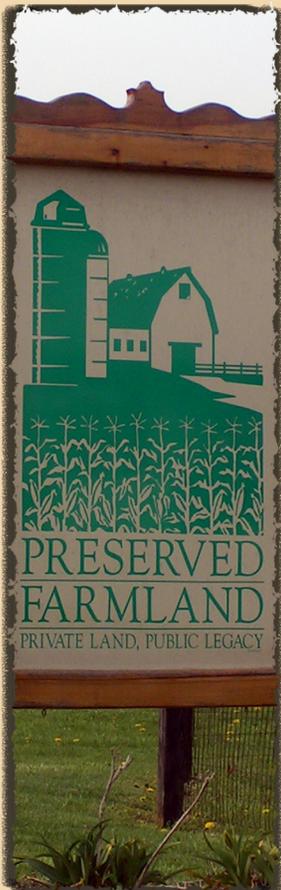


MONMOUTH COUNTY

Farmland Preservation Plan



Prepared by the Monmouth County Planning Board and
Monmouth County Agriculture Development Board
April 2008

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INTRODUCTION

Located in Central New Jersey, Monmouth County is geographically and demographically diverse. With its 53 miles of ocean and bay shoreline and access to the Garden State Parkway, the northern and eastern portions of the county are by and large built out. Western Monmouth County, on the other hand, is still quite rural in many parts with vast expanses of farmland and parkland. However, the region's agricultural heritage will not last indefinitely. The county contains a number of rapidly growing communities, and unrestricted farmland is highly sought after by developers.

The main objective of the 2008 Monmouth County Farmland Preservation Plan is to guide Monmouth County's efforts in preserving its remaining farmland and maintaining a viable agricultural industry. Farming is a significant component of the county's economy, and farmland is an irreplaceable natural resource. The plan sets preservation goals in 1, 5 and 10-year increments as well as lays out project areas that will be the focus of easement acquisition efforts.

A county Farmland Preservation Plan was last adopted in 2000. Since that time, Monmouth County has preserved thousands more acres of farmland while development has taken thousands of agricultural acres out of production. Thus, the county recognized the importance of updating the 2000 plan. Other factors providing impetus for the update, include the need:

1. To meet the State Agriculture Development Committee's (SADC's) requirements for the new County Planning Incentive Grant Program, also known as the Countywide PIG, which will replace the County Easement Purchase Program.
2. To help the county obtain State Plan Endorsement.
3. To better coordinate with the *Monmouth County Open Space Plan*, which was revised and adopted in 2006.

In keeping with SADC guidelines, the plan includes a number of components that address the county's agricultural land base, its agricultural industry, land use planning, an overview of the Farmland Preservation Program, the future of farmland preservation in the county, economic development, natural resource conservation and agricultural industry sustainability, retention and promotion.

As an adopted element of the *Monmouth County Growth Management Guide*, the Farmland Preservation Plan will serve an important role not only in defining the future of the county's agricultural industry, but also in shaping the physical development of the county and maintaining the high quality of life enjoyed by its residents.

I. MONMOUTH COUNTY'S AGRICULTURAL LAND BASE

To identify opportunities for farmland preservation and to associate areas where agriculture is most likely to remain viable, it helps to understand the location, size, and underlying soil characteristics of the county's agricultural land base as well as the potential to access a reliable water supply.

Location and Size of Agricultural Land Base

There are several data sources for determining the acreage and location of agricultural land in Monmouth County. All use different methodologies and, therefore, the numbers do not correspond perfectly. However, the varying data sources are a good overall gauge of county's agricultural land base. According to 2007 Monmouth County tax data, there are approximately 55,000 acres of farmland assessed land in the county. This includes farmland assessed woodlands. In comparison, the 2002 US Census of Agriculture reports the total land in farms in the county to be 47,198 acres. The NJ DEP's 2002 land use/land cover GIS layer shows a total of 48,500 acres of agricultural land (including modified agricultural wetlands). The NJ DEP considers woodland to be a separate land use category from agricultural land, accounting for some of the difference in total farmland acreage. Map 1.1, which is based on the 2002 land use/land cover GIS layer, gives a comprehensive overview of active agricultural land in the county.

It should be noted that farmland assessed parcels are not the only ones that comprise the county's agricultural land base. A number of government agencies and nonprofit organizations lease back some of their deeded open space to farmers. For instance, the Monmouth County Park System leases over 900 acres of its lands to area farmers. Over 1000 acres of parkland in Manalapan Township, mostly owned by the State, are leased to agricultural operations. Similarly, Holmdel Township leases portions of four parks to farmers.

Agricultural lands account for approximately 18.5% of the county according to 2004 farmland assessment data. This number is down from 27.3% in 1983. Yet the drop in farmland extends beyond the last 25 years. The county's total farmland has shown a significant decline since the 1950s, around the time the Garden State Parkway was completed. In fact, there are hardly any agricultural lands left to the north and east of the Parkway.

According to the 2002 US Census of Agriculture, Monmouth County has 892 farms placing the county fourth in the state for the number of farms per county. Chart 1.2 depicts the number of farms in the state's top six counties.

Per the 2002 US Census of Agriculture, the average size of farm in Monmouth County is 53 acres. The median size is 15 acres. In comparison, the average size of a New Jersey farm is 81 acres whereas the median size is 22 acres. Two of the largest farms in the county are Princeton Nurseries, which includes 1600 acres in Monmouth County, and Perretti Farms, which encompasses about 1000 acres, 700 of which are preserved.

CHART 1.1 Total Farmland Acres in Monmouth County
 (Source: 2002 US Census of Agriculture)

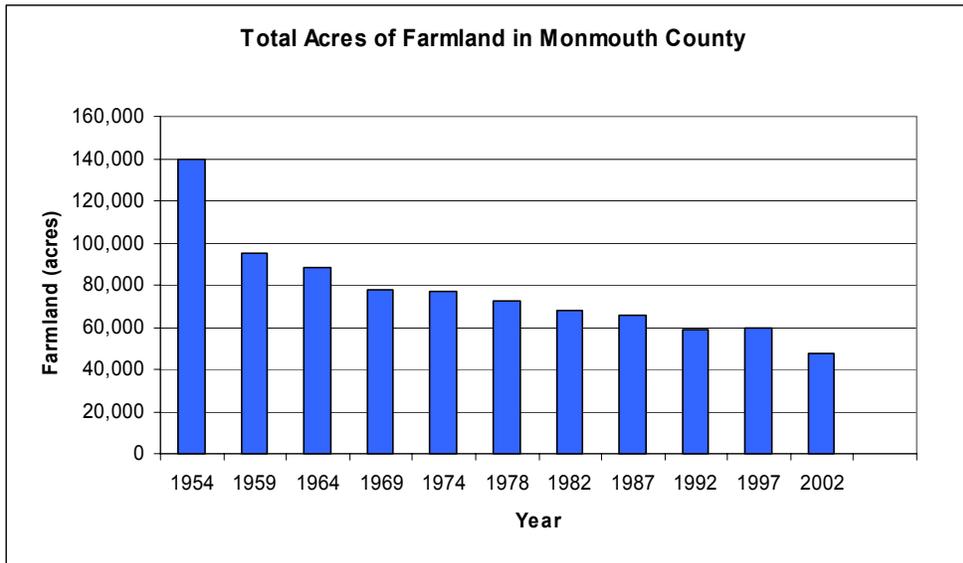


CHART 1.2 Number of Farms per County

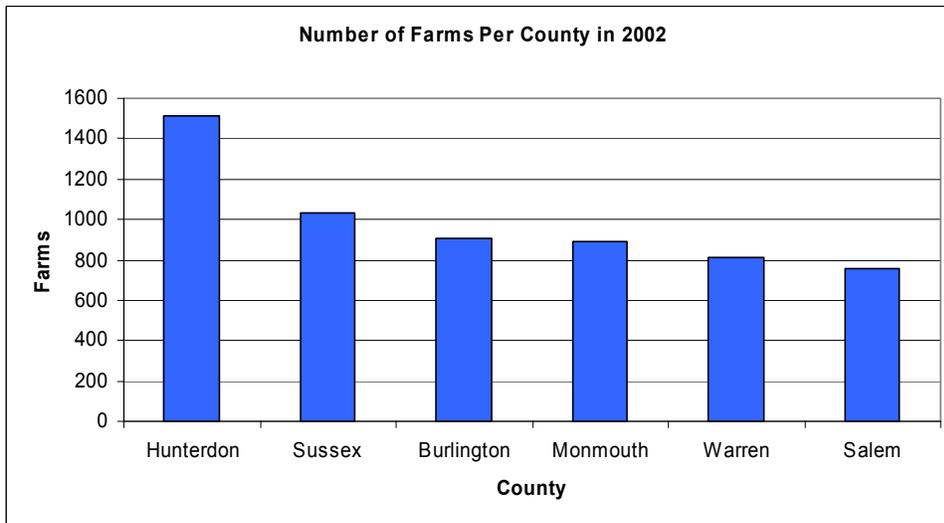


CHART 1.3 Monmouth County Agricultural Land Per 2002 NJ DEP Land Use/Land Cover Data

Type of Agricultural Land	Acres	Percent
Modified Agricultural Wetlands	7,325	15.1%
Confined Feeding Operations	58	0.1%
Cropland and Pastureland	28,808	59.4%
Orchards, Vineyards, Nurseries, Horticultural Areas	7,573	15.6%
Other Agriculture	4,738	9.8%
Total	48,503	100.0%

CHART 1.4 *Monmouth County Agricultural Land Per 2004 NJ Farmland Assessment Data*

Type of Agricultural Land	Acres	Percent
Cropland Harvested	28,854	51.7%
Cropland Pastured	2,544	4.6%
Permanent Pasture	7,963	14.3%
Unattached Woodland	6,424	11.5%
Attached Woodland	9,132	16.4%
Equine Acres	853	1.5%
Total	55,770	100.0%

Monmouth County’s remaining agricultural land base is centered on its inland rather than its coastal communities. Monmouth County contains 53 municipalities but only 12 have any significant remaining farmland. In terms of total farmland assessed acreage, the top five agricultural municipalities in the county are in descending order: Upper Freehold, Millstone, Howell, Colts Neck, and Manalapan (based on 2004 NJ farmland assessment data). The other five towns that rounded out the top ten in Monmouth County in 2004 were Freehold Township, Marlboro, Middletown, Holmdel and Wall. Roosevelt Borough and Tinton Falls are two additional municipalities with sizable concentrations of farmland.

In 2004, Upper Freehold was the number two municipality in the entire state for total farmland assessed acres. As of June 2007, it ranked number one in New Jersey in total preserved acres. In 2004, Millstone Township was also in the top 50 municipalities for number of farmland assessed acres for the state. It was number 30.

As shown in Charts 1.3 and 1.4, cropland and pastureland accounted for over half the farmland in the county in 2004. Such land is spread through the 12 municipalities mentioned above. Orchards, vineyards, nurseries and horticultural areas account for approximately 15.6% of the agricultural land cover in the county. The most notable concentrations of nursery and horticultural areas are in Upper Freehold and Millstone due, in part, to the presence of Princeton, Lustgarten and Halka nurseries. Although 2004 NJ farmland assessment data reports 853 equine acres in the county, this underestimates the county’s horse farm acreage which also overlaps with pasture and hay production areas.

Landscape and Soil

The county’s landscape and underlying soil characteristics have long driven the placement and success of its farms. Monmouth County, New Jersey is located in the Atlantic Coastal Plain physiographic province between New York City and Philadelphia. The county’s topography can be characterized as lowlands with a range of hills extending from the southwest near the Freehold Township-Manalapan boundary to the northeast at the Borough of Highlands along the Sandy Hook Bay. This hilly band is known as a cuesta. The coastal plain is underlain by unconsolidated sediments of marine and continental origin and are composed mainly of sands, silts, clays and greensands and glauconitic sands with interspersed gravel beds (MCPB, 1975). Consistent with coastal plain conditions, slopes in Monmouth County are gentle. Approximately

90 percent of the county's land has less than a 10 percent slope, and 75 percent of the land has less than a 5 percent slope. Slope of the land is a critical factor in agricultural productivity. Steep slopes are prone to erosion while little to no slope has poor drainage. Generally, farm equipment can operate on slopes up to five percent, while higher slopes can accommodate pasture land, nurseries, or field crops that are cultivated by hand.

In addition to slope, farmers must pay attention to soil productivity. The most productive soil in the county is designated as prime, of statewide importance, or unique. Prime agricultural soils are of greatest interest to farmers, and the Farmland Preservation Program. They are soils with the ideal physical and chemical properties for producing food, feed, forage, fiber and row crops. Such soils have good moisture-holding capacity, permeability, natural fertility, level land and chemical composition. They possess few rocks and a suitable growing season, moisture supply, and pH.

As shown by the Prime Agricultural Soils Map (Map 1.2), prime farmland soils are found throughout Monmouth County, but mostly in a broad band through western and central Monmouth. They account for over 76,400 – or 25% – of the county's 310,000 acres. There is also a cluster of prime soils in Wall Township. Most of the productive farmland in the county is on land having less than five percent slope. This includes loams; sandy loams of 0-5% slopes with series names such as Adelphia, Collington, Downer, Hammonton, Holmdel, Keyport, Marlton Sassafras, Woodstown; and Freehold loamy sand. According to the United States Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS), the three highest rated soil types in the county are Collington loam, Freehold loam and Sassafras loam. Chart 1.5 gives an overview of the various soil series that are present in Monmouth County.

Soils of statewide importance are also of interest to the agriculture community and the Farmland Preservation Program. The USDA-NRCS classifies land capability from Roman numerals I to VIII. As numbers rise the land has progressively greater limitations and narrower choices for practical use. The USDA-NRCS defines farmlands of statewide importance as "those soils in land capability Class II and III that do not meet the criteria as Prime Farmland." Although they don't receive the premium rating, soils of statewide importance may produce a high yield of crops if treated and managed according to acceptable farming methods. In fact, yields may be as high as those of prime agricultural soils if conditions are right. Soils of Statewide importance include soils of 5-10% slopes and 0 to 5% loamy sands with same series names as above; plus other loams and loamy sands such as Elkton, Evesboro, Fallsington, Fort Mott, Klej, Kresson, Pemberton, Evesboro, and Tinton. In Monmouth County soils of statewide importance are interspersed with prime agricultural soils.

Soils of unique importance are often used for specialty crops such as blueberries. Soil types within this category include Atsion sand, Berryland sand and Manahawkin muck and are found in southern Freehold Township, Howell Township, Naval Weapons Station Earle in Colts Neck, and Tinton Falls. These sandy soils overlap with the Pine Barrens ecosystem which extends into Howell and Freehold and has pockets elsewhere in the county.

With their predominance of prime soils, farms in municipalities such as Upper Freehold typically score very well in the county's Land Evaluation system (a soil rating system with a scale of 0 -

100) and rank favorably in the County Easement Purchase Program and new Countywide Planning Incentive Grant Program. Until the State established the Municipal Planning Incentive Grant Program, farms in Southern Howell – with their sandy soils – were at a competitive disadvantage.

Chart 1.5 gives an overview of the soil series found in Monmouth County. As evidenced in the chart, the county has significant concentrations of marl, or glauconitic soil. Marlboro Township, in fact, got its name due to the presence of marl soils on some of its farmland. Marl is composed of the remains of prehistoric marine life from the period when New Jersey was covered by the ocean. Farmers used marl as fertilizer. The demand for marl extended beyond the local area. Thus, the export of marl was one of Marlboro’s first industries.

CHART 1.5: Overview of Soil Series in Monmouth County

Soil Series	Overview
Adelphia	Moderately well-drained and somewhat poorly drained soils on uplands. Derived from Coastal Plain sediments that have more than 10-40% glauconite. Suited for commercial woodland production.
Atsion	Poorly drained soils on upland flats. Suited for blueberries.
Colemantown	Poorly drained soils on upland flats. From acid, clayey Coastal Plain sediments that are more than 40% glauconite.
Collington	Well-drained soils on uplands. Glauconitic. Most types well suited for cropland and pasture.
Colts Neck	Well-drained soils on uplands. Gently sloping and moderately sloped areas suitable for farming.
Downer	Well-drained soils on uplands and terraces. Most areas suitable for farming.
Elkton	Poorly drained soils on upland flats. Most corresponding land wooded.
Evesboro	Excessively drained soils on uplands. Poorly suited for cropland and pasture.
Fallsington	Poorly drained soils in depressions, along drainageways and on broad flats. Has seasonal high water table. May be used for field crops, hay and vegetables.
Freehold	Well-drained soils on uplands. Several Freehold soil types are highly productive. Areas with steep slopes used for pasture or woodland.
Hammonton	Moderately well-drained or somewhat poorly drained soils on uplands. Most areas farmed.
Holmdel	Moderately well-drained or somewhat poorly drained soils on uplands. Prime agricultural soil.
Hooksan	Excessively drained soils on coastal dunes. Found at beaches.
Hooksan Variant	Poorly drained soils on low-lying dunes. Found at beaches.
Humaquepts	Somewhat poorly drained to very poorly drained soils on flood plains. Subject to flooding several times each year.
Keyport	Moderately well-drained soils on uplands. Some types have pyritic clay that, if exposed, does not support vegetation.
Klej	Well-drained or somewhat poorly drained soils on uplands.

Kresson	Somewhat poorly drained soils on uplands. Glauconitic. Has seasonally high water table but supports common field crops, hay and vegetables.
Lakehurst	Moderately well-drained and somewhat poorly drained soils on uplands. Most areas wooded.
Lakewood	Excessively drained soils on uplands. Formed in acid, sandy Coastal Plain sediments. Poor farmland.
Manahawkin	Very poorly drained soils on lowlands and back swamps. Formed in acid, organic material from woody plants. Suited for blueberries or cranberries.
Marlton	Well-drained and moderately well-drained soils on uplands. Formed in acid, clayey, Coastal Plain sediments that have more than 40% glauconite. Suited for farming.
Pemberton	Moderately well-drained and somewhat poorly drained soils on uplands. Formed in acid, loamy, Coastal Plain sediments up to 30% glauconite. Seasonal high water table but may be farmed.
Phalanx	Well-drained soils on uplands. Formed in acid, loamy Coastal Plain sediments. Almost all areas wooded.
Sassafras	Well-drained soils on uplands. Formed in acid, loamy Coastal Plain sediments. Gently sloped and moderately sloped areas farmed.
Shrewsbury	Poorly drained soils on upland flats. Seasonal high water table but may be farmed.
Tinton	Well-drained soils on uplands and terraces.
Woodstown	Moderately well-drained soils on uplands and terraces. Prime agricultural soil.

Available Water Sources and Irrigated Acres

Access to water is key to farm productivity and future viability especially given the dominance in the county of the water-dependent nursery, horticulture and sod industries. In fact, the NJ Farm Bureau considers water supply for agricultural lands to be one of its top 10 issues for 2007. As the NJ DEP and federal government tighten regulations regarding water, and more Monmouth County streams receive Category I designation, the agricultural community faces increasing difficulty in accessing plentiful water supplies.

Most Monmouth County farmers rely to some extent on precipitation to nourish crops during the growing season. The average precipitation rate in New Jersey is 44 inches a year and, despite some minor variation, all parts of the county are near this range. Aside from precipitation, Monmouth County farmers depend on both surface and groundwater for their water supply needs. Monmouth County contains the headwaters for numerous tributaries and riparian systems. Surface water in the county drains to three different estuaries: the NY-NJ Harbor Estuary, the Delaware Estuary, and the Barnegat Bay Estuary. As a further indicator of the breadth of Monmouth County's tributary systems, it should be noted that the county lies in 6 different NJ DEP watershed management areas: the Lower Raritan; Millstone; Assunpink; Monmouth Coastal; Barnegat Bay; and Crosswicks, Doctors and Assiscunk watersheds. Major reservoirs in the county include the Manasquan Reservoir, Swimming River Reservoir and Glendola Reservoir.

The county is underlain by the New Jersey Coastal Plain aquifer. The major aquifers in this system are the Potomac-Raritan-Magothy, Englishtown, Wenonah-Mt. Laurel, Kirkwood Cohansey, Red Bank and Vincetown aquifers. Several of the aquifers in the western and central portions of the county are considered depleted and thus have limitations on withdrawals. These sections of the county are known as the Critical Aquifer Water Supply Area 1. More than 50 percent of the drinking water supply in the New Jersey Coastal Plain aquifer comes from groundwater; thus, it is known as a Sole Source Aquifer under the federal Safe Drinking Water Act.

To counter increases in population and corresponding water demand in the Middlesex-Monmouth-Ocean County region, there have been several reservoirs built in the region in recent decades. For instance, the Manasquan Reservoir in Howell has helped homeowners and landowners in parts of Monmouth County shift from a reliance on groundwater to surface water.

Some of Monmouth County's farms rely solely on precipitation and, for less intensive operations, a property's residential water supply. However, many require some type of irrigation system that necessitates a water allocation permit. According to the 2002 US Census of Agriculture, there are 228 irrigated farms in Monmouth County that comprise 5409 acres. In contrast, the Farmland Assessment data from 2004 lists 1282 irrigated acres (out of 55,770). One doubts that the number of irrigated acres decreased so dramatically in two years. The decline probably stems from different reporting methods.

There are a number of ways to irrigate a farm. Surface water from the local watershed can be collected and stored in a pond and then used to supply agricultural water needs. This method is often used for irrigation during periods of lower than normal precipitation. If the area to be irrigated is near a stream, it may be possible to withdraw water without building a pond. Groundwater is also a source of irrigation water. It may be removed by drilling a well and installing a pump, a potentially expensive proposition. On properties with a high water table, a farmer may be able tap groundwater to create a pond without having to drill.

To get some idea of scale, Albert Jarrett of Penn State estimates that irrigating cropland by sprinkler requires supply rates as high as 10 gallons per minute (gpm) per acre. Drip irrigation requires 3 to 7 gpm per acre. Farm ponds can lose 40-60% of volume to seepage and evaporation. Such ponds require about 4 acres of upland watershed to supply one acre-foot of usable water per year.

The NJ DEP's Bureau of Water Allocation requires farmers to obtain water use registration or certification papers to withdraw large quantities of surface water or groundwater. An operation needs water use registration if it withdraws less than 70 gallons per minute or less than 3.1 million gallons per month. A farm must obtain water use certification if it withdraws greater than 70 gallons per minute or greater than 3.1 million gallons per month. Forms are available on the NJ DEP's web site. They are submitted to and processed by Rutgers Cooperative Extension and then forwarded to NJ DEP.

Water diversions were once considered routine but because of increasingly strict environmental regulations and growing competition from other land uses, it's getting harder to obtain

permission for water withdrawals. It is very important not to let certifications lapse. In the coming years it will be ever more valuable to have existing farm ponds, irrigation systems, and water rights.

Farmers can obtain assistance with irrigation and water quality enhancement projects through the United States Department of Agriculture-Natural Resource Conservation Service (USDA-NRCS). The NRCS prepares conservation plans for both preserved and nonpreserved farm owners. These plans may identify water use needs and delivery systems as well as conservation practices. The NRCS and its sister agency, the Farm Service Agency, can help landowners obtain cost-share grants to implement these plans.

The farm pond at the preserved Duck Hollow Farm in Colts Neck



MAP 1.1 Agricultural Land in Monmouth County



Agricultural Land in Monmouth County

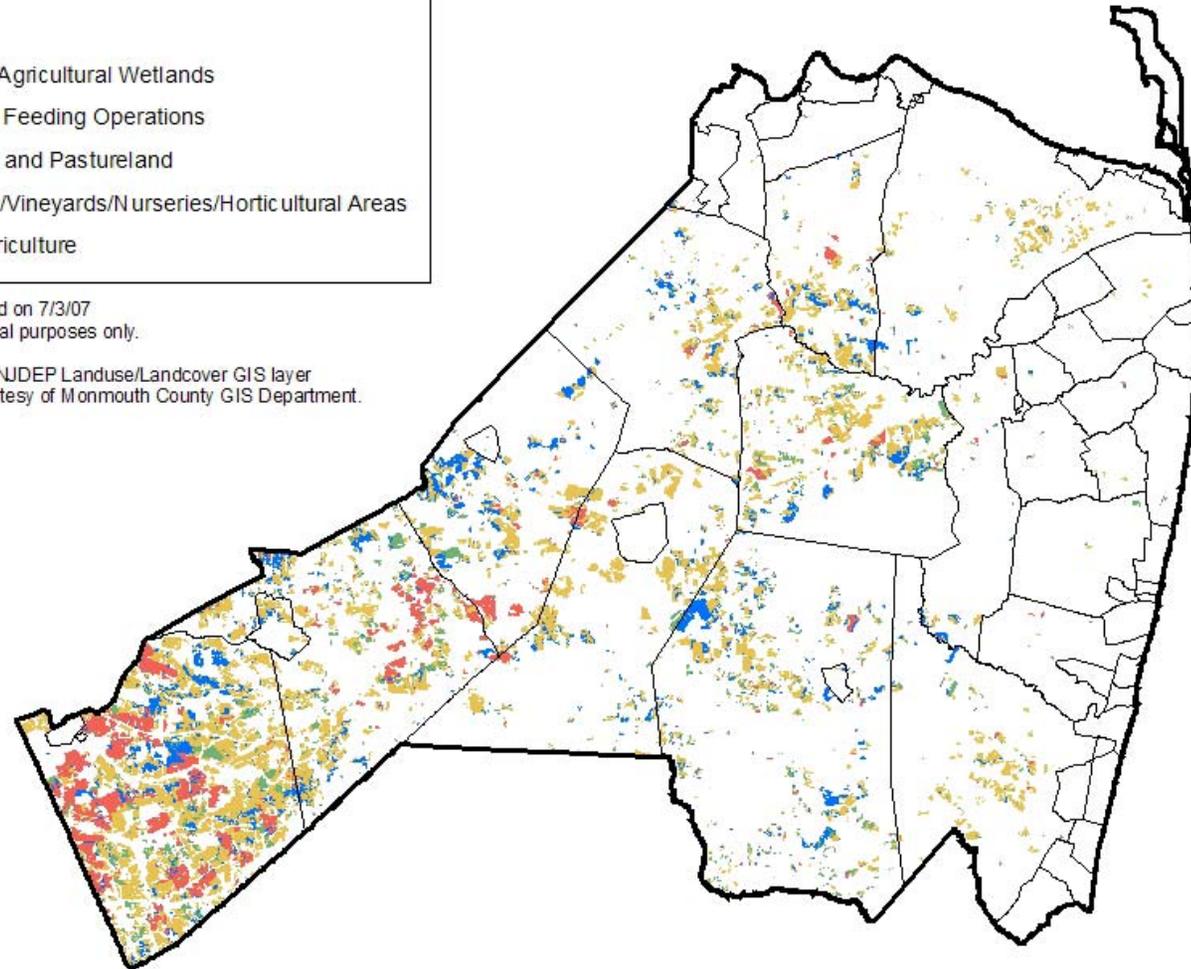
Monmouth County Agriculture Development Board
One East Main Street, Freehold, New Jersey, 07728 732-431-7460

Legend

-  Modified Agricultural Wetlands
-  Confined Feeding Operations
-  Cropland and Pastureland
-  Orchards/Vineyards/Nurseries/Horticultural Areas
-  Other Agriculture

This map was created on 7/3/07
and is for informational purposes only.

Data Sources: 2002 NJDEP Landuse/Landcover GIS layer
Basemap layers courtesy of Monmouth County GIS Department.



MAP 1.2 Prime Agricultural Soils in Monmouth County



Prime Agricultural Soils in Monmouth County

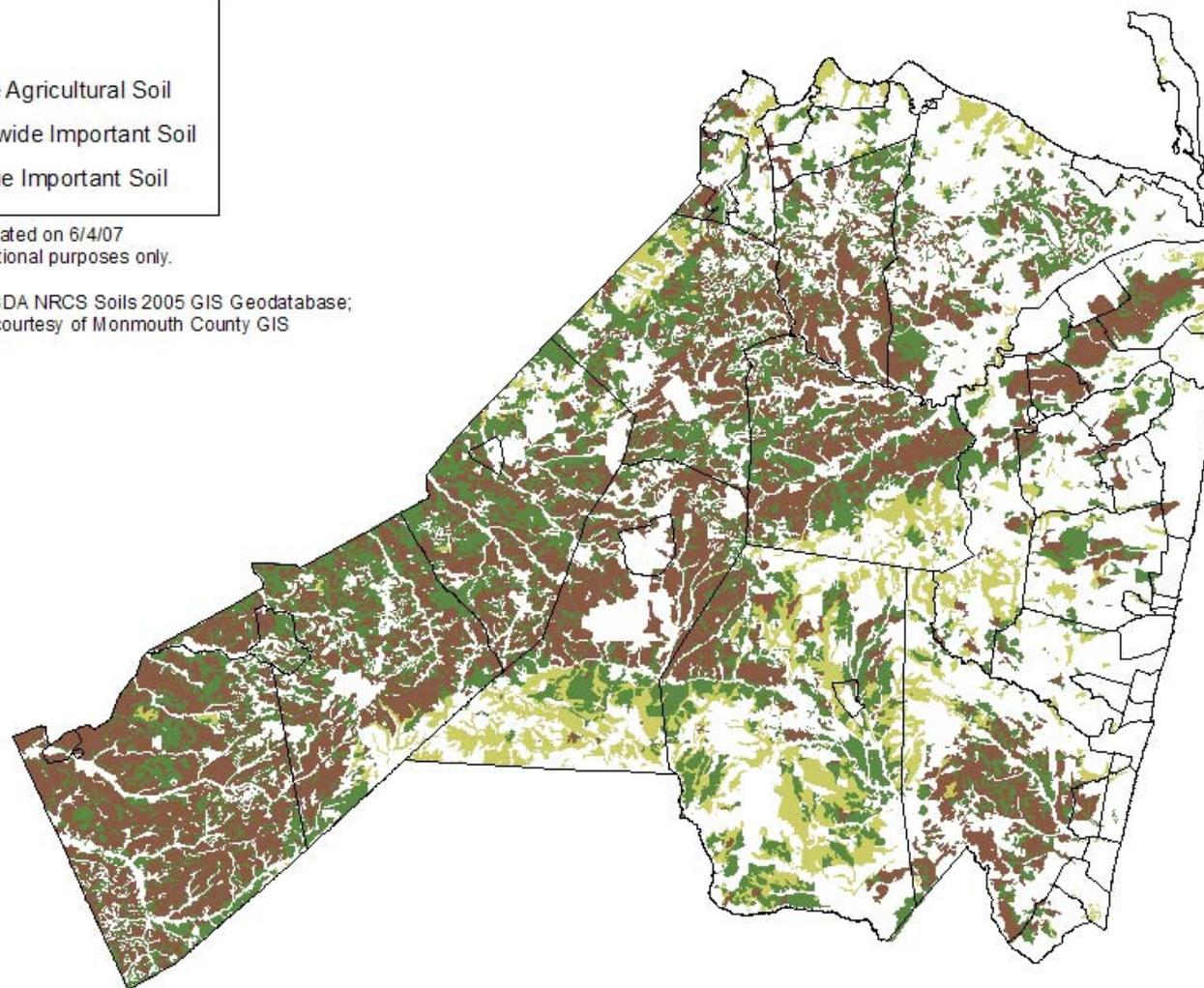
Monmouth County Agriculture Development Board
One East Main Street, Freehold, NJ 07728 (732) 431-7460

Legend

-  Prime Agricultural Soil
-  Statewide Important Soil
-  Unique Important Soil

This map was created on 6/4/07
and is for informational purposes only.

Data Sources: USDA NRCS Soils 2005 GIS Geodatabase;
Basemap layers courtesy of Monmouth County GIS
Department.



0 2.5 5 Miles 

II. AN OVERVIEW OF MONMOUTH COUNTY'S AGRICULTURAL INDUSTRY

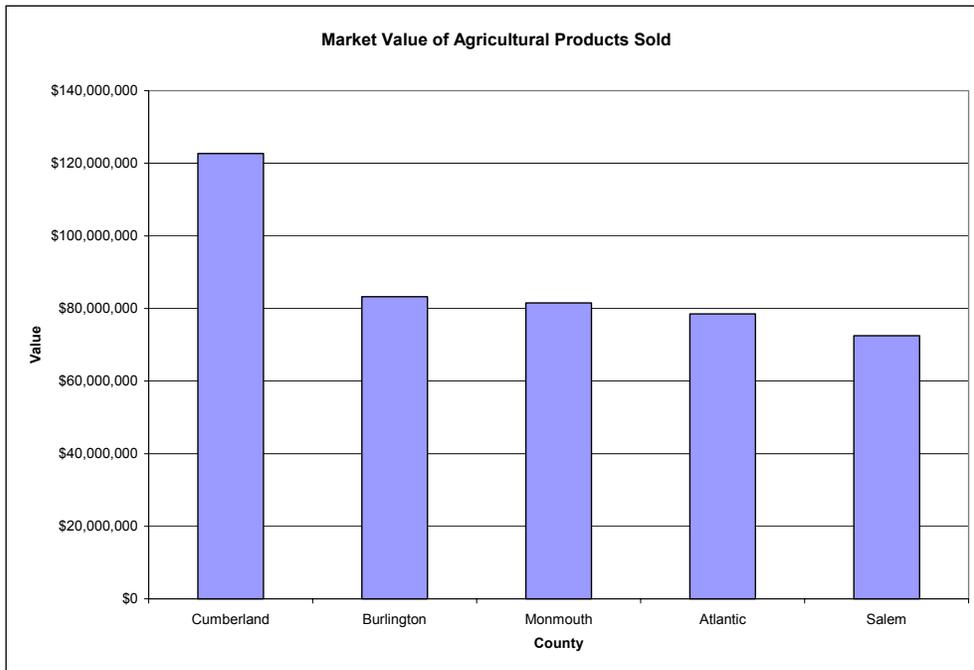
Monmouth County's early economy, like other New Jersey counties during colonial times, was based on subsistence farming. Commercial farming developed during the early part of the 1800's with grain, hay, and nonperishable livestock items sold. Following the Civil War, the production of perishables including milk, eggs, fruits, and vegetables became more prominent. While the rise of the county's manufacturing industry in the late 1800's through the 1900's diminished the prominence of agriculture, farming has remained an important component of Monmouth's economy (Obal, 1997).

According to the United States Census of Agriculture, Monmouth County had 139,465 acres of farmland in 1954. By 2002, this total had declined 66% percent to 47,198 acres, a loss of 92,267 acres of farmland. Despite losing a significant amount of farmland acreage, the Monmouth County agricultural community remains an important part of the county's economy and a major contributor to the state's and the country's farming industry. Among other New Jersey counties in 2002, Monmouth County ranked fourth in the state in the number of farms (Chart 1.2), third in the market value of agricultural products sold (Chart 2.1), and eighth in farmland acreage. Monmouth County also had the highest number of certified nurseries and the second-highest acreage of nursery stock among all New Jersey counties, with 6,170 acres of nursery stock outdoors and over two million square feet under glass protection.



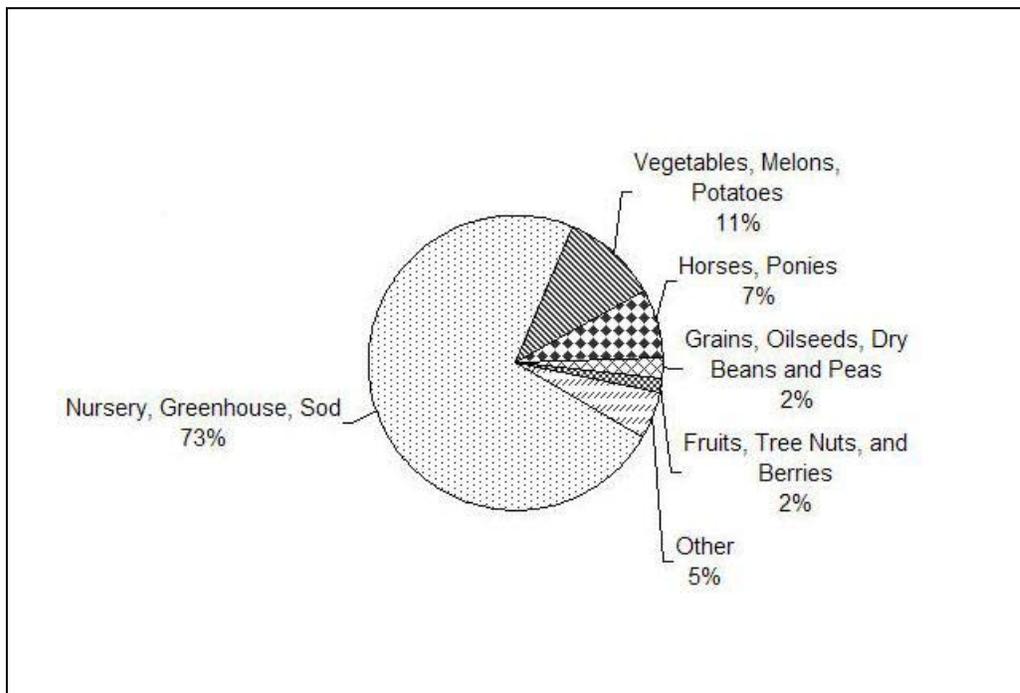
One of the greenhouses at Julius Roehrs and Company

CHART 2.1 Market Value of Agricultural Products Sold in New Jersey's Top 5 Counties



According to the 2002 Census of Agriculture, of the \$81 million of agricultural products sold in the county each year, the vast majority is tied to the nursery, greenhouse, floriculture and sod industry (73%). Vegetables, melons and potatoes account for 11% of the sales in the county, and horses for 7% of the market value (Chart 2.2).

CHART 2.2 Percent Market Value of Agricultural Products Sold in Monmouth County, Listed by Commodity



A 1988 comprehensive report on the state equine industry (New Jersey Department of Agriculture, 1988) noted that “Monmouth County has to be considered the foundation county of the New Jersey equine industry. Monmouth county ranks first in every equine-related category except one (number of equine not related to the racing industry).” According to the 2002 Census of Agriculture, Monmouth County still ranks first in the state in terms of both the total horse and pony inventory and the number of horses and ponies sold.

The significance of Monmouth County’s farming industry can be seen not only at the state level but also the national level, as Monmouth is a Top 100 county in several Census of Agriculture categories (Chart 2.3). In 2002, the county was 5th in the United States for acres of Chinese cabbage, 19th for acres of eggplant, 25th for sod harvested, and 34th for acres of bell peppers. Monmouth was 47th in the country for value of nursery, greenhouse, floricultural and sod. It was 49th in the US for horse and pony inventory, 90th for blueberries harvested for sale, and 94th for tomatoes. It was also 81st in the value of agricultural products sold directly to individuals for human consumption.

