

THE COLTS NECK FARMLAND PRESERVATION BULLETIN WINTER/SPRING – 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	23.4 ACRES
SMITH FARM (CLOSED – FEE SIMPLE)	12.8 ACRES
GREEN FIELDS FARM (NOT YET CLOSED)	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
TOTAL ACREAGE PRESERVED	917.9 ACRES

WHAT'S HAPPENING AROUND TOWN.....

COLTS NECK TOWNSHIP CONTINUED TO BE QUITE BUSY DURING THE FOURTH QUARTER OF 2005 AND EARLY 2006 WORKING WITH LANDOWNERS TO PLACE ADDITIONAL ACREAGE IN THE STATE'S PRESERVATION PROGRAM.

THE TOWNSHIP, WORKING IN CONCERT WITH THE COUNTY AND STATE, IS MOVING FORWARD WITH THE ACQUISITION OF THE DEVELOPMENT RIGHTS TO PRESERVE ONE OF THE LARGE REMAINING FARMS IN THE TOWNSHIP. OFFICIALS EXPECT TO SOON CLOSE ON A CONTRACT WITH THE OWNER OF GREEN FIELDS FARM FOR THE DEVELOPMENT RIGHTS ON THIS 113 ACRE FARM AND NURSERY LOCATED ON WILLOW BROOK ROAD.

COMMITTEEMAN JAMES STUART WAS QUOTED AS SAYING "IT'S A PREMIER HORSE FARM THAT IS FAR AND ABOVE THE NORMAL WORTHY OF SAVING". HE ALSO NOTED "THERE ARE VERY FEW 100-ACRE FARMS LEFT – IT HAS A GREAT LOCATION AS FAR AS ANY KIND OF PROXIMITY WITHIN THE TOWN, VERY FEW WETLANDS AND PRIME SOILS FOR FARMING". "THE TOWN IS HONORED BY THE FACT THAT THE OWNER WANTS TO PRESERVE THE FARM," STUART SAID. "THERE IS A CERTAIN FEELING OF THE FARMERS THAT ENTER THIS PROGRAM, THEIR HEART IS WITH THE FARM — THIS OWNER IS OF THAT GENRE."

THE ACQUISITION HAS TAKEN PLACE UNDER THE SADC DIRECT EASEMENT PURCHASE PROGRAM WHERE THE COST WILL BE SHARED BY THE STATE, COUNTY AND TOWNSHIP. THE STATE WILL CONTRIBUTE 53.7%, THE COUNTY WILL CONTRIBUTE 17.3% AND THE TOWNSHIP WILL CONTRIBUTE THE REMAINING 25.4%. NORMALLY, THE COUNTY DOES NOT PARTICIPATE IN THE

STATE DIRECT EASEMENT PROGRAM, BUT AN EXCEPTION WAS MADE IN THIS CASE BECAUSE OF THE IMPORTANCE OF THIS ACQUISITION.

COMMITTEEWOMAN BURRY SAID “CONTRIBUTIONS FROM THE STATE AND COUNTY ARE WHAT MADE THIS DEAL POSSIBLE”. BURRY ALSO SAID, “SINCE COLTS NECK ANNOUNCED THE PRESERVATION OF GREEN FIELDS FARM, OTHER FARM OWNERS HAVE EXPRESSED INTEREST IN PARTICIPATING IN THE PROGRAM AS WELL.”

RECENT APPLICATIONS 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. SHOULD ALL OF THESE SUCCESSFULLY CLOSE, THE TOWNSHIP WILL HAVE SUCCESSFULLY PRESERVED MORE THAN 900 ACRES OF FARMLAND. BEYOND THESE, A NUMBER OF OTHER POTENTIAL APPLICANTS ARE EXPECTED TO PROCEED WITH APPLICATIONS IN THE NEAR FUTURE.

WHY FARMLAND AND OPEN SPACE PRESERVATION IS IMPORTANT

THERE ARE MANY REASONS WHY IT IS IMPORTANT TO SUPPORT FARMLAND AND OPEN SPACE PRESERVATION IN A COMMUNITY SUCH AS COLTS NECK. SOME OF THESE ARE:

