

# **THE COLTS NECK FARMLAND PRESERVATION BULLETIN SUMMER – FALL 2004**

**PUBLISHED BY THE  
COLTS NECK FARMLAND PRESERVATION  
AND OPEN SPACE COMMITTEE**

**CAROL BARNETT - CHAIRPERSON – 732-946-4358  
PATRICIA POLGAR - VICE CHAIRPERSON – 732-946-4875  
LILLIAN BURRY - MAYOR, TOWNSHIP COMMITTEE LIAISON AND  
FARMLAND COMMITTEE MEMBER – 732-946-2624  
JOHN JACOBY – EDITOR – 732-462-6567  
RICHARD MALINOWSKI – 732-834-0088  
CHRIS MCGARRY - 732-544- 4709  
TOM ORGO – 732-772-1772  
KIM ROTHBERG – 732-460-9430  
RICHARD REHM – 732-946-9430  
JAMES STUART COMMITTEEMAN AND MEMBER OF THE  
MONMOUTH COUNTY AGRICULTURE DEVELOPMENT  
COMMITTEE – 732-530-0662**

## **FORWARD:**

**THE FARMLAND PRESERVATION AND OPEN SPACE COMMITTEE OF COLTS NECK TOWNSHIP ISSUES A SEMI-ANNUAL BULLETIN TO IMPROVE COMMUNICATIONS BETWEEN COLTS NECK LANDOWNERS AND THE COMMITTEE. IN THE INTEREST OF EFFICIENCY, THE BULLETIN WILL BE KEPT BRIEF BUT WILL COVER TOPICS THAT THE COMMITTEE BELIEVES WILL BE OF INTEREST AND USEFUL TO COLTS NECK LANDOWNERS. IN ADDITION TO KEEPING LANDOWNERS APPRISED OF LOCAL, COUNTY AND STATE ACTIONS, ISSUES AND OPTIONS RELATED TO THE FARMLAND PRESERVATION PROGRAM, THE BULLETIN WILL COVER FARM BUREAU APPLICATIONS AND OTHER INFORMATION ON AGRICULTURE PROGRAMS AND FARMLAND USE IN GENERAL. QUESTIONS SHOULD BE REFERRED TO THE ABOVE COMMITTEE MEMBERS.**

## **COLTS NECK FARMLAND PRESERVED TO DATE**

QUIET WINTER FARM (THOMPSON)	63 ACRES
DUCK HOLLOW FARM (DITTMAR)	90 ACRES
YELLOW BROOK FARM (MUMFORD)	106 ACRES
MCCRANE FARM	104 ACRES
BLACKBURN FARM	86 ACRES
TOURELAY FARM (BARNEY)	50 ACRES
EASTMONT ORCHARDS (BARCLAY)	100 ACRES
COLTS NECK TWP. FIVE POINTS ROAD	27 ACRES
VICTORY STABLES (SESSA)	30 ACRES
TOTAL ACREAGE PRESERVED	631 ACRES

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

THE TOWNSHIP COMMITTEE ADOPTED AMENDMENTS TO THE COMMERCIAL FARM AND FARM LABOR HOUSING REGULATIONS ON AUGUST 11, 2004. THE AMENDMENTS DEALT WITH FARM FENCING, TO BLOCK DEER FROM CROSSING ONTO FARM PROPERTY AND DESTROYING CROPS, AND UPDATING AND IMPROVING REQUIREMENTS RELATED TO FARM LABOR HOUSING.

### **FARM FENCING**

THE PREVIOUS ORDINANCE LIMITED FARM FENCING TO A MAXIMUM HEIGHT OF 6 FEET. TO HELP WITH DEER MANAGEMENT, THE AMENDMENTS WILL PERMIT WIRE FENCING FOR COMMERCIAL FARMS TO HAVE A MAXIMUM HEIGHT OF 10 FEET WHEN THE FENCE IS MORE THAN 15 FEET FROM THE STREET. OTHER TYPES OF FENCES ARE LIMITED TO 5 FEET IN HEIGHT WHEN WITHIN 25 FEET OF THE STREET, AND 6 FEET IN HEIGHT WHEN MORE THAN 25 FEET FROM THE STREET.