CHART 2.3 Monmouth County’s Agricultural Industry in a National Context

Commodity	Amount	Rank in Country
Chinese Cabbage (Acres Harvested)	266	5
Eggplant (Acres Harvested)	53	19
Sod Harvested for Sale (Acres)	2,392	25
Bell Peppers (Acres Harvested)	157	34
Value of Nursery, Greenhouse, Floriculture, and Sod (\$1000)	59,625	47
Horses and Ponies (Inventory)	5,029	49
Strawberries (Acres)	44	62
Value of Agricultural Products Sold Directly to Individuals for Human Consumption (\$1000)	1,681	81
Tame Blueberries (Acres)	31	90
Tomatoes (Acres Harvested)	132	94

Despite national and statewide prominence in numerous agricultural categories, several sectors of Monmouth’s farming industry have shown a marked decline in the last few decades. In 1959, Monmouth County had 510 poultry farms and 58 dairy farms compared to 21 poultry farms and 1 dairy in 1997 and 8 poultry farms and no dairies in 2002. The last dairy in the county ceased operation in 2000. Competition from other areas, low commodity prices, and high production costs have all contributed to the decline.

Over the past 30 years vegetable production has also shown a marked decline due to the loss of major food processing plants in New Jersey. The acreage of farmland devoted to vegetable production for processing has gone to field crop production, ornamental plant nurseries, sod or horse farms or has been sold to developers. Vegetable production for the fresh market has shown a slower decline due to strong local markets for fresh produce (New York and Philadelphia), direct marketing to supermarkets, restaurants and farm stands, and at pick-your-own vegetable

operations. Recently, vegetable farmers have included specialty crops such as herbs, oriental and other ethnic vegetables, pumpkins and field flowers to meet the growing demand from consumers. The farmers' response to changes in the marketplace has contributed to the overall economic health of the agricultural industry in Monmouth County (Obal, 1997).

As the agricultural industry reacts to the changing economic climate, real estate developers look to farmland to site many of their commercial and residential projects. In 2003, a total of 465 new development applications were submitted to the Monmouth County Planning Board. Not surprising the regions of Monmouth County which contain the most farmland are also the fastest growing region in terms of development and population. Colts Neck, Freehold Township, Freehold Borough, Howell Township, Marlboro Township, Manalapan Township, Englishtown Borough, Millstone Township, and Upper Freehold Township accounted for about 40 percent of the development applications approved in the county in 2003.

A study by the American Farmland Trust in 1999 showed that more than one-half of the value of United States farm production was generated in counties in and around urban areas. The population growth in counties that had the highest agricultural productivity was more than twice the national average. Nowhere is this more evident than in Monmouth County.

The importance of agriculture to Monmouth County, and the state, may not be clear to the average resident. The most obvious benefits of agriculture include food production, employment opportunities, and net cash return. Agriculture also provides indirect benefits that contribute to the high quality of life enjoyed by the county's residents, such as providing scenic views that enhance the aesthetic value of communities, providing areas for groundwater recharge and providing areas for wildlife habitat.

In addition to benefits to the local economy and to the environment, agriculture also benefits the local tax base. The American Farmland Trust conducted a cost of community services study in 1998 on five municipalities in Monmouth County: Freehold Township, Holmdel, Middletown, Upper Freehold and Wall. The study looked at the impact different land uses have on the municipal budget. In a reflection of results found nationwide, the Monmouth County study showed that open lands, such as farms, forests and open space, have a positive fiscal impact on the municipal budget while residential development has a negative fiscal impact (American Farmland Trust, 1998).

Residential development may appreciate rapidly, but also has a high service demand (education, police, fire, utilities, etc.) that in the end is a net cost to the municipality. Commercial and industrial development, often promoted and sought after by municipalities, provides ratables over the short-term but have been found to actually increase taxes over time and not appreciate as fast as open space and residential development.

Farmland and open space, on the other hand, provide a surplus of tax revenues due to low service demands. This surplus may be used to offset the loss from other land uses that have high service demands. A municipality that provides a balanced approach to land use planning that includes farmland and open space preservation is better equipped to manage its future growth (American Farmland Trust, 1998).

The challenge presented is to preserve farmland, and to maintain and enhance the agricultural industry, with limited funding during a time of high development pressure.

Agricultural Support Services within the Market Region

Monmouth County's agricultural industry relies on many local and regional vendors and market venues. The county is lucky to have Farmer's Brokerage and Supply (FB&S) in Upper Freehold. FB&S serves a wide swath of New Jersey from Mullica Hill to Baptistown. The store is owned by the NJ Farm Bureau but run autonomously. It sells seed, hardware, parts for tillage equipment, chemicals and fertilizers. FB&S also has a custom application business.

Farmers in need of equipment and machinery typically use dealers in Cumberland or Salem counties such as Farm Rite, Pole Tavern Equipment or Leslie G. Fogg Inc. or travel to Lancaster County, Pennsylvania to dealers such as Hooper Inc., Messick Farm Equipment, or Wengers. Many also buy used equipment advertised in regional farm journals and on the Internet. For new barns and stables, many county farmers work with the Amish community in Pennsylvania.

As previously mentioned, Monmouth County lies within the populous New York to Philadelphia corridor which creates a strong demand for fresh produce and seafood as well as plant materials for landscaping and garden use. Farmers and fish vendors not only sell their wares at on-site farm stands but also supply local supermarkets and specialty markets, as well as restaurants. Although there are no large fruit and vegetable processors left in the county, there are several value-added producers that make pies, wine, spirits, non-alcoholic cider, and sorbet. Nursery and horticultural operations sell plant material directly to the consumer at garden centers and farm markets or may sell directly to landscapers. Many of the county's larger operations sell wholesale through catalogs, the Internet or other means.

The equine industry has its own network of suppliers that grow and sell hay and feed, and offer veterinary and farrier services. Not surprisingly, Upper Freehold, Millstone and Colts Neck have no shortage of these purveyors. The county's many prominent standardbred, thoroughbred and sport horse breeders find a market in the industry tied to the county's two racetracks, the Meadowlands, and the NJ Horse Park and even outside the state and country.

For additional information on where to obtain support services and market agricultural products, Rutgers Cooperative Extension of Salem County sponsors an excellent Internet-based resource directory titled "Green Pages: An Agricultural Resource Guide." The web address is <http://saalem.rutgers.edu/greenpages/index.html>. The guide provides contact information for service providers in such categories as Certified Public Accountants, Construction and Feeds and markets such as produce and livestock auctions.

III. LAND USE PLANNING CONTEXT

The county's agricultural land base and agricultural industry fit within a larger land use planning context. To help select farms suitable for preservation and better understand the constraints and supports for the agricultural economy, this chapter will examine the State Plan, the county's master plan, overall land use patterns and trends, existing and proposed infrastructure, municipal master plans and zoning, development applications, and Transfer of Development Rights (TDR) opportunities.

Much of this chapter addresses all of the county's 53 municipalities. However, certain sections focus on the 12 communities in the county with significant remaining expanses of farmland. These municipalities are Colts Neck, Freehold Township, Holmdel, Howell, Manalapan, Marlboro, Middletown, Millstone, Roosevelt, Tinton Falls, Upper Freehold and Wall.

State Development and Redevelopment Plan and Cross Acceptance

The *New Jersey State Development and Redevelopment Plan* (SDRP), first adopted in 1992, was updated and revised in 2001. The SDRP continues to strongly support the preservation of agriculture in the state and recognizes the fact that farming contributes not only to the state's economy but also to residents' quality of life in ways that are not so easily measured. The promotion and the preservation of agriculture in the state is a major goal of the SDRP and is supplemented by 23 separate statewide agricultural policies to be used by state, county and local agencies in their planning and decision-making processes.

The 2001 revision of the SDRP included a policy map and divided the state into six Planning Areas, each with its own goals, objectives, policies and strategies. Planning Areas are geographically delineated to reflect the state's varying levels of development, infrastructure capacities and presence of natural resources but not necessarily municipal or county boundaries. The Planning Areas are:

- Planning Area 1 Metropolitan Planning Area
- Planning Area 2 Suburban Planning Area
- Planning Area 3 Fringe Planning Area
- Planning Area 4 Rural Planning Area
- Planning Area 4B Rural Environmentally Sensitive Planning Area
- Planning Area 5 Environmentally Sensitive Planning Area

Farmland can be located in any Planning Area, but a majority of the state's agricultural lands are found in Planning Areas 4 and 4B (including 94% of all preserved farmland in the State).

According to the SDRP, the Plan's intention for Planning Areas 4 and 4B has six key objectives:

- To maintain the environs as large contiguous areas of farmland and other lands;
- To revitalize cities and towns;
- To accommodate growth in Centers;
- To promote a viable agricultural industry;
- To protect the character of existing, stable communities; and
- To confine programmed sewer and public water services to Centers.

The application of statewide policies and objectives to a management framework forms a balanced approach to preserving agriculture in the state. Identifying "Centers" and "Planning Areas" to which growth ought to be directed will support this effort. According to the SRDP, each type of Center has specific designation criteria but on the whole all are located and designed to accommodate a capacity of desired growth as defined by their locality. These areas are not to remain static but act as the framework for developing complex, yet flexible, diverse and richly textured living communities, adapting to change and circumstance. Five types of Centers are identified by the SDRP based on varying levels of population, employment, density, housing and infrastructure: Urban Centers, Towns, Regional Centers, Villages and Hamlets.

The State Development and Redevelopment Plan is updated through Cross-Acceptance. Cross-Acceptance is the process of comparing statewide planning policies among government levels with the purpose of attaining consistency among municipal, county, regional, and State plans. Through this process, the various stakeholders collaborate to create a more meaningful, up-to-date and viable State Plan. To do this, municipal, county, and regional master plans must be coordinated regionally with each municipality's vision of growth and conservation.

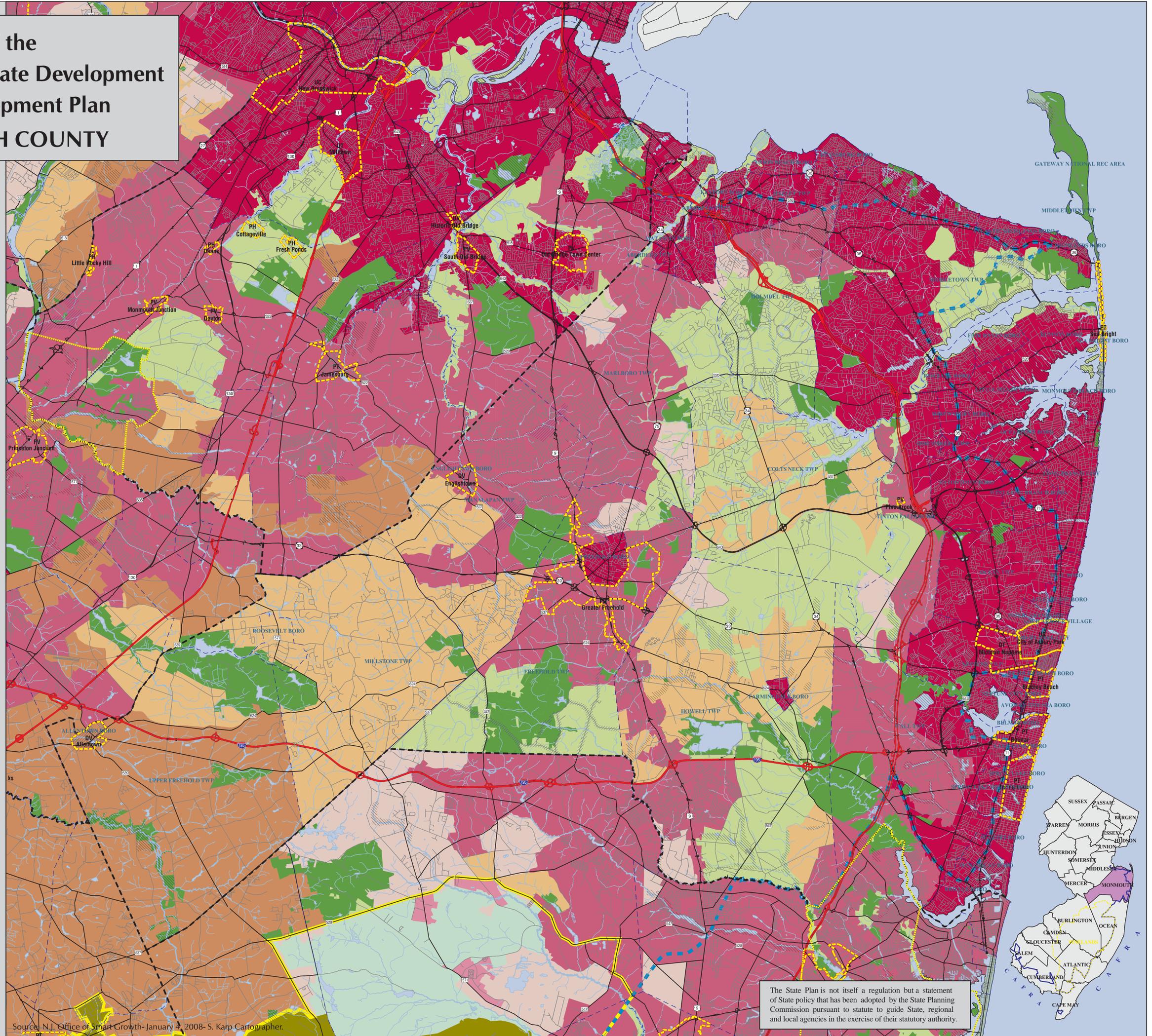
The Monmouth County Board of Chosen Freeholders has been designated by the Monmouth County Planning Board to serve as the Negotiation Entity for the current (2004) and prior rounds of Cross-Acceptance. The existing Cross-Acceptance process began with a countywide "Kick-off" meeting on May 7, 2004. Over the next several months, The County convened meetings with appointed municipal cross-acceptance representatives. At these meetings, discussions focused on the Municipal Cross-Acceptance Questionnaire, population and employment projections, and any proposed policy or map changes to the *Preliminary State Development and Redevelopment Plan* (2004). Careful scrutiny was given to reviewing changes made between the 2001 State Plan Map and the 2004 Preliminary State Plan Map as well as to the GIS data layers supplied by the Office of Smart Growth (OSG) and other state agencies.

Monmouth County submitted its official Cross-Acceptance report to OSG in January 2005. Following the release of new state data in 2006, the county prepared a supplemental report that it submitted to OSG in February 2007. Negotiation meetings between the Planning Board staff and OSG representatives addressed the policy and mapping issues raised in the two reports. During these meetings, the two agencies were able to reach a consensus on most of the outstanding mapping and policy issues. As required by the process rules, OSG held a public meeting on Monmouth County's Cross-Acceptance report(s) on August 21, 2007.

Because the Cross-Acceptance process is still ongoing, the Planning Board anticipates that OSG will release its final findings and recommendations to the County sometime in the near future. Adoption of a new State Plan by the State Planning Commission is expected soon thereafter.

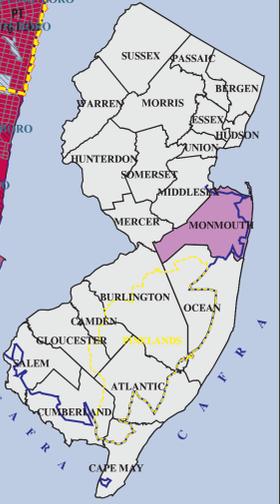
Policy Map of the New Jersey State Development And Redevelopment Plan MONMOUTH COUNTY

- Centers**
- U C - Urban Center
 - D R - Designated Regional Center
 - P R - Proposed Regional Center
 - D T - Designated Town
 - P T - Proposed Town
 - D V - Designated Village
 - P V - Proposed Village
 - D H - Designated Hamlet
 - P H - Proposed Hamlet
 - Urban Complex
 - Endorsed Plans
 - Center Boundaries
 - Nodes
- Planning Areas**
- Metropolitan Planning Area
 - Suburban Planning Area
 - Fringe Planning Area
 - Rural Planning Area
 - Rural/Env. Sensitive Planning Area
 - Env. Sensitive Planning Area
 - Env. Sens./Barrier Is. Planning Area
 - Parks and Natural Areas
 - Hackensack Meadowlands
 - Military Installations
 - Water
 - Critical Environmental Site
 - Historic & Cultural Site
- Pinelands Management Areas**
- Pinelands Boundary
 - Regional Growth Area
 - Town
 - Village
 - Rural Development Area
 - Agricultural Production Area
 - Special Agricultural Area
 - Forest & Preservation Area
 - Military & Federal
- Boundaries**
- Municipal Boundary
 - County Boundary
 - Interstate & Toll Roads
 - State & County Roads
 - CAFRA Boundary
 - Commuter Rail & Stations



Source: N.J. Office of Smart Growth-January 7, 2008-S. Karp Cartographer.

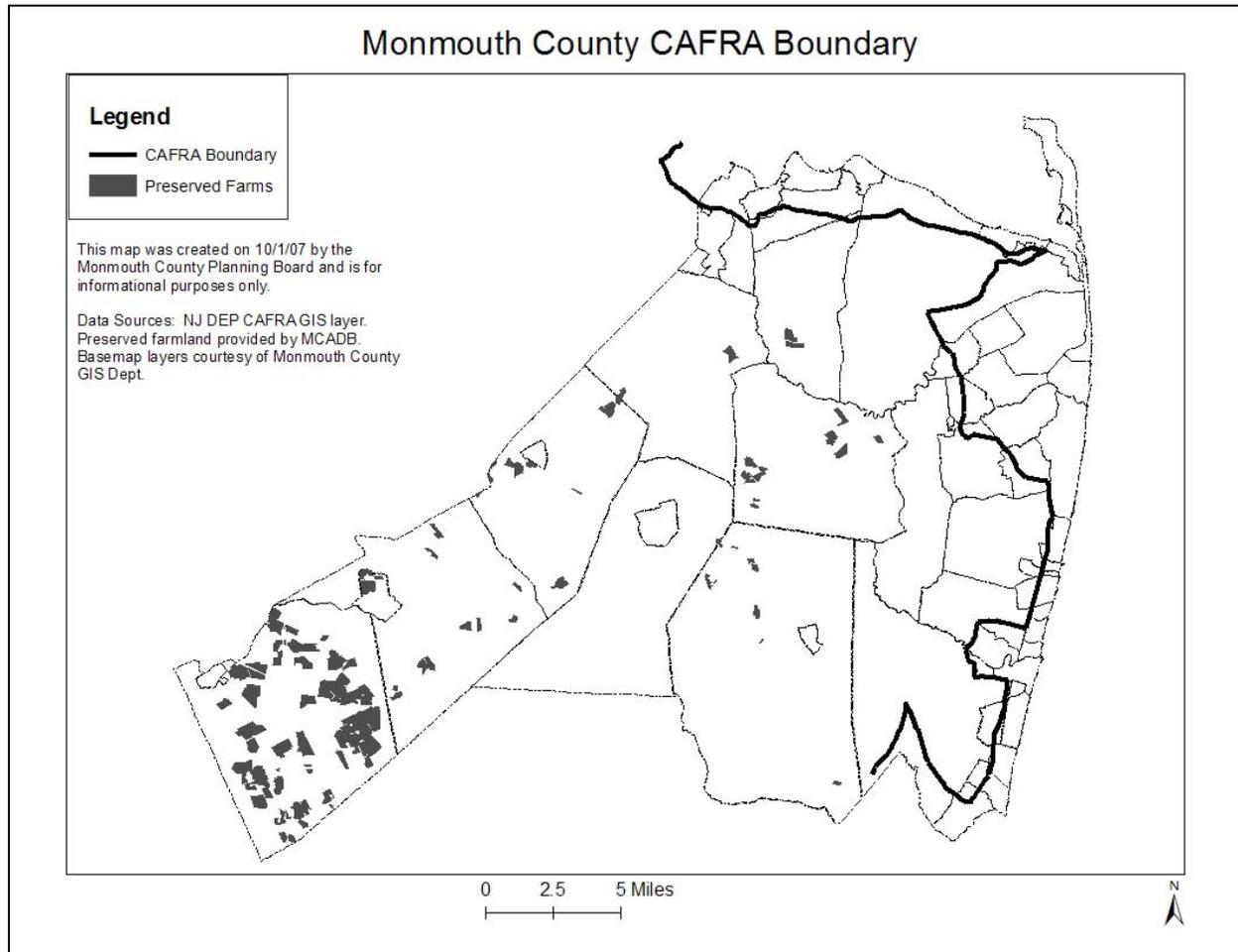
The State Plan is not itself a regulation but a statement of State policy that has been adopted by the State Planning Commission pursuant to statute to guide State, regional and local agencies in the exercise of their statutory authority.



Special Resources Areas

There are only a dozen communities in Monmouth County with sizable concentrations of farmland. These municipalities have many unique and valuable natural resources but none are located in any special resource area such as the Highlands or NJ Pinelands. The coastal municipalities of Monmouth County are located in a CAFRA zone (See Map 3.2). The zone includes portions of Middletown and Wall but these sections of the townships fall outside the county's ADAs.

MAP 3.2 Monmouth County CAFRA Boundary



County Master Plan and Development Regulations

There have been several iterations of the county's master plan over the years. A discussion of early versions as well as the most recent one follows.

History

The preservation of farmland, and the agricultural component of the county's economy, has been a long-standing goal of the Monmouth County Planning Board. *The General Development Plan 1969-1985* contained a land use plan for the county that proposed urban development in three main areas of the county: the Garden State Parkway corridor; the Route 9 corridor; and a greater-Trenton metropolitan area near Allentown. The land use plan also identified certain areas of the county that were more suitable for agriculture, open space, and low density development. These areas were located in central Monmouth between the Route 9 and Garden State Parkway growth corridors and in western Monmouth.

The *Monmouth County Growth Management Guide (GMG)*, adopted in 1982, designated Growth Areas and Limited Growth Areas on its Growth Management Guide Map. The GMG identified two Growth Areas based on four planning and development criteria: the presence of existing or planned infrastructure; proximity to existing major population and employment centers; proximity to established urban centers; and public transportation service. As in the General Development Plan, the growth areas generally followed the Route 9 and Garden State Parkway corridors. The county plan delineated two Limited Growth Areas based on the following criteria: absence of infrastructure; presence of significant areas of environmentally sensitive or special use lands, and lack of public transportation. The Central Limited Growth Area roughly includes those areas with tributaries leading to the Swimming River Reservoir and the Manasquan River Reservoir. The Western Limited Growth Area is generally located west of the Route 9 Growth Corridor and was designated due to the presence of prime agricultural soils and a viable agricultural community. The Growth Management Guide further identified Agriculture/Conservation Areas that generally coincided with the Limited Growth Areas consisting primarily of farmlands and woodlands. Main objectives of the Guide include the preservation of prime agricultural land and the maintenance and expansion of the agricultural potential of the county. The Guide proposed a regional approach to farmland preservation through a coordinated effort with municipalities, other regional agencies and the state.

Current Status

The *Monmouth County Growth Management Guide: Goals, Objectives and Policies*, adopted in 1995, updated, revised and reaffirmed the county's planning goals. One of the main goals of the guide is to promote and preserve the agricultural industry and to provide assistance in farmland preservation. Three main objectives and 21 separate policies are identified to help achieve this goal and constitute the Monmouth County Planning Board's policy on agriculture and farmland preservation. These goals, objectives and policies are listed below:

GROWTH MANAGEMENT GUIDE
Goals, Objectives & Policies
Adopted December 1995 by the
Monmouth County Planning Board

FARMLAND PRESERVATION AND AGRICULTURE DEVELOPMENT

GOAL: TO PROMOTE AND PRESERVE THE AGRICULTURAL INDUSTRY, AND TO ASSIST MUNICIPALITIES IN FARMLAND PRESERVATION.

OBJECTIVE 1

1. Encourage the purchase of development rights on farmland for the purpose of maintaining working farms and agricultural lands.

Policies

- 1.1. Continue to support the County and State Farmland Preservation Programs. Encourage cooperation with private organizations such as the New Jersey or Monmouth Conservation Foundations to preserve farmlands through various innovative techniques such as using estate planning for acquisition of development rights.
- 1.2. Cooperate with other county departments such as the Monmouth County Parks System to preserve farmland and enhance open space networks.
- 1.3. Develop additional farmland preservation programs on the county and local levels.
- 1.4. Investigate and encourage other dedicated funding sources for farmland preservation.

OBJECTIVE 2

2. Assist municipalities in developing and implementing innovative land use programs which would promote farmland preservation and retain agricultural uses.

Policies

- 2.1. Encourage creative land planning and design to accommodate future growth while avoiding conflict with existing agricultural uses.
- 2.2. Encourage the establishment and operation of a Transfer of Development Rights (TDR) Program on the county or local level to promote development at higher densities in specific areas in an effort to preserve farmland or natural and cultural resources of significant importance in other areas.

- 2.3. Encourage municipalities to designate Agricultural Zones in their master plans.
- 2.4. Encourage municipalities to assist farmers by delineating agricultural districts.
- 2.5. Encourage cluster development which enables the developer to reduce the lot area for each house to preserve open space and farmland through more efficient land planning.
- 2.6. Encourage municipalities to develop, adopt and enforce Right-to-farm ordinances where farming is still viable.
- 2.7. Encourage the streamlining of the permitting and licensing processes for agricultural operations.
- 2.8. Encourage development in “centers” in order to conserve agricultural lands, and promote a more compact and efficient growth.
- 2.9. Encourage the consideration of the water needs of the agricultural industry in water supply planning.
- 2.10. Encourage the use of agricultural lands in appropriate areas for the recycling and composting of non-farm generated biodegradable and organic materials.

OBJECTIVE 3

3. Develop programs and practices to enhance the retention and development of an active agricultural industry.

Policies

- 3.1. Encourage the rural economy to promote beneficial economic growth that recognizes the need to diversify the rural economy and provide opportunities for off-season employment without interfering with agriculture.
- 3.2. Encourage economic development that supports agriculture as an independent industry.
- 3.3. Encourage the supply of decent, safe and reasonably priced housing that will benefit agricultural employees.
- 3.4. Encourage the support of Farmland Assessment Act.
- 3.5. Educate residents on the economic and environmental value of the agriculture industry.

3.6. Encourage access to capital funding sources and the provision of grant programs to assist farmers.

3.7. Encourage the use of best management practices to ensure the viability of farming operations while protecting natural resources.

The adopted 2001 State Development and Redevelopment Policy Map serves as the overall guide for the future development of the county. It strongly influences where farmland will be preserved. A series of more specific Regional and Categorical Plans either have been adopted or are currently being developed for adoption as part of the County's Growth Management Guide. These plans, include the *Farmland Preservation Plan: The Comprehensive Plan* (2000) and the *Western Monmouth Development Plan* (2004). The Farmland Preservation Plan is an approved component of the GMG. This 2008 update will ultimately replace the 2000 version.

The Farmland Preservation Plan: The Comprehensive Plan (2000) was originally prepared to meet the requirements of the New Jersey State Agriculture Committee (SADC) and to help guide Monmouth County's farmland preservation program over the course of the next ten years by providing a course of action to aggressively preserve remaining farmlands. The 2000 Farmland Preservation Plan recognized the historical importance of agriculture in the County, future goals, objectives and targets of the program, preservation technique administration and implementation, industry promotion and development and consistency with municipal and regional land use planning and preservation efforts.

Like the 2000 Farmland Plan, the *Monmouth County Open Space Plan* of 2006 is another component of the county's master plan. It sets open space acquisition goals, targets specific project areas and discusses joint efforts with the Farmland Preservation Program.

The *Route 9/Western Monmouth Development Plan* (2004) is a regional study partly intended to build upon the County Growth Management Plan. It focuses on seven municipalities along the Route 9 highway corridor. The plan addresses regional issues and proposes feasible growth and conservation strategies to be incorporated into municipal land use and design regulations. Of the seven municipalities, four participate in farmland preservation programs thus making it an important document which helps guide policy related to the County's farmland preservation efforts.

A individualized plan for the county's Panhandle Region, encompassing Upper Freehold and most of Millstone Township, is in the early phases of the planning process.

Current Land Use and Trends

Overall Farmland Trends

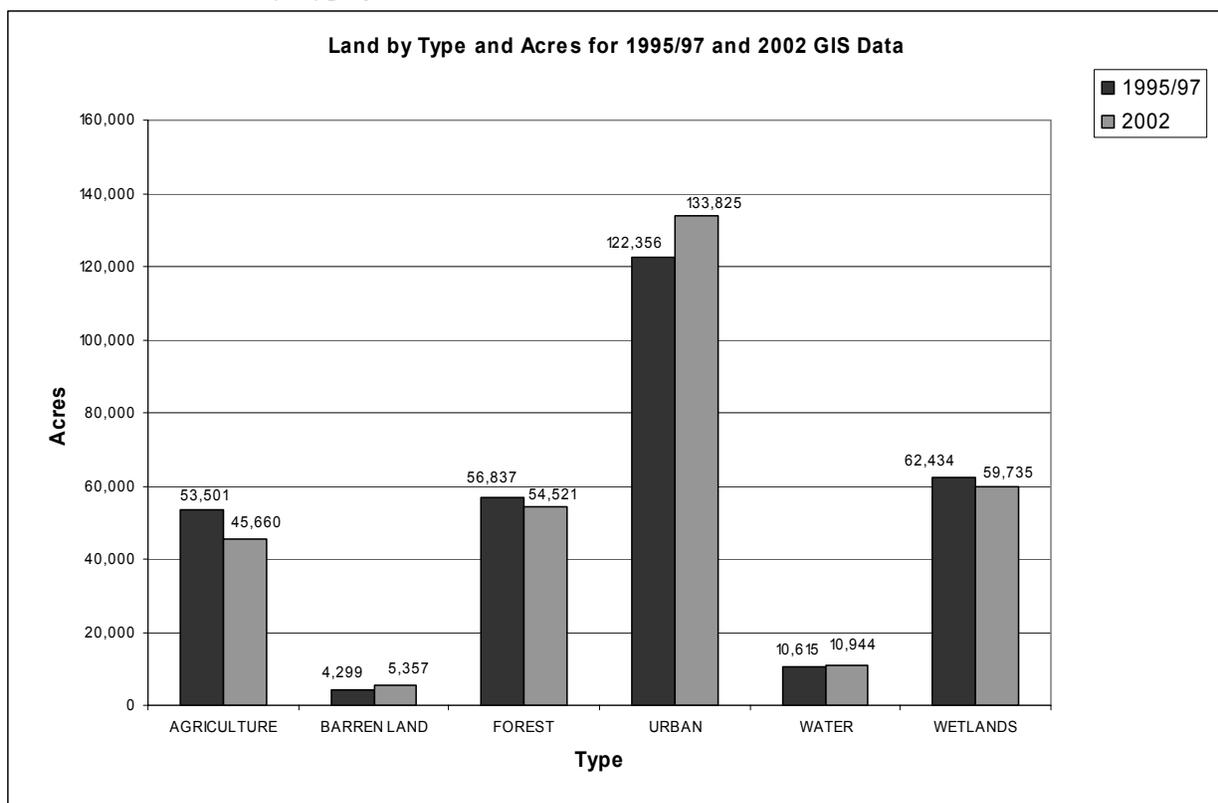
As seen in the first chapter, Chart 1.1 illustrates the most recent farmland acreage history of Monmouth County. The data shows that over the last three decades, the cumulative farmland acreage in Monmouth County has been decreasing. About 31%, or 21,077 acres, of farmland has been lost from 1982 to 2002.

Since the Farmland Preservation Program's inception in 1987, an estimated cumulative total of 10,602 acres have been preserved throughout Monmouth County through the first six months of 2007, thus preserving 22% of all available farmland in the County (as per 2002 Census of Agriculture information).

Land Use Trends Using NJDEP Land Use Data

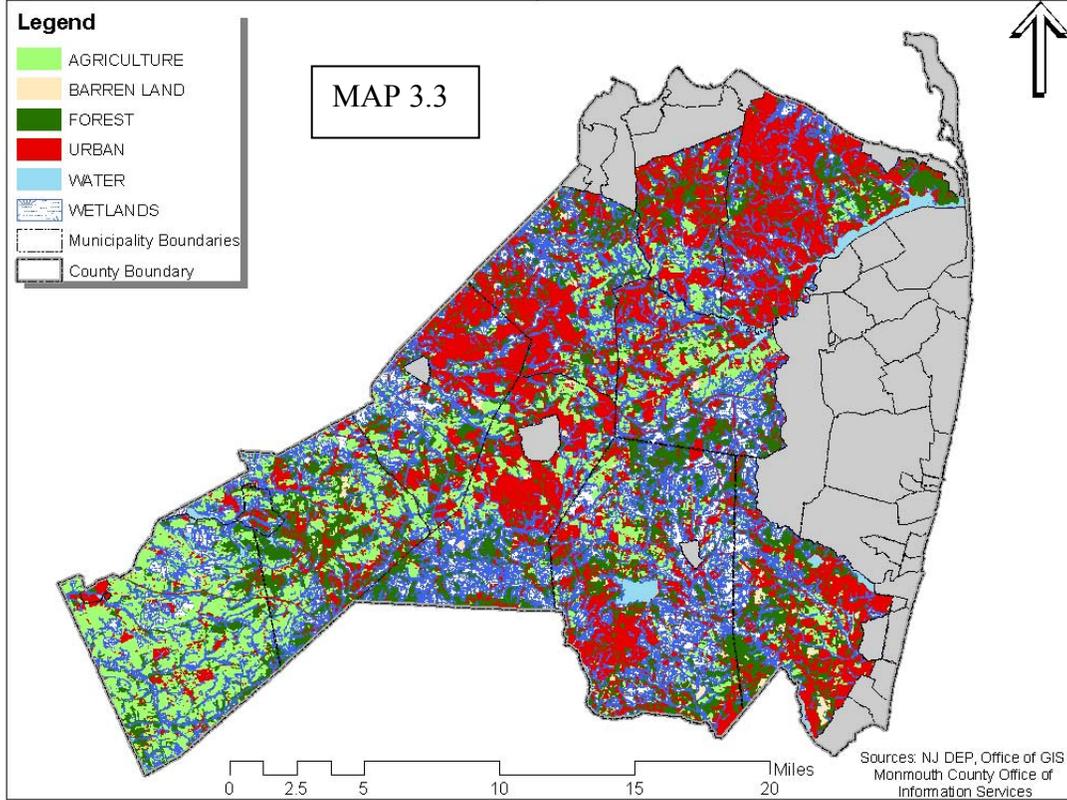
Using available Land Use and Land Cover GIS data from the New Jersey Department of Environmental Protection, Chart 3.1 shows the changes to land by type between 1995/97 and 2002. Urban land increased 9% during this time. On the other hand, agricultural lands (including modified agricultural wetlands) decreased by approximately 17%, forested land by 4% and wetlands by about 5%.

CHART 3.1 Land by Type for 1995/97 and 2002

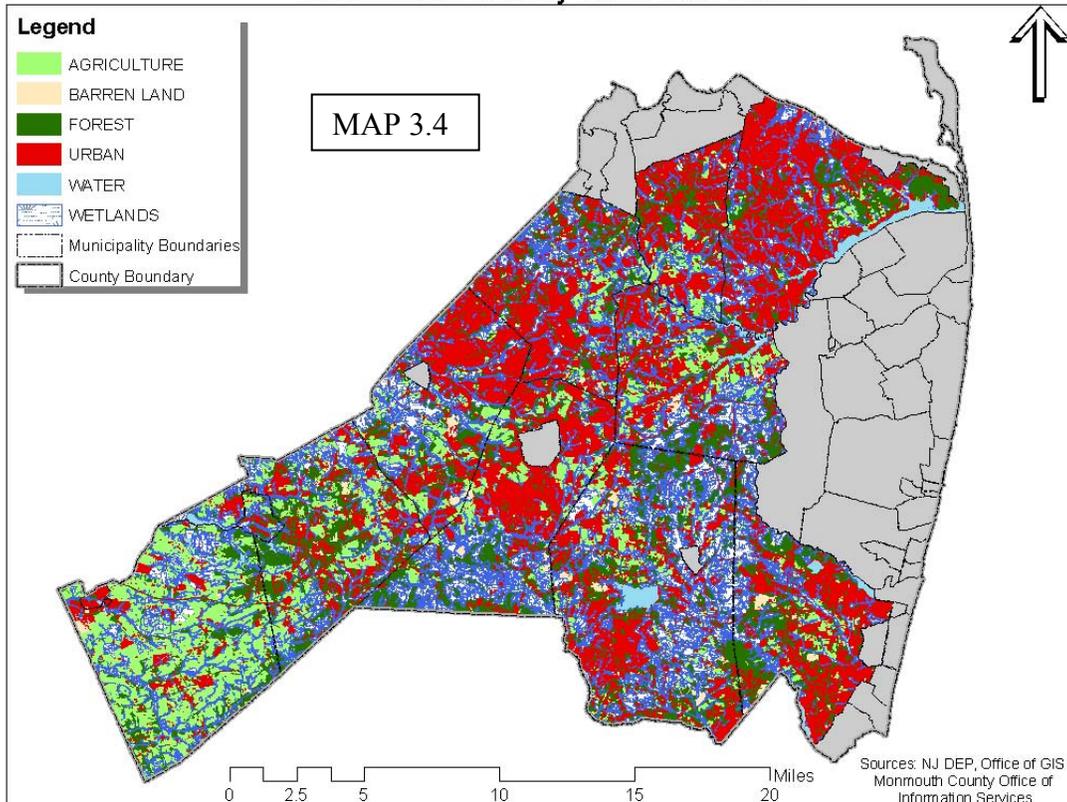


The land use maps on the next page (Maps 3.3 and 3.4) depict these same land type categories and changes. A total of 12,856 acres changed land types between 1995/97 and 2002.

Monmouth County Land Use 1995/97



Monmouth County Land Use 2002



Sewer Service Areas/Public Water Supply Service Areas

Chart 3.2 shows farmland acreage for Monmouth County overall as well as the 12 main agricultural municipalities. The information also separates out farmland located in the countywide designated sewer service area, using the latest GIS data available at the time of this report. According to the Office of Smart Growth, priority agricultural land designations derive from the Department of Agriculture’s draft Farmland Preservation Priority Classifications.

CHART 3.2 Monmouth County Farmland in Acres by Location and Sewer Service Area

Type	Countywide (Acres)	12 Main Municipalities (Acres)
All Active Agricultural Land	61,056	60,074
Priority State Agricultural Land	54,358	53,608
Preserved Farmland	10,579	10,579
All Active Agricultural Land in the County Sewer Service Area	20,771	19,791
Priority State Agricultural Land in the County Sewer Service Area	16,287	15,538
Preserved Farmland in the County Sewer Service Area	328	328
All Active Agricultural Land located in a NJDEP proposed sewer service removal area	1,123	1,112
All Active Agricultural Land not in the County Sewer Service Area	40,285	40,283
Priority State Agricultural Land not in the County Sewer Service Area	38,071	38,070
Preserved Farmland not in the County Sewer Service Area	10,251	10,251

Sources: 2003 Office of Smart Growth data CD ROM and Monmouth County Planning Board sewer service area data.

