

THE COLTS NECK

FARMLAND PRESERVATION BULLETIN

SUMMER/FALL – 2007

**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)	64.7 A	CEPP
DUCK HOLLOW FARM (DITTMAR)	89.9 A	CEPP

YELLOW BROOK FARM (MUMFORD) (PRESERVED AS SCHANCK FARM – DITTMAR)	104.1 A	CEPP
MCCRANE FARM	109.9 A	CEPP
BLACKBURN FARM	85.6 A	CEPP
TOURELAY FARM (BARNEY)	45.6 A	DE(S)
EASTMONT ORCHARDS (BARCLAY)	97. 5A	DE(S)
COLTS NECK TWP. - FIVE POINT ROAD	27.3 A	DE(S)
VICTORY STABLES (SESSA)	29.8 A	CEPP
MEDLIN FARM	7.0 A	PIGP
COOLEY- FARM	8.0 A	PIGP
COHEN FARM	13.0 A	PIGP
DEGROOT/SINDLINGER (CLOSED DURING AUGUST 2006)	23.4 A	PIGP
SMITH FARM - (CLOSED – FEE SIMPLE – APPLICATION FOR PRESERVATION SUBMITTED BY THE TOWNSHIP , CERTIFIED BY THE SADC AND PENDING	11.0 A	DE(S)
GREEN FIELDS FARM (PURDEY)	110.1 A	DE(S)
HAMMOND’S NURSERY - (CERTIFIED BY THE SADC AND PENDING)	20.0A	PIGP
AMDUR FARM – (CERTIFIED BY THE SADC AND PENDING)	45.0A	PIGP
TOTAL ACREAGE PRESERVED	891.9 A	

CEPP – County Easement Purchase Program, PIGP – Planning Incentive Grant Program,
DE(S) – Direct Easement State

WHAT’S HAPPENING AROUND TOWN.....?

PENDING APPLICATIONS UNDER THE PIG PROGRAM

SEVERAL APPLICATIONS UNDER THE PIG PROGRAM, AMDUR, HAMMOND AND SMITH TOTALING 76 ACRES HAVE RECENTLY BEEN CERTIFIED BY THE SADC AND ARE EXPECTED TO CLOSE IN THE NEAR FUTURE. IN ADDITION TO THESE APPLICATIONS, THE COMMITTEE IS WORKING WITH A NUMBER OF OTHER APPLICANTS WHO DESIRE TO PRESERVE THEIR FARMS AND HAVE SUBMITTED APPLICATIONS.

COLTS NECK’S FARMLAND PRESERVATION PROGRAM/PLAN – SUMMARY AND UPDATE FOR COUNTY & SADC APPROVAL

AS MENTIONED IN THE WINTER/SPRING 2007 ISSUE OF THE BULLETIN, THE TOWNSHIP MUST DEVELOP A FARMLAND PRESERVATION PROGRAM PLAN THAT WILL BE COORDINATED WITH THE MCADB AND REVIEWED BY THE SADC AS A PREREQUISITE FOR SADC FUNDING. THIS PLAN MUST BE PRESENTED TO THE SADC BY DECEMBER 15 OF EACH YEAR IN ORDER TO RECEIVE FUNDING THE FOLLOWING YEAR. INCLUDED IN THE PLAN WILL BE THE DEFINITION OF THE MINIMUM ELIGIBILITY REQUIREMENTS FOR MUNICIPAL PLANNING INCENTIVE GRANTS.

COLTS NECK’S PLAN IS CURRENTLY BEING DEVELOPED AND HAS BEEN PRESENTED TO THE PUBLIC FOR COMMENT IN EARLY AUGUST AND WILL BE PRESENTED AGAIN IN THE LATE NOVEMBER/EARLY DECEMBER TIME FRAME.

