BURLINGTON CADB FARMLAND PRESERVATION PROGRAM

PRIORITY FARMS SELECTION CRITERIA

The Burlington County Farmland Preservation Program Strategic Plan calls for an increased focus on acquisition targeting in order to pursue preservation of strategic farms in areas which are of highest program priority. The criteria for selecting Priority Farms include consideration of Prime soil classification (an indicator of the best agricultural land), septic compatibility of soils (an indicator of development potential), size, and location. Under the Priority Farm selection process, farms on the ATL **must meet one of the following standards** for Priority Farm designation:

A. High Quality Soils:

I. Farms between 75 and 100 acres: at least 80% Prime Farmland Soils **and** < 20% septic incompatible soils.
II. Farms from 100 to 150 acres: at least 70% Prime Farmland Soils **and** < 30% septic incompatible soils.
III. Farms from 150 to 200 acres: at least 60% Prime Farmland Soils **and** < 40% septic incompatible soils.
IV. Farms over 200 acres: at least 50% Prime Farmland Soils **and** < 50% septic incompatible soils.

Note: Prime soils and septic compatibility thresholds are more stringent on smaller farms to reflect the fact that, as property size decreases, higher thresholds are needed to ensure that significant amounts of prime and developable soils exist on the property.

B. High Risk of Being Developed:

I. Farms under imminent threat of development (e.g. farms with municipal development approvals or significant developer interest).
II. Farms at least 75 acres in size with 10% or less septic incompatible soils.

C. Significant Size or Key Location:

I. Farms larger than 250 acres.
II. Farms whose development would greatly compromise existing project areas.

D. Exceptional Value:

The Board may choose to include farms not meeting the above criteria on a discretionary basis if they are in some way deemed exceptional.

Dated January 13, 2000; Revised January 10, 2002; Revised _____

Doc: Z:\Resource Conservation\Farmland\ATL\Criteria\Priority Farm criteria.3.10.05.doc