

5.0 Farmland Preservation

11.16.15 DRAFT Recommendation Summaries

RECOMMENDATION 5.1: Maintain and update, as needed, the *Monmouth County Farmland Preservation Plan* as an adopted Element of the *Monmouth County Master Plan*.

Purpose: Guide Monmouth County's efforts in preserving farmland and maintaining a viable agricultural industry in compliance with the State's regulations regarding county comprehensive farmland preservation plans (N.J.A.C. 2:76-17 and N.J.S.A. 4:1C-43.1).

Primary Master Plan Goals, Principles, & Objectives:

1.1 Comprehensive Planning: The *Monmouth County Farmland Preservation Plan* details the county's agricultural preservation efforts to date, targets remaining farms for preservation, and lays the groundwork for efforts to retain and enhance the local agricultural economy.

- A. As part of the *Monmouth County Master Plan*, create specialized documents and provide services that focus understanding on areas, issues, and ideas of interest and concern to help guide decision makers in shaping public policy.
- B. Provide value to the county by advising on long-term investment decisions, assisting in prioritizing operations, and coordinating interdepartmental activities.
- C. Provide value to residents, businesses, municipalities, and other stakeholder partners by offering information, support for planning activities, and opportunities to share planning related services.
- E. Serve as a regional planning facilitator.

1.2 Coordination: Implementing and updating the plan requires continued coordination among other county departments, outside agencies, and government entities.

- A. Facilitate a continuous dialogue between the county, municipalities, and other stakeholders during the development of municipal and county master plans.
- B. Coordinate Division of Planning initiatives with other county departments and agencies.
- C. Provide Division of Planning support and technical assistance to other county departments and agencies that promote the goals of the *Monmouth County Master Plan* and the *Monmouth County Strategic Plan*.
- D. Coordinate county planning activities and plans with those of other counties as well as regional and state entities.
- E. Encourage inter-municipal coordination and cooperation in the review of plans, ordinances, programs, and projects that potentially have "greater than local" impacts to minimize adverse regional and local impacts while respecting home rule.
- F. Monitor state and federal plans, legislation, and proposed rules and regulations that could impact Monmouth County and the Goals, Principles, and Objectives of the *Monmouth County Master Plan*.
- G. Promote the sharing of information and data with planning partners.
- I. Coordinate with municipalities on regional planning initiatives.

1.3 Planning Approach: Farmland Preservation planning work relies heavily on GIS to analyze specific sites and visualize land use patterns while other technologies help with outreach, awareness, and communication.

- A. Continue to emphasize the use of GIS for analysis and the visualization of data for planning studies.
- B. Use evolving technologies as tools for planning and the dissemination of information.
- C. Continue to develop partnerships with community stakeholders by offering planning knowledge and assisting in project implementation.
- D. Encourage citizen participation in planning exercises and studies through new approaches, such as social media and webinars, to reach a broader audience.

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2.1 Environmental Resources: Assembling contiguous tracts of farmland not only has advantages for the agricultural industry but also environmental benefits.

- C. Protect habitat and ecological diversity by encouraging the preservation of large, contiguous tracts of land.

2.2 Farmland Preservation: One of the main purposes of the *Monmouth County Farmland Preservation Plan* is to guide farmland preservation projects and decisions.

- A. Continue to support and encourage the strategic purchase of development rights on farmland for the purpose of maintaining working farms and agricultural lands using objective criteria to set priorities.
- B. Support the identification of new and the continuation of reliable dedicated sources for farmland preservation funding.
- C. Encourage and promote the use of generally accepted agriculture management practices (AMPs) that have been adopted by the SADC and generally accepted agricultural management practices that foster good stewardship of farming operations while protecting natural resources.
- D. Promote sound zoning and land use techniques that guide development and redevelopment into more compact locations while continuing to preserve viable farmland.
- E. Encourage the expansion of viable agricultural uses on preserved farmland to assure long-term agribusiness sustainability.

2.4 Investments in Preservation Areas and Locations: The *Monmouth County Farmland Preservation Plan* strives for consistency with other planning initiatives to steer growth and preservation to appropriate areas.

- A. Focus most public land acquisition and farmland preservation efforts in county recognized “preservation areas.”
- B. Promote land use techniques such as noncontiguous clustering and lot-size averaging that support the retention of farmland and open space in rural communities.
- C. Support joint agricultural and recreational preservation efforts that provide for the complementary use of preserved properties, where feasible.
- E. Provide for necessary infrastructure improvements and support services resulting from the adverse impacts of regional development affecting preservation areas within the context of buffering and protecting our agricultural, cultural, and historic resources.
- F. Support policies and investments in preservation areas that provide for safe, healthy, sustainable, and resilient communities.

3.1 Vibrant and Sustainable Communities: Farmland preservation and the advancement of agricultural business helps support vibrant and sustainable communities.

- B. Facilitate community dialogue and engagement in the planning process.
- N. Support the sustainability of rural communities through farmland preservation and the advancement of viable local agricultural industries.

3.2 Preservation of Community Character: Farmland preservation and related planning initiatives help retain historic and rural resources that help define communities.

- A. Support retention, preservation, restoration, and improvement of our cultural, historic, and scenic resources that define a community’s distinct character.
- E. In rural areas, retain the existing community character through the use of design standards, land use strategies, design, landscaping, and land preservation.

3.3 Housing: The *Monmouth County Farmland Preservation Plan* encourages safe and reasonably priced housing for the agricultural labor force.

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- C. Promote energy efficient construction and housing systems that reduce long-term costs and maintenance as well as design, technologies, and construction methods that have a lower impact on natural systems.
- D. Encourage public and private rehabilitation and reuse of substandard and vacant housing units in addition to the adaptive reuse of substandard, underutilized, or abandoned structures.

3.4 Economic Development and Redevelopment: The *Monmouth County Farmland Preservation Plan* contains detailed chapters on agricultural retention and economic development touching on issues such as marketing and public relation support, direct sales, distribution, agri-tourism, the Right to Farm Act, agricultural education and promotion, and industry-specific challenges.

- A. Support ongoing county economic development initiatives and provide technical assistance when needed.
- B. Encourage development of a high quality, diversified tax base to provide superior economic resiliency when confronted with unanticipated changes in the overall economy.
- C. Help foster key partnerships between the county, businesses, faith-based organizations, non-profits, educational institutions, community organizations, chambers of commerce, utility providers, and state and local governments.
- D. Promote sustainable coastal, rural, cultural, and historical-based tourism.