THE PLAN WILL MESH WITH THE COUNTY PIG PROGRAM DISCUSSED IN THE NEXT SECTION OF THE BULLETIN BELOW; AND, WILL BE FULLY COMPATIBLE WITH THE COUNTY AGRICULTURAL DEVELOPMENT AREAS (ADAs). THESE AREAS DEFINE THE PREFERRED AREAS OF THE TOWNSHIP FOR PRESERVING FARMLAND. IN ADDITION, THE PLAN IS BEING DESIGNED TO BE CONSISTENT WITH THE SADC STRATEGIC TARGETING PROJECT WHICH HAS THE FOLLOWING PRIMARY GOALS AND OBJECTIVES:

1. TO COORDINATE FARMLAND PRESERVATION/AGRICULTURAL RETENTION EFFORTS WITH PROACTIVE PLANNING INITIATIVES;
2. TO UPDATE/CREATE MAPS USED TO TARGET PRESERVATION EFFORTS; AND,
3. TO COORDINATE FARMLAND PRESERVATION EFFORTS WITH OPEN SPACE, RECREATION AND HISTORIC PRESERVATION INVESTMENTS.

THE SADC'S STRATEGIC TARGETING PROJECT PROVIDES THE FOUNDATION FOR THE DEPARTMENT OF AGRICULTURE'S SMART GROWTH PLAN AND HELPS SECURE THE LAND BASE THAT WILL SUSTAIN THE GARDEN STATE'S AGRICULTURE INDUSTRY INTO THE FUTURE.

MINIMUM ELIGIBILITY CRITERIA

FOR FARMS TO BE FUNDED THROUGH THE MUNICIPAL PLANNING INCENTIVE GRANT, THE FARM MUST MEET THE MINIMUM ELIGIBILITY REQUIREMENTS ESTABLISHED BY THE SADC. THIS MEANS FOR FARMS TEN ACRES OR LESS IN SIZE, THE FARM MUST MEET THE FOLLOWING REQUIREMENTS:

1. PRODUCE AGRICULTURAL OR HORTICULTURAL PRODUCTS OF AT LEAST \$2500.00 ANNUALLY;
2. AT LEAST 75% OF THE LAND IS TILLABLE OR A MINIMUM OF FIVE ACRES WHICHEVER IS LESS;
3. AT LEAST 75% OF THE LAND OR A MINIMUM OF FIVE ACRES, WHICHEVER IS LESS, CONSISTS OF SOILS THAT ARE CAPABLE OF SUPPORTING AGRICULTURAL OR HORTICULTURAL PRODUCTION; AND,
4. THE LAND MUST EXHIBIT DEVELOPMENT POTENTIAL.

FOR FARMS GREATER THAN TEN ACRES, IN ORDER TO BE ELIGIBLE FOR THE FARMLAND PRESERVATION PROGRAM, THE FARM MUST MEET THE FOLLOWING CRITERIA:

1. AT LEAST 50% OF THE LAND OR A MINIMUM OF 25 ACRES, WHICHEVER IS LESS, IS TILLABLE;
2. AT LEAST 50% OF THE LAND OR A MINIMUM OF 25 ACRES, WHICHEVER IS LESS, CONSISTS OF SOILS CAPABLE OF SUPPORTING AGRICULTURAL OR HORTICULTURAL PRODUCTION; AND,
3. THE LAND MUST EXHIBIT DEVELOPMENT POTENTIAL.

ALL COLTS NECK FARMS LOCATED IN THE COUNTY ADA FOR THE TOWNSHIP AND MEETING THESE MINIMUM SADC CRITERIA ARE INVITED TO CONSIDER APPLYING FOR PARTICIPATION IN THE MUNICIPAL PIG OR IF GREATER THAN 25 ACRES, THE COUNTY PIG DISCUSSED IN THE NEXT SECTION BELOW.

FOR FARMS CONSIDERING THE SADC DIRECT PURCHASE PROGRAM, THE FARMS MUST MEET THE MINIMUM ELIGIBILITY REQUIREMENTS ESTABLISHED BY THE STATE FOR THIS PROGRAM.