THE NEW ORDINANCE ALSO STATES THAT ZONING PERMITS WILL NOT BE REQUIRED FOR THE CONSTRUCTION OR ALTERATION OF ANY FENCE WITHIN A COMMERCIAL FARM.

### **FARM LABOR HOUSING**

FARM LABOR HOUSING FOR FULL TIME EMPLOYEES IS CURRENTLY PERMITTED IN A-1 AND AG ZONES. THE SIZE OF THE UNIT IS LIMITED TO 900 S.F. AND MUST MEET INCOME REQUIREMENTS AS DETERMINED BY THE COUNCIL ON AFFORDABLE HOUSING (COAH). CURRENTLY, ONE FARM HOUSING UNIT IS ALLOWED FOR EACH 20 ACRES OR ONE UNIT PER 8 HORSE STALLS WITH A MAX OF 5 UNITS ON FARMS LESS THAN 100 ACRES; AND A MAX OF 7 UNITS ON FARMS GREATER THAN 100 ACRES.

UNDER THE AMENDED ORDINANCE ADOPTED ON AUGUST 11, 2004, THE REQUIREMENT FOR FARM-HOUSING OCCUPANTS TO BE ELIGIBLE FOR THE COAH ACT HAS BEEN ELIMINATED. THIS WAS DONE BECAUSE FARM LABORERS DO NOT HAVE A CONSISTENT SALARY AND CAN MAKE MORE THAN THE MAXIMUM THAT COAH ALLOWS.

UNDER THE REVISED ORDINANCE, A FARM IS REQUIRED TO HAVE AN AREA OF

**AT LEAST 15 CONTIGUOUS ACRES TO BE ELIGIBLE FOR FARM LABOR HOUSING LIVING QUARTERS. OCCUPANTS IN THE LIVING QUARTERS MUST BE IMMEDIATE FAMILY MEMBERS OF A FULL-TIME EMPLOYEE ALSO LIVING ON THE PREMISES.**

**ALL FARMS, INCLUDING FARMS EQUIPPED WITH HORSE-TRAINING AND BREEDING FACILITIES, WILL BE LIMITED TO THREE HOUSING UNITS WITH ONE UNIT PER 15 ACRES, INSTEAD OF THE 20 ACRES LISTED IN THE OLD ORDINANCE.**

**IN ADDITION, IN ORDER TO IMPROVE THE QUALITY OF FARM HOUSING, EACH HOUSING UNIT CAN NOW HAVE A MAXIMUM FLOOR AREA OF 1200 SQUARE FEET INSTEAD OF THE PREVIOUS 900 SQUARE FEET.**

**THE TOWNSHIP COMMITTEE AGREES THAT WORK HOURS FOR FARM LABORERS WOULD BE DEFINED ANNUALLY INSTEAD OF WEEKLY, SINCE FARM WORK CHANGES SEASONALLY. UNDER THE REVISED ORDINANCE, A FULL-TIME EMPLOYEE IS DEFINED AS SOMEONE INVOLVED WITH THE PRIMARY OPERATION OF A FARM FOR 1,000 HOURS A YEAR.**

**CERTIFICATION OF ELIGIBILITY THAT OCCUPANTS OF A HOUSING UNIT ARE FULL-TIME EMPLOYEES MUST BE SUBMITTED ANNUALLY BY THE PROPERTY OWNER TO THE COLTS NECK TOWNSHIP PLANNER.**

**IN ORDER TO MAINTAIN SAFETY WITHIN THE FARM HOUSING UNITS, SMOKE DETECTOR INSPECTIONS WILL BE PERFORMED AND HEALTH CODES WILL BE UPDATED WITH EACH CHANGE OF TENANCY.**