3.5 Agricultural Development: The *Monmouth County Farmland Preservation Plan* contains detailed chapters on agricultural retention and economic development touching on issues such as marketing and public relation support, direct sales, distribution, agri-tourism, the Right to Farm Act, agricultural education and promotion, and industry-specific challenges.

- A. Foster and develop plans, programs, and practices that reinforce local agriculture as a sustainable industry.
- B. Support the expansion of agribusiness opportunities in response to changes in the larger regional marketplace.
- C. Continue to promote and support agricultural retention and preservation efforts.
- D. Foster the advancement of the Right to Farm Act objectives through encouragement of local land use ordinances that support commercial farms and facilitate integration of surrounding land uses, recognizing both the historic nature and continued importance of our local farms and the agricultural industry.
- E. Raise public awareness of the economic, environmental, social, and cultural value of protecting our agricultural resources.

Strongest Association to Master Plan Elements:

- *Farmland Preservation*
- *Agriculture & Economic Development*
- *Open Space*
- *Natural Resources*
- *Community Sustainability*
- *Healthy Communities*

Monmouth County Departments and Organizations:

Division of Planning	Prepare the <i>Monmouth County Farmland Preservation Plan</i> and annual updates; assist municipalities with the preparation of their farmland preservation plans to ensure coordination with the <i>Monmouth County Master Plan</i> .
Planning Board	Adopt the <i>Monmouth County Farmland Preservation Plan</i> as an Element of the <i>Monmouth County Master Plan</i> .
Park System (MCPS)	Confer on annual submission of Open Space addendum to the <i>Monmouth County Farmland Preservation Plan</i> ; partner on projects of mutual interest, particularly along

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	identified greenways; meet regularly to discuss joint acquisition projects.
Agriculture Development Board (MCADB)	Provide input and feedback.
Economic Development	Provide support and guidance for implementation of Chapter VI of the <i>Monmouth County Farmland Preservation Plan</i> and related initiatives.

Other Project Stakeholder Involvement:

State Agriculture Development Committee (SADC)	Through its regulations, establish content of county comprehensive farmland preservation plans and schedule for updates; provide data and resources.
Municipalities	Provide feedback; coordinate municipal farmland preservation plans with the <i>Monmouth County Master Plan</i> .
Farmland Owners	Provide input into the <i>Monmouth County Farmland Preservation Plan</i> and annual updates.
Non-profits	Provide input into the <i>Monmouth County Farmland Preservation Plan</i> and annual updates.
Agricultural Agencies	Provide insight into past, current, and future agricultural trends and practices; administer programs detailed in Chapter VII of the <i>Monmouth County Farmland Preservation Plan</i> .

Implementation Strategy:

- Prepare annual plan updates per state regulations, circulating drafts to preservation partners each September.
- Revise target farms list and project areas as needed.
- Update GIS layers as they relate to the *Monmouth County Farmland Preservation Plan*.
- Have all stakeholders use the Plan as a guide and resource for relevant projects and planning initiatives.
- Provide information and findings from Plan updates for use in the proposed *Monmouth County Agricultural Sustainability Plan* (see Chapter 9.0).

Resources:

- *Monmouth County Farmland Preservation Plan*, 2008: <http://www.co.monmouth.nj.us/Documents/24/2008%20Farmland%20Preservation%20Plan.pdf>
- State Agriculture Development Committee: <http://www.nj.gov/agriculture/sadc>
- Rutgers New Jersey Agriculture Experiment Station: <http://njaes.rutgers.edu/County/quickinfo.asp?Monmouth>
- USDA Natural Resources Conservation Service (NRCS), Freehold Office: <http://www.nrcs.usda.gov/wps/portal/nrcs/main/nj/contact/#Freehold>
- National Agriculture Statistics Service: <http://www.nass.usda.gov>
- American Farmland Trust: www.farmland.org
- USDA: www.usda.gov

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RECOMMENDATION 5.2: Manage and coordinate the purchase of agricultural easements, as guided by the *Monmouth County Farmland Preservation Plan*.

Purpose: Coordinate the purchase of agriculture development easements in accordance with the eligibility requirements outlined in the *Monmouth County Farmland Preservation Plan* to ensure that an adequate land base is available for current and future agricultural operations.

Primary Master Plan Goals, Principles, & Objectives:

1.1 Comprehensive Planning: The county has already invested in more than 14,000 acres of farmland and continues to secure the agricultural land base.

- B. Provide value to the county by advising on long-term investment decisions, assisting in prioritizing operations, and coordinating interdepartmental activities.
- E. Serve as a regional planning facilitator.

1.2 Coordination: The acquisition of agricultural easements involves coordination with numerous internal departments and outside partners.

- B. Coordinate Division of Planning initiatives with other county departments and agencies.
- C. Provide Division of Planning support and technical assistance to other county departments and agencies that promote the goals of the *Monmouth County Master Plan* and the *Monmouth County Strategic Plan*.
- D. Coordinate county planning activities and plans with those of other counties as well as regional and state entities.
- I. Coordinate with municipalities on regional planning initiatives.

1.3 Planning Approach: GIS and other technologies are used to prepare project applications and analyze farmland preservation candidates.

- A. Continue to emphasize the use of GIS for analysis and the visualization of data for planning studies.

2.2 Farmland Preservation: Monmouth County has already preserved more than 200 farms and continues to purchase agricultural easements.

- A. Continue to support and encourage the strategic purchase of development rights on farmland for the purpose of maintaining working farms and agricultural lands using objective criteria to set priorities.
- B. Support the identification of new and the continuation of reliable dedicated sources for farmland preservation funding.

2.3 Arts, Culture, and Historic Community Identity: Preserving farmland strengthens ties to our agrarian past and historic resources.

- A. Encourage and support local efforts to identify, preserve, and restore significant historic sites, buildings, structures, and cultural institutions.
- F. Support the preservation, protection, enhancement, and appreciation of places of community expression of diversity, customs, and traditions.

2.4 Investments in Preservation Areas and Locations: Preservation efforts are concentrated in areas that are not being targeted for redevelopment and new development.

- A. Focus most public land acquisition and farmland preservation efforts in county recognized “preservation areas.”
- B. Promote land use techniques such as noncontiguous clustering and lot-size averaging that support the retention of farmland and open space in rural communities.
- C. Support joint agricultural and recreational preservation efforts that provide for the complementary use of preserved properties, where feasible.

