

# **THE COLTS NECK**

## **FARMLAND PRESERVATION BULLETIN**

### **SUMMER/FALL – 2009**

**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.**

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

##### **DEARTH OF PRESERVATION APPLICATIONS**

**THE NUMBER OF PRESERVED FARMS AND ACREAGE IN COLTS NECK REMAINS AT 18 AND 879.48 RESPECTIVELY, SINCE NO APPLICATIONS HAVE BEEN CLOSED SINCE THE LAST ISSUE OF THIS BULLETIN.**

**THE COMMITTEE CONTINUES TO WORK WITH A NUMBER OF COLTS NECK LANDOWNERS WHO HAVE EXPRESSED AN INTEREST IN FARMLAND PRESERVATION, BUT HAVE NOT YET DECIDED TO PROCEED. KEY FACTORS CONTRIBUTING TO THE CURRENT DEARTH OF PRESERVATION APPLICATIONS IS THE DEPRESSED REAL ESTATE MARKET RELATED TO THE RECESSION AND THE TIGHT BUDGET AT ALL LEVELS OF GOVERNMENT. HOWEVER,**

AS NOTED IN THE SECTION BELOW REPORTING ON THE STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC) ACTIVITIES, THE STATE IS FINDING FUNDS TO PRESERVE LARGE FARMS AT THE CURRENT TIME.

## **PUBLIC QUESTION No. 1**

ON AN OPTIMISTIC NOTE, PUBLIC QUESTION No. 1 WAS APPROVED BY THE VOTERS OF NEW JERSEY ON NOVEMBER 3, 2009 BY A NARROW MARGIN 51% TO 49% VOTE. THE APPROVAL OF THIS QUESTION GIVES THE STATE OF NEW JERSEY APPROVAL TO ISSUE \$400 MILLION IN GENERAL OBLIGATION BONDS TO GIVE THE STATE'S PRESERVATION PROGRAMS MONEY FOR NEW PROJECTS IN FISCAL YEAR 2011 (WHICH BEGINS ON JULY 1, 2010).

THESE BONDS WILL BE ISSUED AS THE CASH IS NEEDED TO FUND APPROVED CONSERVATION, HISTORIC PRESERVATION OR PARK DEVELOPMENT PROJECTS. AS THE BONDS ARE ISSUED, DEBT SERVICE PAYMENTS WILL HAVE TO BE MADE TO PAY OFF THE BONDS PLUS INTEREST – AS IS THE CASE WITH ALL LOANS, MORTGAGES AND OTHER STATE BOND ISSUES.

THE \$400 MILLION WILL BE ALLOCATED AS FOLLOWS:

- \$218 MILLION – DEP OFFICE OF GREEN ACRES TO PRESERVE NATURAL LANDS, REFUGES, WATERSHEDS, AND TO ACQUIRE AND IMPROVE RECREATIONAL PARKS AND SPORTS FIELDS.
- \$146 MILLION – STATE AGRICULTURE DEVELOPMENT COMMITTEE TO PRESERVE PRIVATE FARMLAND BY THE PURCHASE OF DEVELOPMENT RIGHTS.
- \$24 MILLION – DEP TO ACQUIRE HOMES AND PROPERTIES IN FLOOD-PRONE AREAS OF THE DELAWARE RIVER, RARITAN RIVER AND PASSAIC RIVER AND THEIR TRIBUTARIES.
- \$12 MILLION – NEW JERSEY HISTORIC TRUST TO PROVIDE GRANTS FOR THE REHABILITATION OR RESTORATION OF HISTORIC BUILDINGS, STRUCTURES AND GROUNDS.

THE GREEN ACRES PROGRAM, FARMLAND PRESERVATION PROGRAM AND NEW JERSEY HISTORIC TRUST ARE THE TRADITIONAL COMPONENTS OF THE GARDEN STATE PRESERVATION TRUST. ALL THREE PROGRAMS HAVE APPROPRIATIONS FOR FY2010 ARISING FROM THE NOVEMBER 2007 VOTER REFERENDUM FOR \$400 MILLION.

