



# Master Plan

Township of Manalapan  
Monmouth County, NJ

Revised August, 2009

2008 Farmland Preservation Plan Element

Prepared by  **TM**  
ASSOCIATES



# 2008 Farmland Preservation Plan

Township of Manalapan  
Monmouth County, New Jersey

Prepared for:

Manalapan Township Planning Board

November, 2008

Revised and Amended: August, 2009

Prepared by:



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This original of this document has been signed and sealed in accordance with Law.

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## **Executive Summary**

This Farmland Preservation Plan replaces the Township's previously-adopted Farmland Preservation Plan, which was adopted on November 29, 2001. It was prepared to conform with the State Agriculture Development Committee's new requirements for municipal farmland preservation plans, which resulted from the New Jersey Department of Agriculture's proposed rule changes to the Planning Incentive Grant Program.

The Planning Incentive Grant Program has been critically important to the funding of farmland preservation in the Township of Manalapan. As such, this farmland preservation plan addresses the State Agriculture Development Committee's new requirements, as well as those of the Municipal Land Use Law (NJSA 40:55D-28.b.13). This document offers both insight into the state of agriculture in Manalapan and strategies for its preservation. In accordance with the Municipal Land Use Law, the overall goal of this document is to preserve as much farmland as possible in the short term through monies made available by the Garden State Preservation Trust Act.

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## Introduction

The Township of Manalapan is committed to preserving its farms to the greatest possible extent. This commitment was made in the Township's original Farmland Preservation Plan, which was adopted by the Planning Board on November 29, 2001 and approved under the State's Planning Incentive Grant (PIG) Program.

Since the adoption of the 2001 Farmland Preservation Plan, the State Agriculture Development Committee (SADC) has proposed rule changes to its PIG program. Having funded the preservation of many of the Township's preserved farms, this program is critical to farmland preservation within the Township.

As a result of the proposed rule changes to the State's PIG program, the Township of Manalapan has prepared the current Farmland Preservation Plan, which supersedes its November 29, 2001 iteration and conforms to the guidelines of the SADC<sup>1</sup>.

This Farmland Preservation Plan also conforms to the standards of the Municipal Land Use Law (NJSA 40:55D-28.b.13), which requires that Farmland Preservation Plans include the following:

- An inventory of farm properties, and a map illustrating significant areas of agricultural land;
- A statement showing that municipal ordinances support and promote agriculture as a business; and,
- A plan for preserving as much farmland as possible in the short term by leveraging monies made available by the Garden State Preservation Trust Act (PL

1999, c. 152) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements.

The Township held advertised public meetings and invited public input on the preparation of the Farmland Preservation Plan on October 11, 2007 and November 8, 2007.

### *Statement of Principle*

Farmlands are essential to the State's agricultural economy, to controlling urban sprawl, and to preserving the rural features of Manalapan Township. Township efforts are needed to preserve farmland in order to maintain the community's agricultural heritage, to promote the local farm economy, to support State and County efforts to preserve the agricultural economy of the region and control urban sprawl, and to conserve the community's historic rural landscapes and its scenic, cultural, and natural features.

### *Goal Statement*

The goal of Manalapan Township is to maintain the rural features of the community and secure the environmental, economic, and social benefits derived from farmland in Manalapan Township. To achieve its goal, the Township, in conjunction with the County, the State and the private sector, will actively encourage, support, and assist participation by local farmers and landowners in the Township, County and State Farmland preservation programs in order to preserve as much farmland in the Township as possible in the short term.

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<sup>1</sup> Guidelines for developing municipal farmland preservation plans were approved by the SADC on May 24, 2007

## Agricultural Land Base

The key attributes of Manalapan’s agricultural land base are its location and size, soils, irrigated areas, and use. These features are discussed below.

### *Location and Size*

According to information reflected in the State’s MOD-IV property tax assessment database, there is currently a total of 291 farmland-assessed tax parcels within the Township of Manalapan. As referenced in a Geographic Information System (GIS), these parcels represent a combined total of approximately 4,483 acres.

However, there are actually about 6,065 acres of agricultural lands in Manalapan. This is due to the fact that there are a number of agriculturally-used parcels that comprise an approximate total area of approximately 1,582 acres and are not included in the total of 4,483 acres that is represented by the farmland-assessed (Class 3A/3B) parcels. This area is not assessed as farmland and includes privately-owned parcels, as well as parcels that are owned by the State of New Jersey and leased to private parties for agriculture.

These lands are identified as preserved open space by the State of New Jersey and County of Monmouth and reflected as such on in the mapping contained within this report. They are located on Blocks 65, 6504, 85, 26, 25, 72, 69, and 70, and include portions of Battleground State Park, a tract that is located at the southern corner of Daum Road and Iron Ore Road, and a tract that is situated generally to the South of Dey Grove Road near the municipal border with Monroe Township in Middlesex County.

A detailed map of the farmland parcels is found in Appendix A. A complete inventory is provided in Appendix B. Appendices E and G provide an inventory of preserved farmland, and mapping of preserved farmland and open space, respectively.

### *Average and Median Farm Size*

GIS analysis indicates that the average size of the farmland-assessed parcels situated in Manalapan Township is about 26 acres, whereas the median parcel size is approximately 13 acres.

### *Number of Farms by Size*

A GIS-estimated 47.8 percent, of the Township’s farmland-assessed parcels are sized up to ten acres. This is the most frequent size group of Manalapan’s farmland parcels.

The distribution of farmland-assessed parcels by size is reflected in Table 1.

**Table 1:  
Farmland-Assessed Parcels by Size**

Size	Percent of Total
0 to 10 Acres	47.8
> 10 to 20 Acres	19.5
> 20 to 30 Acres	11.9
> 30 to 40 Acres	7.5
> 40 to 50 Acres	5.7
> 50 Acres	7.5

*Note: Normal rounding errors may be present*

*Source: MOD-IV property tax assessment database, accessed on August 29, 2007*

***Soil Types***

Digital geographic data from the Natural Resource Conservation Service (NRCS) of the United States Department of Agriculture (USDA) indicate that the Township’s farmland-assessed lands contain a variety of soils.

Freehold sandy loam (FrkB) is the most dominant soil in the Township’s farmland areas. It comprises 15.8 percent of the area. This soil is generally characterized as being fertile and well-drained with gentle slopes of two to five percent. Appendix O provides similar details for each of the ten most prevalent soils in the Township. Appendix C provides mapping of all soil types within the Township of Manalapan.

To simplify the identification of important farmland soils, the NRCS has developed the Important Farmlands Inventory System (IFIS), which classifies soils as being of prime, statewide, local, unique, and other importance.

Under the terms of this system, prime soils have the best combination of physical and chemical characteristics for producing food, feed, forage, and oilseed crops with high yields. Farmland soils of statewide importance are very similar to prime soils, but may require a greater degree of management to produce yields as high as prime soils. Farmlands of local importance are locally-occurring soils that are neither of prime or statewide importance, but are, nonetheless, used for the production of high-value food, fiber or horticultural crops. Farmland of unique importance is used for growing specialty crops, such as fruits and vegetables. Farmland soils of other importance include those not classified under any of the aforementioned categories.

The distribution of farmland soils of prime, statewide, local, unique, and other importance is depicted in Appendix P. Table 2 provides a summary of the IFIS as it relates to Manalapan Township.

**Table 2:  
Manalapan’s Farmland Soils**

<b>IFIS Category</b>	<b>Acres</b>	<b>Percent of Total</b>
Prime	6,563.1	33.2
Statewide	5,651.5	28.6
Local	0.0	0.0
Unique	0.0	0.0
Other	7,562.1	38.2
<b>Total</b>	<b>19,776.7</b>	<b>100.0</b>

*Note: Normal rounding errors may be present*

*Source: Natural Resource Conservation Service of the USDA*

As shown above, Manalapan has a total of 12,214.6 acres with soils of prime or statewide importance. This represents 61.8 percent of the Township’s land surface area. According the most recent land cover and land use information of the New Jersey Department of Environmental Protection (NJDEP), a total of 8,539.7 of these 12,214.6 acres, or 69.9 percent, are used for agricultural purposes.

***Irrigated Acres***

According to the 2005 Farmland Assessment of the New Jersey Department of Agriculture (NJDA), there were only ten (10) irrigated acres in 2004. Indeed, this represents only an insignificant and very small portion (less than one-one-hundredth of a percent) of the Township’s agricultural land base.

Despite the fact that Manalapan currently has only ten (10) irrigated acres of land, it is important to stress the importance of water conservation. This is particularly important since it is anticipated that water allocation permits will be increasingly hard to acquire, due to increased population and resulting environmental pressures. Water conservation is discussed later in this plan.

Further, when examined over a historical period, it is clear that there is significant variation in the Township’s irrigated acreage. This is evident in the fact that the Township’s irrigated acreage amounted to: 168.8 acres in 1983; 122 acres in 1990; 28 acres in 2000; and, 10 acres in 2004. The presence of drought conditions and other environmental conditions (i.e., weather patterns) is one of the greatest contributions to this fluctuation. Loss of agricultural areas to different land uses is also responsible for this fluctuation. Again, conservation of water resources in the present ensures their availability in the future.

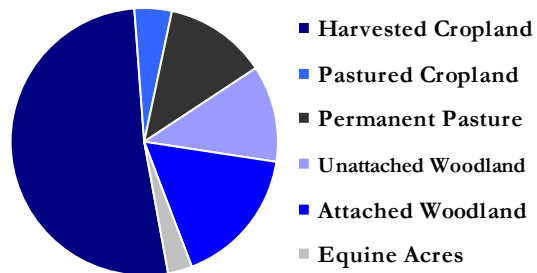
The chief sources of water within the Township include: the Composite Confining Unit Aquifer; the Mt. Laurel–Wenonah Aquifer; and, the Englishtown Aquifer. Additional water sources include: Pine Brook; Milford Brook; Tepehemus Brook; McGellaird’s Brook; Wemrock Brook; Matchaponix Brook; Manalapan Brook; Stillhouse Brook; South Manalapan

Brook; Gander Brook; and, several unnamed tributaries.

***Use of Lands***

NJDA’s 2005 Farmland Assessment classifies the use of Manalapan’s agricultural lands as follows: 51.7 percent (2,119 acres) was harvested cropland; 4.3 percent (177 acres) was pastured cropland; 12.3 percent (503 acres) was permanent pasture; 12.0 percent (492 acres) was unattached woodland; 16.8 percent (690 acres) was attached woodland; and, 2.9 percent (121 acres) was considered to be equine acres. Chart 1 depicts the use of Manalapan’s agricultural lands.

**Chart 1:  
2004 Agricultural Land Use**



*Source: 2005 Farmland Assessment of the New Jersey Dept. of Agriculture*

Agricultural land use has fluctuated only to a limited degree over the past 25 years. Local responses to changing economic conditions are, perhaps, the most important reasons for these fluctuations. Table 3 depicts these trends.

**Table 3:  
Historical Agricultural Land Use**

Use	Area Occupied				
	Percent of Total Acres				
	1983	1990	2000	2004	$\Delta^2$
Cropland Harvested	64.5	58.3	58.3	51.7	-59.2
	5,199	3,760	3,299	2,119	-3,080
Cropland Pastured	4.4	10.3	2.9	4.3	-50.4
	357	666	164	177	-180
Permanent Pasture	11.2	9.7	12.3	12.3	-44.5
	907	623	694	503	-404
Woodland	19.9	21.7	25.1	28.8	-26.2
	1,601	1,398	1,420	1,182	-419
Equine	N/A	N/A	1.4	2.9	N/A
	N/A	N/A	78	121	N/A
<b><math>\Sigma</math> Percent Occupied</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>-49.1</b>
<b><math>\Sigma</math> Acres Occupied</b>	<b>8,064</b>	<b>6,447</b>	<b>5,655</b>	<b>4,102</b>	<b>-3,962</b>

*Note: Normal rounding errors may be present in percent values*

*Source: 1984, 1991, 2001, and 2005 Farm-land Assessments of NJDA*

With regard to harvested croplands, which comprised the majority (51.7 percent) of Manalapan’s agricultural lands in 2004, the principal crops are grain corn, soybeans, and ornamental trees and shrubs, followed by a full a full range of vegetables and other ornamentals. Table 4 illustrates the use of Manalapan’s agricultural lands for harvested cropland products.

**Table 4:  
Use of 2004 Harvested Cropland**

Crop	Acres Occupied	Percent Occupied
Grain Corn	524	24.7
Soybeans	395	18.6
Ornamental Trees and Shrubs	380	17.9
Hay (Not Alfalfa)	180	8.5
Mixed Vegetables	129	6.1
Grain Rye	122	5.8
Wheat	88	4.2
Christmas Trees	75	3.5
Miscellaneous Cover	35	1.6
Alfalfa Hay	29	1.4
Tomatoes	28	1.3
Sweet Corn	25	1.2
Bedding Plants	19	0.9
Pumpkins	18	0.8
Other Crops	72	3.4

*Source: 2005 Farmland Assessment of the New Jersey Dept. of Agriculture*

<sup>2</sup> Change ( $\Delta$ ) from 1983 through 2004

### *Historic Trend in Size of Agricultural Land Base*

If Manalapan's agricultural land base is examined within an historic context, it is clear that there has been a downward trend in its overall size for more than twenty years. This is illustrated in Table 5.

**Table 5:**  
**Historic Size of Agricultural Land Base**

	1983	1990	2000	2004	2007
Acres	8,054	6,461	5,655	5,165	4,483
Δ Acres (Annual)	N/A	-228	-81	-122	-228
Δ Percent (Annual)	N/A	-2.8	-1.2	-2.2	-4.4

*Source: For 1983, 1990, 2000: 1984, 1991, and 2001 Farmland Assessments of NJDA*

*For 2004 and 2007: MOD-IV Tax Assessment Database*

The significant downward trend in the historic size of the Township's agricultural land base highlights the critical need to preserve as much of the Township's farmland as possible in the short term by leveraging monies made available by the Garden State Preservation Trust Act.

Additional trends with relevance to the agricultural land base are discussed in the following sections of this Farmland Preservation Plan.

## Agricultural Industry

Manalapan's agricultural industry is discussed below, within the contexts of market trends and agglomeration industries.

### Market Trends

This Farmland Preservation Plan discusses the trends in the Township's agricultural industry with reference to production and market value of goods produced.

### Production

Trends in Manalapan's agricultural production are illustrated in tables 5 and 6, which provide information on the Township's ten largest crops and livestock population.

**Table 6:**  
**Percent of Agricultural Land Occupied by Manalapan's 10 Largest Crops<sup>3,4</sup>**

Crop	Agricultural Land Occupied				
	Percent of Total Acres				
	1983	1990	2000	2004	Δ <sup>5</sup>
Soybeans	15.0	16.8	12.3	9.6	-5.3
	1,205	1,084	696	395	-810
Grain Corn	9.6	5.1	11.6	12.8	3.1
	776	332	657	524	-252
Trees and Shrubs	4.1	8.9	8.1	9.3	5.2
	328	573	456	380	52
Wheat	4.6	4.0	4.7	2.1	-2.4
	368	258	267	88	-280
Grain Rye	1.3	1.1	2.6	3.0	1.7
	107	74	145	122	15
Hay (Not Alfalfa)	0.6	1.1	0.9	4.4	-3.4
	48	72	51	180	132
Sweet Corn	1.9	1.1	2.1	0.6	-1.2
	149	72	121	25	-124
Christmas Trees	1.1	1.5	1.3	1.8	0.7
	90	95	71	75	-15
Apples	3.5	0.6	0.3	0.1	-3.4
	285	40	18	6	-279
Alfalfa Hay	1.0	1.4	0.5	0.7	-0.3
	82	91	31	29	-53
<b>Σ Percent Occupied</b>	<b>42.7</b>	<b>41.6</b>	<b>44.4</b>	<b>44.5</b>	<b>1.8</b>
<b>Σ Acres Occupied</b>	<b>3,438</b>	<b>2,691</b>	<b>2,513</b>	<b>1,824</b>	<b>-1,614</b>

*Note: Normal rounding errors may be present in percent values*

*Source: 1984, 1991, 2001, and 2005 Farm-land Assessments of NJDA*

<sup>3</sup> Based on an annualized average of agricultural acres occupied by specified crops during the period from 1983 through 2004

<sup>4</sup> 10 largest crops relative to 2004

<sup>5</sup> Change (Δ) from 1983 through 2004



As shown above, the ten largest crops in Manalapan Township have historically been: soybeans; grain corn; trees and shrubs; wheat; grain rye; hay (not made from alfalfa); sweet corn; Christmas trees; apples; and, alfalfa hay.

In 2004, these crops occupied a total of 44.5 percent of all agricultural lands, a 1.8 percent increase over 1983 when they occupied 42.7 percent. However, it is interesting to note that of the ten largest crops, only the proportionate size of the grain corn, tree and shrub, grain rye, and Christmas tree crops grew in the period from 1983 through 2004. This may be the result of Manalapan’s population growth and land development activity, as well as the use of grain corn for ethanol production.

With regard to animal husbandry, it is noted that the head of livestock kept within the Township is generally declining. This is illustrated in Table 7.

**Table 7:  
Head of Livestock Kept<sup>6</sup>**

1983	1990	2000	2004	Δ <sup>7</sup>	Δ <sup>8</sup> (Per- cent)
3,843	3,912	940	1,364	- 2,47 9	-64.5

Source: 1984, 1991, 2001, and 2005  
Farmland Assessments of NJDA

Although there has been some degree of fluctuation in the head of livestock kept within the Township, Table 7 clearly shows that the overall number has declined between 1983 and 2004. This is further illustrated by the fact that, during the same period, the acreage of Manalapan’s

pasturelands has decreased from 1,265 acres to 680 acres<sup>9</sup>. These acreages represent approximately 16 percent of the agricultural land totals for each year, which indicates that the proportion of pasture land to total agricultural lands is consistent.

**Market Value**

The market value of agricultural products is inherently volatile, and affected by a broad range of issues, such as weather, seasonal changes, public policy, supply, and demand. Because of this volatility, the market value of individual agricultural products varies within the short term.

Nonetheless, the National Agricultural Statistics Service of the United States Department of Agriculture publishes the monthly All Farm Products Index of Prices Received at the state- and national levels. This index measures the difference in prices received by farmers from the first buyers of all farm products over the average 1990-1992 prices for all farm products. It is significant because it provides a means of measuring the value of the agricultural industry over an extended period of time. Table 8 presents selected All Farm Products Index of Prices Received values from July 1985 through July 2007.