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- E. Provide for necessary infrastructure improvements and support services resulting from the adverse impacts of regional development affecting preservation areas within the context of buffering and protecting our agricultural, cultural, and historic resources.
- F. Support policies and investments in preservation areas that provide for safe, healthy, sustainable, and resilient communities.

3.1 Vibrant and Sustainable Communities: Farmland preservation helps support vibrant and sustainable communities.

- N. Support the sustainability of rural communities through farmland preservation and the advancement of viable local agricultural industries.

3.2 Preservation of Community Character: Farmland preservation helps retain historic and rural resources that help define communities.

- A. Support retention, preservation, restoration, and improvement of our cultural, historic, and scenic resources that define a community's distinct character.
- E. In rural areas, retain the existing community character through the use of design standards, land use strategies, design, landscaping, and land preservation.

3.4 Economic Development and Redevelopment: Farmland preservation provides a land base to support a local agricultural economy.

- B. Encourage development of a high quality, diversified tax base to provide superior economic resiliency when confronted with unanticipated changes in the overall economy.
- C. Help foster key partnerships between the county, businesses, faith-based organizations, non-profits, educational institutions, community organizations, chambers of commerce, utility providers, and state and local governments.

3.5 Agricultural Development: Preserving farms in perpetuity retains Monmouth County's ability to keep an agricultural element to diversifying the economy.

- A. Foster and develop plans, programs, and practices that reinforce local agriculture as a sustainable industry.
- C. Continue to promote and support agricultural retention and preservation efforts.

3.6 Recovery and Community Resiliency: Farmland preservation assists in local resiliency by keeping an available food supply close.

- F. Promote and support actions and efforts that increase natural resiliency.

Strongest Association to Master Plan Elements:

- *Farmland Preservation*
- *Healthy Communities*
- *Open Space*
- *Agriculture & Economic Development*
- *Community Sustainability*

Monmouth County Departments and Organizations:

Division of Planning	Manage easement acquisition projects from inquiry stage to application to post-closing; conduct outreach to local farmers and municipalities.
Agriculture Development Board (MCADB)	Approve acquisition projects.
Finance	Administer funding; oversee accounts payable and receivable.
Board of Chosen	Adopt resolutions approving projects; sign grant agreements.

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Freeholders	
Engineering & Public Works	Review surveys; conduct surveys as schedule allows; provide feedback on necessary right-of-way and bridge accommodations.
Park System (MCPS)	Partner on joint acquisition projects.
Purchasing	Coordinate and process RFPs, requisitions, payment vouchers, and contracts with vendors.
County Counsel	Provide legal counsel.

Other Project Stakeholder Involvement:

SADC	Provide grants and funding for projects; process applications; co-sign deeds of easement; approve projects.
Municipalities	Provide funds for projects; apply for grants; conduct outreach to potential applicants.
Non-profits	Apply for preservation funds through the <i>Grants to Non-profits</i> program; partner on easement acquisition projects.
USDA-NRCS	Provide funds for eligible projects; co-sign certain deeds of easement.
US Department of Defense	Potential partner on easement acquisition projects.
Landowners	Apply to programs; preserve farms.
Vendors	Appraisers, surveyors, title companies, and other vendors provide real estate services.

Implementation Strategy:

- Continue to work with partners to process applications and coordinate real estate transactions.
- Continue to work with partners to conduct outreach to targeted farm owners.
- Seek alternate funding strategies, techniques, and new partnerships.

Resources:

- State Agriculture Development Committee: <http://www.nj.gov/agriculture/sadc>
- USDA Agricultural Conservation Easement Program: <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/programs/easements/acep/?cid=stelprdb1242695>
- Monmouth County Park System (MCPS): <http://www.monmouthcountyparks.com>
- US Department of Defense REPI Program: <http://www.repi.mil>
- Monmouth Conservation Foundation: www.monmouthconservation.org

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RECOMMENDATION 5.3: Continue to provide professional and technical assistance to the Monmouth County Agriculture Development Board (MCADB), municipal partners, and other agricultural community stakeholders.

Purpose: The Division of Planning provides technical and administrative support to the MCADB. The MCADB is mandated to promote and coordinate agricultural preservation activities in the county. Therefore, the Division of Planning provides assistance to all interested municipal partners, non-profit organizations, and any other community groups, as requested in furtherance of MCADB's mission.

Primary Master Plan Goals, Principles, & Objectives:

1.1 Comprehensive Planning: Through the *Monmouth County Farmland Preservation Plan* and in cooperation with municipally-approved Planning Incentive Grant Program plans, targeted lands and program goals are identified and executed through the various State Agriculture Development Committee (SADC) funding programs.

- A. As part of the *Monmouth County Master Plan*, create specialized documents and provide services that focus understanding on areas, issues, and ideas of interest and concern to help guide decision makers in shaping public policy.
- B. Provide value to the county by advising on long-term investment decisions, assisting in prioritizing operations, and coordinating interdepartmental activities.
- C. Provide value to residents, businesses, municipalities, and other stakeholder partners by offering information, support for planning activities, and opportunities to share planning related services.
- E. Serve as a regional planning facilitator.

1.2 Coordination: Continue to effectively coordinate with stakeholders to efficiently provide professional and technical assistance.

- A. Facilitate a continuous dialogue between the county, municipalities, and other stakeholders during the development of municipal and county master plans.
- B. Coordinate Division of Planning initiatives with other county departments and agencies.
- D. Coordinate county planning activities and plans with those of other counties as well as regional and state entities.
- F. Monitor state and federal plans, legislation, and proposed rules and regulations that could impact Monmouth County and the Goals, Principles, and Objectives of the *Monmouth County Master Plan*.
- G. Promote the sharing of information and data with planning partners
- I. Coordinate with municipalities on regional planning initiatives.
- J. Provide support and coordination for the committees and councils under the purview of the Monmouth County Planning Board and the Monmouth County Board of Chosen Freeholders.

1.3 Planning Approach: As needed and practically possible, share information and solicit program feedback using GIS mapping. Strive to utilize newer technologies to more effectively provide technical assistance to stakeholders.

- A. Continue to emphasize the use of GIS for analysis and the visualization of data for planning studies.

2.1 Environmental Resources: Farmland retention can have numerous environmental benefits such as water quality protection (natural filtration), aquifer recharge, storm water detention, as well as provide habitat for certain wildlife species.

