

THE COLTS NECK

FARMLAND PRESERVATION BULLETIN

SUMMER/FALL – 2008

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.

WHAT'S HAPPENING AROUND TOWN.....?

RECENT CLOSINGS UNDER THE PIG PROGRAM

TWO APPLICATIONS UNDER THE PIG PROGRAM, AMDUR AND HAMMOND TOTALING 65 ACRES HAVE CLOSED DURING MAY AND JUNE 2008. WITH THESE CLOSINGS, COLTS NECK HAS PRESERVED A TOTAL OF 891.9 ACRES.

IN ADDITION TO THESE RECENT CLOSINGS, THE COMMITTEE IS WORKING WITH A NUMBER OF OTHER LANDOWNERS CONSIDERED BY THE COMMITTEE TO BE HIGH PRIORITY FOR PRESERVATION. THE TOTAL ACREAGE OF THESE PROPERTIES EXCEEDS 300 ACRES.

EVEN THOUGH STATE FUNDS ARE LESS AVAILABLE FOR THE YEAR 2009 THAN HAS BEEN THE CASE IN THE PAST BECAUSE OF STATE BUDGET PROBLEMS AND THE NEED TO RENEW THE GARDEN STATE PRESERVATION TRUST FUND, THE COMMITTEE ENCOURAGES ALL LANDOWNERS, AND PARTICULARLY THOSE OWNING FARMS INVOLVING 25 ACRES OR MORE, TO APPLY FOR

PRESERVATION. AS NOTED LATER IN THIS ISSUE OF THE BULLETIN, THE STATE HAS ALLOCATED FUNDS THAT THE COUNTIES CAN COMPETE FOR, THAT ARE IN EXCESS OF THEIR BASIC BUDGET, TO MOTIVATE COUNTIES AND MUNICIPALITIES TO PRESERVE HIGH PRIORITY FARMS. MONMOUTH COUNTY AND COLTS NECK TOWNSHIP ARE ANXIOUS TO WORK TOGETHER TO SUPPORT THESE LANDOWNERS IN ACHIEVING A SUCCESSFUL FARM PRESERVATION THAT MEETS THE GOALS OF THE STATE, THE COUNTY, THE TOWNSHIP AND THE LANDOWNER.

ANY LANDOWNER WHO HAS QUESTIONS IS STRONGLY ENCOURAGED TO CONTACT ANY OF THE ABOVE COMMITTEE MEMBERS.

FARMLAND PRESERVATION COMMITTEE RESPONSE TO GOVERNOR CORZINE'S PROPOSAL TO ELIMINATE THE NJ DEPARTMENT OF AGRICULTURE

THE RECENT PROPOSAL BY THE GOVERNOR TO REDUCE STATE COSTS BY ELIMINATING THE DEPARTMENT OF AGRICULTURE STUNNED THE COMMITTEE AND PROVOKED THE MEMBERS TO UNANIMOUSLY ENDORSE THE SENDING OF A LETTER TO THE GOVERNOR AND OTHER STATE PERSONNEL CONDEMNING THE PROPOSAL. EXCERPTS FROM THE LETTER ARE AS FOLLOWS:

