

# **THE COLTS NECK FARMLAND PRESERVATION BULLETIN**

## **WINTER – SPRING 2004**

**PUBLISHED BY THE  
COLTS NECK FARMLAND PRESERVATION  
AND OPEN SPACE COMMITTEE**

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### **FORWARD:**

**THE FARMLAND PRESERVATION AND OPEN SPACE COMMITTEE OF COLTS NECK TOWNSHIP ISSUES A SEMI-ANNUAL BULLETIN TO IMPROVE COMMUNICATIONS BETWEEN COLTS NECK LANDOWNERS AND THE COMMITTEE. IN THE INTEREST OF EFFICIENCY, THE BULLETIN WILL BE KEPT BRIEF BUT WILL COVER TOPICS THAT THE COMMITTEE BELIEVES WILL BE OF INTEREST AND USEFUL TO COLTS NECK LANDOWNERS. IN ADDITION TO KEEPING LANDOWNERS APPRISED OF LOCAL, COUNTY AND STATE ACTIONS, ISSUES AND OPTIONS RELATED TO THE FARMLAND PRESERVATION PROGRAM, THE BULLETIN WILL COVER FARM BUREAU APPLICATIONS AND OTHER INFORMATION ON AGRICULTURE PROGRAMS AND FARMLAND USE IN GENERAL. QUESTIONS SHOULD BE REFERRED TO THE ABOVE COMMITTEE MEMBERS.**

## **COLTS NECK FARMLAND PRESERVED TO DATE**

|                                  |           |
|----------------------------------|-----------|
| QUIET WINTER FARM (THOMPSON)     | 63 ACRES  |
| DUCK HOLLOW FARM (DITTMAR)       | 90 ACRES  |
| YELLOW BROOK FARM (MUMFORD)      | 106 ACRES |
| MCCRANE FARM                     | 104 ACRES |
| BLACKBURN FARM                   | 86 ACRES  |
| TOUPELAY FARM (BARNEY)           | 50 ACRES  |
| EASTMONT ORCHARDS (BARCLAY)      | 100 ACRES |
| COLTS NECK TWP. FIVE POINTS ROAD | 27 ACRES  |
| VICTORY STABLES (SESSA)          | 30 ACRES  |
| TOTAL ACREAGE PRESERVED          | 631 ACRES |

## **WHAT'S HAPPENING AROUND TOWN.....**

THE LONG RANGE PLANNING COMMITTEE HAS RECOMMENDED THAT THE TOWNSHIP REVISE ORDINANCES GOVERNING FARM FENCING AND FARM LABOR HOUSING.

### **FARM FENCING**

THE CURRENT ORDINANCE LIMITS FARM FENCING TO A MAXIMUM HEIGHT OF 6 FEET. TO HELP WITH DEER MANAGEMENT, THE COMMITTEE BELIEVES THAT FENCE HEIGHT SHOULD BE INCREASED TO 8 FEET FOR OPEN WIRE FENCING. OPINIONS VARY AS TO WHICH FARMS SHOULD BE THE BENEFICIARIES OF THE NEW FENCE HEIGHT ORDINANCE. SHOULD JUST COMMERCIAL FARMS BE INCLUDED OR ALL FARM ASSESSED PROPERTIES? ADDITIONALLY, SET BACK REQUIREMENTS FOR THE NEW FENCE REQUIREMENTS ARE UNDER DISCUSSION. THE CURRENT VERSION OF THE NEW ORDINANCE SEEKS A 25-FOOT SET BACK FOR THE TALLER FENCES. COMMENTS THAT HAVE BEEN SUBMITTED BY THE FARMLAND AND OPEN SPACE PRESERVATION COMMITTEE INDICATE THE 25-FOOT SETBACK MAY BE EXCESSIVE AND PERHAPS THE SET BACK REQUIREMENTS SHOULD BE REDUCED TO 10 FEET. NO CONCLUSIONS HAVE YET BEEN FORMED AS THE TOWNSHIP COMMITTEE CONTINUES TO DELVE INTO THIS MATTER.