- A. Encourage county and municipal actions to identify, promote, and protect natural resources and significant natural features, unique areas, critical habitats, and the potential or known habitats of resident and migratory populations of rare, endangered, and threatened species, particularly those that have municipal, county, or statewide significance.
- F. Ensure high water quality through the implementation of Best Management Practices (BMPs).

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2.2 Farmland Preservation: The Farmland Preservation Program has been successful in part due to the strong stakeholder partnerships it has developed over the life of the program. These partnerships are based upon staff providing technical and professional support to program partners and community stakeholders.

- A. Continue to support and encourage the strategic purchase of development rights on farmland for the purpose of maintaining working farms and agricultural lands using objective criteria to set priorities.
- B. Support the identification of new and the continuation of reliable dedicated sources for farmland preservation funding.
- C. Encourage and promote the use of generally accepted agriculture management practices (AMPs) that have been adopted by the SADC and generally accepted agricultural management practices that foster good stewardship of farming operations while protecting natural resources.
- D. Promote sound zoning and land use techniques that guide development and redevelopment into more compact locations while continuing to preserve viable farmland.

2.3 Arts, Culture, and Historic Community Identity: Targeted farmlands often have other areas of cultural or historical value on the same site. For example, a historic home, barn, or community event may also be located on the farm. This provides an excellent opportunity to expand upon existing stakeholder partner relationships and work towards the preservation of both farmlands and other historical/cultural community assets.

- A. Encourage and support local efforts to identify, preserve, and restore significant historic sites, buildings, structures, and cultural institutions.

2.4 Investment in Preservation Areas and Locations: The basis of the technical assistance provided to the MCADB and other stakeholders is to execute the aligned farmland preservation strategies as outlined in county and municipal farmland preservation plans.

- A. Focus most public land acquisition and farmland preservation efforts in county recognized “preservation areas.”
- B. Promote land use techniques such as noncontiguous clustering and lot-size averaging that support the retention of farmland and open space in rural communities.
- E. Provide for necessary infrastructure improvements and support services resulting from the adverse impacts of regional development affecting preservation areas within the context of buffering and protecting our agricultural, cultural, and historic resources.

3.1 Vibrant and Sustainable Communities: Farms contribute to healthy natural environments (see Recommendation 2.1), provide locally grown fresh and healthy produce, contribute to the local, regional, and state economy, and provide respite from built environs through scenic and bucolic landscapes.

- A. Promote policies that foster healthy, sustainable, and resilient communities.
- B. Facilitate community dialogue and engagement in the planning process.
- N. Support the sustainability of rural communities through farmland preservation and the advancement of viable local agricultural industries.

3.2 Preservation of Community Character: Keeping farms viable results in the retention of our county’s rural landscapes and provides for the continuation of our agricultural legacy.

- E. In rural areas, retain the existing community character through the use of design standards, land use strategies, design, landscaping, and land preservation.

3.3 Housing: Lands entered into the Farmland Preservation Program maintain limited residential housing opportunities to ensure a farmer or landowner can continue to live on the property. This ensures rural housing opportunities are maintained in agricultural areas. Additionally, there is a need for agricultural labor housing in rural areas to ensure that wage workers can live in proximity to agricultural employers.

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- A. Encourage municipalities to monitor the evolving housing market and consider the desirability of changing zoning to accommodate shifts in market demand.

3.4 Economic Development and Redevelopment: Farms are also small businesses that provide jobs. The preservation of the agriculture industry ensures that these jobs remain available.

- A. Support ongoing county economic development initiatives and provide technical assistance when needed.
- D. Promote sustainable coastal, rural, cultural, and historical-based tourism.
- E. Encourage public investments that enhance local and regional competitiveness in the marketplace.

3.5 Agricultural Development: The remaining farms in the county, particularly those that are preserved, need public policies in place that will help them remain viable.

- A. Foster and develop plans, programs, and practices that reinforce local agriculture as a sustainable industry.
- B. Support the expansion of agribusiness opportunities in response to changes in the larger regional marketplace.
- C. Continue to promote and support agricultural retention and preservation efforts.
- D. Foster the advancement of the Right to Farm Act objectives through encouragement of local land use ordinances that support commercial farms and facilitate integration of surrounding land uses, recognizing both the historic nature and continued importance of our local farms and the agricultural industry.
- E. Raise public awareness of the economic, environmental, social, and cultural value of protecting our agricultural resources.

3.6 Recovery and Community Resiliency: The preservation of farmlands helps maintain previous natural landscapes that can better recover from natural disasters. When stakeholders have clear hazard mitigation planning, farmland preservation efforts can better coordinate to align the goals of both planning efforts.

- A. Participate with our stakeholders in developing long-term recovery, mitigation, and resiliency plans to better protect communities, people, businesses, infrastructure, services, and resources against the effects of natural and man-made disasters.
- D. Assist municipalities to incorporate resiliency planning into their local master plans, ordinances, and practices.
- F. Promote and support actions and efforts that increase natural resiliency.

3.7 Investment in Growth Areas and Growth-Impacted Locations: Effective collaboration and communication with the State, county, and local stakeholders is necessary to protect targeted farmland in appropriate locations.

- H. Support investments in the preservation of cultural, historic, and scenic resources located in growth areas and locations.
- I. Support policies and investments in growth areas and locations that promote safe, healthy, sustainable, and resilient communities.

Strongest Association to Master Plan Elements:

- *Farmland Preservation*
- *Natural Resources*
- *Healthy Communities*
- *Agriculture & Economic Development*
- *Community Sustainability*

Monmouth County Departments and Organizations:

Division of Planning	Provide technical assistance to other Division of Planning staff as it relates to farmland interests; prepare documents and resources for the benefit of the decisions and topics
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	before Agriculture Development Board's (MCADB) review.
MCADB	Review and provide input on various policies, programs, and legislation that could impact farming in Monmouth County.

Other Project Stakeholder Involvement:

Rutgers Cooperative Extension Agency	Serve as an advisor to MCADB for technical support and industry standards in a range of agricultural areas.
Municipalities	Provide feedback on potential projects and coordinate regarding agricultural disputes through the Right to Farm Act or mediation.
Farmland Owners	Contact staff regarding interest in preservation, right-to-farm matters, agricultural mediation, and other agricultural related matters.
Non-profits	Coordinate with the Division of Planning on projects of shared interest.