Map 3.5 depicts Monmouth County’s current sewer service areas. It also contains areas proposed by the New Jersey Department of Environmental Protection to be removed from the County’s overall sewer service area.

Map 3.6 shows water supply facilities and service areas within Monmouth County. Several of the county’s agricultural municipalities, such as Upper Freehold, Millstone and Colts Neck, rely almost entirely on well water. Other communities such as Roosevelt, Manalapan, Freehold Township, Wall, and Howell are partly served by public water supply companies such as New Jersey American Water Company and Gordons Corner Water Company whereas the remaining sections of the municipalities rely on wells. Middletown, Holmdel and Marlboro are mostly served by public water companies, including New Jersey American Water Company, Shorelands Water Company, and the Marlboro Township Municipal Utilities Authority, but have some pockets of wells.

MAP 3.5

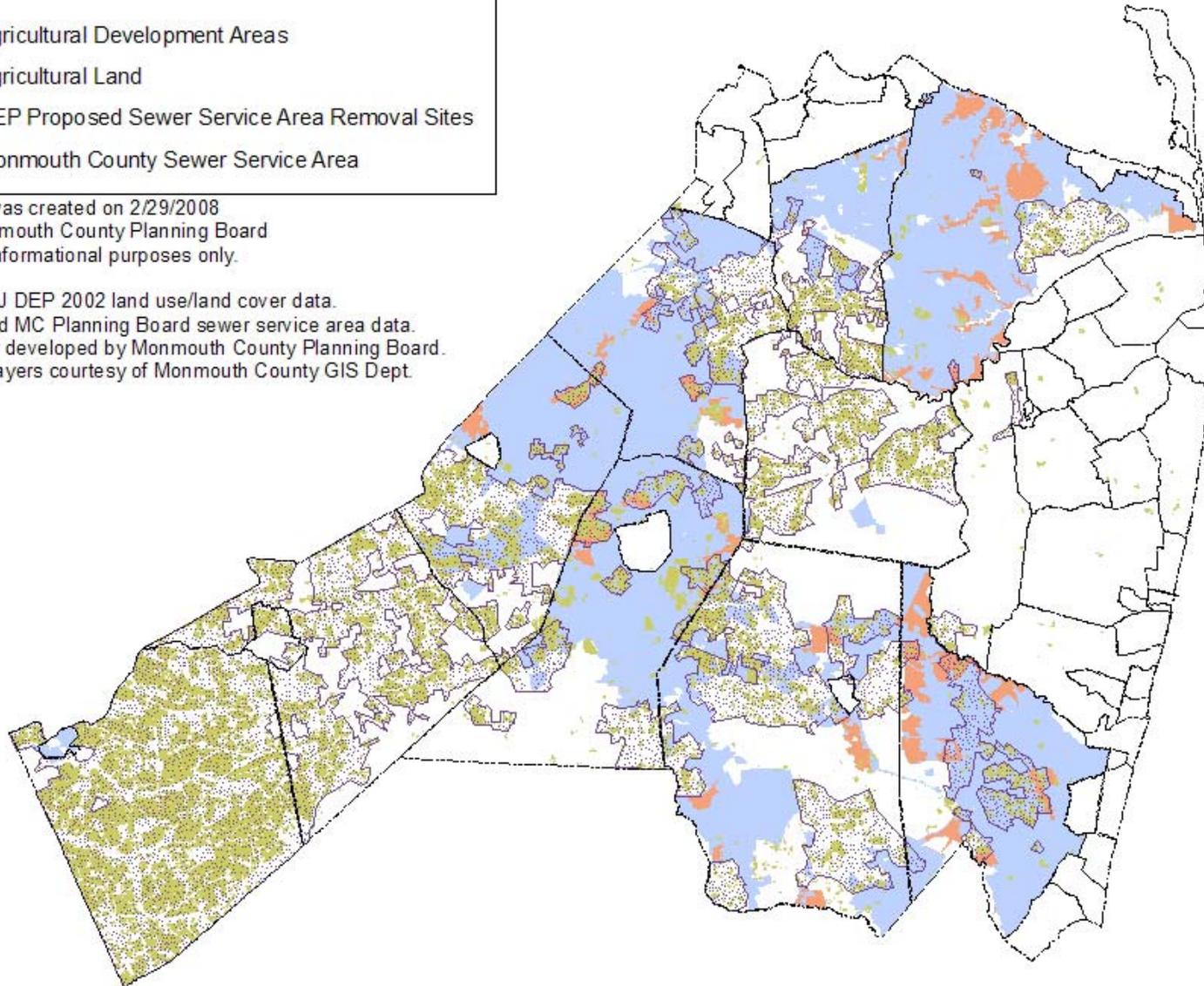
Monmouth County Sewer Service Areas

Legend

-  Agricultural Development Areas
-  Agricultural Land
-  DEP Proposed Sewer Service Area Removal Sites
-  Monmouth County Sewer Service Area

This map was created on 2/29/2008
by the Monmouth County Planning Board
and is for informational purposes only.

Sources: NJ DEP 2002 land use/land cover data.
NJ DEP and MC Planning Board sewer service area data.
ADAs layer developed by Monmouth County Planning Board.
Basemap layers courtesy of Monmouth County GIS Dept.



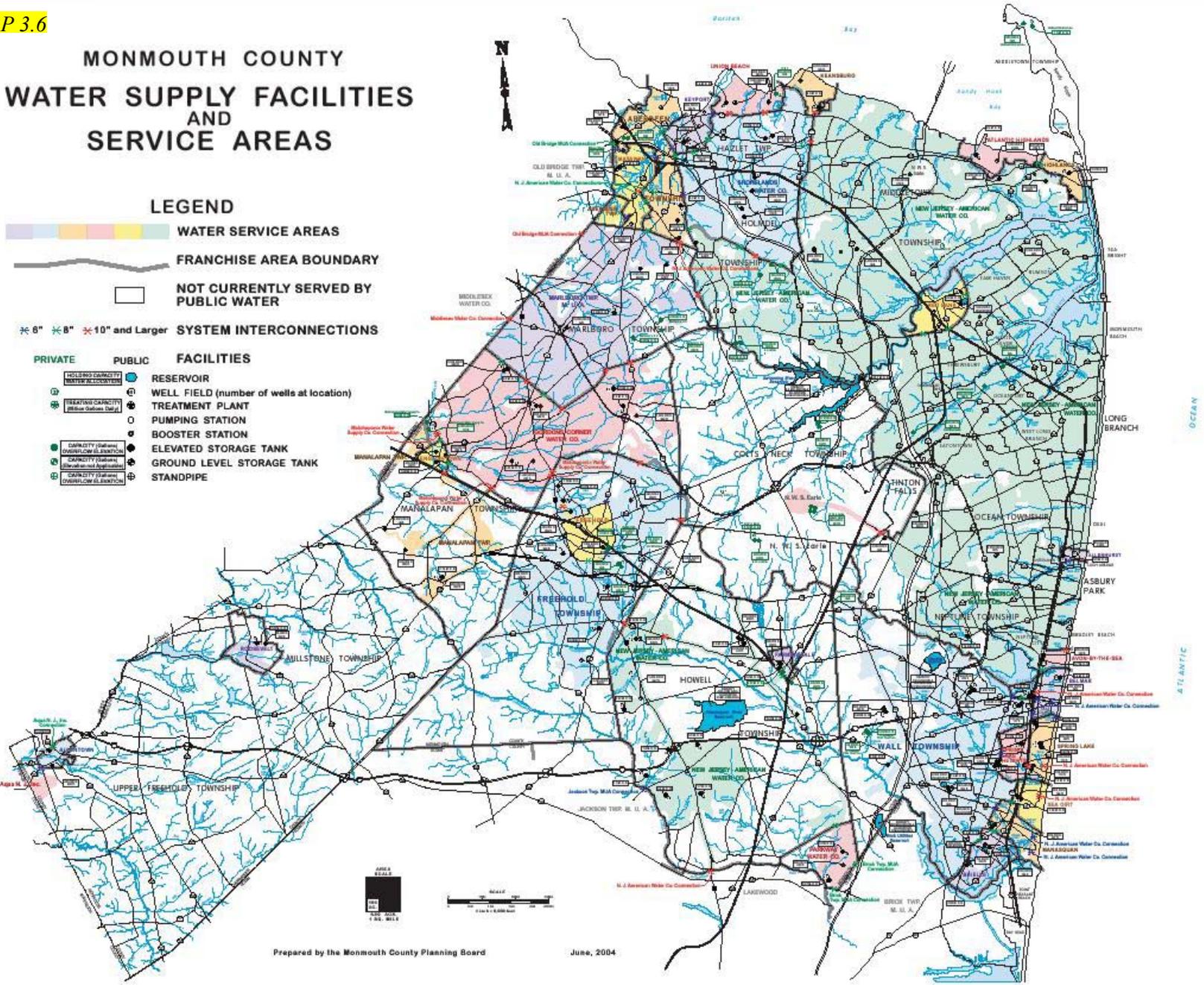
MAP 3.6

MONMOUTH COUNTY WATER SUPPLY FACILITIES AND SERVICE AREAS

LEGEND

- WATER SERVICE AREAS
- FRANCHISE AREA BOUNDARY
- NOT CURRENTLY SERVED BY PUBLIC WATER
- SYSTEM INTERCONNECTIONS
x 8" x 8" x 10" and Larger

- | PRIVATE | PUBLIC | FACILITIES |
|---------------------------------------|------------------------------------------|------------|
| HOLDING CAPACITY (Water at Location) | RESERVOIR | |
| TREATING CAPACITY (Water at Location) | WELL FIELD (number of wells at location) | |
| PUMPING STATION | BOOSTER STATION | |
| ELEVATED STORAGE TANK | GROUND LEVEL STORAGE TANK | |
| STANDPIPE | STANDPIPE | |



Municipal Master Plan and Zoning – Overview

Staff of the Monmouth County Planning Board analyzed master plans and zoning ordinances for the 12 municipalities of primary interest to the Farmland Preservation Program. Each column in Chart 3.3 represents a land development tool or policy that supports, sustains or enhances rural character, agricultural uses or agriculturally based businesses. Tools and policies applicable to a municipality are denoted with an ‘x’ in the appropriate box. These planning techniques include right-to-farm ordinances, clustering, lot size averaging and low density zoning. Other tools not covered in the chart include special subdivision allowances for preserved farms and provisions for farm stands and agricultural labor housing. A more detailed explanation of these issues by municipality is presented after the table.

CHART 3.3 Policies and Planning Techniques that Support Agriculture

Municipality	Vision Statement	Master Plan Goals and Objectives	Right to Farm	Country Code	Cluster Option	Lot Averaging	Rural Zoning (Lower Density)
Colts Neck		x	x		x	x	x (10-acre)
Freehold Township			x		x		x (5 & 10-acre)
Holmdel					x	x	x (4 & 5-acre)
Howell		x	x		x	x	x (6-acre)
Manalapan	x	x	x		x	x	x (3 & 4-acre)
Marlboro			x		x	x	x (5 & 10-acre)
Middletown					x		x (3 & 5-acre)
Millstone	x	x	x		x	x	x (6 & 10-acre)
Roosevelt		x					x (10-acre)
Tinton Falls					x	x	
Upper Freehold	x	x	x	x	x	x	x (3 & 5-acre)
Wall		x			x		x (5 & 6-acre)

1. Colts Neck Township

The goals identified in the 2004 Township Master Plan include several statements that support and promote agriculture in the municipality. Some of the key excerpts from the statement of policy are listed below:

Character of Area: To preserve the township’s rural and scenic character. The basic goal is to preserve the combination of open space, agriculture, and well buffered low-density housing that is the cornerstone of the township’s rural and scenic character. To maintain the rural, scenic and open space character of the township, strict compliance with current zoning is essential.

Agriculture: To preserve a viable agricultural industry. As Colts Neck has been an agricultural community, another goal is to preserve opportunities for commercial farming. Agriculture should be encouraged throughout the township. As part of the agricultural preservation efforts, the continuation of livestock and crop production and the breeding and training of horses should be encouraged. Appropriate “best management practices” should be used in order to protect the quality and supply of

water in our watershed. The overall intent is to establish very low residential densities in the “AG” Zone and to minimize both the loss of farmland and conflicts between farming operations and residential developments.

Other relevant selections from the objectives and principles in the Master Plan are:

- To promote the establishment of appropriate population densities in locations that will contribute to the well-being of persons and neighborhoods and the preservation of the environment and rural atmosphere of the township.
- To provide sufficient space in appropriate locations within the municipality for agriculture, residential, commercial and open space uses in a manner that will preserve the rural and scenic character that is the cornerstone of the township.
- Preserving tracts of land for agricultural use and encouraging low-density residential development in locations that are compatible with exiting development patterns and can be properly serviced by public roadway, individual wells and septic systems.
- Planning will include a variety of agricultural, low-density residential and non-residential uses that will encourage the continuation of Colts Neck Township as a rural community.

As stated in the current Master Plan, strict compliance with zoning is essential in order to preserve the township’s agricultural heritage. Colts Neck was one of the first communities in the state to enact 10-acre residential zoning. Although local land use regulations and zoning ordinance provides for an overall density of one unit per ten acres in areas throughout the township, it is preferred that new developments follow a lot size averaging concept to preserve large contiguous blocks of agricultural and environmentally sensitive lands. Colts Neck has been very successful in preserving and deed restricting land through this type of development.

Some of the development regulations enacted by the township, which are intended to maintain agriculture as a viable industry and preserve the community’s rural character, include:

- Allowance of agriculture as a permitted principle use in A-1, A-2, A-3, A-4, A-5 and AG zone districts;
- Provisions for farm structures as accessory uses;
- Provisions for additional dwelling units to serve as living quarters with conditions;
- Allowance of farm stands and associated equipment as accessory uses;
- Permission for riding/training stables to hold equine shows and events that are open to the public;
- In the Business Zone, allowance for commercial services and businesses that are needed to maintain and support local and regional agricultural uses;
- Residential cluster option for open space;
- Lot size averaging with bonus provisions; and

- A right-to-farm ordinance adopted by the Colts Neck Township Committee on December 11, 2002.

2. Freehold Township

Whereas northern portions of Freehold Township have transformed from farms to suburbs over the past forty years, the forested wetland areas found in the southern half of the municipality have been the primary focus of open space preservation efforts. Various types of farming activities continue throughout the township. However, their overall importance to the local economy continues to dwindle as farms are replaced by housing subdivisions. Freehold Township acknowledges agriculture as an appropriate land use in the township and offers the following objective in its Master Plan:

To provide sufficient space in appropriate locations within the township for agricultural, residential, business, office, industrial, and public and quasi-public uses in a manner which will provide for balanced township growth and development.

This objective recognizes agriculture as an appropriate land use within the municipality but little beyond this broad policy statement speaks to agricultural as a sustainable industry in the township.

Lower density zoning is common throughout the southern portion of Freehold Township. The Rural-Environmental (RE) ten-acre zone district encompasses lands not served by public sewer within the Manasquan River, Toms River, and Metedeconk River watersheds. It contains lands with a prevailing high-water table, freshwater wetlands, floodplains, and other sensitive environmental features including regional aquifer recharge areas, broad floodplains and freshwater wetland areas and lands that are surrounded by or drain to these lands. Similarly, a Rural Residential (RR) five-acre zone district encompasses lands with a prevailing high-water table and sensitive environmental features including regional aquifer recharge areas, broad floodplains, headwaters and tributaries of major streams that are designated for future surface water reservoir use, and wetlands soils. A differentiation of densities is required between low-density zone districts and others based upon the availability of public sanitary sewer and public water service.

Some of the township's development regulations that are intended to maintain agriculture as a viable industry and preserve the community's rural character include:

- Allowance of agriculture as a permitted principle use in Rural Residential (RR), Rural Environmental (RE), Rural Residential/Planned Adult Community (RR/PAC), and Historic Commercial zones;
- Allowance of farms in all other residential zones with some limitations;
- Little or no restrictions on farm fences;
- Allowance of farm stands and associated equipment as permitted accessory uses;

- Provisions for temporary farm stands;
- Residential cluster option for open space; and
- A right-to-farm ordinance.

3. Holmdel Township

The goals and objectives identified in the 2004 Township Master Plan include several statements of policy that support and promote agriculture. Some of these policies are as follows:

Goal 2.B: Protect the unique character of Holmdel, which consists of desirable residential neighborhoods, attractive commercial areas and business campuses, and the historic hamlet of Holmdel Village and its agricultural environs.

Goal 2.C: Preserve Holmdel's high quality of life by protecting the township's open spaces from development and reducing the negative impacts associated with new development.

Goal 4.J: Protect the visual quality of scenic corridors throughout Holmdel, particularly vistas of open space, natural features, farmlands and historic sites.

Goal 7.I: Coordinate park planning with initiatives for farmland and open space preservation and natural resource conservation.

More specific farmland preservation goals identified in the Master Plan have been carried over from the Farmland Preservation Plan. These include:

Goal 5.A: Continue to preserve large contiguous open space areas that provide opportunities for farming.

Goal 5.B: Encourage development patterns that maintain opportunities for agricultural activity.

Goal 5.C: Promote the continued agricultural use of productive farmland soils.

Goal 5.D: Promote the continued viability of the agricultural industry.

Holmdel Township adopted a Farmland Preservation Plan in 2002. It is an element of the township's master plan. The 2002 Farmland Preservation Plan provides many recommendations for achieving the goals of preserving farmland and promoting agriculture as a business. Some of these recommendations include continuing the pursuit of preserving farms, expanding opportunities for farmers to market and sell their products on site, promoting agritourism, and assisting farmers in locating technical and financial information that can help improve efficiency, productivity or profitability.

In addition to the 2002 Farmland Plan the township's zoning code contains various provisions that are supportive of retaining agricultural industry as a viable use in Holmdel. These include:

- "Agriculture and farms in general" and accessory farm buildings are permitted in most of the township's residential, office and industrial districts;
- Land use regulations allow the establishment of "retail farm markets" as well as "temporary farm stands;"
- Pick-your-own activities and associated signs are permitted uses;
- Temporary worker housing is permitted onsite;
- Certain structures associated with agricultural and horticultural uses are exempt from site plan review;
- Cluster development option is available;
- Lot Area Range Subdivisions utilizing lot averaging may be permitted by the Planning Board; and
- Section 30-58B of the code, "Farmland Easements and Residual Dwelling Site Areas," provides use and bulk standards for properties with farmland preservation easements and allows for the retention of a residual dwelling unit site for preserved properties.

On February 25, 2002, Holmdel established an Agricultural Advisory Committee. The Committee played an important role in the preparation of the Township's Planning Incentive Grant to SADC. The township also has a Farmer's Advisory Committee which periodically provides information and advice to the Township Committee on agricultural issues.

4. Howell Township

The goals and objectives identified in the 2006 Township Master Plan's Land Use Plan Element include several land use statements directed at agriculture. These goals and objectives include:

- To protect and maintain the prevailing rural character of the township, including diverse residential neighborhoods, historic settlement areas and scenic landscapes, which result from natural topography, agricultural lands, woodlands and watercourses.
- To continue and expand upon land use policies that promote controlled development at suitable locations and appropriate intensities by discouraging the extension of growth – inducing infrastructure into rural areas.

Other goals and objectives identified in the Land Use Plan Element (2006) that relate specifically to agriculture include:

- To encourage the preservation of agriculture through proactive planning where there are sustainable conditions for continued operations and maintenance of agricultural uses.

- To preserve a large contiguous land base to assure that agriculture remains a viable, permanent land use.
- To coordinate agricultural preservation activities with the State Agricultural Development Committee (SADC), the Monmouth County Agricultural Development Board and other open space preservation activities in the township.
- To continue to seek the expansion and preservation of Agricultural Development Areas.
- To recognize agriculture as a significant economic industry in the community and to encourage economic opportunities in the industry.
- To provide financial incentives, financing mechanisms and enhanced opportunities for agricultural businesses that assist in maintaining agriculture as a viable economic activity.
- To encourage compatibility between agricultural operations and neighboring non-agricultural development through the right-to-farm ordinance.

Howell’s land development ordinance provides for low-density residential development in multiple Agricultural Rural Estate zone districts (ARE-6, ARE-4, ARE-3). The intent of these districts is to preserve the township’s rural character, maintain agricultural uses and protect significant environmental features. According to the Land Use Plan Element, these districts “minimize the impacts of development in areas located outside of the center [community development boundaries] as identified in the township’s Master Plan.” A lack of public water and sewer infrastructure throughout these districts limits future development potential.

Other development regulations enacted by the township intended to maintain agriculture as a viable industry and preserve rural character include:

- **Open Lands Subdivision:** These subdivisions are permitted on all tracts in the ARE zone districts. This option to a conventional subdivision is intended to promote the retention of large contiguous wooded tracts and large farm tracts and to promote the aggregation of smaller wooded and farm parcels by preserving 55-75 percent of the tract as “open lands”. It also encourages and promotes flexibility, economy and environmental soundness in subdivision layout and design.
- **Cluster Subdivisions:** Clustering is designed to provide useful tracts of open space as a byproduct of residential development by permitting a reduction in the minimum lot size area in return for permanent commitments of open space areas. Minimum open space in the ARE districts for a cluster option is 65 percent of the total tract area.
- **Lot Averaging:** This planning tool permits the reduction in the size of some lots so that others may exceed the minimum lot area requirements. The lot averaging approach requires that a majority of lots fall within a specific range of sizes in order to permit large lots to meet specific onsite conservation objectives.

- With clustering, lot averaging, or open lands subdivision, the applicant must submit a conforming conventional subdivision plan to establish the number of lots that could be developed under a conventional subdivision.
- Farmland Preservation Parcels: These parcels are meant to provide a development option to an individual that intends to remove the development rights from a majority of his/her property. It allows the individual to subdivide one or more smaller lots from the larger parcel being preserved. These areas would correspond to severable exceptions in the MCADB's deed of easement. The minimum size of the new lot would depend on the zone. In the ARE-6 zone, the minimum would be 2 acres. In the ARE-4 zone, the minimum would be 1.5 acres and in the ARE-3 zone the minimum would be 1.25 acres.
- Right-to-farm ordinance: The township's ordinance has been in existence since 1994.

According to the township's Farmland Preservation Plan Element of the Master Plan (2005), the municipality's 1999 Open Space Plan recommended the creation of a Farmland Preservation District to include areas of the township that contained the greatest concentration of prime agricultural soils and active farms. The recommendation sought to create a district where the agricultural industry would have the greatest likelihood of long-term preservation. In 2001, the New Jersey Farmland Preservation committee identified a Planning Incentive Grant (PIG) area to encourage participation in the State's multi-year funded program. In 2002, the adopted Open Space Plan recognized the PIG area as the Farmland Preservation District for Howell Township.

5. Manalapan Township

Manalapan Township's vision statement includes the conservation of farmland. This statement is incorporated into the *Route 9/Western Monmouth Development Plan* adopted by Monmouth County in 2004.

Manalapan adopted a Farmland Preservation Plan Element to the Master Plan in November of 2001. Prior to its adoption, only a small number of goals and objectives addressed agriculture concerns in the municipality. Rather than restate individual goals for farmland preservation, the Farmland Preservation Plan Element includes the following overall goals statement:

The goal of Manalapan Township is to maintain the rural features of the community and secure the environmental, economic, and social benefits derived from farmland in Manalapan Township. To achieve its goal, the township, in conjunction with the County, the State and the private sector, will actively encourage, support and assist participation by local farmers and landowners in the township, County and State Farmland preservation programs in order to preserve as much farmland in the township as possible in the short term.

The Farmland Preservation Plan Element goes on to list the actions taken by the municipality that support the retention of farmland and the agricultural industry in Manalapan Township:

- Adopted an Open Space, Recreation, and Conservation Element for the Township Master Plan;
- Approved a local tax levy for open space and farmland preservation;
- Committed funding to support the County Agriculture Development Board acquisition of development rights to preserve Manalapan farms;
- Appointed a liaison to the County Agriculture Development Board;
- Enacted ordinances to support the right to farm in Manalapan Township;
- Zoned its farm areas for lower residential densities; and
- Limited the sewer service area in an effort to discourage urban sprawl and the conversion of farms to non-agricultural uses.

In 2002, Manalapan Township adopted ordinance 2002-16. The purpose of this ordinance is to conserve and protect the remaining rural areas and natural cultural resources of the township. Ordinance 2002-16 established a new category of low-density residential zones called “rural conservations zones”. These rural conservation zones include R-AG (conventional 3-acre), R-AG/4 (conventional 4-acre) and RE (conventional 2.76-acre) which allow for alternative design techniques (clustering, lot averaging, etc.) to promote the goals of the Master Plan.

Rural conservation zones protect the environment and conserve open space through the design of residential clusters whose overall intensity does not exceed the intensity of a permitted conventional development. Consequently, a residential cluster of single-family dwellings may be permitted as an alternative form of development in the R-AG, R-AG/4 and the RE Zone Districts on a contiguous or noncontiguous land area that is to be developed as a single entity according to a plan that preserves a significant area of open space. The township approving authority may approve a residential cluster in the R-AG, R-AG/4, or RE Districts where it determines that requisite standards and criteria for the residential cluster option are met.

Lot size averaging in the R-AG, R-AG/4, and RE Districts provides an alternative design technique to promote flexibility in the design of a major subdivision. The goal of maintaining large, contiguous open areas may be better addressed if some modification of the minimum lot size requirement is allowed, provided the overall intensity of permitted development is no greater than the maximum number of lots that would result from a conforming conventional development.

Other development regulations enacted by the township intended to maintain agriculture as a viable industry and preserve rural character include:

- Allowance of farms, farm stands and other accessory farm buildings in most of the township’s zone districts;
- Non-contiguous cluster provisions;
- Buffer ordinances; and
- Right-to-farm ordinance.

6. Marlboro Township

Marlboro Township adopted a Farmland Preservation Plan Element to the Master Plan in August 2006. Seven goals are identified; all of which support an overall goal of the plan which is to provide further support for the protection and preservation of remaining farmland and promote the business of agriculture. The seven more specific goals are as follows:

- To ensure that the most viable farm properties in the township are protected from development.
- To utilize farmland preservation to further the overall Township Master Plan Goal of continuing to use practical and flexible development controls in order to gain open space, conserve the natural landscape and protect the sensitive ecological areas of the township.
- To increase awareness of the benefits of the preservation of farmland as an environmental, educational, cultural and aesthetic resources.
- To promote educational opportunities whereby township residents, especially students, can learn about Marlboro Township's agrarian history, locally grown food/farm products and farming practices.
- To utilize farmland preservation to further the overall Marlboro Township Master Plan Goal of retaining and augmentation the lower-density policy in the east, north and west central portions of the township consistent with the State Development and Redevelopment Plan Planning Area 5 designation.
- To utilize farmland preservation to protect environmentally sensitive areas of the township including wetlands, floodplains and steep slopes.
- To facilitate the rezoning of preserved farm properties that are not already zoned as A/LC or LC to A/LC or LC in order to decrease the permitted residential density in currently undeveloped areas of the township.

The Marlboro Township Committee adopted a right-to-farm ordinance on February 16, 2006. The purpose of this ordinance is to help establish policies that foster and protect agricultural operations from unreasonable regulations and nuisance actions where recognized methods and techniques of agricultural production are used.

Other actions and development regulations used by the township in order to maintain agriculture as a viable industry and preserve rural character encompass:

- Low-density residential districts including the Land Conservation (LC) zone (5-acres), Agriculture/Land Conservation (A/LC) zone (10-acres).
- Cluster developments that are defined as a development of single-family detached dwellings which will preserve desirable open spaces, conserve floodplains and wetlands, provide open space recreational parks and lands for other public or quasi-public purposes compatible with residential uses by permitting a reduction of lot size and the application of certain other regulations without increasing the number

of lots (i.e., the gross density) for a conventional subdivision. Clusters are permitted in the LC, R-80, R-60, R-30 zone districts.

- Lot size averaging, whereby one or more lots in a subdivision may be undersized provided that other lots in the same subdivision are oversized by an equal or greater area such that the overall gross density of the subdivision still complies with the specific zoning district requirements. This technique, unlike clustering, does not result in public open space and is permitted in the A/LC zone district.
- Allowance of farms in any zone district, provided that all buildings and structures utilized for farm purposes are set back at least one hundred (100) feet from all property lines or in accordance with the setback requirements of the zone if such requirements are greater.
- Permission for roadside stands as an accessory use to farms in all zone districts for the sale of products raised on the farm but shall not be located closer than forty feet to any street line.
- Provisions for housing for seasonal farm workers.

7. Middletown Township

According to the township's 2004 Master Plan, approximately 8% of the total land area of the municipality is actively farmed, primarily for the raising of horses. The amount of farmland found in the township has remained relatively stable with a loss of less than thirty acres over the past two decades.

Although several Objectives of the Master Plan relate to the conservation and preservation of open space and environmental resources, Objective #19 speaks directly to farmland:

- To encourage the preservation and active use of prime farmland for agricultural production through development of appropriate guidelines based upon state and municipal legislation and preservation techniques.

Lower density zoning and limiting sewer service areas are the primary mechanisms used by the municipality to control development in rural areas. The R-220 district (5-acres) located in southeasterly portion of the township as well as portions of Chapel Hill, Locust and Navesink, remains restricted from future sewer extension. Although the R-130 (3-acres) and R-110 (2.5-acres) permit more intense development than the R-220, these zone districts act as transitional areas between the lower density R-220 zone and more suburbanized locations in the township. The R-90 zone (2-acres), located in the Lincroft and Chapel Hill sections of the township, possesses environmental constraints and contains some areas of prime farmland.

The township also utilizes what it calls a "performance residential development" as a conditional use in certain zone districts. This type of development techniques is similar to cluster zoning in that the number of lots permitted cannot exceed the lot yield of conventional zoning. Farming and other agricultural activities are permitted as uses in these types of developments as long as they are permanently deed restricted as open space/farmland.

Agricultural activities including commercial woodland, cropland, fisheries, livestock, pasture and rangeland, nurseries, orchards and vineyards are permitted uses in every zone district. Roadside farm stands are viewed as an accessory use to an agricultural use and are allowed in every zone district.

8. Millstone Township

The 2002 Millstone Township Master Plan incorporates the adopted 2001 Open Space, Recreation, Conservation and Farmland Preservation Plan Element. As stated in the Master Plan, “farming contributes to the economic base of the township and is essential to the open rural landscape that characterizes much of the community.” Even the Economic Development Plan Element addresses agriculture uses as an important cornerstone of the local and regional economy. At the time of the Master Plan’s adoption, approximately 46% of the municipality continued to be used for farming.

The Farmland Preservation Plan Element provides for a Statement of Township Principles, Goals, Objectives and Policies for open space and farmland preservation. The Statement of Principle is as follows and could be considered the community’s vision statement for open space and farmland preservation:

Open space and farmland are essential to maintaining a healthy environment, controlling urban sprawl, and preserving the rural character of Millstone Township and its natural and cultural resources. The township is uniquely located and serves as the origin for one quarter of New Jersey’s twenty major watershed areas. A township network of permanently preserved open spaces and farmland is needed to provide public recreation, to maintain biodiversity, to protect water quality, to control flooding and to conserve the community’s significant scenic, cultural and natural features.

The following general goal statement is provided in the plan. It is supported by a list of specific objectives intended to help achieve the overall goal:

The goal of Millstone Township is to maintain the rural character of the community and secure the environmental, economic, and social benefits of a coordinated system of open space, outdoor recreation areas, and farmland in Millstone Township. To achieve its goal, the township will acquire and develop additional land as local public park and recreation space to meet the needs of existing and future township residents. Furthermore, the township, in conjunction with the County, the State and the private sector, will preserve open space to protect the natural resources and rural character of the community and provide public opportunities for resource based recreation and active community recreation. Finally, the township will actively encourage, support and assist participation by local farmers and landowners in the township, County and State Farmland

preservation programs in order to preserve as much farmland in the township as possible.

Development regulations enacted by the municipality intended to maintain agriculture as a viable industry and preserve rural character include:

- Low-density residential zone districts including the Rural Preservation (10-acre), Rural Conservation (6-acre), the Rural Environmental (170,000 SF) and the Rural Residential (R-130 and R-80);
- Permission for farming as a principle use in RU-P, RU-C, RE, R-130 and R-80. It is also a permitted use in Highway Commercial zones, Business Park District and Recreational Camp zone;
- Allowance of farm stands and associated farm equipment as accessory uses for farms;
- Farmland/Open Space conservation clusters, including non-contiguous clusters, are permitted in the RU-P, RU-C with potential bonus densities;
- Permission for those deed-restricting land through a farmland preservation program to subdivide one fully conforming lot for a single-family residence;
- Lot size averaging in the RU-P, RU-C zones. Lot size averaging is permitted under certain conditions within the R-170, R-130 and R-80 zones; and
- Variable density techniques in the RE zone district. According to the development regulations, “variable density is intended to provide flexibility in residential design, encourage energy conservation through flexibility in building orientation, reduce residential development costs, and provide a method of preserving land for agriculture, open space, common property, conservation, recreation, parks and other amenities which benefit neighborhood residents and/or the public at large by permitting a reduction in residential lot size without increasing the number of lots or permitted number of dwelling units.”

9. Roosevelt Borough

Roosevelt Borough is unique because it is a planned community designed to reflect the ideals of Ebenezer Howard’s Green City movement. Maintaining an agricultural and open space greenbelt around the community is essential for preserving the intent and character of the Borough. The 2001 Master Plan supports the continuation of the historic community planning principles upon which Roosevelt was created. Numerous Goals and Objectives established in the Master Plan support this effort including those to:

- Promote the preservation of the streets, buildings, agricultural fields and open spaces that, together, embody the historically significant village plan;
- Preserve open space and promote the visual enjoyment of the land;
- Locate new residential uses to preserve the existing greenbelt that forms the environs of the Roosevelt village core; and

- Encourage neighborhood office and retail uses in the village core, rather than within agricultural and conservation lands within the greenbelts.

According to the 2001 Master Plan, 617 acres of land comprise agricultural uses in the Borough. Most agricultural lands are located in the northern half of the Borough and a smaller portion in the southeast. Approximately 231 acres of farmland have been permanently preserved, and the NJ Green Acres Program purchased another 109 acres that it incorporated into the Assunpink Wildlife Management Area.

Most privately owned lands used for agricultural purposes are located in the R-AG-400 zone (10-acre minimum residential zone district). The land development ordinance of the Borough states, “the purpose of this district is to facilitate the continuation of traditional agricultural lands for productive farming purposes in accordance with the original plan and design of Jersey Homesteads and the Roosevelt National Historic District; to minimize residential sprawl; [and] to encourage the perpetuation of the borough's agro-industrial design so long as it may be appropriate and to otherwise further the general purposes of this ordinance.” Also noted in the land development ordinance, height limitations do not apply to farm buildings or structures on farms, provided these farm buildings are at least one hundred feet from every lot line.

10. Tinton Falls Borough

Tinton Falls Borough adopted their most recent comprehensive Master Plan in May 2007. According to the Master Plan, less than 345 acres or 3.5% of the Borough’s total land area is used for agricultural purposes. The few remaining tracts of farmland are dispersed throughout the municipality with the largest number of farms located in the southern portion of the Borough. Most of the remaining farms are located in the R-1 zone district. Because agriculture represents such a small percentage of the Borough’s land use and economy, the Master Plan does not speak directly to preserving remaining farmland or retaining agribusinesses in the community. The following is a list of development regulations that may be considered supportive of farm activities:

- Existing zoning allows for the continued use of farms in residential districts including the R-1, R-2, R-3 and R-4. R-1 and R-2 residential lots require a minimum lots size ranging from 20,000 to 60,000 square feet depending of the availability of sewer. Density in the R-3 and R-4 zone can vary anywhere from 3 to 5 units per acre depending on sewer service availability.
- The Borough places restrictions on the keeping of livestock through a minimum area requirement and limiting the overall number of livestock based on a property’s size.
- The Borough’s land development ordinance provides for both clustering and lot size averaging as a development tool for preserving land for private open spaces, common property, conservation areas, and flood plains and a variety of public uses such as school sites, recreation areas, parks, and other public purposes.

11. Upper Freehold Township

Upper Freehold Township has been a vanguard for farmland preservation, not only in Monmouth County, but also in the State of New Jersey. The township, with the assistance of state, county and other resources has preserved more farmland than any other municipality in New Jersey. The municipality has expressed its strong commitment to maintaining a rural, agrarian based community by adopting two assertive policy statements. The first is the Township Council's Country Code and the second is the Master Plan Vision Statement.

Upper Freehold's Country Code states:

This document expresses the philosophy of Upper Freehold Township residents. The residents of this township have either been raised here and chosen to stay or moved here because they enjoy the "rural life." This community has shown a strong commitment to remaining rural by: committing a portion of their tax dollars to Farmland Preservation, foregoing services taken for granted in suburban and city areas, and traveling the extra distance for the necessities.

The Country Code is direct in telling a general audience (existing and future residents) that there are many inconveniences and costs associated with choosing to live in a rural place, and that these inconveniences and costs are not an excuse to pursue changes to the existing way of life or character of the community.

In 2004, the Upper Freehold Township Vision Committee prepared a Supplement No. 2 for the Upper Freehold Township Master Plan, also known as the Vision Statement. Adopted by the municipal Planning Board, the Vision Statement expands upon the goals and objectives contained in the Upper Freehold Township Master Plan and states a course of action recommended for implementation.

As presented in the 2007 Draft Master Plan, the following summary of the vision for Upper Freehold Township was taken from numerous planning documents:

1. Upper Freehold Township is an agricultural and residential community.
2. Upper Freehold Township seeks to maintain its rural character, historic past and its quality natural resources.
3. The municipality can achieve its vision by appropriately:
 - a. Balancing private and public property rights.
 - b. Maintaining active farming and open spaces.
 - c. Developing educational and recreational facilities.
 - d. Preserving its prevailing quality of life.
4. The township seeks a sustainable future for all residents of the township that is affordable and desirable.

Both the Country Code and the Master Plan Vision statement work together and leave little question as to Upper Freehold's intent or commitment to farmland preservation and agricultural sustainability. The 2007 Draft Master Plan talks extensively about agricultural smart growth, sustainability, and maintaining and enhancing the township's rural character.