PUBLIC QUESTION No. 1 PROPOSES TO CONTINUE FUNDS FOR THESE THREE PROGRAMS FOR FISCAL YEAR 2011 AND THEN ALSO FOR FISCAL YEAR 2012. THE THREE PROGRAMS WILL RECEIVE \$376 MILLION OF THE \$400 MILLION IN PUBLIC QUESTION No. 1.

## **WHY PUBLIC QUESTION No. 1 DESERVES STRONGER SUPPORT BY THE TAXPAYERS**

IN THE WINTER/SPRING 2009 ISSUE OF THE BULLETIN, WE DISCUSSED HOW SAVING FARMLAND SAVES MONEY AND REDUCES FUTURE COSTS FOR COLTS NECK TAXPAYERS. IN VIEW OF THE CLOSE MARGIN BY WHICH QUESTION No. 1 PASSED IN THE NOVEMBER 3, 2009 ELECTION, THE COMMITTEE FELT THAT THE PUBLIC NEEDS TO BE REMINDED OF THESE SAVINGS AGAIN.

ALSO MENTIONED IN THE WINTER/SPRING 2009 ISSUE OF THE BULLETIN WAS THE ACRES OF DEED RESTRICTED LAND THAT HAS BEEN PRESERVED BY THE TOWNSHIP THAT TOTALS 1728 ACRES. WHEN THIS IS COMBINED WITH THE 897 ACRES OF LAND THAT HAS BEEN PRESERVED BY THE FARMLAND PRESERVATION

COMMITTEE, WE HAVE 2625 ACRES OF LAND THAT IS REMOVED FROM THE RESIDENTIAL DEVELOPMENT MARKET.

IF WE WERE TO ASSUME THAT THE TOWNSHIP HAD NEVER ADOPTED THE 10 ACRE ZONING MANY YEARS AGO, THE 1728 ACRES OF DEED RESTRICTED LAND WOULD HAVE MOSTLY BEEN USED FOR BUILDING LOTS. ASSUMING 2 ACRE ZONING, A 100 ACRE PARCEL WOULD HAVE GENERATED 30 TO 40 BUILDING LOTS DEPENDING UPON WET AREAS, STREET REQUIREMENTS, ETC. VERSUS THE 10 THAT RESULTED FROM 10 ACRE ZONING. HENCE, ONE COULD CONSERVATIVELY ASSUME THAT THE TOWNSHIP'S 10 ACRE ZONING POLICY HAS REDUCED THE NUMBER OF HOUSING UNITS IN COLTS NECK BY  $25 \times 17 = 425$  UNITS.

CONSIDERING THE IMPACT OF FARMLAND PRESERVATION, ONE CAN CONSERVATIVELY ASSUME THAT THE LAND PRESERVED IN THE 10 ACRE ZONE (APPROXIMATELY 830 ACRES) HAS SAVED 83 HOUSING UNITS AND THE 63 ACRES PRESERVED IN THE A1 ZONE HAS SAVED 32 HOUSING UNITS FOR A TOTAL OF 115 HOUSING UNITS.

IF WE COMBINE THESE TOTALS (540 HOUSING UNITS) AND ADD THE COAH REQUIREMENTS (25%), WE HAVE A GRAND TOTAL OF 675 HOUSING UNITS THAT HAVE BEEN AVOIDED BY THE TOWNSHIP'S OPEN SPACE AND FARMLAND PRESERVATION POLICIES TO DATE.

AS WE ALL KNOW, EACH HOUSING UNIT IMPOSES COSTS ON THE COMMUNITY OVER TIME FOR EDUCATION OF CHILDREN, POLICE, FIRE, FIRST AID, CLEAN-UP, STREET MAINTENANCE, RECREATION, ADMINISTRATION, ETC.

IN ORDER TO QUANTIFY THE COST OF A HOUSING UNIT OVER TIME IN COLTS NECK, THE COMMITTEE CONSIDERED ONLY THE ESTIMATED COST OF EDUCATION. THE OTHER COSTS MENTIONED ABOVE CAN APPROACH 30% OF THE TOTAL COST INCLUDING EDUCATION.

