

MANSFIELD TOWNSHIP 2016 Farmland Preservation Plan Element Update

Prepared for:

Planning Board
Mansfield Township
Burlington County, New Jersey

Prepared by:

Burlington County Bridge Commission
Department of Economic Development and Regional Planning
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An original copy of this document is signed and sealed and filed with the municipal clerk.

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INTRODUCTION

Since its settlement and municipal incorporation, Mansfield Township developed as a rural, agricultural-based community. Several small crossroad hamlets and Columbus Village grew to support the farming economy. For most of its history, the development of Mansfield Township followed the tradition of farming as the principal land use. It was not until the 1980s that the Homestead age-restricted development and a few scattered, large-lot residential subdivisions began to change the Township's rural development patterns. The pace of development accelerated, reaching a peak between 1995 and 2005. Due to the current economic conditions throughout the nation, development has dramatically declined; however, with good regional transportation access and the relatively low cost of land, significant development pressure remains.

Recognizing that the rural character of the Township and the long-term viability of the farming industry were at risk of being lost, Mansfield Township engaged in a number of initiatives to better control and balance growth. The first effort was to be an early and active participant in the Burlington County Farmland Preservation Program. Mansfield Township bonded over \$1.3 million as the local share of the County's farmland preservation acquisition costs, resulting in the Township being one of the leaders in the amount of acreage preserved.

The second effort involved the strengthening of the residential subdivision cluster option in the Township's Zoning Ordinance. Recognizing that most residential subdivisions were accomplished by the cluster option, Mansfield Township modified the cluster option ordinance by taking into consideration environmentally sensitive areas, thereby reducing overall density of development. The undeveloped portion of the development was specifically preserved for the farming or environmental conservation.

The current Master Plan is the third major Township initiative. The plan, goals and objectives specifically emphasize the preservation of significant, productive agricultural land. For the first time, the preservation of farmland was incorporated into one of the plan elements. This plan element represents a refinement of the existing plan by recognizing farming as both an industry and a use of land requiring unique Township efforts to protect and enhance the industry.

Of equal importance is the proposal for a Transfer of Development Rights (TDR) Program in the Master Plan. The TDR program was proposed to protect the farmland owners' equity while working in concert with the Farmland Preservation Program. Under the TDR program, farmland is assigned development rights that can be sold to developers, who, in turn, use those rights to develop more intensive housing in targeted receiving areas. The end result is preserving farmland, from which rights are sold, and developing targeted areas.

Although the Township can, and does, provide a regulatory environment that promotes and encourages local farming issues, it is also recognized that the long-term viability of farming is as much a State and regional issue. In this regard, the Master Plan element supports both County and State economic development and resource protection efforts. To indicate support, both the Burlington County Comprehensive Farmland

Preservation Plan and the County studies and recommendations regarding the Northern Burlington County Growth and Preservation Plan (GAPP) are incorporated by reference.

The Municipal Land Use Law (N.J.S.A. 40:55D-28b.(13)) requires a farmland preservation plan element to include:

1. an inventory of farm properties and a map illustrating significant areas of agricultural land;
2. a statement showing that municipal ordinances support and promote agriculture as a business; and
3. a plan for preserving as much farmland as possible in the short term by leveraging moneys made available by P.L.1999, c.152 (C.13:8C-1 et al.) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements.

This document is consistent with those requirements.

VISION, GOALS AND AGRICULTURE POLICY OBJECTIVES

The Township's position is that the preservation and protection of farmland and agricultural activities are critical steps in defining both the present and the future of the Township. It is part of the Master Plan's Vision, Goals and The Agricultural Policy Objectives:

VISION

Mansfield Township is a balance of "town and country" - a place with a vibrant village of Columbus and the inviting and cozy hamlets of Georgetown and Hedding nestled within a larger, rural landscape of productive farmland, open spaces, woodlands and wetlands. Growth, investment, change and preservation are welcomed when they:

- Preserve farming, farmland and natural areas;
- Occur in historic and traditional forms in Centers or in modern forms in planned Nodes;
- Provide services predictably, rationally, efficiently and cost-effectively;
- Provide a range of housing opportunities for people of diverse social and economic backgrounds;
- Ensure sound stewardship of air, water and land resources;
- Maintain attractive, safe and easily negotiable highways and intersections;
- Support multiple modes of transportation, including pedestrians and farm equipment;
- Are compatible with the viability of Joint Base McGuire-Dix-Lakehurst;
- Maintain farmland as the highest and best "end use" of the land, operate within a supportive and friendly local regulatory environment and contribute toward the local economy; and
- Consistently apply policies for property, equity and value in a predictable, reasonable and fair manner.

GOALS

1. Revitalize Columbus Village and the Township's hamlets of Georgetown and Hedding;
2. Conserve the Township's agricultural and natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all residents of the Township.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.

8. Ensure sound and integrated planning and implementation throughout the Township and region.

AGRICULTURE POLICY OBJECTIVES

1. Promote agricultural best management practices that prevent or minimize conflicts with sensitive environmental resources.
2. Guide non-agricultural development toward Columbus and planned industrial and commercial nodes to ensure the viability of agriculture and the retention of farmland.
3. Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers and planned industrial and commercial nodes through municipal farmland preservation programs, the Right-to-Farm ordinance and disclosure forms for property transfers adjacent or near commercial farms and in the County's agricultural development areas (ADAs).
4. Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land use conflicts for agriculture.
5. Actively promote agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment in Columbus and planned industrial nodes.
6. Provide opportunities for household and community produce gardens, greenhouses, farmers markets and community-supported agriculture enterprises.

AGRICULTURAL LAND BASE

In the year 2010, 7,560 acres (54%) of the total acres in Mansfield Township were farmland assessed. In 1980, it was 10,952 (78%). As shown in the following table, there were about 3,390 fewer acres (31%) in Mansfield Township under farmland assessment in 2010 compared to 1980. A map of the Township's farmland assessed and preserved farmland properties is on page 6 and a list of farmland assessed properties is in the Appendix.

Table 1
Farmland Assessment Trends (by Acreage)

	1980	1990	2000	2010	1980-2010 Loss		2000-2010 Loss	
Total Farmland	10,952	10,285	8,832	7,562	3,390	31%	1,270	17%
Cropland Harvested	6,597	6,215	6,044	5,247	1,350	20%	797	15%
Cropland Pastured	501	412	219	138	363	72%	81	59%
Permanent Pasture	2,187	1,426	807	553	1,634	75%	254	46%
Woodland	1,668	1,798	1,707	1,608	60	4%	99	6%

Source: Farmland Assessment Data Provided by the New Jersey Agricultural Statistics Service

Recognizing the need to protect the Township's rural and agricultural heritage, Mansfield Township has been an aggressive participant in the Burlington County Farmland Preservation Program. County and Township efforts have preserved 32 farms, or portions of farms, totaling 3,565 acres through December 2015.

A thorough discussion of soil types, characteristics and distribution is presented in the *Burlington County Farmland Preservation Plan, Agriculture in Burlington County's Route 206 Farm Belt Plan*, including reports entitled "Current Industry Status and Trends: A Review of Farm Industry Economics and Strategies for Farm Viability." All of these plans and reports are incorporated into this Plan by reference.

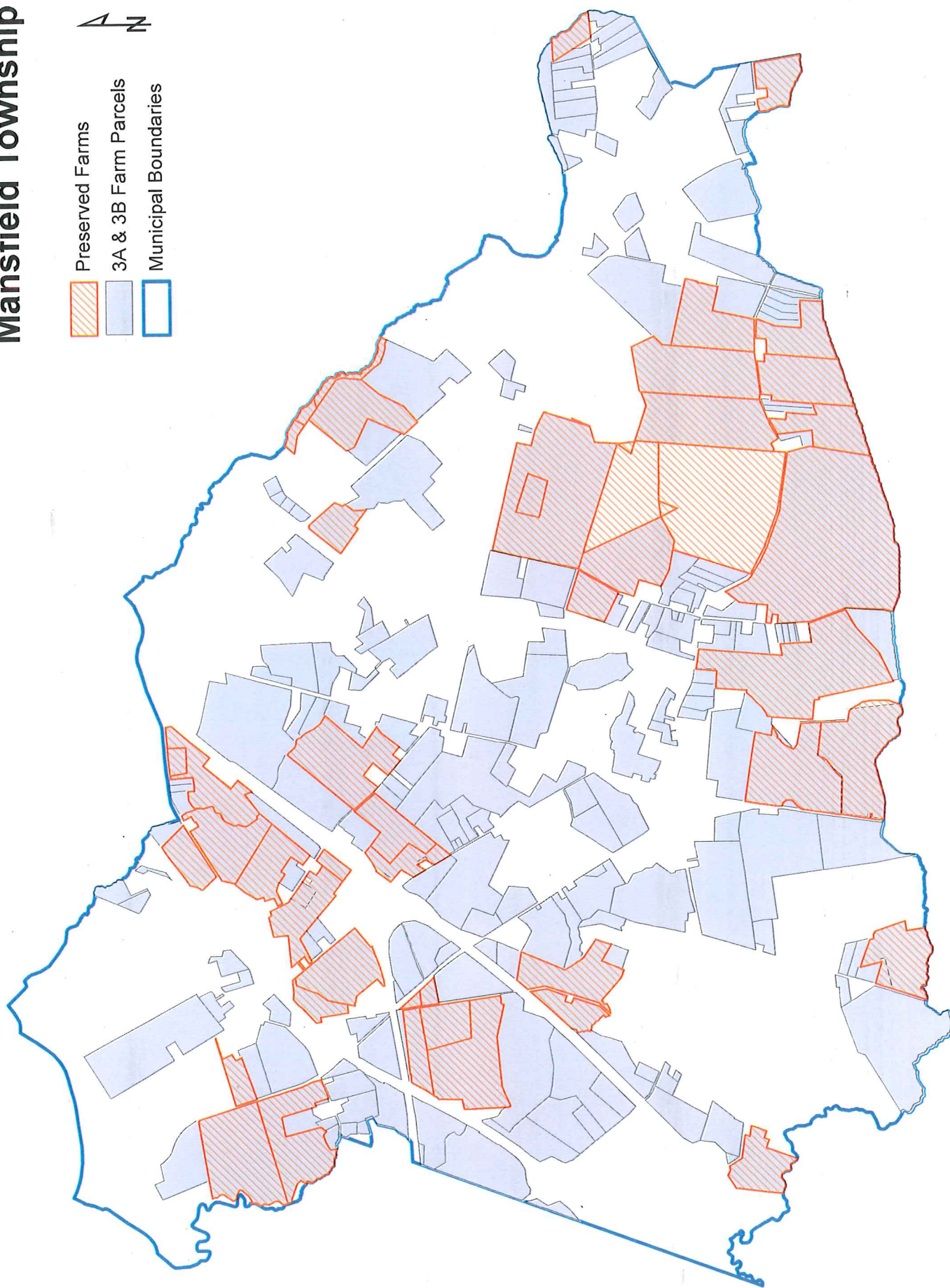
The bulk of Mansfield Township has soils classified as Class II, with smaller bands of Class I soils occurring in the middle of the Township running from the southwest to the northeast. Class I and II soils are generally considered well-suited for agricultural production, or prime farmland. About 56% of the Township, representing about 7,910 acres, is classified as prime farmland.

