

Farmland Preservation Programs Available Through MCADB

Eight-year Program

Farmland owners agree to voluntarily restrict nonagricultural development for a period of eight years in exchange for certain benefits. There are two types of eight-year programs, municipally approved programs, which require a formal agreement with the municipality, and non-municipally approved programs, which require an agreement between the landowner and the CADB. In order to be eligible, a property must qualify for farmland assessment and be located within an Agricultural Development Area (ADA).

County Planning Incentive Grant (PIG) Program

This is a new program that requires the County to submit a comprehensive Farmland Preservation Plan in accordance with specific guidelines established through the State Agriculture Development Committee. The goal of this program is to preserve prime agricultural land by purchasing development rights on individual farms. The State, county and municipality share the costs of the purchase. This is a highly competitive program. In Monmouth County, parcel size, soil quality and development potential are evaluated, and must score above a certain threshold for properties to be considered further. In addition to the above eligibility criteria, farms must be identified as a “target farm” in the Farmland Preservation Plan. Eligible farms not currently identified as a target farm can be added to the list on an annual basis.

Farmland Preservation Programs Available Through SADC

Direct Easement Purchase Program

A property owner must apply directly to the State Agriculture Development Committee (SADC) to be considered for this program. Eligible farms must meet a minimum score based on size, proximity to other preserved farms and soil quality among other criteria.

For more information call 609-984-2504 or go to www.state.nj.us/agriculture/sadc/sadc.htm

Fee Simple Purchase Program

The State buys a farm outright, retires the land’s development rights, then auctions the property to the highest bidder. The property continues to be farmed.

For more information call 609-984-2504 or go to www.state.nj.us/agriculture/sadc/sadc.htm

Farmland Preservation Programs Available Through a Municipality

Municipal Planning Incentive Grant (PIG) Program

This program provides State grants to municipalities for the purchase of agricultural easements to permanently protect large blocks of reasonably contiguous farmland in identified project areas. The local municipality and county cover the remainder of the acquisition costs. Seven Monmouth County municipalities have been approved to receive farmland Planning Incentive Grants for the upcoming year: Colts Neck, Holmdel, Howell, Manalapan, Marlboro, Millstone and Upper Freehold.

For more information, contact your municipality.