### **FARM LABOR HOUSING**

FARM LABOR HOUSING FOR FULL TIME EMPLOYEES IS CURRENTLY PERMITTED IN A-1 AND AG ZONES. THE SIZE OF THE UNIT IS LIMITED TO 900 S.F. AND MUST MEET INCOME REQUIREMENTS AS DETERMINED BY THE COUNCIL ON AFFORDABLE HOUSING (COAH). CURRENTLY, ONE FARM HOUSING UNIT IS ALLOWED FOR EACH 20 ACRES OR ONE UNIT PER 8 HORSE STALLS WITH A MAX OF 5 UNITS ON FARMS LESS THAN 100 ACRES; AND A MAX OF 7 UNITS ON FARMS GREATER THAN 100 ACRES.

THE LONG RANGE PLANNING COMMITTEE IS SUGGESTING THAT THE SIZE OF FARM LABOR HOUSING UNITS BE INCREASED TO 1,200 S.F. AND THAT THE COAH INCOME ELIGIBILITY REQUIREMENT BE ELIMINATED. THE SUGGESTED PLAN ALSO PROPOSES TO SPECIFY THE MINIMUM SIZE A FARM MUST BE TO BE

ELIGIBLE FOR AGRICULTURAL HOUSING AS WELL AS A MAXIMUM NUMBER OF UNITS PERMITTED. THE MINIMUM FARM SIZE PROPOSED IS 15 ACRES TO BE ELIGIBLE. A 15-ACRE FARM WOULD BE ELIGIBLE FOR ONE AGRICULTURAL LABOR HOUSING UNIT. EACH ADDITIONAL UNIT WOULD REQUIRE AN ADDITIONAL 15 ACRES AND A MAXIMUM OF 3 HOUSING UNITS WOULD BE ALLOWED REGARDLESS OF THE FARM SIZE. THERE IS STILL A FAIR AMOUNT OF DISCUSSION, PARTICULARLY WITHIN THE FARMLAND AND OPEN SPACE PRESERVATION COMMITTEE, ON THE NUMBER OF HOUSING UNITS THAT SHOULD BE ALLOWED AND HOW TO CALCULATE THEM GOING FORWARD (PER ACRE VS. HORSE STALL RATIO). PRE-EXISTING FARM HOUSING WILL BE PROTECTED FROM NON-COMPLIANCE.

THE TOWNSHIP HAS BEEN GENERALLY SUPPORTIVE OF THE ABOVE CHANGES AND HAS ASKED TIM ANFUSO, TOWN PLANNER, TO DRAFT THE PROPOSED CHANGES TO THESE ORDINANCES. WATCH FOR OPPORTUNITIES TO VOICE YOUR OPINION DURING PUBLIC COMMENT HEARINGS AT UPCOMING TOWNSHIP COMMITTEE MEETINGS.

## **OTHER NEWS**

CARMINE CASOLA RECENTLY APPEARED BEFORE THE MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD (MCADB) FOR APPROVAL OF AN AGRICULTURAL MANAGEMENT PRACTICE (AMP) FOR HIS NEWLY REVITALIZED FARM STAND. IT IS LOCATED SECOND FROM THE CORNER OF LAIRD AND CONOVER ROADS ON RT. 34. PRESENTLY COLTS NECK'S LOCAL ZONING DOES NOT ALLOW FOR YEAR ROUND FARM STANDS. TEMPORARY OR SEASONAL STANDS HAVE LONG BEEN THE TRADITION. IN JANUARY, THIS ISSUE CAME BEFORE THE MCADB WHICH GRANTED CASOLA THE RIGHT TO A YEAR ROUND STAND, OVERRIDING LOCAL ZONING. THE TOWNSHIP HAS 45 DAYS FROM THE TIME OF THE RESOLUTION TO APPEAL THE DECISION. ON WEDNESDAY, MARCH 10, THE TOWNSHIP COMMITTEE DIRECTED THEIR ATTORNEY TO APPEAL BASED ON WHAT APPEARS TO BE INCONSISTENCIES IN THE CASOLA AMP APPLICATION TO THE MCADB.