MONMOUTH COUNTY ISSUES

MONMOUTH COUNTY COMPREHENSIVE FARMLAND PLAN – DRAFT UPDATE TO INCLUDE COUNTYWIDE PLANNING INCENTIVE GRANT (PIG) PROGRAM

AS DISCUSSED IN PREVIOUS ISSUES OF THE BULLETIN, THE NEW SADC RULES REQUIRE PARTICIPATING COUNTIES TO PREPARE A COUNTYWIDE PIG. DRAFT PLANS ARE DUE TO THE SADC ON DECEMBER 15, 2007.

THIS NEW LEGISLATION REQUIRES THAT THE COUNTY DEVELOP A LIST OF TARGET FARMS FOR POTENTIAL ACQUISITION AND GROUP THESE FARMS INTO PROJECT AREAS. MONMOUTH COUNTY HAS COMPLETED A DRAFT LIST OF TARGET FARMS IN FOUR PROJECT AREAS, ONE OF WHICH INCLUDES COLTS NECK. THE FARMS THAT HAVE

BEEN INCLUDED IN THESE AREAS ARE MERELY THOSE THAT APPEAR TO BE ELIGIBLE FOR THE NEW PROGRAM. THEY HAVE NOT BEEN PRIORITIZED, AND ONLY SOME OF THE LANDOWNERS HAVE CONTACTED THE COUNTY ABOUT THEIR INTEREST IN PRESERVATION.

IN ACCORDANCE WITH STATE STATUTE, THE COUNTY IS REQUESTING ALL INVOLVED MUNICIPALITIES TO REVIEW AND COMMENT ON THE DRAFT PLANS AND PASS RESOLUTIONS OF SUPPORT 90 DAYS BEFORE THE COUNTY SUBMITS THE DRAFT PLAN TO THE SADC. SUCH RESOLUTIONS OF SUPPORT REQUIRE THE MUNICIPALITY TO COST SHARE ON ANY COUNTYWIDE PIG PROJECT PER ESTABLISHED COUNTY POLICY. THIS COMES OUT TO 16% FOR EASEMENTS WORTH LESS THAN \$50,000.00 AN ACRE AND USUALLY BETWEEN 17-20% FOR MORE EXPENSIVE EASEMENTS. REALISTICALLY, THE COUNTY WILL ONLY BE ABLE TO PURSUE A HANDFUL OF PROJECTS EACH YEAR THROUGH THE COUNTYWIDE PIG SO THE MUNICIPAL FINANCIAL BURDEN IS EXPECTED TO BE MANAGEABLE.

COLTS NECK HAS BEEN INCLUDED IN THE MARLBORO-COLTS NECK-HOLMDEL PROJECT AREA. THE AREA INCLUDES A TOTAL OF 17 FARMS TOTALING 1243 ACRES INCLUDING TWO FARMS TOTALING 126 ACRES IN MARLBORO THAT ALREADY HAVE FINAL APPROVAL. THE DRAFT PLAN INCLUDES 8 FARMS IN COLTS NECK TOTALING 657 ACRES. THE COUNTY PIG HAS BEEN DESIGNED TO FOCUS ON FARMS GREATER THAN 25 ACRES, OR BE ADJACENT TO AN ALREADY PRESERVED FARM, WITH A SOILS SCORE OF 55 OR GREATER.

MONMOUTH COUNTY TOPS 10,000 ACRE MARK

THE BOARD OF CHOSEN FREEHOLDERS WELCOMED AGRICULTURE SECRETARY CHARLES M. KUPERUS TO MONMOUTH COUNTY ON MAY 22 , 2007 TO ANNOUNCE THE PRESERVATION OF THE 10,000TH ACRE OF FARMLAND. THE EVENT ALSO MARKS A MILESTONE FOR UPPER FREEHOLD TOWNSHIP WHERE MORE THAN 7,000 ACRES HAS BEEN PRESERVED.

THE MILESTONES WERE ANNOUNCED AT THE ERNST FARM IN UPPER FREEHOLD TOWNSHIP, THE LEADING MUNICIPALITY FOR PRESERVED FARMLAND IN THE STATE WITH 7,054 ACRES PERMANENTLY PROTECTED.

