

THE COLTS NECK FARMLAND PRESERVATION BULLETIN SUMMER/FALL – 2006

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

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FORWARD:

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

COLTS NECK FARMLAND PRESERVED TO DATE

QUIET WINTER FARM (THOMPSON)	64.7 ACRES
DUCK HOLLOW FARM (DITTMAR)	89.9 ACRES
YELLOW BROOK FARM (MUMFORD) (PRESERVED AS SCHANCK FARM – DITTMAR)	104.1 ACRES
MCCRANE FARM	106.4 ACRES
BLACKBURN FARM	85.6 ACRES
TOURELAY FARM (BARNEY)	45.6 ACRES
EASTMONT ORCHARDS (BARCLAY)	97.5 ACRES
COLTS NECK TWP. - FIVE POINT ROAD	26.5 ACRES
VICTORY STABLES (SESSA)	30.1 ACRES
MEDLIN FARM	6.7 ACRES
COOLEY- FARM	8.3 ACRES
COHEN FARM	12.8 ACRES
DEGROOT/SINDLINGER (CLOSED DURING AUGUST 2006)	23.4 ACRES
SMITH FARM (CLOSED – FEE SIMPLE)	12.8 ACRES
GREEN FIELDS FARM (CLOSED DURING AUGUST 2006)	113.1 ACRES
BAJCAR FARM (APPLICATION SUBMITTED)	16.0 ACRES
BEACON HILL FARM (APPLICATION SUBMITTED)	21.0 ACRES
AMDUR FARM (APPLICATION SUBMITTED)	45.0 ACRES
SWAN POND FARM (APPLICATION SUBMITTED)	7.0 ACRES
HAMMOND NURSERY (APPLICATION SUBMITTED)	18.3 ACRES
ROTHBERG FARM (APPLICATION SUBMITTED)	16.0 ACRES
STIVALA FARM (APPLICATION SUBMITTED)	11.5 ACRES
TOTAL ACREAGE PRESERVED	963.7 ACRES

WHAT'S HAPPENING AROUND TOWN.....

COLTS NECK TOWNSHIP CONTINUED TO BE QUITE BUSY DURING THE FIRST HALF OF 2006 WORKING WITH LANDOWNERS TO PLACE ADDITIONAL ACREAGE IN THE STATE'S PRESERVATION PROGRAM.

THE TOWNSHIP, WORKING IN CONCERT WITH THE COUNTY AND STATE, HAS MOVED FORWARD WITH THE ACQUISITION OF THE DEVELOPMENT RIGHTS TO PRESERVE ONE OF THE LARGE REMAINING FARMS IN THE TOWNSHIP. OFFICIALS HAVE CLOSED ON A CONTRACT WITH THE OWNER OF THE 113 ACRE GREEN FIELDS FARM AND NURSERY LOCATED ON WILLOW BROOK ROAD.

OTHER APPLICATIONS IN PROCESS INCLUDE THE BAJCAR FARM, A 28 ACRE FARM THAT HAS 16 ACRES IN COLTS NECK, 11 ACRES IN HOWELL TOWNSHIP AND 1 ACRE IN FREEHOLD TOWNSHIP; THE BEACON HILL FARM, A 21 ACRE FARM; THE AMDUR FARM, A 45 ACRE FARM; AND THE SWAN POND FARM, A 7 ACRE FARM. IN ADDITION, SEVERAL RECENT NEW APPLICATIONS INCLUDE THE HAMMOND NURSERY, 18.3 ACRES, THE ROTHBERG FARM, 16 ACRES, AND THE STIVALA FARM, 11.5 ACRES. SHOULD ALL OF THESE CLOSE, THE TOWNSHIP WILL HAVE SUCCESSFULLY PRESERVED MORE THAN 960 ACRES OF FARMLAND. BEYOND THESE, A NUMBER OF OTHER POTENTIAL APPLICANTS MAY DECIDE TO PROCEED WITH APPLICATIONS IN THE NEAR FUTURE.

SADC CRITERIA FOR PRESERVING FARMLAND BECOMING MORE SELECTIVE

PRIMARILY BECAUSE OF THE NEED TO REDUCE COSTS AT THE STATE LEVEL DURING THE NEAR-TERM, THE SADC IS BEING FORCED TO BE MORE SELECTIVE WITH THEIR CRITERIA FOR PRESERVING FARMLAND. THE NET EFFECT OF THIS CHANGE WILL BE THAT THE SADC WILL ACCEPT A SMALLER PERCENTAGE OF SMALL PARCELS UNLESS THEY MEET SPECIAL CRITERIA, E.G. ARE LOCATED CONTIGUOUS TO PRESERVED FARMLAND, ARE OF EXCEPTIONAL SOIL QUALITY, ARE NOT HEAVILY WOODED, ETC. THEIR FOCUS WILL BE ON THE LARGER FARMS THAT MEET THE CRITERIA FOR QUALITY FARMS. THIS MORE SELECTIVE CRITERIA IS EXPECTED TO PREVAIL UNTIL THE BUDGETARY PROBLEMS AT THE STATE LEVEL ARE REMEDIED.