- WE ARE OUTRAGED BY THE RECENT PROPOSAL TO ELIMINATE THE NJ DEPARTMENT OF AGRICULTURE (NJDA). HOW DOES THE GOVERNOR JUSTIFY THIS ACTION IN A STATE WHOSE MONIKER IS "THE GARDEN STATE"?
- AS MEMBERS OF THE COLTS NECK FARMLAND PRESERVATION AND OPEN SPACE COMMITTEE, WE ARE PROUD TO HAVE PRESERVED CLOSE TO 1000 ACRES OF FARMLAND IN COLTS NECK IN DIRECT SUPPORT OF THE STATE'S VISION AND IN CONJUNCTION WITH THE STATE AGRICULTURE DEVELOPMENT BOARD AND THE MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD.
- WE HAVE EXAMINED THE PURPORTED REASONS FOR THIS ADMINISTRATION'S PROPOSAL TO ELIMINATE THE NJDA AND FIND THAT THEY ARE NOT VALID. SPECIFICALLY, THE STATE HAS INVESTED OVER \$1 BILLION DOLLARS TO RETIRE DEVELOPMENT RIGHTS ON FARMLAND SINCE 1982. SHUTTING DOWN THE NJDA CREATES A VACUUM IN THE LEADERSHIP AND ORGANIZATION FOR THIS SIGNIFICANT AND MUCH NEEDED STATE INVESTMENT IN FARMLAND PRESERVATION AND OPEN SPACE.
- AGRICULTURE GENERATES MILLIONS OF DOLLARS IN TAX RECEIPTS FOR NEW JERSEY (NURSERY, VEGETABLE AND FRUIT PRODUCTS, HORSE INDUSTRY, PAYROLL TAXES ON HIRED LABOR, ETC.). THE POTENTIAL IMPACT OF LOSING STRONG AND VISIBLE LEADERSHIP THROUGH THE NJDA COULD COST THE STATE BILLIONS OF DOLLARS AND SEVERELY IMPACT THE STATE'S ECONOMY. THE COST/BENEFIT ASSOCIATED WITH THIS PROPOSAL MAKES NO SENSE.

MONMOUTH COUNTY ISSUES

MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD DATA BASE

THE MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD WEB SITE MAY BE ACCESSED VIA THE MONMOUTH COUNTY WEB SITE BY USING THE FOLLOWING ADDRESS AND LINKS:

1. [HTTP://CO.MONMOUTH.NJ.US/](http://co.monmouth.nj.us/)
2. CLICK ON DEPARTMENTS
3. CLICK ON PLANNING BOARD
4. CLICK ON ENVIRONMENTAL PLANNING
5. CLICK ON FARMLAND PRESERVATION

UNDER FARMLAND PRESERVATION, ONE MAY ACCESS INFORMATION SUCH AS THE FOLLOWING:

1. MCADB MEMBERSHIP, MEETING SCHEDULE AND MEETING MINUTES

2. THE 2007 FARMLAND PRESERVATION PROGRAM ACCOMPLISHMENTS AND YEAR-END SUMMARY
3. THE MONMOUTH COUNTY FARMLAND PRESERVATION PLAN
4. THE MAP OF PRESERVED MONMOUTH COUNTY FARMS
5. THE LIST OF ALL PRESERVED MONMOUTH COUNTY FARMS, ETC.

IT SHOULD BE NOTED THAT INFORMATION REGARDING ACCESS TO THE MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD HAS BEEN ADDED TO THE LIST OF USEFUL INTERNET LINKS THAT ROUTINELY APPEAR AT THE END OF THE BULLETIN.

SOME STATISTICS REGARDING COLTS NECK EXTRACTED FROM THE MONMOUTH COUNTY PLANNING BOARD DATA BASE

COLTS NECK TOWNSHIP HAS A LAND AREA OF 31.70 SQUARE MILES (82.1 KM²) AND IS CENTRALLY LOCATED IN THE COUNTY. WHILE THE TOWNSHIP HOLDS ON TO ITS HISTORICALLY AGRARIAN CHARACTER, INCREASINGLY FARMLAND IS BEING DIVERTED TO EXCLUSIVE, LARGE LOT RESIDENTIAL DEVELOPMENT. A LARGE PART OF COLTS NECK'S LAND AREA BELONGS TO THE FEDERAL GOVERNMENT AS PART OF NAVAL WEAPONS STATION EARLE. COUNTY ROUTE 537, IN THE SOUTHERN PART OF THE TOWNSHIP, IS ONE OF THE MOST SCENIC DRIVES IN THE COUNTY, PASSING BY LARGE FARMSTEADS, LUSH PASTURE-LAND, ORCHARDS, AND GRAZING HORSES.