Implementation Strategy:

- Continue to support the mission of the MCADB by providing administrative and technical support to the board.
- Continue to provide technical assistance to participating Municipal Planning Incentive Grant Program municipalities on plan development, annual plan updates, and plan implementation.
- Continue to provide technical assistance to non-profit organizations interested in preserving farmland.

Resources:

- State Agriculture Development Committee (SADC): <http://www.nj.gov/agriculture/sadc/index.shtml>
- Rutgers NJAES: <http://njaes.rutgers.edu/extension>
- Land Trust Alliance: <http://www.landtrustalliance.org/>
- Monmouth Conservation Foundation: <http://www.monmouthconservation.org>

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RECOMMENDATION 5.4: Continue annual monitoring of preserved farms to ensure deed compliance and respond to post-closing requests.

Purpose: The deed of easement obligates the easement holder to conduct an annual site visit to verify compliance with the terms of the deed of easement. The deed of easement also requires the county and the State to approve certain changes to the structures and use of the land within the easement area. Therefore, the Division of Planning handles post-closing requests to approve particular changes within a farm's restricted areas and works to resolve deed violations.

Primary Master Plan Goals, Principles, & Objectives:

1.2 Coordination: Easement monitoring and stewardship frequently requires coordination with the State Agriculture Development Committee (SADC) and other government agencies and departments to ensure deed compliance and connect farmers to technical experts.

- B. Coordinate Division of Planning initiatives with other county departments and agencies.
- F. Monitor state and federal plans, legislation, and proposed rules and regulations that could impact Monmouth County and the Goals, Principles, and Objectives of the *Monmouth County Master Plan*.

2.1 Environmental Resources: Soil and water conservation are key components of easement compliance and stewardship, benefiting overall environmental health.

- B. Protect, conserve, and enhance the county's significant, diverse, natural, and scenic resources utilizing sound ecological protection and restoration measures.
- E. Encourage the protection and conservation of all water sources, including the reuse of water, through responsible water resource management planning.
- F. Ensure high water quality through the implementation of Best Management Practices (BMPs).
- H. Promote public awareness of environmental issues through outreach and educational opportunities including the relationship between the protection and enhancement of natural resources and economic value to the community.

2.2 Farmland Preservation: The Division of Planning refers farmers to technical experts and resources that provide education on BMPs and generally accepted agricultural management practices and guidance on farming operations and uses.

- C. Encourage and promote the use of generally accepted agriculture management practices (AMPs) that have been adopted by the SADC and generally accepted agricultural management practices that foster good stewardship of farming operations while protecting natural resources.
- E. Encourage the expansion of viable agricultural uses on preserved farmland to assure long-term agribusiness sustainability.

3.1 Vibrant and Sustainable Communities: Post-closing requests may center on housing replacements, agricultural labor housing, and green energy facilities.

- B. Facilitate community dialogue and engagement in the planning process.
- D. Encourage a range of housing options including types, sizes, styles, and accommodations to meet the needs associated with various lifestyles, life-stages, abilities, and occupations of residents while supporting economic sustainability within the region.
- K. Encourage the use of green technology and design to reduce the impact of property improvements on natural systems.

3.2 Preservation of Community Character: Deed compliance and post-closing requests most often intend to protect and strengthen the community's agricultural character.

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- A. Support retention, preservation, restoration, and improvement of our cultural, historic, and scenic resources that define a community's distinct character.
- E. In rural areas, retain the existing community character through the use of design standards, land use strategies, design, landscaping, and land preservation.

3.3 Housing: Post-closing requests may include housing replacements and agricultural labor housing requests.

- C. Promote energy efficient construction and housing systems that reduce long-term costs and maintenance as well as design, technologies, and construction methods that have a lower impact on natural systems.
- D. Encourage public and private rehabilitation and reuse of substandard and vacant housing units in addition to the adaptive reuse of substandard, underutilized, or abandoned structures.

3.4 Economic Development and Redevelopment: Post-closing actions may center on approval of energy generation facilities on farms and agricultural labor housing.

- G. Promote the use of environmental BMPs for utilities and infrastructure during redevelopment that contribute to healthier communities, support improved efficiency, and result in long-term cost reductions.
- I. Encourage a variety of new and rehabilitated housing options to meet the needs of an evolving workforce in support of greater regional economic growth.

3.5 Agricultural Development: Landowners, preserved farmers, and potential buyers frequently seek assistance when expanding and shifting the focus of their farming operations.

- A. Foster and develop plans, programs, and practices that reinforce local agriculture as a sustainable industry.
- B. Support the expansion of agribusiness opportunities in response to changes in the larger regional marketplace.
- C. Continue to promote and support agricultural retention and preservation efforts.

Strongest Association to Master Plan Elements:

- *Farmland Preservation*
- *Natural Resources*
- *Community Sustainability*
- *Healthy Communities*

Monmouth County Departments and Organizations:

Division of Planning	Staff to monitor easements; meet with landowners and farmers; process post-closing requests; address easement violations; conduct outreach.
Agriculture Development Board	Vote on post-closing requests; advise on easement violations and deed interpretations.

Other Project Stakeholder Involvement:

SADC	As co-holders of easements, vote on post-closing requests; review monitoring paperwork; promulgate rules related to new legislation.
Landowners and Farmers	Comply with deeds of easement; ask questions; submit paperwork and applications as necessary.
Department of Agriculture	Responsible for animal waste management rules; provide resources for farmers.
Rutgers NJAES	Offer extension services and soil testing; process water withdrawal paperwork.
USDA-NRCS	Co-holders of a number of our deeds of easements; prepare soil and water conservation plans; advise farmers on soil and water protection methods; connect farmers to grant programs.
NJ Farm Bureau	Serve as a resource for farmers and landowners.

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Implementation Strategy:

- Conduct annual visits to preserved farms to ensure compliance with the terms of the “Deed of Easement.”
- Submit monitoring reports to SADC and interested parties.
- MCADB and SADC with assistance of staff and counsel resolve deed violations and process post-closing requests
- Keep landowners apprised of latest regulations and information.
- Process post-closing requests including house replacements, agricultural labor housing, divisions of premises, energy generation facilities, etc. as prescribed by the deeds of easement.
- Connect farmers and landowners to resources so they can better steward their lands and manage their operations.