## **PLANNING INCENTIVE GRANT PROGRAM UPDATE – COUNTY REPORT BY MATT SHIPKEY, MCADB COORDINATOR**

WHILE YOU ALL KNOW FROM PREVIOUS ISSUES THAT COLTS NECK IS A PARTICIPANT IN THE PLANNING INCENTIVE GRANT PROGRAM, A RELATIVELY NEW STATE FARMLAND PRESERVATION FUNDING INITIATIVE THAT SHORTENS THE EASEMENT ACQUISITION PROCESS, GUARANTEES A CERTAIN LEVEL OF FUNDING, AND EMPOWERS LOCAL MUNICIPALITIES TO TAKE THE LEAD IN PRESERVING THEIR FARMLAND RESOURCES, DO YOU KNOW THAT SEVERAL OTHER MUNICIPALITIES IN THE COUNTY ALSO PARTICIPATE IN THE PROGRAM? THE BOROUGH OF ROOSEVELT, WORKING THROUGH THE NON-PROFIT ORGANIZATION FUND OF ROOSEVELT, WAS THE FIRST MUNICIPALITY IN THE STATE TO SECURE EASEMENT ACQUISITIONS THROUGH THIS PROGRAM. THAT PROJECT PRESERVED OVER HALF OF THE REMAINING FARMLAND IN THAT HISTORIC BOROUGH, AND THE FUND FOR ROOSEVELT IS ACTIVELY WORKING TO PRESERVE ALL OF THE REMAINING FARMLAND IN THE BOROUGH THROUGH THE PLANNING INCENTIVE GRANT (PIG) PROGRAM.

OTHER MUNICIPALITIES PARTICIPATING IN THE PROGRAM INCLUDE: HOLMDEL, HOWELL, MANALAPAN, MILLSTONE, AND UPPER FREEHOLD. MILLSTONE

TOWNSHIP HAS TAKEN THE PROACTIVE STEP OF ACQUIRING EASEMENTS ON SEVERAL FARMS WITH TOWNSHIP FUNDS, IN ANTICIPATION OF RECEIVING REIMBURSEMENT THROUGH THE PIG PROGRAM. TO DATE, MILLSTONE HAS PRESERVED 7 FARMS FOR A TOTAL OF 353 ACRES. COUNTY STAFF EXPECTS THIS SUCCESS TO BE ECHOED IN OTHER COMMUNITIES WITH PIG GRANTS, AND IT IS LIKELY THAT ONE OR MORE IN EACH OF THE MUNICIPALITIES OF COLTS NECK, HOLMDEL, HOWELL, AND UPPER FREEHOLD WILL BE PRESERVED THROUGH THE PIG PROGRAM IN 2004. MANALAPAN HAS PLANNED A SERIES OF MEETINGS WITH ITS FARMING COMMUNITY AND IT IS LIKELY THAT 2005 WILL SEE SEVERAL FARMS PRESERVED IN MANALAPAN THROUGH THIS PROGRAM.

THE STAFF OF THE COUNTY FARMLAND PRESERVATION PROGRAM IS VERY EXCITED ABOUT THE CONSIDERABLE INITIATIVE ALL OF THE PIG MUNICIPALITIES HAVE DEMONSTRATED IN TAKING ADVANTAGE OF THIS WONDERFUL PROGRAM. WE HAVE AND WILL CONTINUE TO SERVE AS A RESOURCE TO THESE MUNICIPALITIES, AND STAND READY TO HELP OTHER NON-PARTICIPATING MUNICIPALITIES APPLY FOR FUNDING THROUGH THIS PROGRAM. IN HELPING TO PROTECT OUR COUNTY'S RAPIDLY DIMINISHING FARMLAND RESOURCES, STAFF SEES THE PIG PROGRAM AS COMPLEMENTING THE COUNTY TRADITIONAL EASEMENT ACQUISITION PROGRAM. IN FACT, SEVERAL COUNTY EASEMENT ACQUISITIONS THAT CLOSED IN LATE 2003 OR ARE LIKELY TO CLOSE IN EARLY 2004 ARE LOCATED DIRECTLY ADJACENT TO PLANNED MUNICIPAL PIG EASEMENT ACQUISITIONS.