**MAYOR BURRY STRESSED THAT THIS IS A VERY IMPORTANT ORDINANCE CHANGE WHICH HAS BEEN REFINED WITH MUCH INPUT FROM OUTSIDE THE TOWNSHIP COMMITTEE INCLUDING THE FARMLAND AND OPEN SPACE PRESERVATION COMMITTEE.**

## **PLANNING INCENTIVE GRANT PROGRAM EASEMENT ACQUISITION PROCEDURES UPDATE**

**AS THE PLANNING INCENTIVE GRANT PROGRAM IS INCREASINGLY USED THROUGHOUT THE COUNTY, VARIOUS ISSUES AND QUESTIONS HAVE ARISEN. THIS SECTION OF THE BULLETIN WILL ADDRESS SOME OF THE MORE COMMON QUESTIONS THAT HAVE BEEN RAISED, AND IDENTIFIES THE CURRENT PROCEDURES RECOMMENDED BY THE COUNTY TO BE FOLLOWED BY THE MUNICIPALITIES IN ACQUIRING AN EASEMENT THROUGH THE PROGRAM.**

### **OVERVIEW**

**IN THE EARLY STAGES OF THE PIG EASEMENT ACQUISITION PROCESS, THE MUNICIPALITY TAKES THE INITIATIVE ON PRESERVATION ACTIVITIES. THE MUNICIPALITY DEVELOPS ITS OWN PARTICULAR OUTREACH STRATEGY, AND IS RESPONSIBLE FOR PRIORITIZING ITS EASEMENT ACQUISITION STRATEGY. IT IS ALSO RESPONSIBLE FOR DEVELOPING A COMPLETE AND CORRECT APPLICATION, AND FOR PROVIDING TWO ACCURATE APPRAISALS THAT SATISFY THE STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC) APPRAISAL STANDARDS. THE COUNTY RECOMMENDS THAT MUNICIPALITIES REQUIRE LANDOWNERS TO SIGN AN OPTION AGREEMENT (DESCRIBED MORE**

**FULLY BELOW) PRIOR TO CONDUCTING ANY APPRAISALS. IN ADDITION TO COMMITTING LANDOWNERS TO THE PROCESS, THE OPTION AGREEMENT ALSO MAKES LANDOWNERS AWARE OF THE DEED RESTRICTIONS THAT WILL BE PLACED ON THEIR PROPERTY UP FRONT.**

**THE INVOLVEMENT OF THE MONMOUTH COUNTY FARMLAND PRESERVATION PROGRAM OFFICE BEGINS WHEN THE MUNICIPALITY HAS COMPLETED, REVIEWED AND VERIFIED THE ACCURACY OF THE INDIVIDUAL FARM APPLICATION AND APPRAISALS. THE APPLICATION AND APPRAISALS ARE SUBMITTED TO THE COUNTY, WHICH THEN REVIEWS THEM FOR ACCURACY. THIS REVIEW IS IN THE INTEREST OF EFFICIENCY, AS IT IS ADVANTAGEOUS TO IDENTIFY AND CORRECT PROBLEMS IN ADVANCE OF SUBMISSION TO THE STATE. THE REVIEW AVOIDS DELAYS OF CORRECTION AND RESUBMISSION, WHICH CAN ADD SEVERAL MONTHS TO THE CLOSING TIMELINE. THIS STEP ALSO PROVIDES THE COUNTY STAFF WITH THE OPPORTUNITY TO FAMILIARIZE ITSELF WITH THE APPLICANT PROPERTY.**

**UPON CERTIFICATION OF EASEMENT VALUE BY THE STATE, THE MUNICIPALITY OR THE COUNTY SENDS THE VALUATION INFORMATION TO THE LANDOWNER, ALONG WITH FORMS FOR THE LANDOWNER TO COMPLETE AND RETURN THAT INDICATE HIS/HER INTENTION TO SELL AN EASEMENT TO THE COUNTY. (A DEADLINE OF 30 DAYS OR LESS IS RECOMMENDED TO BE SET). THIS STEP CAN BE CONDUCTED BY EITHER THE COUNTY OR THE MUNICIPALITY DEPENDING UPON AGREEMENTS THAT HAVE BEEN NEGOTIATED.**