<sup>6</sup> Excludes bee hives

<sup>7</sup> Change (Δ) from 1983 through 2004

<sup>8</sup> Percent change (Δ) from 1983 through 2004

<sup>9</sup> 1984 and 2005 New Jersey Department of Agriculture Farmland Assessments

**Table 8:  
All Farm Products Index  
(Selected Dates; National)**

Date	Index
July 2007	142
July 2005	119
July 2000	98
July 1995	102
July 1990 <sup>10</sup>	109
July 1985 <sup>11</sup>	92
<b>Δ (Total; 1985-2007)</b>	<b>50</b>
<b>Δ (Percent; 1985-2007)</b>	<b>54.3</b>

*Note:* 100 = Average Prices of 1990-1992

*Source:* National Agricultural Statistics Service of the USDA

As shown in Table 8, the All Farm Products Index of Prices Received has increased by 54.3 percent since July 1985. In effect, this means that the price received by farmers for all agricultural goods produced has increased by more than half in the past 22 years.

Indeed, there has been considerable growth in the market value of agricultural products. However, it is important to note that this growth has been outpaced by inflation, which was approximately 94 percent during the same period. This underscores the need for this Farmland Preservation Plan to not only act to preserve as much farmland as possible in the short term, but also to

support the increased efficiency and development of the agricultural industry.

The US Census of Agriculture is also a good source of information on the market value of agricultural products sold in Monmouth County and New Jersey. For instance, the US Census of Agriculture reports that the market value of agricultural products sold in 2002 was \$81,551,000 and \$749,872,000 in Monmouth County and the State, respectively. When the respective values for 1982<sup>12</sup> are adjusted to 2002 dollars, it is clear that the market value of agricultural products sold has depreciated by eight (8) percent at the State-level, and appreciated by fifteen (15) percent at the County-level. This suggests that the County's agricultural industry is more viable than in the State as a whole.

<sup>10</sup> Originally reported as 151. Readjusted to match scale of July 1995 through July 2007 based on information provided in the All Farm Products Index of December 29, 1995

<sup>11</sup> Originally reported as 127. Readjusted to match scale of July 1995 through July 2007 based on information provided in the All Farm Products Index of December 29, 1995

<sup>12</sup> The market value of agricultural products sold in the State was \$435,966,000; it was \$38,147,000 in the County.

***Agglomeration Industries***

Agglomeration industries are those industries that work synergistically with one another. They tend to cluster for reason of efficiency. Some examples that fit within the context of farmland preservation are equipment and feed dealers, as well as food processing facilities, which fit into the broader categories of agricultural support services and related industries.

***Agricultural Support Services***

The viability of Manalapan’s agricultural industry is attested to by the presence of a significant number of agricultural support services within the market area. Table 9 provides a partial listing of these businesses.

**Table 9:  
Agricultural Support Services**

<b>Name (Type)</b>	<b>Address</b>
The Hungry Puppy (Animal Feeds)	1288 Route 33, Farmingdale
Rick's Saddlery (Feed and Supplies)	282 Route 539, Cream Ridge
Dill's Feed (Feed Dealer)	263 Throckmorton, Freehold
Al's Tack Supply (Horseshoeing, Saddler)	355 NJ Route 33, Englishtown
Hot-To-Trot Harness (Horse Furnishings)	505 NJ Route 33, Englishtown
Reed & Perrine (Fertilizer, General)	393 Main Street, Manalapan
Harter Equipment (Tractor Dealer)	615 NJ Route 33, Englishtown
Heights Farm Equipment (Farm Supplies)	Applegarth Road, Monroe
Agway (Fertilizer, General)	29 Park Ave, Englishtown

Source: *Compiled by T&M Associates*

***Related Industries***

Manalapan’s agricultural industry is supported by the presence of consumer-oriented related industries both within the Township and the greater region. One example is the Wine Room, which is located on Route 33 East and assists patrons in making their own wines. The retail operation at Battleview Orchards, which is located on Wemrock Road in neighboring Freehold Township, is another example. The presence of such establishments is an asset to Manalapan and surrounding communities since they popularize the agricultural industry and foster an understanding of—as well as a respect for—the industry as a whole.

Additional examples of related industries include agriculture-oriented aviation services (i.e., crop dusters/aerial applicators), animal removal services, and crop consulting services. A directory of service providers for these and other services is provided by the Rutgers Cooperative Extension online at: [saalem.rutgers.edu/greenpages/service.pdf](http://saalem.rutgers.edu/greenpages/service.pdf).

## Land Use Planning Context

Historically, Manalapan developed as an agricultural community and agriculture continues to be a significant land use within the Township. From 1960 forward, the Township underwent rapid population growth, increasing land values, expansion of sewer and water service areas, and increasing suburban development. This growth resulted in a loss of farms, and a reduction in the Township agricultural land base.

Notwithstanding the reduction in agricultural land, agriculture and agribusiness continue to add to the economic diversity of the Township and the County. Moreover, agriculture and farm uses are important to the suburban/rural character of the Township and its historic landscapes. Western Monmouth County, which includes Manalapan, Millstone, and Upper Freehold townships, is the largest farm area remaining within the County. Much of this area of western Monmouth, including most of the southern Manalapan Township, is designated in the State Plan as a rural environmentally sensitive planning area that supports continued agricultural development. The Township is committed to balanced land use planning that preserves farming as a business and as a major land use within Manalapan.

The Township is bisected into northern and southern halves by the Conrail railroad line which runs East to West across the Township. The agricultural areas that remain in Manalapan are located throughout the Township and include nurseries, field crops, and pastureland for livestock and equine related activities. Much of the agricultural area is concentrated in the southern portion of the Township and in environmentally sensitive areas that include stream corridors and

wetlands. Farmlands are critical to many species of wildlife and provide habitat for threatened grassland bird species including the Grasshopper Sparrow and the Savannah Sparrow which have been sighted in Manalapan.

The goal of Manalapan Township is to maintain the rural features of the community and secure the environmental, economic, and social benefits derived from farmland. To achieve its goal, the Township, in conjunction with the County, the State and the private sector, will actively encourage, support, and assist participation by local farmers and landowners in preservation programs in order to preserve as much farmland in the Township as possible.

In 1999, to preserve farmland and open space, Township voters approved a levy of two cents per one hundred dollars of assessed valuation to establish a Trust Fund dedicated to preserving Township farms and open spaces. This voter referendum inaugurated an expanded municipal effort to preserve Township farms. From 1999 forward, in response to continued development pressures, the Township undertook the following measures to permanently preserve farmland:

- Adopted an Open Space, Recreation, and Conservation Element of the Township Master Plan. The Township's Open Space, Recreation, and Conservation Element was approved by the State's Green Acres Planning Incentive Program for acquisition funding to preserve the open spaces and farms identified in the plan;
- Adopted a Farmland Preservation Plan Element of the Township Master Plan. The Township's Farmland Preservation Plan Element was approved by the State through the Monmouth County Agriculture Development Board for

Planning Incentive Grant (PIG) funds for farmland preservation in Manalapan;

- Established a permanent Agriculture Advisory Committee to work with the local farmers and property owners to preserve Township farmland and promote agriculture as a business;
- Committed Township funding to support the County Agriculture Development Board acquisition of development rights to preserve Manalapan's farms;
- Appointed a Township liaison to the Monmouth County Agriculture Development Board;
- Enacted ordinances to support the right-to-farm in Manalapan Township;
- Reviewed and re-zoned farm areas for low densities and included provisions for clustering, lot size averaging, and agricultural subdivision; and,
- Limited the sewer service area in an effort to discourage urban sprawl and the conversion of farms to non-agricultural uses.

### ***Municipal Planning Context***

#### ***Municipal Master Plan and Development Regulations***

Manalapan Township adopted its current Master Plan in 1991 and has periodically amended and reexamined the plan as required by the New Jersey Municipal Land Use Law to maintain a current plan. For instance, the Township amended the Master Plan in 2001 to include a farmland preservation plan element.

The Township development regulations were adopted in 1994 and include zoning, subdivision, and site plan regulations as well as right-to-farm provisions. The development regulations have been periodically amended in response to the reexamination and amendment of the Township Master Plan.

#### ***Municipal Zone Plan***

The Township zone plan and zoning regulations are based upon the recommendations of the Master Plan. The zone plan organizes the Township under seven general categories that include thirty-five zone districts. There also are four (4) zone overlays. The general categories are Suburban Residential, Suburban Conservation, Planned Development, Commercial, NJSH 33 Corridor Development, Rural Conservation, and Public Use. The zone overlays include Airport Safety, Flood Hazard Area, Route 33, and the Freehold Road-Tennent Road Landmark Corridor. The zone regulations include a general right-to-farm provision that is applicable everywhere in the Township.

Minimum lot size requirements vary based upon the general category and the specific zone district. The zone districts under the suburban residential category permit minimum lot sizes that range from 4,000 square feet to 40,000 square feet. These zones generally are within the area of the Township that lie to the North of the Conrail railroad line and are in existing or planned public water and sewer service areas.

The suburban conservation category permits a three-acre minimum lot size. The category applies to lands that are environmentally sensitive or are considered to be historic and cultural resources. This category of lands is generally located to the North of the Conrail railroad line in areas that the State Plan recognizes as historic, cultural, or critical environmental sites. This category is generally in an existing or planned public water and sewer service area.

The planned development category allows for attached housing, age restricted

housing, or mixed use development at densities of up to ten dwelling units per acre. The zones in this category are generally north of the Conrail line and are in an existing or planned public water and sewer service areas.

The commercial category has eleven zone districts. With some exceptions, the category does not permit residential use. Commercial zones are located throughout the Township to serve both the suburban and the rural populations, with the zones located along major roads and highways or at the intersections of major roads. Most, but not all, of the zones in the commercial category are in an existing or planned public water and sewer service area. The minimum lot size required ranges from 40,000 square feet to 15 acres, depending upon the zone district.

The NJSH 33 corridor development category is applicable to an area south of the Conrail line to tracts fronting on NJSH 33 and Millhurst Road. It includes seven zone districts that provide for larger scale residential and non-residential planned development to address the economic development needs of the Township, provide affordable housing, and to preserve two of the three golf courses within the Township as recreational planned communities. The zones in this category are in the existing or planned public water and sewer service area of the Township.

The rural conservation category is located in the southern Township and provides three zone districts for rural agricultural and rural residential use. The minimum lot sizes vary from 80,000 square feet to four acres. The zones in this category are generally outside the existing or planned public water and sewer service area of the Township and rely upon on-site systems.

The zone districts in the public category are located throughout the Township and apply to lands that are publicly owned as parks, schools, and governmental facilities. The public zone is located both in and outside the existing or planned public water and sewer service area. The minimum lot size is three acres.

The Airport Safety Overlay Zone is in the northern area of the Township and applies to an area adjacent to Old Bridge Airport. The minimum lot size is three acres and it is located in the Township sewer and water service area.

The Flood Hazard Area Overlay Zone is located throughout the Township and prohibits most types of development in the 100 year floodplain, irrespective of the underlying zone district. The Flood Hazard Overlay Zone is located both in- and outside the existing or planned public water and sewer service areas.

Freehold Road-Tennent Road Landmark Corridor is largely located to the North of the Conrail railroad line. It regulates design in the crossroads area in the historic center of the Township that adjoins the Monmouth Battlefield National Historic Landmark.

The Route 33 Overlay area applies to control the design of development along Route 33 by requiring that development maintain a greenbelt along the highway

A zone map of the Township is provided in Appendix J.

### ***Sewer and Water Service Areas***

Public sewer and water service is available in much of the northern part of the Township and in some areas of the Township along the Route 33 Corridor Area. Other areas of the Township are planned to remain on on-site systems for wastewater and water supply; there is no planned sewer service area expansion.

The current delineation of the sewer service area and active farmland acreage is mapped in Appendix K. As shown on this map, there are currently about 1,521 acres of farmland parcels (33.4 percent of the total area of all farmland parcels) in the sewer service area.

### ***State Planning Context***

#### ***New Jersey State Development and Redevelopment Plan (SDRP)***

On March 1, 2001, the State Planning Commission adopted the new State Development and Redevelopment Plan (State Plan). The State Plan establishes a statewide planning framework that is designed to support the preservation and promotion of New Jersey's agricultural industry, incorporate innovative planning techniques to preserve farmland, and to conserve natural resources, as well as support rural farming communities. The State Plan acknowledges that agriculture contributes to over \$1.2 billion (\$1,200,000,000) to New Jersey's economy and directly creates over 20,000 jobs, in addition to 16,000 jobs in related industries. As farming is such a significant economic engine, and because much of the 1,049,351 acres of farmland in the State is subject to development pressures, the State Plan has set forth 23 separate policies that provide for best management practices for the planning and economic viability of agricultural resource protection, natural

resources protection, and the support of human services.

The State Plan Policy Map is the underlying land use-planning and management framework that directs funding, infrastructure improvements, and preservation for programs throughout New Jersey. The policy map sets forth growth areas and conservation areas through planning areas, centers, and environs. The current State Plan defines these areas based on infrastructure and natural features, which do not necessarily correspond with municipal or county boundaries as follows:

- Areas for Growth: Metropolitan Planning Area (PA-1), Suburban Planning Area (PA-2) and Designated Centers in any planning area;
- Areas for Limited Growth: Fringe Planning Area (PA-3), Rural Planning Area (PA-4), Rural/Environmentally Sensitive Planning Area (PA-4B), and Environmentally Sensitive Planning Area (PA-5). In these planning areas, the intent is the promotion of conservation and limited growth—environmental constraints affect development and preservation is encouraged in large contiguous tracts; and
- Areas for Conservation: Fringe Planning Area (PA-3), Rural Planning Area (PA-4), Rural/Environmentally Sensitive Planning Area (PA-4B), and Environmentally Sensitive Planning Area (PA-5).

The State Plan organizes development in the Township into the Suburban Planning Area (PA-2), with areas designated as Critical Environmental Sites (CES) and Historic and Cultural Sites (HCS), and the Rural Environmentally Sensitive Planning Area (PA-4B). No Centers are designated in Manalapan; the closest centers are the Planned Regional Center at Freehold

Township and the Proposed Village of Englishtown.

Agriculture practices are supported in the policy objectives of the Suburban Planning Area (PA2) of the State Plan. These objectives include the following:

- Guide development to ensure the continued viability of agriculture and the retention of productive farmland in strategically located agricultural areas and in other adjacent Planning Areas
- Actively promote more intensive, new-crop agricultural enterprises and meet the needs of agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment

Agricultural practices are also supported in the policy objectives of the Rural/Environmentally Sensitive Planning Area (PA-4B) of the State Plan. These objectives include the following:

- Promote agricultural practices that prevent or minimize conflicts with sensitive environmental resources.
- Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas.
- Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers.
- Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land use conflicts.
- Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.

In total, about 35.1 percent of all farmland-assessed parcels are located in the

Suburban Planning Area. Approximately 55.6 percent are located in the Rural/Environmentally-Sensitive Planning Area. An overview of these lands and how the State Plan relates to the Township of Manalapan is provided in Appendix I.

#### *Special Resource Areas*

No part of Manalapan is located within the Highlands, the Pinelands, or the CAFRA regions of the State.

#### *Current Land Use and Trends*

The most recent NJDEP land use information for the Township is compared with historic data in the Table 10.



**Table 10:  
Aggregate Land Use**

Land Use	1986	1995	2002
	<i>Percent Acres</i>		
Residential	21.5	30	33.3
	4,243	5,927	6,586
Wetlands	21.9	20.2	19.4
	4,329	3,998	3,837
Agriculture <sup>13</sup>	28.9	21.7	18.8
	5,710	4,287	3,718
Forest or Brush/Shrubs	18.3	17.4	14.6
	3,623	3,441	2,887
Recreational	3.3	3.4	3.5
	650	680	692
Commercial/Services	1.6	2.0	2.6
	322	387	514
Miscellaneous	2.2	2.4	2.4
	434	469	475
Transitional Areas	0.2	0.8	1.6
	30	151	316
Barren Lands	0.1	0.1	1.1
	28	11	218
Major Roadway, Bridge, or other Right-of-Way	N/A	N/A	0.8
	N/A	N/A	158
Lakes, Streams, or Canals	0.5	0.5	0.7
	101	99	138
Industrial	0.6	0.6	0.5
	111	117	99
Transportation/Communication/Utilities	1	1.1	0.5
	197	209	99
Cemetery	N/A	N/A	0.2
	N/A	N/A	40
<b>Total (Percent)</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>Total (Acres)</b>	<b>19,777</b>	<b>19,777</b>	<b>19,777</b>

*Note:* Normal rounding errors may be present

*Source:* NJDEP

In 2002, the predominant land uses were Residential, Wetlands, and Agriculture. The Township’s agricultural land uses were

located throughout the Township, but the largest concentrations of farm acreage were to the South of the Conrail railroad line. When viewed in a historical context, it is interesting to note that agricultural acreage has decreased very significantly since 1986. Indeed, the Township has lost about 2,000 acres of agricultural lands between 1986 and 2002. This underscores the need for the Township to act swiftly to preserve as much farmland as possible in the short-term.

The Township continues to grow and develop both residential and non-residential uses. Since 1999, the Township has been proactive in balancing development and conservation by actively working with the State and the County to preserve farms and open space in the Township.

The Township completed a Vacant Land Analysis and Employment and Population Projections report as part of the Master Plan Housing Element, which was adopted in 2005. The Township projects that its population will grow from 33,423 in 2000 to 40,923 in 2025. At that point, the Township expects that it will be at its residential buildout based upon the current zone plan. Future residential development that has been approved for construction includes single family detached housing, attached housing, affordable housing, and age-restricted housing. Nonresidential growth and development would increase employment within the Township from 8,145 in 2000 to 13,430 in 2025.

<sup>13</sup> Includes agricultural wetlands

***Development Pressures and Land Values***

Development pressures within the Township have generally corresponded to economic cycles. Over the last decade, the Township has experienced a strong demand for residential development. The Township has also experienced a strong demand for retail, office, office-warehouse, and other non-residential uses. These trends are shown in Table 11.

**Table 11:  
Development Activity**

Year	Residential Dwellings Certified	Non-Residential Square Footage Certified
2000	451	75,896
2001	568	532,168
2002	228	246,100
2003	118	105,046
2004	111	59,999
2005	213	40,236
2006	432	44,847
2007	266	139,416
2008	258	67,990
<b>Total</b>	<b>2,645</b>	<b>1,311,698</b>

Source: NJDCA Construction Reporter

The continued development pressures on farmland makes it important that the Township of Manalapan act quickly to work with State and County programs to preserve as much of the remaining farmland in Manalapan as possible. This is particularly relevant when one considers that the average assessed value of Manalapan’s farmland in 2000 was \$54,529 per acre, while in 2008 it was \$134,532 per acre<sup>14</sup>. After adjusting for inflation, this

represents a 97.3 percent increase in just eight years.

This increase in the assessed value of Manalapan’s farmland is also reflected in the overall trend of the preservation-cost-per-acre, which is monitored by the SADC. According to SADC documentation<sup>15</sup>, the average cost-per-acre of farms preserved in Manalapan Township during 2001, which is the first year reported in the SADC documentation, was \$9,437. In every subsequent year, the average preservation-cost-per-acre has been higher, and in 2008 it was \$43,441. Clearly, there is an upward trend in the average preservation-cost-per-acre.

