

COTTAGE FOOD LAW REPORT

Atlantic County

New Jersey · Mays Landing · FIPS 34001 · Population
274,339 · Crosodo Index #2793*

STATE BASELINE

N.J.A.C. 8:24-11 et seq.

STATE TIER

Poor

ANNUAL SALES CAP (STATE)

50000

CONFIDENCE

MEDIUM

LAST VERIFIED

2026-05-05

IMPORTANT — NOT LEGAL ADVICE

This report compiles publicly-available statutes, regulations, and county zoning rules into a research reference. It is **not legal advice** and is provided **without warranty** as to accuracy, completeness, or current applicability.

Cottage food law changes frequently. Counties may amend zoning, health departments may issue new permits, and state legislatures may update statutes after the publication date shown above.

Always verify rules directly with your state department of health/agriculture and your county health and planning offices before relying on them for any business or regulatory decision. Consult a licensed attorney for advice specific to your situation.

NEW JERSEY: ATLANTIC COUNTY

CROSODO INDEX #2793* · FIPS 34001 · Mays Landing

Atlantic County

Population 274,339 · State baseline: N.J.A.C. 8:24-11 et seq. · **MEDIUM**

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Yes (Must obtain NJ DOH Cottage Food Operator permit (\$100 fee, 2-year validity). Must first obtain local zoning approval confirming home-based business is permitted in residential zone. Requires Food Protection Manager Certification (CFPM-level) and proof of water potability. \$50,000 annual gross sales cap. Atlantic City, Galloway, and Egg Harbor Township may have city-specific rules.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

Not specified in state rules, but home kitchen must be sanitary

HOME OCCUPATION PERMIT?

Yes (Applicant must contact local municipal zoning board to confirm cottage food business is permitted in residential zone before NJ DOH will approve. Each municipality has its own zoning ordinance. Atlantic County unincorporated areas allow home occupations with conditions (must be secondary to residential use, no excessive traffic).)

ON-SITE / PORCH PICKUP?

Yes

INSPECTION REQUIRED?

Upon-complaint (Complaint or suspected foodborne illness; no routine inspection prior to permit but state reviews application)

Home kitchen rules

HOME KITCHEN ALLOWED	Yes — Must obtain NJ DOH Cottage Food Operator permit (\$100 fee, 2-year validity). Must first obtain local zoning approval confirming home-based business is permitted in residential zone. Requires Food Protection Manager Certification (CFPM-level) and proof of water potability. \$50,000 annual gross sales cap. Atlantic City, Galloway, and Egg Harbor Township may have city-specific rules.
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	Not specified in state rules, but home kitchen must be sanitary
WATER SUPPLY	Proof of water potability required (well water test report or utility bill)
HANDWASHING	Standard food handler sanitation practices required
FOOD STORAGE	Standard non-TCS food storage; products must remain shelf-stable

Inspection & permitting

INSPECTION REQUIRED	Upon-complaint — Complaint or suspected foodborne illness; no routine inspection prior to permit but state reviews application
HOME OCCUPATION PERMIT	Yes — Applicant must contact local municipal zoning board to confirm cottage food business is permitted in residential zone before NJ DOH will approve. Each municipality has its own zoning ordinance. Atlantic County unincorporated areas allow home occupations with conditions (must be secondary to residential use, no excessive traffic).
LOCAL BUSINESS LICENSE	Varies

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Yes
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Direct-to-consumer sales allowed; may sell at NJ farmers markets and events (local health dept approval also required); no wholesale to retail/food establishments
MAX EMPLOYEES IN HOME	Not specified in state rules

Relevant county code

N.J.A.C. 8:24-11; local municipal zoning ordinances vary by municipality

RESEARCH NOTES

NJ has a state-level cottage food permit system under N.J.A.C. 8:24-11. Atlantic County itself does not administer the cottage food permit — it is issued by NJ DOH. However, local municipal zoning approval (within Atlantic County’s municipalities) is required before the state will issue the permit. State law requires zoning board sign-off first. The \$50,000 annual sales cap applies statewide. CityRuleLookup confirms Atlantic County unincorporated areas allow home occupations. No county-specific ordinance found that modifies the state baseline. Confidence medium because no direct Atlantic County .gov ordinance text was retrieved.

SOURCES VERIFIED AT RESEARCH TIME

- <https://www.atlantic-county.org>
- <https://www.nj.gov/health/cottagefood/rules-resources/faq/>
- <https://www.nj.gov/health/cottagefood/apply-renew>
- <https://www.nj.gov/health/ceohs/phfpp/cottage-food-operator/>

Questions? Join the Crosodo Forum to discuss your county’s specific zoning rules at <https://crosodo.com/nb/new-jersey/atlantic-county-discuss>

State context — New Jersey cottage food law

Atlantic County's rules sit on top of New Jersey's state cottage food framework. The state law sets the floor — counties can add but cannot remove protections.

STATUTE

N.J.A.C. 8:24-11 et seq.

ANNUAL SALES CAP

50000

REGISTRATION REQUIRED

Yes

FOOD HANDLER CERT

Yes

KITCHEN INSPECTION

No

DIRECT SALES ONLY

Yes

INDIRECT SALES

No — Cottage food products may only be delivered or relinquished at: the operator's home (not for onsite consumption), the consumer's NJ home, a NJ farmers market or other permitted NJ location. Products cannot be sold to wholesale establishments, retail food establishments, or shipped out of state. Online and phone order-taking is allowed as an ancillary activity, but physical delivery must occur in New Jersey person-to-person or at permitted locations. Charitable bake sales remain exempt under separate provisions.

For the full state-level analysis including the verbatim statute text, see the [New Jersey cottage food law report](#).

STATE-LEVEL REFERENCES

State statute: https://www.nj.gov/health/ceohs/documents/phfpp/njac8_24.pdf

State dept cottage food page: <https://www.nj.gov/health/ceohs/phfpp/cottage-food-operator/>

Forrager.com: <https://forrager.com/law/new-jersey/>

Questions?

Join the Crosodo Forum to discuss Atlantic County's specific zoning rules, permits, and what other home bakers are seeing locally.

<https://crosodo.com/nb/new-jersey/atlantic-county-discuss>