**UPON RECEIPT OF THE LANDOWNER OFFER, FINAL APPROVAL FOR THE EASEMENT PURCHASE MUST BE SECURED AT THE MUNICIPAL, COUNTY (COUNTY AGRICULTURE DEVELOPMENT BOARD & FREEHOLDERS) AND STATE LEVEL. THE FINAL APPROVAL COST-SHARE RESOLUTION FROM THE MUNICIPAL LEVEL MUST INDICATE A COMMITMENT TO COST-SHARE ON THE EASEMENT PURCHASE ACCORDING TO THE COST-SHARE COMMITMENT % REQUIRED BY THE MCADB FUNDING POLICY DESCRIBED BELOW. FINAL APPROVALS FROM THE COUNTY AND STATE CANNOT BE OBTAINED UNTIL AN APPROPRIATE MUNICIPAL FINAL APPROVAL RESOLUTION THAT INCORPORATES THE MANDATED COST-SHARE COMMITMENT IS APPROVED.**

**ONCE ALL FINAL APPROVALS ARE SECURED, THE COUNTY REQUIRES THE LANDOWNER TO SIGN A CONTRACT COMMITTING HIM/HER TO THE PROCESS AND THE PARTICULARS THEREIN, AND GUARANTEEING REIMBURSEMENT TO THE COUNTY OF ANY ANCILLARY COSTS (TITLE, SURVEY) IT MAY INCUR IN THE EVENT THE LANDOWNER DECIDES NOT TO CONSUMMATE THE SALE OF EASEMENT.**

**UPON RECEIPT OF THE SIGNED CONTRACT, THE COUNTY BEGINS THE PROCESS OF CONTRACTING OUT THE FINAL EASEMENT ACQUISITION DELIVERABLES: THE SURVEY AND TITLE. COUNTY COUNSEL SUBMITS A FINAL CLOSING PACKAGE TO THE STATE, AND THE EASEMENT IS THEN ACQUIRED, HELD AND MONITORED BY THE COUNTY.**

## **PROCEDURES GOVERNING THE FUNDING OF EASEMENT PURCHASES**

### **POLICY**

**MONMOUTH COUNTY WILL FUND DEVELOPMENT EASEMENT PURCHASES, BOTH THROUGH THE TRADITIONAL EASEMENT PURCHASE PRESERVATION PROGRAM AND THE PLANNING INCENTIVE GRANT PROGRAM IN THE FOLLOWING MANNER:**

- **THE STATE'S SHARE OF THE TOTAL COST OF THE EASEMENT PURCHASE WILL DETERMINE THE COUNTY'S AND MUNICIPALITY'S SHARE. THE STATE'S SHARE OF THE TOTAL COST WILL BE THE SAME PERCENTAGE AS THE COUNTY'S SHARE OF THE REMAINING COSTS NOT COVERED BY THE STATE. THE MUNICIPALITY IS RESPONSIBLE FOR THE REMAINDER OF THE COSTS. 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).**
- **IT SHOULD BE UNDERSTOOD THAT THE COUNTY AND MUNICIPALITY COST SHARE WILL BE DEPENDENT UPON THE STATE'S FUNDING LEVEL AND WILL VARY INVERSELY WITH THAT LEVEL.**

## **PROCEDURES GOVERNING MCADB REVIEW OF PLANNING INCENTIVE GRANT AMMENDMENTS/APPLICATIONS**

### **PURPOSE**

**THESE PROCEDURES HAVE BEEN DEVELOPED TO PROVIDE THE MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD WITH A CLEARLY STATED POLICY TO GUIDE ITS REVIEW OF PIG AMENDMENT/APPLICATION REQUESTS SUBMITTED BY MUNICIPALITIES.**