AS NOTED IN THE WINTER/SPRING ISSUE OF THIS BULLETIN, THE GARDEN STATE TRUST FUND IS EXPECTED TO BE DEPLETED DURING 2007 AND REFUNDING IS EXPECTED TO BE MORE CHALLENGING THAN IN THE PAST FOR A NUMBER OF REASONS. FIRST, BONDING COSTS FOR THE INITIAL FUNDING OF THE TRUST WILL CONTINUE FOR ANOTHER 22 YEARS; SECOND, THERE ARE CONSIDERABLE FUNDS THAT HAVE BEEN ALLOCATED BY THE SADC, BUT NOT YET EXPENDED AT THE COUNTY AND MUNICIPAL LEVELS; AND, FINALLY, THERE ARE THE GENERAL BUDGET PROBLEMS THAT THE STATE MUST SOLVE. HOWEVER, REFUNDING OF THE GARDEN STATE TRUST FUND IS ANTICIPATED, BUT THE LEVEL OF FUNDING MAY NOT BE AT THE LEVEL THAT FARMLAND PRESERVATION ADVOCATES WOULD PREFER.

RESIDUAL DWELLING SITE OPPORTUNITY (RDSO) – SADC CHANGES AFFECTING WHO CAN LIVE IN AN RDSO DWELLING

THE STATE FARMLAND PRESERVATION PROGRAM CURRENTLY ALLOWS A LANDOWNER TO RESERVE AN OPPORTUNITY TO CONSTRUCT A HOUSE ON HIS OR HER FARM, FOR AGRICULTURAL PURPOSES, AFTER THE FARM IS PRESERVED. THESE HOUSING ALLOCATIONS ARE CALLED RESIDUAL DWELLING SITE OPPORTUNITIES (RDSOs). THE CRITERIA AND PROCEDURES FOR GRANTING AND EXERCISING SUCH HOUSING ALLOCATIONS ARE SET FORTH IN N.J.A.C. 2:76-6.15(a)14 AND 6.17. THE STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC) IS PROPOSING TWO AMENDMENTS TO N.J.A.C. 2:76-6.17 TO CLARIFY WHO CAN LIVE IN A HOUSE ASSOCIATED WITH A RDSO (“RESIDENTIAL UNIT,” AS DEFINED IN N.J.A.C. 2:76-6.16(a)14).

WHILE RDSOs ARE QUITE RARE WITH PRESERVED COLTS NECK FARMS BECAUSE THEY ARE USUALLY CHOSEN ONLY IN THE CASE OF LARGE FARMS, WE DO HAVE ONE FARM THAT HAS AN RDSO. (A NUMBER OF OUR PRESERVED FARMS HAVE EXCEPTIONS TO MEET THE RESIDENTIAL REQUIREMENTS OF THE LANDOWNER, BUT IT SHOULD BE UNDERSTOOD THAT THE RULES THAT APPLY TO RESIDENCES OF RDSOs WHICH ARE THE FOCUS OF THIS ARTICLE, DO NOT APPLY TO EXCEPTIONS.) FOR THIS REASON, AND BECAUSE LANDOWNERS WHO MAY BE CONSIDERING PRESERVING THEIR FARM WITH AN RDSO IN THE FUTURE, THE COMMITTEE BELIEVES IT IS USEFUL TO DISCUSS THE RDSO DWELLING RESIDENCY REQUIREMENTS AND THE IMPACT OF THESE RECENT AMENDMENTS.

ONE OF THE CRITERIA TO CONSTRUCT A RESIDENTIAL UNIT ON AN RDSO IS THAT AT LEAST ONE PERSON RESIDING IN THE HOUSE MUST BE “REGULARLY ENGAGED” IN COMMON FARM-SITE ACTIVITIES ON THE PRESERVED FARM.

FARMERS RECENTLY STARTED ASKING WHETHER THEY CAN CONTINUE LIVING IN RESIDENTIAL UNITS AFTER THEY RETIRE. THE SADC HAS PROPOSED TO AMEND N.J.S.A. 2:76-6.17 TO ADDRESS WHO CAN CONTINUE LIVING IN A RESIDENTIAL UNIT AFTER THE FARMER LIVING IN THE HOUSE HAS RETIRED, BECOMES DISABLED OR PASSES AWAY.