AN INDICATION OF THE GROWTH THAT HAS BEEN TAKING PLACE AND IS PROJECTED IN COLTS NECK SINCE 1980 IS SUMMARIZED IN THE FOLLOWING TABLE:

YEAR	POPULATION	HOUSEHOLDS
1980	7,888	2,151
1990	8,559	2,640
2000	11,179	3,513
2007 ESTIMATE	11,956	3,763
2025 PROJECTION	12,447	NA

SADC UPDATE

2009 COUNTY PLANNING INCENTIVE GRANT ROUND

FOR THE 2009 COUNTY PLANNING INCENTIVE GRANT ROUND, EACH OF 15 COUNTIES INCLUDING MONMOUTH COUNTY WILL BE ALLOCATED A PROJECT GRANT BY THE STATE NOT TO EXCEED \$2,000,000.00. IN ADDITION, THERE WILL BE \$15,000,000.00 BUDGETED FOR COMPETITIVE GRANTS THAT COUNTIES MAY VIE FOR. HOWEVER, THE MAXIMUM AMOUNT ANY COUNTY MAY RECEIVE IS A TOTAL OF \$5,000,000.00 – THEIR BASE GRANT OF \$2,000,000.00 AND \$3,000,000.00 FROM THE COMPETITIVE GRANT FUND.

THIS BUDGETING PLAN IS DESIGNED TO MOTIVATE THOSE COUNTIES THAT HAVE A NUMBER OF HIGH PRIORITY FARMS THAT ARE CANDIDATES FOR PRESERVATION TO MOVE AHEAD AGGRESSIVELY AND COMPETE FOR A SHARE OF THE COMPETITIVE GRANT FUND.

2009 STATE DIRECT ACQUISITIONS PROGRAMS

UNDER THE HIGHLANDS WATER PROTECTION AND PLANNING ACT, THE SADC IS REQUIRED TO SPEND A MINIMUM AMOUNT OF FUNDING UNDER THE PROGRAM IN EACH COUNTY THROUGH FY 2009, ASSUMING ADEQUATE DEMAND AND QUALITY FARMS. THE AMOUNT TO BE SPENT MUST AT LEAST EQUAL THE AVERAGE ANNUAL SUM SPENT IN EACH COUNTY FROM FY 2002 – 2004. THE SADC STATE ACQUISITION TARGET FOR FY 2009 IS \$21,958,168.00 WHICH INCLUDES \$2,733,378.00 FOR MONMOUTH COUNTY.

2009 MUNICIPAL PLANNING INCENTIVE GRANT PROGRAM

A TOTAL OF 37 TOWNSHIPS INCLUDING COLTS NECK AND INVOLVING 7 COUNTIES HAVE BEEN ALLOCATED GRANTS BY THE STATE NOT TO EXCEED \$750,000.00 EACH TO BE USED TO SUPPORT THE 2009 MUNICIPAL PLANNING INCENTIVE GRANT PROGRAM.

IN THE PAST, STATE FUNDING TYPICALLY COVERED APPROXIMATELY 60% OF THE COST OF PRESERVING A PARCEL OF LAND AND THE COUNTY COVERED 24% LEAVING 16% FOR THE TOWNSHIP. THESE FIGURES MIGHT VARY DEPENDING ON THE PRIORITY PLACED ON THE PRESERVATION BY THE COUNTY AND THE TOWNSHIP. HOWEVER, GOING FORWARD, BECAUSE OF THE LIMITED FUNDING BY THE STATE, MORE AGGRESSIVE FUNDING BY THE COUNTY AND THE TOWNSHIP MAY BE CONSIDERED, PARTICULARLY FOR THE HIGH PRIORITY PARCELS.