### **POLICY**

- **SCREENING CRITERIA WILL BE UTILIZED AT THE INDIVIDUAL PARCEL LEVEL WHEN CONSIDERING NEW PIG AMENDMENT/APPLICATION REQUESTS.**
- **THE APPLICATION OF CRITERIA WILL APPLY ONLY TO FUTURE PIG AMENDMENTS/APPLICATIONS SUBMITTED TO THE MCADB. IT WILL NOT BE APPLIED RETROACTIVELY.**
- **THE TWO SCREENING CRITERIA UTILIZED SHALL BE: \***
  - 1. WHETHER A PARCEL IS REASONABLY PROXIMATE TO COMPATIBLE USES, NAMELY: PRESERVED FARMLAND, OPEN SPACE, STREAMS, WETLANDS, CEMETERIES, GOLF COURSES, 8-YEAR PROGRAM PARTICIPANTS OR UNPROTECTED LAND. THE INTENT HERE IS TO FULFILL THE OBJECTIVE OF THE PIG PROGRAM, I.E., TO PRESERVE LARGE BLOCKS OF CONTIGUOUS FARMLAND, AND**
  - 2. WHETHER A PARCEL HAS DEVELOPMENT POTENTIAL. SUCH POTENTIAL IS DEMONSTRATED BY DETERMINING WHETHER PARCEL FRONTAGE EXCEEDS TWO TIMES ZONING FRONTAGE, UNLESS SUBDIVISION POTENTIAL CAN OTHERWISE BE PROVED.**
  - 3. WHILE THE ABOVE CRITERIA WILL BE UTILIZED AS THE BASIC YARDSTICK BY WHICH TO EVALUATE PARCELS, THE MCADB RESERVES THE RIGHT TO TAKE INTO CONSIDERATION ANY OTHER RELEVANT INFORMATION THAT MAY SERIOUSLY IMPACT**

- THE VIABILITY OF THE PROPOSED PARCEL(S).
4. SCREENING CRITERIA WILL BE UTILIZED BY STAFF AT THE TIME OF PIG AMENDMENT/APPLICATION SUBMISSION. STAFF WILL NOTIFY MUNICIPALITIES OF ANY PROBLEMATIC PARCELS, AND WILL WORK WITH THEM IN ADVANCE OF MCADB ACTION TO DEVELOP A MORE APPROPRIATE AMENDMENT/APPLICATION.
  5. IN THE EVENT THAT PARCELS FAIL SCREENING CRITERIA OR OTHER VALID CONCERNS ARE IDENTIFIED, AND A MUNICIPALITY FEELS SUCH PARCELS POSSESS SPECIAL CHARACTERISTICS THAT MERIT THE PARCELS' INCLUSION IN A PIG AMENDMENT/APPLICATION, THE MUNICIPALITY WILL BE GIVEN THE OPPORTUNITY TO BE HEARD BEFORE THE MCADB.
  6. IN THE EVENT THAT PROBLEMATIC PARCELS ARE NOT REMOVED FROM A PIG AMENDMENT/APPLICATION, AND A SATISFACTORY PIG AMENDMENT/APPLICATION SUBMISSION IS NOT DEVELOPED, PROBLEMATIC PARCELS ARE UNLIKELY TO BE APPROVED BY THE MCADB FOR COUNTY COST-SHARE CONTRIBUTION, ALTHOUGH THEY WILL STILL BE FORWARD TO THE SADC FOR THEIR CONSIDERATION, ALONG WITH ANY SPECIFIC CONCERNS THE MCADB WOULD LIKE THE SADC TO TAKE PARTICULAR NOTE OF.

