	CROP PREPARATION SERVICES FOR MARKET, EXCEPT COTTON GINNING
0119	CASH GRAINS, NEC	0724	COTTON GINNING
0131	COTTON	0741	VETERINARY SERVICES FOR LIVESTOCK
0132	TOBACCO	0742	VETERINARY SERVICES FOR ANIMAL SPECIALTIES
0133	SUGARCANE AND SUGAR BEETS	0751	LIVESTOCK SERVICES, EXCEPT VETERINARY
0134	IRISH POTATOES	0752	ANIMAL SPECIALTY SERVICES, EXCEPT VETERINARY
0139	FIELD CROPS, EX CASH GRAINS, NEC	0761	FARM LABOR CONTRACTORS AND CREW LEADERS
0161	VEGETABLES AND MELONS	0762	FARM MANAGEMENT SERVICES
0171	BERRY CROPS	0781	LANDSCAPE CONSELING AND PLANNING
0172	GRAPES	0782	LAWN AND GARDEN SERVICES
0173	TREE NUTS	0783	ORNAMENTAL SCHRUB AND TREE SERVICES
0174	CITRUS FRUITS	0811	TIMBER TRACTS
0175	DECIDUOUS TREE FRUITS	0831	FOREST NURSERIES & GATHER. OF FOREST PRODUCTS
0179	FRUIT AND TREE NUTS, NEC.	0851	FORESTRY SERVICES
0181	ORNAMENTAL NURSERY PROD	0912	FINFISH
0182	FOOD CROPS GROWN UNDER COVER	0913	SHELLFISH
0191	GENERAL FARMS, PRIMARILY CROP	0919	MISCELLANEOUS MARINE PRODUCTS
0211	BEEF CATTLE FEEDLOTS	0921	FISH HATCHERIES AND PRESERVES
0212	BEEF CATTLE, EXCEPT FEEDLOTS	0971	HUNTING, TRAPPING, AND GAME PROPAGATION
0213	HOGS		
0214	SHEEP AND GOATS		
0219	GENERAL LIVESTOCK EX DAIRY & POULTRY		
0241	DAIRY FARMS		
0251	BROILER, FRYER & ROASTER CHICKENS		
0252	CHICKEN EGGS		
0253	TURKEY AND TURKEY EGGS		
0254	POULTRY HATCHERIES		
0259	POULTRY & EGGS, NEC		
0271	FUR-BEARING ANIMALS AND RABBITS		
0272	HORSES AND OTHER EQUINES		
0273	ANIMAL AQUACULTURE		
0279	ANIMAL SPECIALTIES, NEC		

# Municipal Codes

## Atlantic

0101 Absecon City  
 0102 Atlantic City  
 0103 Brigantine City  
 0104 Buena Boro  
 0105 Buena Vista Twp.  
 0106 Corbin City  
 0107 Egg Harbor City  
 0108 Egg Harbor Twp.  
 0109 Estell Manor City  
 0110 Folsom Boro  
 0111 Galloway Twp.  
 0112 Hamilton Twp.  
 0113 Hammonton Town  
 0114 Linwood City  
 0115 Longport Boro  
 0116 Margate City  
 0117 Mullica Twp.  
 0118 Northfield City  
 0119 Pleasantville City  
 0120 Port Republic City  
 0121 Somers Point City  
 0122 Ventnor City  
 0123 Weymouth Twp.

## Bergen

0201 Allendale Boro  
 0202 Alpine Boro  
 0203 Bergenfield Boro  
 0204 Bogota Boro  
 0205 Carlstadt Boro  
 0206 Cliffside Park Boro  
 0207 Closter Boro  
 0208 Cresskill Boro  
 0209 Demarest Boro  
 0210 Dumont Boro  
 0212 East Rutherford Boro  
 0213 Edgewater Boro  
 0211 Elmwood Park Boro  
 0214 Emerson Boro  
 0215 Englewood City  
 0216 Englewood Cliffs Boro  
 0217 Fair Lawn Boro  
 0218 Fairview Boro  
 0219 Fort Lee Boro  
 0220 Franklin Lakes Boro  
 0221 Garfield City  
 0222 Glen Rock Boro  
 0223 Hackensack City  
 0224 Harrington Park Boro  
 0225 Hasbrouck Heights Boro  
 0226 Haworth Boro  
 0227 Hillsdale Boro  
 0228 Hohokus Boro  
 0229 Leonia Boro  
 0230 Little Ferry Boro  
 0231 Lodi Boro

0232 Lyndhurst Twp.  
 0233 Mahwah Twp.  
 0234 Maywood Boro  
 0235 Midland Park Boro  
 0236 Montvale Boro  
 0237 Moonachie Boro  
 0238 New Milford Boro  
 0239 North Arlington Boro  
 0240 Northvale Boro  
 0241 Norwood Boro  
 0242 Oakland Boro  
 0243 Old Tappan Boro  
 0244 Oradell Boro  
 0245 Palisades Park Boro  
 0246 Paramus Boro  
 0247 Park Ridge Boro  
 0248 Ramsey Boro  
 0249 Ridgefield Boro  
 0250 Ridgefield Park Village  
 0251 Ridgewood Village  
 0252 River Edge Boro  
 0253 River Vale Twp.  
 0254 Rochelle Park Twp.  
 0255 Rockleigh Boro  
 0256 Rutherford Boro  
 0257 Saddle Brook Twp.  
 0258 Saddle River Boro  
 0259 South Hackensack Twp.  
 0260 Teaneck Twp.  
 0261 Tenafly Boro  
 0262 Teterboro Boro  
 0263 Upper Saddle River Boro  
 0264 Waldwick Boro  
 0265 Wallington Boro  
 0266 Washington Twp.  
 0267 Westwood Boro  
 0269 Wood-Ridge Boro  
 0268 Woodcliff Lake Boro  
 0270 Wyckoff Twp.