“THE COUNTY IS THRILLED TO REACH THE 10,000 – ACRE MILESTONE,” FREEHOLDER DEPUTY DIRECTOR LILLIAN G. BURRY SAID. “IT IS THE CULMINATION OF MORE THAN 20 YEARS OF EFFORT ON THE PART OF THE BOARD OF CHOSEN FREEHOLDERS, THE MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD, OUR GOVERNMENT AND NON-PROFIT PARTNERS AND, OF COURSE OUR LOCAL FARMERS WHO DESIRE TO PRESERVE THEIR FARMS.”

“WITH EVERY FARM WE PRESERVE, WE ARE HELPING TO PROTECT OUR RURAL, WORKING LANDSCAPES, MAINTAIN THE CHARACTER OF A COMMUNITY AND KEEP AGRICULTURE STRONG,” SAID SECRETARY KUPERUS, WHO CHAIRS THE STATE AGRICULTURE DEVELOPMENT COMMITTEE(SADC) THAT ADMINISTERS THE STATE FARMLAND PRESERVATION PROGRAM. “THE PRESERVATION OF 10,000 ACRES IS A MAJOR STEP TOWARD GUARANTEEING THAT FUTURE GENERATIONS WILL BE ABLE TO CONTINUE TO ENJOY ALL THAT MONMOUTH COUNTY’S FARMLAND HAS TO OFFER.”

MONMOUTH COUNTY IS THE SEVENTH COUNTY IN THE STATE TO HAVE PRESERVED AT LEAST 10,000 ACRES. IT HAS RECEIVED ABOUT \$75 MILLION IN STATE FARMLAND PRESERVATION FUNDING SINCE THE INCEPTION OF THE FARMLAND PRESERVATION PROGRAM, THE SECOND-HIGHEST COUNTY TOTAL.

TO DATE, 120 FARMS COVERING 10,140 ACRES OF FARMLAND HAVE BEEN PRESERVED IN MONMOUTH COUNTY.

FREEHOLDER BURRY SAID, “MONMOUTH COUNTY IS COMMITTED TO MAINTAINING AN AGRICULTURAL LAND BASE IN THE REGION TO SUSTAIN NOT ONLY OUR CROP AND VEGETABLE FARMERS, BUT ALSO OUR EQUINE, NURSERY AND SOD INDUSTRIES. THIS IS THE LAST OPPORTUNITY WE HAVE TO PRESERVE OUR HISTORIC AGRICULTURAL HERITAGE, AND WE ARE WORKING ALL ACROSS MONMOUTH COUNTY TO DO IT.”

EXCERPTS FROM THE STATE

FROM THE GOVERNOR – JON S. CORZINE

“IN OCTOBER, I WAS PLEASED TO ANNOUNCE THE PRESERVATION OF THE 150,000TH ACRE OF NEW JERSEY FARMLAND.

THIS ACCOMPLISHMENT MARKED A SIGNIFICANT MILESTONE IN OUR EFFORTS TO PRESERVE THE QUALITY OF LIFE IN COMMUNITIES ACROSS THE STATE AND STRENGTHEN OUR AGRICULTURAL INDUSTRY FOR THE FUTURE.

PRESERVING FARMLAND HELPS TOWNS MANAGE GROWTH AND HOLD THE LINE ON PROPERTY TAXES, WHILE ENSURING AGRICULTURE WILL CONTINUE TO PROVIDE US WITH A RELIABLE SOURCE OF LOCALLY PRODUCED FOOD AND OTHER FARM PRODUCTS.

WE ARE WORKING TO IDENTIFY NEW FUNDING FOR BOTH FARMLAND AND OPEN SPACE PRESERVATION SO WE CAN CONTINUE TO BUILD ON OUR IMPRESSIVE LEGACY OF PROTECTED LANDS.

FARMLAND PRESERVATION REMAINS A SMART ONE-TIME INVESTMENT THAT WILL CONTINUE TO PROVIDE IMPORTANT QUALITY-OF-LIFE DIVIDENDS FOR GENERATIONS TO COME.”