Resources:

- State Agriculture Development Committee (SADC): <http://www.nj.gov/agriculture/sadc>
- NJ Department of Agriculture: <http://www.nj.gov/agriculture>
- Rutgers NJ Agricultural Experiment Station: <http://njaes.rutgers.edu/County/quickinfo.asp?Monmouth>
- USDA-NRCS Freehold Office: <http://www.nrcs.usda.gov/wps/portal/nrcs/main/nj/contact/#Freehold>
- NJ Farm Bureau: www.njfb.org

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RECOMMENDATION 5.5: Continue to hear right-to-farm complaints, review requests for Site Specific Agriculture Management Practice (SSAMP) recommendations, and provide program resources to support the Right to Farm Act.

Purpose: The Right to Farm Act (N.J.A.C. 4:1C-10.4) mandates that county agriculture development boards hear requests relative to compliance with generally accepted practices on commercial farms, prepare SSAMP recommendations, and resolve right-to-farm complaints. Protection under the Right to Farm Act also helps to promote the use of Best Management Practices (BMPs) and generally accepted agricultural management practices in farming and land stewardship.

Primary Master Plan Goals, Principles, & Objectives:

1.1 Comprehensive Planning: The intent of the Right to Farm Act is to help agriculture exist in areas with conflicting or different land uses within a close proximity. Through comprehensive planning efforts, potential right-to-farm conflicts can be diminished with effective regional planning strategies.

- B. Provide value to the county by advising on long-term investment decisions, assisting in prioritizing operations, and coordinating interdepartmental activities.
- C. Provide value to residents, businesses, municipalities, and other stakeholder partners by offering information, support for planning activities, and opportunities to share planning related services.

1.2 Coordination: The success of the Right to Farm Program is dependent upon effective coordination between stakeholders. Coordination between the farmer, neighboring landowners, the municipality, county, and State is crucial in the Monmouth County Agricultural Development Board's (MCADB) ability to effectively resolve complex right-to-farm matters.

- A. Facilitate a continuous dialogue between the county, municipalities, and other stakeholders during the development of municipal and county master plans.
- B. Coordinate Division of Planning initiatives with other county departments and agencies.
- D. Coordinate county planning activities and plans with those of other counties as well as regional and state entities.
- E. Encourage inter-municipal coordination and cooperation in the review of plans, ordinances, programs, and projects that potentially have "greater than local" impacts to minimize adverse regional and local impacts while respecting home rule.
- F. Monitor state and federal plans, legislation, and proposed rules and regulations that could impact Monmouth County and the Goals, Principles, and Objectives of the *Monmouth County Master Plan*.
- G. Promote the sharing of information and data with planning partners.
- I. Coordinate with municipalities on regional planning initiatives.
- J. Provide support and coordination for the committees and councils under the purview of the Monmouth County Planning Board and the Monmouth County Board of Chosen Freeholders.

1.3 Planning Approach: Strive to utilize newer technologies to more effectively provide technical assistance to stakeholders.

- A. Continue to emphasize the use of GIS for analysis and the visualization of data for planning studies.
- B. Use evolving technologies as tools for planning and the dissemination of information.

2.1 Environmental Resources: Ensuring that farms can continue to operate in an increasingly urbanized county is essential to the retention of farmland. The preservation of farmland can have numerous environmental benefits such as water quality protection (natural filtration), aquifer recharge, floodwater detention, as well as providing habitat for certain wildlife species. Similarly, the use of BMPs and generally accepted agricultural management practices is promoted through the Right to Farm Program.

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- A. Encourage county and municipal actions to identify, promote, and protect natural resources and significant natural features, unique areas, critical habitats, and the potential or known habitats of resident and migratory populations of rare, endangered, and threatened species, particularly those that have municipal, county, or statewide significance.
- F. Ensure high water quality through the implementation of Best Management Practices (BMPs).

2.2 Farmland Preservation: The Right to Farm and Farmland Preservation Programs work hand in hand to ensure that farmland and farm businesses are available to future generations.

- A. Continue to support and encourage the strategic purchase of development rights on farmland for the purpose of maintaining working farms and agricultural lands using objective criteria to set priorities.
- B. Support the identification of new and the continuation of reliable dedicated sources for farmland preservation funding.
- C. Encourage and promote the use of generally accepted agriculture management practices (AMPs) that have been adopted by the SADC and generally accepted agricultural management practices that foster good stewardship of farming operations while protecting natural resources.
- D. Promote sound zoning and land use techniques that guide development and redevelopment into more compact locations while continuing to preserve viable farmland.
- E. Encourage the expansion of viable agricultural uses on preserved farmland to assure long-term agribusiness sustainability.

2.4 Investment in Preservation Areas and Locations: Regional planning techniques that strive to create dense areas of rural farmland with buffers to the impacts of development help to prevent right-to-farm conflicts.

- A. Focus most public land acquisition and farmland preservation efforts in county recognized “preservation areas.”
- B. Promote land use techniques such as noncontiguous clustering and lot-size averaging that support the retention of farmland and open space in rural communities.
- E. Provide for necessary infrastructure improvements and support services resulting from the adverse impacts of regional development affecting preservation areas within the context of buffering and protecting our agricultural, cultural, and historic resources.

3.1 Vibrant and Sustainable Communities: Farms contribute to healthy natural environments (see Master Plan Recommendation 2.1), provide locally grown fresh and healthy produce, contribute to the local, regional, and state economy, and provide respite from built environs through scenic and bucolic landscapes.

- A. Promote policies that foster healthy, sustainable, and resilient communities.
- N. Support the sustainability of rural communities through farmland preservation and the advancement of viable local agricultural industries.

3.2 Preservation of Community Character: Protecting the rights of commercial farms ensures that farms remain viable, which results in the retention of our county’s rural landscapes and provides for the continuation of our agricultural legacy.

- A. Support retention, preservation, restoration, and improvement of our cultural, historic, and scenic resources that define a community’s distinct character.
- E. In rural areas, retain the existing community character through the use of design standards, land use strategies, design, landscaping, and land preservation.

3.4 Economic Development and Redevelopment: Farms are also small businesses that provide jobs. The protection of the agriculture industry through the Right to Farm Act ensures that these businesses, and in turn jobs, remain available.

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- D. Promote sustainable coastal, rural, cultural, and historical-based tourism.
- G. Promote the use of environmental BMPs for utilities and infrastructure during redevelopment that contribute to healthier communities, support improved efficiency, and result in long-term cost reductions.

3.5 Agricultural Development: The remaining farms in the county exist in close proximity to various land uses that present both challenges and opportunities for the health of farmland and agricultural businesses in close proximity to the built environment.

