

COTTAGE FOOD LAW REPORT

Hunterdon County

New Jersey · Flemington · FIPS 34019 · Population 129,099 ·
Crosodo Index #2459*

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: HUNTERDON COUNTY

CROSODO INDEX #2459* · FIPS 34019 · Flemington

Hunterdon County

Population 129,099 · State baseline: N.J.A.C. 8:24-11 et seq. · **MEDIUM**

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Yes (One of the most burdensome cottage food programs in the US. Requirements: (1) Local zoning board approval confirming residential use is permitted; (2) Food Protection Manager Certification (not just a food handler card); (3) proof of water potability (well water test or utility bill); (4) \$100 permit fee valid for 2 years. Annual sales capped at \$50,000. Application review takes 12-16 weeks. Home kitchens not routinely inspected but health authority may enter upon complaint.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

Not explicitly prohibited; kitchen sanitation required.

HOME OCCUPATION PERMIT?

Yes (Local zoning board approval is a required step in the NJ cottage food permit application process. Hunterdon County municipalities (Flemington Borough, municipalities throughout the county) must approve the residential use before the NJ DOH permit can be issued. Hunterdon County is a rural NJ county with many small municipalities.)

ON-SITE / PORCH PICKUP?

Yes

INSPECTION REQUIRED?

No (NJ DOH health authority may enter and inspect upon complaint or suspected foodborne illness.)

Home kitchen rules

HOME KITCHEN ALLOWED	Yes — One of the most burdensome cottage food programs in the US. Requirements: (1) Local zoning board approval confirming residential use is permitted; (2) Food Protection Manager Certification (not just a food handler card); (3) proof of water potability (well water test or utility bill); (4) \$100 permit fee valid for 2 years. Annual sales capped at \$50,000. Application review takes 12-16 weeks. Home kitchens not routinely inspected but health authority may enter upon complaint.
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	Not explicitly prohibited; kitchen sanitation required.
WATER SUPPLY	Proof of water potability required (well water test or utility bill). Private well users must provide water test results.
HANDWASHING	Required per food safety standards; NJ DOH may inspect upon complaint.
FOOD STORAGE	Non-TCS foods only from approved list. Stored in food-safe containers.

Inspection & permitting

INSPECTION REQUIRED	No — NJ DOH health authority may enter and inspect upon complaint or suspected foodborne illness.
HOME OCCUPATION PERMIT	Yes — Local zoning board approval is a required step in the NJ cottage food permit application process. Hunterdon County municipalities (Flemington Borough, municipalities throughout the county) must approve the residential use before the NJ DOH permit can be issued. Hunterdon County is a rural NJ county with many small municipalities.
LOCAL BUSINESS LICENSE	Yes

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Yes
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Direct sales only. No wholesale to food establishments or retail food establishments for resale. Sales within New Jersey only.
MAX EMPLOYEES IN HOME	Not specified; NJ cottage food program is intended for individual home operators.

Relevant county code

N.J.A.C. 8:24-11 (NJ Cottage Food Operator permit rules). Local zoning board approval required as part of permit process.

RESEARCH NOTES

State baseline (NJ) confirmed: N.J.A.C. 8:24-11, \$100 biennial permit, \$50,000 cap, Food Protection Manager Certification required, local zoning board approval required, water potability proof required. Hunterdon County is a rural/suburban NJ county. No county-specific URLs in input. County follows state baseline. NJ is one of the last states to legalize cottage food (2021). Confidence medium.

SOURCES VERIFIED AT RESEARCH TIME

- <https://www.nj.gov/health/ceohs/phfpp/cottage-food-operator/>
- https://www.nj.gov/health/ceohs/documents/phfpp/njac8_24.pdf

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

Bordering counties — cottage food law

Regulation	Hunterdon County	Warren County	Somerset County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	Not explicitly prohibited; kitchen sanitation required.	Pets must be excluded from food preparation areas during production per standard NJ food safety requirements.	Pets excluded from production area during food preparation
INSPECTION REQUIRED	No	Upon-complaint	No
ON-SITE CUSTOMER PICKUP	Yes	Conditional	Yes
ON-SITE SIGNAGE	Conditional	Conditional	Conditional
DELIVERY / PICKUP	Direct sales only. No wholesale to food establishments or retail food establishments for resale. Sales within New Jersey only.	Direct-to-consumer sales only. No wholesale to food establishments. Online orders and in-state delivery permitted. On-site pickup subject t...	Direct to consumer only; no sales to retailers or restaurants; farmers markets and events allowed
HOME OCCUPATION PERMIT	Yes	Yes	Varies
LOCAL BUSINESS LICENSE	Yes	Varies	Varies
RESTRICTIONS	One of the most burdensome cottage food programs in the US. Requirements: (1) Local zoning board approval confirming residential use is per...	New Jersey requires a Cottage Food Operator Permit from the NJ Department of Health. Only non-TCS foods are permitted. Annual gross sales c...	Registration with NJ Dept of Health required; \$50,000 annual sales cap; food handler certificate required; direct to consumer only (no reta...
FOOD STORAGE	Non-TCS foods only from approved list. Stored in food-safe containers.	All ingredients and finished products must be stored properly to prevent contamination; non-TCS foods only.	Non-TCS foods stored appropriately
POPULATION	129,099	109,739	344,978

State context — New Jersey cottage food law

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

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