***Manalapan’s Innovative Approach to Planning***

The Township Agriculture Advisory Committee is supportive of any technique that is consistent with sound planning principles and that can be effective in the permanent preservation of farms and farmland within the Township. In 2002, the Township amended its zoning regulations to permit cluster zoning, non-contiguous cluster zoning, lot size averaging, and farmland preservation subdivision in the rural conservation zone areas and the suburban conservation zone areas of the Township. These alternatives are encouraged where an applicant can demonstrate that an optional technique for development would be better than conventional development for the protection of the environment, the conservation of open space, or the preservation of farmland. The Township provides for a concept review of development plans prior to the submission

<sup>14</sup> As indicated by MOD-IV property assessment data.

<sup>15</sup> This documentation is publicly available at: <http://www.nj.gov/agriculture/sadc/farmpreserve/progress/preserved/preservedfarmslist.pdf>

of the application for development in order to determine the most appropriate approach for the development of the property, including the need to address the Township conservation objectives.

The alternatives are described below.

### *Cluster Zoning*

The Township zoning regulations allow cluster zoning in the following zoning districts: R-20, R-40/20, R-R, R-AG/4, RE, and GCRC. The Township provides for concept plan review of development proposals and the Township recognizes the importance to pre-plan and identify agricultural and environmental resources prior to submission of the formal application for subdivision or site plan review and approval. The Township cluster provision requires a lot yield analysis to determine the lot yield based upon the development constraints of the property and a conventional layout. The permissible number of residential lots in the cluster is the same number that could be achieved in a conventional layout.

At concept review, the Township advises prospective developers of the Township interest in preserving farms and farmland and, where appropriate, invite participation in the Township farmland preservation program as an alternative to development, or the use of a design approach, such as clustering, that could preserve farm use. While the cluster provisions have been not infrequently used by residential developers, there have been no clusters proposed by a developer to preserve a working farm or farm use within the cluster. Although the Township cluster provisions allow for cluster design that preserves farms and farmland, the Township experience has been that the developer utilizes the tract wholly to support the residential development and engineer a layout that

maximizes the residential lot yield and the residential value of the land.

As a result, the active farm use is displaced by the cluster design, and the areas of the tract that are most suitable for cultivation, for orchard use, or for pastureland are used for residential lots, roads, and support structures such as stormwater management basins.

The Township should study the present cluster provisions and mandatory clustering to determine if changes can be made to make such provisions more effective in achieving Township goals for farmland preservation.

For the remaining land within the sewer service area of the Township, the Township does not, at this time, foresee the creation of higher density centers that could effectively preserve a significant area of farms or farmland within the sewer service area.

### *Non-Contiguous Cluster Zoning*

The Township cluster zoning provisions were modified in 2002 to allow for both contiguous and non-contiguous clusters. Non-contiguous clusters are permitted in the R-AG, R-AG/4, and RE districts as a single cluster development. This technique permits cluster development of two or more tracts of land that do not abut each other. One tract is permitted to be developed for single family dwellings at a reduced lot size and the second non-contiguous tract is preserved in open space or in farm use. The minimum area required for a non-contiguous cluster is 40 acres, and no individual tract proposed as part of this type of cluster can be less than 15 acres.

In the time since the cluster provisions were modified to permit non-contiguous clustering, no application has been submitted for non-contiguous residential cluster development within the Township.

The Township should study the present non-contiguous cluster provisions to determine if changes can be made to make the provisions more effective and attractive as an option for achieving Township goals for farmland preservation.

### *Lot Size Averaging*

Since 2002, the Township has permitted lot size averaging in the R-AG, R-AG/4 and RE zone districts. This is an alternative residential subdivision design technique for tracts of land that are 15 acres or greater which allows the lot sizes to be averaged such that some lots may be smaller than the minimum required, provided that the average size of all lots meets the minimum required and that at least 20% of the lots are 6 acres or greater. The design technique allows for flexibility to reduce environmental impacts and infrastructure costs. The total lot yield of the development from lot size averaging is no more than would be permitted under a conventional layout.

Since 2002, the Township has approved several applications using lot size averaging; however none of the approvals resulted in the preservation of a working farm. The technique has proved beneficial in preserving open space in areas of active farm use and reducing potential land use conflicts. In addition, some of the lots created through lot size averaging are large enough to qualify for farm use.

The Township should study the lot size averaging subdivision technique to

determine if changes can be made that would make this option more attractive and effective in achieving the Township farmland preservation goals.

### *Farmland Preservation Subdivision*

Since 2002, the Township has permitted farmland preservation subdivision in the R-AG, R-AG/4 and RE zone districts. This technique permits residential subdivision on a farm that is 20 acres or greater in area where at least 70% of the tract is preserved as a farm through a farmland or open space preservation program. The remaining 30% of the tract is permitted to be subdivided for residential use at reduced lot sizes. The technique allows some residential development of the property while the majority is preserved in active farm use.

No applications have been submitted for approval under the farmland preservation subdivision provisions of the Township zone regulations.

The Township should study the farmland preservation subdivision technique to determine if changes can be made that would make this option more attractive and effective in achieving the Township farmland preservation goals.

*Acknowledgement of Farm Use*

The Township does not require that residential development provide a buffer to agricultural uses. The Township's general zone regulations do mandate that residential subdivision adjacent to farms provide notice in the contract of sale and in the deed and that buyers acknowledge farm use on nearby property and waive objection to farm activities.

*TDR Opportunities and Strategies*

The Township has not evaluated the feasibility of Transfer of Development Rights (TDR) as a component of its plan to preserve farms. The State requirements for TDR studies and planning are intensive and require a significant expense. In addition, State approval is required prior to implementing a TDR plan. Consequently, the Township may consider TDR as a strategy if the State or County funds the local costs of undertaking the required studies.

**Past Successes of Farmland Preservation Program**

The Township of Manalapan has a record of success in Farmland Preservation, having preserved a total of approximately 736 acres of the Township's farmland with SADC funding since 2001. When the agricultural lands that have been preserved through the NJDEP's Green Acres Program (discussed in Agricultural Land Base, above) are added to this figure, the total of preserved farmland in Manalapan reaches approximately 2,319 acres. Manalapan's preservation successes are more completely described in the following sections.

*Preserved Farmland Map*

In accordance with the SADC guidelines for municipal farmland preservation plans, Appendix D provides mapping of Manalapan's permanently-preserved farmlands, as well as those lands that are preserved as open space and currently used for farming.

*Permanently Preserved Farmland*

There are a total of 12 permanently-preserved farms and three (3) open space tracts that are currently used for farming within the Township, details of which are provided in Appendix E. As demonstrated by Table 12, these lands have been preserved with a combination of: easement purchases by Monmouth County and the SADC; municipal Planning Incentive Grants (PIGs); fee simple acquisition by the SADC, and the Green Acres Program. Each of these programs is described below:

**County Easement Purchases:** In the sale and purchase of a development easement, an owner of a farmland assessed property sells its non-agricultural development rights to the MCADB. The easement's value is the difference between the fair-market

development value, and the value of the land if sold as farmland, both as determined by a real estate appraiser licensed in the State of New Jersey. Such a transaction allows the property owner to maintain control of the land, and preserves the farmland without the municipality in which the subject property is located, County, or State bearing the burden of maintaining the land.

**SADC Easement Purchases:** In this type of transaction, an owner of a farmland assessed property sells its non-agricultural development rights to the SADC. The easement's value is the difference between the fair-market development value, and the value of the land if sold as farmland, both as determined by a real estate appraiser licensed in the State of New Jersey. Such a transaction allows the property owner to maintain control of the land, and preserves the farmland without the municipality in which the subject property is located, County, or State bearing the burden of maintaining the land. Additionally, it is noted that the SADC purchases the easement without County participation, and holds it for perpetuity.

**Municipal Planning Incentive Grants (PIGs):** Farmland can be preserved through the SADC's Municipal Planning Incentive Grant program. The SADC established this program to provide grants of approximately sixty percent to eligible municipalities to purchase agricultural easements. The Township and County cover the remainder of the acquisition costs. The PIG program places an emphasis on planning for farmland preservation. Its goal is to protect concentrations of farmland in identified project areas.

In addition to the above, it is noted that the SADC prioritizes areas that are located outside of sewer service areas and contain

agricultural soils of prime and statewide significance. This prioritization is part of the SADC's strategic targeting project, which is detailed in *Plan Coordination and Consistency*.

**SADC Fee Simple Purchases:** Farmland can be acquired at fair-market value from willing landowners through the SADC's fee-simple program. After a property is acquired, it is then deed-restricted to prohibit non-agricultural uses and resold at auction to the highest bidder. In order to participate in this program, the property must be located in an ADA and eligible for farmland property tax assessment. A farm must also meet the SADC's minimum eligibility standards, which considers: the property's soils, percentage of tillable acres; existence of suitable boundaries and buffers; the local commitment to agriculture; property size; intensity of agricultural uses in the general vicinity; and, development pressures placed upon the farm by current and anticipated market conditions. Applications to participate in this program are made by the landowner to the SADC. Besides ensuring that farmland is preserved for perpetuity, the SADC's fee-simple program provides an added benefit to the property owner in that the landowner is exempt from rollback taxes, and survey and title costs.

**Green Acres Program:** As part of its multifaceted agenda to preserve the State’s natural resources, the Green Acres Program of the NJDEP purchases lands for open space acquisition. After acquisition by the Green Acres Program, farming operations are permitted to continue. In Manalapan Township, a total of three farms have been preserved by this means. More information is available from the NJDEP’s Green Acres Program.

**Table 12:  
Permanently Preserved Farms  
as of July 19, 2007, by Program**

Program	Acres	Farms
County Easement	348.8	6
County PIGs	0.0	0
Municipal PIGs	190.5	4
SADC Direct Easement	149.2	1
SADC Fee Simple	47.5	1
Non-Profit Acquisition	0.0	0
TDR	0.0	0
Green Acres <sup>16</sup>	1,582.5	3
Other	0.0	0
<b>Σ Acres and Farms</b>	<b>2,318.5</b>	<b>15</b>

Source: SADC

<sup>16</sup> These lands are counted by tract (Battleground State Park, Villante Tract, and Dey Grove Road Tract). These lands represent permanently preserved open space that is currently used as farmland.

**Funds Expended**

More than \$17,000,000 (\$17 million)<sup>17</sup> has been spent on permanent preservation efforts in Manalapan Township since 2001. The allocation of these funds among the various farmland preservation programs is provided in Table 13.

**Table 13:  
Funds Expended on Permanently  
Preserved Farms, by Program<sup>18</sup>**

Program Used	Expenditure
	\$5,213,901 (S)
County Easement	\$3,047,342 (C)
	\$383,459 (M)
County PIGs	\$0 (C)
	\$2,584,076 (S)
Municipal PIGs	\$1,033,630 (C)
	\$1,054,319 (M)
SADC Direct Easement	\$3,093,058 (S)
SADC Fee Simple	\$665,182 (S)
Non-Profit Acquisition	\$0
TDR	\$0
Other	\$0
<b>Σ Expenditures</b>	<b>\$17,074,967</b>

Note: (S) = SADC Share;  
(C) = MCADB Share;  
(T) = Township Share

Source: SADC

**Monitoring of Preserved Farmland**

The SADC and MCADC protect the public investment in farmland preservation through the monitoring of preserved farmland. This is done to ensure that there is no misuse of the property for nonagricultural purposes, and that the terms of the preservation agreements are adhered to.

It is noted that the holder of the deed of easement is responsible for the annual monitoring and easement enforcement of

<sup>17</sup> Exclusive of Green Acres Program funding

<sup>18</sup> Exclusive of Green Acres Program funding

preserved farms. However, the Township and the MAAC will notify the appropriate agency if violations are suspected. The SADC is responsible the Direct Easement and Fee Simple Programs, as well as any farms that have been preserved through the Municipal PIG program, if the County is not a financial partner in its funding.



## Future of the Farmland Preservation Program

The Township seeks to continue the success of its farmland preservation program. The preservation goals, tools, and policies that are contained within this section of the Farmland Preservation Plan will facilitate the preservation of additional farmland.

### *Preservation Goals*

The Township of Manalapan's goal is to preserve as much farmland as possible in the short term. To accomplish this, this Farmland Preservation Plan sets one-, five-, and ten-year preserved acreage targets.

#### *Preserved Cumulative Acreage Targets*

**One-Year Target:** 156 acres;

**Five-Year Target:** 780 acres; and,

**Ten-Year Target:** 1,560 acres.

The ten-year target, if met, will provide the Township with permanently preserved land base of approximately 3,879 acres that are available for agricultural use. This figure includes both permanently preserved farmland and permanently preserved open space that is used for agricultural purposes.

### *Preservation Toolkit*

As previously indicated, there is a range of State and County farmland preservation programs, including permanent easement and fee simple purchase agreements, as well as temporary<sup>19</sup> (eight-year) preservation agreements. A central component of many of these programs is the requirement that the target properties be located within an Agriculture Development Area or a PIG Project Area.

#### *Agriculture Development Areas*

Agriculture Development Areas (ADAs) are identified by the Monmouth County Agriculture Development Board (MCADB) and certified by the SADC. They are areas where agriculture uses have been prioritized due to their environmental suitability and satisfaction of the following criteria:

- Land consists of a parcel or group of reasonably contiguous parcels with a minimum total area of 50 acres and which are currently in agricultural production or have a strong potential for future production;
- Land is not already committed to non-agricultural development;

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<sup>19</sup> In such preservation programs, landowners can choose to voluntarily restrict development on their land for a period of eight years. Although landowners receive no payment for this, they are eligible to apply for cost-sharing grants for soil and water conservation projects, as well as for the Farmland Preservation Program's other benefits and protections.

The Township has not participated in temporary preservation programs. It is the Township's position that farmland preservation funds and efforts should be used for the *permanent* preservation of farmland to the greatest extent possible.

- Agriculture must be a permitted use within the zone district(s), in which the area is located;
- The area does not serve as the location of extensive suburban or commercial development;
- The area does not comprise more than ninety percent of the agricultural land base in the Township; and,
- The majority of the land area must be comprised by prime soils or soils of statewide significance.

Appendix F maps the ADAs that are located within the Township. As shown on this map, the ADAs are located in the northern, central and southern portions of the Township. They comprise a total of approximately 9,223 acres.

#### ***PIG Project Areas***

PIG project areas are a required component of any application to the SADC-funded PIG program. They are based upon groups created from a list of farms that have been targeted for the potential acquisition of development easements.

The Township of Manalapan includes all areas of the ADA within its PIG project area. This area is also mapped in Appendix F.

#### ***Preservation Eligibility, Prioritization, and Application Policies***

##### ***Eligibility Criteria***

The Township's farmland preservation eligibility criteria are: (1) that the property owner has applied to participate in the program; (2) that the property is assessed as (Class 3A/3B) farmland; and, (3) that the property is located within a County-designated and State-approved ADA.

As the gatekeepers of State and County farmland preservation funding, respectively, the SADC and MCADB set key eligibility criteria that are relevant to Manalapan's farmland parcels. The SADC's minimum eligibility criteria are informally provided in Appendix N. It is noted that the County eligibility criteria are generally consistent with those of the SADC. However, in addition to meeting the SADC's minimum eligibility criteria, farms under consideration for funding from the County PIG program need to be at least 25 acres, unless they are adjacent to an already preserved property. Such farms must also have obtained a minimum land evaluation score of 55 out of 100 possible points. Land evaluation scores rank the agricultural quality of a property's soils, and award points for prime agricultural soils, soils of statewide importance, and unique soils. Additional information on County eligibility criteria should be obtained through the MCADB or the Monmouth County Farmland Preservation Plan.

Although land values continue to rise and the SADC and County eligibility criteria strengthen accordingly, it is not anticipated that the future success of the Township's Farmland Preservation Plan will be limited. However, in order to contribute to its goal of preserving as much land as farmland as possible, the Township notes that it will entertain—when financially and practically feasible and to the greatest extent possible—preservation of farmland properties outside of State and County programs.

##### ***Prioritization***

A listing of individual properties will be selected on an annual basis by the MAAC and forwarded to the Township Committee for consideration and adoption by resolution on an annual basis. This list will

become part of the annual PIG application, and its development will be coordinated with the prevailing objectives of the MCADB.

The Farmland Preservation Plan of the Township of Manalapan prioritizes all properties that are located within the County-designated and State-approved ADA and/or PIG project area. However, to select individual properties for incorporation into the annual PIG application, the Township will employ the prevailing standards of the MCADB.

Currently, the MCADB prioritizes applications on the basis of such factors as a parcel's proximity to other preserved farms, expected cost, available funding and the overall Land Evaluation Site Assessment (LESA) score. The LESA score is a tally of land evaluation and site assessment scores that assign points to such factors as percentage of property actively farmed, proximity to other preserved property, and the size of the property. The Township will utilize this system to select individual properties for inclusion in its annual PIG application. When a property has obtained a land evaluation score of 55 and a site assessment score of 110, the property will be eligible for inclusion in the PIG application.

#### *Application Policies*

In order to encourage the greatest possible amount of public participation in Manalapan's farmland preservation program, this Farmland Preservation Plan seeks to provide a high degree of flexibility.

The Township of Manalapan is committed to working with any eligible and willing landowner to preserve farmland within the context of a variety of mechanisms, including, but not necessarily limited to,

option agreements, installment purchases, and encouraging donations of permanent development easements. The Township policy is to be consistent with State or County application policies when working within the context of State- or County-funded programs.

Despite the above, it is important to note that that the MCADB does have a number of application policies related to the approval of housing opportunities, division or premises, and approval of exceptions. These subjects are addressed below:

**Approval of Housing Opportunities:** The MAAC and MCADB follow SADC guidelines and policies related to the approval of housing opportunities. When a request to erect a new agricultural labor housing unit is made, the MAAC and MCADB shall meet with the landowners and visit the site. The request is then considered, with particular attention paid to how the new agricultural labor housing unit will benefit the operation, as well as the size and placement of the proposed dwelling. If approved by the MAAC and MCADB, the request is forwarded to the SADC which must pass a resolution in its favor.

Requests for house replacement are reviewed in a manner that is similar to those made for the erection of a new agricultural labor housing units. Both the MAAC and MCADB conduct site visits and meet with the landowners. The request is the considered, with particular emphasis placed on the landowners' needs and motives, the size and location of the new building envelope, and impact on the farming operation. If approved by the MAAC and MCADB, the request is forwarded to the SADC for a final determination.

With regard to Residential Dwelling Site Opportunities (RDSOs), which are floating housing opportunities that a farm over 100 acres in size may request as part of their deed of easement, SADC Policy P-31 will be followed. This policy aims to ensure that the construction and use of a residential unit is for agricultural purposes. RDSOs may be allocated at a density not to exceed one (1) per 100 acres, including existing dwellings.