In addition to soils classified as prime farmland, farmland is also classified as having statewide, local or unique importance. Although having little acreage of unique importance, almost 4,000 acres in Mansfield Township are classified as having statewide or local importance. Farmlands of statewide important include those soils in land capability Class II and III that do not meet the criteria of Prime Farmland. These soils are nearly prime farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce yields as high as prime farmland if conditions are favorable. 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.

Mansfield Township



- Preserved Farms
- 3A & 3B Farm Parcels
- Municipal Boundaries



MUNICIPAL PLANNING CONTEXT

Land Use Plan

Farmland may be found in almost every zoning district, particularly where there is no existing sanitary sewer service. Farming and farming uses are permitted by the zoning ordinance on “undeveloped parcels” in every zoning district in Mansfield Township. Mansfield Township’s municipal ordinances support and promote agriculture as a business.

Most of the farmland is located in in the existing R-1 Residence District, which accounts for about 75% of the Township. The bulk of this district lacks sewer and water facilities and requires a minimum three-acre lot size. Recently approved housing developments have an average lot size of 3 to 5 acres in non-clustered developments and 1 to 1.5 acres in a clustered development. Sanitary sewer service is currently provided to three major developments: Mapleton / Four Seasons and Country Walk, where lot sizes are much smaller than an acre. The 2016 Land Use Plan Element Update recommends taking these three areas out of the R-1 district so that they may have their own separate zoning districts based upon those areas’ unique permitted uses and bulk and performance standards.

The 2016 Land Use Plan Element Update also recommends dividing the remaining portions of the existing R-1 Residence District into three separate districts to implement a proposed voluntary transfer of development rights (TDR) program:

R-1 TDR Sending Area District – This district is composed of existing preserved farmland and open space and 60 sending area parcels, from which development rights could be sold and transferred to targeted areas to receive the rights for more intensive development. The sending area parcels are re-zoned to permit residential development at a density of one (1) unit per ten (10) acres, while maintaining development rights at an estimated lot yield of one (1) unit per three (3) acres, which was the former zoning scheme. Development rights are expressed as one (1) credit per unit to be transferred.

The TDR program would allow property owners to sell their TDR credits to developers of properties in the R-2 TDR Sending Area District. The R-1 TDR Sending Area parcels of land from which TDR credits are sold would be deed restricted from further development and preserved as either farmland, by means of an agricultural easement, or open space, by means of a conservation easement. Existing preserved land (3,565 acres) and sending area parcels (1,504 acres) amount to 5,069 acres or about eight (8) square miles.

R-2 TDR Receiving Area District – This district is composed of 19 targeted tracts around Columbus Village that will be the receiving area for the Township’s TDR program. Within the receiving area, housing development would be permitted in the form of detached single-family homes on three-quarter ($\frac{3}{4}$)-acre lots, when accompanied by a TDR credit purchased from a property owner in the R-1 TDR Sending Area District. Otherwise, the zoning density would be the same as the R-1 TDR Sending Area District, i.e. the zoning will be one (1) unit per ten (10) acres, assigned TDR credits based on

the current three-acre zoning, and the ability to use those credits when developing the property.

R-3 Residential District - The R-3 Residential District would be a new zoning district that will essentially have the same permitted uses and bulk and performance standards as the existing R-1 Residence District, including the minimum three-acre lot size and residential cluster option. Much of this land is already developed with detached single-family homes.

Farmland preservation is not a high priority for Mansfield Township in its commercial and industrial districts along US Routes 130 and 206 and at Interchange 52 on I-295, where it seeks tax ratable development. For example, the Township is planning extension of sewer service to the Office Distribution Laboratory (ODL) District situated between the forks of the New Jersey Turnpike, where most of the parcels are currently farmed. When sewer service becomes available, it is assumed that many of these tracts will be cleared for industrial development. Land in the LI Light Industrial District and the C-2 Highway Commercial District along the US Route 206, although not in a sewer service area is expected to be developed on septic systems over time. The Township's Land Use Plan is featured on page 9.

Right-to-Farm Ordinance

One of Mansfield Township's strongest farmland preservation measures is its Right-to-Farm (RTF) ordinance, which offers protection to commercial farm operators that follow the State's agricultural best management practices. RTF includes a formal conflict resolution process for both public and private nuisance actions and unduly restrictive municipal regulations. The Township's RTF also has a mandatory disclosure form for property transfers adjacent or near commercial farms and in the County's agricultural development areas (ADAs).

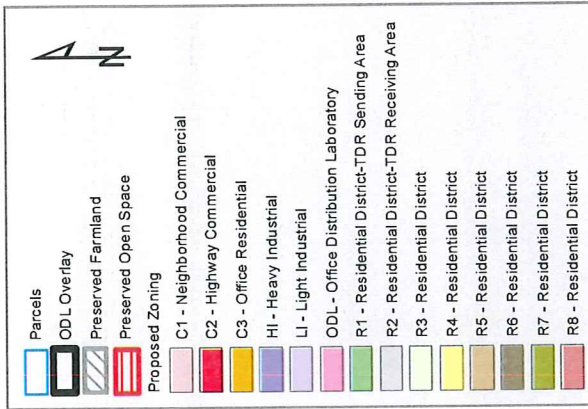
Agricultural Advisory Committee

The Township Code enables the Township Committee to appoint an Agricultural Advisory Committee for the purposes of discussion of matters of interest to the farming community, current and pending Township ordinances affecting the farming community, farmland preservation planning, and other issues of interest to the farming community that will have an impact upon the Township as a whole. The advisory committee is currently inactive.

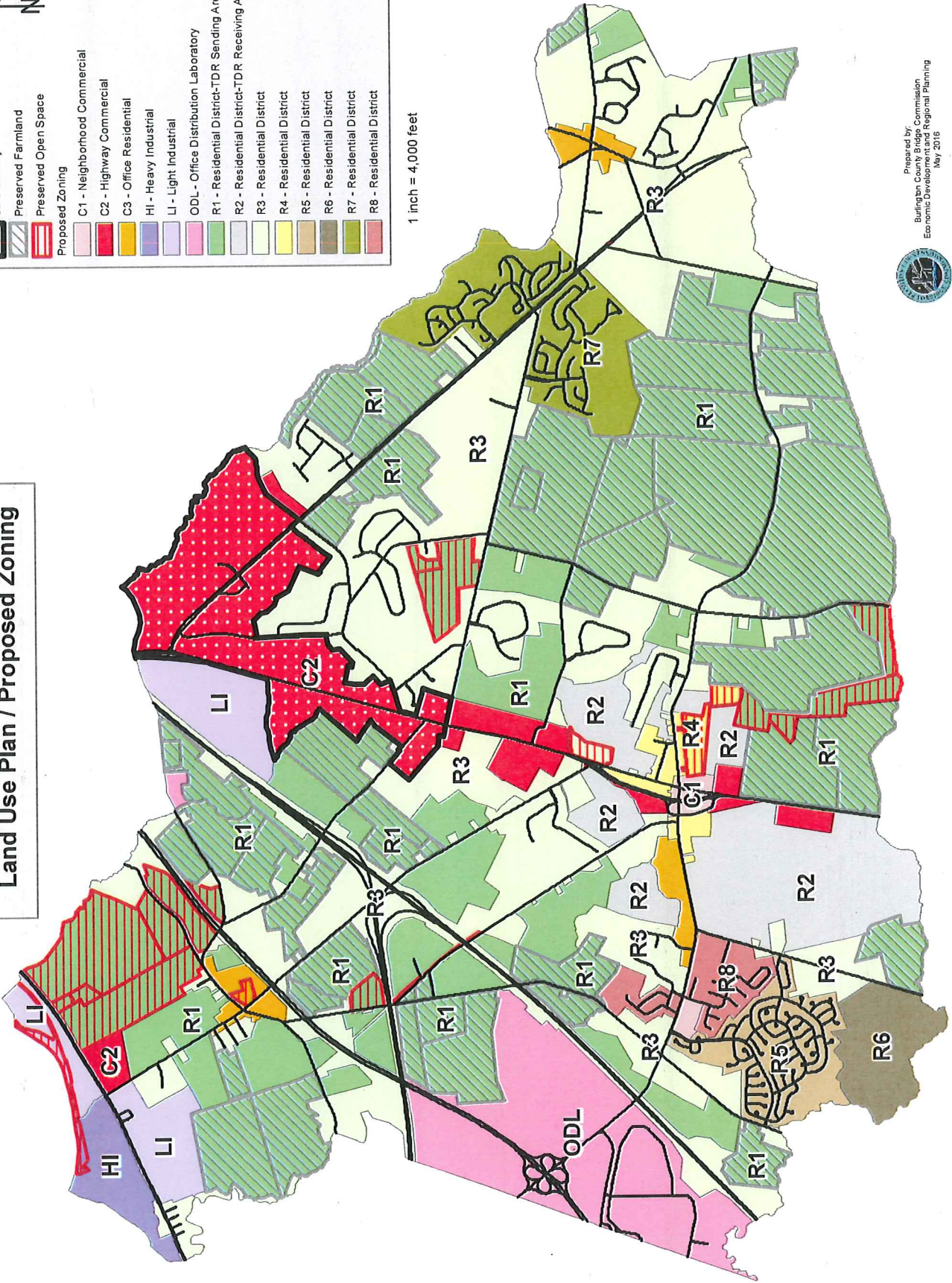
Agricultural Buffer Provisions

Mansfield Township does not have a buffer provision in its ordinance, and should consider one. Typical agricultural buffers are 50-foot wide vegetated setback areas on developed properties that help to reduce dust and noise from an adjacent farm.