Development regulations enacted by the township intended to maintain agriculture as a viable industry and preserve rural character include:

- AR Agricultural Residential (3 acres) and RA-5 (5 acres) zone districts;
- Allowance of farms as a principal use in all residential and commercial zone districts;
- Allowance of agricultural support uses including, but not limited to, feed and supply stores, granaries, and brokerages in the General Industrial Zone;
- Allowance of structures incidental to a farm use as permitted accessory uses in zone districts in which farms are a permitted principal use;
- Lot averaging between one and three acres permitted in AR Zone for major subdivisions larger than 6 acres;
- Cluster option (Single Family Residential Cluster) within portions of the AR zone district; Farmland/Open Space Cluster within the AR zone district; and
- Township Land Development Ordinance, Section 35-605: Right to Farm.

12. Wall Township

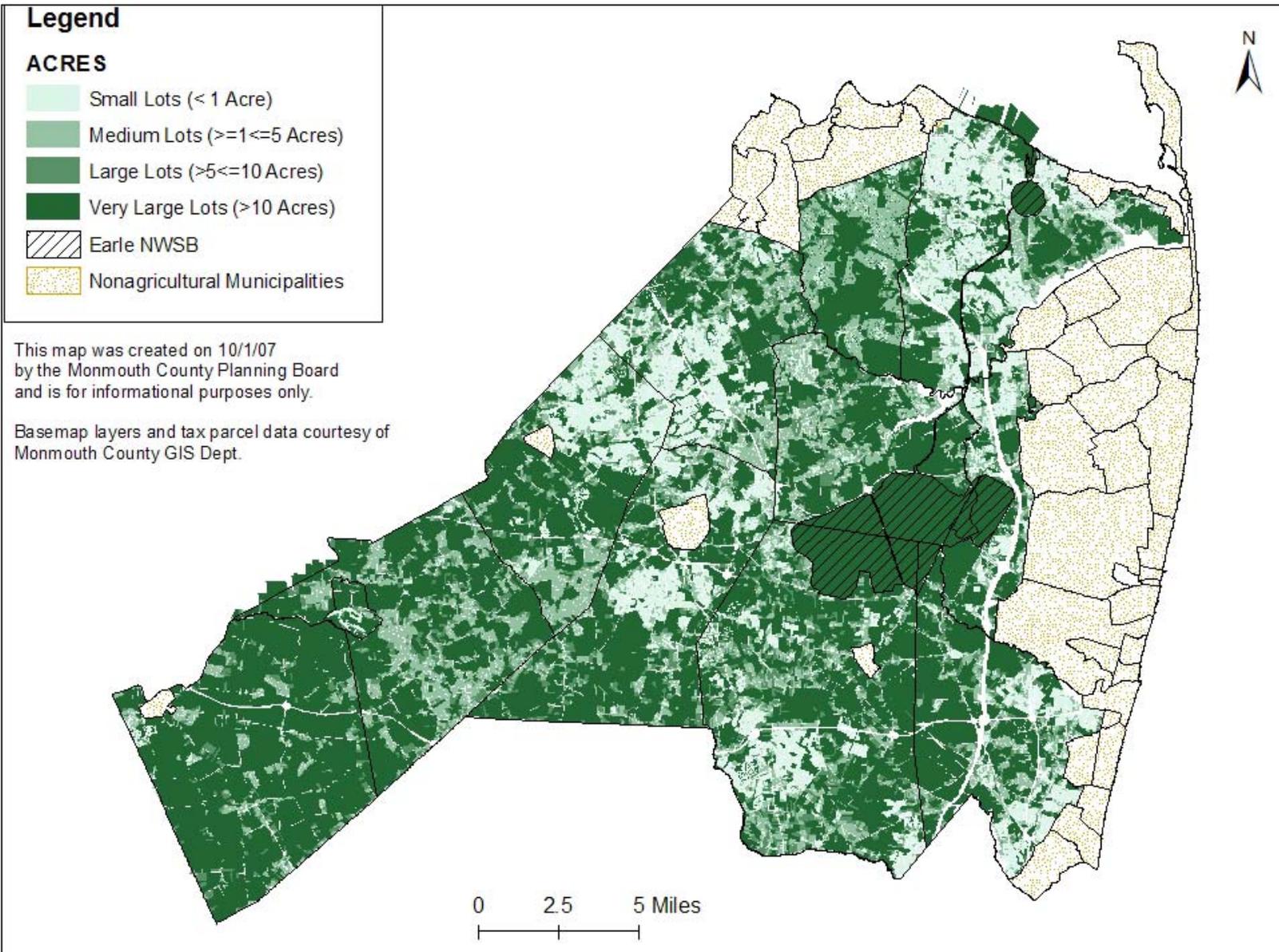
The first Objective and Principle of the Wall Township Land Use Plan (1999) is to “preserve the rural character of the central portion of the township through zoning and farmland preservation.” The text continues, “The Planning Board recognizes the importance of agriculture in the local economy and its role in protecting natural resources and determining the character of the central portion of the township. Wall Township should encourage landowners to participate in State and County Farmland Preservation Programs.”

Wall has been successful in preserving several farms and maintaining rural character in some areas of the township despite tremendous development pressure. Lower density residential zoning (five and six acre lots) was introduced into the township subsequent to the 1999 Master Plan. The largest concentration of lower-density residential zoning is in the center of Wall, east of the Garden State Parkway and west of the Route 18 right-of-way.

Clusters developments as a technique to save general open space are permitted as part of a planned development but there are no specific provisions for farmland preservation in the ordinance. Crop production as an agricultural use is permitted in residential zone districts larger than R-20 (20,000 square feet) while all other types of agricultural uses are allowed in residential zone districts larger than R-30 (30,000 square feet). Some Highway Business, Office Business, Commercial Recreation, Office Park, Office Research, General Industrial and Airport zone districts permit certain types of agricultural uses while prohibiting more intensive ones.

MAP 3.7

General Lot Size Categories for Twelve Main Agricultural Municipalities



Lot Size Distribution

Map 3.7 illustrates the distribution of existing lots within the twelve main agricultural municipalities by specific size categories. Chart 3.4 shows the numerical acreage breakdown within each category. The majority of larger lots can be found in SDRP Planning Areas 4, 4B and 5 as well as outside the county sewer service area, whereas the smaller lots are found in Planning Areas 1 and 2 and are typically part of the county sewer service area.

CHART 3.4 Acreage of Existing Lots within Each Size Category

Municipality	Small Lots <1 acre	Medium Lots ≥1 & ≤5 acres	Large Lots >5 & ≤10 acres	Very Large Lots >10 acres
Colts Neck	549	4,105	1,450	13,228
Freehold Township	3,822	3,644	2,207	13,585
Holmdel	948	4,184	686	5,741
Howell	4,449	5,919	4,762	21,700
Manalapan	4,016	3,788	1,488	9,139
Marlboro	4,655	3,818	1,883	7,348
Middletown	7,256	4,216	1,442	11,655
Millstone	348	6,008	2,631	14,694
Roosevelt	135	95	99	878
Tinton Falls	1,616	1,230	838	4,795
Upper Freehold	356	2,478	1,660	24,823
Wall	2,764	2,894	1,323	10,622
<i>Total</i>	<i>30,914</i>	<i>42,379</i>	<i>20,469</i>	<i>138,208</i>

Development Applications

The Western and Panhandle regions of Monmouth County are not only home to a majority of the farmland found within the County but also have been experiencing some of the most intense growth and development pressures over the last decade and beyond.

According to the 2006 *Monmouth County At-a-Glance Report*, the County's overall population has been growing. As seen in Chart 3.5, population estimates and projections show an increase in population from 553,124 in 1990 to 615,301 in 2000 (increase of 11.2%) with an estimate of 650,036 in 2006 (increase of 5.6% from 2000) and a projection of 694,189 by 2025 (an estimated increase of 12.8% from 2000). The statistics for the 12 agricultural municipalities share similar growth trends with the county. All have increased in population since the 1990 U.S. Census and should continue to grow until 2025.

CHART 3.5 Population Data for Select Municipalities

Municipality	1990	2000	2006	2025	Percent Change 2000 to 2025 Projection (estimated)
Colts Neck	8,559	11,179	11,925	12,447	11.3%
Freehold Twp.	24,710	31,537	34,721	36,377	15.3%
Holmdel	11,532	15,781	17,244	19,608	24.3%
Howell	38,987	48,903	51,773	64,078	31.0%
Manalapan	26,716	33,423	38,074	40,923	22.4%
Marlboro	27,974	36,398	40,849	41,991	15.4%
Middletown	68,183	67,479	68,918	71,597	6.1%
Millstone	5,069	8,970	10,317	13,152	46.6%
Roosevelt	884	933	933	1,072	14.9%
Tinton Falls	12,361	15,053	17,528	20,659	37.2%
Upper Freehold	3,277	4,282	6,782	6,837	59.7%
Wall	20,244	25,261	26,658	27,575	9.2%

Sources: *Monmouth County At-A-Glance 2006; Monmouth County Cross Acceptance Report (2005)*

Increased population correlates to increased residential and commercial development. Monmouth County is no exception to this rule. Map 3.8 illustrates the locations and types of development that have occurred across the 12 key municipalities. Much of the development takes a linear form happening mostly along the highway corridors of Route 9, Route 33, Route 34, and Route 35.



The preserved Kildee Farms is one of the last remaining large farms along Monmouth County's Route 9 Corridor

MAP 3.8

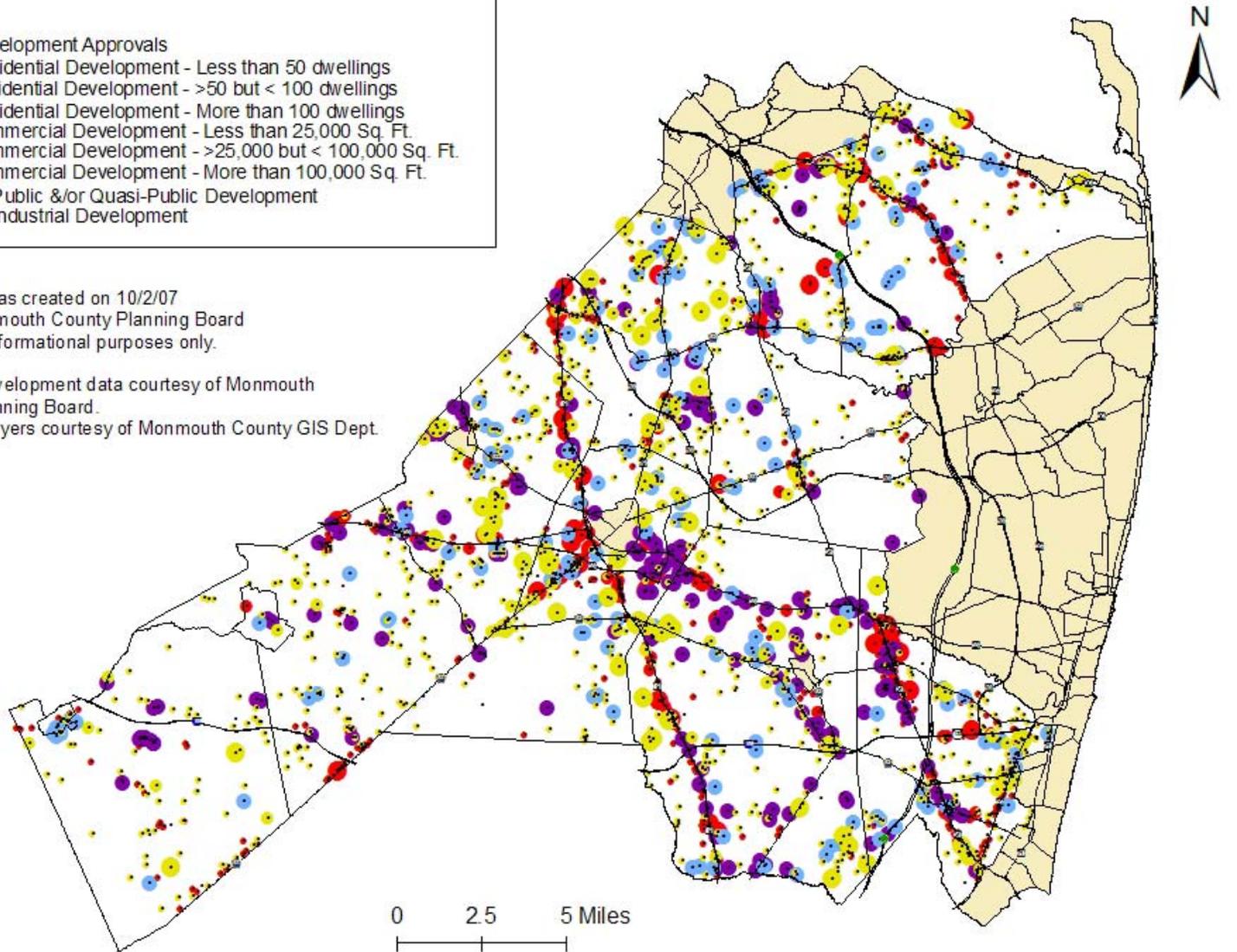
Development Approvals in Monmouth County's Agricultural Communities

Legend

- Development Approvals
- Residential Development - Less than 50 dwellings
- Residential Development - >50 but < 100 dwellings
- Residential Development - More than 100 dwellings
- Commercial Development - Less than 25,000 Sq. Ft.
- Commercial Development - >25,000 but < 100,000 Sq. Ft.
- Commercial Development - More than 100,000 Sq. Ft.
- All Public &/or Quasi-Public Development
- All Industrial Development

This map was created on 10/2/07
by the Monmouth County Planning Board
and is for informational purposes only.

Source: Development data courtesy of Monmouth
County Planning Board.
Basemap layers courtesy of Monmouth County GIS Dept.



Municipal and Regional TDR Opportunities and Implementation Strategies

The County Master Plan, known as the *Growth Management Guide*, encourages government entities to implement Transfer of Development Rights (TDR) strategies. TDR is a mechanism for transferring development rights from one location in a municipality or region to another. Sending areas are delineated for zones in which further development is inconsistent with local planning objectives. Landowners within sending areas may sever their development rights for payment, either by selling the rights directly to a developer or to a special TDR bank. Development rights that are purchased from the landowner or bank are directed to receiving areas. These designated areas have adequate infrastructure and minimal environmental constraints so they are able to accommodate increased density.

TDR is a market-driven system. A robust real estate market helps TDR rights/credits reach values high enough to interest sellers. In turn, a receiving area needs to be desirable and attractive enough to developers to make the extra effort and expense worth undertaking (per conversation with Steve Bruder, March 2008). A slowdown of the real estate market would likely reduce the value of credits and deter TDR transactions (Jeffrey Donohoe Associates 2007).

Through a pilot program, Chesterfield and Lumberton in Burlington County have successfully used TDR to preserve 2788 acres of farmland (as of March 18, 2008 per Burlington County Farmland Preservation Program's database). TDR is also used within the NJ Pinelands, and implemented through the Pinelands Development Credit (PDC) system and bank. The State Transfer of Development Rights Act of 2004 enabled municipalities throughout the state to implement their own TDR programs. Several municipalities in Monmouth County have explored the possibility of establishing TDR programs and determined that they weren't ready to move forward due to high start up costs and market, timing and logistical considerations. Although inter-municipal or regional TDR programs are a possibility for portions of Monmouth County, the county is not part of any special resource area such as the NJ Pinelands or NJ Highlands that have a regional governing authority already in place. Thus implementation could be more challenging.

The Municipal Cross Acceptance Questionnaires (2004) asked the municipalities the question, "Is your municipality considering a transfer of development rights program? If so, where and for what purpose?" Municipalities that expressed an interest in TDR were Howell, Marlboro, Upper Freehold and Tinton Falls. There are several other municipalities that might be suitable candidates for a TDR system that protects farmland or open space. However, most of Monmouth County's municipalities are no longer rural so any TDR program in those communities would need to be designed to achieve goals other than farmland protection such as historic preservation or redevelopment.

For municipalities that have not shown an interest in TDR, other conservation planning techniques may be used to help maintain a viable agricultural land base. In the *Agricultural Smart Growth Plan for New Jersey* published in November 2003 by the

New Jersey Department of Agriculture, a chapter regarding innovative conservation planning approaches addresses some alternatives.

In addition to TDR these techniques include:

- Agriculture friendly zoning;
- Clustering;
- Density transfer;
- Lot size averaging;
- County participation in subdivision review;
- Planned Unit Developments (PUDs); and
- Ordinance reform.

The impending closure of Princeton Nurseries, scheduled for 2010, will have a major impact on the region. Approximately 1800 acres in Upper Freehold will be changing hands and possibly converted from agriculture to other land uses.



IV. MONMOUTH COUNTY'S FARMLAND PRESERVATION PROGRAM

Before planning for future farmland preservation efforts can begin, a better understanding of areas in which farmland is the preferred or dominant land use, the county's accomplishments to date, the array of preservation programs and conservation options, and coordination with open space initiatives is needed.

Agricultural Development Areas (ADAs)

Agricultural Development Areas serve as the focal point for the county and state's farmland preservation efforts. They are areas in which agriculture is the preferred land use. Farms must be in an ADA to be eligible for any of the State Agricultural Development Committee's farmland preservation programs. The state has set some minimum requirements for ADAs but each county defines its own more specific criteria and delineates its ADAs on a map.

According to statutory guidelines, ADAs must encompass productive lands, not conflict with municipal zoning ordinances, be free of commercial or suburban development, and comprise no more than ninety percent of a county. Monmouth County, has set the minimum size for its ADAs at 50 acres. Factors such as soils, and existing land use are used as criteria when determining an ADA. Monmouth County first designated its ADA criteria and delineated a corresponding map in 1984. In early 2006 the county updated its ADA map to reflect changes in land use over the prior two decades and digitized the revised ADAs using a Geographic Information System (GIS). This allows the data to be easily viewed with tax parcel data, aerial photos and other information layers.

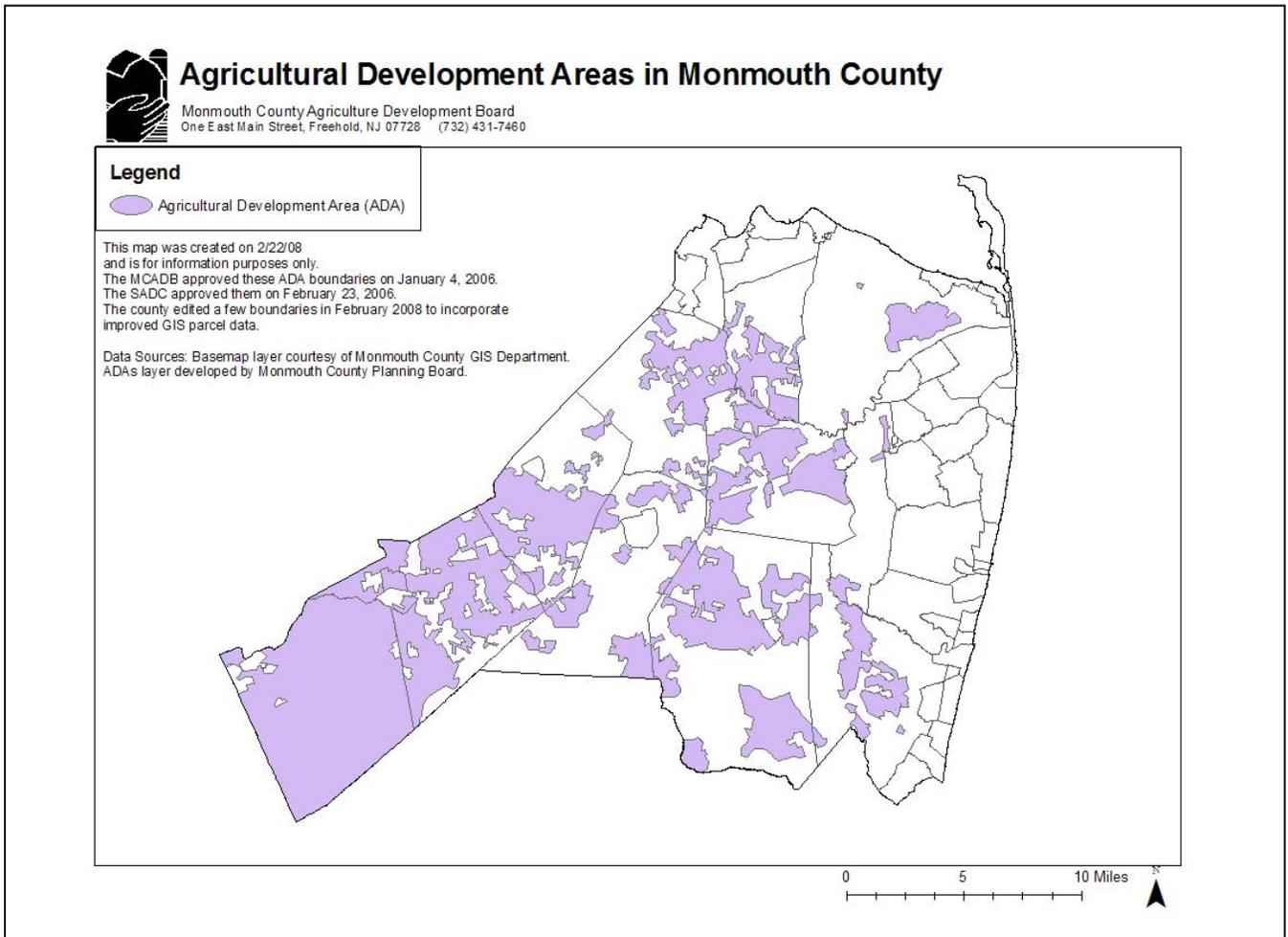
In Monmouth County, land will be considered part of a designated ADA if it meets the following requirements:

1. Land consists of a parcel or group of reasonably contiguous parcels with a minimum total area of 50 acres and which are currently in agricultural production or have a strong potential for future production.
2. Land is not already committed to non-agricultural development.
3. Land meets the statutory criteria for the identification of ADAs:
 - a. "Encompasses productive agricultural lands which are currently in production or have a strong potential for future production in agriculture and in which agriculture is a permitted use under the current municipal zoning ordinance or in which agriculture is permitted as a non-conforming use."
 - b. "Is reasonably free of suburban and conflicting commercial development."
 - c. "Comprises not greater than 90 percent of the agricultural land mass of the county."
 - d. "Incorporates any other characteristics deemed appropriate by the board."
(See Requirements 1 and 2 above)

The Agriculture Development Board may consider waivers from the strict application of the above requirements provided that the statutory criteria are met.

It should be noted that there are some small overlaps between the ADAs and the county's sewer service areas. When updating the county's original 1984 map, staff sought to remove from the ADAs as many areas as possible that had been developed over the subsequent two decades. A few developments and sewered areas surrounded by large blocks of farmland were missed. The county intends to subtract these overlaps the next time it conducts a major update of its ADAs map. In addition, a small handful of farms in sewer service areas were left in the ADAs on purpose. Sewering does not preclude agricultural use. On occasion, a wastewater authority simply ran infrastructure through farmland because it was the easiest path. The landowners are still actively farming.

MAP 4.1 *Agricultural Development Areas in Monmouth County*





Farmland Preserved in Monmouth County as of 6/30/07

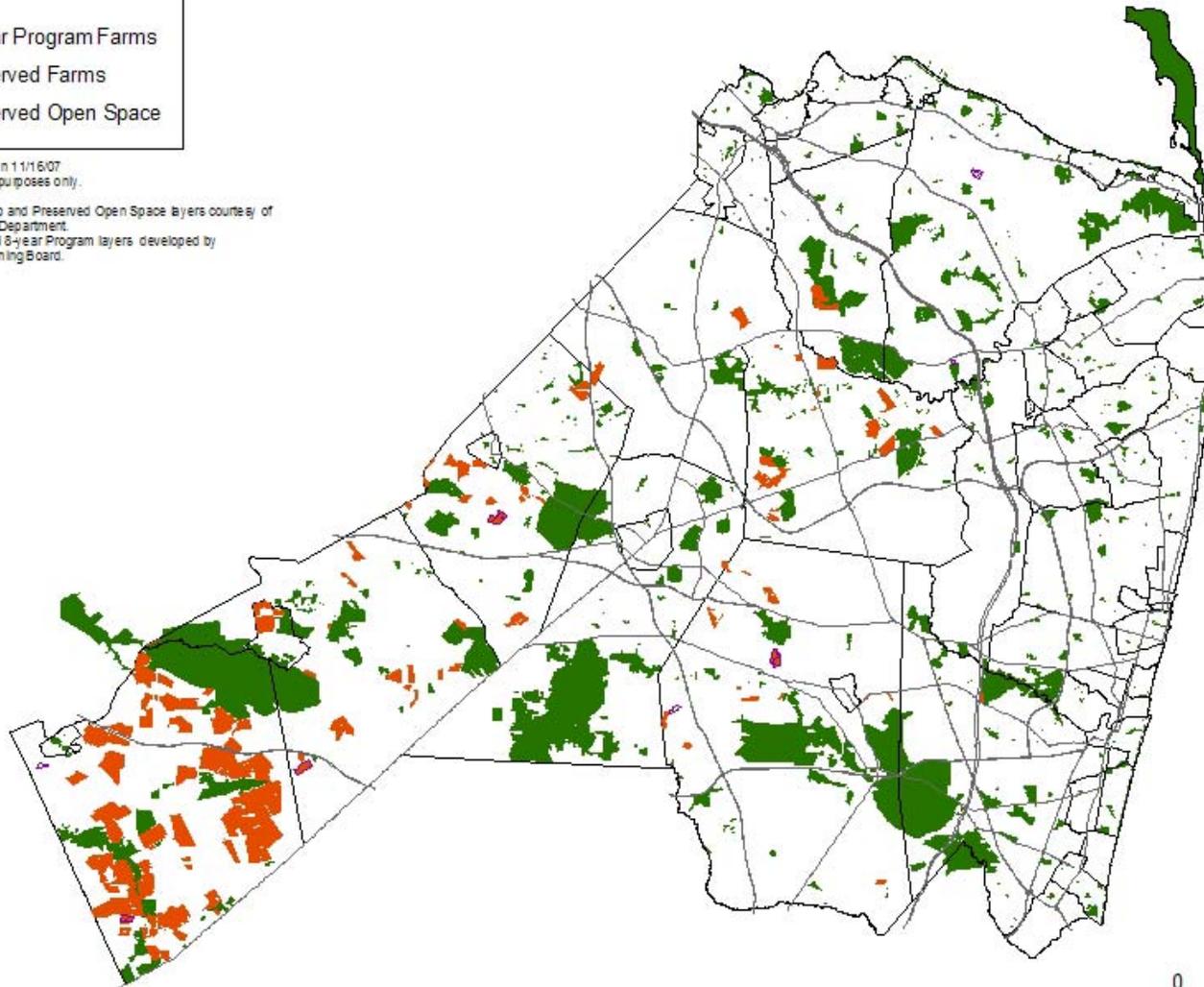
Monmouth County Agriculture Development Board
One East Main Street, Freehold, NJ 07728 732-431-7460

Legend

-  8-Year Program Farms
-  Preserved Farms
-  Preserved Open Space

This map was created on 1/1/07
and is for informational purposes only.

Data Sources: Basemap and Preserved Open Space layers courtesy of
Monmouth County GIS Department.
Preserved farmland and 8-year Program layers developed by
Monmouth County Planning Board.



0 2.5 5 Miles

Farmland Preserved to Date by Program and Municipality

As of June 30, 2007 the county boasts 10,602 acres of permanently preserved farmland. Almost all of the agricultural easements were preserved through a formal farmland preservation program. The County of Monmouth purchased one agricultural easement through the efforts of its Park System. A handful of other easements were obtained without State financial participation.

The MCADB acquired its first easement in Howell Township in 1987. The deed-restricted farms are spread throughout ten municipalities (See Chart 4.1). The bulk of the preserved land lies in Upper Freehold Township which possessed 7,346 restricted acres at the end of June. Colts Neck, Manalapan and Millstone each have over 600 acres of preserved farmland. In terms of acres, the pace of preservation in the county has been somewhat uneven over the last 20 years. The county and state acquired no easements in 1990, 1991 or 1998 but the agencies preserved 1154 acres in 1989 and 1540 acres in 1996. The average number of acres preserved each year in the county is 498. The reasons for the unevenness vary but include fluctuations in funding and the size of the farms being preserved. For example, a 370-acre easement and a 330-acre easement were recorded in 1996 whereas several farms under 10 acres were preserved in 2005 and 2006.

CHART 4.1 Preserved Farmland by Municipality as of June 30, 2007

Municipality	Acreage
Colts Neck	813
Freehold Township	35
Holmdel	190
Howell	393
Manalapan	731
Marlboro	167
Millstone	648
Roosevelt	257
Upper Freehold	7,346
Wall	22
Grand Total	10,602

CHART 4.2 *Farmland Preserved Each Year Since 1987*

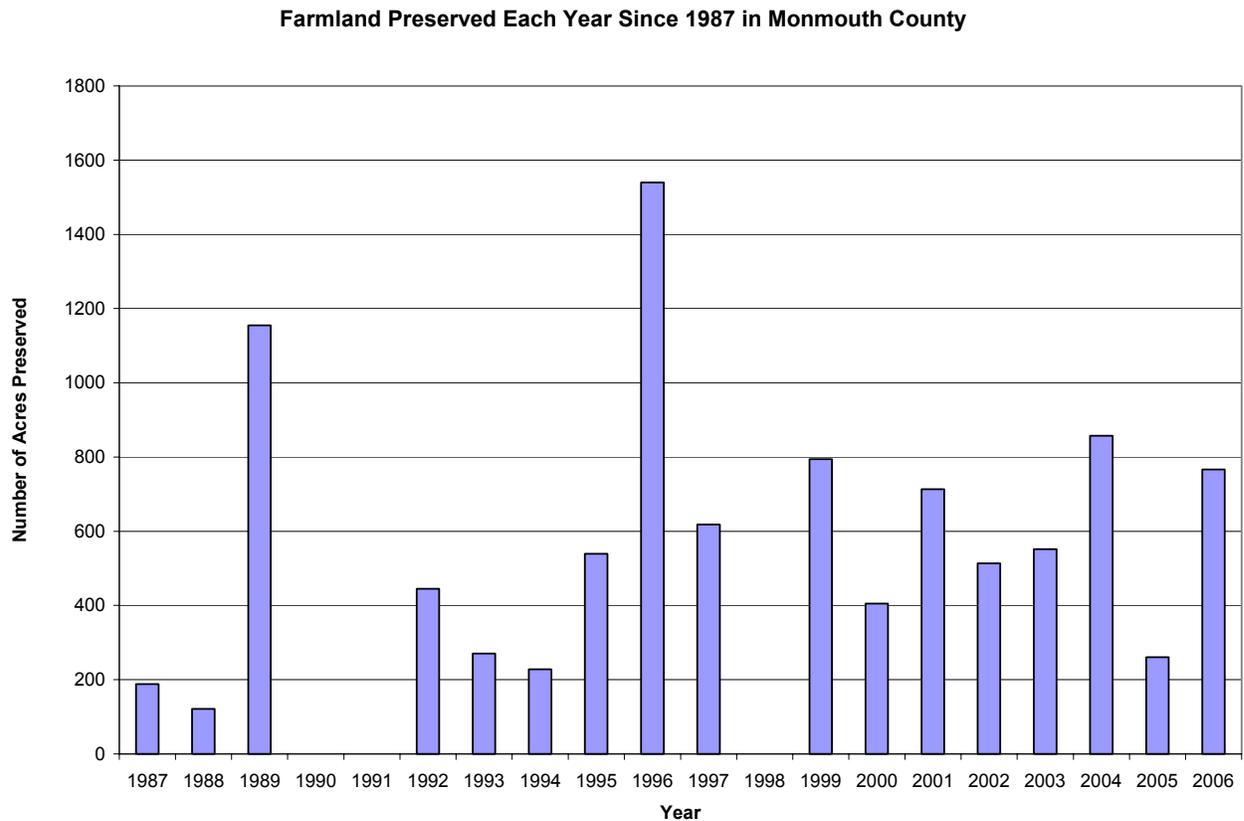


CHART 4.3 *Farmland Preserved by Program as of June 30, 2007*

Program	Acres
County Easement Purchase Program	7527
Planning Incentive Grant Program	1465
Direct Easement Program	1218
Fee Simple Program	249
Interagency Transfer	110
Municipal Pre-acquisition	10
Nonprofit Program	0
County of Monmouth Agricultural Easement	22
8-year Program (some overlap with above)	285
Total Including 8-year Program	10,662
Permanently Preserved Acreage	10,601

Preservation Programs and Options

The Farmland Preservation Program is an umbrella term for a number of funding programs and conservation options including the County Easement Purchase Program and its successor, the Countywide PIG, the Municipal Planning Incentive Grant Program, and the Direct Easement Purchase Program. Descriptions follow:

County Easement Purchase Program (CEPP)

The County Easement Purchase Program is in the process of transitioning to the Countywide Planning Incentive Grant Program (Countywide PIG) but the county and state are processing already-approved CEPP projects through 2008. The CEPP has been the mainstay of Monmouth's Farmland Preservation Program for 20 years. It is a highly competitive program. For example, for the State's Fiscal Year 2007 funding round only 78 of 127 applicants received SADC money. Monmouth County is no longer submitting applications to the CEPP. During its tenure the program worked as follows: Monmouth County evaluated an interested landowner's property before submitting an application to the State. The SADC then ranked projects from across New Jersey. To be funded through this program, farms needed to have excellent soil quality and development potential, and satisfy other criteria. Farm size, proximity to other preserved farms, and local government commitment to agriculture affected an application's rank. The State, county and municipality shared the costs of the easement purchase. As of June 30, 2007 the county had preserved 113 farms totaling 7527 acres through the program. Seventeen more farms, encompassing 1020 acres have received final approvals through the CEPP and are in the pipeline to close in 2007 and 2008.

Countywide PIG (County Planning Incentive Grant Program)

As mentioned above, the Countywide PIG is the heir to the County Easement Purchase Program. The goal of the Countywide PIG is to permanently preserve significant areas of contiguous farmland that, in turn, will help promote the long-term viability of the agricultural industry. To be eligible for state funding, counties must adopt a comprehensive farmland preservation plan element pursuant to the New Jersey County Planning Act and the SADC rules that went into effect July 2, 2007. Instead of using the CEPP, Monmouth will be working to acquire priority farms within several project areas. Participating counties will receive a base grant and then compete with other counties for additional funds. Farms must meet basic state eligibility requirements. The MCADB established some additional criteria to help it prioritize applications. Farms must be at least 25 acres in size unless it is adjacent to an already preserved farm. Soils must score 55 or higher in the county's Land Evaluation rating system. The SADC also requires farms preserved through the Countywide PIG to rate at least 70% of the average quality score of the last three funding rounds.

Municipal Planning Incentive Grant (PIG) Program

The SADC established the Planning Incentive Grant Program to provide grants to eligible municipalities to purchase agricultural easements to protect concentrations of farmland in identified project areas. The local municipality and county cover the remainder of the acquisition costs. The PIG program places an emphasis on planning for farmland preservation. To qualify for a Planning Incentive Grant, municipalities must adopt a farmland preservation plan element in their municipal master plan pursuant to the Municipal Land Use Law, a right to farm ordinance, and establish an Agricultural Advisory Committee. Grant recipients have to delineate project areas and develop a list of target farms. The PIG Program has tended to be less competitive than the CEPP as it places less emphasis on soil quality. The SADC's new rules for municipal PIGs will mean that some farms on existing municipal target farms lists will no longer be eligible for the program.

Eight municipalities in Monmouth County currently participate in the Planning Incentive Grant Program: Colts Neck, Holmdel, Howell, Manalapan, Marlboro, Millstone, Roosevelt and Upper Freehold. Some municipalities submitted their own applications. In other cases the county applied to the SADC on behalf of the communities that didn't meet all of the previous eligibility requirements. Because they now meet the requirements, Howell and Millstone will be converting from county to municipal PIGs. Roosevelt Borough has been so successful that it has only a handful of unrestricted farms left. Therefore, it's project area will be absorbed into the new Countywide PIG. The other five municipalities intend to remain participants in the Municipal PIG Program and are working on their own farmland plan updates.

As of June 30, 2007 thirty-six farms totaling 1465 acres have been preserved in Monmouth County through the PIG program. Twenty-two farms comprising 965 acres are under contract to close in 2007-8. Several more farms are in the appraisal or application stage.

Direct Easement Purchase Program

The SADC purchases easements directly from landowners through the state acquisition program. The state seeks farms that are strategically located within each county and meet or exceed the county average for size and quality score. Farms in Monmouth County need to be 39 acres or larger to qualify under current requirements. Quality scores are based on factors such as soils, tillable acres, proximity to other preserved farms and local support for agriculture. Through the Direct Program, the SADC and its partners have acquired 13 easements on 1218 acres.

Fee Simple Program

Through the Fee Simple Program, the State buys a farm outright, retires the land's development rights, then auctions the property to the highest bidder. The property must continue to be farmed. In Monmouth County, the state has preserved four easements totaling 249 acres through this program.

Nonprofit Program

Monmouth Conservation Foundation, the Fund for Roosevelt, D&R Greenway, and NJ Conservation Foundation have all played crucial roles in farmland preservation deals in the county. In some cases these organizations functioned as project managers and lead negotiators. In other cases, they served as interim landowners closing with the original property owners, selling an easement to the county and transferring the remaining rights to a conservation minded buyer. Recognizing the utility of land trusts, the SADC established a Nonprofit grant program. Monmouth Conservation Foundation is working on the first Nonprofit Program project in the county for a 40+ acre farm in Middletown. The land trust was recently awarded another \$1.5 million grant by the SADC.

Interagency Transfer

Sometimes farmland may be preserved through government divestiture. When Marlboro State Hospital, in Marlboro, was in operation, its patients ran a farm that included a large dairy. The hospital has been closed for number of years. The State of New Jersey divested a portion of the property in 2003. The SADC subsequently auctioned 110 acres to a local nursery owner and restricted the deed to agricultural use.

Municipal Pre-acquisition

Many municipalities pre-acquire easements to meet a landowner's need to close within a certain timeframe. The township may then seek partial reimbursement at a later date. Typically, the municipality has to record a corrective deed signed by the landowner and assign the easement from the township to the county or state.

County of Monmouth Easement

On one occasion, the County of Monmouth itself acquired an agricultural easement that uses much of the same language as the usual MCADB deed of easement. This particular 22-acre easement, on Hinck Turkey Farm in Wall, serves as a buffer to Shark River Park.

Transfer of Development Rights

Transfer of development rights (TDR) programs are used to transfer development out of identified preservation areas, or sending districts, and into identified growth areas, or receiving districts, that are closer to public services. Developers purchase development rights which are then applied to the receiving district; in most cases, development is permitted at a greater density than normally allowed by zoning.