FROM THE SECRETARY OF AGRICULTURE – CHARLES M. KUPERUS

“WHILE WE TAKE GREAT PRIDE IN NEW JERSEY’S FARMLAND PRESERVATION PROGRAM, WE CANNOT AFFORD TO REST ON OUR SUCCESS IF WE ARE TO KEEP PACE WITH THE STRONG DEMAND FOR PRESERVATION.

THAT’S WHY THE STATE AGRICULTURE DEVELOPMENT COMMITTEE LAST YEAR ESTABLISHED A PROCESS REVIEW SUBCOMMITTEE TO EXAMINE ALL OF OUR FARMLAND PRESERVATION PROGRAMS AND RECOMMEND WAYS TO STREAMLINE AND IMPROVE THE PRESERVATION PROCESS.

THAT REVIEW CULMINATED IN DECEMBER WITH THE SADC PROPOSING NEW RULES (THESE WERE DISCUSSED IN DEPTH IN THE WINTER/SPRING 2007 BULLETIN) TO MAKE THE PROGRAM MORE PREDICTABLE, EFFICIENT AND EFFECTIVE WHILE CONTINUING TO ENSURE ACCOUNTABILITY TO THE PUBLIC.

CENTRAL TO THE PROPOSAL IS THE ESTABLISHMENT OF A COUNTY PLANNING INCENTIVE GRANT PROGRAM AS AN ALTERNATIVE TO OUR TRADITIONAL COUNTY GRANTS PROGRAM. THE NEW PROGRAM WOULD ENABLE COUNTIES TO ACCEPT AND PROCESS FARMLAND PRESERVATION APPLICATIONS YEAR-AROUND, RATHER THAN ONCE A YEAR, REDUCE THE TIMEFRAME FROM THE POINT OF A LANDOWNER’S APPLICATION TO CLOSING, AND REWARD COUNTIES THAT COMPLETE TRANSACTIONS IN A TIMELY MANNER WITH THE POTENTIAL FOR ADDITIONAL FUNDING.

BY STREAMLINING OUR PROCESS, WE CAN MAKE THE FARMLAND PRESERVATION PROGRAM EVEN MORE ACCESSIBLE TO THE LANDOWNERS

AND OUR COUNTY, MUNICIPAL AND NON-PROFIT PARTNERS, AND POSITION NEW JERSEY TO REALIZE EVEN GREATER FARMLAND PRESERVATION IN THE YEARS AHEAD.”

2008 FARMLAND PRESERVATION FUNDING REQUEST TO GARDEN STATE PRESERVATION TRUST(GSPT)

THE SADC’S TOTAL \$97.125 MILLION FUNDING REQUEST FOR FY2008 INCLUDES:

- \$45.15 MILLION UNDER THE COUNTY EASEMENT PURCHASE PROGRAM TO ASSIST COUNTIES IN PURCHASING THE DEVELOPMENT RIGHTS ON FARMLAND.
- \$15.375 MILLION FOR PLANNING INCENTIVE GRANTS TO HELP MUNICIPALITIES AND COUNTIES PRESERVE LARGE CONTIGUOUS BLOCKS OF FARMLAND IN PROJECT AREAS THEY HAVE IDENTIFIED. THE FUNDING IS TARGETED AT PROJECT AREAS IN 20 MUNICIPALITIES AND IN SEVEN COUNTIES.
- \$6 MILLION FOR NON-PROFIT GRANTS, OR \$1.5 MILLION TO EACH OF FOUR NON-PROFIT ORGANIZATIONS TO PRESERVE THEIR HIGHEST-RANKED APPLICANT FARMS, AND
- \$30.6 MILLION FOR STATE ACQUISITIONS FOR THE SADC TO DIRECTLY ACQUIRE FARMLAND OR THE DEVELOPMENT RIGHTS TO FARMS. THIS INCLUDES \$22 MILLION TO MEET MINIMUM EXPENDITURE TARGETS FOR EACH COUNTY UNDER THE HIGHLANDS WATER PROTECTION AND PLANNING ACT.