**Division of Premises:** Within the context of this plan, the division of premises enables the fee owner of a preserved property to divide an agricultural easement and sell one or more resulting farms. The MAAC and the MCADB follow SADC Policy P-30-A, which requires that the farms resulting from a division be agriculturally viable, and that the purpose of the subdivision be for agriculture. To make this determination, the size of the new parcels, distribution of wetlands, and soils scores are evaluated. If it is determined by the MAAC and MCADB that the resulting division would be viable, a formal application is submitted to the SADC for final approval. If approved by the SADC, the landowner must record a corrective deed or deeds.

**Approval of Exceptions:** Exceptions are areas of a farm that are specifically delineated so they are will not be subject to the deed of easement. Requests for exceptions are considered on a case-by-case basis, and are neither encouraged nor discouraged. When evaluating a request for an exception, however, the MCADB seeks to ensure that the size and location of an exception does not hinder the farming operation. There are two (2) types of exceptions, severable and non-severable. Severable exceptions are exception areas that are not bound to the remainder of the property (i.e., they may be subdivided).

Non-severable exceptions remain bound to the parent property and may not be subdivided. Certain types of exceptions may result in a lower LESA score.

Despite the foregoing, it is important to stress that it is the policy of the MAAC to be consistent with prevailing MCADB policies. Consequently, the specific policies related to the approval of housing opportunities, division of premises, and approval of exceptions are subject to change pending revision by the MCADB.

### ***Financial Considerations***

#### ***Municipal and County Funding Sources***

**Municipal Funding Sources:** Manalapan funds its farmland preservation activities using an Open Space Trust Fund, which is funded through an open space tax levy. In 2006, the total open space tax levy was two (2) cents per one hundred (100) dollars (\$0.02/\$100.00) of total assessed property value.

By December 31, 2007, it is anticipated that Manalapan's Open Space Trust Fund will have a balance of approximately \$1.1 million. Going forward, it is anticipated by the Township of Manalapan that about \$1.2 million will be collected on an annual basis over the next decade. These funds are primarily used for agricultural easement acquisitions and open space preservation. Actual decisions on the distribution of these funds are made by the Governing Body, and vary from year-to-year based on current applications.

In addition to the above, it is noted that when municipal funds are used to acquire open space that may have an agricultural use, the continuation of such use shall be encouraged and supported by long-term lease arrangements and other instruments.

The purpose of this policy is to limit the conversion of lands used for agricultural purposes to other purposes, including, but not limited to, passive and active open space and recreation.

**County Funding Sources:** The MCADB funds its farmland preservation activities through an allocation of funds from the County's capital budget. As of June 30, 2007, the County had directed a total of approximately \$30.5 million from this funding source for the purchase of agricultural easements. Of the total funds dedicated by the County, approximately \$8 million were directed to the MCADB for pending preservation projects. At the same time, the County had tentatively agreed to the \$9.5 million allocation to the MCADB for the 2008 budget year.

In addition, a portion of the Monmouth County Open Space Trust is allocated to the MCADB for farmland preservation activities. The County typically uses its funds for agricultural easement acquisitions.

#### *Financial Policies*

This Farmland Preservation Plan seeks to maximize flexibility for potential participants in the Township's farmland preservation program and leverage County and State funds to preserve Manalapan's farms. The Township will work to the greatest extent possible with any eligible and willing landowner to preserve farmland property using all available funding sources.

The Township will adhere to applicable public financial policies when preservation through County or State-funding is sought.

#### *Cumulative Total Cost Projections<sup>20</sup>*

**One-Year Projection:** \$3.1 million (thereof, \$1.9 million from the SADC, \$0.7 million from the MCADB, and \$0.5 million from the Township);

**Five-Year Projection:** \$15.4 million (thereof, \$9.2 million from the SADC, \$3.7 million from the MCADB, and \$2.5 million from the Township); and,

**Ten-Year Projection:** \$30.1 million (thereof, \$18.1 million from the SADC, \$7.2 million from the MCADB, and \$4.8 million from the Township).

It is noted that when farms are preserved by means of the County Easement Purchase Program, which has historically been the most prevalent means of preservation in the Township, a sliding finding scale is often used. That is to say that the amount of the State's contribution determines the total cost of the County and Township shares. For example, if the State funds 60 percent of the easement purchase, the County's share is 60 percent of the remainder (24 percent of the total cost) and the Township's share is 40 percent (16 percent of the total cost). The distribution used in this example is the most common split in the County.

#### *Factors Limiting Plan Implementation*

A number of factors could adversely impact farmland preservation efforts in Manalapan Township. These factors include, but may not be limited to, funding shortfalls,

<sup>20</sup> These projections are developed with historical data on the average per-acre cost of preservation of all preserved farms in Manalapan, which is approximately \$20,000 per acre. Cost projections are not adjusted for inflation and are subject to change as a result of prevailing economic and local real estate market conditions.

diminishing supply of farmland, landowner interest, and lack of administrative resources.

Despite the presence of such limiting factors, the Manalapan Agriculture Advisory Committee (MAAC) is able to minimize their impact on preservation efforts. This is due largely in part to the fact that the MAAC's primary function is to facilitate farmland preservation through: close cooperation with the MCADB and SADC; identification of new preservation techniques; reviewing municipal code and master plan documents pertaining to agricultural activity; and, various grassroots efforts aimed at increasing awareness within the community.

This Farmland Preservation Plan seeks to further reduce the impact of these limiting factors by strengthening the MAAC (discussed below).

With regard to funding shortfalls that may limit the implementation of this Farmland Preservation Plan, it is noted that such constraints may be mitigated by seeking full or partial donations of easements, as well as the use of installment purchase agreements.

## **Natural Resource Conservation**

The conservation of the Township’s natural resources is critical to the local agricultural community. Accordingly, this Farmland Preservation Plan dedicates the current section to Natural Resource Conservation.

### ***Natural Resource Protection Coordination***

There are a variety of organizations that are charged with protecting natural resources. Key among these are the Natural Resources Conservation Service (NRCS) and the Freehold Soil Conservation District (FSCD).

#### ***Natural Resources Conservation Service***

The NRCS of the USDA assists the public with issues related to soil, water, and general natural resources conservation. In particular, the staff provides assistance in preparing conservation plans, and assists in securing funding through Federal programs to implement them.

The agency offers services to Manalapan’s agricultural community through its field office, which is located with the County offices in Freehold Borough.

#### ***Freehold Soil Conservation Service***

Manalapan is within the jurisdiction of the FSCD. The charge of the FSCD is “to reduce the danger from stormwater runoff, to retard non-point source pollution from sediment, and to conserve and protect the land, water, and other natural resources of the State.” One of the key measures the FSCD takes in meeting its charge is reviewing various projects that disturb more than 5,000 square feet of land surface

area. While the cultivation of farmland for food, fiber, or animals is generally exempt from FSCD oversight, commercial farms may be required to prepare—and seek FSCD approval for—soil erosion and sediment control plans for projects such as the creation of parking areas, grading, and the erection of structures used for agricultural purposes.

### ***Natural Resource Protection Programs***

Both the State and Federal governments offer a range of programs aimed at the protection of natural resources. The following section provides a brief primer on this subject.

#### ***SADC Soil and Water Conservation Grant Program***

This program provides private landowners grants of up to fifty (50) percent of a soil or water conservation project’s cost. Applicable projects may include those related to: irrigation; erosion control; and, stream corridor protection and enhancement, among others. Permanently preserved and temporary (8 year) preserved farms are eligible for these grants.

#### ***Federal Conservation Programs***

There are several farming-related programs that are administered at the Federal-level by the NRCS and the Farm Service Agency of the USDA. Among these are the Environmental Quality Incentives Program (EQIP), Wildlife Habitat Incentives Program (WHIP), and the Conservation Reserve Enhancement Program (CREP).

These programs have a broad spectrum of applications. For instance, EQIP funds can be used to increase the efficiency of irrigation systems, properly manage manure, and convert gas engines to diesel.

WHIP funds are intended to assist private landowners in developing or improving fish and wildlife habitat. CREP is aimed at improving agricultural water runoff and general water quality.

#### ***NJDEP Landowner Incentive Program***

The NJDEP Landowner Incentive Program provides technical and financial assistance to private landowners interested in preserving and protecting threatened or endangered plant and animal special that may be present on their properties.

Examples of projects that the Program may assist with include: restoring vernal pools; controlled burning of vegetation as a means of increasing soil productivity with natural plant nutrients; and, stream fencing to limit disturbance and siltation of a stream corridor, among others. Additional information is available from the NJDEP.

#### ***Water Resources***

Manalapan's water resources are needed to support the agricultural community. This section expands the previous discussion of the Township's chief water sources (included in *Irrigated Acres*) with information on their supply characteristics, agricultural demand and supply limitations, and conservation and allocation strategies.

#### ***Supply Characteristics***

The NJDEP has divided the State into twenty (20) watershed management areas for the purposes of environmental planning and management. The major drainage systems of Manalapan are within Watershed Management Area 9, which includes the mainstream Raritan River, South River, Lawrence Brook, Matchaponix Brook, and the Manalapan River. The two major sub-basins of Watershed Management Area 9 in

Manalapan are the Matchaponix Brook Basin and the Manalapan Brook Basin.

Within the Matchaponix Basin, the Township drains into the Matchaponix and its tributary streams, which include Pine Brook, Milford Brook, Tepehemus Brook, and McGellaird's Brook. The Tributary streams Milford Brook, Tepehemus Brook, and McGellaird's Brook join the Matchaponix before its confluence with Pine Brook and are a source of the Township's water supply.

The Township is also supplied by groundwater withdrawal. However, because the Township is within NJDEP-designated Critical Area I, further Township withdraw of groundwater is limited.

#### ***Agricultural Demand & Supply Limitations***

As discussed above in *Irrigated Acres*, there are only ten (10) irrigated acres within the Township of Manalapan. This is only a small portion of the Township's agricultural land. Though precipitation is a key source of water within the Township, there is a need to conserve water due to the limited potential for increased groundwater withdraw within the Township. Water conservation and allocation strategies are discussed below.

#### ***Conservation and Allocation Strategies***

There are numerous methods of water conservation and allocation, including:

- Improving soil's water-holding abilities by increasing its organic content;
- Selecting native and/or drought-tolerant plants; and,
- Improving the efficiency and quality of water delivery systems.



Additional strategies are plentiful. A good resource for additional strategies is the Sustainable Agriculture Network, which is an affiliate of the USDA.

### ***Waste Management Planning***

Waste management planning is of critical importance to the Township's agricultural community. Waste management planning efforts are led by the Solid Waste Management Section of the Monmouth County Planning Board, which offers advice and resources to the agricultural community. In addition, the County also publishes a Recycling Guide with information on various solid waste management vendors and landfills where the Manalapan's agricultural community can discard and recycle items such as construction debris, wooden pallets, and rubber tires. Similar resources and advice are available through the Township's Department of Public Works.

### ***Energy Conservation Planning***

New technologies in wind and solar energy collection systems, combined with financial incentive programs from the State and other sources, have brought these systems within the reach of many local farmers.

Recognizing the importance of these systems and the range of benefits they provide, this Farmland Preservation Plan stresses the importance of educating the agricultural community about—and promoting—their use. However, it is noted that, in keeping with the SADC's informal policy on the matter, the use of such new technologies should be solely for the use of the agricultural operation that is located onsite. Additionally, the location of such new technologies should not negatively impact the agricultural operations located onsite.

This topic is addressed further in the section of this document entitled *Strategies for Agricultural Industry Retention and Enhancement*.

### ***Outreach and Incentives***

The County of Monmouth—through its various boards and departments—regularly distributes literature and information on conservation plans and similarly-oriented programs to the public. In fact, the Monmouth County Farmland Preservation Plan notes that MCADB staff distributes such information to farm owners upon conducting annual monitoring visits.

Similar information is also disseminated at the State-level through such entities as the NJDEP's Division of Water Supply and the Board of Public Utilities, which may be able to provide information on various energy-saver rebate and similar financial programs, including the New Jersey CleanPower Choice Program. In addition, individual electric and water utility companies frequently distribute information on such rebate programs.

The Township of Manalapan recognizes the critical importance of energy conservation and environmental awareness. This is manifest throughout the Township's Master Plan documents, including this Farmland Preservation Plan, which recommends providing educational support in the areas of energy and natural resource conservation to Manalapan's agricultural community.

## **Manalapan Agriculture Advisory Committee**

As noted above, this Farmland Preservation Plan seeks to strengthen the MAAC in order to support the Township's goal of preserving as much land as possible in the short term. Accordingly, this section examines the Committee's current resources and—when needed—makes recommendations for improvements.

### ***Municipal Staff and Consultant Resources***

**Current:** The MAAC benefits from the availability of a farmland preservation planning consultant and limited assistance from municipal staff.

**Recommended:** The MAAC would benefit from increased availability of municipal staff members to assist in ongoing projects, such as maintaining the Township's database of target farms and similar matters.

### ***Legal Support***

The MAAC receives legal support from the Township Committee's attorney. The Township's administrator acts as an intermediary between the MAAC and the Committee's attorney.

### ***Database Development***

**Current:** The all-volunteer MAAC maintains a database of potential candidate properties for farmland preservation. In addition, the MAAC also has access to information from the Township's property tax assessment information database (MOD-IV), information from which is included in this Farmland Preservation Plan.

**Recommended:** The MAAC would benefit from the resources of additional volunteers or municipal staff in maintaining its database of potential candidate properties.

### ***Geographic Information Systems***

The MAAC and the Township at large use Geographic Information Systems (GIS) to inform their farmland preservation planning strategies. This farmland preservation plan includes GIS-generated mapping and information.

### ***Public Outreach***

**Current:** The MAAC's public outreach efforts are currently limited to the individual efforts of its all volunteer-membership and any dedicated time it receives at public meetings, as well as the formal notice of such meetings.

**Recommended:** The MAAC would benefit from increase public outreach. Such an increase could be derived from the creation of an Internet site and broadcasting on Manalapan's local television channel (TV 77).

In addition, the creation of an agriculture community-focused, subscriber-based email list that provides the MAAC with the ability to disseminate information through email messages would help to strengthen the Committee.

## Economic Development

The Township of Manalapan has supported agriculture not only as an important part of its agricultural heritage, but also as an integral part of its local economy. For instance, the Township has supported the agricultural industry through the adoption of a right-to-farm ordinance, placement of road signage alerting motorists of the presence of slow-moving agricultural vehicles on selected roadways, adopting the 2001 Farmland Preservation Plan, and establishing the MAAC.

The Township of Manalapan is committed to providing continued support to the agriculture industry. As such, this Farmland Preservation Plan includes the following discussion on economic trends, as well as economic development strategies for agriculture and their consistency with the objectives of NJDA.

### *Economic Trends*

Consideration of anticipated economic trends is central to any discussion of economic development. Accordingly, this Farmland Preservation Plan provides the following discussion of trends in market location and product demand.

#### *Market Location*

The market area of Manalapan's agricultural industry is regional in nature, and primarily includes Monmouth and Middlesex counties. Due to the area's growing population, it is anticipated that Manalapan's market location will continue to be regional in nature. As such, this Farmland Preservation Plan includes strategies that promote agriculture at the community-level.

### *Product Demand*

Because of significant growth in the Township and regional population, as well as the growing demand for locally-produced goods, it is anticipated that demand for Manalapan's agricultural goods will continue to grow in the coming years. Accordingly, this Farmland Preservation Plan includes strategies such as the development of community farm markets, which aim to meet the needs of the general public, as well as those of the Township's farmers.

### *Strategies for Agricultural Industry Retention and Enhancement*

Manalapan seeks to retain and enhance its existing agricultural industry. In support of this goal, the following sections include numerous strategies aimed at retaining and enhancing the Township's agricultural industry. These strategies address numerous agricultural support needs.

#### *Strategies*

**Community Farm Market:** With the rapid residential development that has occurred in Manalapan and nearby communities during the past several years, a new market for the Township's agricultural products has been generated. The creation of a regular community farm market where exclusively Manalapan Township farmers could sell their products would help the Township's agricultural industry while serving the good of the greater community. Such a market could occur weekly on public property.

**Simplify Application Requirements and Remove or Reduce Permit Fees for Agriculture-Related Projects:** The farming community would benefit from simplified site plan and zoning permit application review procedures for certain aspects of

agriculture-related projects, such as parking requirements for seasonal retailing of agricultural products or harvest-time festivals. Reducing fees associated with construction, demolition, and other permits would also ease economic pressures on farmers. The Township should conduct a thorough investigation on the feasibility of simplified site plan application requirements and the removal or reduction of permit fees.

**Permit the By-Right Sale of Site-Grown Agricultural Products from Tables, Trucks, and Farm Wagons:** The Township's zoning regulations should be amended to provide agricultural operations with the flexibility to permit the by-right sale of site-grown agricultural products from movable tables, trucks, and farm wagons. Such an amendment would provide a more hospitable environment for the Township's agricultural community.

**Permit the By-Right Sale of Used Agricultural Equipment:** The Township's farming community would also be well-served if the Township's zoning regulations were amended to permit the by-right sale of used agricultural equipment on farms, with the limitation that such equipment was formerly used at the farm site. Such an amendment would enable the Township's farmers to maintain efficiency and stay at the cutting edge of agricultural technology by allowing them to recover expenses associated with replacing equipment.

**Permit the By-Right, On- and Off-Site Location of Temporary Signage for Agricultural Goods and Festivals:** Given the seasonal nature of the agriculture business, the Township's land use regulations should be amended to permit the by-right, on- and off-site location of temporary signage when the purpose of the signage is to advertise the availability of

agricultural products at a farm stand or occurrence of a harvest festival or similar event.

The Township's farming community would be well-served by such an amendment due to the seasonal nature of the agriculture industry and the need to capture potential sales at the time of a particular product's harvest. Indeed, advertising and directional signage is critically important to the Township's farming community.

**Include Special Provisions for Agricultural Structures in Building and Safety Codes:** Building practices that are generally considered to be state-of-the-art for a specialized use in agriculture may not always be congruent with the specifics of building and safety codes meant for residential or commercial structures. In addition, bringing historic agricultural structures into conformance with such codes may destroy the very qualities that make them special. Accordingly, the Township should seek the advice of engineers and related professionals to develop revised building and safety codes for agricultural structures.

**Properly Assess Specialized Agricultural Structures:** Specialized agricultural structures such as pole barns, hoop houses, and permanent greenhouses depreciate in value over time. Providing the Township's tax assessor with a depreciation schedule may enable a higher degree of accuracy in property valuation, thereby providing increased tax-burden relief for the Township's agricultural community. In turn, increases in tax-burden relief may stimulate additional agricultural investment within the Township, as well as increase retention of the Township's agricultural industry.

Because of the importance of farmland tax assessment to the Township's agricultural industry, it is noted that further support for the retention of the Township's agricultural industry may also be found in the extension and increase of farmland assessment tax benefits. Increased rollback penalties for the conversion of farmland to other uses may also help to support the retention of the Township's agricultural industry.

**Reorganize the Township's Agricultural-Related Development Regulations:** The Township should reorganize the Township's many agriculture-related development regulations into one centralized and easily-interpreted section. Such a section would provide clear and accurate information on applicable regulations to the Township's agricultural community, which may advance the continued practice of agriculture within Manalapan and improve the Township's image as an agriculture-friendly community.