- A. Foster and develop plans, programs, and practices that reinforce local agriculture as a sustainable industry.
- B. Support the expansion of agribusiness opportunities in response to changes in the larger regional marketplace.
- C. Continue to promote and support agricultural retention and preservation efforts.
- D. Foster the advancement of the Right to Farm Act objectives through encouragement of local land use ordinances that support commercial farms and facilitate integration of surrounding land uses, recognizing both the historic nature and continued importance of our local farms and the agricultural industry.
- E. Raise public awareness of the economic, environmental, social, and cultural value of protecting our agricultural resources.

3.7 Investment in Growth Areas and Growth-Impacted Locations: Well-planned and properly functioning systemic infrastructure can decrease the opportunity for right-to-farm related complaints to arise. For example, poorly planned transportation infrastructure, lack of utilities, or storm water runoff problems can be the basis of conflict between farms and neighboring landowners.

- A. Encourage public infrastructure investments in county recognized growth areas and locations that support economic development and redevelopment; particularly locations in existing and planned service areas.
- I. Support policies and investments in growth areas and locations that promote safe, healthy, sustainable, and resilient communities.

Strongest Association to Master Plan Elements:

- *Farmland Preservation*
- *Agriculture & Economic Development*
- *Natural Resources*

Monmouth County Departments and Organizations:

Division of Planning	Provide technical assistance to guide the MCADB and other stakeholders through the right-to-farm process.
Other County Departments	Provide technical assistance to help the MCADB to resolve right-to-farm issues. For example, the Traffic Safety Division of Engineering, the Solid Waste Enforcement Team, and the Department of Health have advised the MCADB in previous matters.
Agriculture Development Board	Board members hear complaints and SSAMPs for right-to-farm issues that arise in the county.

Other Project Stakeholder Involvement:

State Agriculture Development Committee (SADC)	Coordinates the right-to-farm program in partnership with County Agriculture Development Boards, and if appealed go to SADC. The Committee also provides support to MCADB staff, drafts, and approves SSAMP, and drafts and updates right-to-farm regulations.
Municipalities	Recipient of notifications when a complaint or SSAMP is filed; participation in the research and hearing process.
USDA - Natural	Provide technical assistance to the MCADB and farmers that are involved in right to

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Resource Conservation Service (NRCS)	farm matters when applicable to BMPs and generally accepted agricultural management practices.
Rutgers Cooperative Extension Agency (RCE)	A RCE representative serves in an advisory capacity to the MCADB as a non-voting member of the Board. This role is vital in providing agricultural expertise in right to farm site visits and hearings.
Commercial Farms	If an operation meets the definition of a commercial farm as defined by the Right to Farm Act, it is eligible to seek protection for generally accepted agricultural activities.
Neighboring Landowners	If a neighboring landowner or member of the community takes issue with an agricultural activity on a commercial farm, they may seek relief through the Right to Farm Act; recipient of notification of public hearings.

Implementation Strategy:

- Process SSAMP applications and right-to-farm complaints.
- Conduct outreach to farmers, municipalities, attorneys, etc. to promote BMPs, increase understanding of relevant statutes, and encourage good relationships with neighbors.
- Promote the NJ Agricultural Mediation Program.

Resources:

- State Agriculture Development Committee/Right to Farm Program: <http://www.nj.gov/agriculture/sadc/rtfprogram/>
- Rutgers Cooperative Extension Agency: <http://njaes.rutgers.edu/extension/>
- USDA-Natural Resource Conservation Service: <http://www.nrcs.usda.gov/wps/portal/nrcs/site/national/home/>

RECOMMENDATION 5.6: Proceed with planning efforts to understand, evaluate, and support our agricultural industry in a regional context to improve long-term agricultural sustainability.

Purpose: Through the successes of the Farmland Preservation Program, the county now has a permanent land base available for farming. Support of the agriculture business industry is a natural next step that will protect the county's investment in preserved lands and ensure the viability of unpreserved lands, making them less likely to succumb to development pressures. The Division of Planning will promote planning efforts that promote the agriculture industry as a whole. This includes such efforts as the preparation of the *Monmouth County Agricultural Sustainability Plan (ASP)* (as detailed in Master Plan Recommendation 9.1), providing and recommending resources to farmers through the expertise of the Agriculture Resource Specialists on staff, and supporting agriculture industry efforts through the Division of Economic Development.

Primary Master Plan Goals, Principles, & Objectives:

1.1 Comprehensive Planning: Continue to produce data, reports, studies, and analysis used by the county for agricultural and economic development purposes.

- A. As part of the *Monmouth County Master Plan*, create specialized documents and provide services that focus understanding on areas, issues, and ideas of interest and concern to help guide decision makers in shaping public policy.
- B. Provide value to the county by advising on long-term investment decisions, assisting in prioritizing operations, and coordinating interdepartmental activities.
- C. Provide value to residents, businesses, municipalities, and other stakeholder partners by offering information, support for planning activities, and opportunities to share planning related services.
- D. Support the goals and objectives of the *Monmouth County Strategic Plan*.

1.2 Coordination: Provide professional and technical assistance to the Division of Economic Development as needed to assist in the implementation of their programs related to agri-businesses.

- B. Coordinate Division of Planning initiatives with other county departments and agencies.
- C. Provide Division of Planning support and technical assistance to other county departments and agencies that promote the goals of the *Monmouth County Master Plan* and the *Monmouth County Strategic Plan*.
- D. Coordinate county planning activities and plans with those of other counties as well as regional and state entities.
- G. Promote the sharing of information and data with planning partners.
- I. Coordinate with municipalities on regional planning initiatives.

1.3 Planning Approach: Planning data, reports, studies, and analysis provide valuable insight into existing industry conditions, demographics, and market trends that can be used by municipalities, businesses, institutions, and community based organizations to assist them in their decision making.

- C. Continue to develop partnerships with community stakeholders by offering planning knowledge and assisting in project implementation.

2.3 Arts, Culture, and Historic Community Identity: Monmouth County has a strong agricultural heritage that provides the backdrop for our community identity, agrarian heritage, rural viewsheds, and quality of life in the county. Furthermore, agricultural businesses also serve as historic sites, tourist attractions, and educational facilities. A plan for the sustainability of our agricultural economy is necessary to retain that heritage, culture, and identity.

- B. Reinforce Monmouth County's rich arts, cultural, and historic identity by promoting venues, sites, and events that invite visitors, attract business, and entice residents to discover our vibrant, diverse, and distinct communities.