New Jersey has three established TDR programs: the NJ Pinelands Development Credit Program and those in Chesterfield and Lumberton, Burlington County. The State adopted legislation in the last few years to enable TDR to expand to other areas of New Jersey. Several NJ communities are working to set of their own programs. TDR is currently used in dozens of jurisdictions across the country including the Lake Tahoe region in Nevada and California; Boulder County, Colorado; and Collier County, Florida. Perhaps the most successful program is the one in Montgomery County, Maryland. Between 1980 and 2000, that county's mandatory TDR program preserved more than 38,251 acres of farmland (American Farmland Trust, 2000).

The county's *Growth Management Guide* encourages the establishment of TDR as a way to promote farmland preservation. Upper Freehold Township has explored the idea of TDR but no Monmouth County municipalities have implemented a TDR plan or applied for a state planning grant.

Installment Purchase Agreements

Through an installment purchase agreement (IPA), a public agency acquires a development easement through a payment plan that may be spread out over a period of time, typically 20 to 30 years. The landowner receives semi-annual, tax-exempt interest payments with the principal due at the end of the contract term. The landowner can sell the installment purchase agreement at any time to recover the outstanding principal.

The installment purchase agreement method was developed in Howard County, Maryland in 1989 as a means to get the most out of public funds for farmland preservation and has since been used in Harford County, Maryland, Virginia Beach, Virginia and Burlington County, New Jersey. Installment purchase agreements enable the landowner to defer capital gains taxes until the principal is paid as well as stretching public funds. The farmland program expects to close on its first IPA in 2008.

Donations and Bargain Sales

A landowner can ensure that his or her property will remain free from development by making a tax-deductible contribution of the land, or the development rights to the land, to a public body or a nonprofit organization. This can also be done through a will and is an effective tool in estate planning. Although no farmers have donated agricultural easements to the MCADB, a number have sold easements at a discount. By selling for less than the fair market value, a landowner realized immediate income and can write off the difference between the purchase price and the highest appraised value as a charitable income tax deduction.

Like-kind Exchange

A 1031 exchange, or like-kind exchange, is a way for landowners to defer capital gains taxes by preserving their farm and buying a new farm or comparable property within a certain time period. A like-kind exchange was an important component of the 2004 Reed Sod Farm deal in Upper Freehold and Washington Townships.

Eight-year Programs

Landowners who meet minimum criteria can petition the county to enter their property into an eight-year preservation program. Various incentives and protections are offered to landowners that agree to keep their land in agricultural production for a period of eight years. Two types of eight-year programs are available: non-municipally approved and municipally approved. The municipally-approved program takes longer to process but offers more benefits. Both programs require the enrolled property to remain in agricultural production and place restrictions on non-agricultural development for an eight-year period. In exchange for participating in the program, the following benefits are available:

Non-Municipally Approved

- 50 percent cost-share on a soil and water conservation project.
- Use of farm structure designs approved by the State Agriculture Development Committee without requiring approval from an architect or engineer.
- Provides additional points towards site assessment score for purchase of development easements.

Municipally Approved

- 50 percent cost-share on a soil and water conservation project.
- Use of farm structure designs approved by the State Agriculture Development Committee without requiring approval from an architect or engineer.
- Protection for 11 years from any municipal zoning changes.
- Protection from a public body acquiring lands through eminent domain, unless the acquisition is for public safety reasons.
- Protection from nuisance complaints regarding farm operations.
- Exemption from emergency water or energy restrictions.
- Provides additional points towards site assessment score for purchase of development easements.

As the pressure to develop increases, more farmers are enrolling in the Eight-year Program to find temporary relief while they consider Easement Purchase or use the cost-share funds to

improve their operations. Currently eight farms in Monmouth County are enrolled in 8-year programs. As of June 30, 2007 four of these farms were permanently preserved another two will be permanently preserved by the end of 2007.

Coordination with Open Space Preservation Initiatives

Inter-agency cooperation can help achieve greater results in the protection of the county's natural resources. The MCADB works routinely with the Monmouth County Park System, the NJ DEP Green Acres Program, nonprofits such as Monmouth Conservation Foundation and D&R Greenway to coordinate preservation projects. Meetings are held on a regular basis with these groups to manage active projects and evaluate future joint acquisitions. In addition, the county Farmland Preservation Program coordinates with municipalities such as Millstone and Holmdel that are undertaking trail corridor projects that pass through agricultural lands.

There are also several NJ Green Acres Program trail and greenway projects in the county. They include the Crossroads of the American Revolution Project: Princeton Battlefield to Monmouth Battlefield Section and the Capitol to the Coast Trail. New Jersey Conservation Foundation's Garden State Greenways project (see www.gardenstategreenways.org) is another large-scale effort that promotes and maps greenways and linkages among parks and natural areas throughout the state. In addition to these intercounty projects, the Monmouth County Park System is working to preserve and enhance various regional parks within the county as well as connector trails and greenways.

The Monmouth County Farmland Preservation Plan is intended to be consistent with the 2006 *Monmouth County Open Space Plan* prepared by the Monmouth County Park System. The Open Space Plan, an adopted element of the Monmouth County Growth Management Guide, identifies land preservation goals and objectives and identifies sites recommended for acquisition and/or protection. The county currently owns more than 14,000 acres of parkland and has set a goal of owning 19,099 acres of open space.

As shown in Map 4.3, the *Monmouth County Open Space Plan* proposes a series of greenways throughout the county. The Monmouth County Park System is taking the lead on acquiring properties and easements along several stream corridors including Lahaway Creek, the Metedeconk River, Doctors Creek and the Manasquan River. The Park System is also working on several rails to trails projects. The Open Space Plan also encourages municipalities to take the initiative to preserve greenways along various tributaries such as the Manasquan River tributaries, the Millstone River and the tributaries of the Swimming River.

In addition to its plan, the Monmouth County Park System's Park and Recreation Policy recognizes that "Agricultural land is a valuable natural resource..." and that "it is in the public interest to use agricultural land wisely and to preserve and protect it from adverse development." Further, the Park System recognizes that farmland preservation is necessary "...to promote the protection and preservation of agricultural land for the public benefit as a source of food and fiber, as irreplaceable open space which provides visual and psychological relief from urbanization, and contributes to the unique rural landscape of Monmouth County while preserving and enhancing the aesthetic character of the county's communities (Monmouth County Park System, 1998)."



Monmouth County Greenway Projects

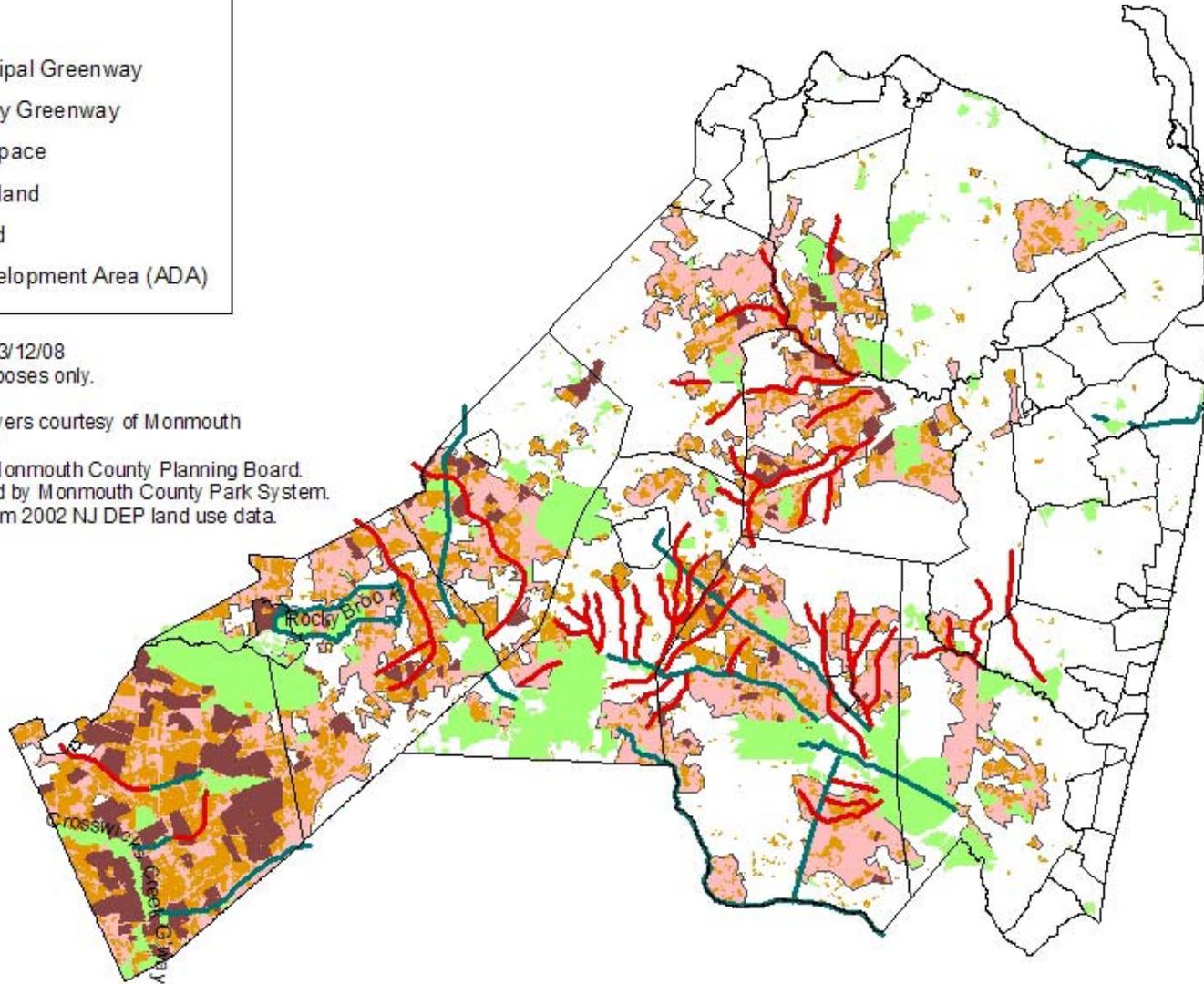
Monmouth County Agriculture Development Board
One East Main Street, Freehold, NJ 07728 732-431-7460

Legend

-  Proposed Municipal Greenway
-  Proposed County Greenway
-  Existing Open Space
-  Preserved Farmland
-  Agricultural Land
-  Agricultural Development Area (ADA)

This map was created on 03/12/08
and is for informational purposes only.

Data Sources: Basemap layers courtesy of Monmouth
County GIS Department.
ADAs layer developed by Monmouth County Planning Board.
Greenway layers developed by Monmouth County Park System.
Agricultural land derives from 2002 NJ DEP land use data.



0 1 2 4 Miles



Open space preservation complements and is compatible with farmland preservation, and vice versa. Preserved woodlands, fields and other natural features in agricultural areas provide a buffer from incompatible land uses, such as encroaching residential development, upon farm operations. On the other hand, farmland provides scenic views and helps to maintain a core area of preserved, undeveloped lands.

Through the joint efforts of the Park System and the Farmland Preservation Program, a significant amount of land has been preserved along the Crosswicks Creek stream corridor in Upper Freehold (Map 4.4). The Park System has acquired the stream corridor in fee simple, and the Farmland Preservation Program has purchased the development rights to adjacent farms. By working together, the farmland preservation program targets the tilled acreage while the Park System targets adjacent waterways. The county is taking a similarly coordinated approach along the Manasquan River in Howell Township.



The county's open space preservation initiatives seek not only to protect natural resources but also to provide land to serve the recreation needs of present and future generations. Many of the large tracts of land and greenway corridors preserved through the County Park System are used for recreation by equestrians, indirectly supporting this segment of the agricultural industry. The Park System's practice of leasing fields for farming as a land management tool also supports the county's agricultural industry.

In addition to coordinating with the Monmouth County Park System, the Farmland Program has been closely involved with Monmouth Conservation Foundation's "Great Places of Monmouth County" project. In 2007, the nonprofit contracted with the New Jersey Water Supply Authority to create a GIS database and conduct analyses to identify sensitive natural resources in need of protection within the county.

Aside from working with organizations with a regional focus, the county Farmland Preservation Program has preserved a number of farms in recent years that tie into local trail and greenway efforts. For example, Millstone Township has established a network of equestrian trails throughout the municipality. To enhance the network, just prior to the county's purchase of agricultural easements on the Restine and Wagner farms, the township acquired 15'-wide bridle trail easements on the properties.

Farmland Preservation Program Funding Expended to Date by Source

Since 1987 almost \$107 million has been spent on farmland preservation in Monmouth County. Of that total, the County has spent \$26.8 million from its Capital Budget, an average of \$1.37 million per year. Appendix A is a list of farms preserved through June 30th, 2007 with their cost share breakdown.

Monitoring of Preserved Farmland

Just prior to closing on an easement, MCADB staff conducts a baseline survey of the farm to document existing conditions. Staff completes a report and photographs the structures on the site as well as areas of interest. MCADB staff then monitors each of the easements it holds on an annual basis and submits summary reports to the SADC and the landowner. Landowners and farm managers are contacted in advance of the visits and invited to join staff on site. The visits are an excellent opportunity to update landowner contact information, document changes on the farm, answer questions about the preservation program and refer landowners to those that can provide agricultural technical assistance. As the number of preserved farms in Monmouth County has increased in the past few years, permanent staff have trained and relied on interns to assist with the monitoring visits.

Consistency with SADC Strategic Targeting Project

The SADC's 2003 Strategic Targeting Project was intended to help prioritize farmland preservation investments and secure a "bright future" for the agricultural industry.

The primary goals of the SADC's strategic targeting project are:

- To coordinate farmland preservation/agricultural retention efforts with proactive planning initiatives.
- To update and create maps to target preservation efforts

To coordinate with open space, recreation and historic preservation efforts.

In keeping with the project's goal of focusing on prime agricultural soil, the MCADB has long emphasized soil quality in its screening of County Easement Purchase Program and now Countywide PIG applications. The county also places a strong emphasis on planning, mapping, and coordination with municipalities and open space agencies. The County has had an adopted Comprehensive Farmland Preservation Plan since 2000. It has helped eight communities obtain Planning Incentive Grants. These municipalities have their own agricultural advisory committees which send liaisons to the monthly MCADB meetings and otherwise track the county's work and relevant agricultural issues while keeping the Board apprised of their efforts. Monmouth County also has an extensive GIS database which staff used not only to prepare this plan but also rely upon for daily planning tasks and parcel analysis. Moreover, as described above, the Farmland Program partners with many nonprofits and state and county open space departments.

The MCADB concentrates on preserving farms within State Planning Areas 4 and 5. However, it is willing to consider applications in parts of the county with more extensive infrastructure. As part of this plan update, the county Farmland Program produced a list of target farms that appear to be eligible for preservation under the County Planning Incentive Grant Program (see Chapter 5). A small handful of these farms, including a few in Marlboro Township, overlap with sewer service areas. In the past, applications in such areas lost points under the SADC scoring system, making them less competitive. In addition, the higher valuations associated with such farms have and may put them out of reach for preservation partners. Local government officials would need to support any easement acquisition undertaken by the county, both financially and through resolution, and ensure that it doesn't conflict with municipal planning goals and needs, such as COAH obligations, etc. Aside from those in Marlboro, there are 3 target farms in Wall that overlap sewer services areas. At this time, the county decided not to establish a project area that incorporates the Wall farms. In addition to being sewered, the farms are relatively isolated from other areas in which the MCADB is working. Although the county has not deemed these farms as high priorities at this time, the Farmland Program is open to partnering with the municipality or another organization should they be interested in taking the lead on a preservation project.

V. FUTURE FARMLAND PRESERVATION PROGRAM

This chapter focuses on the future of the county's farmland preservation program. It touches on short-term and longer term goals, project areas in which to concentrate efforts, eligibility and ranking criteria, policies related to easement acquisitions, funding and administrative resources.

Preservation Goals

In the last seven years development has clearly outpaced preservation. However, through the combined efforts of the Monmouth County Park System and the Monmouth County Farmland Preservation Program, the county has protected over 6000 acres of land. For instance, 3000 acres of farmland have been preserved since the last farmland plan was adopted in 2000. And the Monmouth County Park System has preserved 3563 acres of open space since 2000¹ (3121 acres in fee and 441 acres as easements). Monmouth County has been acquiring agricultural easements for the past 20 years and has preserved an average of 500 acres a year. Based on past trends and limiting factors such as funding and personnel, the county hopes to preserve over 1000 acres of farmland each of the next two years and between 500-1000 acres of farmland each of years three through ten.

2007 and 2008 promise to be very strong years in terms of agricultural easement acquisitions. As of August 15, 2007 the county had forty projects in nine different municipalities under contract to close either in 2007 or 2008. The county anticipates closing on over 1000 acres in 2007 alone.

Unfortunately, this pace is unlikely to continue. Land values in the county have risen exponentially in the past five years and the Garden State Preservation Trust coffers have been depleted. Even with creative funding strategies such as installment purchase agreements (IPAs), available money will not go as far in the future, limiting how many farms and how many acres the county, state and municipalities can preserve in a given year. The good news is that landowner interest in the Farmland Preservation Program is very strong especially given the softening of the real estate market for new construction and higher-end homes in the last year or so.

Weighing these factors, trends and limitations, the county's 5-year cumulative acquisition goal is **15,765** acres and the 10-year goal is **18,840** acres. Please see Chart 5.1 for a breakdown of the MCADB's 1-year, 5-year and 10-year goals by municipality.

¹ Per the MC Park System database as of August 21, 2007.

CHART 5.1: Cumulative Monmouth County Farmland Preservation Goals

Municipality	Total Muni Acres	Ag Acres (2006 tax data)	Perm. Pres. Ag Acres as of 6/30/07	1 Year Goal (Acres)	5 Year Goal (Acres)	10 Year Goal (Acres)	Notes
Aberdeen	3,488	139	0	0	0	0	At least one farmer interested in preservation but would need to go through township
Colts Neck	20,288	5,179	813	824	1100	1400	
Farmingdale	339	15	0	0	0	0	If eligible look at preserving farm through Howell PIG
Freehold Twp	23,680	2,907	35	35	235	335	Would like to see township apply for PIG grant
Hazlet	3,584	20	0	0	0	0	
Holmdel	11,456	1,475	190	249	340	340	Ag acres don't include publicly owned Bayonet Farm, Cross Farm, Longstreet Farm and DePalma Farm
Howell	39,744	6,043	393	569	950	1450	
Manalapan	19,744	4,111	731	723	1000	1300	Over 1000 acres of add'l parkland leased to farmers
Marlboro	19,398	2,425	167	212	500	600	
Middletown	26,291	1,839	0	75	150	175	Hope to work with twp to resubmit PIG. 400-acre Woodland Farm of interest to MC Park System but may be some ag opportunities.
Millstone	23,923	9,242	648	1137	2100	2750	
Neptune Twp.	5,120	30	0	0	0	0	
Ocean	7,168	50	0	0	0	0	
Roosevelt	1,235	417	257	257	290	290	
Rumson	3,328	27	0	0	0	0	
Shrewsbury Borough	1,472	14	0	0	0	0	Township would like to preserve last farm
Tinton Falls	9,696	417	0	0	0	0	
Upper Freehold	30,368	18,988	7346	7712	9000	10,000	
Wall	19,846	1,984	22	22	100	200	Would like to see township apply for PIG grant.
West Long Branch	1,811	14	0	0	0	0	7.5 acre conservation/ag easement held by MCF.
County Total		55,400*	10,602	11,815	15,765	18,840	

Total land area information from *Monmouth County At-A-Glance*

* Farmland Assessed acreage of listed towns doesn't add up to county total since a few assessed parcels in nonlisted municipalities

Project Areas

MCADB staff has spent many hours in the last year analyzing farms to determine which would be eligible for preservation under the new SADC rules and minimum county standards. Through this analysis the county developed a target list of farms that appear to be suitable for preservation under the new Countywide PIG Program. To determine project area boundaries, staff created a GIS data layer of all of the target farms and brought up other layers of interest such as existing preserved farms, open space, and active projects. Staff then drew circles and ellipses around the main groupings of farms. Subsequently, staff modified the shapes to better correspond with the county's ADA boundaries and eliminate already developed areas. There are a few eligible, scattered farms that are essentially orphaned from the project areas; the county is unlikely to pursue these through the Countywide PIG Program but possibly through another funding stream in the future. In all, the Farmland Preservation Program came up with five basic project areas:

Upper Freehold-Western Millstone, Roosevelt-Northern Millstone, Millstone-Manalapan-Freehold, Colts Neck-Marlboro-Holmdel, and Northern Howell.

The **Upper Freehold-Western Millstone Project Area** covers just about all of Upper Freehold Township, plus Assunpink Wildlife Management Area (WMA) and a few preserved and target farms in western Millstone Township. Assunpink was included, in part, because its trails are regularly used by the equine community. The Upper Freehold-Western Millstone Project Area contains the most preserved farmland and target farms (see Chart 5.2 and Map 5.1). This project area, in fact, forms the heart of a four-county regional project area which the SADC refers to as the Central Jersey Project Area. Upper Freehold and western Millstone Township's project area is surrounded by preserved farmland in Burlington, Mercer and Ocean counties. Monmouth County is proud that Upper Freehold has the most preserved farmland of any municipality in the state and intends to help keep this honor. As expected, the project area contains a significant expanse of prime agricultural soil (see Chart 5.3).

The **Roosevelt-Northern Millstone Project Area** covers northern Roosevelt Borough and an adjacent section of Millstone Township. It's density score is a very high 0.67. The northern portion of Roosevelt Borough is almost entirely preserved as farmland or open space. In fact, the borough has only two remaining mid-sized farms. One is under contract with Monmouth County Park System. The other is on the Farmland Program's wish list.

The **Millstone-Manalapan-Freehold Project Area** covers parts of three municipalities in Monmouth County and one in Middlesex. It spans parts of Millstone, Roosevelt, Manalapan and western Freehold Township as well as a little bit of Monroe Township since a few farms cross county borders. The project area includes Monmouth Battlefield State Park in Manalapan and Freehold since a significant portion of the park is leased to farmers. The project area spills into Freehold Township just west of Turkey Swamp state and county parks to pick up some of the remaining eligible farmland in that municipality.

The **Colts Neck-Marlboro-Holmdel Project Area** covers much of Colts Neck north of Naval Weapons Station Earle. There are some gaps in this part of Colts Neck due to intervening development. The project also extends into Marlboro and Holmdel. Much of the project area is linked by Willow Brook, a tributary of the Swimming River Reservoir. There has been

significant state investment in this project area in recent years. Fee Simple and Direct Program easements include those on the Greenfields Farm (Purdey), the former Chase Tract, Eastmont Orchards (Barclay), and some divested Marlboro State Hospital lands (LJ Pesce Inc.) The remainder of the hospital is included in the project area because it contains a former dairy farm and lands of interest to the county Park System. The project area also includes many development set asides (as farmland or open space) through Colts Neck’s lot-size averaging provision of its 10-acre zone.

The **Northern Howell-Eastern Freehold** Project Area includes some of the best soil in Howell. It spills over slightly into Freehold Township and includes a few existing preserved farms, some pending easement acquisitions, and 11 target farms. Unfortunately some of the large farms in the northern section of Howell were recently developed.

CHART 5.2: Project Area Density Calculations per N.J.A.C. 2:76-17.5

Colts Neck-Marlboro-Holmdel Project Area		10,874 Acres
Number of Target Farms Including Those with Final Approval	20 (2 with Final Approval)	
i. Targeted Farms (acres)	1,749	
ii. Application Granted Final Approval (acres)	246	
iii. Development Easements Already Purchased (acres)	1,083	
iv. Other Permanently Deed Restricted Farmlands (acres) ²	557	
v. Enrolled in 8-year Program (acres)	0	
vi. Open Space (acres)	3,632	
Total ii to vi. (acres)	5,518	
Density (ii. to vi. / total area)	0.51	
Roosevelt-Northern Millstone Project Area		1,196 Acres
Number of Target Farms Including Those with Final Approval	5 (2 with Final Approval)	
i. Targeted Farms (acres)	548	
ii. Application Granted Final Approval (acres)	375	
iii. Development Easements Already Purchased (acres)	267	
iv. Other Permanently Deed Restricted Farmlands (acres)	0	
v. Enrolled in 8-year Program (acres)	0	
vi. Open Space (acres)	154	
Total ii to vi. (acres)	796	
Density (ii. to vi. / total area)	0.67	

² Colts Neck has over 1000 acres of development set asides, including farmland and golf courses. These parcels are permanently restricted from further subdivision.

Millstone-Manalapan-Freehold Project Area		13,885 acres
Number of Target Farms Including Those with Final Approval	42 Farms (3 with Final Approval)	
i. Targeted Farms (acres)	3,506	
ii. Application Granted Final Approval (acres)	597	
iii. Development Easements Already Purchased (acres)	967	
iv. Other Permanently Deed Restricted Farmlands (acres)	*58	
v. Enrolled in 8-year Program (acres)	**66	
vi. Open Space (acres)	3,674	
Total ii to vi. (acres, parcels in more than one category only counted once)	5,238	
Density (ii. to vi. / total area)	0.38	
Northern Howell-Eastern Freehold Project Area		1,742 acres
Number of Target Farms Including Those with Final Approval	11 (0 with Final Approval)	
i. Targeted Farms (acres)	851	
ii. Application Granted Final Approval (acres)	43	
iii. Development Easements Already Purchased (acres)	225	
iv. Other Permanently Deed Restricted Farmlands (acres)	0	
v. Enrolled in 8-year Program (acres)	**63	
vi. Open Space (acres)	46	
Total ii to vi. (acres, parcels in more than one category only counted once)	314	
Density (ii. to vi. / total area)	0.18	
Upper Freehold-Western Millstone Project Area		31,439 acres
Number of Target Farms Including Those with Final Approval	66 (15 with Final Approval)	
i. Targeted Farms (acres)	7,564	
ii. Application Granted Final Approval (acres)	1,233	
iii. Development Easements Already Purchased (acres)	7,418	
iv. Other Permanently Deed Restricted Farmlands (acres)	*55	
v. Enrolled in 8-year Program (acres)	***98	
vi. Open Space (acres)	6,630	
Total ii to vi. (acres, parcels in more than one category only counted once)	15,292	
Density (ii. to vi. / total area)	0.49	

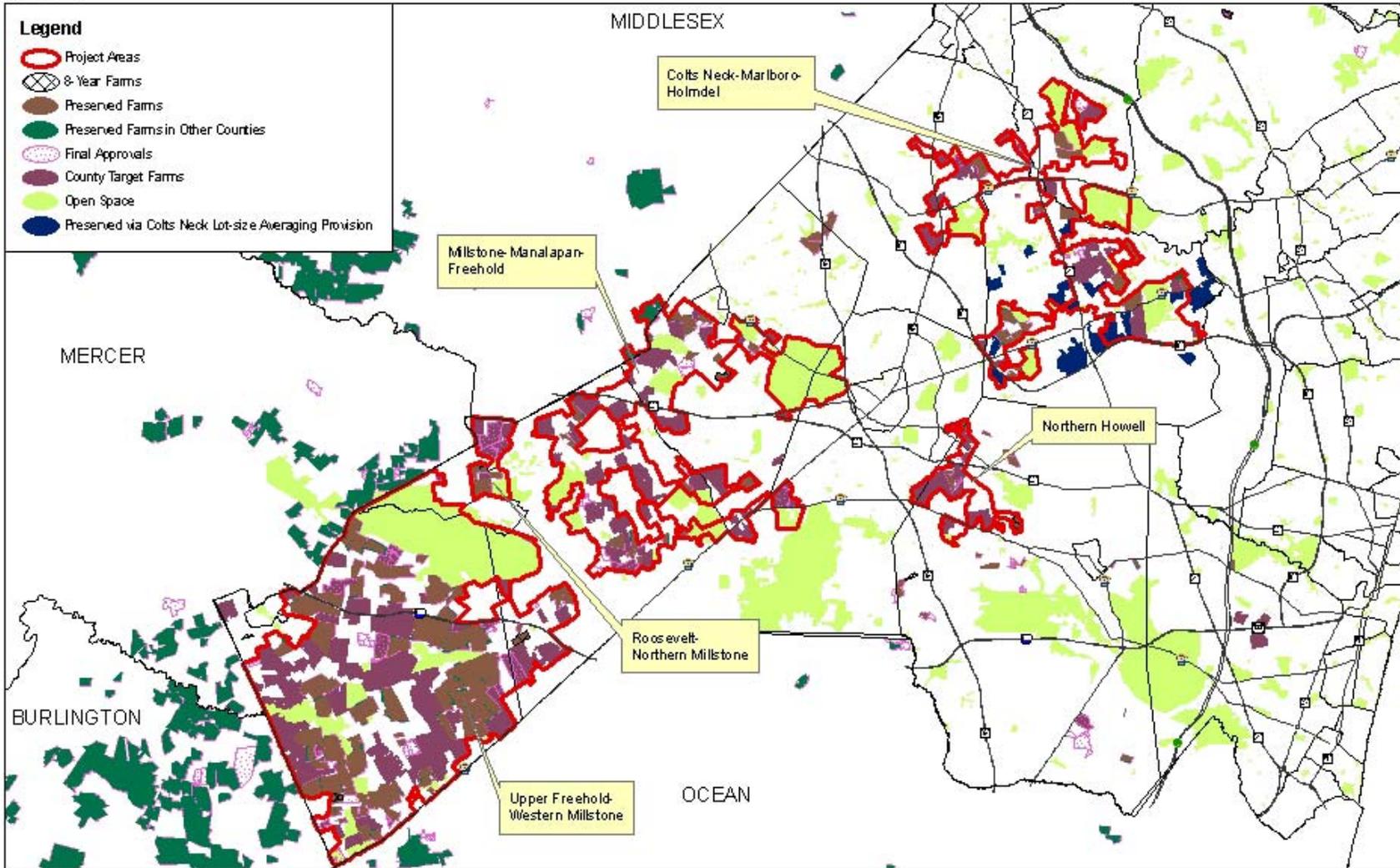
CHART 5.3 Soil Classification of Target Farms

Soil Classification	Acres
Colts Neck-Marlboro-Holmdel Project Area (1,749 acres)	
Prime Agricultural Soil	938
Statewide Important Soil	439
Unique Important Soil	0
Total	1377
Density	0.79
Millstone-Manalapan-Freehold Project Area (3,506 acres)	
Prime Agricultural Soil	1855
Statewide Important Soil	1134
Unique Important Soil	3
Total	2992
Density	0.85
Northern Howell Project Area (851 acres)	
Prime Agricultural Soil	538
Statewide Important Soil	204
Unique Important Soil	20
Total	762
Density	0.90
Roosevelt-Northern Millstone Project Area (548 acres)	
Prime Agricultural Soil	215
Statewide Important Soil	264
Unique Important Soil	0
Total	479
Density	0.87
Upper Freehold-Western Millstone Project Area (7,564 acres)	
Prime Agricultural Soil	4621
Statewide Important Soil	1744
Unique Important Soil	21
Total	6385
Density	0.84



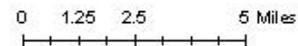
Countywide PIG Project Areas

Monmouth County Agriculture Development Board
One East Main Street, Freehold, NJ 07728 732-431-7460



This map was created on March 14, 2008 and is for information purposes only.

Basemap layers courtesy of Monmouth County GIS Dept.
Final approval and preserved farmland in other counties layers provided by SADC.



Minimum Eligibility Criteria

In anticipation of rule changes pertaining the State's farmland preservation programs, the MCADB established a subcommittee in 2006 to determine criteria for the Countywide PIG. The MCADB formally adopted its criteria on July 11, 2007 a few weeks after the SADC's new rules became effective. Aside from meeting the minimum state eligibility requirements, farms being considered for the Countywide PIG must be at least 25 acres in size or be adjacent to an already preserved property. A farm must also have a Land Evaluation score of at least 55. This score is based on an index (from 0 to 100) that ranks the agricultural quality of a property's soils. The index awards points for prime agricultural soils, soils of statewide importance and unique soils.

Even if a property does not meet the criteria for the Countywide PIG, it may meet the minimum SADC standards for other programs. Thus, the county intends to continue to partner with municipalities and nonprofits to preserve eligible farms through the Municipal Planning Incentive Grant Program and Grants to Nonprofits Program.

County Ranking Criteria

Landowner applications will be accepted on a rolling basis by the MCADB. The Board will periodically review applications and analyze such factors as the proximity to other preserved farms, expected cost, available funding and the overall Land Evaluation Site Assessment (LESA) score. The LESA score is a tally of the Land Evaluation score noted above and a Site Assessment score that assigns points to such factors as percentage of property actively farmed, proximity to other preserved property, local commitment to the farmland preservation program (supportive zoning & planning, willingness to cost share), size of the farm, and stewardship (e.g. an existing Farm Conservation Plan, enrollment in the 8-year Program, etc.). The LESA methodology was last modified and adopted by the MCADB on March 6, 2002.

Prior to the July 2, 2007 State rules the MCADB required a minimum Site Assessment score of 110 and a minimum Land Evaluation score of 55 for applications to be forwarded to the SADC. For comparison purposes, the MCADB will continue to complete the LESA evaluation for potential candidates. However, under the new rules, the SADC is requiring Countywide PIG projects to meet a certain quality score under the statewide scoring system. The system is very similar to the county's LESA. It looks at factors such as soils, tillable, acres, boundaries and buffers, local commitment, size and density, CADB prioritization, and imminence of change. The SADC, however, assigns points and weights criteria differently than the county. The MCADB will rate its farms using the state system as well as its own, and at some point may convert completely to the SADC system. The SADC rules also require eligible farms to meet or exceed 70% of the average quality score of all County Easement Purchase Program or future Countywide PIG farms that received preliminary approval in the last 3 fiscal years. This currently comes out to a score of 48 for Monmouth County (70% of 69.01). This is among the highest thresholds in the state.

Before the County will order appraisals, the landowners must sign an option agreement with the MCADB. If the MCADB is unable to move forward on an application at a given time, and the farm otherwise meets the county minimum criteria, the application may be reconsidered at a later date.

County Policies Related to Farmland Preservation Applications & Preserved Properties

Monmouth County has a number of formal and informal policies related to its treatment of applications. It is important to keep in mind that the county's Farmland Preservation Program is voluntary, and the MCADB does not use eminent domain.

The MCADB follows SADC guidelines and policies related to the approval of housing opportunities but has no formal written policies on the subject. It is up to the landowner whether or not to list a residence as an agricultural labor housing unit in the deed of easement. The decision depends on whether or not a family member lives in the home (which is prohibited by the deed), the current use of the dwelling, and future plans for the farm. The MCADB receives about one request a year from already preserved farms wishing to erect a new agricultural labor housing unit. In such cases, staff meets with the landowners and visits the site, the Board reviews the request, determines how it will benefit the operation, and considers the size and placement of the proposed dwelling. Once approved, paperwork is forwarded to the SADC which must also pass a resolution in favor of the request.

House replacement requests on preserved farms also average one a year in Monmouth County. Similar to the agriculture labor housing requests, staff conducts a site visit and obtains as much information as possible from the applicants. In making its decision, the Board considers the landowners' needs and motives (for instance, sometimes the original house is no longer habitable due to fire, termites, etc.), the size and location of the new building envelope, and impact on the farming operation. The county does not have a house size restriction. If approved, the request is passed on to the SADC.

A handful of preserved farms in Monmouth County have Residential Dwelling Site Opportunities (RDSOs). These are floating housing opportunities that a farm over 100 acres in size may request as part of their deed of easement. None of the county's RDSOs have been exercised in recent years. If the county were to receive a request it would follow the SADC's Policy P-31 regarding the exercise of an RDSO. The policy is meant to ensure that construction and use of a residential unit is for an agricultural purpose.

The MCADB also receives approximately one Division of the Premises request a year. If granted, such requests enable the fee owner of a preserved property to divide an agricultural easement and sell one or more resulting farms. The Board follows the SADC's policy P-30-A and has the landowner complete the associated form. The form requires the landowner to elaborate on the purpose of the division. The policy also demands that the farms resulting from the division be viable. To make this determination, the MCADB looks at the size of the new parcels, distribution of wetlands, and soils scores. The MCADB has approved seven or so divisions over the years. Once the MCADB grants approval, the application goes to the SADC. If the SADC approves the division, the landowner must record a corrective deed or deeds.

The county has no formal policy on exceptions. Exceptions are areas of a farm that are specifically delineated so they will not be subject to the majority of restrictions in the deed of easement. The MCADB considers requests on a case-by-case basis, and doesn't encourage or discourage landowners to take them. Staff does try to ensure that the size and location of an exception makes sense for the farming operation. The use of an exception often depends on the

presence of nonagricultural uses on the site, future plans for the farm, and whether or not the deal is a joint project with another government agency that might need a trail or might be buying some land in fee. In years past, landowners applying to the County Easement Purchase Program lost points for certain types of exceptions. The SADC rating system for the Countywide PIG will continue to deduct points for such exceptions.

County Funding Plan

Identifying high quality farms and delineating project areas is a first step towards preservation. However, the county subsequently needs to figure out how to pay for the land and come up with suitable financial policies.

Overall, farmland preservation is a beneficial practice for Monmouth County. Purchasing agricultural easements is a less expensive way to control development than fee simple or open space acquisition³. An easement costs about two-thirds the price of an outright acquisition. And because the county partners with the state and municipalities, it secures grants for up to 75% of the easement purchase price. So the county ends up spending 16% of what a fee simple purchase would cost.

County Funding Sources

The Monmouth County Farmland Preservation Program primarily relies on the county's Capital Budget to fund its share of easement purchases. As of June 30, 2007 the County had directed a total of \$30.5 million from its Capital Budget towards the purchase of agricultural easements. The Farmland Program's budget allocation has risen dramatically in the last few years to match the region's rise in land prices as well as the growth of the Municipal PIG Program, which has increased the number of farms preserved in a given year. The county set aside \$8 million of its 2007 Capital Budget for pending preservation projects. The Farmland Program expects a \$9.5 million allocation for 2008. In addition, Monmouth County has an open space and farmland preservation tax of 1.5 cents per \$100 of equalized valuation which will generate \$17,903,876 in 2007. Most of the open space tax funds go to the Monmouth County Park System which does not use the Capital Budget for its land purchases. Starting in 2006, the County started setting aside \$1.1 million a year for the Farmland Program from the Open Space Trust Fund. This unrestricted money is more flexible than the Capital Budget funds. It will be used primarily for the purchase of zero coupon bonds for Installment Purchase Agreements (IPAs) and annual interest payments to IPA holders but can also be used for traditional cash closings that are ready to close sooner than the annual budget cycle allows. Finally, Monmouth County periodically bonds for open space projects. The Farmland Program hopes to jointly coordinate with the Monmouth County Park System for the next bond, which is several years away.