**Educational Support:** The agricultural community should explore the wealth of resources that are available through the Rutgers University-based New Jersey Agricultural Experiment Station (NJAES), which maintains an office in Monmouth County at 4000 Kozloski Road in Freehold. Examples of the services that are provided by the NJAES include educational programs on the identification of invasive species, reduction of pesticide use, and improving soil fertility, as well as natural resource and energy conservation. The agricultural community should also seek advice from applicable governmental and non-profit entities on alternative energy sources such as wind and solar power. It may be possible to facilitate contact between the Township's farming community and the NJAES and other applicable agencies through the

arrangement of information sessions at the municipal building.

**Reexamine the Township's Right-to-Farm Ordinance:** While the Township's Right-to-Farm ordinance affords a high degree of protection to the Township's agriculture community, it is noted that the Township's ordinance is not entirely consistent with the SADC's model right-to-farm ordinance. Specifically, the SADC's document is more detailed and enumerates more activities that are protected under the right-to-farm ordinance, which may help to avoid and/or minimize right-to-farm conflicts. It is therefore recommended that the Township reexamine its right-to-farm ordinance to determine if amendments aimed at bringing it closer to the SADC's model are appropriate. Copies of the Township's right-to-farm ordinance and the SADC's model are provided in unofficial format in appendices L and M, respectively.

**Seek Support from Local Business Organizations:** Local business organizations provide a valuable economic development tool to Manalapan's agricultural industry. Indeed, they provide a means of networking and representation that can be leveraged to increase the public's awareness of the local agricultural industry. It is therefore recommended that the Township of Manalapan's agricultural community seek the support collaboration of such organizations as the Western Monmouth Chamber of Commerce.

**Capitalize on Federal-, State- and County-Level Resources:** In addition to the above, the Township's agricultural community should explore and make full use of the resources available at the Federal-, State- and County-levels. These resources include technical and potential financial assistance from organizations

including—but not limited to—the Monmouth County Shade Tree Commission, the Monmouth County Mosquito Control Commission, and the New Jersey Forestry Service. Of particular importance is the New Jersey CleanPower Energy Choice Program of the Board of Public Utilities, which is a source of funding for alternative energy collection and energy conservation. Such resources may be beneficial to the Township’s agricultural community insofar as they provide a means of investment that has the potential to increase the viability of the Township’s agricultural industry.

### *Implementation*

The strategies provided above should be implemented through a combination of increased public outreach, and amendments to the Township’s development regulations made upon the suggestion of the MAAC.

Any costs associated with the implementation of the strategies presented within this plan within the Township of Manalapan will be funded to the greatest extent possible though administrative budgets and, when possible, cost sharing. In addition, the Township will pursue all funding opportunities made available through the Federal and State governments, and private organizations.

### *Consistency of Township and NJDA Strategies*

NJDA’s 2008 Economic Development Strategies strive to increase the competitiveness of New Jersey’s agricultural industry within an increasingly competitive environment. To this end, the document provides an inventory of strategies that are broadly focused on the State’s produce, ornamental horticulture, seafood, dairy, field and forage crop, livestock and poultry, organic, equine, wine, and agri-tourism industries, as well as

general strategies that can be applied to all aspects of the greater agricultural industry. More information on this document can be found on NJDA’s Internet site (<http://www.state.nj.us/agriculture/conventions/2008/08EcoStrategies.pdf>).

This Farmland Preservation Plan is generally consistent with NJDA’s 2008 Economic Development Strategies. In fact, the Township’s Farmland Preservation Plan presents a number of strategies that intersect with those of NJDA. For instance, NJDA’s 2008 Economic Development Strategies include recommendations that community farm market opportunities be promoted to growers and the public<sup>21</sup>, and this Farmland Preservation Plan recommends that opportunities for farm markets be created. Additional examples of the commonalities between NJDA’s 2008 Economic Development Strategies and this Farmland Preservation Plan are seen in this Plan’s call for increased access to agricultural education, and NJDA’s call to educate growers and food handlers about regulatory requirements, equine health, and general farm-management-related issues<sup>22</sup>.

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<sup>21</sup> This is reflected in Strategy 8 and Strategy 9 of the referenced NJAg document. Additional instances may be present in other strategies.

<sup>22</sup> This is reflected in Strategy 88 and Strategy 89 of the referenced NJAg document. Additional instances may be present in other strategies.

## **Plan Coordination and Consistency**

### ***Coordination with Municipal and County Open Space Preservation Efforts***

The very notion of farmland preservation is congruent with that of open space preservation. Farmland and open space preservation both achieve the goal of maintaining view corridors, habitat, groundwater recharge, and buffers. Additionally, farmland and open space preservation help to maintain the Township's and County's uniqueness within the landscape of New Jersey.

This Farmland Preservation Plan contributes to the furtherance of Township and County open space preservation policies and efforts.

For instance, it is consistent with the Monmouth County Park System's Park and Recreation Policy in that it seeks to preserve agricultural land, which, as noted by the organization's policy statement "...is in the public interest to use ... wisely, and to preserve and protect ... from adverse development."

In addition, this Farmland Preservation Plan contributes to the furtherance of the Manalapan Township Open Space, Recreation, and Conservation Plan. Specifically, it acts to bring the Township closer to the goal of the Open Space, Recreation and Conservation Plan to permanently preserve at least 1,000 acres of farmland throughout the Township. Appendix G illustrates the relationship between Manalapan's farmland and the preserved open space.

### ***Consistency with NJ Department of Agriculture and the SADC***

#### ***Economic Development Objectives***

As has been previously noted, this Farmland Preservation Plan is generally consistent with NJDA's 2008 Economic Development Strategies. In fact, this document presents a number of strategies that intersect with those of NJDA, including—including but not necessarily limited to—those relating to signage, community farm markets, and education.

#### ***SADC Strategic Targeting Project***

By requiring that farms targeted for preservation be located within a County-designated and State-approved ADA or PIG project area, the Manalapan Township Farmland Preservation Plan is keeping with the Strategic Targeting Project's goal of focusing on prime agricultural soils, which are emphasized in ADAs and PIG project areas. In addition, the Township's Farmland Preservation Plan is coordinated with Municipal and County open space and recreation preservation efforts. Therefore, this Farmland Preservation Plan is consistent with the SADC's Strategic Targeting Project.

### ***Consistency with County Farmland Preservation Plan***

The Monmouth County Farmland Preservation Plan's main objective is to guide the County's efforts in preserving its remaining farmland and the viability of its agricultural industry. This is generally consistent with the goals and objectives of the Township of Manalapan's Farmland Preservation Plan. In addition, the Township's Farmland Preservation Plan seeks to make use of County-funded preservation programs as part of its overall effort to preserve as much of the

Township's farmland as possible within the short term.

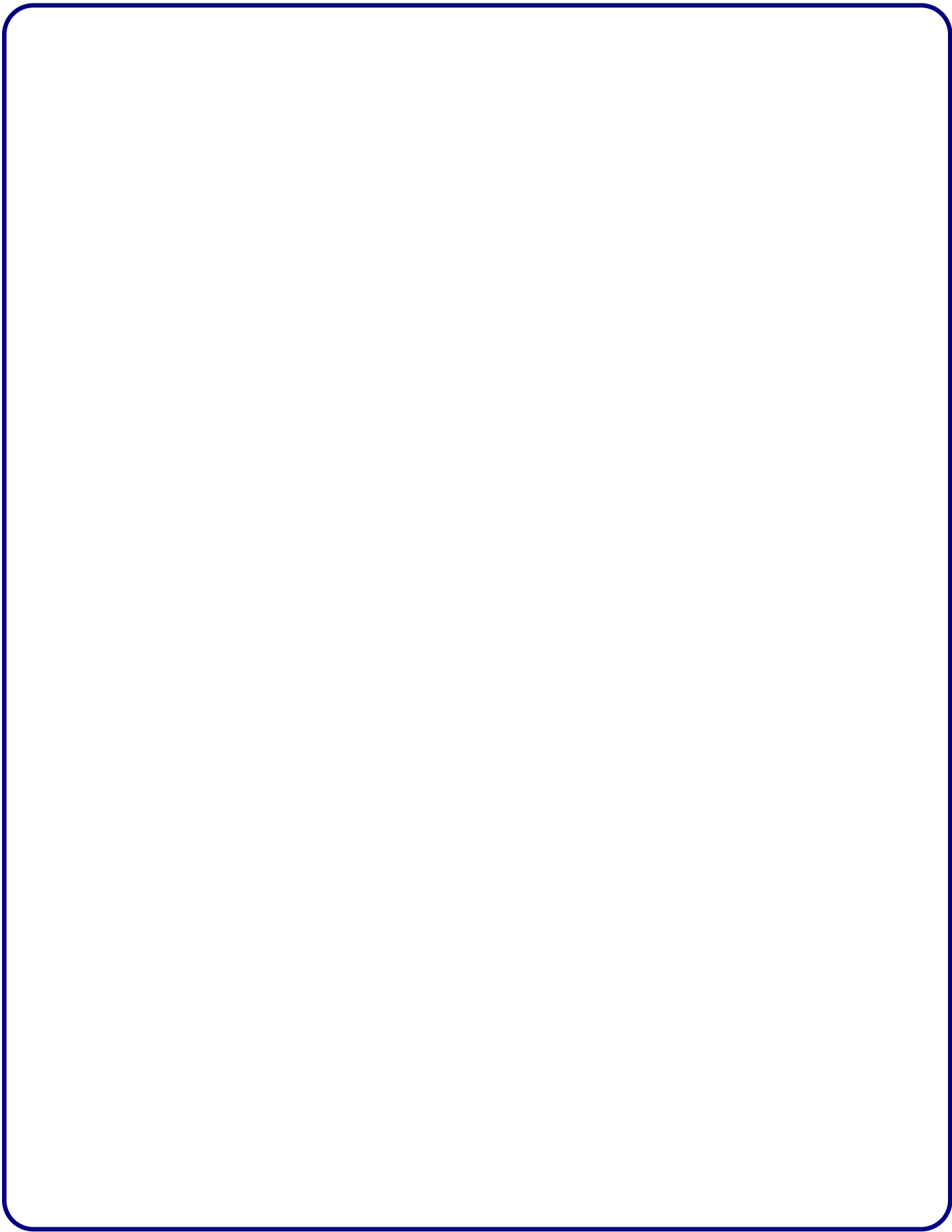


## Summary of Goals and Strategies

The overall goal of this Farmland Preservation Plan is to preserve as much farmland as possible in the short term.

To assist in meeting this goal, the Farmland Preservation Plan provides strategies to strengthen the MAAC and support the economic development of the Township's agricultural industry. Specifically, the Farmland Preservation Plan recommends the following:

- Enable the Township's agricultural community to capitalize on Federal-, State- and County-level resources;
- Seek educational support for Manalapan's farmers through the New Jersey Agricultural Experiment Station;
- Investigate the possibility of simplifying site plan application requirements and removing or reducing permit fees for certain projects that are in support of an agricultural operation;
- Support Manalapan's farmers and popularize the Township's agricultural industry through the establishment of a community farmer's market;
- Provide the MAAC with increased technical support from the Township's staff with tasks such as database maintenance;
- Provide the MAAC with opportunities for increased public to the community through a variety of mechanisms, including—but not necessarily limited to—an Internet site, email, and public access television;
- Permit the by-right sale of site-grown agricultural products from tables, trailers, and farm wagons;
- Permit the by-right sale of used agriculture equipment;
- Permit the by-right, on- and off-site location of temporary signage for agricultural goods and festivals;
- Include special provisions for agricultural structures in building and safety codes;
- Properly assess specialized agricultural structures; and,
- Reorganize the Township's agriculture-related development regulations into one centralized and easily-understood section.



**Appendix A:  
Map of Farmland-Assessed Tax Parcels**

### Map of Farmland-Assessed Tax Parcels



-  Farmland-Assessed Area
-  Open Water
-  Tax Parcels
-  Streams

6,000 Feet



NOTE: This map was developed using NJDEP GIS data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**Appendix B:  
Inventory of Farmland-Assessed  
Tax Parcels**

## Inventory of Farmland-Assessed Tax Parcels

Block	Lot	Class	Location	Owner	Acres (Tax)
4.01	11.01	3B	501-523 Highway 9	Killdee Farm, LLC	52.7
5	24	3A	851 Tennent Rd.	Killdee Farm, LLC	1.0
5	24	3B	Tennent Rd.	Killdee Farm, LLC	31.2
7	10.03	3A	321 Taylors Mills Rd.	Conover, Dorothy	1.0
7	10.03	3B	Highway 9	Conover, Dorothy	13.8
7	11.02	3B	Highway 9	Conover, Dorothy	13.8
7	14.03	3B	Franklin Lane	SEA-Franklin Associates, INC	2.2
7	15.01	3B	Franklin Lane	SEA-Franklin Associates, INC	7.9
10	27	3A	218 Taylors Mills Rd.	Lalima, Peter S & Mario	0.4
10	27	3B	Taylors Mills Rd.	Lalima, Peter S & Mario	2.8
10	28	3A	220 Taylors Mills Rd.	Lalima, Peter c/o Mario Lalima	0.7
10	28	3B	Taylors Mills Rd.	Lalima, Peter c/o Mario Lalima	2.5
10	34	3A	206 Taylors Mills Rd.	Lalima, Peter & Mario	1.0
10	34	3B	206 Taylors Mills Rd.	Lalima, Peter & Mario	0.5
10	35	3A	8 Ikes Lane	Lalima, Mario	1.0
10	35	3B	Ikes Lane	Lalima, Mario	5.3
10	47	3A	196 Taylors Mills Rd.	Carchesio, R. & Citarella, M. (T)	0.7
10	47	3B	190-194 Taylors Mills	Carchesio, R. & Citarella, M.	5.3
10	48	3B	190-194 Taylors Mills	Carchesio, R. & Citarella, M.	5.3
12	8.03	3A	323 Pine Brook Rd.	Gorman, Donald M & Dorothy L	0.6
12	8.03	3B	Pine Brook Rd.	Gorman, Donald M & Dorothy L	5.0
12	12.02	3B	Pine Brook Rd.	Killdee Farm, LLC	81.3
12	12.03	3A	Gordons Corner Rd.	Killdee Farm, LLC	1.0
12	12.03	3B	Pine Brook Rd.	Killdee Farm, LLC	81.3
15.01	21.01	3B	10 Conmack Lane	Olenczak, John	5.2
15.01	21.02	3A	10 Conmack Lane	Olenczak, John W & June	1.0
15.01	21.02	3B	Conmack Lane	Olenczak, John W & June	2.8
15.01	22	3B	10 Conmack Lane	Olenczak, John	5.2
18	9.21	3B	Highway 9	Northwest Nine, LP c/o Steiner Equip	34.2
18.02	13.03	3B	Tennent Rd.	Joost, Robert & Denise	7.7
18.02	13.04	3B	Tennent Rd.	Sauer, William J & Linda J	14.2
18.02	13.04	3A	496 Tennent Rd.	Sauer, William J & Linda J	1.0
19	28	3A	101 Taylors Mills Rd.	Borzzone-Higgins, R. & Borzzone, L.	1.0
19	28	3B	Taylors Mills Rd.	Borzzone-Higgins, R. & Borzzone, L.	7.0
19	30	3A	107 Taylors Mills Rd.	Zerilli's House on Hill, Inc c/o Kirby	1.0
19	30	3B	Taylors Mills Rd.	Zerilli's House on Hill, Inc c/o Kirby	16.0
19	33	3B	Taylors Mills Rd.	SBK Realty, LLC	14.0
19	34	3A	151 Taylors Mills Rd.	Carchesio, Robert & Peggy	1.0

## Inventory of Farmland-Assessed Tax Parcels

Block	Lot	Class	Location	Owner	Acres (Tax)
19	34	3B	Taylor's Mills Rd.	Carchesio, Robert & Peggy	7.1
19	36.02	3A	565 Tennent Rd.	Carchesio Family Property, LLC	1.0
19	36.02	3B	565 Tennent Rd.	Carchesio Family Property, LLC	6.4
19	39.01	3B	Tennent Rd.	SBK Realty, LLC	40.0
19	39.02	3A	543 Tennent Rd.	Strother, W, Beal, D & Knapp, J	N/A
19	39.02	3B	543 Tennent Rd.	Strother, W, Beal, D & Knapp, J	2.0
19	40.01	3A	314 Tennent Rd.	Melillo, Mario & Teodolinda	1.3
19	40.01	3B	314 Tennent Rd.	Melillo, Mario & Teodolinda	8.0
21	1.03	3A	164 Freehold Rd.	Gentile, Eugene-Estate	1.0
21	1.03	3B	164 Freehold Rd.	Gentile, Eugene-Estate	47.9
25	14	3A	620 Craig Rd.	Groman, A. W Jr. & Foran, Anita	1.0
25	14	3B	Craig Rd.	Groman, Jr., A & J & Foran, Anita	14.4
25	16	3B	Freehold Rd.	State of NJ c/o James Wikoff	25.6
25	18	3B	Freehold Rd.	State of NJ c/o James Wikoff	40.7
25	19	3B	Freehold Rd.	State of NJ c/o James Wikoff	25.6
25	20	3B	Freehold Rd.	State of NJ c/o James Wikoff	1.2
27	3	3B	Freehold Rd.	Providence Corporation	25.0
27	20.01	3A	129 Freehold Rd.	JR Realty Holding Co, LLC	0.6
27	20.01	3B	Freehold Rd.	JR Realty Holding Co, LLC	12.0
27	21	3A	131 Freehold Rd.	Lee, Edward JP, Lee, Elvis yp et al	1.0
27	21	3B	Freehold Rd.	Lee, Edward JP, Lee, Elvis yp et al	19.0
27	23	3B	Freehold Rd.	Pantano Properties II, LLC	3.4
27	24	3A	143 Freehold Rd.	Pantano Properties II, LLC	1.6
27	24	3B	Freehold Rd.	Pantano Properties II, LLC	2.2
28	7.01	3B	167 Pension Rd.	Swetits, Ryan & Concetta	0.8
47	16.05	3B	Wilson Avenue	Suydam, Forman & Gloria	2.8
47	31	3B	Herbert Drive	Suydam, Forman & Gloria	0.3
47	38	3B	Wilson Avenue	Suydam, Gloria	5.7
51	3.01	3A	61 Tracy Station Rd.	Kirkland, Timothy D	0.9
51	3.01	3B	Tracy Station Rd.	Kirkland, Timothy	5.2
59	1.02	3A	52 Dey Grove Rd.	D'Amato, John	1.0
59	1.02	3B	Dey Grove Rd.	D'Amato, John	6.8
59	1.04	3A	60 Dey Grove Rd.	Holland, Donald J Jr. & Wanda B	1.0
59	1.04	3B	Dey Grove Rd.	Holland, Donald J Jr. & Wanda B	21.0
59	2.02	3A	Dey Grove Rd.	Rodriquez, U, Camejo, R & Camejo, N	N/A
59	2.02	3B	Dey Grove Rd.	Rodriquez, U, Camejo, R & Camejo, N	7.3
59	3	3A	50 Dey Grove Rd.	Knapp, Kurt	1.0
59	3	3B	Dey Grove Rd.	Knapp, Kurt	119.0
59	4	3A	Dey Grove Rd.	Sigismondi et al	1.0