- TO PRESERVE THE DWINDLING ACREAGE OF FARMLAND IN NEW JERSEY,**
- TO AVOID THE HIGHER AND LONG-TERM COSTS ASSOCIATED WITH DEVELOPMENT,**
- TO ENSURE THE HEALTH AND DIVERSITY OF ANIMAL AND PLANT COMMUNITIES,**
- TO PREVENT INCREASED FLOODING CAUSED BY ADDITIONAL IMPERVIOUS LAND-COVER,**
- TO HELP LESSEN POLLUTION BY ABSORBING CONTAMINANTS FROM OUR AIR AND WATER,**
- TO MAINTAIN NEW JERSEY’S THRIVING OUTDOOR TOURISM INDUSTRY, GIVING PLACES TO FISH, SWIM, BOAT, HUNT AND HIKE,**
- TO PRESERVE OUR CONNECTION WITH THE NATURAL WORLD, AND**
- TO PROVIDE TRANQUIL, NOISE FREE ISLANDS AMID THE RUSH AND BUSTLE OF LIFE.**

FORTUNATELY, COLTS NECK HAS BEEN BLESSED WITH GOVERNMENT LEADERS AND VOLUNTEERS DURING THE PAST FIFTY YEARS WHO HAVE DISPLAYED THE VISION AND PLANNING TO PRESERVE FARMING AND OPEN SPACE WHILE MEETING THE OTHER VARIOUS NEEDS OF ALL COMMUNITY RESIDENTS.

MOST OF US HAVE MOVED TO COLTS NECK BECAUSE WE WERE ATTRACTED TO THE RURAL CHARACTER OF THE COMMUNITY. WE LOVE TO DRIVE BY THE HORSE FARMS, THE VEGETABLE FARMS, THE NURSERIES, THE GOLF COURSES, THE RESERVOIR, AND THE COUNTY AND MUNICIPAL PARKS. AND EVEN THOUGH SOME OF US COMPLAIN ABOUT THE DEER, THE GEESE AND OTHER WILD - LIFE, MANY OF US ENJOY THE FACT THAT THEY TOO PREFER TO LIVE IN COLTS NECK BECAUSE OF OUR CONCERN FOR MAINTAINING FARMING AND THE OPEN SPACE HABITAT THAT THEY FIND DESIRABLE.

SINCE WE LIVE IN NEW JERSEY, THE MOST DENSELY POPULATED STATE IN THE COUNTRY, IT IS ESPECIALLY IMPORTANT THAT PLANNING FOR THE PRESERVATION OF FARMS AND OPEN SPACE BE SUPPORTED BY ALL OF THE RESIDENTS OF OUR GROWING COMMUNITY. WITH THE GROWTH OF THE POPULATION AND THE ECONOMY, FARMS AND OPEN SPACE ACREAGE BECOME CONSUMED BY COMMERCIAL AND RESIDENTIAL DEVELOPMENT AT AN INCREASING PACE WITH EACH PASSING YEAR. SINCE THIS ACREAGE IS A LIMITED RESOURCE IN ANY COMMUNITY, IF SOME PORTION IS TO BE PRESERVED, IT MUST BE DONE ON A TIMELY BASIS CONSISTENT WITH SOUND PLANNING BY THE LOCAL GOVERNMENT IN CONCERT WITH THE COUNTY (MCADB) AND THE STATE (SADC).

IN ORDER TO SUPPORT FARMLAND AND OPEN SPACE PRESERVATION, MONEY IS REQUIRED AT ALL THREE LEVELS OF GOVERNMENT, LOCAL, COUNTY AND STATE. AS NOTED IN PREVIOUS ISSUES OF THIS BULLETIN, THE STATE TYPICALLY PROVIDES 60% OF THE FUNDS, THE COUNTY 24% AND THE LOCAL MUNICIPALITY 16%. COLTS NECK HAS BEEN RAISING THEIR FUNDS FOR THIS PROGRAM WITH A SPECIAL TAX THAT BEGAN IN 1998 AND IS CURRENTLY AT THE RATE OF 2.5 CENTS PER \$100.00 VALUATION. DURING THE PAST EIGHT YEARS, THE TOWNSHIP HAS RAISED APPROXIMATELY \$2,000,000.00. LEVERAGING THESE MONIES WITH THE MONIES PROVIDED BY THE COUNTY AND STATE, COLTS NECK WILL HAVE PRESERVED CLOSE TO 900 ACRES OF FARMLAND.

IN ADDITION TO THE PRESERVED ACREAGE THAT IS BEING ACHIEVED BY THIS PROGRAM, IT IS IMPORTANT TO NOTE THAT A PARALLEL PROGRAM, THAT HAS BEEN WISELY ADOPTED BY COLTS NECK TOWNSHIP AND FOLLOWED FOR MANY YEARS BY THE COLTS NECK PLANNING BOARD, HAS PRESERVED ALMOST TWICE AS MANY ACRES OF OPEN SPACE (1745 ACRES) BY IMPOSING DEED RESTRICTIONS ON RESIDENTIAL DEVELOPMENTS USING LOT SIZE AVERAGING. THE COST OF THIS FORM OF PRESERVATION IS MOSTLY BORNE BY THE DEVELOPERS AND IN TURN REFLECTED IN THE HOUSING COSTS OF THE AFFECTED DEVELOPMENTS.