THE TABLE BELOW SUMMARIZES THE ESTIMATED EDUCATION EXPENSES ASSOCIATED WITH A RESIDENTIAL HOUSING UNIT IN COLTS NECK BY CALCULATING THE DISCOUNTED PRESENT VALUE OF FUTURE ANTICIPATED EXPENSES. THIS MAY BE EXPRESSED AS FOLLOWS:

$$DPV = \sum (N=1 \dots N=15) * FAE * N / (1+i)^{POWER N} / (1+d)^{POWER N}$$

THE ASSUMPTIONS USED IN THIS ANALYSIS ARE AS FOLLOWS:

1. D = DISCOUNT RATE = 5%
2. THE AVERAGE HOUSING UNIT WILL HAVE TWO SCHOOL AGE CHILDREN.
3. THE ANNUAL COST TO EDUCATE A CHILD WILL BE \$15,000.00 STARTING IN 2010 AND WILL INCREASE AT THE RATE OF 3% PER YEAR THEREAFTER DUE TO INFLATION (I).
4. N = THE NUMBER OF YEARS FROM JANUARY 1, 2010 UNTIL THE YEAR SCHOOL EXPENSES ARE INCURRED.
5. THE PRESENT DATE IN THE STUDY IS ASSUMED TO BE JANUARY 1, 2010.
6. ONLY SCHOOL EXPENSES HAVE BEEN CONSIDERED.
7. THE STUDY PERIOD RUNS FROM 2010 TO 2025.
8. THE STUDY IGNORES PRIVATE SCHOOL PARTICIPATION.
9. CAPITAL COSTS NEED FOR ANY SCHOOL EXPANSION ARE ASSUMED TO BE ABSORBED IN THE PER STUDENT COST.

IT SHOULD BE UNDERSTOOD THAT THE ASSUMPTIONS USED IN THIS ANALYSIS ARE "BALL-PARK" AND CAN BE ADJUSTED. (IT SHOULD BE FURTHER NOTED THAT THE REPORTED TOTAL COST PER PUPIL IN THE COLTS NECK ELEMENTARY SCHOOL SYSTEM BY THE NJ SCHOOL REPORT CARD DATA BASE FOR THE YEAR 2006-2007 WAS

\$13,375.00). IT THEREFORE APPEARED REASONABLE TO ASSUME A COST OF \$15,000.00 BY THE 2010-2011 SCHOOL - YEAR.

THE TABLE SHOWS THAT INTRODUCING NEW HOUSING UNITS IN COLTS NECK CAN BE EXPECTED TO GENERATE THE NEED FOR MAJOR INCREASES IN PROPERTY TAXES SIMPLY TO SUPPORT THE EDUCATION REQUIREMENTS. HENCE, THE TOWNSHIP NEEDS TO CONTINUE TO PROMOTE FARMLAND AND OPEN-SPACE PRESERVATION; AND, THE TAXPAYERS OF COLTS NECK NEED TO APPRECIATE THE ASSOCIATED PROPERTY TAX SAVINGS THAT ARE GENERATED BY THE OPEN SPACE AND FARMLAND PRESERVATION POLICIES OF THE TOWNSHIP.

#### **DISCOUNTED PRESENT VALUE OF FUTURE ANTICIPATED EDUCATION EXPENSES ASSOCIATED WITH HOUSING UNITS IN COLTS NECK**

N	DPV(1 UNIT)	DPV(200 UNITS)	DPV(400 UNITS)	DPV(800 UNITS)
1	\$29,428.58	\$5,885,716.00	\$11,771,432.00	\$23,542,864.00
2	\$28,868.03	\$5,773,606.00	\$11,547,212.00	\$23,094,424.00
3	\$28,318.77	\$5,627,754.00	\$11,255,508.00	\$22,511,016.00
4	\$27,778.92	\$5,555,784.00	\$11,111,568.00	\$22,223,136.00
5	\$27,249.27	\$5,449,854.00	\$10,899,708.00	\$21,799,416.00
6	\$26,730.54	\$5,346,108.00	\$10,692,216.00	\$21,384,432.00
7	\$26,221.47	\$5,244,294.00	\$10,488,588.00	\$20,977,176.00
8	\$25,721.24	\$5,144,248.00	\$10,288,496.00	\$20,576,992.00
9	\$25,230.90	\$5,046,180.00	\$10,092,360.00	\$20,184,720.00
10	\$24,749.85	\$4,949,970.00	\$9,899,940.00	\$19,799,880.00
11	\$24,277.73	\$4,855,546.00	\$9,711,092.00	\$19,422,184.00
12	\$23,815.62	\$4,763,124.00	\$9,526,248.00	\$19,052,496.00
13	\$23,361.99	\$4,672,398.00	\$9,344,796.00	\$18,689,592.00
14	\$22,916.88	\$4,583,376.00	\$9,166,752.00	\$18,333,504.00
15	\$22,480.43	\$4,496,486.00	\$8,992,972.00	\$17,985,944.00
TOTAL	\$387,150.22	\$77,430,044.00	\$154,860,088.00	\$309,720,076.00