## Inventory of Farmland-Assessed Tax Parcels

Block	Lot	Class	Location	Owner	Acres (Tax)
59	4	3B	Dey Grove Rd.	Sigismondi et al	95.5
59	5	3A	135 Iron Ore Rd.	Palmer, C Taylor Jr. & June	1.0
59	5	3B	135 Iron Ore Rd.	Palmer, C Taylor Jr. & June	123.0
59	6.07	3B	Iron Ore Rd.	Palmer, Taylor Jr. & June	17.6
59	9.01	3B	Mount Vernon Rd.	Reiss Manufacturing, INC	61.8
59	13.02	3B	Dey Grove Rd.	Gasko, Peter W & Susan M	17.6
59	13.03	3B	Dey Grove Rd.	Gasko, Peter W & Susan M	17.6
60	3	3A	High Bridge Rd.	All Monmouth Landscaping & Design	N/A
60	3	3B	High Bridge Rd.	All Monmouth Landscaping & Design	34.5
60	4	3B	Mount Vernon Rd.	Csaki, Elizabeth B A-Trustee	38.6
61	7	3A	333 Iron Ore Rd.	Richman, Howard & Mary Ellen	1.0
61	7	3B	Iron Ore Rd.	Richman, Howard & Mary Ellen	9.8
61	10	3B	High Bridge Rd.	All Monmouth Landscaping & Design	13.0
61	11.02	3A	315 Iron Ore Rd.	Sullivan, C. & Silsbe, Coral	1.0
61	11.02	3B	315 Iron Ore Rd.	Sullivan, C. & Silsbe, Coral	9.2
61	11.03	3B	Iron Ore Rd.	Sullivan, C. & Silsbe, Coral	3.4
64	11	3A	104 Millhurst Rd.	Sigismondi, et al	1.0
64	11	3B	Millhurst Rd.	Sigismondi, et al	29.0
64	13	3A	98 Millhurst Rd.	Horaneck, Louis J	1.0
64	13	3B	Millhurst Rd.	Horaneck, Louis J	9.0
64	14.01	3A	92 Millhurst Rd.	Savage, Mark	1.0
64	14.01	3B	Millhurst Rd.	Savage, Mark	1.9
64	14.02	3B	94 Millhurst Rd.	Savage, Mark	2.8
64	14.03	3B	96 Millhurst Rd.	Savage, Mark	8.4
64	16.01	3B	Millhurst Rd.	Eisner, Jack	8.4
64	16.11	3B	86 Millhurst Rd.	Eisner, Jack	2.4
64	16.12	3B	353 Main St.	Eisner, Jack	1.3
64	16.13	3A	349 Main St.	Eisner, Jack	0.5
64	16.13	3B	Main St.	Eisner, Jack	0.8
64	17	3B	Main St.	Eisner, Jack	21.6
64	21	3A	363 Main St.	Eisner, Jack W	2.8
64	21	3B	Main St.	Eisner, Jack W	1.2
64	23	3B	Main St.	Eisner, Jack	0.3
64	24	3B	Main St.	Eisner, Jack	4.8
64	30	3B	Main St.	Eisner, Jack	12.0
64	31.01	3B	Main St.	Eisner, Jack W	1.0
64	40.01	3B	Main St.	Eisner, Jack	5.3
65	15	3A	384 Main St.	Hearn, Thomas A & Adele M	1.0
65	15	3B	Main St.	Hearn, Thomas A & Adele M	19.0



## Inventory of Farmland-Assessed Tax Parcels

Block	Lot	Class	Location	Owner	Acres (Tax)
65	19	3A	388 Main St.	Burke, Edward B Sr.	N/A
65	19	3B	388 Main St.	Burke, Edward B Sr.	18.1
65	41	3B	Main St.	State of NJ c/o James Wikoff	28.6
66	8	3B	162 Highway 33	Manalapan Retail Realty Partner, LLC	102.2
66	8.01	3B	162 Highway 33	Manalapan Retail Realty Partner, LLC	102.2
66	18	3A	146 Woodward Rd.	Tave, S Ltd Partnership c/o Tave, D	7.2
66	18	3B	Woodward Rd.	Tave, S Ltd Partnership c/o Tave, D	18.0
66	19.01	3A	Highway 33	Dell Glen Farm Limited Partnership	1.0
66	19.01	3B	Highway 33	Dell Glen Farm Limited Partnership	23.1
66	20.01	3B	Highway 33	Dell Glen Farm Limited Partnership	5.1
66	21.01	3B	Highway 33	Dell Glen Farm Limited Partnership	2.3
66	25.01	3B	Millhurst Rd.	Manalapan Retail Realty Partner, LLC	31.9
66	66.01	3B	162 Highway 33	Manalapan Retail Realty Partner, LLC	102.2
67	2	3B	Mount Vernon Rd.	Csaki, Elizabeth B A-Trustee	2.8
67	3.02	3A	160 McCaffery Rd.	Davala, Alan B & Gail M	1.0
67	3.02	3B	McCaffery Rd.	Davala, Alan B & Gail M	13.0
67	3.04	3A	138 McCaffery Rd.	Watson, Peter V & Jo-Anne V	1.0
67	3.04	3B	138 McCaffery Rd.	Watson, Peter V & Jo-Anne V	5.5
67	3.05	3A	134 McCaffery Rd.	Szendi, Janos	1.0
67	3.05	3B	McCaffery Rd.	Szendi, Janos	5.5
67	3.06	3A	130 McCaffery Rd.	Farinella, Vincent J & Theresa M	1.0
67	3.06	3B	130 McCaffery Rd.	Farinella, Vincent & Theresa	5.5
67	3.07	3A	154 McCaffery Rd.	Torres, Fernando & Julia	0.7
67	3.07	3B	154 McCaffery Rd.	Torres, Fernando & Julia	5.5
67	4	3B	6 Mount Vernon Rd.	Csaki, Elizabeth B A-Trustee	3.8
67	6	3A	12 Mount Vernon Rd.	Lista, Vito & Rosalia-Trust	1.0
67	6	3B	Mount Vernon Rd.	Lista, Vito & Rosalia-Trust	15.0
67	9.06	3A	312 Iron Ore Rd.	Baldachino, Gerald J	4.0
67	9.06	3B	Iron Ore Rd.	Baldachino, Gerald J	65.6
67	10	3B	12 Mount Vernon Rd.	Lista, Vito & Rosalia-Trust	27.1
67	11.01	3A	McCaffery Rd.	Biro, Timeo	0.5
67	11.01	3B	McCaffery Rd.	Biro, Timeo	9.5
67	11.02	3B	McCaffery Rd.	Biro, Timeo	10.5
67	13	3A	100 McCaffery Rd.	Coar, Jean B-Trustee	1.0
67	13	3B	McCaffery Rd.	Coar, Jean B-Trustee	21.4
67	14.01	3A	334 Iron Ore Rd.	Luhrs, Woodrow N & Donna	1.0
67	14.01	3B	Iron Ore Rd.	Luhrs, Woodrow N & Donna	26.5
67	23	3A	52 McCaffery Rd.	Schultz Family Living Trust	1.0
67	23	3B	McCaffery Rd.	Schultz Family Living Trust	30.9

## Inventory of Farmland-Assessed Tax Parcels

Block	Lot	Class	Location	Owner	Acres (Tax)
67	24.06	3B	28 McCaffery Rd.	Azzara, Giuseppe Properties, LLC	3.0
67	24.07	3A	38 McCaffery Rd.	Azzara, Giuseppe Properties, LLC	1.0
67	24.07	3B	38 McCaffery Rd.	Azzara, Giuseppe Properties, LLC	2.4
67	24.08	3B	42 McCaffery Rd.	Azzara, Giuseppe Properties, LLC	6.1
67	28	3A	103 Millhurst Rd.	Viviani, Charles R & Eileen B	1.0
67	28	3B	Millhurst Rd.	Viviani, Charles R & Eileen B	5.8
69	1	3A	41 Iron Ore Rd.	Valente, R-Estate c/o Doris Dowling	1.0
69	1	3B	41 Iron Ore Rd.	The Sycamores, LLC	21.8
69	4	3B	Iron Ore Rd.	Lantier, Douglas	20.7
69	5	3B	Iron Ore Rd.	Bruder, Jerome J & Stewart	88.8
69	11.06	3A	99 Iron Ore Rd.	Lazewski, Joseph & Linda	1.0
69	11.06	3B	Iron Ore Rd.	Lazewski, Joseph & Linda	9.2
69	11.07	3A	105 Iron Ore Rd.	Lazewski, Stephen	1.0
69	11.07	3B	Iron Ore Rd.	Lazewski, Stephen	108.6
69	14.11	3A	51 Dey Grove Rd.	Neiss, Joseph M & Kristine M	1.0
69	14.11	3B	Dey Grove Rd.	Neiss, Joseph M & Kristine M	5.0
70	1.02	3A	299 Woodward Rd.	Daum, Daum & Daum c/o 4 Seasons	1.0
70	1.02	3B	Woodward Rd.	Daum, Daum & Daum c/o 4 Seasons	67.2
70	2	3A	37 McCaffery Rd.	Shiner, Harry	1.0
70	2	3B	McCaffery Rd.	Shiner, Harry	5.0
70	3.05	3A	45 McCaffery Rd.	Sherman, Michael D Jr.	1.0
70	3.05	3B	McCaffery Rd.	Sherman, Michael D Jr.	7.9
70	4.01	3B	McCaffery Rd.	Sherman, Michael D Jr.	11.5
70	4.01	3A	47 McCaffery Rd.	Sherman, Michael D Jr.	1.0
70	5	3A	49 McCaffery Rd.	Sherman, Michael D	1.0
70	5	3B	McCaffery Rd.	Sherman, Michael D	22.8
70	6	3B	McCaffery Rd.	Sherman, Michael D	12.8
70	8	3A	251 Woodward Rd.	Edelstein, Lawrence H & Sara H	1.0
70	8	3B	Woodward Rd.	Edelstein, Lawrence H & Sara H	82.7
70	14	3A	10 Daum Rd.	Brickman, Bruce K & Judy	1.0
70	14	3B	Daum Rd.	Brickman, Bruce K & Judy	9.0
70	21	3A	110 Daum Rd.	Rogers, Lois K-Trust c/o E Martin	1.0
70	21	3B	Daum Rd.	Rogers, Lois K-Trust c/o E Martin	52.4
70	22	3A	118 Daum Rd.	Rogers, Lois Trust c/o Martin	1.0
70	22	3B	Daum Rd.	Rogers, Lois Trust c/o Martin	49.7
70	29	3A	179 McCaffery Rd.	Moccia, Maryann	1.0
70	29	3B	179 McCaffery Rd.	Moccia, Maryann	34.9
70	30	3B	McCaffery Rd.	Carchesio, Joseph & Electra	39.5
70	36	3B	Woodward Rd.	Edelstein, Lawrence H & Sara H	19.9

## Inventory of Farmland-Assessed Tax Parcels

Block	Lot	Class	Location	Owner	Acres (Tax)
71	2.01	3A	24 Iron Ore Rd.	Lucas, Andrew F	1.0
71	2.01	3B	Iron Ore Rd.	Lucas, Andrew F	5.1
71	2.03	3A	56 Iron Ore Rd.	Blake, Peter & Willa	1.0
71	2.03	3B	Iron Ore Rd.	Blake, Peter & Willa	6.1
72	6.01	3B	Highway 33	Skeba, Stanley Jr. & Joseph	100.9
72	11.06	3B	10 Iron Ore Rd.	Diocese of Trenton	15.3
72	11.07	3B	16 Iron Ore Rd.	Diocese of Trenton	34.0
72	23.02	3A	71 Daum Rd.	Bostian, Walter Jr.	1.0
72	23.02	3B	Daum Rd.	Bostian, Walter Jr.	2.0
72	23.03	3A	57 Daum Rd.	Bostian, Walter	1.0
72	23.03	3B	Daum Rd.	Bostian, Walter	5.3
72	23.04	3B	Daum Rd.	Bostian, Walter Jr.	7.0
72	23.08	3A	83 Daum Rd.	Bostian, Walter H Jr. & Katherine	1.0
72	23.08	3B	Daum Rd.	Bostian, Walter H Jr. & Katherine	5.5
72	25.12	3B	Daum Rd.	Villante, Gertrude	69.8
72	25.12	3A	97 Daum Rd.	Villante, Gertrude	0.3
72	28.01	3B	Iron Ore Rd.	Lazewski, Stephen	21.8
72	28.04	3B	Daum Rd.	Lazewski, Stephen	0.5
72	28.05	3B	Daum Rd.	Lazewski, Stephen	0.5
72	29	3A	77 Iron Ore Rd.	Blue Rose Corporation	1.0
72	29	3B	Iron Ore Rd.	Blue Rose Corporation	39.1
74	9	3B	Highway 33	Woodward Rd. Corp c/o J Fischer	3.0
74	11.01	3B	Woodward Rd.	Woodward Rd. Corp c/o J Fischer	46.1
74	12	3A	355 Highway 33	Gaitway Farm, INC	1.0
74	12	3B	Highway 33	Gaitway Farm, INC	159.0
74	14.02	3B	Lamb Lane	Providence Corporation	83.8
74	17.04	3B	Smithburg Rd.	F&M Investment Corporation	6.1
74	23.02	3A	Highway 33	Skeba, Stanley L Jr. & Joseph M	0.5
74	23.02	3B	Highway 33	Skeba, Stanley L Jr. & Joseph M	97.9
78	5.01	3B	Sweetmans Lane	Millhurst Development Partnership	43.1
78	12.02	3A	203 Highway 33	Kaiser Farm Associates, Limited	1.0
78	12.02	3B	Highway 33	Kaiser Farm Associates, Limited	85.4
78	15.03	3A	66 Sweetmans Lane	Reese, Paul	1.0
78	15.03	3B	Sweetmans Lane	Reese, Paul	9.6
78	15.04	3B	Sweetmans Lane	Reese, Paul & Janice	11.9
78	22.01	3A	Highway 33	Garden State Buildings, L P	1.0
78	22.01	3B	Highway 33	Garden State Buildings, L P	43.6
79	4.01	3B	Highway 33	Donowitz, Frances	1.8
79	4.02	3B	Highway 33	SRD Holding Corp c/o F Donowitz	2.4

## Inventory of Farmland-Assessed Tax Parcels

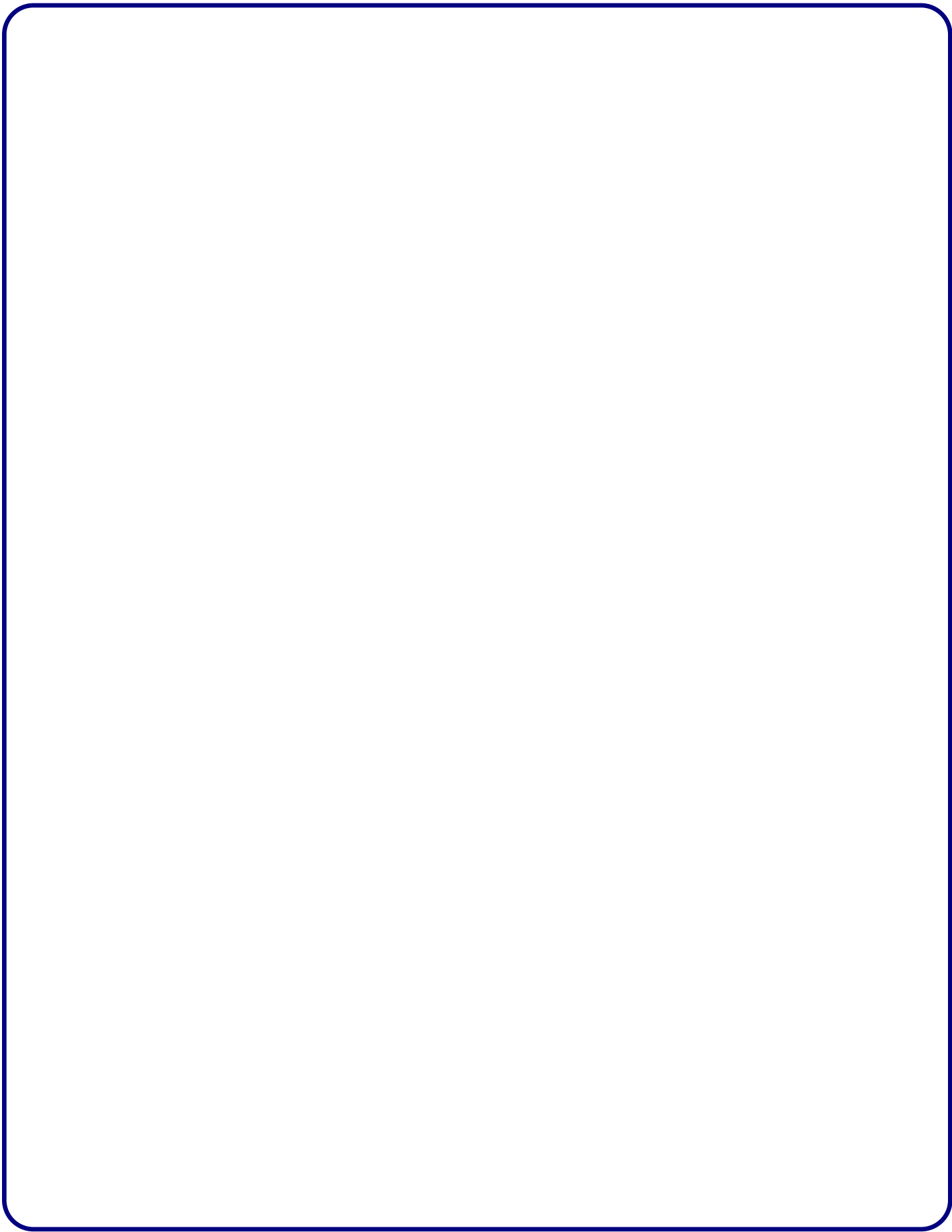
Block	Lot	Class	Location	Owner	Acres (Tax)
79	7	3B	Highway 33	Donowitz, Frances	6.0
79	8	3B	Highway 33	Messer, Mi, Messer, Ds & Ezrachie, L	5.5
79.02	1	3B	7 Highway 33	Hovnanian, Paris H	11.0
79.02	2	3A	25 Highway 33	Giunco, Richard A	1.0
79.02	2	3B	Highway 33	Giunco, Richard A	6.5
79.02	3	3A	Highway 33	Giunco, Richard	1.0
79.02	3	3B	Highway 33	Giunco, Richard	5.2
79.02	4.01	3B	Highway 33	Donowitz, Frances	5.9
79.02	4.02	3A	37 & 41 Highway 33	SRD Holding Corp c/o F Donowitz	1.0
79.02	4.02	3B	Highway 33	SRD Holding Corp c/o F Donowitz	13.1
79.02	7	3A	51 Highway 33	Donowitz, Frances	1.0
79.02	7	3B	Highway 33	Donowitz, Frances	5.9
79.02	8	3B	Highway 33	Messer, Mi, Messer, Ds & Ezrachie, L	1.9
81	2.49	3B	Gravel Hill Rd.	Giunco, Richard & Frieda	25.5
81	8	3A	178 Thompson Grove	Kapish, Frances	1.0
81	8	3B	Thompson Grove	Kapish, Frances	8.7
82	3.26	3A	127 Thompson Grove	Blieberg, Gary & Joan	1.0
82	3.26	3B	127 Thompson Grove	Blieberg, Gary & Joan	12.0
82	13	3B	Thompson Grove Rd.	Niznik, Francis & Mary	26.4
82	34.04	3A	25 Sweetmans Lane	Krohn, Hans Heinrich & Irma E	1.0
82	34.04	3B	25 Sweetmans Lane	Krohn, Hans Heinrich & Irma	11.7
82	42.02	3A	2 Red Fox Run	Ward, Linda Wai M	1.0
82	42.02	3B	Red Fox Run	Ward, Linda Wai M	7.0
83	6	3B	Oakland Mills Rd.	Nilsen, Lydia	5.0
83	7	3B	Oakland Mills Rd.	Nilsen, Lydia	4.9
83	8	3A	132 Oakland Mills Rd.	Nilsen, Lydia	1.0
83	8	3B	Oakland Mills Rd.	Nilsen, Lydia	4.1
83	9	3B	Oakland Mills Rd.	Nilsen, Lydia	5.0
84	14.02	3B	Mill Rd.	Smith, Katherine C & Catherine K	4.8
84	14.03	3A	Mill Rd.	Smith, Katherine C & Catherine K	1.0
84	14.03	3B	Mill Rd.	Smith, Katherine C & Catherine K	31.4
84	14.04	3A	18 Appaloosa Drive	Bonura, Thomas J & Flor Y	1.0
84	14.04	3B	Appaloosa Drive	Bonura, Thomas J & Flor Y	5.0
84	14.05	3B	27 Appaloosa Drive	Mariolis, Michael	12.0
84	14.06	3A	7 Mill Rd.	Smith, Katherine C & Catherine K	1.0
84	14.06	3B	Mill Rd.	Smith, Katherine C & Catherine K	73.1
84	24	3A	Oakland Mills Rd.	Halka Nurseries, Inc	1.0
84	24	3B	Oakland Mills Rd.	Halka Nurseries, Inc	64.0
84	25	3A	Oakland Mills Rd.	Halka Nurseries, Inc	1.0