Mansfield Township Land Use Plan / Proposed Zoning



1 inch = 4,000 feet



COUNTY PLANNING CONTEXT

Agricultural Development Areas (ADAs)

For the 1998 Burlington County Farmland Preservation Program Strategies Plan, the County Agricultural Development Board (CADB) established requirements for delineating Agricultural Development Areas (ADAs) within Burlington County. Commercially-operated farms in ADAs are provided RTF protection by the CADB and are eligible for consideration in the County's Farmland Preservation Program. Approximately 6,949 acres (50%) of Mansfield Township is in the County ADA.

Burlington County Farmland Preservation Program

The County program was the first established in New Jersey, beginning in the late 1970s. The purchase of development easements began in 1985 and was also a first in the State. Generally, each Township is required to fund a portion of the easement acquisition price for farms acquired within the Township. A dedicated open space/farmland preservation tax or municipal bonding are the two main methods of providing the local funding source. Mansfield Township has chosen to bond for its local match. To date, Mansfield Township has bonded for \$1,325,000 for farmland preservation. The following table identifies the 3,565 acres preserved to date on 29 farms in Mansfield Township.

Table 2
Preserved Farms in Mansfield Township

NAME	BLOCK	LOT	YR ACQUIRED	ACRES
Black	12	1	1989	9.6
Simicsak	22	2.01	1989	53.5
Bishop	22	7.01	1989	392.49
Van Mater	23	9.01	1989	76.76
Bishop	23	1.02, 1.03, 5.04, 13, 22.01	1989	439.92
Bishop	24	35.01, 36.01	1989	29.04
Major/Bennett	22	6.01	1990	56.2
Crescent Farms	22	4.01	1990	73.0
Crescent Farms	23	11	1990	112.09
Croshaw	23	12.01	1996	125.18
Goodenough	23	1.01, 2, 4	1998	248.43
Kuser	6.01	9, 10, 11	1998	16.19
Kanter	46	1.01	1998	26.57
Kanter	33.01	10.02	1998	65.9
Ingling	43	5.01	2000	45.39
Berger/Rogers	47.01	3.01, 2	2000	58.93
Berger/Rogers	55	1, 2	2000	10.62
Carabelli	50.01	2.01, 9.01	2000	86.96
Howard	6.01	5	2001	80.77
Winzinger	5	2.01, 2.03	2002	69.45
Hoefling	47.01	4	2002	106.61
Preidel/Hoagland	30	7.01	2002	48.53
Preidel/Hoagland	4	12.01	2002	102.04
Puglia	41	4.01	2002	63.20
Durr	30	6.01	2003	25.93
Durr	51.01	1, 3.01	2003	57.87
Kirby	57.01	2.01	2004	34.13
Kirby	52	1.01, 2.01	2004	115.74
Bradin/Greenberg	28	48.02, 48.03	2004	230.60

NAME	BLOCK	LOT	YR ACQUIRED	ACRES
Probasco	20.02	1	2005	32.65
Aaronson	8	7.01	2007	26.44
Armstrong	28	49	2008	198.28
Wainwright	59	4.01	2010	106.90
Wainwright	58	42.01	2010	17.19
Wainwright	59	6	2010	117.30
Durr Trust	6.01	4	2012	25.45
Durr Trust	8	9	2012	88.90
DiTullo	6.01	6.01	2012	90.00
Total				3,564.75

Northern Burlington County Growth and Preservation Plan (GAPP)

Since 2001, the County has worked with Mansfield Township and twelve other municipalities in Northern Burlington County to prepare and adopt the 2010 Growth and Preservation Plan (GAPP). The GAPP is a multi-municipal, consensus-based, guidance document for conservation, preservation and growth. It is founded on a shared vision for the region's future and on a shared understanding of what is to be gained and what is at risk. The Vision, Goals and Agricultural Policy Objectives included in this Farmland Preservation Element Update are based on those from the GAPP. For a fuller explanation of the program, refer to the 2016 Land Use Plan Element Update.

STATE PLANNING CONTEXT

State Development and Redevelopment Plan

Mansfield Township actively participated in the State Development and Redevelopment Plan (State Plan) cross-acceptance process. The current State Plan, which dates to 2001, includes a policy map that shows "planning areas" where growth and public infrastructure investments, such as public water and wastewater sewers, should be located, where agriculture and farmland should be preserved and where environmental resources protected. State agencies now use this policy map in their permitting and investment decisions. For example, the New Jersey Department of Environmental Protection will permit public water and sewer service in planning areas 1 and 2 and areas of potential health hazards, such as Columbus Village. The State Agricultural Development Committee of the New Jersey Department of Agriculture will provide a match for farmland preservation easements in planning areas 4 and 5. (See page 13 for the State Plan policy map for Mansfield Township.)

Fair Share of Low- and Moderate Income Housing

In 2015, the New Jersey Supreme Court declared that municipalities still had a constitutional obligation to provide their fair share of low- and moderate-income affordable housing. The court provided guidelines for municipalities to follow for the preparation of Master Plan Housing Plan and Fair Share Housing Elements. These guidelines are based upon the earlier Rounds 1 and 2 procedures. These elements are now to be approved by county Superior Courts, instead of the Council on Affordable Housing, which no longer exists. To be compliant with the Townships constitutional obligation and to avoid any potential builders' remedies, it is recommended that the Township prepare and adopt a Master Plan Housing Plan and Fair Share Housing Element update. The recommendations of this element must be done without placing an economic burden on the ability to implement the TDR program or eroding landowner equity.

Mansfield Township 2001 State Plan



Parcels



Municipal Boundaries



Planning Areas

Metropolitan Planning Area (1)



Suburban Planning Area (2)



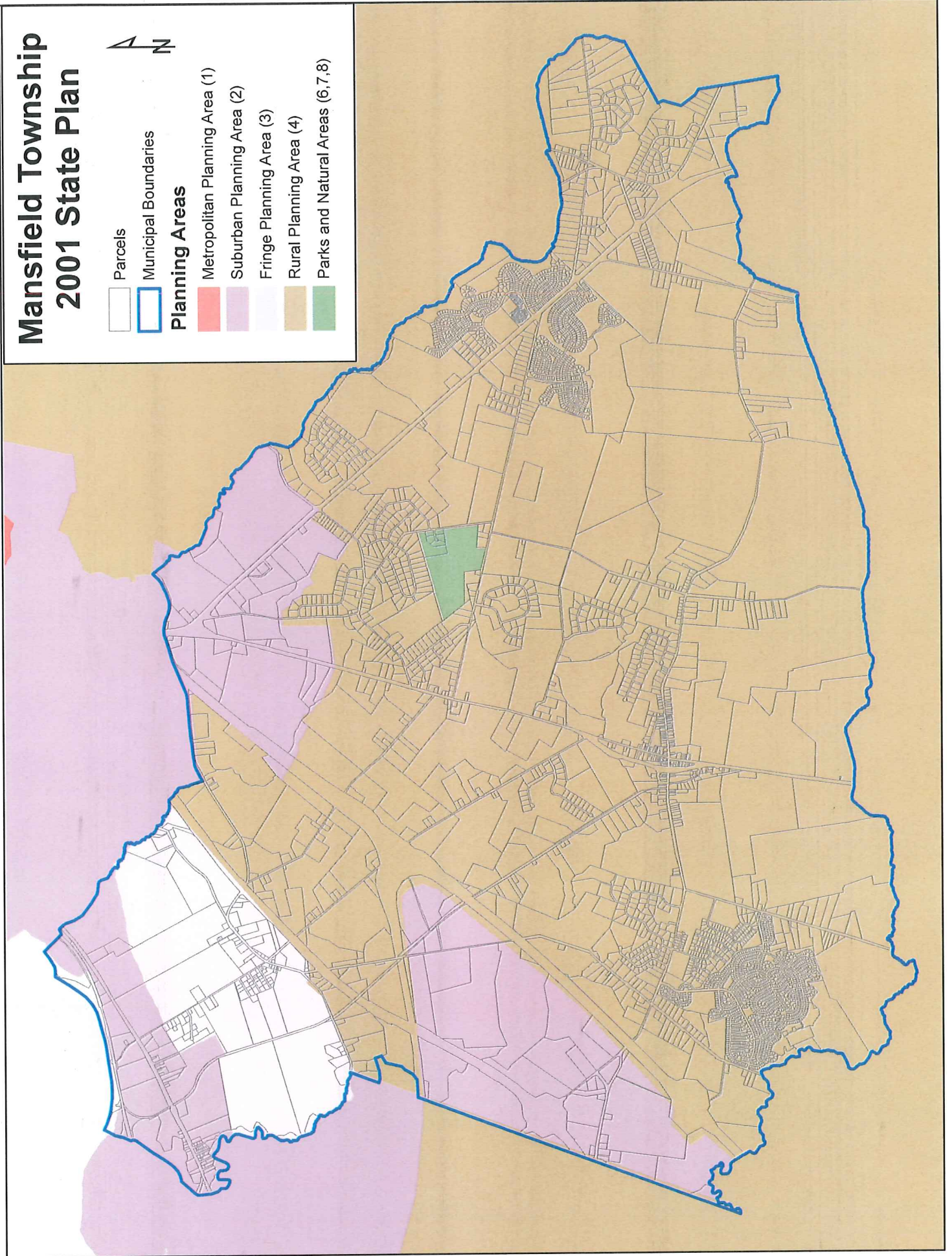
Fringe Planning Area (3)



Rural Planning Area (4)



Parks and Natural Areas (6,7,8)



FUTURE FARMLAND PRESERVATION

The Township will focus future farmland preservation efforts in two programs. The first is continued participation in the County Farmland Preservation Program and the second is the implementation of a TDR program.

