

COTTAGE FOOD LAW REPORT

Burlington County

New Jersey · Mount Holly · FIPS 34005 · Population 461,853
· Crosodo Index #2812*

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: BURLINGTON COUNTY

CROSODO INDEX #2812* · FIPS 34005 · Mount Holly

Burlington County

Population 461,853 · State baseline: N.J.A.C. 8:24-11 et seq. · **MEDIUM**

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Conditional (New Jersey requires a state Cottage Food Operator Permit (\$100 fee, valid 2 years) from NJ Department of Health. Applicant must: (1) first verify local zoning allows cottage food business; (2) obtain Food Protection Manager Certification (not just food handler); (3) provide proof of water potability; (4) submit product questionnaire for each item. Home kitchen not inspected unless complaint or suspected illness. Annual gross sales cap \$50,000. Burlington County operators must additionally comply with applicable local municipal laws.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

Not specified in state rule; standard food safety GMP applies.

HOME OCCUPATION PERMIT?

Conditional (NJ requires applicant to confirm local zoning allows cottage food before state permit is issued. Burlington County municipalities have their own zoning ordinances; applicant must contact local zoning board to confirm cottage food operation is permitted in residential zone. If local zoning prohibits, state permit will not be issued.)

ON-SITE / PORCH PICKUP?

Yes

INSPECTION REQUIRED?

Upon-complaint (Health authority may inspect upon complaint or suspected foodborne illness; no routine inspection.)

Home kitchen rules

HOME KITCHEN ALLOWED

Conditional — New Jersey requires a state Cottage Food Operator Permit (\$100 fee, valid 2 years) from NJ Department of Health. Applicant must: (1) first verify local zoning allows cottage food business; (2) obtain Food Protection Manager Certification (not just food handler); (3) provide proof of water potability; (4) submit product questionnaire for each item. Home kitchen not inspected unless complaint or suspected illness. Annual gross sales cap \$50,000. Burlington County operators must additionally comply with applicable local municipal laws.

SEPARATE DEDICATED KITCHEN

No

PET RESTRICTIONS

Not specified in state rule; standard food safety GMP applies.

WATER SUPPLY

Proof of water potability required with application: microbiological coliform analysis (within 60 days) if private well; copy of recent water bill if public water.

HANDWASHING

Handwashing facilities required per food safety standards.

FOOD STORAGE

Non-TCS shelf-stable food storage only. No TCS (refrigerated) foods permitted.

Inspection & permitting

INSPECTION REQUIRED	Upon-complaint — Health authority may inspect upon complaint or suspected foodborne illness; no routine inspection.
HOME OCCUPATION PERMIT	Conditional — NJ requires applicant to confirm local zoning allows cottage food before state permit is issued. Burlington County municipalities have their own zoning ordinances; applicant must contact local zoning board to confirm cottage food operation is permitted in residential zone. If local zoning prohibits, state permit will not be issued.
LOCAL BUSINESS LICENSE	Varies

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Yes
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Sales allowed from home, at farmers markets, and NJ events. Local health department approvals required for market/event sales. No sales outside NJ. No wholesale to retail/wholesale food establishments.
MAX EMPLOYEES IN HOME	Not specified; production must occur in private residential kitchen only.

Relevant county code

N.J.A.C. 8:24-11 (state Cottage Food Operator rules); local Burlington County municipal zoning ordinances vary by township.

RESEARCH NOTES

NJ state cottage food rules are well-documented with .gov sources. Burlington County has no county-level cottage food program; state permit administered by NJ DOH, local zoning approval required first. NJ is a 'Poor' tier state: restrictive list of non-TCS foods, Food Manager Certification required (not just food handler), \$50,000 cap, direct sales only. Local Burlington County municipal zoning (Mount Holly Township, Evesham, etc.) varies; applicant must verify with local zoning board before applying to state.

SOURCES VERIFIED AT RESEARCH TIME

<https://www.burlingtoncounty.gov>

<https://www.nj.gov/health/cottagefood/rules-resources/rules>

<https://www.nj.gov/health/cottagefood/apply-renew>

<https://www.nj.gov/health/cottagefood/rules-resources/faq/>

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

Bordering counties — cottage food law

Regulation	Burlington County	Camden County	Mercer County
HOME KITCHEN ALLOWED	Conditional	Yes	Conditional
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	Not specified in state rule; standard food safety GMP applies.	No specific state cottage food pet restriction specified	Not specified in state rule; standard food safety GMP applies.
INSPECTION REQUIRED	Upon-complaint	No	Upon-complaint
ON-SITE CUSTOMER PICKUP	Yes	Yes	Yes
ON-SITE SIGNAGE	Conditional	Conditional	Conditional
DELIVERY / PICKUP	Sales allowed from home, at farmers markets, and NJ events. Local health department approvals required for market/event sales. No sales out...	Direct sales to consumers only. \$50,000 annual sales cap. Approved foods list only. Online sales and delivery within NJ. No wholesale.	Sales from home, at NJ farmers markets and events (with local health dept approvals). No wholesale. No sales outside NJ.
HOME OCCUPATION PERMIT	Conditional	Yes	Conditional
LOCAL BUSINESS LICENSE	Varies	Varies	Varies
RESTRICTIONS	New Jersey requires a state Cottage Food Operator Permit (\$100 fee, valid 2 years) from NJ Department of Health. Applicant must: (1) first ...	Must produce only non-TCS foods on state-approved list. Local zoning board approval required. \$100 permit fee. Food protection manager cert...	New Jersey requires a state Cottage Food Operator Permit (\$100 fee, valid 2 years) from NJ Department of Health. Requirements: (1) local zo...
FOOD STORAGE	Non-TCS shelf-stable food storage only. No TCS (refrigerated) foods permitted.	Non-TCS shelf-stable foods; standard kitchen storage	Non-TCS shelf-stable food storage only.
POPULATION	461,853	522,581	383,732

State context — New Jersey cottage food law

Burlington 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 Burlington County's specific zoning rules, permits, and what other home bakers are seeing locally.

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

Classifieds

Resources for cottage food & home bakers · crosodo.com/advertise

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