MCADB Financial Policies

The MCADB has adopted several policies related to the funding of easement purchases. They

³ It should be noted that controlling development is not the goal of the *Monmouth County Open Space Plan* or the open space preservation program managed by the Monmouth County Park System. The goal of the Park System's program is to permanently preserve public land of county significance to support future regional conservation and recreation needs throughout Monmouth County. Public ownership is often needed to ensure the protection of natural and recreation resources and provide permanent public access.

include: Procedures Governing the Funding of Easement Purchases, Planning Incentive Grant Individual Easement Acquisition Policies, and Procedures Governing the Expenditure of Funds Made Available Outside the Regular Budget Cycle. The Board also has policies related to the review of Direct Easement Purchase Program and Nonprofit Program funding requests.

The first policy pertains to the county’s funding of the County Easement Purchase Program and the Planning Incentive Grant Program. The State’s share of the total cost of the easement determines the county and municipal share. The State’s share of the total cost is the same percentage as the County’s share of the remaining costs. The Municipality is responsible for the rest of the funds. For example, if the State funds 60% of the easement purchase price, the County will fund 60% of the remainder (24% of the total cost). The Municipality will then fund 40% of the remainder (16% of the total cost). This 60-24-16 split is the most common in the county. See Chart 5.4 for an illustration. The MCADB’s policy was adopted before the SADC converted to its current cost share formula which lowers the state contribution as land values rise. Since the change in the SADC formula, municipalities whose easement values regularly exceed \$50,000 an acre such as Colts Neck, Marlboro, and Middletown have been required to pay more than 16% of an easement’s total consideration.

The next policy clarifies that the county and municipality cost share on ancillary costs such as appraisals, title search and insurance, and surveys for farms preserved through the municipal Planning Incentive Grant Program. The schedule for municipal Planning Incentive Grant Program ancillary costs is as follows:

Municipality	25%
County	25%
State	50%

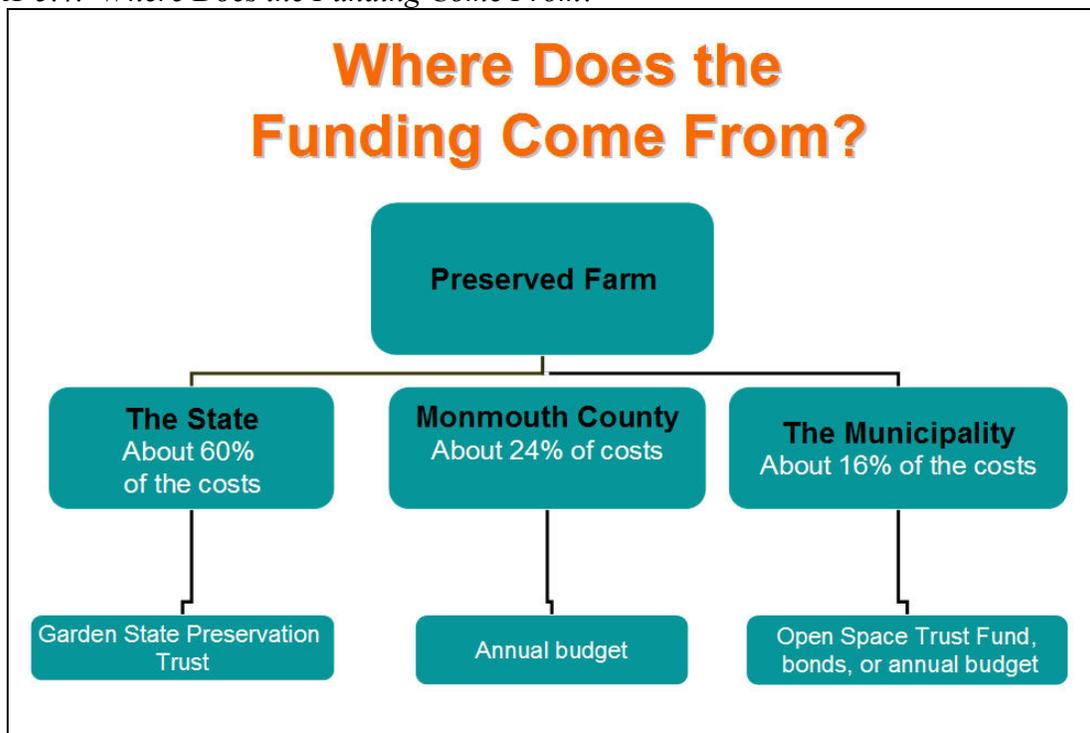
Historically, the SADC has reimbursed 50% of such costs for not only the Planning Incentive Grant Program but also the County Easement Purchase Program, although it can take a very long time to get paid back. Because of the depletion of the Garden State Preservation Trust, the SADC will not be reimbursing counties for ancillary costs related to FY2008 County Easement Purchase Program projects.

The county’s policies for Direct Program and Nonprofit Program projects do not specify cost share. The policies merely explain the process for making a recommendation to the Board of Chosen Freeholders on whether or not to contribute funds to a project. To date, the MCADB has participated in 5 such projects and has agreed to cost share in another at levels lower than the typical 24% contribution.

The county has some other funding-related policies. A municipality must issue its share of an easement by check (or by wire) prior to closing. Also, some municipalities and counties in the state negotiate an easement’s price with landowners. The MCADB relies on the State to determine the offer price. The price, called the Certified Market Value, is based on two appraisals prepared using SADC standards. The MCADB will not pay above the Certified Market Value of an easement but will allow partnering municipalities to offer landowners additional funds as long as the total consideration of the easement does not exceed the highest

appraisal. For various reasons, landowners sometimes agree to a price lower than the certified market value.

CHART 5.4: *Where Does the Funding Come From?*



Cost Projections and Funding Plan Associated with 1, 5 and 10-year Preservation Goals

MCADB staff developed cost projections related to the county’s 1, 5 and 10-year preservation goals (see Chart 5.5). Projections for the 2007 and 2008 budget years should closely match actual costs since most of the projects included already have certified values and final approval resolutions. The budget acreage and the acquisition goal acreage do not always match since quite a number of projects that will close in 2007 were previously budgeted in 2006 or earlier. Years 2007 and 2008 will have a cost share split typical of the last few years, with the state burden between 54-58% of the total consideration, the county’s at 24% and the municipalities’ at 17-22%.

CHART 5.5: *10-year Cost Projections*

	Estimated Acres	Total Cost	State Share	County Share	Municipal Share
2007 Budget (approved)	1062	\$34,114,000	\$18,385,323	\$8,119,429	\$7,609,248
2008 Budget Estimate	925	\$37,995,300	\$22,220,980	\$9,282,988	\$5,736,212
2009-2011 Budget Estimate	2013	\$80,520,000	\$40,000,000	\$22,000,000	\$18,000,000
Years 6-10 Budget Estimate	3000	\$135,000,000	\$65,000,000	\$45,000,000	\$25,000,000

The capacity of the SADC to cost share in the future is expected to decrease significantly. With the new Countywide PIG, Monmouth County will no longer be able to draw down as much state money as it did in State fiscal year 2008. With the Countywide PIG, each county will be awarded a base grant of \$2 million and then compete for additional funds, up to \$3 million more in 2009 and possibly up to \$5 million more in future years. And while Monmouth County has eight active municipal PIGs, each eligible for up to \$1.5 million a year in State funds, there will only be \$15 million available to the 60 or so PIG municipalities throughout New Jersey in State fiscal year 2009. Monmouth County expects to pick up the slack somewhat, and should be able to work with its municipalities to fund a handful of projects each year without SADC funds, particularly if landowners are willing to take an IPA.

Other Financial Information

Ten of Monmouth’s dozen municipalities with active farmland have open space trust funds. Most have been used to cost share on agricultural easement acquisitions. A number of communities bond, too, to enable the preservation of farmland. Chart 5.6 depicts some of the financial resources potentially available for farmland projects.

CHART 5.6: Preservation-oriented Financial Resources of Select Monmouth County Municipalities

	Open Space Trust Fund Balance as of 12/31/06	Anticipated 2007 Collection	Annual Assessment	Bonds with Usable Balance
Colts Neck	\$4,127,222.70	\$353,750.00	\$0.025	no bonds
Freehold Twp.	\$656,855.45	\$914,341.00	\$0.03	no bonds
Holmdel	\$13,839.00	\$1,155,260.00	\$0.025	Sometimes; depends on project
Howell	\$1,244,439.72	\$1,176,000.00	\$0.02	Receives no money from bonds/grants
Manalapan	\$1,229,580.00	\$1,231,470.00	\$0.02	no bonds
Marlboro	\$2,508,843.67	\$625,456.67	\$0.02	no bonds
Middletown	Has a trust fund. Did not respond with balance info.			
Millstone	\$1,057,000.00	\$830,145.00	\$0.06	Capital Bond 2006: \$900,000 for acquisition of real property; authorized issuance of debt; don't have the bond just yet.
Roosevelt	No Open Space Trust Fund			
Tinton Falls	\$420,777.17	\$380,181.00	\$0.03	sold bonds in 2002 for two properties but since then, nothing else but taxes.
Upper Freehold	\$362,603.88	\$528,207.25	\$0.04	12/31/06 Balance of all bonds: \$5,595,974.97 per audited financial statements
Wall	No Open Space Trust Fund			

Administrative Resources

Monmouth County devotes significant administrative resources to the Farmland Preservation Program. The Monmouth County Planning Board provides staff support for the MCADB and the Farmland Preservation Program. There are two full-time staff devoted to the program. One is a licensed planner, the other a licensed realtor. The program also typically employs 1-2 seasonal interns a year. The MCADB relies on the county's network of attorneys for its legal needs. The county has assigned attorneys that are familiar with real estate and right-to-farm matters to work with the Farmland Preservation Program.

The Farmland Program uses a Microsoft Access database designed by the county's Information Services Department. It was designed in 2000 and has been subject to some minor updates since. It stores data on preserved farms, applicants, and interested landowners. The database has proved invaluable for calculating Land Evaluation scores, a task that the USDA-NRCS used to perform for the county by hand.

In addition, Monmouth County boasts excellent GIS resources. Both full-time MCADB staff use GIS. The County's GIS Department has 3 full-time staff that regularly provide technical assistance to the Farmland Program. The county has an extensive, centralized GIS database available to county employees and municipal partners. It includes the county's own digital orthophotographs (the county completes flyovers every 6 or so years), road, and stream layers. The database also contains federal and state GIS data layers. Finally, the Monmouth County Planning Board Graphics section uses GIS and occasionally helps with the Farmland Program's mapping needs.

Factors Limiting Farmland Preservation Implementation

Various factors may limit the ability to preserve farmland in the county. These factors include land supply, landowner interest, funding, projected costs, administrative resources and time constraints. There are approximately 55,000 acres of farmland assessed land in the county, 11,000 of which are preserved. In recent years, the pace of development reduced the available farmland acreage by thousands of acres a year. Although the current economic situation has slowed the velocity of development, several of Monmouth County's semi-rural communities are approaching buildout and will simply have no more farms left to preserve.

On the other hand, Monmouth County has a contingent of farmers that have no plans to sell to developers but aren't comfortable restricting their properties or undertaking transactions with government agencies. Despite some holdouts, landowner interest in the program remains strong, especially since developer offers are drying up due to the slowdown in the real estate market. Although the softer real estate market helps the preservation cause, it is rather ill-timed because land values are an order of magnitude higher than in the early years of the county's Farmland Preservation Program, State funding is uncertain, and competition for that funding is great. Although land values have temporarily plateaued and even dropped from the last year or two, projected costs for preservation are expected to rise significantly in the next 10 years.

On the administrative end, the county has been able to handle the record number of transactions in the last few years. However, the sheer length of the acquisition timeline does not meet the needs of some landowners. The application and appraisal process itself is often protracted. Afterwards, projects sometimes bottleneck depending on the workload of each member of the

acquisition team – from Planning Board staff, to County Counsel, to vendors, to review surveyors, to SADC staff. It takes the county approximately one year from the time it signs a contract with a landowner to close on an easement.

Greenfields Farm, along Willow Brook, in the Colts Neck-Marlboro-Holmdel Project Area



VI. ECONOMIC DEVELOPMENT

It is not enough to simply preserve the county's farmland to keep farms in business. It is also important to strengthen existing markets for agricultural products and establish new market opportunities. The act of seeking out new economic opportunities and retaining existing business wealth, for the benefit of a region's inhabitants, is called economic development. The 2006 *Agricultural Smart Growth Plan for New Jersey* describes the goals of economic development as "stabilizing and fostering an active and productive agricultural industry" to retain viable farms; "facilitating investments in agricultural infrastructure" to support, maintain and expand the business of farming; and "identifying and facilitating the creation of new markets" to help farmers "access an ever-changing marketplace."

Agricultural Industry Retention, Expansion and Recruitment Strategies

There are many strategies for agricultural industry retention, expansion and recruitment. Each year, the delegates of the annual State Agricultural Convention are asked to endorse economic development strategies for various sectors of New Jersey's food and agricultural industry. The 2007 document, entitled *New Jersey Department of Agriculture 2007 Economic Development Strategies*, lists 121 strategies organized around the following sectors: produce, horticulture, field and forage crops, dairy, livestock and poultry, organic, seafood, equine, wine and general. The county and its partners strive for consistency with this document by strengthening existing agricultural institutions and businesses and working to attract new ones, marketing local farms, conducting crucial scientific research, and anticipating agricultural trends and support needs.

Institutional

Governmental agencies, academic institutions and community groups all work hard to provide support and marketing services to farming operations. These services range from seller-buyer matching programs to estate planning to public relations campaigns to market research coordination.

Farmer Support

Staff of the MCADB receive numerous inquiries each year from potential buyers interested in preserved farms for sale. Staff also fields occasional calls from sellers. The county keeps its own spreadsheet of buyer and seller contact information and has made one known, successful match. Staff also regularly refers existing and potential farmers to the SADC's Farm Link Program. According to its web site (www.state.nj.us/agriculture/sadc/farmlink.htm), the Farm Link Program is "a resource and referral center for new farmers seeking access to land and farming opportunities, landowners seeking farmers, and farmers working on estate and farm transfer plans." The web site lists farming opportunities available and sought such as farms for sale or lease, internships, and relocation and expansion options.

Residents contact staff about educational opportunities related to entering the farming profession, converting an operation from one type to another, or assuming responsibility for an inherited farm. The Northeast Organic Farmers Association of New Jersey (NOFA-NJ) periodically offers workshops entitled Exploring the Small Farm Dream, based on materials from the New England Small Farm Institute, and helped organize a full course at Mercer County Community College. Rutgers Cooperative Extension also offered a new farmers course in 2006 using a similar

curriculum. In addition, there are a wealth of Internet resources available to aspiring farmers including the web sites Growing New Farmers, www.growingnewfarmers.org and The New Farm, www.newfarm.org. Aside from offering courses, Rutgers Cooperative Extension will deploy its agents to work with landowners to select crops and livestock suited to the soils of a particular site.

Aside from figuring out what to grow and how to grow it, farmers need to finance their businesses to buy equipment and land and erect barns, buildings, and housing. First Pioneer Farm Credit provides loans and financial services to new and established farmers. The USDA-Farm Service Agency coordinates various conservation and loan programs for which area farmers are eligible. Whole Foods Market has instituted a privately funded loan program. It has set aside \$10 million for low interest loans to farmers and plans to host a conference in New Jersey later this year. Monmouth County's Community Development Program, in conjunction with the Monmouth County Economic Development and Tourism office, used to offer a Small Business Loan Program for which farmers could apply. However, the program spent down its available funds and is not currently active. Potential applicants have instead been taking advantage of relatively cheap home equity loans for business-related needs.

The county and its nonprofit and municipal partners periodically offer workshops on topics related to estate planning. For example, in April 2007 the MCADB and Monmouth Conservation Foundation sponsored a seminar on tax incentives and installment purchase agreements (IPAs). MCADB staff also directs many landowners to the SADC's December 2004 publication *Transferring the Family Farm: What Worked, What Didn't for 10 NJ Families*. The report offers case studies on the orderly – and not so orderly – intergenerational transfer of farmland and farm assets, and includes a profile of Monmouth County's Heritage Hill Farm.

Marketing and Public Relation Support from Monmouth County Government

On several occasions the Monmouth County Planning Board has undertaken initiatives to market local farms. In some cases it teamed with the county's Department of Economic Development and Tourism on these projects; in other instances it worked with local governments and citizen groups. For example, in 1993 the Monmouth County Planning Board published *A Directory of Farm Products and Services* for the county. The guide contains 142 entries and includes the contact information for and directions to each farm, and the main products and services offered by each. The farms are then indexed by Farm Products, Calendar of Availability, Farm Services, and Municipality. The county has been planning to update the directory, although much of the information is now available online on the Dept. of Agriculture's and other web sites.

In 2000, the Monmouth County Planning Board and the Department of Economic Development and Tourism published a Farmland and Scenic Preservation tour guide for western Monmouth County. The flyer maps a 60-mile driving route through Freehold, Millstone, Upper Freehold, Roosevelt, and Manalapan while highlighting eighteen farms and nearby parks.

In 2003, the Monmouth County Department of Economic Development and Tourism and the Monmouth County Planning Board published "Touring Monmouth County New Jersey," a full-color map of and guide to ecological, historical, cultural and tourism sites in the region. The map highlights twenty-six farms and related facilities in the county including pick-your-own fruit

and vegetable farms, cut-your-own Christmas tree operations, and wineries.

In July 2006, The Upper Freehold Vision/Scenic Byway Committee submitted a nomination package to the New Jersey Scenic Byway Program for the *Upper Freehold Historic Farmland Byway*. The MC Planning Board helped prepare the document and accompanying maps. The goal of the scenic byway is to showcase the historic and agricultural heritage of Allentown and Upper Freehold to the public. The main route starts in Allentown, traverses portions of Route 524, Rues Road, Route 526, Burlington Path Road, Holmes Mill Road, and Hill Road, and ends at Historic Walnford.

Marketing and Public Relation Support – State Government

The New Jersey Department of Agriculture instituted the Jersey Fresh promotional campaign over 20 years ago to increase awareness of locally grown produce and food products. Numerous farmers and venues use the Jersey Fresh logo. In recent years the program has expanded to include the designations Jersey Bred (for horses and lambs), Jersey Seafood and Jersey Grown (for horticulture). The NJ Dept. of Agriculture also maintains a web site, www.state.nj.us/jerseyfresh/index.htm, which is a great place to locate roadside stands, community farmer's markets and pick-your-own facilities.

Agricultural Education and Market Research Coordination

Rutgers University and its affiliated programs are the backbone of agricultural education in the state. Rutgers Cooperative Extension (RCE), which falls under the umbrella of the New Jersey Agriculture Experiment Station (NJAES), provides technical assistance and recommendations related to crops and livestock. RCE works to sustain and enhance agricultural production. The agency runs educational and research programs in all 21 NJ counties. Producers contact RCE agents for assistance with issues such as soil fertility, water quality and supply (including drought and irrigation management), integrated pest management, and crop management. Two local agricultural agents are based in the Monmouth County agricultural building on Kozloski Road in Freehold Township. They work not only with commercial agriculture, horticulture and aquaculture operations but also homeowners, school groups, and government agencies.

Rutgers University operates two New Jersey Agriculture Experiment Stations in Monmouth County. The Rutgers Fruit and Ornamental Research Extension Center, in Cream Ridge (Upper Freehold Township), conducts and disperses research related to the production of tree and small fruits such as apples, peaches, apricots, nectarines, brambles, and strawberries and ornamental nursery crops. Rutgers Plant Science Research and Extension Farm in Adelphia (Howell Township) supports research on fine turf and athletic field turf. NJAES manages several other stations in the State.

The Cream Ridge research station places a lot of emphasis on plant breeding. Research at the station focuses on increasing quality and yields, protecting plants from diseases and biological hazards, and decreasing production costs and pesticide use. Researchers work on adapting products to local climate and conditions. Locally bred fruit, for instance, is less susceptible to disease and environmental stresses thereby reducing the need for chemical inputs. Other scientists affiliated with the center research growing medias, irrigation and fertility management practices.

Monmouth County's agricultural agents are involved in their own research projects. For example, an agricultural agent has been conducting research on ethnic vegetables and expansion of market opportunities. In fact, a 6-member team affiliated with the Rutgers School of Environmental and Biological Sciences has been conducting demographic and taste preference research among households of Chinese, Indian, Puerto Rican and Mexican origins in 17 East Coast states. According to the research, Chinese homes have an affinity for bok choy; Indians for bitter gourds; Puerto Ricans for batatas; and Mexicans for jalapeños. If researchers and farmers manage to successfully grow these crops in the local climate, they hold promise with ethnic populations and mainstream buyers interested in expanding their palette.

The Rutgers University Equine Science Center promotes economic development of the equine industry. It strives to identify problems, offer solutions to the horse industry and horse owners, and influence public policy. The Food Policy Institute applies academic knowledge to pressing issues and challenges facing the food system. According to its literature, it is interested in the whole system from "farm to fork." The work of the institute encompasses regulation, production, distribution, sales and consumption. Other Rutgers institutes of interest include the Biotechnology Center for Agriculture and the Environment, Advanced Food Technology, and the Rutgers Energy Institute.

The Rutgers University educational system offers many courses and degrees related to agriculture. Rutgers School of Environmental and Biological Sciences (formerly Cook College) offers undergraduate degrees in agricultural science, animal science, and plant science among others. Cook College Office of Continuing Education offers a number of courses related to the equine, horticulture and sod industries.

Community Farmers Markets

Community farmers markets enable farmers to sell their products directly to the public. These markets are usually held weekly in a pre-determined location and invite vendors and farmers to set up stalls. Most markets establish rules about what can be sold and how much product must be locally grown. Aside from fresh produce, many vendors offer value-added items such as baked goods and jams. The Freehold Center Partnership recently organized a farmer's market in front of the Hall of Records in Freehold Borough that is held on Tuesdays throughout the growing season. Casola Farms is among the participants. Asbury Park, Belmar, Englishtown, Highlands, and Red Bank are other communities in Monmouth County that sponsor farmers markets.

Other area farmers venture outside the county to weekly suburban and urban markets. E&R Farms of Colts Neck sells organic produce in Madison, Chatham and Highland Park. K&S Farms of Upper Freehold (and East Windsor) also attends north Jersey farmers markets.

Millstone Township is exploring the possibility of starting a farmers market in a central location in the municipality for either an individual or group of vendors. Consumer demand is high so there are strong opportunities for the growth of farmers markets in the county and region.



Roadside Farm Stands, Farm Markets, Specialty Markets

The Monmouth County Planning Board and MCADB support roadside stands and farmers markets. There are many farm stands and more formal farm markets in the county as well as several large specialty markets. Popular roadside stands include McCormack Farms (Middletown), Slope Brook Farm (Colts Neck), Clayton Farm (Freehold), Forrest Farm (Howell), and Red Wagon (Rt. 33 Millstone). More formal farm markets include Wemrock Orchards (Freehold and Manalapan border) and Battleview Orchards (Freehold). These markets grow their own produce and obtain goods from others in the region. Some of these operations offer a pick-your-own component. Monmouth County also boasts a number of nursery and garden centers such as Triple C Nurseries (Holmdel), A. Casola Farms and Greenhouses (Holmdel), and Brock Farms (Freehold Township).

Monmouth County has several larger specialty markets that feature produce from local growers as well as their own. For example, Delicious Orchards in Colts Neck started as a roadside stand and expanded to become a large country market. According to its web site, the store gets 2.5 million visitors a year. Delicious Orchards is widely known and advertises in the *New York Times*. The market features homemade baked goods and pies and an incredible array of fruits and vegetables. Corn, tomatoes, eggplants, peppers and squash sold at the market typically come from Monmouth County farms. Delicious Orchards also buys green beans and melons from local farmers. The market also sells overstock from local farms that cannot sell all of their crop yield to their own customer base. The popularity of markets such as Delicious Orchards as well as country markets such as Sickles Market and Dearborne Farms is likely to continue.

Direct Sales to Supermarkets

Several supermarket chains with a presence in Monmouth County promote local produce. Whole Foods has seven supermarkets in New Jersey, including one in Middletown. The market has been running a “buy local” marketing campaign. The campaign includes a brochure that was placed on tables in the market’s eating area. It highlights the manager of Stone Hill Farm in Colts Neck who sells organic watermelons. The Middletown Whole Foods store buys from Cheesequake Farms in Old Bridge. It has signs denoting fruits and vegetables that were supplied by local growers. On August 18, 2007, the Middletown store sponsored an event to showcase local produce and food products. The store is always on the lookout for local vendors. It would like to offer products from more Monmouth County farmers; however, farms must be willing to deliver themselves and be able to provide quantities large enough to meet the needs of the supermarket.

Even more traditional markets such as Wegmans and Pathmark, promote corn and other fruits and vegetables grown locally. In fact, the Manalapan Wegmans’ August 11th, 2007 promotional flyer featured Samaha Farms. The store sells the operation’s tomatoes, corn, peppers and vegetables, much of which is grown in Colts Neck on the preserved McCrane Farm. There are eye catching signs about the produce throughout the store. Puglisi Egg Farms in Howell supplies the Thriftway supermarket chain as well as farm markets such as Battleview Orchards, Stattel’s Brookrest Farm and Wemrock Orchards. Direct to market sales have been on the rise in recent years and present additional growth opportunities for area farmers.

Community Supported Agriculture (CSAs)

With a CSA, the consumer pre-pays for a season’s “share” and receives a weekly supply of produce. Organizing a CSA enables the farmer to predetermine his/her customer base, reduce risk, and avoid having to go into debt at the beginning of the season. There are two organic CSAs among Monmouth County’s preserved farms: Merrick Farm and Roosevelt Community Supported Agriculture. Merrick Farm provides organic produce to CSA participants in the Howell area. The selection includes cilantro, basil, raspberries, peaches, lettuce, peppers, and 35 varieties of tomatoes. The Roosevelt CSA services the Roosevelt/Millstone area. From late May until November, the CSA offers herbs, flowers and vegetables – including heirloom varieties. The manager likes to point out the rewards of dealing directly with his customers plus the importance of consumers understanding where food comes from and how it is grown. CSAs are an area of potential growth in the local agricultural economy.

Food Coops

A food co-operative unites a group of families to purchase food together, share labor, save money and obtain better food products than might otherwise be available in an area. Purple Dragon Co-op is one co-op with a foothold in New Jersey and a branch in several Monmouth County towns. It offers mainly organic products to its members and is very focused on recycling. According to a member of the Little Silver group, most of the food comes from the Northeast but there is not a lot from Monmouth County. This presents an opportunity for local farmers.

Agri-tourism

Agri-tourism, i.e. methods of attracting the public to working farms for educational and

recreation purposes, ranges from pick-your-own operations to farm tours to bed and breakfasts and wineries. According to a Rutgers University study, agritourism generated \$57.5 million in revenue for the state's farmers in 2006. Many of the aforementioned roadside markets also have a pick-your-own component in which the public is invited into the fields to pick apples, peaches, berries, pumpkins, flowers, etc. directly. Farms typically charge a per pound fee. At Christmas tree operations, which are similar, trees are selected by the consumer then cut and bundled.

Aside from farm markets and pick-your-own offerings, many Monmouth County farmers offer additional attractions to draw customers and families. Options include haunted hayrides, corn mazes, birthday parties, and farm tours. The county also boasts a couple of bed and breakfasts in the heart of its agricultural region. Earth Friendly Organic Farm and Bed and Breakfast in Millstone Township allows guests to pick berries and sample its fresh vegetables and eggs. Peacefields Inn, in Upper Freehold, lies in the midst of many preserved farms.

There are also several wineries in the county. Those open to the public include Cream Ridge Winery (Upper Freehold), Four JGs Vineyard (Colts Neck) and Wemrock Orchards/Tomasello Winery (Freehold location, South Jersey wine). The Garden State Wine Growers Association is sponsoring four festivals in 2007, including the September "Jazz it Up" at Allaire Village in Monmouth County. Cream Ridge Winery also holds its own special events such as an annual bluegrass festival. All told, the continued popularity of family-oriented and agri-tourism activities help many Monmouth County farms stay afloat.

Direct to Restaurant Sales

Being in the heart of the New York to Philadelphia metropolitan corridor means a sizable and affluent restaurant going public. Thus, a number of local farms have begun to sell produce directly to restaurants in dining Meccas such as Asbury Park and Princeton. For example, St. Petersburg's Family Farm sells directly to Mediterra, Trepiani and Triumph Brewery in Princeton and Rat's in Hamilton, NJ. Merrick Farms sells to Mazi in Bradley Beach and Market In The Middle in Asbury Park. Puglisi Egg Farms sells to the Perkins restaurant chain as well as area diners such as the Golden Bell in Freehold. A lot of local seafood is sold to area restaurants. Due to increased consumer and food purveyor awareness about and interest in local foods, the one expects to see expanded opportunities for direct to restaurant sales.

Equine-specific Issues

The equine industry has experienced some challenges lately. Attendance at the Meadowlands is down significantly. Attendance at Monmouth Park hit an all-time low in 2006 but has rebounded slightly. Luckily there have been some bright spots on the horizon such as the October 2007 Breeders Cup.

The equine racing industry in Monmouth County, and New Jersey in general, has been particularly anxious about competition from neighboring states. Both Monmouth Park and Freehold Raceway are located in the county, in Oceanport and Freehold Borough respectively. Monmouth Park is state-owned. Freehold Raceway is privately owned. In addition, a number of horse owners in the county participate in harness races at the Meadowlands.

Those active in the business in New Jersey have been lobbying for increased purse sizes as well

as legalized slot machines. Competition from video lottery terminals (a.k.a. VLTs or slot machines) at racetracks in New York, Pennsylvania, and Delaware and Atlantic City casinos have been hurting attendance and revenue. A four-year deal with the casino industry helped stabilize purses for horse races. Casinos contributed \$86 million to area racetracks for prize money in exchange for a moratorium on slot machines at the tracks. The deal is about to expire and New Jersey's casinos are very opposed to slots.

The county had the honor of hosting the prestigious series of Breeders Cup races at Monmouth Park on October 26-27, 2007. The Breeders Cup is a very prestigious race for thoroughbreds. And the October race was the cup's first time in New Jersey. It is estimated that the event infused \$60 million dollars into the local economy. Monmouth County does have experience hosting prestigious races. It has hosted the Haskell Invitational for the last 40 years. This race, for 3-year-old thoroughbreds, carries a \$1 million purse.

Other equine events take place at the East Freehold Showgrounds in Freehold Township. This county park plays host to approximately 19 horse shows annually, including the Monmouth County Horse Show. East Freehold Showgrounds is also the site of the Monmouth County Fair, the county's annual agricultural fair, co-sponsored by the Monmouth County Park System and Monmouth County 4H for over 30 years.

The county is also lucky enough to have the 140-acre Horse Park of New Jersey situated in Upper Freehold. The facility hosts many equestrian competitions and exhibitions (ex. dressage, trail riding events, horse shows, Olympic trials). There has been some talk of expansion of this facility. The equine community has also been looking to establish a new thoroughbred training facility in the region. Interested parties have been exploring options in Monmouth County.



Several of Monmouth County's equine and livestock farms draw business and promote their breeding operations, animals, and services through special events. For example, two farms in Howell sponsor rodeos and team penning events throughout the warm months. The events attract hundreds of people. One of the operations, in turn, sells horses and cattle used in events and charges stud fees for certain stallions.

Service activities on equine farms such as riding lessons are very common in Monmouth County. These ancillary activities often help market the production component of an operation. For example, Wood Hollow Farm in Colts Neck provides riding lessons through the township's recreation program. This builds a customer base for the farm's companion business, retraining and selling retired racehorses for recreational use.

Nursery, Greenhouse and Sod Industry Issues

Nursery, greenhouse and sod account for approximately 73% of the agricultural products sold in Monmouth County. These commodities are strongly tied to the housing industry. Despite a slowdown in the construction of new homes in 2007, hundreds of residential and commercial developments are being built each year in the county that require landscaping. And the base of existing home and business owners seeking plant stock is vast. Even so, there are opportunities for market expansion and promotion such as increasing consumer awareness of the "Jersey Grown" brand and seeking contracts with big box chains such as Lowe's and Home Depot. In addition, the closing of Princeton Nurseries at the end of the decade may create not only land preservation opportunities but also a chance for new businesses or those located elsewhere in the region to move in and fill the void.

Seafood Industry Issues

Belford in Middletown Township is one of New Jersey's 6 major fishing ports. The port is known for the Belford Seafood Coop. Clams and oysters are harvested in Monmouth County but not at historically high levels. Clams cannot be sold without first undergoing a cleansing process called depuration. There are two plants in the county for that, one private and one grant-funded. There are various seafood festivals, including the Belmar Seafood festival, that are held throughout the year in Monmouth County to promote local businesses.

The Bayshore Development Office has proposed a commercial fishing village and aquaculture project at the outlet of Compton's Creek. Plans include an aquaculture development facility, a seafood coop, a fish market, an expanded restaurant, and a park/educational facility. The aquaculture facility would have an initial focus on hardshell clams with nursery, hatchery and grow-out areas.

Businesses

Agricultural operations rely on a vast network in suppliers and services to keep themselves running. Similarly, they fuel a system of distributors and processors.

Input Suppliers and Services

Chapter II previously detailed some of the key suppliers and support services in the region. This section will expand upon the discussion to touch on the nursery industry.

Monmouth County plays an important part at all aspects of the nursery business including the supply level. For example, Kube Pak, of Upper Freehold, sells 3000 varieties of annual, perennial, and vegetable plugs to greenhouses throughout the country. It focuses on herbaceous not woody plants and sells plugs in three sizes to those who don't have the ability or facilities to do their own propagation. Seventy-five percent of Kube Pak's business is within a four hour truck drive. The rest of its merchandise is shipped. As a complement to its plug business, Kube Pak also has a nursery wholesale operation.

Aside from herbaceous plant growers, there are a number of wholesale nurseries in Monmouth County that specialize in woody plants. Purveyors include Four Seasons Nursery (Manalapan), F&F Nursery (Holmdel and Marlboro), Halka Nursery (statewide), and Princeton Nurseries (Central New Jersey). Most clients are spread throughout the East Coast.

Product Distributors and Processors

There are no major grain or vegetable processing facilities in Monmouth County. However, there are some smaller venues. For instance, Slope Brook Farm in Colts Neck operates a processing and packaging facility. The facility is located on a 6-acre track but the operation encompasses approximately 900 acres of leased land in Colts Neck and the surrounding area. Puglisi Egg Farms, of Howell, is another processor and distributor. It sells eggs to supermarkets, farm markets, and restaurants. And Hinck Turkey Farm, in Wall, operates a USDA-approved meat processing facility. It processes 20,000 free range turkeys a year and sells the output in its retail delicatessen store.

The county possesses a number of seafood distributors. Belford Seafood Coop in Middletown distributes marine fish, blue crab, lobsters, and whole squid. Brooks Seafood Distributors, of Sea Bright, distributes catfish, rainbow and brook trout, marine fish and shellfish, fish cakes, frog legs, and roe caviar. Brooks operates one of the two clam purification plants in the county. Other distributors are located in Highlands, Neptune, and Long Branch.

Value-Added Agriculture

Processing often adds value to agricultural products and expands market opportunities. For instance, pies and baked goods are sold to countless customers at Delicious Orchards, Wemrock Orchards and Battleview Orchards. Blackwell's Organics, located in Red Bank, produces organic sorbets and gelatos that are sold to stores such as Whole Foods and Sickles Market. Cream Ridge Winery in Upper Freehold is a local vintner. It harvests some of its own grapes and buys the rest from NJ, NY, and even CA growers. Its specialty wines depend on fruit from South Jersey. Four JG's Vineyard, of Colts Neck, processes grapes and apples grown on-site into wine, grape juice and cider.

Colts Neck also houses Laird & Company. At 227 years old, the facility is the oldest licensed distillery in the country. It processes locally and nationally grown apples into Applejack and apple brandy. According to Laird's web site, it takes 7000 pounds of apples to produce one barrel of apple brandy.

Anticipated Agricultural Trends

With such high land prices, only certain sectors of the agricultural economy can afford to remain

in Monmouth County. Horses should continue to be a key component to Monmouth agriculture. However, if racing declines that sector will give way to more sport and show horses, boarding, lessons and recreational use. As long as the equine industry remains stable, hay and forage operations will retain their place in the region's economy.

Nursery and sod should continue to be large component of Monmouth County's agricultural industry based on the high demand from homeowners and landscapers. However, it is difficult for many small greenhouse and nursery operators to stay in business given high fuel, insurance and other costs. There is also significant competition from South Jersey and elsewhere which puts even large operations under pressure. Princeton Nurseries, the biggest player in the county's nursery industry (and the biggest landowner in county) is going out of business in 2010. The ramifications of this closure are sure to be felt for many years.

Crop farms in Monmouth County are holding their own. There has even been a slight increase in corn production in the last year due to national interest in biofuels.

The overall trend in Monmouth County is towards diversification. For example, farmers may supplement vegetables with herbs and cut flowers. Direct market sales, i.e. selling directly to consumer or retail outlets, are increasingly important as farmers can garner better prices by eliminating the middleman.

The MCADB anticipates more organic operations and CSAs on the horizon. Organics are the fastest growing agricultural industry in the US. Also, the rise of the slow foods movement means greater interest among consumers in buying and eating local produce.

Ethnic vegetables and niche crops are also growing sectors of the economy. Monmouth County has some very large Asian vegetable farms in Millstone Township. With the county's large Hispanic population, tomatillos, cilantro, etc. are in demand. One Howell Township farmer is even experimenting, with some success, with cultivating shiitake and maitake mushrooms.

Agricultural Support Needs

Support for the agricultural industry is of importance to Monmouth County. However, at this time the county does not intend to play a lead role in siting new agricultural facilities and infrastructure. Such initiatives are more likely to be led by trade groups and associations such as the Commercial Vegetable Growers Association or the Thoroughbred Breeders Association who are more finely attuned to the needs of their specific industry. The MCADB and Planning Board staff are certainly willing to provide advice and feedback to any parties interested in such ventures. As seen in Chapter III, the Planning Board and MCADB work closely with agricultural municipalities to ensure that land use regulations are tenable for farmers and that the county's agricultural operations are adequately protected by right-to-farm ordinances.

VII: NATURAL RESOURCE CONSERVATION

Managing and conserving soil and water is key to a vital agricultural industry. Similarly waste management and energy supply are critical issues for Monmouth County's farmers.

Natural Resource Protection Coordination

There are a number of agencies that coordinate natural resource protection and various grant programs administered by these organizations. Summaries follow.