A. County Farmland Preservation Program

Mansfield Township continues to be an active participant in this program, which purchases development rights and deed restricts the land for agricultural purposes. The Township's policy is to support all property owners choosing to participate in the program, particularly owners of property on the priority acquisition list. As in the past, Mansfield Township will continue to fund the local share of the acquisition costs through bonding.

B. Township Voluntary Transfer of Development Rights (TDR) Program

The proposed voluntary Transfer of Development Rights (TDR) program is being developed to address two key issues. The first relates to declining public funding relative to the demand for funding for the Farmland Preservation Program. There simply are not enough funds to acquire the development rights of all the remaining agricultural acres within the County.

The second key issue is a desire to focus the remaining residential development potential of the Township, i.e., in the existing R-1 Residence District, into the Columbus area that contains the public service infrastructure for such development and the critical mass necessary to support Columbus village's economic viability. TDR is an attempt to stem the wasteful current sprawl development pattern of large residential lots scattered throughout the Township. The voluntary TDR program will accommodate the transfer of development credits from the sending areas to strategic receiving area tracts around Columbus Village. Land remaining after the transfer of credits will be deed-restricted to agricultural or conservation uses. For a fuller explanation of the program, refer to the 2016 Land Use Plan Element Update.

Transfer of development rights would help achieve several Township goals:

1. Slowing or eliminating sprawl;
2. Guiding growth into areas that would be provided with required public service infrastructure;
3. Enhancing Mansfield Township's open space/farmland preservation efforts by providing preservation options in addition to the bond-funded Farmland Preservation Program;
4. In conjunction with the Farmland Preservation Program, providing greenbelts surrounding and separating the Township's development areas; and
5. Providing large, contiguous tracts of open space and agricultural areas.

Large contiguous tracts of farmland will be encouraged to remain in agricultural use, especially in areas of prime farmland that is adjacent to existing preserved farmland. Properties containing significant areas of environmental constraints, such as wetlands and critical habitat, although having limited development potential, will still be encouraged to participate in the TDR program with the remaining land restricted to

conservation. Such open space will help protect the environmental resources, help buffer agricultural uses from developed uses and help retain the rural-agricultural character of the Township.

Approximately 1504 on 60 parcels in the sending area would be eligible to participate in the TDR program. The proposed receiving area for Mansfield Township encompasses all or portions of 19 parcels in 16 ownerships with 663 gross acres, or 450 developable acres.

One of the goals of the TDR program is the provision of greenbelts primarily composed of farmland surrounding and separating the proposed center from other existing development in the Township. The existing Farmland Preservation Program has already met the goal on the east and northeast of Columbus Village.

The pace of development under the TDR program is dependent on several issues. One issue beyond the Township's control is the state of the economy. Mansfield Township, which is primarily residentially developed, has seen few residential subdivisions approved in the last few years. Currently, the economy is turning around after the recent Great Recession, which greatly affected housing development nationwide.

Full implementation of the TDR program is anticipated to capture 264 (82%) of the approximately 321 total available units in the current R-1 Residence District and the preservation of most of the agricultural and vacant land in the sending areas.

RECOMMENDATIONS

A. Economic Development

While there is much the Township can do to provide a positive environment for agriculture, primarily related to land use and other local police powers, most of the issues involving the economic health of agriculture are beyond Township control. Most economic issues affecting farmers are related to regional, State and national market forces and economic policies.

For example, the purchasing and maintenance of required agricultural equipment is a big-ticket expense, although the frequency of such purchases is limited. Historically, the sale and servicing of farm equipment was a regional issue, as few communities had the density of agricultural economic power to support such supply and repair functions solely within town. As a result, the Township will support the efforts of the County, State and Federal governments in the area of agricultural development. In particular, the Township, through its Agricultural Advisory Committee, should work closely with Burlington County officials and staff to implement economic development policies. As noted previously, the economic development efforts contained in the *Burlington County Comprehensive Farmland Preservation Plan* and the *Northern Burlington County Growth and Preservation Plan (GAPP)* are incorporated by reference.

B. Natural Resource Conservation

The Township's Environmental Commission, working in conjunction with the Delaware Valley Regional Planning Commission, completed a comprehensive *Environmental Resource Inventory (ERI)* in March, 2007. The ERI identifies and describes the Township's natural resources, including soil, water, air, forests, fields and waterways. The ERI contains in Appendix B an extensive discussion of Federal and State conservation programs for farmers. Many of these programs provide financial incentives to help farmers voluntarily engage in conservative practices. The Township ERI is incorporated into this Plan Element by reference.

C. Balancing Growth, Agricultural Character and Affordable Housing Obligations

The Township desires to balance two potentially conflicting objectives. The first is to accommodate growth while preserving the municipality's established agricultural character. The primary method of doing this is through the TDR program, which also balances the equity rights of farmers and other property owners. The second objective is satisfying the municipality's constitutional obligation to provide for its fair share of the regional need for housing affordable to low and moderate income household. This must be done without placing an economic burden on the ability to implement the TDR program or eroding landowner equity. These two objectives are to be balanced in a future Master Plan Housing Element and Fair Share Housing Plan Element.

D. Township Actions

1. The Agricultural Advisory Committee should provide input and guidance into Township decisions impacting farming, identify strategies to increase farming viability and recommend updates to the farmland priority acquisition list.
2. The Township Committee should complete and implement a voluntary TDR program to further the preservation of farmland and the growth management concepts of the Master Plan Land Use Plan element and GAPP. The TDR program should be designed to protect property owner equity by assigning TDR credits on the basis of existing zoning. In order to maximize program participation, residential development in the existing R-1 Residence District should be down-zoned to 1 unit per 10 acres.
3. The Township Committee should strengthen the residential cluster provisions of the ordinance to ensure that reserved land is of a size and location to promote the use of the reserved land for agricultural use, protection of environmentally sensitive features and/or as a buffer between agricultural and residential uses.
4. The Planning Board should conduct a detailed review of all ordinances, with the assistance of the agricultural advisory committee, to review and amend regulations unduly impacting farmers in a negative manner. Among the land use regulations that should be reviewed are the following:
 - Definitions of agricultural uses and activities.
 - Principal agricultural permitted uses.
 - Accessory agricultural uses to be permitted.
 - Review of permitted uses in all zoning districts.
 - Buffers between agricultural land uses and residential uses.
 - Agricultural building heights.
 - Fencing.
 - Commercial vehicles (farm use) in residential zones.
 - Site plan review issues, including possible exemptions for agricultural uses.
 - Conformance with Federal and State agricultural regulations.
5. The Township Committee should continue participation in the County Farmland Preservation Program and explore options to bonding for financing and maintain an updated priority acquisition list.
6. The Planning Board and the Township Committee should work together to prepare and adopt a Master Plan Housing Element and Fair Share Housing Plan Element, which balances growth, the Township's agricultural character and affordable housing obligations.