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- C. Develop partnerships with cultural and educational institutions, non-profits, businesses, tourism groups, and artists that support marketing, economic development, and preservation efforts.
- D. Increase awareness of the economic value arts, culture, and history have in the support of community preservation, identity, and development/redevelopment efforts.

3.1 Vibrant and Sustainable Communities: Long-term economic security in the agricultural industry is an essential component of a vibrant and sustainable community. The health of the agricultural industry is also vital to food as well as economic security issues.

- A. Promote policies that foster healthy, sustainable, and resilient communities.
- I. Encourage regional and local arts/cultural planning initiatives and support creative placemaking efforts that attract innovative ideas, community involvement, entrepreneurial talent, and new businesses to a community.
- N. Support the sustainability of rural communities through farmland preservation and the advancement of viable local agricultural industries.

3.2 Preservation of Community Character: The preservation of the agricultural industry also translates to the preservation of the county's rural character.

- A. Support retention, preservation, restoration, and improvement of our cultural, historic, and scenic resources that define a community's distinct character.
- D. Promote the development and use of design standards that reinforce neighborhood character and improve the appearance and appeal of special improvement districts, commercial districts and corridors, and redevelopment areas.

3.3 Housing: The agricultural industry requires housing options for the farmer, farm manager, and other agricultural workers. This represents a need for rural housing for higher income landowners as well as wage and seasonal workers that are essential to the functioning of a farm business.

- A. Encourage municipalities to monitor the evolving housing market and consider the desirability of changing zoning to accommodate shifts in market demand.
- D. Encourage public and private rehabilitation and reuse of substandard and vacant housing units in addition to the adaptive reuse of substandard, underutilized, or abandoned structures.

3.4 Economic Development and Redevelopment: The county will benefit from the success of the agriculture industry. The health of the agriculture industry provides economic benefits through employment, local food production, nursery production, the success of the equine racing industry, among other niche agricultural ventures.

- A. Support ongoing county economic development initiatives and provide technical assistance when needed.
- B. Encourage development of a high quality, diversified tax base to provide superior economic resiliency when confronted with unanticipated changes in the overall economy.
- C. Help foster key partnerships between the county, businesses, faith-based organizations, non-profits, educational institutions, community organizations, chambers of commerce, utility providers, and state and local governments.
- D. Promote sustainable coastal, rural, cultural, and historical-based tourism.
- E. Encourage public investments that enhance local and regional competitiveness in the marketplace.
- G. Promote the use of environmental BMPs for utilities and infrastructure during redevelopment that contribute to healthier communities, support improved efficiency, and result in long-term cost reductions.

3.5 Agricultural Development: Agriculture is an irreplaceable economic asset to our local, regional, and state economy.

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- A. Foster and develop plans, programs, and practices that reinforce local agriculture as a sustainable industry.
- B. Support the expansion of agribusiness opportunities in response to changes in the larger regional marketplace.
- C. Continue to promote and support agricultural retention and preservation efforts.
- D. Foster the advancement of the Right to Farm Act objectives through encouragement of local land use ordinances that support commercial farms and facilitate integration of surrounding land uses, recognizing both the historic nature and continued importance of our local farms and the agricultural industry.
- E. Raise public awareness of the economic, environmental, social, and cultural value of protecting our agricultural resources.

3.6 Recovery and Community Resiliency: An important component to economic sustainability is the ability for agricultural businesses to recover quickly from a natural hazard.

- A. Participate with our stakeholders in developing long-term recovery, mitigation, and resiliency plans to better protect communities, people, businesses, infrastructure, services, and resources against the effects of natural and man-made disasters.
- B. Offer assistance to other county agencies for hazard mitigation planning and addressing the potential long-term economic, environmental, and health impacts that occur during disaster recovery.
- E. Provide support for outreach, awareness, and public education to coastal and riverine communities on flood hazards, mitigation strategies, and emergency preparedness. Encourage individuals, local businesses, and community organizations to develop their own disaster preparedness plans.

3.7 Investment in Growth Areas and Growth-Impacted Locations: In many cases, the success of agricultural businesses can depend on smart land use planning that targets incompatible neighboring land uses to growth zones and helps to maintain contiguous rural areas wherever possible.

- A. Encourage public infrastructure investments in county recognized growth areas and locations that support economic development and redevelopment; particularly locations in existing and planned service areas.
- I. Support policies and investments in growth areas and locations that promote safe, healthy, sustainable, and resilient communities.

Strongest Association to Master Plan Elements:

- *Farmland Preservation*
- *Agriculture & Economic Development*
- *Healthy Communities*

Monmouth County Departments and Organizations:

Division of Planning	Research planning techniques to promote the agriculture industry; research and write grants to fund agricultural industry viability issues; develop a <i>Monmouth County Agricultural Sustainability Plan</i> .
Agriculture Development Board (ADB)	Provide guidance and feedback regarding the needs to the industry and sustainability planning issues.
Economic Development	Pursue grants to conduct industry research and offer agriculture business development training and resources.

Other Project Stakeholder Involvement:

Agriculture business owners & operators	Provide feedback and guidance to offer a better understanding of their needs and challenges.
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Municipalities	Coordinate and encourage planning practices and decisions that support the agricultural industry.
Agriculture Agencies & Interest groups	Provide industry feedback.

Implementation Strategy:

- Begin working towards the development of the *Monmouth County Agriculture Sustainability Plan* as identified in Agriculture & Economic Development Master Plan Recommendation 9.1.
- Continue to coordinate with municipalities, agriculture interest groups, and other applicable stakeholders to facilitate rural planning initiatives in accordance with the *Monmouth County Farmland Preservation Plan* and any applicable municipal farmland preservation plans.
- Promote the NJ Land Link website and SADC land linking initiatives.
- Seek ways to support the agricultural industry that would include, but not be limited to: seeking grants, connecting producers with resources, and establishing stronger partnerships with agriculture industry stakeholders and business groups to ensure resources are reaching our farmers in Monmouth.

Resources:

- New Jersey Department of Agriculture: <http://www.nj.gov/agriculture>
- New Jersey Farm Bureau: <http://njfb.org>
- USEPA Sustainability: <http://www.epa.gov/sustainability>
- Institute for Sustainable Communities: <http://www.iscvt.org>
- American Planning Association Sustaining Places: <http://blogs.planning.org/sustainability>
- NJ Land Link (web site in testing stage, will be live soon)