IT CAN BE ARGUED THAT THE EDUCATION RELATED EXPENSES THAT ARE GENERATED BY A HOUSING UNIT WILL BE OFFSET IN LARGE PART BY THE PROPERTY TAXES PAID BY THE HOUSING UNIT OWNER. THIS IS TRUE, HOWEVER, HOUSING UNITS IN THE A1 AND A2 ZONES AND PARTICULARLY COAH UNITS, WILL USUALLY PAY LOWER PROPERTY TAXES AND WILL USUALLY HAVE MORE SCHOOL-AGE CHILDREN. IN ANY CASE, EVEN IF WE ASSUME AN AVERAGE PROPERTY TAX OF \$12,200.00 PER YEAR, THE SAVINGS IN THE ABOVE TABLE WOULD STILL BE QUITE SIGNIFICANT.

IT SHOULD BE NOTED THAT THE AVERAGE COLTS NECK RESIDENTIAL PROPERTY TAX FOR 2009 IS CLOSER TO \$12,900.00, BASED ON DISCUSSIONS WITH THE TOWNSHIP FINANCE ADMINISTRATOR, BUT THE AUTHOR ADJUSTED THIS AVERAGE DOWN BY APPROXIMATELY 5%, AFTER TALKING TO THE TOWNSHIP TAX ASSESSOR, TO REDUCE THE IMPACT OF THE LARGER RESIDENTIAL PROPERTIES PRIMARILY IN THE AG ZONES. THE AUTHOR ASSUMES THAT MOST OF THESE LARGER RESIDENCES WOULD NOT EXIST IF THE TOWNSHIP HAD NEVER INTRODUCED THE AG ZONING.

ASSUMING THE 675 HOUSING UNITS THAT HAVE BEEN AVOIDED AS CLAIMED ABOVE AND EXTRAPOLATING FROM THE ABOVE TABLE, ONE WOULD CALCULATE AN EDUCATION COST SAVINGS OF APPROXIMATELY \$261 MILLION OVER THE 15 YEAR STUDY PERIOD STARTING IN THE YEAR 2010. THEN ASSUMING 30% OF THE TOTAL BUDGET IS DUE TO NON-EDUCATION RELATED SERVICES, THE TOTAL COST SAVINGS WOULD EQUAL  $\$261 \text{ MILLION} / 0.7 = \$373 \text{ MILLION}$  BEFORE THE COMPENSATING EFFECT OF PROPERTY TAXES IS CONSIDERED. IF THIS IS DONE, BASED ON THE ABOVE ASSUMPTION, A CONSERVATIVE ESTIMATE OF THE SAVINGS TO THE TOWNSHIP TAXPAYERS OVER ONLY THE NEXT 15 YEARS WOULD BE \$70 MILLION.

IT SHOULD BE UNDERSTOOD THAT THE DISCOUNTED PRESENT VALUE OF FUTURE EDUCATIONAL EXPENSES SHOWN ABOVE ONLY LOOK 15 YEARS INTO THE FUTURE AND HENCE SHOULD BE CONSIDERED QUITE CONSERVATIVE. IN ADDITION, THE ANALYSIS DOES NOT TAKE INTO CONSIDERATION THE SAVINGS THAT HAVE BEEN REALIZED PRIOR TO THE YEAR 2010. IN OTHER WORDS, MANY OF THE HOUSING UNITS IN QUESTION WOULD HAVE BEEN IN PLACE AND OCCUPIED FOR MANY YEARS PRIOR TO 2010.