APPENDIX A – LIST OF FARM PROPERTIES

BLOCK	LOT	ADD LOT	Property Class	Property Location	Owner	Acres
11	1.04		3B	CHESTERFIELD ROAD	HERMAN, LEON JACK & ESTELLE	4.87
11	7	7	3B	CHESTERFIELD ROAD	HERMAN, LEON JACK & ESTELLE	0.12
11	1.07		3B	913 BORDENTOWN ROAD	HERMAN, LEON J & ESTELLE	2.95
12	3.01		3A	225 GEORGETOWN ROAD	BROWN, SCOTT A. & DEBORAH A.	30.13
12	3.01		3B	225 GEORGETOWN ROAD	BROWN, SCOTT A & DEBORAH A	30.13
12	2.02		3A	247 GEORGETOWN ROAD	FALKOWSKI, FRANCES V	13.6
12	2.02		3B	247 GEORGETOWN ROAD	FALKOWSKI, FRANCES V	13.6
12	2.04		3A	307 GEORGETOWN ROAD	SIRONEN, ROY W & BARBARA G	6.42
12	2.04		3B	307 GEORGETOWN ROAD	SIRONEN, ROY W & BARBARA G	6.42
12	2.03		3A	257 GEORGETOWN ROAD	MAKAI, JOHN F	9.28
12	2.03		3B	257 GEORGETOWN ROAD	MAKAI, JOHN F	9.28
12	1		3B	GEORGETOWN ROAD	BLACK FARM % WM T BLACK JR,TRUSTEE	17.36
12	2.01		3A	277 GEORGETOWN ROAD	STILLWELL, EARL & SARAH	8.55
12	2.01		3B	277 GEORGETOWN ROAD	STILLWELL, EARL & SARAH	8.55
12	2.07		3A	271 GEORGETOWN ROAD	ARZT, HANS J & CHERYL L	11.98
12	2.07		3B	271 GEORGETOWN ROAD	ARZT, HANS J & CHERYL L	11.98
13	3.07		3A	320 GEORGETOWN ROAD	STODDARD, DAVID W & BROWN, A B	10.3
13	3.07		3B	320 GEORGETOWN ROAD	STODDARD, DAVID W & BROWN, A B	10.3
13	4.01		3A	340 GEORGETOWN ROAD	ULDSCHMIDT,GERHARD & PATTI	6.7
13	4.01		3B	340 GEORGETOWN ROAD	ULDSCHMIDT,GERHARD & PATTI	6.7
13	3.04		3B	298 GEORGETOWN ROAD	BRIGHT VIEW FARM, INC	9.18
13	3.03		3B	GEORGETOWN ROAD	BRIGHT VIEW FARM, INC	14.56
13.04	1.02		3A	204 GEORGETOWN ROAD	PALMIERI, DOUGLAS & LORETTA	6.53
13.04	1.02		3B	204 GEORGETOWN ROAD	PALMIERI, DOUGLAS & LORETTA	6.53
13.04	1		3A	4 COUNTRY HOUSE WAY	BARONE, JOHN	14.56
13.04	1		3B	4 COUNTRY HOUSE WAY	BARONE, JOHN	14.56
15	28		3A	30 GEORGETOWN ROAD	PLUNTO, KENNETH F & ROBERTA	5.56
15	28		3B	30 GEORGETOWN ROAD	PLUNTO, KENNETH F & ROBERTA	5.56
15	25		3A	28629 SCHOOLHOUSE ROAD	PATAOUNAS, ACHILLEAS	13.99
15	25		3B	28629 SCHOOLHOUSE ROAD	PATAOUNAS, ACHILLEAS	13.99
17	2.01		3A	28254 GAUNTS BRIDGE ROAD	ABED, YOSIF Z	9.31
17	2.01		3B	28254 GAUNTS BRIDGE ROAD	ABED, YOSIF Z	9.31
18	1.03		3A	411 ROUTE 68	SCARLATA, JOSEPH	58.23
18	1.03		3B	411 ROUTE 68	SCARLATA, JOSEPH	58.23
18	3.01		3A	27622 GAUNTS BRIDGE ROAD	FARBER, STEPHEN G JR	39.66
18	3.01		3B	27622 GAUNTS BRIDGE ROAD	FARBER, STEPHEN G JR	39.66
19	2		3B	ROUTE 68	HAINES, JOSEPH R JR & CHRISTINE E	9.14
2	5.01		3B	ROUTE 68	CHAUDRY,ZABAIR & REHMANI, ALI	38.31
20.01	2.01		3A	27995 MOUNT PLEASANT ROAD	HAINES, JOSEPH R JR & CHRISTINE E	18.61
20.01	2.01		3B	27995 MOUNT PLEASANT ROAD	HAINES, JOSEPH R JR & CHRISTINE E	18.61
20.02	1		3B	MOUNT PLEASANT ROAD	PROBASCO,J CHRISTOPHER & JC ET AL	35.25
21	1		3B	27622 GAUNTS BRIDGE ROAD	FARBER, STEPHEN G JR	9.19
22	7.01		3A	26360 MOUNT PLEASANT ROAD	PLEASANT FARM, INC	391.02
22	7.01		3B	26360 MOUNT PLEASANT ROAD	PLEASANT FARM, INC.	391.02
22	7.02		3A	336 ISLAND ROAD	STRICKER, WILLIAM C & KAREN N	13.04
22	7.02		3B	336 ISLAND ROAD	STRICKER, WILLIAM C & KAREN	13.04
22	6.01		3A	26750 MOUNT PLEASANT ROAD	SHUMWAY, S & S & STANLAW, D E & G M	57.12
22	6.01		3B	26750 MOUNT PLEASANT ROAD	SHUMWAY, S & S & STANLAW, D E & G M	57.12
22	2.01		3A	27312 MOUNT PLEASANT ROAD	SIMICSAK, JOSEPH L, KAREN J & C	53.27
22	2.01		3B	27312 MOUNT PLEASANT ROAD	SIMICSAK, JOSEPH & KAREN J & C	53.27
22	6.02		3A	26908 MOUNT PLEASANT ROAD	ELLINGHAM, EDWARD PAUL & DAWN M	5.53
22	6.02		3B	26908 MOUNT PLEASANT ROAD	ELLINGHAM, EDWARD PAUL & DAWN M	5.53
22	2.05		3A	27430 MOUNT PLEASANT ROAD	BROWN, MATTHEW	5.93
22	2.05		3B	27430 MOUNT PLEASANT ROAD	BROWN, MATTHEW	5.93
22	2.04		3A	27478 MOUNT PLEASANT ROAD	ESTOCK, JOSEPH L JR & JOAN B	5.89
22	2.04		3B	27478 MOUNT PLEASANT ROAD	ESTOCK,JOSEPH L JR & JOAN B	5.89
22	4.01		3A	27058 MOUNT PLEASANT ROAD	CRESCENT FARMS, INC % L. CLAPPER	75.49
22	4.01		3B	27058 MOUNT PLEASANT ROAD	CRESCENT FARMS INC % L. CLAPPER	75.49
22	6.03		3A	26872 MOUNT PLEASANT ROAD	DAVIS, SHIRLEY	5.56
22	6.03		3B	26872 MOUNT PLEASANT ROAD	DAVIS, SHIRLEY	5.56
22	2.03		3B	27524 MOUNT PLEASANT ROAD	FARBER, STEPHEN G JR	5.91
22	2.02		3B	27570 MOUNT PLEASANT ROAD	FARBER, STEPHEN G JR	5.86
22	1		3B	GAUNTS BRIDGE ROAD	FARBER, STEPHEN G JR	3.31
22	6.05		3B	26688 MOUNT PLEASANT ROAD	SHUMWAY, S & S & STANLAW, D E & G M	5.95
23	9.01		3A	27315 MOUNT PLEASANT ROAD	VAN MATER, CHARLES & MARGARET ET AL	74.02
23	9.01		3B	27315 MOUNT PLEASANT ROAD	VAN MATER,CHARLES H & MARGARET ETAL	74.02
23	7.01		3A	28247 GAUNTS BRIDGE ROAD	TEMMING, SVEN	87.49
23	7.01		3B	28247 GAUNTS BRIDGE ROAD	TEMMING, SVEN	87.49
23	1.01		3A	612 ISLAND ROAD	GOODENOUGH, JOSEPH D JR	227.24
23	1.01		3B	612 ISLAND ROAD	GOODENOUGH, JOSEPH D JR	227.24
23	14.11		3A	25851 MOUNT PLEASANT ROAD	MONASTERO, VINCENZO & ALICE	11.3
23	14.11		3B	25851 MOUNT PLEASANT ROAD	MONASTERO, VINCENZO & ALICE	11.3
23	14.01		3A	420 ISLAND ROAD	PINTO,FRANK & DEBORAH	6.34
23	14.01		3B	420 ISLAND ROAD	PINTO, FRANK & DEBORAH	6.34
23	14.06		3A	416 ISLAND ROAD	JOHN, JAMES JR	6.27
23	14.06		3B	416 ISLAND ROAD	JOHN, JAMES JR	6.27
23	9.08		3B	MOUNT PLEASANT ROAD	FARBER, STEPHEN G JR	31.14
23	14.10		3A	25751 MOUNT PLEASANT ROAD	DULO, DAVID & CATHERINE A	6.7