SINCE A QUESTION REGARDING THIS IMPORTANT FUNDING REQUEST IS EXPECTED TO APPEAR ON THE BALLOT FOR THE GENERAL ELECTION ON NOVEMBER 6, 2007, THE COLTS NECK FARMLAND PRESERVATION COMMITTEE ENCOURAGES ALL RESIDENTS OF COLTS NECK TO SUPPORT THE REQUEST. AS NOTED IN PREVIOUS BULLETIN ISSUES — IN PARTICULAR THE WINTER/SPRING 2006 ISSUE —, FARMLAND PRESERVATION IS A WINNER NOT ONLY FOR THE LANDOWNERS AND FUTURE GENERATIONS LIVING IN COLTS NECK, BUT ALSO FOR ALL TAXPAYERS IN THE TOWNSHIP.

GARDEN STATE PRESERVATION TRUST APPROPRIATIONS BY PROGRAM (FY2000-FY2007)

THE FOLLOWING SUMMARIZES SADC EXPENDITURES BY PROGRAM FROM THE GSPT TO SUPPORT FARMLAND PRESERVATION OVER THE PAST SEVEN YEARS:

- COUNTY EASEMENT PURCHASE GRANTS ————— \$286M (40%)
- LOCAL PLANNING INCENTIVE GRANTS ————— \$119M (17%)
- STATE ACQUISITIONS ————— \$282M (40%)
- NON-PROFIT GRANTS ————— \$19M (3%)

TOTAL ————— \$706M

EMINENT DOMAIN POLICY ADOPTED

THE SADC ADOPTED A POLICY IN JANUARY 2006 THAT PROHIBITS THE COMMITTEE FROM PROVIDING COST-SHARE FUNDING TO PARTICIPATE IN THE PRESERVATION OF LAND OR DEVELOPMENT EASEMENTS ACQUIRED THROUGH EMINENT DOMAIN. THE POLICY WAS ADOPTED TO MAKE CLEAR THAT LOCAL GOVERNMENTS WILL NOT RECEIVE STATE FARMLAND PRESERVATION FUNDING FOR LAND OR DEVELOPMENT EASEMENTS ACQUIRED THROUGH EMINENT DOMAIN. THE POLICY REFLECTS ONE OF THE FOUNDING PRINCIPLES OF NEW JERSEY’S FARMLAND PRESERVATION PROGRAM — THAT THE PROGRAM BE OPEN TO ONLY VOLUNTARY PARTICIPATION — AS WELL AS LANGUAGE IN THE GARDEN STATE PRESERVATION TRUST ACT REQUIRING A “WILLING SELLER”.

COMMERCIAL NON-AGRICULTURAL USES

IN JUNE OF THIS YEAR, THE SADC APPROVED A FORMAL RULE PROPOSAL TO IMPLEMENT LEGISLATION PROVIDING FOR COMMERCIAL NON-AGRICULTURAL ACTIVITIES AND THE ERECTION OF CELLULAR TOWERS ON PRESERVED FARMS UNDER CERTAIN CIRCUMSTANCES. THE PROPOSED RULES SET FORTH THE ELIGIBILITY, INFORMATION REQUIRED, EVALUATION CRITERIA, REVIEW PROCESS AND CONDITIONS TO OBTAIN A SPECIAL PERMIT TO ERECT A CELL TOWER OR CONDUCT A COMMERCIAL NON-AGRICULTURAL USE ON A PRESERVED FARM. FOLLOWING PUBLICATION IN THE NEW JERSEY REGISTER, THE PROPOSAL WILL BE SUBJECT TO A 60 – DAY PUBLIC COMMENT PERIOD BEFORE RETURNING TO THE COMMITTEE FOR CONSIDERATION OF COMMENTS AND ADOPTION.

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),
AND

THE NATURE CONSERVANCY’S WEB SITE (www.nature.org)