**\*CRITERIA ARE TAKEN FROM THE MONMOUTH COUNTY FARMLAND PRESERVATION PROGRAM TRADITIONAL EASEMENT SITE ASSESSMENT METHODOLOGY, ADAPTED BY THE MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD MARCH 6, 2002.**

### **EQUINE RULE PROPOSALS UNDER CONSIDERATION BY THE SADC**

**THE STATE AGRICULTURE DEVELOPMENT COMMITTEE PROPOSES NEW RULES PURSUANT TO THE RIGHT TO FARM ACT, N.J.S.A. 4:1C-1 ET SEQ. THE ACT PROVIDES COMMERCIAL FARMS WITH PROTECTION AGAINST PRIVATE AND PUBLIC NUISANCE SUITS AND UNDULY RESTRICTIVE MUNICIPAL REGULATIONS. THE ACT INCLUDES A LIST OF AGRICULTURAL ACTIVITIES THAT MAY BE ENTITLED TO SUCH PROTECTION, AND AUTHORIZES THE SADC TO EXPAND THE LIST OF PROTECTED AGRICULTURAL ACTIVITIES THROUGH RULEMAKING.**

**THE LIST OF PROTECTED ACTIVITIES IN THE ACT DOES NOT INCLUDE VARIOUS EQUINE ACTIVITIES, SUCH AS BOARDING AND TRAINING, WHICH ARE VERY COMMON IN NEW JERSEY, NOR DO THESE ACTIVITIES FIT INTO ANY OF THE BROADER CATEGORIES OF PROTECTED ACTIVITIES.**

**THE SADC IS MOTIVATED TO CONSIDER THESE NEW RULES BECAUSE THE NEW JERSEY EQUINE INDUSTRY IS A SIGNIFICANT COMPONENT OF THE STATE'S AGRICULTURE INDUSTRY. THE HORSE IS THE OFFICIAL STATE ANIMAL AND, ACCORDING TO A SURVEY COMMISSIONED BY THE NEW JERSEY EQUINE ADVISORY BOARD IN 1996, 81,000 ACRES ARE DEDICATED TO HOUSING NEW JERSEY'S ESTIMATED 49,000 HORSES. PROVIDING RIGHT TO FARM PROTECTION TO EQUINE FARMS WILL HELP ENSURE THAT FARMS REMAIN VIABLE.**

**THE SADC FURTHER BELIEVES THAT EQUINE FARMS ARE IMPORTANT TO THE**

**CITIZENS OF NEW JERSEY BECAUSE THEY MAINTAIN PRODUCTIVE OPEN SPACE, PROVIDE RECREATIONAL ACTIVITIES TO THE PUBLIC, AND HELP RETAIN THE RURAL AGRICULTURAL CHARACTER AND SCENIC BEAUTY IN NEW JERSEY. ALL OF THESE FACTORS CONTRIBUTE TO A HIGH QUALITY OF LIFE WHICH MAKES NEW JERSEY A PLACE WHERE PEOPLE WANT TO LIVE, WORK AND ENJOY RECREATIONAL ACTIVITIES.**

**PROPOSED NEW RULES:**

- **ELIGIBILITY OF EQUINE ACTIVITIES FOR RIGHT TO FARM PROTECTION (2:76-2A.10)**
- **AGRICULTURAL MANAGEMENT PRACTICE FOR EQUINE ACTIVITIES ON COMMERCIAL FARMS (2:76-2B.3)**

**WITH THE ADOPTION OF THE PROPOSED EQUINE RULES UNDER CONSIDERATION, RIGHT TO FARM PROTECTION WILL BE ACCORDED TO BOARDING, KEEPING, TRAINING AND REHABILITATION OF HORSES, HORSE RIDING AND DRIVING LESSONS, AND COMPLIMENTARY ACTIVITIES ASSOCIATED WITH THE PRECEDING ACTIVITIES. COMPLIMENTARY ACTIVITIES INCLUDE CLINICS, OPEN HOUSES, DEMONSTRATIONS, EDUCATIONAL CAMPS, FARM EVENTS AND COMPETITIONS. THESE COMPLIMENTARY ACTIVITIES MUST BE IN COMPLIANCE WITH MUNICIPAL STANDARDS TO BE AFFORDED PROTECTION. ADDITIONALLY, WHILE INCOME DERIVED FROM RAISING HORSES AND PASTURING MAY BE USED TO SATISFY THE RTF ACT PRODUCTION REQUIREMENTS, FEES RECEIVED FROM BOARDING AND TRAINING HORSES AND FROM RIDING AND DRIVING LESSONS MAY NOT BE USED TO SATISFY THE PRODUCTION REQUIREMENTS.**