Natural Resources Conservation Service

The United States Department of Agriculture-Natural Resources Conservation Service (NRCS) assists landowners and managers with conserving soil, water and other natural resources. The agency has a field office at the county's agricultural building in Freehold Township and offers technical and financial assistance. NRCS staff prepares conservation plans for preserved and non-preserved farm owners and then helps landowners secure funds through Farm Bill programs to implement the plans. Preserved farm owners are required by their Deeds of Easement to prepare a conservation plan. The Monmouth County Agriculture Development Board staff refer these landowners to the USDA-NRCS who customizes a conservation plan for each preserved farm. Conservation plans are a written record of management decisions and conservation practices to be used on a farm. The plans are intended to help protect soil fertility and productivity, improve water quality, and attract desirable wildlife. Aside from assisting the county's farmers with the development of conservation plans, the Freehold office of the NRCS has been very helpful with providing professional expertise for Monmouth County's right-to-farm cases.

Farm Service Agency (FSA)

According to a June 8, 2007 letter from Jim Sadley of the State Soil Conservation Committee, the USDA-FSA provides "cost-share and incentive payments for conservation practice installation; annual rental payments for removing highly erodible land and environmentally sensitive cropland from production and for restoring and protecting grasslands." The FSA administers several conservation programs including the Conservation Reserve Enhancement Program (CREP).

Soil Conservation Districts

The Freehold Soil Conservation District (SCD) handles Monmouth County. The office administers the Soil Erosion and Sediment Control Act Chapter 251 as part of New Jersey State policy. According Freehold SCD's web site, www.freeholdscd.org, the aim of the act is "to reduce the danger from storm water runoff, to retard non point source pollution from sediment and to conserve and protect the land, water and other natural resources of the state."

Construction, grading and demolition projects that disturb more than 5000 square feet of the surface area of the land require soil erosion and sediment control plans. Commercial farms may be required to prepare such a plan for parking lot installation, soil grading, and the erection of agricultural structures. Cultivation of farmland for food, fiber or animals is typically exempt.

Natural Resource Protection Programs

The SADC Soil and Water Conservation Grant Program provides grants, up to 50% of a

project's costs, to owners of permanently preserved farms and 8-year Program participants. Irrigation, erosion control, and stream corridor enhancement projects are among those that are eligible. Many Monmouth County farmers have obtained Soil and Water Conservation grant money over the years.

Federal Conservation Programs (information on active contracts provided by Nicole Ciccaglione, USDA-NRCS on March 20, 2008)

The NRCS and FSA administer a number of federal Farm Bill programs including the Agricultural Management Assistance Program (AMA), the Conservation Reserve Program (CRP), the Conservation Reserve Enhancement Program (CREP), the Conservation Security Program (CSP), Environmental Quality Incentives Program (EQIP), the Farm and Ranch Land Protection Program (FRPP) the Grasslands Reserve Program (GRP), the Wetlands Reserve Program (WRP), and the Wildlife Habitat Incentives Program (WHIP). To encourage participation in these programs, MCADB staff regularly refer farmers to the local NRCS and FSA offices and distributes program information during annual monitoring visits of preserved farms.

The Agricultural Management Assistance Program (AMA) targets beginning farmers with limited resources. AMA concentrates on three specific concerns: water management, tree planting, and risk management. There is one current 1 contract in Monmouth County for an organic blueberry operation. The contract addresses water conservation through trickle irrigation and irrigation water management.

The Conservation Reserve Program (CRP) is administered through the Farm Service Agency. According to the USDA's web site (www.nrcs.usda.gov/programs/crp/), the program "encourages farmers to convert highly erodible cropland or other environmentally sensitive acreage to vegetative cover, such as tame or native grasses, wildlife plantings, trees, filter strips, or riparian buffers." Landowners enroll in either the general (a.k.a. traditional) or continuous CRP program. Each have slightly different rules. There are two traditional, 10-year CRP contracts within Monmouth County. Both protect highly erodible soils through tree plantings in the first case and grass in the second. Another continuous CRP contract, also for 10 years, protects water quality through the establishment of filter strips.

The CREP program falls under the umbrella of the continuous CRP program. It focuses on four stewardship practices and offers a higher cost share than some other Farm Bill programs. CREP is intended to reduce agricultural water runoff and improve water quality by paying farmers to remove highly erodible pastureland and cropland from production. Participants must meet strict eligibility standards. There is one active contract in Mercer County but none in Monmouth.

The Conservation Security Program (CSP) is a watershed-based conservation program that "rewards private landowners for their ongoing stewardship of natural resources" (www.nj.nrcs.gov). As funding allows, the program rotates among New Jersey's watersheds. Some funding was previously available for farms in the Raritan Basin. There are a few participants in Middlesex County but none in Monmouth.

EQIP is a conservation program to encourage agricultural production and environmental quality

standards that are compatible with national goals. The program provides assistance to eligible applicants to carry out structural and management practices on agricultural lands. The program offers contracts with a maximum term of ten years that provide incentive payments and cost shares to farmers to execute approved practices. Monmouth County farmers have used EQIP money for irrigation projects, manure management, composting facilities, prescribed grazing systems, agrichemical handling facilities, and conversion of gas engines to diesel. There are 21 active EQIP contracts in Monmouth County.

The Farm and Ranchland Protection Program (FFRPP) provides cost share funding for the purchase of development easements. From 1996-2004, eight farms in Monmouth County were preserved with the help of FFRPP funds. Because impervious coverage restrictions associated with these funds have become more stringent in recent years (from 6% coverage to 2%), most Monmouth County farms are not realistic candidates for this money.

The Grasslands Reserve Program (GRP) offers landowners the opportunity to the opportunity to protect, restore, and enhance grasslands on their property. The Grasslands Reserve Program has two current participants in Upper Freehold, Monmouth County. With an enrollment of 214 acres in the program, the county meets the acreage cap set at the national level so no new applications are being accepted.

The Wetlands Reserve Program (WRP) pays farmers for restoring and protecting wetlands on their property. These wetland areas are considered marginal farmland. They may currently be farmed or used as pasture or may have been previously drained for agricultural use. The land must be restorable and suitable for wildlife. Through the WRP program, there is one permanent easement at Sunnyside Recreation Area, a Monmouth County park.

The WHIP program is designed for non-federal landowners who wish to improve or develop fish and wildlife habitat on their property. Priority is placed on habitat for species with declining populations. The program provides monetary and technical assistance for the creation of suitable habitat for a wide range of species. The NRCS works with the landowner to create a wildlife habitat development plan, which becomes the basis for the cost share agreement. Participation in the program requires a property owner to limit use of his or her land for a period of time. There are currently eight contracts in Monmouth County. Projects focus on creating and enhancing wildlife habitat with warm season grass plantings or native tree and shrub plantings, controlling invasive species, and creating and restoring wetlands.

NJDEP Landowner Incentive Program

New Jersey's Landowner Incentive Program provides technical and financial assistance to private landowners interested in conserving threatened and endangered plant and animal species on their property. Potential projects include vernal pool restoration, prescribed burns, and stream fencing. The State is particularly focused on grassland within regional priority areas and lands adjacent to Wildlife Management Areas and other permanently protected areas.

Water Resources

The county's *Growth Management Guide* emphasizes the necessity of considering the water needs of the agricultural industry in water supply planning. Chapter I of this plan already

describes the county's water supply characteristics, agricultural demand and supply limitations and water allocation issues. This chapter will touch on water conservation strategies and the role of various agencies in addressing water allocation issues.

Conservation Strategies

The Sustainable Agriculture Network, an affiliate of the United State Department of Agriculture, published a very useful guide to water conservation entitled, "Smart Water Use on Your Farm or Ranch." The guide focuses on three main aspects of conserving water on agricultural lands: managing soil to increase water availability, plant management, and water management.

There are several techniques to better manage soil for water conservation. The goal is to increase the organic content of the soil to improve water holding capacity. This can be done by spreading manure, applying composts, using cover crops between or amid cash crops, and reducing tillage.

When managing plants for water conservation, farmers should select species adapted to local conditions. Native and drought tolerant plants can help reduce water needs. Crop rotation is often a beneficial practice.

Finally, water conservation can be accomplished by adjusting water delivery systems, lining ditches with impermeable materials, and better timing water applications. Terraces and swales can help control drainage flows to give water more time to infiltrate.

Agency Roles

In Monmouth County, Rutgers Cooperative Extension Agency processes the paperwork for farmers' water use registration and certification requests. The agency forward these papers to the NJ DEP. The NJ DEP has decision-making authority regarding water allocations. However, the NJ Water Supply Authority and Delaware River Basin Commission receive notification and may provide input on water allocation matters in their areas of jurisdiction.

Waste Management Planning

Farm waste may vary from animal byproducts to solid waste. Animal waste has the potential to impact ground and surface water quality. If poorly managed, such waste products may introduce unwanted bacteria into water supplies. To prevent these problems many equine and livestock owners in the county work with the NRCS to develop manure management plans. Also, depending on their scale, animal feeding operations that exceed certain livestock population thresholds are required by the State to obtain New Jersey Pollutant Discharge Elimination System (NJPDES) permits and develop animal waste management plans.

Waste management and recycling practices vary. With its thousands of laying hens, Puglisi Egg Farms has implemented an elaborate manure management system and regularly trucks waste off-site. For smaller farms, operations such as Slope Brook Farms collect manure, mix it with topsoil, and apply the result as a soil additive on other cropland. On the other side of the waste recycling equation, Reed Sod Farm in Upper Freehold uses coffee grinds and other food waste to enhance the soil on its land.

The SADC has been working to adopt an animal waste Agricultural Management Practice (AMP) under the Right-to-Farm Act. Such a document would provide guidance for managing livestock waste. If the AMP is adopted as currently proposed, more Monmouth County farms would need to prepare formal waste management plans to be eligible for right-to-farm protection.

The region has no current plastic mulch recycling program. The MCADB receives occasional calls from neighbors of farms that use plastic groundcover since the material photodegrades over the course of the season and small pieces may blow away in the wind.

The Monmouth County Planning Board has a solid waste management section. Staff members provide advice and resources for farmers looking to recycle tires and wood palettes and remove old farm dumps and newer construction debris. The county publishes a recycling guide that lists various solid waste management vendors and landfills.

Energy Conservation Planning

A small number of Monmouth County farmers have begun to tap alternative and sustainable energy sources to power their homes, buildings and irrigation pumps. A handful of local farms have installed solar power systems on barn roofs and in fields to make electricity, lower utility costs, and reduce pollution. Participating landowners receive a rebate from the New Jersey Clean Energy Program, an Environmental Benefit Credit, and private investments cover installation costs. Sun Farm Network, a commonly used firm based in Califon, handles the design, installation and maintenance of solar systems for its clients. Excess power is typically sold to local utility companies.

Wind power is another sustainable source of energy. A few farms in the county still maintain small windmills. Because of modest wind strengths, the interior of the county is not well-suited to large scale wind power operations. However, the coastal regional shows more promise. Community Energy, Inc., an affiliate of Iberdrola, has been working to install wind farms in the Jersey Shore area. In 2005 it installed its first one in New Jersey, consisting of five turbines, at the Atlantic County Utilities Authority wastewater treatment plant in Atlantic City. Electric customers can purchase the property's wind generated electricity through the New Jersey CleanPower Choice Program.



Outreach and Incentives

MCADB staff regularly dispenses information and advice to farmers of preserved and non-preserved land throughout the county in response to phone and email inquiries about natural resource conservation. This information encompasses literature as well as Internet addresses of various resources.

In addition, annual monitoring of preserved farms offers an opportunity for the landowner and MCADB staff to identify and discuss potential conservation issues on preserved properties. This provides an occasion to remind preserved farm owners of the various natural resource conservation programs available to them. Staff routinely distributes literature on conservation plans and federal programs such as CREP.

The NRCS's Freehold Service Center also conducts extensive outreach. Employees produce newsletters, attend Board of Agriculture meetings, forward information to the MCADB and the Freehold Soil Conservation District Board, and set up booths at the Monmouth County Fair as well as municipal fairs. Staff members also give talks such as one at a recent Central New Jersey Vegetable Growers meeting and a February 2008 seminar sponsored by the Millstone Township Agriculture Advisory Committee.

VIII: AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION

Monmouth County recognizes the importance of supporting its existing agricultural industry. The county's *Growth Management Guide* encourages municipal RTF ordinance development, adoption and enforcement. The MCADB is also very involved in implementing right-to-farm and agricultural mediation programs. In addition, the *Growth Management Guide* includes policies in support of the Farmland Assessment Act, agricultural labor housing, and permit streamlining. The county also educates the public about agricultural issues and promotes the industry through coordinated planning.

Right-to-Farm and Agricultural Mediation Programs

Right-to-farm laws protect farmers from nearby residents who may feel disturbed by normal farming operations such as noise, traffic, pesticide spraying, and dust. Right-to-farm laws also safeguard farmers from unnecessary ordinances or regulations that may restrict farming operations. The State of New Jersey adopted the Right-to-Farm Act in 1983 and amended it in 1998. The Act declares that the "protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while, at the same time, acknowledging the need to provide a proper balance among the varied and sometimes conflicting interests of all lawful activities in New Jersey."

The 1998 amendments to the Right-to-Farm Act revised the definition of a "commercial farm" and expanded the list of agricultural activities that may preempt county or municipal regulation, as long as the health and safety of the public are not threatened. The Act stipulates the types of activities a farm may engage in as well as the steps for various agencies to follow in reviewing disputes regarding any farm activity. Moreover, the amendments expanded the jurisdiction of the county agriculture development boards regarding right-to-farm issues and practices. The MCADB, as part of its responsibilities, oversees the state policies that protect commercial farm operations against nuisance action. The Board serves as an agency to review farming activities and offers municipalities assistance with interpretation of the Right-to-Farm Act and its provisions.

Monmouth County has an abundance of right-to-farm cases. The reasons are multifold. The population of many formerly rural communities has grown very quickly. With increased development, more farms are being surrounded by new industrial, commercial and residential uses. Many of these new neighbors are not accustomed to agricultural activity and may be unsympathetic to the farming practices that may create unwanted odors, noises, or views. Sometimes local ordinances or codes constrain agricultural practices or result in increased operating costs for farmers or the need to obtain a variance. The Township of Franklin v. den Hollander decision [338 N.J. Super. 373 (App. Div. 2001), affirmed. 172 N.J. 147, 151 (2002)] allows the MCADB to hear these cases and override local ordinances when appropriate. Sometimes municipalities merely have difficulty interpreting local codes as they apply to a farm and seek advice from the MCADB.

There are two main types of right-to-farm matters: Site-specific Agricultural Management Practice (SSAMP) and Conflict Resolution cases. A landowner or farmer files an SSAMP request with the MCADB. As long as the farmer is eligible for protection under the Right to Farm Act, the Board will review the request, visit the farm with appropriate professionals, and hold a public hearing to determine whether or not an operation or specific farming practices meet generally accepted standards. Sometimes SSAMPs are used proactively to protect a farmer from future complaints or legal action. Other times a landowner is already aware of neighbor displeasure or has received municipal violation notices. Conflict resolution hearings are prompted by the filing of complaint form with the MCADB by a neighbor or a municipality. The review process is similar although the burden of proof, role of the SADC, and time limitations differ.

Monmouth County has handled 25 SSAMP requests since 1999. That's almost one-third of the 78 SSAMP hearings held statewide. Monmouth County has held 3 Conflict Resolution hearings in the same time. All but a few of the hearings have resulted in CADB resolutions that upheld that a particular farming activity or operation conformed to generally accepted management practices. Our cases have covered poultry operations, liquid propane cannons, koi farming, greenhouses, farm markets, vineyards, mushroom cultivation, nurseries and tree farms, and deer fencing. A handful of cases covered agricultural labor housing, but the courts have since determined that the Right to Farm Act does not specifically cover dwelling units for farm workers.

Not every inquiry or application results in a hearing. Sometimes requests don't make it to the hearing stage because of eligibility issues or because differences are settled with a municipality or neighbor. Farmers and complainants are encouraged to resolve conflicts informally. The SADC runs a great voluntary mediation program to help parties reach agreements. There have been at least two successful mediations in the county, including one in which MCADB staff participated. The mediation involved an owner of a preserved farm and municipality. The parties disagreed on road right-of-way management issue. With a trained mediator, the matter was resolved in 1.5 hours.

A number of Monmouth County municipalities support the rights of the farmer and have adopted right-to-farm ordinances. Those municipalities include Colts Neck, Freehold Township, Howell, Manalapan, Millstone, Upper Freehold and Marlboro (See Chart 8.1). The Township of Upper Freehold has taken additional action and adopted a "Right to Rural Life" ordinance, also known as the Country Code, in 1998. The ordinance expresses the philosophy of the township toward rural living, farmland preservation and protection of the rural environment. The ordinance reminds residents not to expect "perfectly paved roads, water and sewer service, a local police department, municipal trash pick-up, and other luxuries." Residents are made aware that "slow moving farm machinery on the road, early morning tractor noise, and perhaps unpleasant odors of natural fertilizers" are an integral part of country living.

Several of the municipalities noted above adopted right-to-farm ordinances prior to the SADC's creation of a model ordinance. Therefore, sections of these ordinances are less specific than the model. Freehold Township's ordinance, for instance, is quite short although it is comprehensive in its protection of the various aspects of farming. On the other hand, some of the early

municipal ordinances grant farmers protections beyond the model. For example, Howell Township’s ordinance not only grants various protections to farming activities but also establishes a 50-foot buffer zone between a farm and a new development and sets a notification provision for those that purchase properties within 1500 feet of a farm. Millstone’s ordinance, like Freehold’s, was established prior to the Right to Farm Act. It affords farmers wide-ranging protections. In 1999, the township added a notice of farm use provision. Upper Freehold was another early adopter of an effective right-to-farm ordinance. The township went a step further in establishing its Country Code that is described above.

Manalapan’s right-to-farm ordinance is similar to the State model and includes a notice of farm use clause for subdivisions. Marlboro Township’s ordinance incorporates much of the language from the State model and expands upon it. Colts Neck’s ordinance contains some language that contradicts not only the model but also the Right to Farm Act. The township places limits on processing facilities, hog and poultry operations and abattoir. The county and state have recommended that Colts Neck update its ordinance to be more consistent with the State model. In addition, municipalities in the county that would benefit from right-to-farm ordinances are Holmdel, Middletown, Roosevelt and Wall.

CHART 8.1 Municipal Right-to-Farm Ordinances

Municipality	Citation	Enactment Date	Consistency with SADC Model and Right to Farm Act
Colts Neck	Chapter 180, Section 102-4	2002	Some language that contradicts RTF Act pertaining to processing facilities, hog & poultry operations, and abattoir.
Freehold Township	Chapter 265-1	1981	Preceded creation of SADC and RTF Act. Brief but comprehensive.
Howell	Chapter 244	1988, 1999 amendment	Preceded model. Sets 50’ buffer between farms and new developments and 1500’ notification provision .
Manalapan	Chapter 95-7.48	1999	Similar to model and includes farm use notification clause.
Marlboro	Chapter 84	2006	Follows model and expands upon it.
Millstone	Chapter 27-1	1980, 1999 added notice of farm use	Preceded creation of SADC and RTF Act. Wide range of protections. Notification clause added in 1999.
Upper Freehold	81-605	1981, 1998 for Country Code	Another early, effective ordinance. Township also adopted Country Code in 1998.



Air cannons have been the subject of several right-to-farm cases in the county.

Farmland Assessment

As noted, the *Growth Management Guide* includes a policy encouraging support of the Farmland Assessment Act. New Jersey's Farmland Assessment Program was established in 1964 and was designed to reduce the property tax burden for the state's farmers. According to Alison Mitchell's *Gaining Ground* it "promotes the continuation of agriculture and assists in maintaining a supply of rental land, serving a critical purpose for agriculture in the state." To be eligible for farmland assessment, a landholder must own at least 5 acres and generate at least \$500 of agricultural income annually. The land must have been actively devoted to agriculture or horticulture for the current tax year and the two prior years. The farm residence is not eligible for the lower tax rate. Approximately 55,400 acres and 2560 tax lots are farmland assessed in Monmouth County. Landowners with farmland assessed property can save thousands, if not tens of thousands, of dollars a year.

Reduced tax rates benefit the agricultural community by keeping farming costs manageable. In turn, municipalities gain by retaining a land use that demands fewer public services than other types of use. As already described in Chapter II, the American Farmland Trust's 1998 study entitled "The Cost of Community Services in Monmouth County, New Jersey" found that farms and open lands have a net positive impact on local budgets in Monmouth County.

Other Strategies

The county supports other strategies for retaining agricultural viability including permit streamlining, agricultural vehicle movement routes, agricultural labor housing, wildlife management and education. The *Growth Management Guide* includes a policy promoting the streamlining of the permitting and licensing processes for agricultural operations. The Division of Motor Vehicle issues farm-use plates for farm machinery and implements to travel on public highways from one farm to another. Such vehicles must travel between daylight hours and cannot be driven more than 15 miles from the farm. Tractors and equipment that cannot move in

excess of 20 miles per hour do not need to be registered with the DMV. Aside from vehicle movement, equestrian travel on roadways is of concern to the county. Two communities, Millstone and Colts Neck, have posted special 25 MPH speed limit signs to remind drivers to safely share the road with horses and their riders.

Agricultural labor housing is another issue of great interest to the MCADB. The county's *Growth Management Guide* encourages decent, safe and reasonably priced housing to benefit agricultural employees. As mentioned above, the MCADB adopted a handful of SSAMP resolutions in support of agricultural labor housing on commercial farms. Subsequently, the county's decision in the Wilkin Urbano matter was overturned by the courts (Superior Court of New Jersey Appellate Division, October 26, 2006 decision). The county is now pushing the state to adopt an AMP for agricultural labor housing as well as to amend its list of protected activities under the Right to Farm Act.

Wildlife management is also important for the retention of agriculture. Crop losses to deer and other animals can be significant. The NJ Agriculture Experiment Station estimates that deer alone account for \$5-\$10 million of annual losses. Deer fencing, hunting and air cannons are all employed by Monmouth County farmers to deter crop predation. In fact, the county has heard several right-to-farm cases related to these practices.

The Monmouth County Park System plays an important role in managing deer in the county's agricultural communities. In the 2006 - 2007 season the Park System issued 742 permits to hunt in eleven park areas including Clayton Park, the Crosswicks Creek Greenway, and Thompson Park. These lands are either adjacent to farmland or have sections leased to farmers. In all, 303 deer were harvested during the season. The Park System's primary objective is to promote forest health by harvesting deer or putting pressure on deer populations. However, an ancillary benefit is the reduction of crop predation on nearby farmland.

On the other side of the wildlife management coin, many farmers install nest boxes to attract insectivores such as purple martins. Similarly, managing farmland and adjacent areas for beneficial wildlife can promote agritourism by drawing birders and others to a particular operation.

Agricultural Education and Promotion

Preservation of the land is only a small part of the farmland preservation process. Farmland preservation must go beyond the purchase of development easements and make the effort to ensure that the agricultural industry remains not only a viable component of the county's economy, but a major component of the county's character and lifestyle. The Monmouth County Planning Board and the Monmouth County Agriculture Development Board have been involved in the following activities designed to promote the agricultural industry in Monmouth County:

- Provision of technical assistance to farmers on right-to-farm and zoning matters.
- Referral of farmers to appropriate agricultural agencies and professionals for stewardship and management issues.

- Organization of educational forums and presentations on agricultural issues and farmland preservation opportunities. Recent events have focused on Installment Purchase Agreements and the Right to Farm Act.
- Coordination of the Monmouth County Greentable, a quarterly forum for open space and farmland topics.
- Promotion of comprehensive and coordinated planning that balances the need for growth with the needs of the agricultural industry.
- Review of municipal master plans and zoning ordinances for both positive and negative agricultural impacts.
- Preparation and distribution of a series of planning concept brochures during the last cross-acceptance of the New Jersey State Development and Redevelopment Plan that emphasized many of the key concepts of the State Plan. One brochure promoted the importance of farmland preservation in the county.
- Publication and distribution of other documents discussed in Chapter VI.

CONCLUSION

For many years, the main goal of the Monmouth County Agriculture Development Board has been to preserve prime agricultural land. This goal has been implemented by the following means:

- Developing a regional perspective for farmland conservation in cooperation with State, regional and municipal governments.
- Encouraging public acquisition of farmlands and the purchase of development rights on farmland for the purpose of maintaining working farms and agricultural lands which may be lost to development.

Although residential and commercial development continues to reduce the supply of farmland in the county, Monmouth County is still far from being built out. Farmland preservation will continue to be the primary focus of the MCADB for the near term. At the same time, stewardship of existing preserved farms as well as leadership in right-to-farm matters for all commercial farms in the county will continue to be a priority for the MCADB and, one anticipates, will require a rising time commitment. These issues tie into the larger goal of agriculture retention and viability upon which, along with economic development, Monmouth County will place increasing emphasis in the future.

APPENDIX A: PRESERVED FARMS IN MONMOUTH COUNTY AS OF JUNE 30, 2007 AND THEIR COST										
	Original Owner	Municipality	Year	Acres Paid	Price per Acre	Total Cost	State Cost	County Cost	Municipal Cost	Federal Cost
1	Meade, David	Howell	1987	63.063	\$6,861.95	\$432,735.00	\$212,670.50	\$220,064.50	\$0.00	
2	New Jersey Conservation Foundation	Upper Freehold	1987	125.212	\$5,100.00	\$638,581.20	\$319,290.60	\$319,290.60	\$0.00	
3	Fretz, Dorthea	Upper Freehold	1988	121.242	\$4,200.00	\$509,216.40	\$254,608.20	\$254,608.20	\$0.00	
4	Gower, Walter G. and Mary Louise	Upper Freehold	1989	87.878	\$11,000.00	\$966,658.00	\$483,329.00	\$483,329.00	\$0.00	
5	Lahaway Creek Farm	Upper Freehold	1989	69.877	\$8,100.00	\$566,003.70	\$0.00	\$566,003.70	\$0.00	
6	Walnridge Farms Inc.	Upper Freehold	1989	196.48	\$6,000.00	\$1,177,197.00	\$753,406.08	\$423,790.92	\$0.00	
7	Search, William O. and JoAnn B.	Upper Freehold	1989	182.871	\$8,323.00	\$1,522,035.50	\$974,102.72	\$547,932.78	\$0.00	
8	Kossatz, Mary	Upper Freehold	1989	94.207	\$9,800.00	\$923,228.60	\$590,866.30	\$332,362.30	\$0.00	
9	Bullock, Martin, Lorraine and Janet	Upper Freehold	1989	105.449	\$10,000.00	\$1,054,490.00	\$674,873.60	\$379,616.40	\$0.00	
10	Meirs, Elizabeth and Richard Wright	Upper Freehold	1989	234.2165	\$8,000.00	\$1,873,732.00	\$1,199,188.48	\$674,543.52	\$0.00	
11	James Lamb & Son Inc.	Upper Freehold	1989	183.191	\$7,868.55	\$1,441,448.00	\$31,789.82	\$1,409,658.18	\$0.00	
12	Walnford Stud	Upper Freehold	1992	78.14	\$8,150.00	\$636,841.00	\$382,104.60	\$254,736.40	\$0.00	
13	Monmouth Conservation Foundation	Upper Freehold	1992	165.341	\$7,025.81	\$1,161,655.20	\$813,158.64	\$348,496.56	\$0.00	
14	Zion, Robert	Upper Freehold	1992	201.718	\$4,350.00	\$877,473.30	\$701,978.64	\$175,494.66	\$0.00	
15	Collins, Edward and Mary	Upper Freehold	1993	270.2264	\$4,056.49	\$1,096,171.07	\$712,511.19	\$383,659.87	\$0.00	
16	Gravatt, Carlton and Barbara	Upper Freehold	1994	91.7981	\$2,500.00	\$229,495.25	\$137,697.15	\$91,798.10	\$0.00	
17	Gravatt, Carlton, Barbara, Roger and Linda	Upper Freehold	1994	132.062	\$2,500.00	\$330,155.00	\$183,105.28	\$147,049.72	\$0.00	
19	Estate of Mary Hendrickson	Upper Freehold	1995	111.132	\$5,952.74	\$661,540.10	\$427,188.85	\$222,633.69	\$11,717.56	
21	Reed, Stuart Jr. and Carole	Upper Freehold	1995	97.003	\$4,600.00	\$446,213.80	\$306,529.48	\$139,684.32	\$0.00	
22	Reed, Stuart Jr. and Carole	Upper Freehold	1995	69.877	\$4,400.00	\$307,458.80	\$212,426.08	\$95,032.72	\$0.00	
23	Estate of Stuart L. Reed Sr.	Upper Freehold	1995	143.468	\$5,000.00	\$717,340.00	\$487,791.20	\$229,548.80	\$0.00	
24	Monmouth Conservation Foundation	Upper Freehold	1995	111.473	\$3,928.78	\$437,952.48	\$328,464.36	\$109,488.12	\$0.00	
18	Faber, Robert and Patricia	Upper Freehold	1996	175.8402	\$5,500.00	\$967,121.10	\$641,816.73	\$325,304.37	\$0.00	
20	Osborn, Leslie and Evelyn	Upper Freehold	1996	139.3266	\$6,000.00	\$835,959.60	\$543,373.74	\$292,585.86	\$0.00	
26	Gerath, Frank and Anna	Upper Freehold	1996	85.482	\$5,700.00	\$487,247.40	\$320,557.50	\$166,689.90	\$0.00	
27	Fair Winds Farm Inc.	Upper Freehold	1996	136	\$5,613.44	\$763,427.50	\$501,206.75	\$262,220.75	\$0.00	
28	Perretti, William	Upper Freehold	1996	372	\$5,750.00	\$2,139,000.00	\$1,404,300.00	\$734,700.00	\$0.00	
29	Punk, Albert and Dorothy	Upper Freehold	1996	186.7208	\$5,739.83	\$1,071,745.43	\$701,606.55	\$370,138.88	\$0.00	yes
30	Rue Brothers, Inc.	Upper Freehold	1996	321.025	\$6,499.54	\$2,086,516.25	\$1,332,160.38	\$754,355.88	\$0.00	
31	Search, William and JoAnn	Upper Freehold	1996	106.5994	\$5,000.00	\$532,997.00	\$362,437.96	\$170,559.04	\$0.00	
25	Dey, Stephen P. II, Elizabeth Smith, Stephen P. Dey III and Gregory SI Dey	Upper Freehold	1997	127.1978	\$5,811.32	\$739,186.80	\$480,471.42	\$258,715.38	\$0.00	
32	526 Upper Freehold Corp. (Irwin Shipper) Original parcel subdivided	Upper Freehold	1997	389.6674	\$6,000.00	\$2,338,004.40	\$1,519,702.86	\$818,301.54	\$0.00	
33	Freiberger Farms Inc.	Upper Freehold	1997	85.345	\$2,800.00	\$238,966.00	\$175,810.70	\$59,997.54	\$3,157.77	
58	Blasig, Carl Jr. and Michele	Millstone	1997	1.8300 in Monmouth		\$9,259.80	\$6,276.90	\$2982.90 Mercer County covered	\$0.00	
140	Longo, Robert and Margie	Wall	1997	22.65	\$16,379.69	\$371,000.00	\$0.00	\$371,000.00	\$0.00	

	Original Owner	Municipality	Year	Acres Paid	Price per Acre	Total Cost	State Cost	County Cost	Municipal Cost	Federal Cost
34	Dittmar, George Jr. & Florence & George Dittmar Jr. Trust (Original parcel subdivided)	Colts Neck	1999	190.869	\$13,520.00	\$2,580,548.88	\$1,806,384.22	\$770,293.84	\$3,870.82	
35	Lamb, Elizabeth	Upper Freehold	1999	66.789	\$6,290.00	\$420,102.81	\$273,066.83	\$147,035.98	\$0.00	
36	Concorde Stud Farms Inc.	Upper Freehold	1999	240	\$4,992.00	\$1,172,945.28	\$797,753.16	\$375,192.13	\$0.00	
37	Dey, S Perrine II and Elizabeth	Upper Freehold	1999	126.4343	\$6,040.00	\$763,663.17	\$495,622.46	\$268,040.72	\$0.00	
38	Mazzucco, Mary	Millstone	1999	53.3175	\$5,520.00	\$294,312.60	\$206,018.82	\$88,293.78	\$0.00	
39	Quiet Winter Farms Inc.	Colts Neck	1999	64.668	\$16,160.00	\$1,045,034.88	\$731,524.41	\$313,510.47	\$0.00	
40	Potter, Frank and Joan Gordon	Upper Freehold	1999	64.277	\$4,794.00	\$308,143.94	\$210,597.16	\$97,546.78	\$0.00	
41	Van Pelt, Richard and Laurette	Upper Freehold	2000	32.452	\$4,622.07	\$149,995.42	\$0.00	\$149,995.42	\$0.00	
42	Freiberger, Rupert and Kathleen	Upper Freehold	2000	112.138	\$8,700.00	\$975,600.60	\$588,724.50	\$386,876.10	\$0.00	
43	DiPiero, Domenic and Rosera	Upper Freehold	2000	114.976	\$4,729.53	\$543,782.40	\$370,659.84	\$164,466.43	\$8,656.13	yes
44	Freiberger Farms Inc.	Upper Freehold	2000	129.34	\$5,500.00	\$711,370.00	\$472,091.00	\$227,315.05	\$11,963.95	
68	SADC/Estate of Elizabeth Lamb	Upper Freehold	2000	11.9716	\$25,059.31	\$300,000.00	\$300,000.00	\$0.00	\$0.00	
45	McCrane, John & Margrit	Colts Neck	2001	72.269	\$10,925.00	\$789,538.83	\$473,723.30	\$157,907.77	\$157,907.77	
46	Gasko Limited Partnership	Manalapan	2001	17.877	\$4,887.50	\$87,134.35	\$59,411.81	Middlesex County covered \$20,502.20	Monroe covered \$7,220.34	
49	Keymer, Susan	Howell	2001	62.803	\$9,400.00	\$590,348.20	\$354,208.92	\$210,400.10	\$25,739.18	
50	Blackburn, John and C. Elizabeth and Rachel Robbins	Colts Neck	2001	85.572	\$16,700.00	\$1,429,052.40	\$857,431.44	\$400,077.51	\$171,543.45	
47	Fund for Roosevelt*	Roosevelt	2001	149.071	\$12,500.00	\$1,863,387.50	\$1,118,032.50	\$708,087.25	\$37,267.75	
48	Fund for Roosevelt*	Roosevelt Millstone	2001	86.656	\$12,800.00	\$1,109,196.80	\$665,518.08	\$421,494.78	\$22,183.94	
69	SADC/Chase Bank	Holmdel	2001	190	\$45,585.41	\$8,661,227.90	\$6,661,228.00	\$1,500,000.00	\$500,000	
71	SADC/Visceglia (now All Monmouth Landscaping & Design)	Manalapan	2001	47.513	\$14,000.00	\$665,182.00	\$665,182.00	\$0.00	\$0.00	
51	Killdee Farms	Manalapan/ Marlboro	2002	217.999	\$26,793.00	\$5,840,847.21	\$3,504,508.32	\$2,079,341.61	\$256,997.28	
52	McCrane, John and Margrit	Colts Neck	2002	37.654	\$14,725.00	\$554,455.15	\$332,673.09	\$155,225.26	\$66,556.80	
53	McNab, Bruce and Barbara	Millstone	2002	37.944	\$5,512.50	\$209,166.30	\$138,732.75	\$56,339.80	\$14,093.75	
54	Reese, Walter and Cynthia	Upper Freehold	2002	62.05	\$5,700.00	\$353,685.00	\$232,687.50	\$114,947.63	\$6,049.88	
55	Lantier, Douglas and Bette	Manalapan	2002	23	\$5,675.00	\$130,525.00	\$85,962.50	\$39,660.62	\$4,901.88	
56	Burke, Edward and Helen Vass	Manalapan	2002	16.91	\$10,500.00	\$177,555.00	\$106,533.00	\$63,564.69	\$7,457.31	
57	Herbst, John and Joan	Upper Freehold	2002	19.336	\$7,000.00	\$135,352.00	\$81,211.20	\$51,433.76	\$2,707.04	
61	Barney, Edward and Ramona	Colts Neck	2002	45.567	\$25,000.00	\$1,139,175.00	\$1,139,175.00	\$0.00	\$0.00	
62	Colts Neck Township/Five Points	Colts Neck	2002	27.314	\$18,390.12	\$502,307.84	\$502,307.84	\$0.00	\$0.00	
63	Leister, Alfred and Kathleen	Upper Freehold	2002	14.48	\$14,147.10	\$204,850.00	\$204,850.00	\$0.00	\$0.00	
74	Buono/Township of Millstone	Millstone	2002	10.0056	\$12,200.00	\$122,068.32	\$0.00	\$29,296.40	\$92,771.92	
59	Dey, S Perrine and Elizabeth	Upper Freehold	2003	83.5765	\$5,000.00	\$417,882.50	\$284,160.10	\$127,036.28	\$6,686.12	
60	Estate of Edith Karl	Millstone	2003	88.891	\$9,200.00	\$817,797.20	\$490,678.32	\$292,771.40	\$34,347.48	
65	Borshowsky, Paul	Howell	2003	25.24	\$27,023.77	\$682,080.00	\$682,080.00	\$0.00	\$0.00	
66	Palmer, C. Taylor Jr. and June	Manalapan	2003	145.214	\$21,300.00	\$3,093,058.20	\$3,093,058.20	\$0.00	\$0.00	