### **NEW JERSEY STATE AGRICULTURE DEVELOPMENT COMMITTEE UPDATE**

AS OF FEBRUARY 20, 2004, THE STATE HAS REPORTED A TOTAL OF 121,396 ACRES OF FARMLAND PRESERVED STATEWIDE. THIS ACREAGE INVOLVES A TOTAL OF 1,073 FARMS DISTRIBUTED ACROSS 18 PARTICIPATING COUNTIES.

THE SPECIFIC PRESERVATION PROGRAM OPTIONS THAT HAVE BEEN USED TO GENERATE THESE RESULTS ARE AS FOLLOWS:

| FARM PRESERVATION PROGRAM OPTIONS             | FARMS | ACRES  |
|---|-------|--------|
| COUNTY/MUNICIPAL NON-PROFIT EASEMENT PURCHASE | 830   | 94,451 |
| FEE SIMPLE PURCHASE                           | 47    | 8098   |
| SADC DIRECT EASEMENT PURCHASE                 | 124   | 10,317 |
| NON-PROFIT AND PLANNING INCENTIVE GRANTS      | 55    | 3713   |
| DONATED AND STATE OWNED                       | 17    | 4817   |

AMONG THE 18 PARTICIPATING COUNTIES OF THE STATE, MONMOUTH COUNTY RANKS SIXTH WITH A TOTAL OF 75 FARMS AND 8593 TOTAL ACRES PRESERVED.

THE BREAKDOWN OF PRESERVED FARMS AND ACREAGE BY PARTICIPATING COUNTIES IS AS FOLLOWS:

| <b>SADC DIRECT</b> | <b>Preserved Farms by County</b> | <b>Preserved Farms by SADC</b> | <b>Preserved Acres by County</b> | <b>Preserved Acres by SADC</b> |
|--------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|
| Atlantic           | 1                                | 18                             | 190                              | 1,466                          |
| Bergen             | 2                                |                                | 222                              |                                |
| Burlington         | 141                              | 9                              | 16,972                           | 975                            |
| Camden             | 1                                | 3                              | 49                               | 282                            |
| Cape May           | 34                               | 1                              | 2,302                            | 82                             |
| Cumberland         | 66                               | 15                             | 8,672                            | 2,594                          |
| Gloucester         | 65                               | 5                              | 6,107                            | 1,275                          |
| Hunterdon          | 125                              | 36                             | 13,233                           | 3,096                          |
| Mercer             | 52                               | 15                             | 3,980                            | 1,489                          |
| Middlesex          | 26                               | 2                              | 2,854                            | 696                            |
| Monmouth           | 65                               | 10                             | 7,767                            | 826                            |
| Morris             | 61                               | 1                              | 4,184                            | 185                            |
| Ocean              | 23                               | 1                              | 2,054                            | 125                            |
| Passaic            |                                  |                                |                                  |                                |
| Salem              | 60                               | 54                             | 10,402                           | 6,008                          |
| Somerset           | 44                               | 4                              | 4,225                            | 678                            |
| Sussex             | 46                               | 3                              | 6,755                            | 906                            |
| Warren             | 70                               | 14                             | 8,528                            | 2,214                          |

**THE TOTAL COST OF THE PRESERVATION PROGRAM TO DATE ACROSS THE STATE HAS BEEN \$600,955,448.00 WITH THE STATE PROVIDING \$395,354,501.00 OR 66% AND THE COUNTIES AND MUNICIPALITIES PROVIDING \$205,600,947.00 OR 34%.**

**SINCE THE PRESERVATION PROGRAM'S INCEPTION, THE NUMBER OF FARMS AND ACREAGE PRESERVED EACH YEAR HAS INCREASED. DURING 2003 THE NUMBER OF PRESERVED FARMS AND ACREAGE WAS 256 AND 20,013 RESPECTIVELY.**

**NEW JERSEY HAS PRESERVED ALMOST 15 PERCENT OF ITS ESTIMATED 820,000 ACRES OF AVAILABLE FARMLAND. THIS IS A HIGHER PERCENTAGE THAN ANY OTHER STATE, MAKING NEW JERSEY A NATIONAL LEADER IN FARMLAND PRESERVATION.**