BLOCK	LOT	ADD LOT	Property Class	Property Location	Owner	Acres
23	14.10		3B	25751 MOUNT PLEASANT ROAD	DULO, DAVID & CATHERINE A	6.7
23	12.01		3A	26815 MOUNT PLEASANT ROAD	CROSHAW, DAVID W & SANDRA T COWEN	124.98
23	12.01		3B	26815 MOUNT PLEASANT ROAD	CROSHAW, DAVID W & SANDRA T COWEN	124.98
23	22.01		3A	512 ISLAND ROAD	PROBASCO-BISHOP FARM LLC	86.92
23	22.01		3B	512 ISLAND ROAD	PROBASCO-BISHOP FARM LLC	86.92
23	14.12		3A	25691 MOUNT PLEASANT ROAD	BUTTERFIELD, MICHAEL E	6.23
23	14.12		3B	25691 MOUNT PLEASANT ROAD	BUTTERFIELD, MICHAEL E	6.23
23	14.09		3A	460 ISLAND ROAD	TOWNSEND, ROBERT	19
23	14.09		3B	460 ISLAND ROAD	TOWNSEND, ROBERT	19
23	11		3B	MOUNT PLEASANT ROAD	CRESCENT FARMS INC % L. CLAPPER	116.4
23	1.04		3B	113 MANSFIELD ROAD EAST	GOODENOUGH, JOSEPH D JR	1.23
23	10		3B	MOUNT PLEASANT ROAD	FARBER, STEPHEN G JR	0.11
23	2		3B	MANSFIELD ROAD EAST	GOODENOUGH, JOSEPH D JR	16.99
24	36.01		3A	557 ISLAND ROAD	CIACCIARELLI, ARTHUR AND CAROL	30.58
24	36.01		3B	557 ISLAND ROAD	CIACCIARELLI, ARTHUR & CAROL	30.58
24	34.01		3A	415 ISLAND ROAD	CRAMMER, BARBARA ANN	16.11
24	34.01		3B	415 ISLAND ROAD	CRAMMER, BARBARA ANN	16.11
24	15		3A	24781 EAST MAIN STREET	CUMMINGS, DONALD JOSEPH SR.	6.58
24	15		3B	24781 EAST MAIN STREET	CUMMINGS, DONALD JOSEPH SR	6.58
24	35.01		3A	463 ISLAND ROAD	BLINN, SHIRLEY J	7.47
24	35.01		3B	463 ISLAND ROAD	BLINN, SHIRLEY J	7.47
24	34.02		3A	25285 MOUNT PLEASANT ROAD	MICHIE, MICHAEL S	11.15
24	34.02		3B	25285 MOUNT PLEASANT ROAD	MICHIE, MICHAEL S	11.15
24	36.02		3A	513 ISLAND ROAD	ROSS, JAMES C & JUDITH W	8.58
24	36.02		3B	513 ISLAND ROAD	ROSS, JAMES C & JUDITH W	8.58
24	36.04		3A	481 ISLAND ROAD	SCHAUER, DALE P AND ROSEMARY E	6.03
24	36.04		3B	481 ISLAND ROAD	SCHAUER, DALE P & ROSEMARY E	6.03
24	34.04		3B	427 ISLAND ROAD	CRAMMER, BARBARA ANN	0.92
24	22.01		3B	MOUNT PLEASANT ROAD	HUMBLE, JAMES & P & L & PARMIGIANI, B	7.43
24	34.03		3B	435 ISLAND ROAD	CRAMMER, BARBARA ANN	1.15
24	37		3A	131 PUBLIC ROAD	DUCCO HOLDINGS LLC	31.77
24	37		3B	131 PUBLIC ROAD	DUCCO HOLDINGS LLC	31.77
24.03	21		3B	WAVERLY DRIVE	ORLEANS AT MANSFIELD, LLC	40.73
25	9	<Null>	3A	501 MANSFIELD ROAD EAST	GILARDI, V&J ESTATE % V.GILARDI III	0.59
25	9	<Null>	3B	501 MANSFIELD ROAD EAST	GILARDI, V&J ESTATE % V.GILARDI III	0.59
25	10	9	3A	501 MANSFIELD ROAD EAST	GILARDI, V&J ESTATE % V.GILARDI III	67.51
25	10	9	3B	501 MANSFIELD ROAD EAST	GILARDI, V&J ESTATE % V.GILARDI III	67.51
25	1		3B	3156 ROUTE 206	BRADLEY FAMILY LP	74.89
25	2	3	3A	110 PUBLIC ROAD	VAN SCIVER, RONNEY I & KAREN M	15.52
25	2	3	3B	110 PUBLIC ROAD	VAN SCIVER, RONNEY I & KAREN M	15.52
25	3	3	3A	110 PUBLIC ROAD	VAN SCIVER, RONNEY I & KAREN M	5.86
25	3	3	3B	110 PUBLIC ROAD	VAN SCIVER, RONNEY I & KAREN M	5.86
25	6		3B	ISLAND ROAD	DIOCESE OF TRENTON	29.81
25	4		3B	ISLAND ROAD	GOODENOUGH, JOSEPH D JR	36.83
28	47.01		3A	3036 ROUTE 206	BLACK WALNUT FARM, LLC	61.35
28	47.01		3B	3036 ROUTE 206	BLACK WALNUT FARM, LLC	61.35
28	51.02		3A	323 ISLAND ROAD	KNEZICK, DONALD R & SUZANNE B	16.08
28	51.02		3B	323 ISLAND ROAD	KNEZICK, DONALD R & SUZANNE B	16.08
28	53		3A	24960 MOUNT PLEASANT ROAD	PECARIC, MARK & BARBARA	5.33
28	53		3B	24960 MOUNT PLEASANT ROAD	PECARIC, MARK & BARBARA	5.33
28	51.05		3A	389 ISLAND ROAD	FEGELY, SUSAN P	5.93
28	51.05		3B	389 ISLAND ROAD	FEGELY, SUSAN P	5.93
28	51.09		3A	25346 MOUNT PLEASANT ROAD	BOCCANFUSO, FRANK A & CAROLE L	9.78
28	51.09		3B	25346 MOUNT PLEASANT ROAD	BOCCANFUSO, FRANK A & CAROLE L	9.78
28	52		3A	25020 MOUNT PLEASANT ROAD	BASSETT, RALPH D	7.75
28	52		3B	25020 MOUNT PLEASANT ROAD	BASSETT, RALPH D	7.75
28	49		3A	250 ISLAND ROAD	PROBASCO-ARMSTRONG FARM, LLC	256.78
28	49		3B	250 ISLAND ROAD	PROBASCO-ARMSTRONG FARM, LLC	256.78
28	48.02		3A	3006 ROUTE 206	CRMX-135, LLC % DAKOTA REALTY	124.02
28	48.02		3B	ROUTE 206	CRMX-135, LLC % DAKOTA REALTY	124.02
28	49.01		3A	25090 MOUNT PLEASANT ROAD	ARMSTRONG, ROGER E & GLENN R	6.35
28	49.01		3B	25090 MOUNT PLEASANT ROAD	ARMSTRONG, ROGER E & GLENN R	6.35
28	49.02		3A	25250 MOUNT PLEASANT ROAD	ARMSTRONG, JEFFREY S	6.05
28	49.02		3B	25250 MOUNT PLEASANT ROAD	ARMSTRONG, JEFFREY S	6.05
28	49.03		3B	275 ISLAND ROAD	ARMSTRONG, ROGER E & MARION J	2.44
28	49.04		3A	265 ISLAND ROAD	ARMSTRONG, ROGER E & MARION J	2.34
28	49.04		3B	265 ISLAND ROAD	ARMSTRONG, ROGER E & MARION J	2.34
28	49.05		3B	255 ISLAND ROAD	ARMSTRONG, ROGER E & MARION J	2.45
28	48.03		3B	ROUTE 206	CRMX-135, LLC % DAKOTA REALTY	111.45
3	5.01		3A	55 AARONSON ROAD	N.A.K.REALTY % FIRST INVESTORS CORP	38.04
3	5.01		3B	55 AARONSON ROAD	N.A.K.REALTY % FIRST INVESTORS CORP	38.04
3	7.01		3A	511 WHITE PINE ROAD	LI, REN & WANG, HAIXIA	6.06
3	7.01		3B	511 WHITE PINE ROAD	LI, REN & WANG, HAIXIA	6.06
3	10.01		3B	AARONSON ROAD	N.A.K.REALTY % FIRST INVESTORS CORP	22.92
3	4		3B	ROUTE 206	TURNPIKE JUNCTION % J GOLDMAN, ESQ	7.19
30	4		3B	3165 ROUTE 206	NJ AMERI. WATER % GENERAL TAX DEPT	126.14
30	5.05		3A	1138 HEDDING ROAD	FORD, ANNA B	7.96
30	5.05		3B	1138 HEDDING ROAD	FORD, ANNA B	7.96