CONSIDERING THESE TAX SAVING BENEFITS IN ADDITION TO THE MANY BENEFITS OF FARMLAND PRESERVATION AND OPEN SPACE THAT HAVE BEEN DISCUSSED IN PREVIOUS ISSUES OF THE COLTS NECK FARMLAND PRESERVATION BULLETIN, THE TOWNSHIP'S POLICIES REGARDING BOTH SHOULD HAVE THE STRONG SUPPORT OF ALL COLTS NECK TAXPAYERS.

#### **OPPOSITION TO PRESERVED FARM DIVISION REQUEST**

RECENTLY, THE FARMLAND PRESERVATION COMMITTEE AND THE COLTS NECK TOWNSHIP COMMITTEE OPPOSED THE OWNER'S PROPOSED DIVISION OF YELLOW BROOK FARM. THIS 105 ACRE FARM WAS PRESERVED BY GEORGE DITMAR IN 1999 PRIOR TO BEING PURCHASED BY THE PRESENT OWNER. MAYOR BEN FORRESTER AND FARMLAND PRESERVATION COMMITTEE MEMBER JOHN JACOBY ATTENDED THE SADC'S MEETING ON MARCH 26, 2009 IN TRENTON, NJ TO PRESENT THE BASIS FOR THEIR OPPOSITION.

1. FIRST, IN PURCHASING THE PRESERVED FARM, THE CURRENT OWNER SHOULD HAVE BEEN AWARE OF THE SADC POLICY REGARDING THE DIVISION OF PERMANENTLY PRESERVED LAND. THE SADC'S OBJECTIVE IS TO RETAIN LARGE MASSES OF VIABLE AGRICULTURAL LAND. THE SADC RECOGNIZES THAT AGRICULTURAL PARCELS MAY BECOME LESS VIABLE IF REDUCED IN SIZE. HOWEVER, IN THE RARE CASES WHERE DIVISION OF PRESERVED LAND MAY BE JUSTIFIED, THE SADC DOES HAVE A POLICY TO ALLOW DIVISION OF PRESERVED PARCELS SUBJECT TO COMPLIANCE WITH A STRICT SET OF CRITERIA (POLICY P-30-A) ESTABLISHED ON APRIL 28, 1994. THE SADC CRITERIA WILL DETERMINE WHETHER THE DIVISION IS FOR AN AGRICULTURAL PURPOSE AND WHETHER THE RESULTANT PARCELS ARE AGRICULTURALLY VIABLE. FOR PURPOSES OF THE SADC POLICY, "AGRICULTURALLY - VIABLE PARCEL" MEANS THAT THE PARCEL IS CAPABLE OF SUSTAINING A VARIETY OF AGRICULTURAL OPERATIONS THAT YIELD A REASONABLE ECONOMIC RETURN UNDER NORMAL CONDITIONS, SOLELY FROM THE PARCEL'S AGRICULTURAL OUTPUT.
2. SECOND, THE FEELING OF THE TOWNSHIP AND THE FARMLAND PRESERVATION COMMITTEE IS THAT GRANTING THIS DIVISION WOULD SET A BAD PRECEDENT FOR FUTURE REQUESTS OF THIS TYPE. COLTS NECK IS A LEADER IN PRESERVED FARMS AND OPEN SPACE, MANY OF WHICH ARE LARGE ACRE PARCELS. ALLOWING THE DIVISION OF ONE WOULD ENCOURAGE OTHER SIMILAR REQUESTS FOR SMALLER AND SMALLER PARCELS. FIFTY ACRE DIVISIONS WOULD SOON BE TWENTY-FIVE ACRE REQUESTS, AND SO ON. SHOULD THE PRACTICE OF DIVIDING PRESERVED FARMS BE ESTABLISHED AS A ROUTINE AND EASILY AVAILABLE OPTION TO CURRENT AND FUTURE OWNERS OF PRESERVED FARMS, IT WILL ESTABLISH A PRECEDENT THAT WILL BE FOLLOWED VIGOROUSLY BY LANDOWNERS BECAUSE OF THE MARKET VALUE ISSUE AND WILL RESULT IN THE UNDESIRABLE CONSEQUENCE OF ERODING PUBLIC SUPPORT FOR THE FUNDING OF THE GARDEN STATE TRUST FUND.
3. THIRD, THERE IS A LEGITIMATE QUESTION OF FAIRNESS AND EQUITY TO TAXPAYERS THAT FUNDED THE ORIGINAL ACQUISITION. THE DEVELOPMENT RIGHTS FOR THIS FARM WERE BASED ON A 105 ACRE PARCEL BEING