## Inventory of Farmland-Assessed Tax Parcels

Block	Lot	Class	Location	Owner	Acres (Tax)
84	25	3B	Oakland Mills Rd.	Halka Nurseries, Inc	64.0
84	28	3A	215 Oakland Mills Rd.	Halka Nurseries, Inc	1.0
84	28	3B	Oakland Mills Rd.	Halka Nurseries, Inc	41.1
84	30.01	3A	130 Smithburg Rd.	Theofanis, Joanna	1.4
84	30.01	3B	Smithburg Rd.	Theofanis, Joanna	27.4
84.01	9.03	3B	Monmouth Rd.	Elton Pt Partnership c/o Schoor Depalma	23.5
84.02	3.02	3B	Smithburg Rd.	Bulk, Hope	20.3
84.02	3.03	3B	Smithburg Rd.	Bulk, Hope	4.6
84.02	5.02	3B	Monmouth Rd.	Hendrickson, Charles P-Estate	25.8
84.02	6	3A	240 Monmouth Rd.	Hendrickson, Charles P-Estate	1.0
84.02	6	3B	Monmouth Rd.	Hendrickson, Charles P-Estate	3.9
601	17.02	3B	846-852 Tennent Rd.	Killdee Farm, LLC	3.1
1004	1	3A	Tennent Rd.	Schoeneberg, J Est. c/o Timmerman, B	0.9
1004	1	3B	Tennent Rd.	Schoeneberg, J Est. c/o Timmerman, B	12.2
1801	19.01	3B	Taylors Mills Rd.	Schweizer, Leona	5.7
7232	1.02	3B	Highway 33	Stavola Asphalt Company Inc	1.0
7232	1.03	3B	Highway 33	Stavola Asphalt Company Inc	64.5
8301	24	3A	91 Sweetmans Lane	Csaki, George R & Dolores Z	1.0
8301	24	3B	91 Sweetmans Lane	Csaki, George R & Dolores Z	13.2

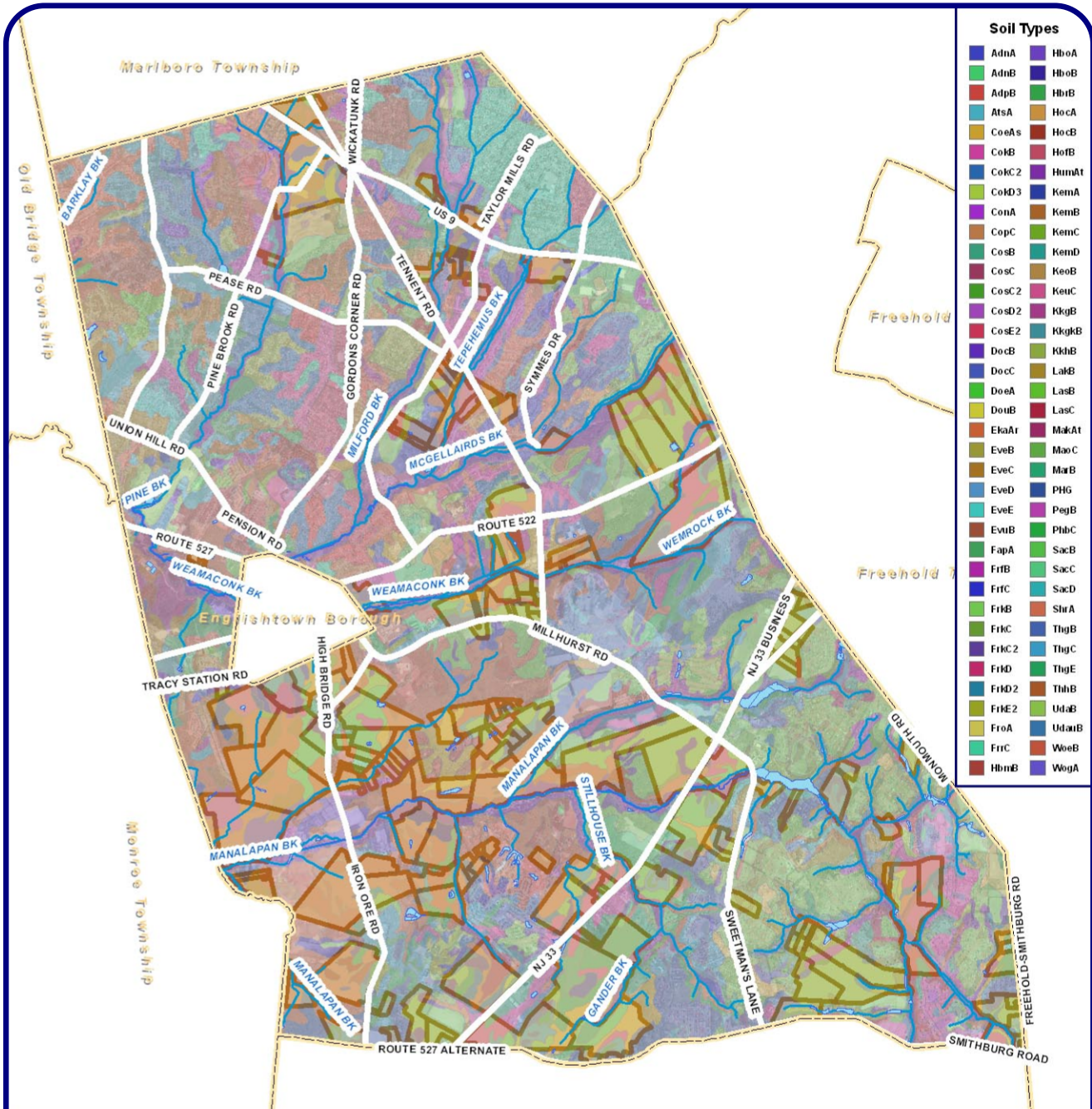
*Note: Acreage figures are taken from the MOD-IV Tax Assessment Database (Accessed on August 29, 2007), and not from GIS Analysis*

*Source: MOD-IV Tax Assessment Database (Accessed on August 29, 2007)*



**Appendix C:  
Map of Soil Types in Relation to  
Farmland-Assessed Tax Parcels**

Map of Soil Types in Relation to Farmland-Assessed Tax Parcels



**Soil Types**

AdnA	HboA
AdnB	HboB
AdpB	HbbB
AtsA	HocA
CoaAs	HocB
CoIB	HoFB
CoK2	HumAt
CoK3	KemA
ConA	KemB
CopC	KemC
CoSB	KemD
CoSc	KeoB
CoSc2	KeuC
CoSD2	KkgB
CoSE2	KkgB
DoCB	KkbB
DoCC	LakB
DoEA	LasB
DoUB	LasC
EkaAr	MakAt
EveB	MaoC
EveC	MarB
EveD	PHG
EveE	PegB
EvaB	PhcB
FapA	SacB
FriB	SacC
FriC	SacD
FriB	ShrA
FriC2	ThgB
FriD	ThgC
FriD2	ThgE
FriE2	ThiB
FroA	UdaB
FriC	UdaB
HbmB	WoeB
	WogA

- Farmland-Assessed Area
- Open Water
- Streams

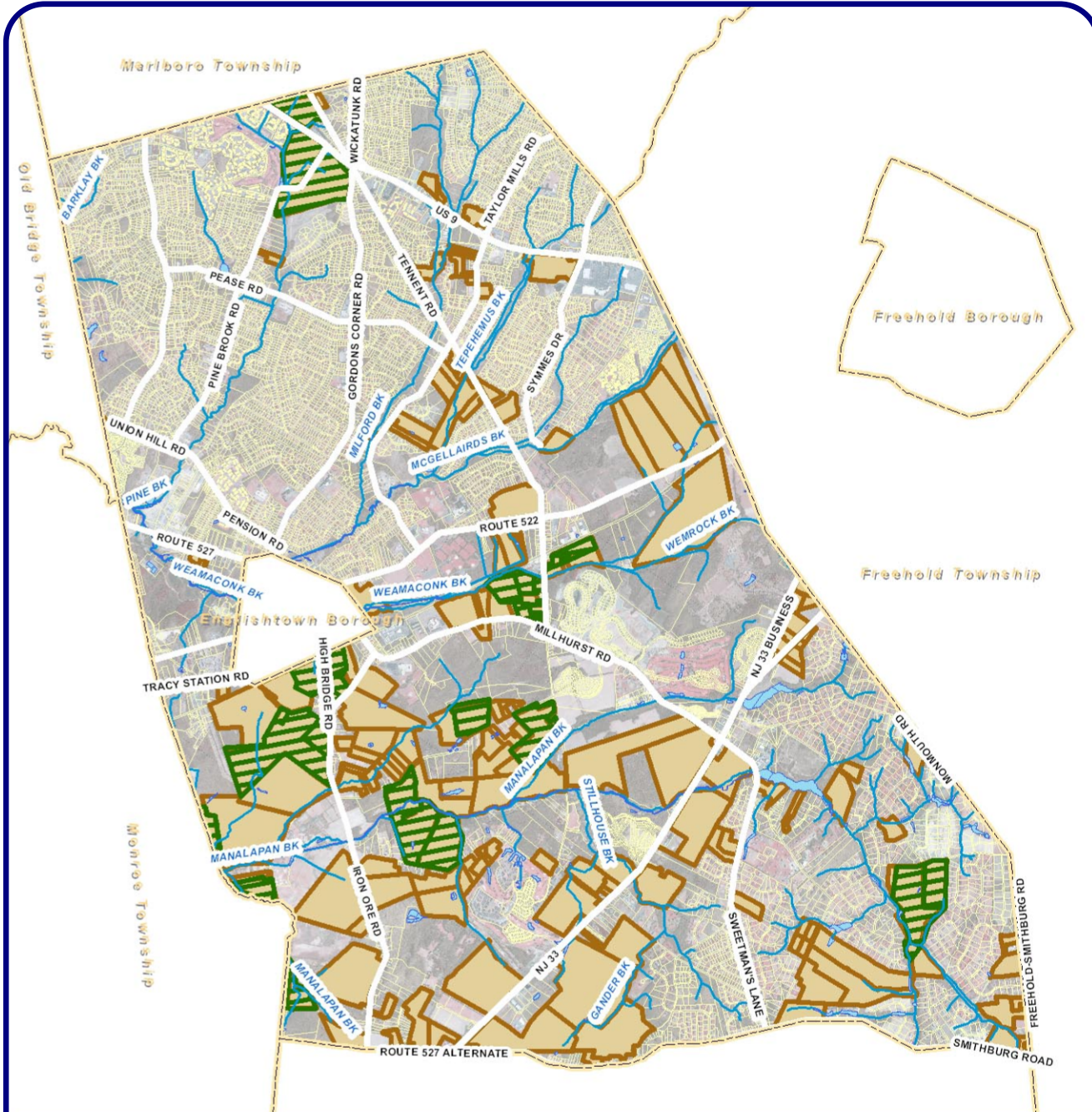
6,000  
 Feet

**NOTE:** This map was developed using NJDEP GIS data, but this secondary product has not been verified by NJDEP and is not State-authorized.



**Appendix D:  
Map of Preserved Farmland**

### Map of Preserved Farmland



- Farmland-Assessed Area
- Preserved Farmland-Assessed Area
- Open Water
- Tax Parcels

Streams

6,000 Feet



NOTE: This map was developed using NJDEP GIS data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**Appendix E:  
Inventory of Preserved Farmland**

**Inventory of Preserved Farmland and Preserved Open Space Used for Farming<sup>23</sup>**

Block	Lot	Total Cost	Acres	Original Owner	Type of Acquisition
65	19	\$177,555	16.9	Burke, E. & H.	County Easement Purchase
70	1.02	\$1,717,274	66.0	Daum, H., R., & S.	Municipal PIG
64	16.01	\$1,837,935	56.2	Eisner, J. & M.	Municipal PIG
64	17				
64	21				
64	23				
64	24				
64	30				
64	31.01				
64	16.11				
64	16.12				
64	16.13				
64	40.01				
64	40.02				
59	1.04	\$244,479	21.5	Holland, D., Jr. & W.	County Easement Purchase
70	29	\$427,820	36.9	Moccia, M. & A.	Municipal PIG
5	5	\$3,093,058	145.2	Palmer, T. Jr. & J.	SADC Easement Purchase
59	6.07				
61	10	\$665,182	47.5	SADC/Visceglia	SADC Fee Simple
60	3				
67	23	\$688,966	31.3	Schultz, R. & M.	Municipal PIG
84	14.01	\$2,184,665	106.6	Smith, K. & C.	County Easement Purchase
84	14.03				
5	24	\$5,840,847 <sup>24</sup>	218.0 <sup>25</sup>	Kildee Farm, LLC	County Easement Purchase
4.01	11.01				
12	12.03				
70	28	Unavail- able	226.4	State of New Jersey	Green Acres Program (Preserved Open Space Currently Used for Farming)
70	27				
69	14.02				
69	14.01				
59	3.01				
59	13.02	\$698,815 <sup>26</sup>	17.9	Gasko Limited Partnership	County Easement Purchase
69	4	\$439,245 <sup>27</sup>	23.0	Lantier Tree Farm	County Easement Purchase

<sup>23</sup> This inventory identifies lands preserved as of November 1, 2007. The Township anticipates the preservation of two additional farms scheduled to close prior to December 31, 2007. These are Block 61, Lots 11.02 and 11.03 (Sullivan and Silsbe) and Block 70, Lots 21 and 22 (Rogers).