BLOCK	LOT	ADD_LOT	Property Class	Property Location	Owner	Acres
30	5.02		3A	1170 HEDDING ROAD	LISTER, JOHN A & MARY E	10.85
30	5.02		3B	1170 HEDDING ROAD	LISTER, JOHN A & MARY E	10.85
30	5.03		3A	1152 HEDDING ROAD	FORD, DONALD L JR & CAROL A	11.73
30	5.03		3B	1152 HEDDING ROAD	FORD, DONALD L JR & CAROL A	11.73
30	7.02		3A	679 MANSFIELD ROAD WEST	PREIDEL, CARL G	6.67
30	7.02		3B	679 MANSFIELD ROAD WEST	PREIDEL, CARL G	6.67
30	5.01		3A	1182 HEDDING ROAD	ZEBE, CHARLES	18.44
30	5.01		3B	1182 HEDDING ROAD	ZEBE, CHARLES	18.44
30	8.01		3A	757 MANSFIELD ROAD WEST	JONES, WILLIAM J & CORINNE E	15.61
30	8.01		3B	757 MANSFIELD ROAD WEST	JONES, WILLIAM J. & CORINNE E.	15.61
30	6.01		3B	HEDDING ROAD	DURR, LAWRENCE H & CAROL A	27.36
30	7.03		3B	702 MANSFIELD ROAD WEST	PREIDEL, SCOTT R & PAULA L	6.78
30	9.02		3B	MANSFIELD ROAD WEST	CPLB LAND ASSOCIATES LLC	28.33
30	3		3B	ROUTE 206	BRADLEY FAMILY LP	11.27
30	7.01		3B	MANSFIELD ROAD WEST	HOAGLAND, ANNA %S. PREIDEL	47.01
30	5.07		3B	1180 HEDDING ROAD	LISTER, JOHN A & MARY E	0.9
30	5.08		3B	1176 HEDDING ROAD	LISTER, JOHN A & MARY E	0.91
31	10.01		3A	1197 HEDDING ROAD	DOSCHYK, OSVALDO R & NOEMI B	83.55
31	10.01		3B	1197 HEDDING ROAD	DOSCHYK, OSVALDO R. AND NOEMI B.	83.55
31	9.02		3A	200 MILL LANE	D'IMPERIO, MARK AND LISA	17.54
31	9.02		3B	200 MILL LANE	D'IMPERIO, MARK & LISA	17.54
31	6.04		3A	1007 HEDDING ROAD	ALBANESI, ACHILLE D	39.26
31	6.04		3B	1007 HEDDING ROAD	ALBANESI, ACHILLE D	39.26
31	6.03		3A	3105 ROUTE 206	ALBANESI, DANIEL & RACHEL	24.86
31	6.03		3B	3105 ROUTE 206	ALBANESI, DANIEL & RACHEL	24.86
31	12		3B	270 MILL LANE	WEIGAND, BARBARA M & ROSS J	14.1
31	6.05		3B	HEDDING ROAD	CELESTIAL CHURCH OF CHRIST, INC	14.12
31	11		3B	1221 HEDDING ROAD	MICHAL, RAY JR & THERESA ANN	19.22
33.01	10.02		3A	1258 JACKSONVILLE ROAD	UNDERWOOD, GARY W & KATHLEEN B	67.59
33.01	10.02		3B	1258 JACKSONVILLE ROAD	UNDERWOOD, GARY W & KATHLEEN B	67.59
33.01	10.03		3A	1 WOODVIEW COURT	ROCKWELL, JAMES E & TERESA A	8
33.01	10.03		3B	1 WOODVIEW COURT	ROCKWELL, JAMES E & TERESA A	8
33.01	14.01		3A	183 MILL LANE	NORCROSS, JACK L & CHARLOTTE T	16.47
33.01	14.01		3B	183 MILL LANE	NORCROSS, JACK L & CHARLOTTE T	16.47
33.01	13.01	13.02	3A	195 MILL LANE	HLH GROUP INC	46.14
33.01	13.01	13.02	3B	195 MILL LANE	HLH GROUP INC	46.14
33.01	13.02		3A	195 MILL LANE	HLH GROUP INC	0.35
33.01	13.02		3B	195 MILL LANE	HLH GROUP INC	0.35
33.01	15		3A	153 MILL LANE	CROSHAW, DAVID W & SANDRA J	36.29
33.01	15		3B	153 MILL LANE	CROSHAW, DAVID W & SANDRA J	36.29
33.01	16		3A	131 MILL LANE	CROSHAW, DAVID W & SANDRA J COWEN	2.72
33.01	16		3B	131 MILL LANE	CROSHAW, DAVID W & SANDRA J COWEN	2.72
33.01	14.10		3A	7 WOODVIEW COURT	RICE, STEVEN I & CYNTHIA	9.7
33.01	14.10		3B	7 WOODVIEW COURT	RICE, STEVEN I & CYNTHIA	9.7
33.01	19.03		3B	COLUMBUS ROAD	TYROG CORP % MARK TYKOCINSKI	76.56
33.01	10.01	L11	3B	MILL LANE	COLEMAN, GRACE D	10.81
33.01	11		3B	MILL LANE	COLEMAN, GRACE D	6.37
4	5		3A	3301 ROUTE 206	TURNPIKE JUNCTION % J GOLDMAN, ESQ	141.46
4	5		3B	3301 ROUTE 206	TURNPIKE JUNCTION % J GOLDMAN, ESQ	141.46
4	12.01		3A	708 MANSFIELD ROAD WEST	HOAGLAND, ANNA M %S. PREIDEL	102.22
4	12.01		3B	702 MANSFIELD ROAD WEST	HOAGLAND, A.M.EST%S. PREIDEL	102.22
4	8		3B	ROUTE 206	KATZMAN GREENBROOK REALTY, LLC	14.83
4	14		3B	740 MANSFIELD ROAD WEST	LOUNSBERRY, ROBERT & BARBARA	52.11
4	6.01		3B	ROUTE 206	N.A.K.REALTY % FIRST INVESTORS CORP	10.34
4	7		3B	3267 ROUTE 206	N.A.K.REALTY % FIRST INVESTORS CORP	9.78
4	10.01		3B	ROUTE 206	JERSEY PROPERTY, LLC	17.85
41	4.03		3A	140 PETTICOAT BRIDGE ROAD	DEKOVITCH, JEFFREY & LORRAINE	6.57
41	4.03		3B	140 PETTICOAT BRIDGE ROAD	DEKOVITCH, JEFFREY & LORRAINE	6.57
41	4.04		3A	150 PETTICOAT BRIDGE ROAD	KRAMER, ANTHONY & SUSAN	6.26
41	4.04		3B	150 PETTICOAT BRIDGE ROAD	KRAMER, ANTHONY & SUSAN	6.26
41	4.02		3A	130 PETTICOAT BRIDGE ROAD	GILBERT, ROBERT J & NANCY C	6.45
41	4.02		3B	130 PETTICOAT BRIDGE ROAD	GILBERT, ROBERT J & NANCY C	6.45
41	4.01		3A	90 PETTICOAT BRIDGE ROAD	PUGLIA, ARTHUR JR	63.28
41	4.01		3B	90 PETTICOAT BRIDGE ROAD	PUGLIA, ARTHUR JR	63.28
41	8		3B	ROUTE 206	REAL PROP DEVEL CO%FIRST INVESTORS	119.21
41	1		3B	2975 ROUTE 206	REAL PROP DEVEL CO%FIRST INVESTORS	61.8
41	10		3B	ROUTE 206	BLACK WALNUT FARM, LLC	12.75
41	7.01		3B	250 PETTICOAT BRIDGE ROAD	MANNION, MARTIN & LAURA	11.23
41	11.01		3B	COLUMBUS ROAD	TYROG CORP % MARK TYKOCINSKI	101.43
41	4.05		3B	PETTICOAT BRIDGE ROAD	BARRETT, DIANE	6.07
42	15.02		3A	157 PETTICOAT BRIDGE ROAD	SHAW, DOUGLAS S & DOROTHY	5.98
42	15.02		3B	157 PETTICOAT BRIDGE ROAD	SHAW, DOUGLAS S. & DOROTHY	5.98
42	1		3B	89 PETTICOAT BRIDGE ROAD	CENTEX HOMES, LLC	141.52
43	2.01		3A	1139 JACKSONVILLE ROAD	PARK, HONG S & EUN SUN	27.07
43	2.01		3B	1139 JACKSONVILLE ROAD	PARK, HONG S & EUN SUN	27.07
43	1		3A	22750 COLUMBUS ROAD	MILLER, RUSSELL	32.27
43	1		3B	22750 COLUMBUS ROAD	MILLER, RUSSELL	32.27
43	3		3A	1117 JACKSONVILLE ROAD	WAINWRIGHT, RALPH & CLAIRE	1.45

BLOCK	LOT	ADD LOT	Property Class	Property Location	Owner	Acres
43	3		3B	1117 JACKSONVILLE ROAD	WAINWRIGHT, RALPH & CLAIRE	1.45
43	5.01	3	3A	1117 JACKSONVILLE ROAD	WAINWRIGHT, RALPH & CLAIRE	50.02
43	5.01	3	3B	1117 JACKSONVILLE ROAD	WAINWRIGHT, RALPH & CLAIRE	50.02
43	2.06		3B	1169 JACKSONVILLE ROAD	PIETRAS, JOHN T & SOPHIE T	1.11
43	2.04		3B	1177 JACKSONVILLE ROAD	PIETRAS, JOHN	7.37
45.01	4		3B	FLORENCE ROAD	BLEZNAK, C R % AM REFRIG CO	0.01
45.02	4		3B	FLORENCE ROAD	BLEZNAK, C R %AMERICAN REFRIG CO	6.4
46	1.01		3B	JACKSONVILLE ROAD	UNDERWOOD, GARY W & KATHLEEN B	29.28
46	5.01		3B	COLUMBUS ROAD	DIOCESE OF TRENTON	5.48
46	10		3B	COLUMBUS ROAD	LISEHORA WAYNE M. & KATHLEEN B.	30.79
47.01	4		3A	1289 JACKSONVILLE ROAD	HOEFLING, JOHN F & EILEEN M	110.76
47.01	4		3B	1289 JACKSONVILLE ROAD	HOEFLING, JOHN F & EILEEN M	110.76
47.01	2		3A	1309 JACKSONVILLE ROAD	ROGERS, ALICE B	38.17
47.01	2		3B	1309 JACKSONVILLE ROAD	ROGERS, ALICE B	38.17
47.01	10.02		3B	1197 FLORENCE ROAD	LISEHORA, WAYNE & BEST, KATHLEEN	16.86
47.01	10.01		3B	1195 FLORENCE ROAD	LIBERTY LAKES LAND, LLC	59.01
47.01	3.01		3B	JACKSONVILLE ROAD	ROGERS, ALICE B	29.88
47.01	9.01		3B	FLORENCE ROAD	AVIS REALTY LLC, C/O MARGOLIS ENTPR.	35.75
47.01	9.02		3B	FLORENCE ROAD	AVIS REALTY LLC, C/O MARGOLIS ENTPR.	39.49
47.01	9.03		3B	FLORENCE ROAD	POLAK, JAMES	9.72
47.01	11		3B	1273 JACKSONVILLE ROAD	AVIS REALTY LLC, C/O MARGOLIS ENTPR.	111.33
47.01	1		3B	1335 JACKSONVILLE ROAD	BOYCHUK, STEPHEN	3.93
47.02	5		3B	FLORENCE ROAD	WAINWRIGHT FAMILY LIMITED PARTNSP	1.74
47.02	3.01	5	3B	FLORENCE ROAD	WAINWRIGHT FAMILY LIMITED PARTNSP	37.84
47.02	6	5	3A	1091 FLORENCE ROAD	WAINWRIGHT FAMILY LTD PARTNERSHIP	73.93
47.02	6	5	3B	1091 FLORENCE ROAD	WAINWRIGHT FAMILY LTD PARTNERSHIP	73.93
48	1	2	3B	EAST SHARP ROAD	TURNPIKE JUNCTION % J GOLDMAN, ESQ	5.81
48	2		3B	EAST SHARP ROAD	TURNPIKE JUNCTION % J GOLDMAN, ESQ	26.29
49	1	3	3A	133 EAST SHARP ROAD	TURNPIKE JUNCTION % J GOLDMAN, ESQ	27.6
49	1	3	3B	133 EAST SHARP ROAD	TURNPIKE JUNCTION % J GOLDMAN, ESQ	27.6
49	3		3A	133 EAST SHARP ROAD	TURNPIKE JUNCTION % J GOLDMAN, ESQ	2.4
49	3		3B	133 EAST SHARP ROAD	TURNPIKE JUNCTION % J GOLDMAN, ESQ	2.4
5	2.03		3A	2452 OLD YORK ROAD	WINZINGER, JOHN JR & MARGUERITE S	9.3
5	2.03		3B	2452 OLD YORK ROAD	WINZINGER, JOHN JR & MARGUERITE S	9.3
5	2.05		3B	2444 OLD YORK ROAD	NISSNER, CHARLES W. & MADELYN K.	3.04
5	2.04		3B	2434 OLD YORK ROAD	NISSNER, CHARLES W. & MADELYN K.	3.01
5	2.02		3A	2424 OLD YORK ROAD	JOHNSON, JEAN M & WILLIAM	6.29
5	2.02		3B	2424 OLD YORK ROAD	JOHNSON, JEAN M & WILLIAM	6.29
5	2.01		3B	OLD YORK ROAD	WINZINGER, JOHN JR	62.52
50.01	2.01		3A	1923 HEDDING ROAD	CARABELLI, ROBERT A	73.7
50.01	2.01		3B	1923 HEDDING ROAD	CARABELLI, ROBERT A	73.7
50.01	9.01		3B	JACKSONVILLE ROAD	CARABELLI, ROBERT	20.36
50.02	10		3A	2274 OLD YORK ROAD	DENGLER, PAUL L & CYNTHIA P	9.63
50.02	10		3B	2274 OLD YORK ROAD	DENGLER, PAUL L. AND CYNTHIA P.	9.63
51.01	1		3B	MANSFIELD ROAD WEST	DURR, LAWRENCE H & CAROL A	9.09
51.01	3.01		3B	MANSFIELD ROAD WEST	DURR, LAWRENCE H & CAROL A	51.05
51.01	3.09		3A	899 MANSFIELD ROAD WEST	D'IMPERIO, TROY & NANCY	7.45
51.01	3.09		3B	899 MANSFIELD ROAD WEST	D'IMPERIO, TROY & NANCY	7.45
51.01	4.04		3A	1708 HEDDING ROAD	LONG, ROBERT C JR	7.52
51.01	4.04		3B	HEDDING ROAD	LONG, ROBERT C JR	7.52
51.01	4.05		3B	1800 HEDDING ROAD	MCCONAGLY, DEVLIN & JESSICA	6.81
51.02	11.02		3A	2316 OLD YORK ROAD	POTTS, LAURA S & RABEAU, CHRISTINE	5.98
51.02	11.02		3B	2316 OLD YORK ROAD	POTTS, LAURA M & RABEAU, CHRISTINE	5.98
51.02	8		3B	2334 OLD YORK ROAD	FLYNN, DANIEL & TRACI W	10.65
52	3.01		3B	800 MANSFIELD ROAD WEST	DURR, LAWRENCE H & CAROL A	22.38
52	2.04		3A	840 MANSFIELD ROAD WEST	ROGERS, ROBERT B & KIM M	10.12
52	2.04		3B	840 MANSFIELD ROAD WEST	ROGERS, ROBERT B & KIM M	10.12
52	1.01	2.01	3B	OLD YORK ROAD	KIRBY, B ROGER & SONS INC	67.52
52	2.01		3B	OLD YORK ROAD	KIRBY, B ROGER & SONS INC	52.69
53.01	1		3B	1347 JACKSONVILLE ROAD	BOYCHUK, STEPHEN	10.35
54.01	1.02		3A	1347 JACKSONVILLE ROAD	BOYCHUK, STEPHEN	27.84
54.01	1.02		3B	1347 JACKSONVILLE ROAD	BOYCHUK, STEPHEN	27.84
54.02	4.01		3A	2210 OLD YORK ROAD	VALLIMONT, LOUIS	18.36
54.02	4.01		3B	2210 OLD YORK ROAD	VALLIMONT, LOUIS	18.36
54.02	1.01	1.02	3A	1347 JACKSONVILLE ROAD	BOYCHUK, STEPHEN	25.45
54.02	1.01	1.02	3B	1347 JACKSONVILLE ROAD	BOYCHUK, STEPHEN	25.45
54.02	2		3A	2234 OLD YORK ROAD	WINZINGER, JOHN JR	6.14
54.02	2		3B	2234 OLD YORK ROAD	WINZINGER, JOHN JR	6.14
54.02	3.01		3A	2226 OLD YORK ROAD	NUGENT, RUTH	18.99
54.02	3.01		3B	2226 OLD YORK ROAD	NUGENT, RUTH	18.99
54.02	5		3B	OLD YORK ROAD	KESTER, KURT W. & MARYBETH B.	3.85
54.02	6		3B	OLD YORK ROAD	KESTER, KURT W. & MARYBETH B.	2.6
55	1		3B	JACKSONVILLE ROAD	ROGERS, ALICE B	7.09
55	2		3B	JACKSONVILLE ROAD	ROGERS, ALICE B	3.45
56	1		3A	1300 JACKSONVILLE ROAD	TURNPIKE JUNCTION % J GOLDMAN, ESQ	44.02
56	1		3B	1300 JACKSONVILLE ROAD	TURNPIKE JUNCTION % J GOLDMAN, ESQ	44.02
57.01	2.01		3A	2393 OLD YORK ROAD	KIRBY, B ROGER & SONS INC	32.51
57.01	2.01		3B	2393 OLD YORK ROAD	KIRBY, B ROGER & SONS INC	32.51