PRESERVED. HAD THE FARM BEEN DIVIDED PRIOR TO BEING PRESERVED. THE DEVELOPMENT RIGHTS FOR THE TWO RESULTING PARCELS COMBINED WOULD HAVE BEEN LESS BECAUSE OF THE INCREASE IN THE COMBINED MARKET VALUE. THIS HAS BEEN DESCRIBED AS THE “ESTATE FACTOR” WHICH COMES INTO PLAY WHEN FARMLAND IS SUBDIVIDED AND MADE MORE ATTRACTIVE FOR WEALTHY HOMEOWNERS. HENCE, IN EFFECT, WEALTHY HOMEOWNERS ARE COMPETING WITH FARMERS FOR THE LAND AND DRIVING UP THE PRICES FOR THE FARMER.

4. AS NOTED IN RECENT SADC DOCUMENTS RELATING TO FARMLAND AFFORDABILITY, THE VALUE OF FARMLAND IN NEW JERSEY, AFTER THE DEVELOPMENT RIGHTS HAVE BEEN REMOVED, CONTINUE TO RISE. THESE HIGH VALUES, BOLSTERED IN PART BY HOUSING OPPORTUNITIES ASSOCIATED WITH THE LAND, CAN PRICE FARMERS OUT OF THE MARKET FOR THE PRESERVED FARMLAND. UNDER THE STATE AGRICULTURE RETENTION AND DEVELOPMENT ACT, THE INVESTMENT OF PUBLIC FUNDS IS INTENDED TO PRESERVE LAND AND STRENGTHEN THE VIABILITY OF AGRICULTURE. ESTATE SITUATIONS — WHERE THE LANDOWNER DOES NOT FARM THE LAND OR MINIMALLY FARMS IT — RUN COUNTER TO THAT PURPOSE. HENCE, WE BELIEVE THAT THE ACTION OF DIVIDING PRESERVED FARMS HAS A CONSEQUENCE THAT IS AT VARIANCE WITH THE OBJECTIVES OF THE STATE AGRICULTURE RETENTION AND DEVELOPMENT ACT AND SHOULD BE AVOIDED.

AT THEIR MEETING ON APRIL 24, 2009, THE SADC DENIED THE REQUEST TO DIVIDE YELLOW BROOK FARM BECAUSE THE REQUEST DID NOT MEET SADC CRITERIA FOR APPROVAL.

#### **MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD (MCADB) UPDATE**

THE CURRENT MEMBERSHIP OF THE MCADB IS SUMMARIZED IN THE TABLE BELOW:

MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD

<b><u>MEMBER</u></b>	<b><u>REPRESENTS</u></b>	<b><u>TERM EXPIRES</u></b>
JOSEPH MCCARTHY - CHAIRMAN	PUBLIC	2010
WILLIAM POTTER III – VICE CHAIR	PUBLIC	2009
RICHARD OBAL – SECRETARY	AGRICULTURE AGENT	POB*
MARTIN BULLOCK	BOARD OF AGRICULTURE	2011
CHARLES BUSCAGLIA	SOIL CONSERVATION DISTRICT	2009
PATRICIA BUTCH – ALTERNATE	PUBLIC	2009
GARY DEFELICE	BOARD OF AGRICULTURE	2009
THOMAS GERAN	PUBLIC	2010
ARTHUR GIAMBRONE	PUBLIC	2011
CHET HALKA	BOARD OF AGRICULTURE	2009
MR. CLAYTON	BOARD OF AGRICULTURE	2011
JAMES STUART	MONMOUTH COUNTY PLANNING BOARD	2010
* PLEASURE OF THE BOARD		