**"FARMERS HAVE HELPED BUILD A STRONG AMERICA, AND A STRONG NEW JERSEY. AGRICULTURE CONTRIBUTES \$1.5 BILLION TO OUR STATE'S ECONOMY EVERY YEAR AND EMPLOYS MORE THAN 32,000 PEOPLE. NEW JERSEY FARMERS ARE AMONG THE MOST PRODUCTIVE IN THE NATION, RANKING 3<sup>RD</sup> IN THE AMOUNT OF REVENUE PER ACRE," SAID GOVERNOR MCGREEVEY.**

**LOOKING FORWARD TO FISCAL YEAR 2004, THE STATE HAS PLANS TO PRESERVE AN ADDITIONAL 20,000 PLUS ACRES WITH THE VARIOUS PROGRAM OPTIONS; HOWEVER INCREASED FOCUS CAN BE EXPECTED TO BE ON SMALLER FARMS.**

**FOR THE YEAR 2004, THE PROJECTED CLOSING ACRES AND EXPENDITURES BY OPTION ARE:**

| <b>OPTION</b> | <b>ACRES</b> | <b>TOTAL PURCHASE COST</b> | <b>SADC PURCHASE COST</b> |
|---------------|--------------|----------------------------|---------------------------|
|---------------|--------------|----------------------------|---------------------------|

|                                       |        |                  |                  |
|---------------------------------------|--------|------------------|------------------|
| SADC DIRECT EASEMENT PURCHASE         | 5,144  | \$31,153,719.00  | \$30,953,718.00  |
| FEE SIMPLE PURCHASE                   | 438    | \$11,938,112.00  | \$6,709,063.00   |
| NON-PROFIT GRANTS                     | 245    | \$1,755,525.00   | \$877,753.00     |
| PINELANDS DIRECT EASEMENT PURCHASE    | 2,269  | \$6,941,883.00   | \$6,377,883.00   |
| COUNTY EASEMENT PURCHASE              | 4,269  | \$39,425,729.00  | \$24,538,542.00  |
| PLANNING INCENTIVE GRANTS             | 3,674  | \$5,242,813.00   | \$3,290,822.00   |
| PREACQUIRED BY COUNTY OR MUNICIPALITY | 5,803  | \$56,414,211.00  | \$29,467,469.08  |
| TOTAL                                 | 21,842 | \$152,871,992.00 | \$102,215,250.00 |

## **USEFUL INTERNET LINKS**

THE FOLLOWING ARE SELECTED INTERNET LINKS THAT ARE PROVIDED HERE TO ASSIST COLTS NECK LANDOWNERS DESIRING ACCESS TO ADDITIONAL INFORMATION RELATING TO FARMLAND PRESERVATION AND OTHER AGRICULTURAL ISSUES:

STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC) – <http://www.state.nj.us/agriculture/sadc/sadc.htm>

NJ FARM BUREAU – <http://www.njfb.org/>

THE FOLLOWING LINK WILL PROVIDE ACCESS TO THE BLOOD-HORSE MAGAZINE ARTICLE OF JULY 19, 2003 BY LEIGH MCKEE AND DOUG FORD ENTITLED “DISPOSITION OF DEVELOPMENT RIGHTS”. THE ARTICLE PROVIDES EXAMPLES OF CONSERVATION EASEMENTS AND ILLUSTRATES THE ASSOCIATED INCOME TAX CONSEQUENCES. THE LINK TO THIS ARTICLE IS:

<http://ownership.bloodhorse.com/viewstory.asp?id=17933>

THE BLOOD-HORSE ARTICLE ALSO REFERS TO WEB SITES THAT PROVIDE ADDITIONAL INFORMATION TO ASSIST IN PROPER PLANNING EARLY IN THE CONSERVATION EASEMENT PROCESS TO MAXIMIZE THE TAX BENEFITS. THESE ARE:

THE AMERICAN FARMLAND TRUST’S WEB SITE ([www.farmlandinfo.org](http://www.farmlandinfo.org)),  
AND

THE NATURE CONSERVANCY’S WEB SITE ([www.nature.org](http://www.nature.org))