BACKGROUND REGARDING SADC ADOPTION OF EQUINE RULES

THE FOLLOWING HAS BEEN EXTRACTED FROM THE SADC WEBSITE:

THE SADC ON JUNE 26, 2008 ADOPTED RULES THAT EXPAND THE LIST OF AGRICULTURAL ACTIVITIES UNDER THE RIGHT TO FARM ACT TO:

1) INCLUDE EQUINE-RELATED SERVICE ACTIVITIES –

INCLUDING THE BOARDING, KEEPING, TRAINING AND REHABILITATION OF HORSES, AS WELL AS ASSOCIATED COMPLEMENTARY ACTIVITIES, INCLUDING CLINICS, OPEN HOUSES, DEMONSTRATIONS, EDUCATIONAL CAMPS, FARM EVENTS, COMPETITIONS AND RODEOS, AS LONG AS THESE COMPLEMENTARY ACTIVITIES ARE RELATED TO THE MARKETING OF HORSES THAT ARE RAISED, BRED, KEPT, BOARDED, TRAINED OR REHABILITATED ON THE FARM, AND ARE IN COMPLIANCE WITH MUNICIPAL REQUIREMENTS; AND

2) SET FORTH THE AGRICULTURAL MANAGEMENT PRACTICES WITH WHICH FARMERS WOULD NEED TO COMPLY TO BE ELIGIBLE FOR PROTECTIONS OF THE ACT. THE RULES ALLOW A COUNTY AGRICULTURE DEVELOPMENT BOARD TO SET A MAXIMUM LIMIT ON EQUINE-RELATED BUILDINGS, PARKING AREAS AND OTHER IMPROVEMENTS TO ENSURE FARMS RETAIN A REASONABLE AGRICULTURAL PRODUCTION COMPONENT OR CAPACITY. THE ALLOWABLE RANGE IS 15 TO 20 PERCENT OF THE FIRST 150 ACRES OF TOTAL USABLE AREA PLUS 10 PERCENT OF ALL ADDITIONAL ACRES OF TOTAL USABLE AREA ABOVE THE FIRST 150 ACRES. TOTAL USABLE AREA INCLUDES ALL LAND THAT IS IN OR AVAILABLE FOR FARMING (I.E., THE GROSS LOT AREA MINUS ANY UNUSABLE WETLANDS AND MINUS THE AREA DEVOTED TO A FARM'S HOUSE); AND

3) DETAIL WHAT INCOME MAY BE USED TO SATISFY THE PRODUCTION REQUIREMENTS IN THE DEFINITION OF "COMMERCIAL FARM" IN THE RIGHT TO FARM ACT.

THESE RULES INVOLVE RIGHT-TO-FARM PROTECTION AND WILL APPLY TO ALL FARMS, PRESERVED OR NOT. HOWEVER, THE EXTENT OF INFRASTRUCTURE PERMITTED ON PRESERVED FARMS IS ULTIMATELY SUBJECT TO THE SADC'S INTERPRETATION OF THE DEED OF EASEMENT, WHICH MAY BE MORE RESTRICTIVE THAN THE REQUIREMENTS FOR RIGHT-TO-FARM PROTECTION.

THE SADC AT THIS TIME DID NOT ADOPT ANOTHER PROPOSED RULE INTENDED TO CLARIFY WHICH EQUINE ACTIVITIES ARE PERMITTED ON PRESERVED FARMS.

THAT PROPOSED RULE INCLUDED A LIMIT ON THE AMOUNT OF EQUINE-RELATED INFRASTRUCTURE OF NO MORE THAN 15 PERCENT OF THE TOTAL USABLE AREA OF THE FARM. THAT LIMIT WAS INTENDED TO INSURE THAT PRESERVED FARMS REMAIN AVAILABLE FOR A VARIETY OF AGRICULTURAL USES, AS REQUIRED IN THE FARMLAND PRESERVATION DEED OF EASEMENT.

IN RECENT MONTHS, A LARGER QUESTION HAS ARISEN REGARDING THE NATURE AND EXTENT OF SOIL DISTURBANCE PERMITTED ON PRESERVED FARMS. THE SADC HAS COME TO REALIZE THEY NEED TO ADOPT FORMAL STANDARDS TO PROVIDE GUIDANCE RELATED TO THIS. A TECHNICAL ADVISORY GROUP HAS BEEN FORMED, INCLUDING STAFF FROM RUTGERS UNIVERSITY, USDA'S NATURAL RESOURCES CONSERVATION SERVICE AND THE N.J. DEPARTMENT OF AGRICULTURE, WHO WILL BE WORKING OVER THE SUMMER TO HELP DEVELOP STANDARDS, AND WE EXPECT THE SADC TO PROPOSE RULES ADDRESSING THIS ISSUE IN THE FALL.