UNDER THE CURRENT RULES, THE FARMER AND HIS OR HER FAMILY WOULD HAVE TO MOVE OUT OF THE HOUSE UPON RETIREMENT FROM FARMING IF NOBODY IN THE HOUSE WERE REGULARLY ENGAGED IN FARMING THE PRESERVED FARM. LIKewise, IF THE FARMER PASSED AWAY, THE CURRENT RULES WOULD NOT ALLOW HIS OR HER SPOUSE OR CHILDREN TO CONTINUE LIVING IN THE HOUSE IF THEY WERE NOT REGULARLY ENGAGED IN FARMING THE PROPERTY.

PLANNED N.J.A.C. 2:76-6.17(h) WOULD:

- 1. ALLOW A FARMER TO CONTINUE LIVING IN A RESIDENTIAL UNIT AFTER HE OR SHE HAS RETIRED FROM FARMING—OR IF HE OR SHE HAS SUFFERED A DISABILITY — AS LONG AS HE OR SHE WAS REGULARLY ENGAGED IN FARMING ON THE PRESERVED FARM FOR AT LEAST FIVE YEARS WHILE RESIDING IN THE RESIDENTIAL UNIT.**
- 2. ALLOW A FARMER’S CHILDREN AND SPOUSE OR DOMESTIC PARTNER TO CONTINUE LIVING IN THE RESIDENTIAL UNIT UPON THE FARMER’S DEATH, WITH CERTAIN CONDITIONS. FIRST, THE FARMER’S CHILDREN AND SPOUSE OR DOMESTIC PARTNER WOULD HAVE TO BE RESIDING IN THE HOUSE AT THE TIME OF THE FARMER’S DEATH. IF THE FARMER HAD A DEPENDENT CHILD, THAT CHILD COULD CONTINUE LIVING IN THE HOUSE AS LONG AS HIS OR HER STATUS AS A DEPENDENT FOR FEDERAL INCOME TAX PURPOSES IS MAINTAINED. ONCE THE CHILD IS NO LONGER A DEPENDENT, HE OR SHE COULD CONTINUE RESIDING IN THE HOUSE ONLY IF THE FARMER’S SPOUSE OR DOMESTIC PARTNER LIVED IN THE HOUSE, OR IF HE OR SHE BECOMES REGULARLY ENGAGED IN FARMING THE PRESERVED FARM. IF THE CHILD WAS NOT A DEPENDENT AT THE TIME OF THE FARMER’S DEATH, HE OR SHE COULD CONTINUE LIVING IN THE HOUSE AS LONG AS THE FARMER’S SPOUSE OR DOMESTIC PARTNER LIVED IN THE HOUSE, OR IF HE OR SHE BECAME REGULARLY ENGAGED IN FARMING THE PRESERVED FARM.**
- 3. GIVE THE SADC AND COUNTY AGRICULTURE DEVELOPMENT BOARDS (CADBs) THE AUTHORITY TO DECIDE WHETHER FAMILY MEMBERS NOT SPECIFICALLY MENTIONED IN THE RULE COULD CONTINUE LIVING IN A RESIDENTIAL UNIT AFTER THE FARMER DIES. THE SADB AND CADBs WOULD BE REQUIRED TO CONSIDER THE FINANCIAL AND HEALTH STATUS OF THE FAMILY MEMBER MAKING THE REQUEST, AND ANY SERIOUS HARDSHIPS THAT MAY WARRANT THE FAMILY MEMBER TO LIVE IN THE RESIDENTIAL UNIT.**
- 4. DEFINE THE TERM “REGULARLY ENGAGED” WHICH REQUIRES THAT A PROPOSED OCCUPANT OF THE RESIDENTIAL UNIT BE ACTIVELY ENGAGED IN THE DAY TO DAY AGRICULTURAL OPERATION ON THE FARM. AS SET FORTH IN THE DEFINITION, SUCH INVOLVEMENT IN THE DAY TO DAY OPERATION CANNOT BE ESTABLISHED BY MERELY SHOWING THAT THE PROPOSED OCCUPANT OWNS THE PRESERVED FARM, THAT THE LAND IS ACTIVELY FARMED, OR THAT THE LAND IS ASSESSED PURSUANT TO THE FARMLAND ASSESSMENT ACT, N.J.S.A. 54:4-23.1. SIMPLY BEING THE OWNER AND OVERSEEING THE LEASING OF THE LAND TO A**

CONTRACT FARMER DOES NOT QUALIFY AS BEING ACTIVELY ENGAGED.