WHILE THE ARGUMENTS FOR AND URGENCY OF PRESERVING FARMS AND OPEN SPACE ARE OBVIOUS TO MOST OF THE RESIDENTS OF COLTS NECK, SOME MAY QUESTION THE TIMING AND LEVEL OF SUPPORT BECAUSE OF THE COST TO COLTS NECK TAXPAYERS. THIS ISSUE HAS BEEN RAISED AND EVALUATED IN A NUMBER OF NEW JERSEY COMMUNITIES. A PAPER, PREPARED BY THE ASSOCIATION OF NEW JERSEY ENVIRONMENTAL COMMISSIONS, DOCUMENTS THE RESULTS OF STUDIES CONDUCTED IN MANSFIELD TOWNSHIP, BURLINGTON COUNTY; EAST AMWELL TOWNSHIP, HUNTERDON COUNTY; AND WASHINGTON TOWNSHIP, MORRIS COUNTY, ALL OF WHICH CONCLUDED THAT FARMLAND AND/OR OPEN SPACE PRESERVATION ACTUALLY SAVES TAXPAYERS MONEY IN ADDITION TO PROVIDING THE MANY OTHER QUALITY-OF-LIFE BENEFITS FOR THE TAX-PAYING RESIDENTS.

THE MANSFIELD TOWNSHIP STUDY SHOWS THAT FOR EVERY \$1.00 IN TAXES THAT A NEW RESIDENTIAL UNIT GENERATES, IT REQUIRES \$1.48 FOR SERVICES. CONVERSELY, FARMLAND COSTS \$0.27 IN SERVICES FOR EVERY \$1.00 IT GENERATES IN TAXES. EACH NEW RESIDENTIAL UNIT HAS A NET NEGATIVE FISCAL IMPACT OF \$1,866.00 PER YEAR WHILE PRESERVATION OF

THE SAME LAND THROUGH THE COUNTY FARMLAND PRESERVATION PROGRAM WOULD RESULT IN A ONE-TIME COST OF \$3,000.00.

IN A SIMILAR STUDY, EAST AMWELL TOWNSHIP FOUND IN 1994 THAT FOR EVERY DOLLAR RAISED FROM RESIDENTIAL DEVELOPMENT, IT SPENT \$1.12 ON PUBLIC SERVICES. FOR EVERY DOLLAR RAISED BY FARM AND OPEN SPACE LAND, EAST AMWELL SPENT 30 CENTS. FOR EVERY DOLLAR RAISED BY COMMERCIAL USES, EAST AMWELL SPENT 27 CENTS (33 CENTS WHEN UTILITY AND GAS LINE REVENUE IS DISCOUNTED).

IN 1994, WASHINGTON TOWNSHIP, MORRIS COUNTY CONDUCTED A FINANCIAL ANALYSIS THAT SHOWED THE TOWNSHIP COULD SAVE MONEY IN THE LONG RUN BY PURCHASING THE DEVELOPMENT RIGHTS TO A LARGE FARM IN THE MUNICIPALITY. CONSIDERING ONLY THE IMPACTS ON THE SCHOOL DISTRICT'S OPERATING BUDGET, AND NOT ADDITIONAL SERVICE AND CAPITAL COSTS THAT COULD ALSO RESULT FROM RESIDENTIAL DEVELOPMENT OF THE TRACT, THE TOWNSHIP FOUND THAT BUYING THE DEVELOPMENT RIGHTS WOULD COST TAXPAYERS LESS THAN ALLOWING A NEW RESIDENTIAL SUBDIVISION TO BE BUILT THERE.