WE WANT TO ENSURE A CONSISTENT STANDARD FOR ALL PRESERVED FARMS. THE CONSTRUCTION OF EQUINE-RELATED INFRASTRUCTURE INVOLVES SOME DEGREE OF SOIL DISTURBANCE, SO WE FIRST NEED TO ADDRESS THE UNDERLYING ISSUE OF SOIL DISTURBANCE AS IT APPLIES TO ALL PRESERVED FARMS.

THEREFORE, THE SADC'S INTERPRETATION OF THE DEED OF EASEMENT, THAT EQUINE-RELATED SERVICE ACTIVITIES ARE PERMISSIBLE ON PRESERVED FARMS AS LONG AS THEY ARE 'ANCILLARY' TO EQUINE PRODUCTION, CONTINUES TO APPLY. IF THERE ARE QUESTIONS REGARDING WHAT QUALIFIES AS ANCILLARY, THE SADC WILL CONTINUE TO ADDRESS THOSE ON A CASE-BY-CASE BASIS.

WE BELIEVE ADOPTION OF THE RULES EXPANDING THE EQUINE ACTIVITIES ELIGIBLE FOR RIGHT-TO-FARM PROTECTION, AND SETTING FORTH THE AGRICULTURE MANAGEMENT PRACTICES (AMPs) WITH WHICH FARMERS WOULD NEED TO COMPLY TO BE ELIGIBLE FOR PROTECTION, WILL HELP ENSURE EQUINE FARMS ARE ABLE TO REMAIN VIABLE WHILE AT THE SAME TIME PROVIDE THE PUBLIC WITH ASSURANCE THAT EQUINE FARMS NEED TO MEET CERTAIN STANDARDS TO OBTAIN THE PROTECTIONS OF THE RIGHT TO FARM ACT.

SADC CONCERN ABOUT PRESERVED FARMLAND AFFORDABILITY TO FARMERS

THE FOLLOWING HAS BEEN EXTRACTED FROM A RECENT SADC DOCUMENT ENTITLED "FARMLAND AVAILABILITY/FARMLAND AFFORDABILITY".

AGRICULTURAL LAND IN NEW JERSEY IS AMONG THE HIGHEST PRICED IN THE NATION. THE FARMLAND PRESERVATION PROGRAM HELPS MAKE PRESERVED FARMLAND MORE AFFORDABLE TO FARMERS BY REMOVING THE DEVELOPMENT VALUE FROM THE LAND. HOWEVER, EVEN PRESERVED FARMLAND MAY BE EXPENSIVE AS FARMERS SOMETIMES FIND THEMSELVES IN COMPETITION WITH NON-FARMERS FOR THIS LAND. WITH THE INCREASED PACE OF PRESERVATION AND NEW JERSEY APPROACHING BUILD-OUT, THE IMPORTANCE OF KEEPING FARMLAND AVAILABLE FOR FARMERS IS A GROWING CONCERN.

FARMERS UNABLE TO PURCHASE LAND BECAUSE OF UNAVAILABILITY OF LAND FOR PURCHASE, HIGH LAND VALUES AND/OR LIMITED ACCESS TO CAPITAL TURN TO LEASING. MANY NEW JERSEY FARMERS LEASE ALL OR A PORTION OF THE LAND THEY FARM. THIRTY-SIX PERCENT OF THE LAND FARMED IN NEW JERSEY IS LEASED, WHICH MIRRORS A NATIONAL TREND. LEASING IS A COST-EFFECTIVE WAY FOR NEW FARMERS TO GET STARTED AND ESTABLISHED AND ESTABLISHED FARMERS TO EXPAND. IT IS AN ESPECIALLY ATTRACTIVE OPTION FOR GRAIN FARMERS AND OTHERS WHOSE CROPS REQUIRE MORE LAND.