#### **OVERVIEW OF MONMOUTH COUNTY 2008 FARMLAND PRESERVATION ACCOMPLISHMENTS**

1. THE FARMLAND PRESERVATION PROGRAM AND ITS PARTNERS PRESERVED 13 FARMS TOTALING 838 ACRES THROUGH THE COUNTY EASEMENT PURCHASE PROGRAM. COLTS NECK DID NOT HAVE ANY FARMS THAT WERE PRESERVED DURING THIS PERIOD. THE FARMS RANGED IN SIZE FROM 17.432 ACRES IN UPPER FREEHOLD TOWNSHIP TO 165.828 ACRES IN MILLSTONE TOWNSHIP WITH THE AVERAGE SIZE BEING 64 ACRES.
2. IN ADDITION, THE MCADB ACQUIRED EASEMENTS ON 9 FARMS INVOLVING 529

ACRES THROUGH THE MUNICIPAL PLANNING INCENTIVE GRANT PROGRAM. TWO OF THESE FARMS — THE AMDUR FARM, GREY OAKS, INVOLVING 44.04 ACRES AND THE HAMMOND FARM, HIDDEN PINES, INVOLVING 19.78 ACRES, WERE LOCATED IN COLTS NECK TOWNSHIP. THESE 9 FARMS RANGED IN SIZE FROM 19.78 ACRES IN COLTS NECK TO 147.94 ACRES IN HOWELL TOWNSHIP WITH THE AVERAGE SIZE BEING 58.8 ACRES.

3. THE COUNTY ALSO PRESERVED A 35.98 ACRE FARM IN UPPER FREEHOLD TOWNSHIP WITHOUT STATE PARTICIPATION USING COUNTY FUNDS, A GRAND FROM UPPER FREEHOLD TOWNSHIP AND AN INSTALLMENT PURCHASE AGREEMENT. IN ADDITION, THE COUNTY PARTNERED WITH MONMOUTH CONSERVATION FOUNDATION AND SADC TO PRESERVE A 37.9 ACRE FARM IN MIDDLETOWN TOWNSHIP THROUGH THE GRANTS TO NONPROFITS PROGRAM.
4. BY YEAR-END 2008, THE COUNTY HAD PRESERVED 166 FARMS TOTALING 12,484 ACRES. THE 24 EASEMENTS PRESERVED IN 2008 ENCOMPASSED 1441 ACRES AND COST A TOTAL OF \$54,105,080.00 OF WHICH \$40.8 MILLION CAME FROM STATE AND MUNICIPAL GRANTS AND NONPROFITS.
5. IN ADDITION TO THEIR BUSY SCHEDULE OF FARM PRESERVATIONS IN 2008, THE MCADB STAFF COMPLETED THE MONMOUTH COUNTY FARMLAND PRESERVATION PLAN. THE COUNTY PLANNING BOARD ADOPTED THE DOCUMENT IN MAY OF 2008 AS PART OF THE COUNTY MASTER PLAN. THE PLAN WAS PUBLISHED IN NOVEMBER OF 2008 AND WAS DISTRIBUTED TO REQUIRED RECIPIENTS AND IS AVAILABLE TO INTERESTED PARTIES.
6. THE MCADB STAFF ALSO MONITORED 145 PRESERVED FARMS DURING 2008 AS PART OF AN ONGOING FUNCTION TO ASSURE COMPLIANCE WITH PRESERVED FARM DEED REQUIREMENTS.

### **SADC UPDATE**

ALTHOUGH THE STATE'S BUDGET HAS BEEN TIGHT, THE SADC HAS BEEN ABLE TO PRESERVE SELECTED FARMS DURING 2009. THEY ARE PRIMARILY INTERESTED IN LARGE FARMS AS INDICATED BY THE FOLLOWING EXAMPLES:

- 315 ACRES OF SHEPPARD FARM IN CEDARVILLE, NJ – JULY 2, 2009
- 136 ACRES OF COMLY FARM IN WEST AMWELL TOWNSHIP – JULY 2, 2009
- 139 ACRES OF CATALANO FARM IN WOOLRICH TOWNSHIP – JUNE 23, 2009,  
AND
- 179 ACRE FARM IN HOPE TOWNSHIP, WARREN COUNTY - JUNE 8, 2009

### **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>

MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD (MCADB)  
[http://co.monmouth.nj.us/ Departments/Planning Board/Environmental Planning/ Farmland Preservation](http://co.monmouth.nj.us/Departments/Planning%20Board/Environmental%20Planning/Farmland%20Preservation)

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

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))