THE TOWNSHIP'S ZONING ORDINANCE WOULD HAVE PERMITTED 300 UNITS OF SMALL CLUSTERED HOUSING ON THE 720-ACRE PROPERTY. THE AVERAGE COST PER HOUSEHOLD TO THE SCHOOL DISTRICT ASSUMING ONE STUDENT PER HOME, WAS \$5,568.00. THE AVERAGE RESIDENTIAL PROPERTY TAX, EXCLUDING COUNTY TAXES, WAS \$2,172.00. GIVEN THESE FACTS, WASHINGTON TOWNSHIP CONCLUDED:

- THE ANNUAL COST TO THE SCHOOL DISTRICT WOULD BE APPROXIMATELY \$1,670,400.00 (\$5,568 x 300).
- THE ANTICIPATED REVENUE WOULD BE APPROXIMATELY \$651,600.00 (\$2,172.00 x 300 HOMES).
- THE ANNUAL DEFICIT FOR THE SCHOOL DISTRICT BUDGET WOULD BE \$1,018,800.00 (\$1,670,400.00 - \$651,600.00).

THE NET COST FOR THE DEVELOPMENT RIGHTS OF THE 720 ACRE FARM WAS \$10,400,000.00. THE PUBLIC INVESTMENT FOR THE DEVELOPMENT RIGHTS COULD BE OFFSET IN LESS THAN 15 YEARS BY AVOIDING THE HIGHER COST OF THE DEVELOPMENT. FROM THEN ON THE TOWN WOULD INCUR ONLY THE POSITIVE REVENUE FLOW FROM THE FARMLAND. IN CONTRAST, THE COST OF SERVICES FOR A RESIDENTIAL DEVELOPMENT WOULD CONTINUE FOREVER. PURCHASING DEVELOPMENT RIGHTS TO THE FARM WAS ALSO CONSISTENT WITH MUNICIPAL, COUNTY AND STATE GOALS OF FARMLAND PRESERVATION.

FINALLY, A COST OF COMMUNITY SERVICES STUDY PERFORMED BY THE AMERICAN FARMLAND TRUST REPORTED THE FOLLOWING SUMMARY INVOLVING SOME OF COLTS NECK'S NEIGHBORING TOWNSHIPS :

**TWP. REVENUE – TWP. EXPENDITURE OR COSTS – RATIOS
(\$ OF REVENUE : \$ OF COSTS)**

COMMUNITY	RESIDENTIAL INCLUDING FARM HOUSES	WORKING & OPEN LAND
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FREEHOLD TWP.	1:1.51	1:0.33
HOLMDEL TWP.	1:1.38	1:0.66
MIDDLETOWN TWP.	1:1.14	1:0.36
UPPER FREEHOLD TWP.	1:1.18	1:0.35
WALL TWP.	1:1.28	1:0.54

IN ALL CASES, PRESERVING FARMLAND IS A WINNER VERSES RESIDENTIAL DEVELOPMENT WHEN CONSIDERING THE REVENUE –TO - EXPENDITURE RATIO.

SADC FARMLAND PRESERVATION SUMMIT

THE SADC SPONSORED FARMLAND PRESERVATION SUMMIT WAS HELD AT COOK COLLEGE, RUTGERS UNIVERSITY ON MARCH 3, 2006. THE SUMMIT COVERED AREAS SUCH AS (1) PLANNED CHANGES TO THE FARMLAND PRESERVATION PROGRAM; (2) FUNDING FORECAST; (3) PLANNING FOR AGRICULTURE; NATIONAL FARM BILL REFORM; AND RIGHT TO FARM ISSUES. A FEW OBSERVATIONS FROM ATTENDING THAT SUMMIT ARE PRESENTED IN THIS SECTION OF THE BULLETIN.

A FEW STATISTICS REGARDING NEW JERSEY AGRICULTURE WERE PRESENTED BY SUSAN CRAFT, THE EXECUTIVE DIRECTOR OF THE SADC, AND TIM BRILL, SADC PLANNING MANAGER, PRIOR TO THEIR PRESENTATIONS. THEY INCLUDED (1) THERE ARE 9,924 FARMS IN NEW JERSEY THAT TOTAL 805,682 ACRES OR 17% OF THE LAND AREA OF NEW JERSEY; (2) THE AVERAGE FARM SIZE IS 81 ACRES AND THE MEDIAN FARM SIZE IS 22 ACRES; (3) 17.8% OF NEW JERSEY FARMLAND IS PRESERVED; (4) WE ARE LOSING APPROXIMATELY 10,000 ACRES PER YEAR TO COMMERCIAL AND RESIDENTIAL DEVELOPMENT; AND, (5) WE ARE CURRENTLY PRESERVING FARMLAND AT A RATE IN EXCESS OF 15000 ACRES PER YEAR.