## Burlington

0301 Bass River Twp.  
 0302 Beverly City  
 0303 Bordentown City  
 0304 Bordentown Twp.  
 0305 Burlington City  
 0306 Burlington Twp.  
 0307 Chesterfield Twp.  
 0308 Cinnaminson Twp.  
 0309 Delanco Twp.  
 0310 Delran Twp.  
 0311 Eastampton Twp.  
 0312 Edgewater Park Twp.  
 0313 Evesham Twp.  
 0314 Fieldsboro Boro  
 0315 Florence Twp.  
 0316 Hainesport Twp.  
 0317 Lumberton Twp.

0318 Mansfield Twp.  
 0319 Maple Shade Twp.  
 0321 Medford Lakes Boro  
 0320 Medford Twp.  
 0322 Moorestown Twp.  
 0323 Mount Holly Twp.  
 0324 Mount Laurel Twp.  
 0325 New Hanover Twp.  
 0326 North Hanover Twp.  
 0327 Palmyra Boro  
 0328 Pemberton Boro  
 0329 Pemberton Twp.  
 0330 Riverside Twp.  
 0331 Riverton Boro  
 0332 Shamong Twp.  
 0333 Southampton Twp.  
 0334 Springfield Twp.  
 0335 Tabernacle Twp.  
 0336 Washington Twp.  
 0337 Westampton Twp.  
 0338 Willingboro Twp.  
 0339 Woodland Twp.  
 0340 Wrightstown Boro

## Camden

0401 Audubon Boro  
 0402 Audubon Park Boro  
 0403 Barrington Boro  
 0404 Bellmawr Boro  
 0405 Berlin Boro  
 0406 Berlin Twp.  
 0407 Brooklawn Boro  
 0408 Camden City  
 0409 Cherry Hill Twp.  
 0410 Chesilhurst Boro  
 0411 Clementon Boro  
 0412 Collingswood Boro  
 0413 Gibbsboro Boro  
 0414 Gloucester City  
 0415 Gloucester Twp.  
 0418 Haddon Heights Boro  
 0416 Haddon Twp.  
 0417 Haddonfield Boro  
 0419 Hi-Nella Boro  
 0420 Laurel Springs Boro  
 0421 Lawnside Boro  
 0422 Lindenwold Boro  
 0423 Magnolia Boro  
 0424 Merchantville Boro  
 0425 Mount Ephraim Boro  
 0426 Oaklyn Boro  
 0427 Pennsauken Twp.  
 0428 Pine Hill Boro  
 0429 Pine Valley Boro  
 0430 Runnemede Boro  
 0431 Somerdale Boro  
 0432 Stratford Boro  
 0433 Tavistock Boro

0434 Voorhees Twp.  
 0435 Waterford Twp.  
 0436 Winslow Twp.  
 0437 Woodlynne Boro

## Cape May

0501 Avalon Boro  
 0502 Cape May City  
 0503 Cape May Point Boro  
 0504 Dennis Twp.  
 0505 Lower Twp.  
 0506 Middle Twp.  
 0507 North Wildwood City  
 0508 Ocean City  
 0509 Sea Isle City  
 0510 Stone Harbor Boro  
 0511 Upper Twp.  
 0512 West Cape May Boro  
 0513 West Wildwood Boro  
 0514 Wildwood City  
 0515 Wildwood Crest Boro  
 0516 Woodbine Boro

## Cumberland

0601 Bridgeton City  
 0602 Commercial Twp.  
 0603 Deerfield Twp.  
 0604 Downe Twp.  
 0605 Fairfield Twp.  
 0606 Greenwich Twp.  
 0607 Hopewell Twp.  
 0608 Lawrence Twp.  
 0609 Maurice River Twp.  
 0610 Millville City  
 0611 Shiloh Boro  
 0612 Stow Creek Twp.  
 0613 Upper Deerfield Twp.  
 0614 Vineland City

## Essex

0701 Belleville Twp.  
 0702 Bloomfield Twp.  
 0703 Caldwell Boro Twp.  
 0704 Cedar Grove Twp.  
 0717 City Of Orange Twp.  
 0705 East Orange City  
 0706 Essex Fells Twp.  
 0707 Fairfield Twp.  
 0708 Glen Ridge Boro Twp.  
 0709 Irvington Twp.  
 0710 Livingston Twp.  
 0711 Maplewood Twp.  
 0712 Millburn Twp.  
 0713 Montclair Twp.  
 0714 Newark City  
 0715 North Caldwell Boro  
 0716 Nutley Twp.