MONMOUTH COUNTY FARMLAND PRESERVATION STATUS REPORT

THIS REPORT WAS PROVIDED BY MATT SHIPKEY, FARMLAND PRESERVATION COORDINATOR WITH THE MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD.

THE MONMOUTH COUNTY FARMLAND PRESERVATION PROGRAM IS ON TRACK TO HAVE ONE OF ITS BUSIEST EASEMENT ACQUISITION YEARS EVER. TO DATE, A TOTAL OF 16 FARMS COMPRISING 576 ACRES HAVE BEEN PRESERVED DURING THE 2006 CALENDAR YEAR. THESE ARE DISTRIBUTED ACROSS THE PARTICIPATING TOWNSHIPS AS FOLLOWS:

1. COLTS NECK TOWNSHIP* _____ 5 FARMS, 161 ACRES
2. HOWELL TOWNSHIP _____ 4 FARMS, 37 ACRES
3. MILLSTONE TOWNSHIP* _____ 3 FARMS, 132 ACRES
4. UPPER FREEHOLD TOWNSHIP _____ 4 FARMS, 246 ACRES

*INCLUDES THE ASSIGNMENT OF TWP. DEED RESTRICTED PROPERTIES TO THE COUNTY.

STAFF IS PROJECTING THE PRESERVATION OF AT LEAST ANOTHER 5 FARMS THIS CALENDAR YEAR. LOOKING TOWARDS 2007 AND BEYOND, STAFF IS WORKING ON THE ACQUISITION OF EASEMENTS ON NEARLY 2500 ACRES OF FARMLAND ALL THROUGHOUT MONMOUTH COUNTY.

MONMOUTH COUNTY OPEN SPACE REFERENDUM

THE FOLLOWING ARTICLE, AUTHORED BY FREEHOLDER LILLIAN BURRY, APPEARED IN THE AUGUST/SEPTEMBER ISSUE OF THE MONMOUTH COUNTY VOICE. BECAUSE OF THE IMPORTANCE OF THIS REFERENDUM TO COLTS NECK LANDOWNERS AND TO THE COLTS NECK FARMLAND AND OPEN SPACE PRESERVATION PROGRAM, IT IS BEING REPEATED IN THIS BULLETIN. THE RESIDENTS OF COLTS NECK ARE URGED TO SUPPORT THIS REFERENDUM.

“WE ARE FORTUNATE THE MONMOUTH COUNTY BOARD OF CHOSEN FREEHOLDERS HAD THE WISDOM TO BEGIN ACQUIRING AND PRESERVING OPEN SPACE MANY YEARS AGO. AS A RESULT, THE MONMOUTH COUNTY PARK SYSTEM IS ONE OF THE BEST ANYWHERE IN THE COUNTRY TODAY.

YET, WE ARE STILL AT A DISADVANTAGE WHEN IT COMES TO PROTECTING OUR SCENIC VISTAS FROM DEVELOPMENT, EVEN THOUGH THE AMOUNT OF MONEY SET ASIDE FOR OPEN SPACE HAS BEEN INCREASED OVER THE YEARS. FIRST, IT WAS \$4 MILLION A YEAR, THEN \$10 MILLION, TO OUR CURRENT \$16 MILLION.

TO ASSIST MONMOUTH COUNTY TO ACQUIRE AND PRESERVE OPEN SPACE FOR FUTURE GENERATIONS, THE BOARD OF CHOSEN FREEHOLDERS HAS DECIDED TO ASK THE VOTERS TO APPROVE CONVERTING THE PREVIOUSLY APPROVED ANNUAL OPEN SPACE TRUST FUND AMOUNT OF \$16 MILLION TO A FIXED RATE.

WHAT DOES THAT MEAN? THE WAY THE FUND WORKS NOW, THE \$16 MILLION COLLECTED EACH YEAR IS A FLAT AMOUNT. BECAUSE THE VALUE OF THE LAND GOES UP EACH YEAR, OUR BUYING POWER WEAKENS EACH YEAR

BECAUSE FUNDING REMAINS THE SAME. IN ORDER TO KEEP PACE WITH RISING LAND VALUES, WE NEED TO BE MORE FLEXIBLE.

THEREFORE, A REFERENDUM WILL APPEAR ON THE NOVEMBER 7 BALLOT ASKING VOTERS TO ALLOW THE COUNTY TO SET ASIDE FOR PRESERVATION PURPOSES AN AMOUNT EQUAL 1.5 CENTS FOR EACH \$100 OF EQUALIZED VALUE OF LAND IN THE COUNTY. THE 1.5 CENT RATE IS EQUAL TO THE \$16 MILLION VOTERS HAVE APPROVED SO FAR, BUT WILL INCREASE AUTOMATICALLY AS THE VALUE OF LAND IN MONMOUTH COUNTY RISES.