PLANNED CHANGES TO THE PRESERVATION PROGRAM

THE GOALS OF THE PROPOSED CHANGES ARE TO (1) REDUCE THE TIME FOR ACQUISITION; (2) EXPEND GARDEN STATE PRESERVATION TRUST (GSPT) FUNDS IN A TIMELY FASHION; (3) STREAMLINE AND SIMPLIFY PROCEDURES; (4) REDUCE REDUNDANCY OF PROCESSING; AND, (5) INSURE QUALITY OF ALL FARMS PRESERVED.

THE PROPOSED CHANGES WILL REQUIRE COUNTIES TO DEVELOP A COUNTY-WIDE PLANNING INCENTIVE GRANT (PIG) REFLECTING THE CADB'S STRATEGIC PLANS, MINIMUM STANDARDS AND RANKING CRITERIA. THEY WILL BE ABLE TO USE SADC FUNDS ON ANY FARM INCLUDED IN THEIR PIG AND CAN SUBMIT APPLICATIONS FOR SADC APPROVAL YEAR ROUND. THE SADC WILL SET MINIMUM AND MAXIMUM FUNDING ALLOCATION EACH YEAR BASED ON: PROGRAM DEMAND; AND, FUNDING AVAILABILITY. THEY WILL USE RELATIVE "BEST BUY" TO ALLOCATE REMAINING FUNDS. SUBSEQUENT YEARS' FUNDING WILL DEPEND UPON EXPENDITURE PERFORMANCE.

THE MUNICIPAL PIG PROGRAM WILL REMAIN IN EFFECT, BUT A THREE YEAR

EXPENDITURE WINDOW WILL BE ESTABLISHED AND THE SADC WILL REQUIRE REVIEW OF CLOSING DOCUMENTS PRIOR TO CLOSING. MINIMUM QUALITY STANDARDS WILL BE TIGHTENED. FOR EXAMPLE, FARMS OF < 10 ACRES WILL BE REQUIRED TO PRODUCE \$2500.00 ANNUAL INCOME AND HAVE AT LEAST 5 ACRES OF CONTIGUOUS TILLABLE LAND. FOR FARMS > 10 ACRES, THE TILLABLE LAND MUST BE AT LEAST 50% OR 25 ACRES AND THE PURCHASE OF THE EASEMENT MUST RESULT IN REDUCTION OF DEVELOPMENT POTENTIAL.

REGARDING THE STATE ACQUISITION PROGRAM, THE DIRECT AND FEE SIMPLE ACQUISITION PROGRAMS WILL BE COMBINED; THEY WILL ACCEPT AND PROCESS APPLICATIONS YEAR-ROUND, AND THEY WILL ADOPT COUNTY-SENSITIVE PRIORITIZATION CRITERIA. THE SADC WILL REQUEST INPUT FROM AND SUPPORT OF CADBS, STRATEGICALLY TARGET AND SOLICIT APPLICATIONS STATEWIDE, INSURE REALISTIC LANDOWNER EXPECTATIONS, INSTITUTE A 120 DAY COMMITMENT LETTER, AND OBTAIN APPRAISALS PRIOR TO NEGOTIATIONS. THE PROPOSED NEW MINIMUM QUALITY STANDARDS FOR MUNICIPAL PIG APPLICATIONS WILL APPLY TO THE STATE ACQUISITION PROGRAM.

FARMLAND PRESERVATION FUNDING FORCAST

MICHAEL CATANIA GAVE A BRIEF PRESENTATION ON THE CURRENT STATUS OF THE GARDEN STATE TRUST FUND AND THE PROSPECTS FOR REFUNDING IT UNDER THE CURRENT TIGHT FINANCIAL SITUATION AT THE STATE LEVEL. THERE ARE CURRENTLY ABOUT \$305 MILLION IN THE FUND THAT IS PROJECTED TO BE DEPLETED DURING 2007. REFUNDING IS EXPECTED TO BE A CHALLENGE BECAUSE OF BUDGET PRESSURE AT THE STATE LEVEL, BECAUSE BONDING COSTS FOR THE INITIAL FUNDING OF THE TRUST WILL CONTINUE FOR ANOTHER 22 YEARS, AND BECAUSE THERE ARE CONSIDERABLE FUNDS THAT HAVE BEEN ALLOCATED BY THE SADC, BUT NOT YET EXPENDED AT THE COUNTY AND MUNICIPAL LEVELS. THE NET EFFECT OF THESE FACTORS IS EXPECTED TO BE LESS FUNDING IN THE FUTURE CAUSING THE SADC AND THE COUNTY AND MUNICIPAL PRESERVATION PLANNERS TO BE MORE SELECTIVE AND INSURE THAT FARMS BEING PRESERVED MEET HIGHER SADC QUALITY STANDARDS.

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)