ONE DOWNSIDE OF LEASING IS IT CAN BE HARD TO FIND AVAILABLE LAND TO LEASE. ONE CAUSE MAY STEM FROM COMPETITION FOR LAND AMONG FARMERS. ANOTHER CAUSE MAY BE NON-FARMER LANDOWNERS LIMITING THE TYPES OF AGRICULTURE THEY PERMIT ON THEIR LAND, PREFERRING LESS INTENSIVE USES. LANDOWNER PREROGATIVE MAY ALSO KEEP PRESERVED FARMLAND UNAVAILABLE. THE PRESERVATION EASEMENT DOES NOT REQUIRE LAND TO BE ACTIVELY FARMED, WHETHER BY THE LANDOWNER OR A TENANT. THE LAND MUST BE RETAINED FOR, RATHER THAN IN, AGRICULTURAL PRODUCTION.

LIKE ANY INDUSTRY, AGRICULTURE NEEDS TO ATTRACT NEWCOMERS TO SUSTAIN ITSELF AND REMAIN VIABLE. THIS IS PARTICULARLY IMPORTANT IN AN INDUSTRY WHERE 24 PERCENT OF NEW JERSEY FARMERS ARE AT OR PAST RETIREMENT AGE AND ONLY 3 PERCENT ARE UNDER AGE 35. NEW FARMERS FACE THE SAME BARRIERS AS OTHER FARMERS IN GAINING ACCESS TO THE LAND. IN ADDITION, THEY MAY LACK ACCESS TO EXPERIENCE, EDUCATION, AND FINANCIAL AND OTHER RESOURCES. NEW JERSEY HAS FEW PROGRAMS – BE THEY TO ASSIST WITH ACCESS TO LAND OR OTHER RESOURCES – TARGETED SPECIFICALLY TO NEW FARMERS.

UNDER THE STATE AGRICULTURE RETENTION AND DEVELOPMENT ACT, THE INVESTMENT OF PUBLIC FUNDS IS INTENDED TO PRESERVE LAND AND STRENGTHEN THE VIABILITY OF AGRICULTURE. ESTATE SITUATIONS – WHERE THE LANDOWNER DOES NOT FARM THE LAND OR MINIMALLY FARMS IT – RUN COUNTER TO THAT PURPOSE. WHEN THESE FARMS ARE SOLD, FARMERS CANNOT AFFORD TO BUY THEM.

TO MAINTAIN PUBLIC CONFIDENCE IN THE FARMLAND PRESERVATION PROGRAM (AN IMPORTANT CONSIDERATION IN LIGHT OF THE GARDEN STATE PRESERVATION TRUST FUND RENEWAL ON THE HORIZON) AND ENSURE PRESERVED FARMLAND REMAINS AVAILABLE AND AFFORDABLE TO FARMERS, THE SADC IS LOOKING AT WHAT OTHER STATES HAVE BEEN DOING TO DEAL WITH THIS ISSUE. POSSIBLE FUTURE REMEDIES MAY INCLUDE CHANGING THE RULES REGARDING HOUSING EXCEPTIONS, CHANGING THE RULES TO REQUIRE THAT PRESERVED FARMS ARE FARMED MORE EXTENSIVELY OR MADE AVAILABLE FOR LEASING TO FARMERS, ETC. THE ACTUAL NATURE AND SCHEDULE FOR SUCH CHANGES ARE NOT KNOWN AT THIS TIME. THE SADC IS WORKING WITH COUNTY BOARDS AND FARMERS TO SOLICIT INPUT AND IDEAS REGARDING THIS ISSUE. COLTS NECK LANDOWNERS ARE INVITED TO FORWARD THEIR THOUGHTS AND SUGGESTIONS TO THE COLTS NECK COMMITTEE.

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>

MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD (MCADB)
[http://co.monmouth.nj.us/ Departments/Planning Board/Environmental Planning/
Farmland Preservation](http://co.monmouth.nj.us/Departments/Planning%20Board/Environmental%20Planning/Farmland%20Preservation)

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

THE AMERICAN FARMLAND TRUST’S WEB SITE (www.farmlandinfo.org), AND

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