

TOWNSHIP OF BYRAM  
NEW JERSEY

MAILING ADDRESS:  
10 Mansfield Drive  
Stanhope, NJ 07874  
Phone 973-347-2500  
Fax 973-347-0502



WEBSITE ADDRESS:  
[www.byramtwp.org](http://www.byramtwp.org)

June 2018

Dear Farmland Owner:

First, the State of New Jersey has updated the Farmland Assessment Form(FA-1) it is now **two pages**. Please be sure to review and complete both.

Enclosed are the Farmland Assessment Application (FA-1) for 2019, Supplemental Farmland Assessment Gross Sales Form (FA-1 GS), and a Supplemental Farmland Form for each block and lot if you have more than one lot in farmland. **Review the instructions carefully; the information reported on these forms is "to be true and correct."** Please complete all sections of the forms in full, incomplete applications will be denied. Be sure to include your daytime telephone number and email address, FA-1 Section 1, numbers 3 and 4. **These forms must be completed and returned to my office by August 1, 2018.**

Please note that the Supplemental Farmland Assessment Gross Sales Form (FA-1 GS) has been revised for tax year 2019. The form now has a place to list your imputed grazing acres and the appurtenant or non-income producing acres. This form is to be completed with acreage totals that correspond to the FA-1. There is a \$1000 minimum income requirement for tax year 2017. Also where the land is more than 5 acres, gross sales must average \$5 per acre for each acre over 5. However, in the case of woodland/wetland subject to a Woodland Management Plan, the gross sales required remains at \$500 for the first 5 acres and \$.50 per acre for any acreage over 5.

In addition, rents paid to owners by tenant farmers do not constitute gross sales. Generated energy is not an agricultural or horticultural product and any power or heat sold from biomass, solar, or wind energy generation is not income for valuation, assessment and taxation of land pursuant to the "Farmland Assessment Act of 1964." The State of New Jersey has developed the Supplemental Farmland Assessment Gross Sales Form FA-1 GS to substantiate the income requirements. Please be advised that the completion of this form is required and your signature is an oath. In addition if you have a farm operator other than the owner, I will still require a signed letter from the farmer indicating crop, yield and value.

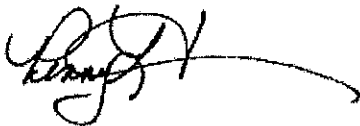
Farms less than 7 acres in size are required by the law to submit a descriptive narrative of the agricultural/horticultural activity for the current calendar year and a detailed activity map with the farmland application each year.

Again, on or before **August 1, 2018** you must submit the following to qualify for farmland assessment consideration:

1. *Fully Completed Farmland Assessment Application two pages (FA-1); phone numbers are required*
2. *Supplemental Farmland Assessment Gross Sales Form FA-1 GS for each farm, and letter from the farm operator if not the owner with crop, yield and income information*
3. *Standard Supplemental Farmland Assessment Form for every lot associated with each farm*
4. *Woodland Data Form (WD-1) – if applicable (Obtain from your Forester)*
5. *Activity Map, all and*
6. *Narrative description, if less than 7 acres.*

Please review the above carefully for accuracy and completion prior to submission. I will be happy to review your application and farmland if you contact me. In addition, my assistant Donna Fett, at extension 138, can offer assistance should you need it. Please contact me with any questions or concerns.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Penny L. Hostenstein', with a long horizontal flourish extending to the right.

Penny L. Hostenstein, CTA  
Tax Assessor

Enclosures