	Original Owner	Municipality	Year	Acres Paid	Price per Acre	Total Cost	State Cost	County Cost	Municipal Cost	Federal Cost
64	Estate of Richard Satterthwait	Upper Freehold	2003	208.767	\$9,798.05	\$2,045,510.00	\$2,045,510.00	\$0.00	\$0.00	
70	Sessa, Mario and Irene	Colts Neck	2004	29.7766	\$19,270.00	\$573,795.08	\$344,277.05	\$172,138.52	\$57,379.51	
72	Smith, Katherine C. & Catherine K.	Manalapan	2004	106.569	\$20,500.00	\$2,184,664.50	\$1,310,798.70	\$777,740.56	\$96,125.24	
73	Holland, Donald J. and Wanda B.	Manalapan	2004	21.259	\$11,500.00	\$244,478.50	\$146,687.10	\$87,034.35	\$10,757.05	
80	Kizis, Michael and Barbara	Upper Freehold	2004	11.028	\$6,000.00	\$66,168.00	\$43,009.20	\$15,053.22	\$8,105.58	yes
81	Trenton, Albert A. and Barbara L.	Upper Freehold	2004	22.15	\$8,500.00	\$188,275.00	\$114,072.50	\$44,959.29	\$29,243.21	yes
82	Sensi, herbert and Karen	Upper Freehold	2004	18.21	\$6,720.00	\$122,371.20	\$77,574.60	\$28,396.56	\$16,400.04	yes
83	Valnoski, Margaret J.	Upper Freehold	2004	19.91	\$7,000.00	\$139,370.00	\$87,604.00	\$32,540.11	\$19,225.89	yes
84	O'Hare, Martin J. and Deborah	Upper Freehold	2004	18.7498	\$3,500.00	\$65,624.30	\$46,874.50	\$13,312.36	\$5,437.44	yes
85	Smith, John J.	Upper Freehold	2004	18.47	\$7,000.00	\$129,290.00	\$81,268.00	\$30,186.63	\$17,835.37	
86	Marchese, Susan	Howell	2004	9.8	\$16,000.00	\$156,800.00	\$94,080.00	\$37,632.00	\$25,088.00	
90	Brocklebank, S. Wayne	Howell	2004	46.878	\$38,500.00	\$1,804,803.00	\$1,082,881.80	\$433,152.72	\$288,768.48	
91	Giambrone, Arthur G. and Mona J.	Howell	2004	16.092	\$36,500.00	\$587,358.00	\$352,414.80	\$140,965.92	\$93,977.28	
87	Reed Family RELP	Upper Freehold	2004	200.289	\$15,804.66	\$3,165,500.00	\$2,732,166.66	\$216,666.67	\$216,666.67	
88	Reed, Stuart, Carole and David	Upper Freehold	2004	115.099	\$16,433.68	\$1,891,500.00	\$1,458,166.67	\$216,666.67	\$216,666.67	
89	Reed Family RELP	Upper Freehold	2004	92.479	\$15,603.54	\$1,443,000.00	\$1,009,666.67	\$216,666.67	\$216,666.67	
92	State of NJ Department of Treasury (now LJ Pesce Inc.)	Marlboro	2004	110.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
94	Trapani, Angelo J. and Anna M.	Millstone	2005	17.801	\$16,500.00	\$293,716.50	\$176,229.90	\$70,491.96	\$46,994.64	
93	Fund for Roosevelt*	Roosevelt	2005	28.9077	\$11,600.00	\$335,329.32	\$201,197.59	\$80,479.04	\$53,652.69	
95	Archbold, Elsie	Howell	2005	32.217	\$34,000.00	\$1,095,378.00	\$657,226.80	\$262,890.72	\$175,260.46	
76	Valerio/Halka Nurseries/Twp. of Millstone	Millstone	2005	66.7737	\$14,000.00	\$934,831.80	\$560,899.08	\$224,359.63	\$149,573.02	
75	Butch, Patricia and John/Twp. of Millstone	Millstone	2005	73.144	\$6,510.16	\$476,179.14	\$380,943.46	\$57,141.41	\$38,094.27	
79	Pilcher, Edith Wills/Twp. of Millstone	Millstone	2005	41.643	\$6,594.88	\$274,630.75	\$174,789.57	\$63,548.91	\$36,292.27	
100	Blaso, Peter and Michelle	Upper Freehold	2006	20.64	\$22,000.00	\$454,080.00	\$272,448.00	\$108,979.20	\$72,652.80	
96	Linney, John and Lissa	Howell	2006	11.546	\$28,000.00	\$323,288.00	\$193,972.80	\$77,589.12	\$51,726.08	
97	Cohen, Michael and Patricia	Colts Neck	2006	12.4	\$4,500.00	\$55,800.00	\$38,440.00	\$11,959.30	\$5,400.70	
98	Medlin, Jay and Mariana Pedro Medlin	Colts Neck	2006	6.713	\$73,500.00	\$493,405.50	\$288,155.53	\$119,865.99	\$85,383.99	
99	Cooley, Justus and Nancy	Colts Neck	2006	8.318	\$51,000.00	\$424,218.00	\$254,114.90	\$100,190.73	\$69,912.37	
101	Casale, George and Anita	Howell	2006	8.961	\$29,000.00	\$259,869.00	\$155,921.40	\$62,368.56	\$41,579.04	
103	Peacock, Donald and Georgiana	Howell	2006	5.551	\$24,000.00	\$133,224.00	\$79,934.40	\$44,763.26	\$8,526.34	
104	Jennings, Joseph and Karin	Upper Freehold	2006	75.292	\$26,500.00	\$1,995,238.00	\$1,197,142.80	\$478,857.12	\$319,238.08	
107	Costigan, John and Elizabeth Crombie	Howell	2006	11.137	\$19,000.00	\$211,603.00	\$126,961.80	\$71,098.61	\$13,542.59	
108	Sinha, Betty and Eric, Trustees	Millstone	2006	27.693	\$28,750.00	\$796,173.75	\$477,704.25	\$191,081.70	\$127,387.80	
110	Dey, Claude H.	Millstone	2006	34.544	\$29,000.00	\$1,001,776.00	\$601,065.60	\$240,426.24	\$160,284.16	
112	Daum, Roy, Henry and Scott	Manalapan	2006	66.049	\$26,000.00	\$1,717,274.00	\$911,476.20	\$364,590.47	\$441,207.33	
102	Herenchak, Alexander and Lyudmyla	Upper Freehold	2006	136.14	\$20,000.00	\$2,722,800.00	\$2,722,800.00	\$0.00	\$0.00	
106	Purdey, Frances	Colts Neck	2006	107.935	\$62,000.00	\$6,691,970.00	\$3,831,692.50	\$1,157,710.81	\$1,702,566.69	
105	Honadle, Harold E. and Ruth H.	Upper Freehold	2006	13.415	\$12,400.00	\$166,346.00	\$99,807.60	\$39,923.04	\$26,615.36	
109	Degroot, Claire/Township of Colts Neck	Colts Neck	2006	22.912	\$63,000.00	\$1,443,456.00	\$851,180.80	\$349,264.69	\$243,010.51	
78	Mattei, John and Joann/Twp. of Millstone	Millstone	2006	69.8254	\$6,529.29	\$455,910.29	\$319,136.99	\$82,063.98	\$54,709.32	
111	Mullery, Brendon G./Twp. of Millstone	Millstone	2006	26.6717	\$18,056.59	\$481,599.95	\$288,959.86	\$115,584.05	\$77,056.03	
67a	Barclay/Township of Colts Neck	Colts Neck	2006	46.53	\$17,000.00	\$791,010.00	\$791,010.00	\$0.00	\$0.00	
67b	Barclay/Township of Colts Neck	Colts Neck	2006	51.01	\$17,000.00	\$867,170.00	\$867,170.00	\$0.00	\$0.00	

APPENDIX B: PROJECT AREAS

The following pages list target farms within the project areas identified in Chapter V. The listed farms appear to meet the State and County eligibility criteria for the Countywide Planning Incentive Grant Program. However, further analysis will be needed to confirm eligibility should the county be in a position to move forward on a preservation project. Although a number of landowners on these lists have contacted the county to express interest in preservation, quite a few have not and may, in fact, have no immediate desire to preserve their farms. The farms are not listed in any sort of priority order. Given financial and other constraints the county intends to preserve a handful of the listed farms through the Countywide PIG in a given year.

In many cases two different acreage calculations are given for a farm: one based on the acreage listed by the tax assessor, granted by deed, or listed in a current farmland preservation application; the other calculated using the county's Geographic Information System. For purposes of the analysis conducted for Chapter V, we deferred to the GIS acreage. Farms listed under "Final Approval Granted by the SADC, County or Municipality" have received approval for a financial commitment by at least one government body.

Colts Neck-Marlboro-Holmdel Project Area

County Target Farms							
	Block	Lot	Municipality	Owner	GIS Acres	Tax, Deed, or Application Acres	
1	38	p/o11	Holmdel	Bell Labs	181	181	
2	39	4, 2	Colts Neck	Century Stables	49	48	
3	160	9	Marlboro	D'Arpa	73	73	
4	156	3	Marlboro	*F&F Nurseries	81	79	
5	364	1	Marlboro	Lembo, Menotti and Dee	28	26	
6	48	25.1, 26, 27	Colts Neck	LJDRAV/ Vukovich	180	180	
7	206	54, 55	Marlboro	Maghan, James	31	29	
8	41	29, 30	Colts Neck	Maida	30	29	
9	159	1.01	Marlboro	*Marlboro Township (formerly Dimeo)	46	47	
10	157; 159	34.01; p/o 11	Marlboro	Marlboro State Hospital	115	115	
11	10	2	Colts Neck	Mauro, Angelo and Cecilia	53	53	
12	155	13.03	Marlboro	McCarron (Estate)	43	42	
13	225	227	Marlboro	Morgan Farm	176	168	
14	20	2.01	Colts Neck	Morris, Everett and Carolyn	27	26	
15	53	4, 5, 7	Colts Neck	Schlumpf, Lee	27	38	
16	7.30	4	Colts Neck	Sindlinger/Degroot	43	42	
17	171	52	Marlboro	Smith, James and Patrick	32	32	
18	19; 20; 10, etc.	10, 14.02 & 21; 7; 3+	Colts Neck	Springsteen (Chapman)	354	323	
19	2	2	Holmdel	Westor Partnership/Henry West	92	91	
20	206; 207; 225	53; 18; 191	Marlboro	Stattel	87	85	
					Total including farms with final approval	1,749	1,591
					Total excluding farms with final approval	1,506	1465
Final Approval Granted by SADC, County or Municipality							
1	9	11, 12	Colts Neck	Amdur	44	44	
2	156	3	Marlboro	F&F Nurseries	81	79	
3	20	4	Holmdel	Holmdel (former portion of F&F nurseries)	64	62	
4	159	1.01	Marlboro	Marlboro Township (formerly Dimeo)	46	47	
5	9	7	Colts Neck	Smith	11	12	
					Total	246	244
Deed Restricted Farmland							
1	23; 22	18, 19.01;17	Colts Neck	Dittmar, George Jr. & Florence & George Dittmar Jr. Trust (Original parcel subdivided)		191	
2	34	15.01	Colts Neck	Barclay/Township of Colts Neck		47	

3	34	15.02	Colts Neck	Barclay/Township of Colts Neck		51
4	39	6	Colts Neck	Barney, Edward & Ramona		46
5	21	5	Colts Neck	Blackburn, John & C. Elizabeth and Rachel Robbins		86
6	9	5	Colts Neck	Cohen, Michael and Patricia		13
7	43	2, 2.01, 2.03	Colts Neck	Colts Neck Township/Five Points		27
8	14	9	Colts Neck	Cooley, Justus and Nancy		8
9	7.30	5	Colts Neck	Degroot, Claire/Township of Colts Neck		23
10	34	2	Colts Neck	McCrane, John & Margrit		72
11	34	18, 19	Colts Neck	McCrane, John & Margrit		38
12	5	2	Colts Neck	Purdey, Frances		110
13	23	15	Colts Neck	Quiet Winter Farms Inc.		65
14	11	35, portion of 32, 33, 34 and 36 (now 33.01)	Holmdel	SADC/Support Development Corp. (now Carmine and Danielle Casola)		96
15	11	portion 32 and 36	Holmdel	SADC/Support Development Corp. (now Fox Hollow Farms, LLC.)		94
16	43	4, 5	Colts Neck	Sessa, Mario & Irene		30
17	157	34.04	Marlboro	State of NJ Department of Treasury (now LJ Pesce Inc.)		110
				Total	1,083	1,107
Other Permanently Deed Restricted Farmland						
1	41.01	5.13	Colts Neck	Abbatiello, Anthony	60	64
2	48	23.01	Colts Neck	Colonial Farms Realty	88	96
3	51	1.01	Colts Neck	Cooke, Robert	42	45
4	33	2	Colts Neck	Degennaro, Anthony	49	50
5	22	10.14	Colts Neck	Desaye	61	62
6	9	2.01, 2.07, 2.08	Colts Neck	Gutierrez (2.01 and 2.08), Garmany (2.07)	59	63
7	31	1.03, 1.04	Colts Neck	(lot 1.03 part of golf course)& Rehm (L 1.04)	40	41
8	48	21	Colts Neck	Spatial Design	126	127
9	19	12	Colts Neck	Sullivan	31	31
				Total	557	581
Open Space						
	Open Space				3,632	

* Has final approval

Northern Howell-Eastern Freehold Project Area

County Target Farms						
	Block	Lot	Municipality	Owner	GIS Acres	Tax, Deed or Application Acres
1	164	5.01	Howell	Forman, W. Peter and Peter and Clayton W.	30	30
2	166	4	Howell	Forrest, John	56	60
3	170; 44	29; 4	Howell	Gibson	64	24
4	170	14, 15, 16, 18.02	Howell	Hillpot	45	45
5	167	15	Howell	Patterson	68	68
6	164	20, 22+	Howell	Reid Sod Farm	140	141
7	79	14, 15	Freehold Township	Rutgers University	83	85
8	164	25	Howell	Rutgers University	117	122
9	164; 168	8.01, 15.01, 16; 38	Howell	Thompson	71	70
10	143	33, 40	Howell	Von Schuch, Warren	74	74
11	167; 178	32; 22	Howell	Von Schuch, Warren	103	111
Total					851	830
Final Approval Granted by SADC, County or Municipality						
1	164	7.01, 13.01	Howell	Okerson, Charles H.	43	43
Total					43	43
Deed Restricted Farmland						
1	170; 171; 44	30.03; 10.01; 9	Howell and Freehold Twip	Archbold, Elsie		32
2	176	41, 42.02	Howell	Giambrone, Arthur G. & Mona J.		16
3	178.06	8, 14, 15	Howell	Keymer, Susan		63
4	166; 164	3; 17, 21	Howell	Meade, David & Judy		63
Total					225	174
Eight Year Program						
1	178.06	8, 14, 15	Howell	Keymer, Susan		63
Total (already included in Deed Restricted Farmland)						63
Open Space						
Total					46	

* Has final approval

Roosevelt-Northern Millstone Project Area

County Target Farms							
	Block	Lot	Municipality	Owner	GIS Acres	Tax, Deed or Application Acres	
1	11	10	Millstone	Davino	47	47	
2	11	22.02	Millstone	*Hom	164	169	
3	11; 12	17, 23; 1.02	Millstone	* Palma (two Palma parcels with FA)	278	278	
4	11	11	Millstone	Teixeira	30	30	
5	1	10	Roosevelt	Wong	30	28	
					Total including farms with final approval	548	552
					Total excluding farms with final approval	173	161
Final Approval Granted by SADC, County or Municipality							
1	11	22.02	Millstone	Hom	164	169	
2	11	17, 23	Millstone	Palma	211	212	
					Total	375	381
Deed Restricted Farmland							
1	2	1, 2, 3	Roosevelt	Fund for Roosevelt		149	
2	1; 10	1, 2, 3, 7, 8; 1	Roosevelt/Millstone	Fund for Roosevelt		88	
3	5	4, 6, 7	Roosevelt	Fund for Roosevelt		28	
					Total	267	266
Open Space							
	Open Space				154		

* Has final approval

Millstone-Manalapan-Freehold Project Area

County Target Farms						
	Block	Lot	Municipality	Owner	GIS Acres	Tax, Deed or Application Acres
1	67	9.06	Manalapan	Baldachino, Gerald J	69	69
2	46	22	Millstone	Boss Win Farm	25	25
3	69	9	Manalapan	Burke, Mervin	94	94
4	17	19	Millstone	Ceronics Inc.	40	39
5	89	9, 10, 11	Freehold Twp	*Clayton Family Limited Partnership	140	146
6	60	4	Manalapan	Csaki, Elizabeth B.A.	39	39
7	72	11.06, 11.07	Manalapan	Deye Limited Partnership	57	49
8	79.02	4.01, 4.02, 7	Manalapan	Donowitz	30	30
9	91	20, 20Q	Freehold Twp	E Brock LTD Partnership	115	117
10	84.01	9.03	Manalapan	Elton Pt Partnership/Schoor Depalma	23	26
11	16	3.0	Millstone	Foo-Hsing Corp	148	148
12	74	12	Manalapan	Gaitway Farm	160	159
13	21	1.03	Manalapan	Gentile, Eugene (estate)	48	48
14	46	7.0	Millstone	Halka Brothers Landscaping	114	110
15	84	24, 25, 28	Manalapan	Halka Nurseries Inc.	168	169
16	46	10	Millstone	Halka, Chester and Elsie	64	62
17	39.01; 40	17; 6.0	Millstone	Halka, Chester J. and Chester Jr.	133	128
18	26; 42	5.01; 1, 4, 5.02, 8.01, 9	Millstone	Halka	269	287
19	28	17, 18	Millstone	Halka	60	65
20	39.01	10, 15.01	Millstone	Halka	101	102
21	44	2	Millstone	Halka	119	119
22	41	1	Millstone	Halka	33	30
23	84.02	5.02, 6	Manalapan	Hendrickson, Charles P. Estate	30	30
24	23	24	Millstone	Hill House Farms	53	54
25	17	10.0	Millstone	Hom, Fay M. et als	81	84
26	17	24.0	Millstone	Iacono, Guglielmo and Raffaella	82	82
27	69; 72	11.06, 11.07; 28.01	Manalapan	Lazewski	142	142
28	47	5.0	Millstone	Lee, Howard	76	75
29	27; 28	2.01; 3, 4	Millstone	Levchuck	128	129
30	39.01	29, 30.01	Millstone	Lichtman	75	71
31	17	6.0	Millstone	Liuland Corp c/o Pang-Foo LIU	111	110
32	67	14.01	Manalapan	Luhrs, Woodrow N. & Donna	26	26

33	30	14	Millstone	Neuburg	27	27	
34	87.01	9, 9.01	Freehold Twp	*Non	38	40	
35	89	8, 8.02	Freehold Twp	Olbis, John and Carolyn	16	17	
36	41	2	Millstone	Scotto	37	39	
37	23	8.0	Millstone	Showplace Farms LLC	139	116	
38	59; 64	4; 11	Manalapan	Sigismondi, Et Al	127	30	
39	74	23.02	Manalapan	Skeba, Stanley and Joseph	93	98	
40	84	30.01	Manalapan	Theofanis, Joanna	26	28	
41	47	2.0	Millstone	*Wong, David, Fay, Ed, Lillian Chu, May	121	117	
42	21; 69	7.01, 7.02; 1	Millstone and Manalapan	Valente, Rita c/o Downing, D.	30	29	
					Total including farms with final approval	3,506	3,405
					Total excluding farms with final approval	3,208	3,102
Final Approval Granted by SADC, County or Municipality							
1	43	16.01	Millstone	Baldwin (listed as Marcinkus, Robert)	24	24	
2	46	4.01	Millstone	Boyken, Dianne Lee	38	37	
4	89	9,10, 11	Freehold Twp	Clayton Family Limited Partnership	140	142	
7	46	21	Millstone	Iadevaia, Antonio and Elisabetta	24	26	
8	48	3.0	Millstone	Kenney, Beverly and James	52	53	
9	87.01	9,9.01	Freehold Twp	Non	38	40	
11	70	22, 21	Manalapan	Rogers, Lois K (trust) c/o Martin	106	102	
12	61	11.02	Manalapan	Sullivan, Christopher and Coral Silsbe	13	14	
13	39.01	7	Millstone	Vrabel, George Jr. and Mary	43	36	
14	47	2.0	Millstone	Wong, David, Fay, Ed, Lillian Chu, May	121	117	
					Total	597	590
Deed Restricted Farmland							
1	17	24.03	Millstone	Buono/Township of Millstone		10	
2	65	19	Manalapan	Burke, Edward & Helen Vass		17	
3	17	26.20, 26.21, 26.24	Millstone	Butch, Patricia and John/Twp. of Millstone		73	
4	70	1.02	Manalapan	Daum, Roy, Henry and Scott		66	
5	47	4	Millstone	Dey, Claude H.		35	
6	64	16.01,16.11,16.12, 16.13,17,21,23,24, 30,31.01	Manalapan	Eisner, Jack and Martha		56	
7	59	13.02, 13.03	Manalapan	Gasko Limited Partnership		18	
8	59	1.04	Manalapan	Holland, Donald J. & Wanda B.		21	
9	69	4	Manalapan	Lantier, Douglas & Bette		23	
10	46	11	Millstone	Mazzucco, Mary		53	

11	14	13	Millstone	McFie, Scott & Bonnie		12
12	44	4.01	Millstone	McNab, Bruce & Barbara		39
13	70	29	Manalapan	Moccia, Maryann		37
14	45	10.03	Millstone	Mullery, Brendon G./Twp. of Millstone		27
15	59	5, 6.07	Manalapan	Palmer, C. Taylor and June		145
16	64	3	Millstone	Pilcher, Edith Wills/Twp. of Millstone		42
17	46	9	Millstone	Restine, Philip J. and Bette Marie Restine Ivins		20
18	60; 61	10; 3	Manalapan	SADC/Visceglia (now All Monmouth Landscaping & Design)		48
19	67	23	Manalapan	Schultz Family Living Trust		31
20	84	14.03, 14.06	Manalapan	Smith, Katherine C. & Catherine K.		107
21	46	6	Millstone	Valerio/Halka Nurseries/Twp. of Millstone		67
Total					967	946
Other Deed Restricted Farmland						
1	64	10.01	Millstone	Fredericks, William and Lillian	58.0	59.1
Total (already included in Final Approval Calculations)					58.0	59.1
Eight Year Program Farms						
1	70	1.02	Manalapan	Daum, Roy, Henry & Scott	66	66
Total (already included in Deed Restricted Farmland)					66	66
Open Space						
1				Open Space	3604	
2	72	25.12	Manalapan	Villante, Gertrude	70	
Total					3,674	

* Has final approval

Upper Freehold-Western Millstone Project Area

County Target Farms						
	Block	Lot	Municipality	Owner	GIS Acres	Tax, Deed or Application Acres
1	23	8	Upper Freehold	Allentown Nursery Inc.	82	85
2	26	1,3	Upper Freehold	Arnoff/Stein	55	60
3	53	13.01	Upper Freehold	Blanchett, Thomas and Susan	41	39
4	53	11.01	Upper Freehold	Boynton, C. Whitman and Deborah	73	74
5	24	8	Upper Freehold	Campanella Family Limited Partnership	116	116
6	16	13.01	Upper Freehold	Campusome Inc.	56	56
7	19	1	Upper Freehold	*Casola	74	74
8	55	1	Millstone	*Casola, Carmine	123	125
9	32	4.06	Upper Freehold	Conover	49	50
10	33	7	Upper Freehold	Csaki, Elizabeth	135	129
11	41	1	Upper Freehold	Fair Winds Farm Inc.	193	192
12	52	4	Upper Freehold	*Fatigati	30	52
13	14	7	Upper Freehold	Gahler, John	26	25
14	51	9.04	Upper Freehold	*Helt, Brenda	11	10
15	13	p/o 23	Upper Freehold	*Herbert Farm 1	49	49
16	13	p/o 23	Upper Freehold	*Herbert Farm 2	50	49
17	9	5	Upper Freehold	*Herbert Farm 3	34	34
18	23.01	1	Upper Freehold	High Ridge Farm A	96	90
19	27	23, 22	Upper Freehold	High Ridge Farm B	343	339
20	33	1	Upper Freehold	*Hofling, August JR	37	37
21	16	4	Upper Freehold	*Infante	61	53
22	23	1.01	Upper Freehold	Ireland	55	57
23	50	2.03, 2.031	Upper Freehold	Jovich, Walter	41	39
24	34; 35	17; 2	Millstone	Kaut	71	71
25	12	10	Upper Freehold	Keleman	115	115
26	12	8, 8.05	Upper Freehold	Keris	23	23
27	24	11	Upper Freehold	Klein, Joseph and Rowena	72	61
28	42	4	Upper Freehold	Klein, Michael and Susan	32	30
29	22	5	Upper Freehold	Kube Pak	39	41

30	52	4.03	Upper Freehold	*Langsam, R. Steven and Sherrill	13	13
31	53	3.01, 3.02	Millstone	Lee, David	27	27
32	32; 34	6; 25, 26, 27	Upper Freehold	Lustgarten	338	343
33	35	19, 23	Upper Freehold	Lustgarten	159	159
34	53; 54	3; 11	Upper Freehold	Lustgarten	100	99
35	50	1.01, 1.02	Upper Freehold	*Matthews, Thomas and Barbara	43	38
36	57.01; 55	26.0; 4.04, 4.08, 4.09, 4.010, 4.011, 4.017, 4.018, 4.019, 4.020, 4.021, 4.022, 4.023	Millstone	McNeill, WM D	184	184
37	32	4.05	Upper Freehold	Mitchell, James and Deborah	33	33
38	38	1.04, 2, 3	Upper Freehold	Molski	110	110
39	7	2	Millstone	*Nurko, Ann P.	30	30
40	22	2, 4, 24.01	Upper Freehold	Parisi	346	350
41	54, 55	2, 5.01	Millstone	Perl Acres Realty, Inc.	200	200
42	12	7	Upper Freehold	*Piptrid/Freiberger	146	146
43	43	14.03	Upper Freehold	Princeton Nurseries- Allentown Tree Farm	59	57
44	47.06	28	Upper Freehold	Princeton Nurseries- Allentown Tree Farm	30	31
45	50	11.04	Upper Freehold	Princeton Nurseries- Allentown Tree Farm- Mifflin Farm	192	178
46	50	13, 20.01	Upper Freehold	Princeton Nurseries- Allentown Tree Farm- Hutchinson/Shchlaepi	131	137
47	43	11, 12, 14.01, 15, 17	Upper Freehold	Princeton Nurseries- Crosswicks Farms	437	409
48	49	11.01, 12.01, 13.01	Upper Freehold	Princeton Nurseries- Crosswicks Farms	127	119
49	49	10.01	Upper Freehold	Princeton Nurseries- Crosswicks Farm- Scheese Farm	89	88
50	43	3	Upper Freehold	Princeton Nurseries- William Flemers Sons	65	59
51	49	4.05	Upper Freehold	Princeton Nurseries- William Flemers Sons- Gravett Farm	97	106
52	50	9	Upper Freehold	Princeton Nurseries- William Flemers Sons- Josephson	88	88
53	24	9.01,10	Upper Freehold	Rozansky	220	215
54	55	1.06, 21	Upper Freehold	Rutgers University	239	245

55	31	6, 9, 10	Upper Freehold	Schaumloeffel	286	280	
56	33	4	Upper Freehold	Schmitt/PRC Group	180	171	
57	27	42	Upper Freehold	*Smith, Lois and Charles	134	135	
58	31	5	Upper Freehold	Stern, Carl and Anna	164	164	
59	27	24, 25, 26	Upper Freehold	Taft, Ron	282	275	
60	35, 36	1, 2	Upper Freehold	The Holmes-Stead Farm LLC	396	400	
61	52	7	Millstone	Thueng C/O May Lai	86	90	
62	50	8, 8.01	Upper Freehold	Ullrich, Helene	83	85	
63	22.01	11.03, 12, 12.01	Upper Freehold	Wallsten	63	50	
64	54	1	Upper Freehold	* Walnrige Farm Inc.	18	19	
65	22.01	24	Upper Freehold	West, Arthur	115	115	
66	24	12	Upper Freehold	Wright, Robert C. and Constance	72	60	
					Total including farms with final approval	7,564	7,483
					Total excluding farms with final approval	6,711	
Final Approval Granted by SADC							
1	51	7	Upper Freehold	Blanda, Wayne	53	63	
2	19	1	Upper Freehold	Casola	74	74	
3	55	1	Millstone	Casola, Carmine	123	125	
4	27	31	Upper Freehold	Clayton Block Company	74	11	
5	52	4	Upper Freehold	Fatigati	30	52	
6	51	9.04	Upper Freehold	Helt, Brenda	11	10	
7	13	p/o 23	Upper Freehold	Herbert Farm 1	49	49	
8	13	p/o 23	Upper Freehold	Herbert Farm 2	50	49	
9	9	5	Upper Freehold	Herbert Farm 3	34	34	
10	47.06	19.07, 19	Upper Freehold	Hock, Dorothy	71	39	
11	33	1	Upper Freehold	Hofling, August JR	37	37	
12	36	3	Upper Freehold	Hudler Trust	55	53	
13	16	4	Upper Freehold	Infante	61	63	
14	52	4.03	Upper Freehold	Langsam, Dr. Steven and Sherrill	13	13	
15	53	12	Upper Freehold	Marcos, HP Precision (now open space don't count twice)	70	90	
16	50	1.01, 1.02	Upper Freehold	Matthews, Thomas and Barbara	43	38	
17	7	2	Millstone	Nurko, Ann P.	30	30	

18	12	7	Upper Freehold	Piptrid Associates	146	147
19	27	42	Upper Freehold	Smith, Lois and Charlis	155	135
20	35	23, 24	Millstone	Teller, Thelma and Richard et al.	26	25
21	54	1	Upper Freehold	Walnridge Farm Inc.	18	19
Total					1,223	1,156
Deed Restricted Farmland						
1	16; 24	9.02; 22.01, 23	Upper Freehold	526 Upper Freehold Corp. (Irwin Shipper) Original parcel subdivided		404
2	1.02; 1.01	1, 3, 5; 2	Millstone	Blasig, Carl & Michele		2
3	52	1	Upper Freehold	Blaso, Peter & Michelle		21
4	20	7	Upper Freehold	Bullock, Martin, Lorraine and Janet		105
5	42; 43	2; 7	Upper Freehold	Collins, Edward and Mary		270
6	28	1, 1.02	Upper Freehold	Concorde Stud Farms Inc.		239
7	50	21	Upper Freehold	Dey, S Perrine & Elizabeth		84
8	50	1	Upper Freehold	Dey, S Perrine II and Elizabeth		126
9	51	9 (now 9.06)	Upper Freehold	Dey, S. Perrine II		127
10	13	1	Upper Freehold	DiPiero, Domenic & Rosera		115
11	32	3	Upper Freehold	Ernst, Roger and Laurie		131
12	51, 52	12, 5	Millstone	Estate of Edith Karl		89
13	15.01	27	Upper Freehold	Estate of Mary Hendrickson		111
14	28, 39	9, 1, 13	Upper Freehold	Estate of Richard Satterthwait		209
15	10; 11	8; 11	Upper Freehold	Estate of Stuart L. Reed Sr.		149
16	31	2	Upper Freehold	Faber, Robert & Patricia		176
17	20	3	Upper Freehold	Fair Winds Farm Inc.		136
18	23	23.01, 25.01	Upper Freehold	Freiberger Farms Inc.		85
19	13	3.01	Upper Freehold	Freiberger Farms Inc.		133
20	23.01	23, 25	Upper Freehold	Freiberger, Rupert and Kathleen		112
21	5; 54	4;10	Upper Freehold	Fretz, Dorthea (original parcel subdivided)		121
22	32	5	Upper Freehold	Gerath, Frank & Anna		85
23	51	1	Upper Freehold	Gower, Walter		88
24	12	5	Upper Freehold	Gravatt, Carlton and Barbara		92
25	13	14, 15	Upper Freehold	Gravatt, Carlton, Barbara, Roger & Linda		136
26	50	4.03	Upper Freehold	Helmlinger, Walter		19
27	32	4.02	Upper Freehold	Herbst, John & Joan		19

28	50	7	Upper Freehold	Herenchak, Alexander & Lyudmyla		136
29	51	2.01	Upper Freehold	Honadle, Harold E. & Ruth H.		14
30	54	2.11	Millstone	Infante, Joseph, Carmine, & Rocco Jr./ Township of Millstone		56
31	53; 51; 55	1; 6; 19 (1.0_; 6.03; 19.01 owned by Park System)	Millstone	James Lamb & Son Inc.		183
32	51	2	Upper Freehold	Jannuzzelli, Judith and Joseph		46
33	51	8	Upper Freehold	Jennings, Joseph & Karin		75
34	51	2.03	Upper Freehold	Kizis, Michael & Barbara		11
35	31, 20	1, 9	Upper Freehold	Kossatz, Mary		94
36	55	17	Upper Freehold	Lahaway Creek Farm		70
37	15	41	Upper Freehold	Lamb, Elizabeth		67
38	37	1.02	Upper Freehold	Leister, Alfred and Kathleen		14
39	50	4	Upper Freehold	Lemack, Edward and Bernice		33
40	51; 52	11; 6.01	Millstone	Mattei, John and Joann/Twp. of Millstone		70
41	14	4	Upper Freehold	Meirs, Elizabeth & Richard Wright		234
42	50	3	Upper Freehold	Monmouth Conservation Foundation		165
43	41	3	Upper Freehold	Monmouth Conservation Foundation		111
44	32	1	Upper Freehold	New Jersey Conservation Foundation		125
45	32	4.01	Upper Freehold	O'Hare, Martin J. & Deborah		19
46	31	4	Upper Freehold	Osborn, Leslie & Evelyn		139
47	20	2, 5, 8	Upper Freehold	Perretti, William		374
48	15.01	36.01	Upper Freehold	Potter, Frank and Joan Gordon		64
49	16	10	Upper Freehold	Punk, Albert and Frederick		187
50	23	13, 22.01	Upper Freehold	Reed Family RELP		200
51	43	22.29	Upper Freehold	Reed Family RELP		92
52	11	1, 12	Upper Freehold	Reed, Stuart Jr. and Carole		98
53	13	18, 21, 22	Upper Freehold	Reed, Stuart Jr. and Carole		70
54	27	43	Upper Freehold	Reed, Stuart, Carole & David		115
55	12	11, 11.07, 11.08, 11.09	Upper Freehold	Reese, Walter & Cynthia		62
56	15; 15.01; 16	17.02; 17, 18; 12	Upper Freehold	Rue Brothers, Inc.		332
57	14	2	Upper Freehold	SADC/Estate of Elizabeth Lamb		12
58	52	2	Upper Freehold	Scibilia, A. Keith and Maureen		13

59	51	3 (now 3.03 and 3.04; 3.02 owned by Park System)	Upper Freehold	Search, William & JoAnn (original parcel subdivided)		183
60	35	16	Upper Freehold	Search, William and JoAnn		111
61	50	2.04	Upper Freehold	Sensi, Herbert & Karen		18
62	52	1.02	Upper Freehold	Sheltered Valley Vineyard and Tree Farm		26
63	31	25	Millstone	Sinha, Betty and Eric, Trustees		28
64	50	2	Upper Freehold	Smith, John J.		18
65	54	2.08	Millstone	Trapani, Angelo J. & Anna M.		18
66	37	1	Upper Freehold	Trenton, Albert A. & Barbara L.		22
67	50	2.05	Upper Freehold	Valnoski, Margaret J.		20
68	8	3.04	Upper Freehold	Van Pelt, Richard & Laurette		32
69	51	8.02	Upper Freehold	Walnford Stud		78
70	55, 56	18, 19	Upper Freehold	Walnridge Farms Inc.		196
71	33	5, 6	Upper Freehold	Zion, Robert		202
				Total	7,418	7,621
Other Deed Restricted Farmland						
1	36	3		Hudler Trust	55	53
				Total (already included in Final Approval Calculations)	55	53
Eight Year Programs						
1	47	16	Upper Freehold	Fusco	11	9
2	50	4	Upper Freehold	Lemack	34	33
3	54	2.11	Millstone	Infante	57	56
				Total	102	98
				Total (Excluding Farms included in Deed Restricted Farmland)	11	9
Open Space						
	Open Space (including lots of Fretz, Lamb, and Search properties)				6,798	
	Open Space (excluding lots of Fretz, Lamb, and Search properties)				6,630	

*Has Final Approval

APPENDIX C: BIBLIOGRAPHY

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**RESOLUTION ADOPTING
THE MONMOUTH COUNTY
FARMLAND PRESERVATION PLAN
AS AN ELEMENT OF
THE MONMOUTH COUNTY GROWTH MANAGEMENT GUIDE**

Vincent Domidion II offers the following resolution and moves its adoption:

WHEREAS, the Monmouth County Planning Board adopted *The Monmouth County Growth Management Guide* in October 1982 as the official county master plan pursuant to NJSA 40:27-4 et seq.; and

WHEREAS, the Monmouth County Planning Board adopted the *Monmouth County Growth Management Guide: Goals, Objectives and Policies* in December 1985 as an element of the Growth Management Guide; and

WHEREAS, a main goal of the *Monmouth County Growth Management Guide: Goals, Objectives and Policies* is to promote and preserve the agricultural industry and to assist in farmland preservation; and

WHEREAS, the Monmouth County agricultural community is, and always has been, an important part of the county's economy and a major contributor to the State of New Jersey's farming industry; and

WHEREAS, between the years of 1954 and 2002 the County of Monmouth lost a total of 92,267 acres of farmland, according to the United States Census of Agriculture, which represents a loss of nearly 2,000 acres of farmland per year; and

WHEREAS, despite this loss of farmland, Monmouth County ranks fourth in the state among all counties in the number of farms and third in the market value of agricultural products sold according to the 2002 U.S. Census of Agriculture; and

WHEREAS, in an effort to more effectively preserve the county's remaining farmland, Monmouth County Planning Board staff has prepared the *Monmouth County Farmland Preservation Plan*; and

WHEREAS, in accordance with NJSA 40:27-4 et seq., a public hearing was held on May 19, 2008 on the proposed adoption of the *Monmouth County Farmland Preservation Plan* as an element of *The Monmouth County Growth Management Guide* following the publication of an official notice in a newspaper of general circulation (the *Asbury Park Press*) and the transmittal of the element and notice of the public hearing 20 days prior to the hearing to the municipal clerk and planning board secretary of each municipality in the county and to the county planning boards of adjoining counties; and

WHEREAS, after careful consideration of the public comments received at the hearing, the Monmouth County Planning Board is of the opinion that it is in the best interest of the County to adopt the *Monmouth County Farmland Preservation Plan* as an element of *The Monmouth County Growth Management Guide*; and

WHEREAS, this document, finalized in April 2008, replaces the previous farmland plan entitled *The Monmouth County Farmland Preservation Plan: The Comprehensive Plan* that was adopted in September of 2000.

NOW, THEREFORE BE IT RESOLVED, that the Monmouth County Planning Board, in accordance with NJSA 40:27-4 et seq., hereby adopts the *Monmouth County Farmland Preservation Plan* dated April 2008 as an element of *The Monmouth County Growth Management Guide*.

THEREFORE, BE IT FURTHER RESOLVED that an attested copy of the *Monmouth County Farmland Preservation Plan* be sent to the Monmouth County Board of Chosen Freeholders, The Monmouth County Board of Recreation Commissioners, the governing body of each municipality in the county, and to the New Jersey State Agriculture Development Committee.

Seconded by Freeholder Director Burry and passed upon the following vote:

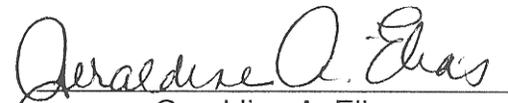
In the affirmative: Joseph Rettagliata, Paul Kiernan, Jr., Vincent Domidion II, Joseph Ettore, Freeholder Director Burry, Freeholder D'Amico, Rick DeNoia, Jr. and John Deus.

In the negative: None

Abstain: None

Absent: Sam Alfano and Mollie Giamanco.

I do hereby certify that the foregoing
is a true copy of a resolution adopted
by the Monmouth County Planning Board
at a meeting on May 19, 2008


Geraldine A. Elias
SECRETARY TO THE BOARD



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