

Letter from Holt to Sully re enclosed maps identifying
certain areas as "agriculture"
- w/ criteria to determine agricultural districts

Pg. 4

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MIDDLESEX COUNTY PLANNING BOARD

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January 23, 1981

Mr. Roger Holk
Division of State & Regional Planning
New Jersey Dept. of Community Affairs
329 West State Street
Trenton, New Jersey 08625

Dear Roger:

Enclosed is a map identifying the following areas:

Jamesburg Park
Burnt Fly Bog
Duhernal Watershed
Runyon Watershed

Also identified are the portions of Plainsboro, South Brunswick and Cranbury which we recommended for identification as "Agriculture" in the State Development Guide Plan. You will also note a suggested portion of West Windsor Twp. of Mercer County. This specific area was identified on the basis of the rather stringent attached criteria, developed by the Middlesex-Somerset-Mercer Regional Study Council and its Farmland Advisory Committee.

I hope that it will be possible to identify the above areas in the forthcoming amended version of the Guide Plan, as per the Middlesex County Planning Board's request in its formal statement and review presented at the 11 September 1980 hearing in Trenton.

Thank you for your consideration in this matter.

Sincerely yours,

John A. Sully
John A. Sully
Comprehensive Planning

JAS:tn
Attachment
cc:(See next page)

DC-10 Ed
for

cc: Hon. Thomas P. Weidner, Cranbury
Hon. Peter Cantu, Plainsboro
Hon. Paul Murray, South Brunswick
Mr. Richard Ginman, N.J.D.C.A.
Mr. Samuel M. Hammill, Jr., MSM
Mr. William J. Kruse

CRITERIA FOR DELINEATING AGRICULTURAL DISTRICTS

1. Soil Conditions
 - (a) Prevalence of I, II, and III soils;
 - (b) Productive rating for specific crops.
2. Ownership

Three classes of ownership are:

 - (a) owner/operator
 - (b) investor (Many of those lands are used and needed by local farmers and their conversion jeopardizes owner/operator.)
 - (c) developer
3. Protective Natural Buffers:
 - (a) Stream corridors, (b) wooded areas, and
 - (c) arterial roads
4. Traffic. The area should be undivided by major roads or by railroads.
5. Operating Radius for Farmers. No more than five miles for labor-intensive crops.
6. Contiguity of Fields. The area should be free from intrusion of conflicting suburban land uses.
7. Zoning. Current municipal master plans and zoning should be supportive of agricultural or rural uses.
8. Urban Infrastructure. The area should not be served by water or sewer and there should be no current plans for same.
9. Public Investments Supporting Agriculture. Areas where FmHA, SCS, and other federal and state grants and loans have been made reflect a public investment in agriculture.
10. Regional Plans. State and county plans should be supportive of agricultural use.
11. Water Supply should be available where necessary.
12. Agricultural Community. The area should have an economically active agricultural community that intends to remain in this business for a long time.

WHEELER CR.
V. WINDSAR
Ranch - Hudson, CA.

AGRICULTURE