**FOR ANY EQUINE ACTIVITY TO BE PROTECTED UNDER THE RIGHT TO FARM ACT, IT MUST BE IN COMPLIANCE WITH THE ALSO NEWLY PROPOSED EQUINE AMP, WHICH IS THE SECOND RULE BEING PROPOSED.**

**THE EQUINE AMP ESTABLISHES GENERALLY ACCEPTED AGRICULTURAL MANAGEMENT PRACTICES (AMP) FOR THE VARIOUS EQUINE-RELATED ACTIVITIES THAT MAY BE ASSOCIATED WITH THE OPERATION OF A COMMERCIAL FARM. THESE ACTIVITIES INCLUDE: MANAGING PASTURES AND MANURE, CONSTRUCTING FENCES AND SHELTERS, DETERMINING FARM STOCKING RATES, CONTROLLING DUST, MAINTAINING ARENAS AND TRAINING TRACKS, AND ORGANIZING HORSE SHOWS AND SPECIAL EVENTS.**

**WHILE THE ABOVE PROPOSED RULE CHANGES WERE NOT FINAL AT THE TIME THIS BULLETIN WENT TO PRESS, IT IS EXPECTED THAT MOST OF WHAT HAS BEEN DESCRIBED WILL SURVIVE THE REVIEW PROCESS.**

**THE RULE PROPOSALS ARE AVAILABLE ON THE SADC WEBSITE AT [HTTP://WWW.STATE.NJ.US/AGRICULTURE/SADC/RULESNOTICE.HTM](http://www.state.nj.us/agriculture/sadc/rulesnotice.htm)**

**USEFUL INTERNET LINKS**

**THE FOLLOWING ARE SELECTED INTERNET LINKS THAT ARE PROVIDED HERE TO ASSIST COLTS NECK LANDOWNERS DESIRING ACCESS TO ADDITIONAL INFORMATION RELATING TO FARMLAND PRESERVATION AND OTHER AGRICULTURAL ISSUES:**

**STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC) – <http://www.state.nj.us/agriculture/sadc/sadc.htm>**

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

**THE FOLLOWING LINK WILL PROVIDE ACCESS TO THE BLOOD-HORSE MAGAZINE ARTICLE OF JULY 19, 2003 BY LEIGH MCKEE AND DOUG FORD ENTITLED “DISPOSITION OF DEVELOPMENT RIGHTS”. THE ARTICLE PROVIDES EXAMPLES OF CONSERVATION EASEMENTS AND ILLUSTRATES THE ASSOCIATED INCOME TAX CONSEQUENCES. THE LINK TO THIS ARTICLE IS: <http://ownership.bloodhorse.com/viewstory.asp?id=17933>**

**THE BLOOD-HORSE ARTICLE ALSO REFERS TO WEB SITES THAT PROVIDE ADDITIONAL INFORMATION TO ASSIST IN PROPER PLANNING EARLY IN THE CONSERVATION EASEMENT PROCESS TO MAXIMIZE THE TAX BENEFITS. THESE ARE:**

**THE AMERICAN FARMLAND TRUST’S WEB SITE ([www.farmlandinfo.org](http://www.farmlandinfo.org)),  
AND**

**THE NATURE CONSERVANCY’S WEB SITE ([www.nature.org](http://www.nature.org))**