BLOCK	LOT	ADD LOT	Property Class	Property Location	Owner	Acres
57.01	2.02		3A	2417 OLD YORK ROAD	BROOKS, ARTHUR & KATHLEEN	7.87
57.01	2.02		3B	2417 OLD YORK ROAD	BROOKS, ARTHUR & KATHLEEN	7.87
57.02	4.01		3A	2468 AXE FACTORY ROAD	HAMMILL, RICHARD	2.63
57.02	4.01		3B	AXE FACTORY ROAD	HAMMILL, RICHARD	2.63
58	41		3A	329 SECOND STREET	LANISH,MANDOLESI, COSTANTINI	18.68
58	41		3B	329 SECOND STREET	LANISH,MANDOLESI, CONSTANTINI	18.68
58	1		3B	OLD YORK ROAD	BIG A, LLC	53.99
58	42.01		3B	KINKORA ROAD	WAINWRIGHT, CORA P IRREVOCABLE TR	19.54
59	6		3A	2225 OLD YORK ROAD	WAINWRIGHT, CORA P IRREVOCABLE TR	118.99
59	6		3B	2225 OLD YORK ROAD	WAINWRIGHT, CORA P IRREVOCABLE TR	118.99
59	7.01		3B	5206 ROUTE 130	JONES, MARY ANN ETALS	44.71
59	2	3	3A	2209 OLD YORK ROAD	KESTER, KURT W & MARYBETH B	3.48
59	2	3	3B	2209 OLD YORK ROAD	KESTER, KURT W. & MARYBETH B.	3.48
59	4.01		3A	2223 OLD YORK ROAD	WAINWRIGHT, CURTIS	107.82
59	4.01		3B	2223 OLD YORK ROAD	WAINWRIGHT, CURTIS	107.82
59	3		3A	2209 OLD YORK ROAD	KESTER, KURT W & MARYBETH B	5.41
59	3		3B	2209 OLD YORK ROAD	KESTER, KURT W. & MARYBETH B.	5.41
6.01	5		3A	610 ROUTE 68	HOWARD,C % M. HOWARD ESTATE	80.01
6.01	5		3B	610 ROUTE 68	HOWARD, C. % M. HOWARD ESTATE	80.01
6.01	11		3B	ROUTE 68	KUSER, LAWRENCE & SUSAN S	6.03
6.01	10		3B	ROUTE 68	KUSER, TERESA DEQ	4.94
6.01	1.17		3B	240 WHITE PINE ROAD	TUSKARORA ENTERPRISES, LLC	3.96
6.01	6.01		3B	ROUTE 68	DITULLIO, ANTHONY	86.81
6.01	9		3B	ROUTE 68	KUSER, WALTER T	11.69
6.01	4		3B	ROUTE 68	EXCELLENT FINANCIAL GROUP LLC	24.75
6.01	1.14		3B	210 WHITE PINE ROAD	TUSKARORA ENTERPRISES, LLC	4.41
6.01	1.15		3B	220 WHITE PINE ROAD	TUSKARORA ENTERPRISES, LLC	2.69
6.01	1.16		3B	230 WHITE PINE ROAD	TUSKARORA ENTERPRISES, LLC	2.73
7	2.04		3A	70 MANSFIELD ROAD EAST	JENKINS, VERONE	5.81
7	2.04		3B	70 MANSFIELD ROAD EAST	JENKINS, VERONE	5.81
7	2.02		3A	535 ROUTE 68	WAGNER, BARBARA	9.34
7	2.02		3B	535 ROUTE 68	WAGNER, BARBARA	9.34
70	2.02		3A	2437 AXE FACTORY ROAD	CLARK, ALFRED W & PATRICIA A	6.78
70	2.02		3B	2437 AXE FACTORY ROAD	CLARK, ALFRED W & PATRICIA A	6.78
70	2.01		3A	2441 AXE FACTORY ROAD	MCVAY, LAWRENCE E JR	11.57
70	2.01		3B	2441 AXE FACTORY ROAD	MCVAY, LAWRENCE E JR	11.57
70	16		3A	2303 OLD YORK ROAD	HARTMANN, RAYMOND & MICHELLE C	9.1
70	16		3B	2303 OLD YORK ROAD	HARTMANN, RAYMOND & MICHELLE C	9.1
70	6.02		3B	KINKORA ROAD	TOWER GATE ASSOCIATES	117.64
8	7.01		3A	655 ROUTE 68	AARONSON, GEORGE G JR & JANET	29.92
8	7.01		3B	655 ROUTE 68	AARONSON, GEORGE G JR & JANET	29.92
8	9		3A	625 ROUTE 68	DURR,M P& DURR,J.C.% D.HOUSEWORTH	88.36
8	9		3B	625 ROUTE 68	DURR,MARY PATRICIA & DURR,J.C.TRUST	88.36
9.01	1.04		3A	474 WHITE PINE ROAD	TANZINI, PETER & ROBIN SUSAN	10.85
9.01	1.04		3B	474 WHITE PINE ROAD	TANZINI, PETER & ROBIN SUSAN	10.85
9.01	1.13		3A	921 NORTH ISLAND ROAD	PAGODIN, NICHOLAS J & VALERIE G	5.87
9.01	1.13		3B	921 NORTH ISLAND ROAD	PAGODIN, NICHOLAS J & VALERIE G	5.87
9.01	1.01		3B	WHITE PINE ROAD	STEWART, ROBERT N & ANNA M	41.01
9.03	9.01		3B	ROUTE 206	VANSCHIVER, RONNEY I AND KAREN M	10.04