THE WINDOW OF OPPORTUNITY TO PRESERVE OUR OPEN SPACES IS CLOSING EACH YEAR. ONCE A HOUSING DEVELOPMENT IS BUILT WE CAN NEVER GET THAT BACK. IN ORDER TO STAY AHEAD OF THE DEVELOPERS, WE MUST ACT NOW TO ENSURE THAT WE WILL BE ABLE TO CONTINUE PRESERVING OPEN SPACE IN THE FUTURE, THEREBY PROTECTING THE QUALITY OF LIFE.

VOTER APPROVAL IN NOVEMBER WILL NOT CHANGE THE AMOUNT COLLECTED NEXT YEAR, BUT IT WILL IMPROVE THE PURCHASING POWER OF THE OPEN SPACE TRUST FUND BY KEEPING PACE WITH INCREASING PROPERTY VALUES.

JAMES TRUNCER, SECRETARY/DIRECTOR OF THE MONMOUTH COUNTY PARK SYSTEM, NOTES THAT THE 1.5 CENTS PER \$100 OF EQUALIZED VALUE IS STILL LESS THAN THE AMOUNTS OTHER COUNTIES SET ASIDE FOR OPEN SPACE. IN MIDDLESEX AND SOMERSET COUNTIES, FOR EXAMPLE, THE SET-ASIDE RATE IS 3 CENTS FOR EACH \$100 DOLLARS OF EQUALIZED VALUE.

THE BALLOT QUESTION WILL READ AS FOLLOWS:

“SHOULD THE COUNTY OF MONMOUTH GO FORWARD WITH A POLICY TO PRESERVE OPEN SPACE, PROVIDE RECREATION OPPORTUNITIES AND PROTECT WATER QUALITY BY CONVERTING THE PREVIOUSLY APPROVED AND IMPLEMENTED OPEN SPACE TRUST FUND AMOUNT OF \$16 MILLION DOLLARS EACH YEAR TO AN ANNUAL FIXED RATE FOR COUNTY OPEN SPACE APPORTIONMENT OF 1.5 CENTS PER \$100 DOLLARS OF EQUALIZED VALUATION FOR THE PURCHASE OF COUNTY PARK AND RECREATION LANDS, THE DEVELOPMENT AND MAINTENANCE OF THE COUNTY PUBLIC PARK SYSTEM, THE ACQUISITION OF FARMLAND EASEMENTS FOR FARMLAND PRESERVATION PURPOSES, AND COOPERATIVE PARK AND RECREATION PROJECTS WITH MONMOUTH COUNTY MUNICIPALITIES AND DEBT SERVICE FOR BORROWING FOR THESE PURPOSES.”

THE BALLOT EXPLANATION WILL READ AS FOLLOWS:

“THIS NON-BINDING REFERENDUM WILL GIVE THE ELECTED COUNTY FREEHOLDERS THE SENTIMENT OF THE VOTERS CONCERNING THE METHOD BY WHICH THE COUNTY SETS THE ANNUAL OPEN SPACE TRUST FUND. THE TRUST FUND SUPPORTS THE CURRENT PROGRAM TO ACQUIRE OPEN SPACE FOR COUNTY PARK AND RECREATION AREAS, TO DEVELOP AND MAINTAIN THE SYSTEM OF COUNTY PUBLIC RECREATION, WHICH INCLUDES THOSE COUNTY LANDS ACQUIRED FOR RECREATION AND CONSERVATION PURPOSES, TO ACQUIRE EASEMENTS TO PRESERVE COUNTY FARMLAND, AND TO PARTICIPATE IN COOPERATIVE PARK AND RECREATION PROJECTS WITH MONMOUTH

COUNTY MUNICIPALITIES, THEREBY PERMANENTLY PRESERVING THESE AREAS, PROVIDING RECREATIONAL OPPORTUNITIES, AND PROTECTING WATER QUALITY FOR FUTURE GENERATIONS OF MONMOUTH COUNTY RESIDENTS.

CONVERSION FROM AN AMOUNT TO AN APPORTIONMENT RATE WILL ENABLE THE FUNDING FOR AN OPEN SPACE ACQUISITION TO KEEP PACE WITH RISING LAND COSTS.”

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),
AND

THE NATURE CONSERVANCY’S WEB SITE (www.nature.org)