<sup>24</sup> Cost includes lands in Marlboro Township

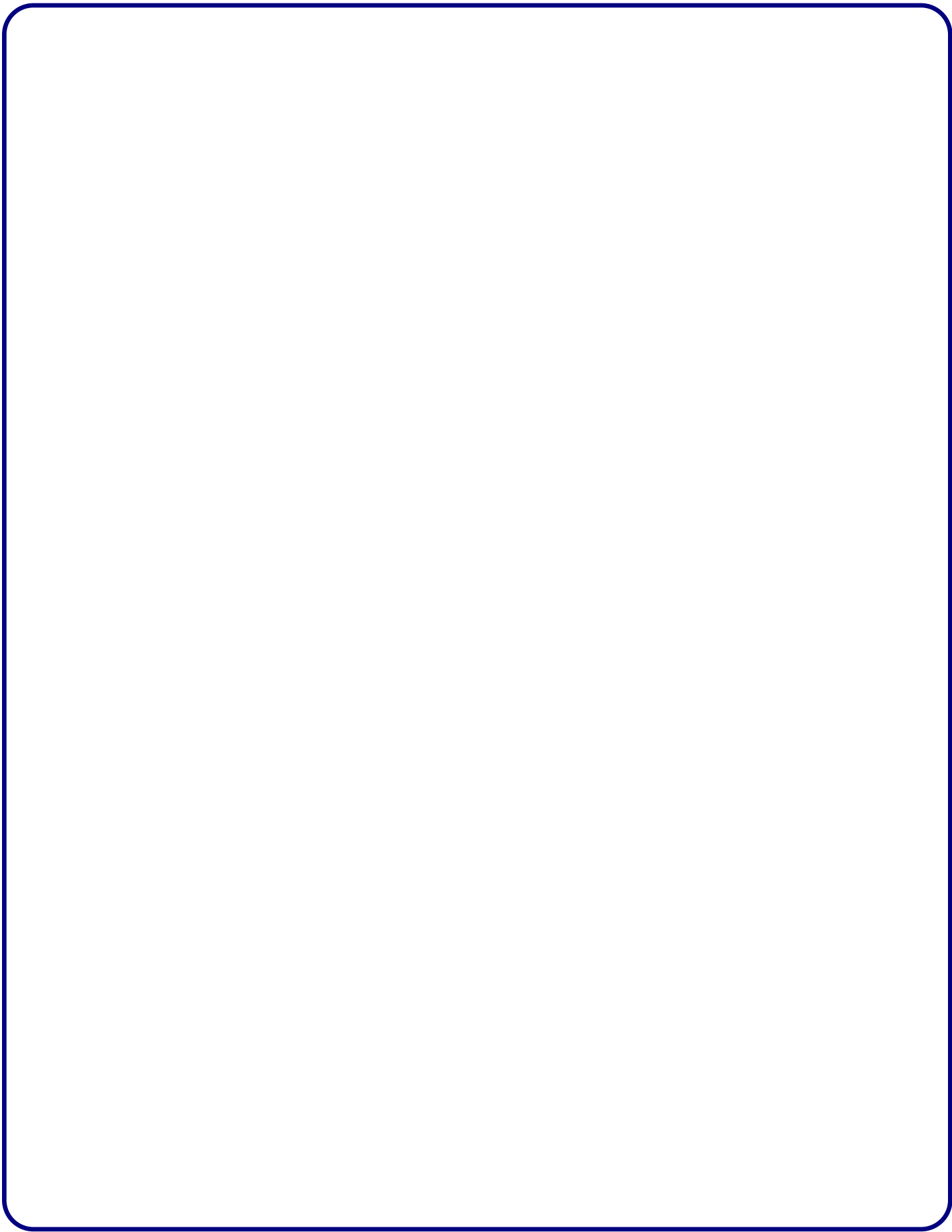
<sup>25</sup> Includes acreage in Marlboro Township

<sup>26</sup> Cost includes lands in Monroe Township, Middlesex County

<sup>27</sup> Cost includes lands in Monroe Township, Middlesex County

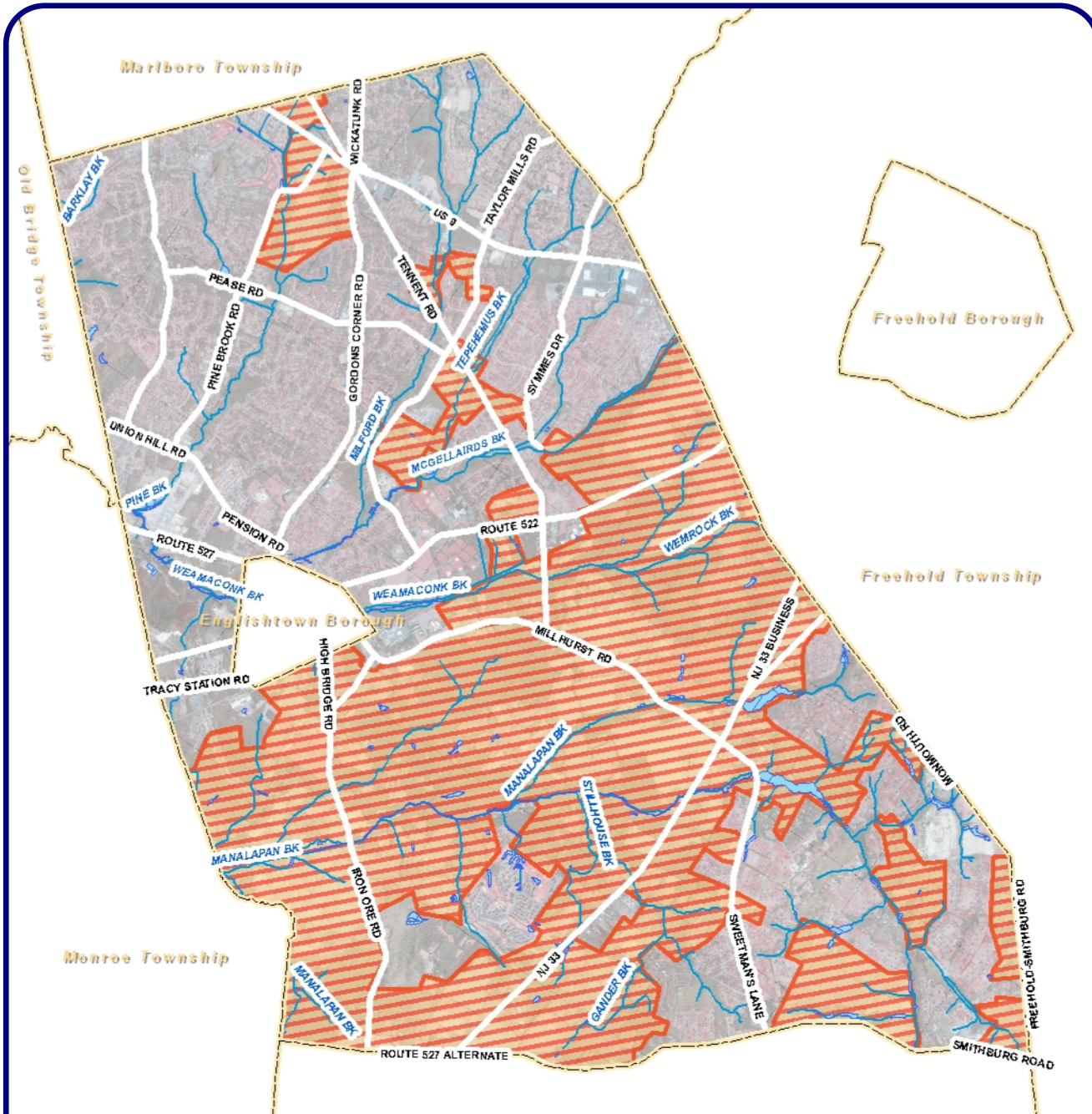
Block	Lot	Total Cost	Acres	Original Owner	Type of Acquisition
25	15-20	Unavail- able	1,214.0	State of New Jersey	Green Acres Program (Preserved Open Space Currently Used for Farming)
26	13-17				
65	13.02				
65	21-24				
65	25.04				
65	40-45	Unavail- able	73.0	Villante, J. & G.	Green Acres Program (Preserved Open Space Currently Used for Farming)
72	23.11				
72	24				
72	25.01				

Source: SADC



**Appendix F:  
Map of ADAs and PIG Project Areas**

### Map of ADAs and PIG Project Areas



-  ADA
-  Municipal PIG Area
-  Open Water
-  Streams

6,000 Feet










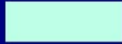
NOTE: This map was developed using NJDEP GIS data, but this secondary product has not been verified by NJDEP and is not State-authorized.



**Appendix G:  
Map of Farmland and Open Space**

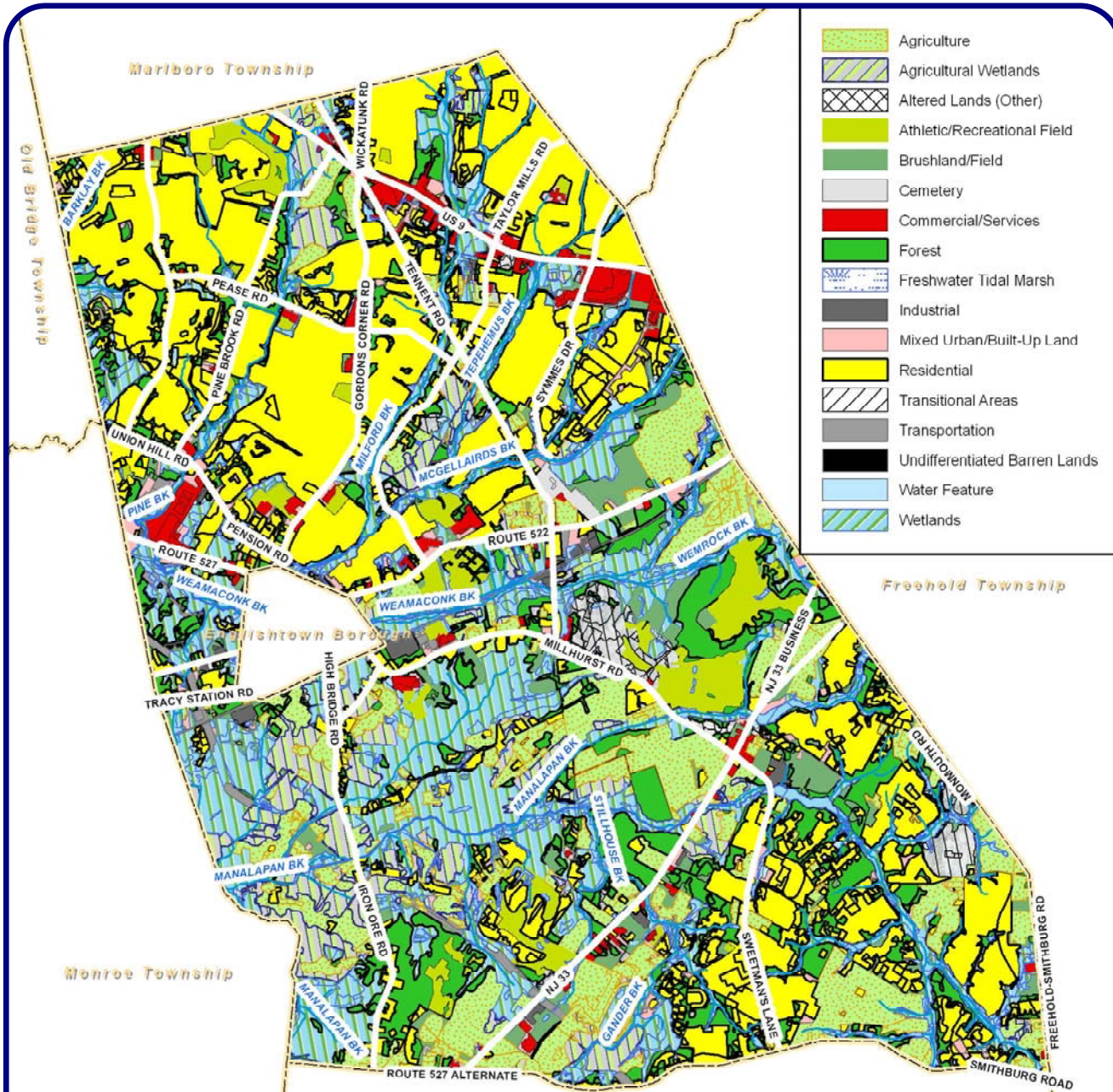
### Map of Farmland and Open Space



	Preserved Open Space Area		Open Water	6,000 Feet	
	Farmland-Assessed Area		Tax Parcels		
	Preserved Farmland-Assessed Area		Streams	NOTE: This map was developed using NJDEP GIS data, but this secondary product has not been verified by NJDEP and is not State-authorized.	
	Flood Hazard and Wetland Areas				

**Appendix H:  
2002 Land Use/Land Cover**

Map of 2002 Land Use/Land Cover



Percentage of Total Acres in Agricultural Lands (Upland Area): 13.4%  
 Percentage of Total Acres in Agricultural Wetlands: 5.3%

6,000 Feet



Open Water  
 Streams

NOTE: This map was developed using NJDEP GIS data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**Appendix I:  
SDRP Planning Areas**

Map of SDRP Planning Areas



- State/County Park (Contains 9.3% of Farmland Parcels)
- Rural/Environmentally Sensitive (PA-4B; Contains 55.6% of Farmland Parcels)
- Suburban (PA-2; Contains 35.1% of Farmland Parcels)
- Farmland-Assessed Parcel
- Open Water
- Streams

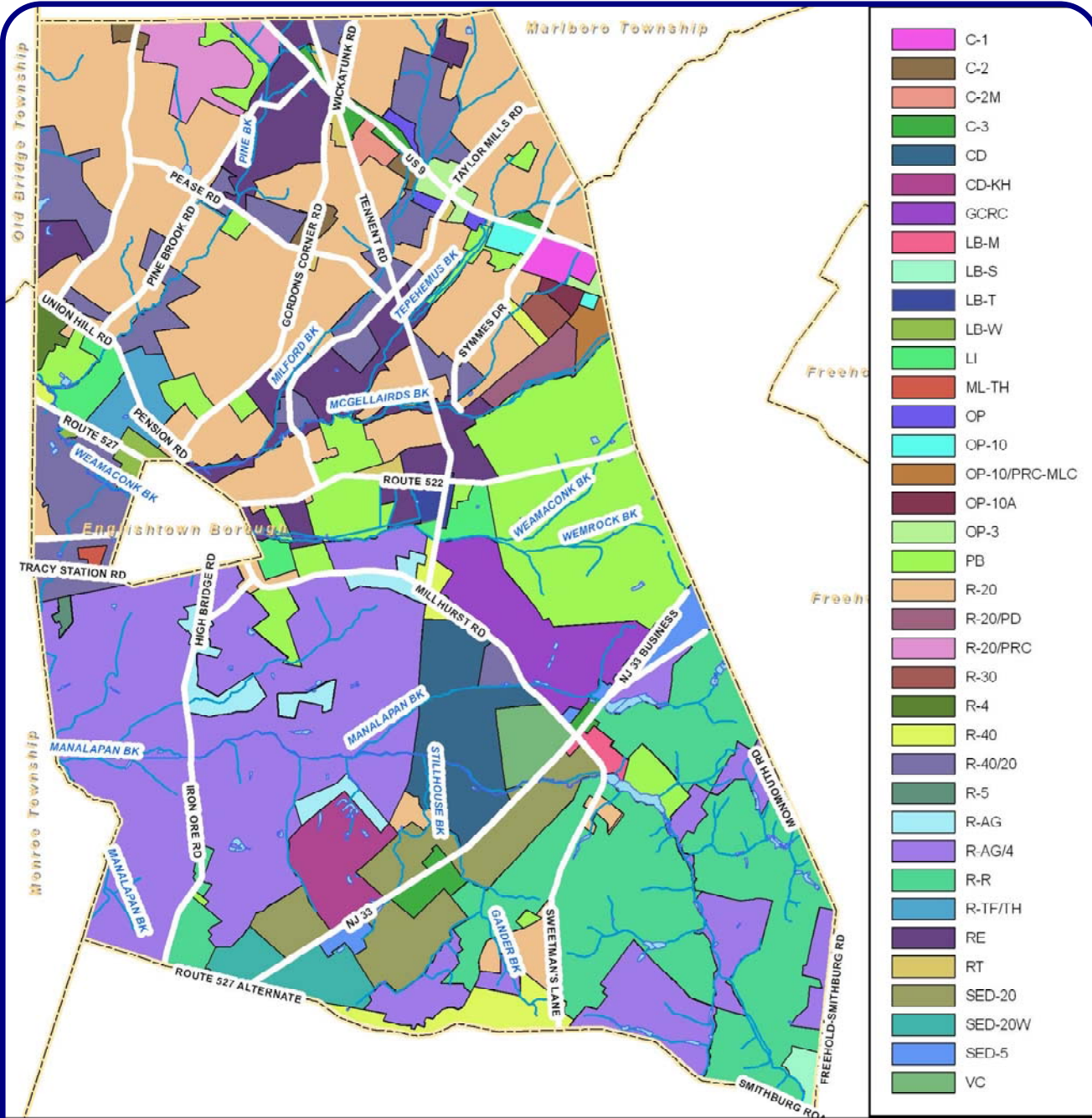
6,000 Feet



NOTE: This map was developed using NJDEP GIS data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**Appendix J:  
Map of Zone Plan (Unofficial Version)**

Map of Zone Plan (Unofficial Version)



Open Water  
Streams

6,000 Feet



NOTE: This map was developed using NJDEP GIS data, but this secondary product has not been verified by NJDEP and is not State-authorized.



**Appendix K:  
Map of Sewer Service Area**

### Map of Sewer Service Area



-  Farmland-Assessed Parcel
-  Sewer Service Area
-  Open Water
-  Streams

6,000 Feet



NOTE: This map was developed using NJDEP GIS data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**Appendix L:  
Township Right-to-Farm Ordinance  
(Unofficial Version)**

**Township Right-to-Farm Ordinance (Unofficial Version)**

**§ 95-7.48. Right to farm.**

A. Recognition of right to exist. The right to farm all land is hereby recognized to exist as a natural right and is hereby ordained to exist as a permitted use everywhere in the Township of Manalapan, subject only to size requirements and the applicable provisions of the Township zoning and development regulations and to the Township's health and sanitary codes. The Township recognizes that the primary jurisdiction to identify and regulate generally accepted agricultural management operations and practices on commercial farms rests with the State Agriculture Development Committee and the Monmouth County Agriculture Development Board and that the Board shall consider, among other things, the impact of such practices on the Township and, in so doing, consider the limitations imposed by Township zoning ordinances adopted pursuant to the New Jersey Municipal Land Use Law. The right to farm as used herein this section includes the use of irrigation pumps, equipment, aerial and ground seeding, tractors, farm laborers, and the application of appropriate agricultural and animal husbandry techniques as well as all other recognized equipment and modern procedures all for the purpose of producing from the land agricultural products such as vegetables, grain, hay, fruits, fibers, wood, trees, plants, shrubs, flowers, and seeds as well as propagation and maintenance of horses, cows, and other grazing stock.

B. Definitions. For the purposes of interpretation of this chapter, the following definitions shall apply:

COMMERCIAL AGRICULTURE — The production principally for sale to others of plants and animals or their products, including, but not limited to, forage and sod crops, grain and feed crops, dairy animals and dairy products, livestock, including beef cattle, poultry, sheep, horses, ponies, mules and goats; the breeding and grazing of such animals, bees and apiary products, fruits of all kinds, including grapes, nuts and berries, vegetables, nursery, floral, ornamental and greenhouse products.

FARM — See Article II.

HOME AGRICULTURE — The production principally for home use or consumption of plants, animals or their products and for sale to others where such sales are incidental, including, but not limited to gardening, fruit production and poultry and livestock products for household use only.

C. Activities protected. In accordance with the purposes and preambles set forth herein, the following farming activities shall be deemed established as acceptable, recognized, and entitled to encouragement and protection as the collective embodiment of the right to farm, subject in all cases, however, to any supervening applicable federal, state and county laws or regulating the public health, safety or otherwise:

- (1) Produce agricultural and horticultural crops, trees and forest products, livestock, poultry and other related commodities.

- (2) Provide for the wholesale and retail marketing, including "u-pick" marketing and sales of the agricultural output of the commercial farm and related products that contribute to farm income, including the construction of building and parking areas in conformance with applicable municipal standards.
- (3) Replenish soil nutrients.
- (4) Use federally approved products in accordance with labeled instructions as recommended by the New Jersey Agricultural Experiment Station and the United States Environmental Protection Agency for the control of pests, predators, varmints, disease affecting plants and livestock, and for the control of weed infestation.
- (5) Clear woodlands using techniques and install and maintain vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas, subject to Chapter 222 of the Code of the Township of Manalapan.
- (6) Use irrigation pumps and equipment and undertake serial and ground seeding and spraying using tractors and other necessary equipment.
- (7) Hire and utilize necessary farm labor.
- (8) Construct fences consistent with the generally accepted agricultural management practices recognized by the State Agriculture Development Committee or the Monmouth County Agriculture Development Board. [Amended 12-5-2001 by Ord. No. 2001-17]
- (9) Transport large, slow-moving equipment over roads within the Township.
- (10) Conduct farming activities on holidays and Sundays as well as weekdays, in the evening and during the day, notwithstanding the production thereby of normal but unavoidable noise, dust, odors and fumes caused by such necessary activities when conducted in accordance with recognized practices.

D. Notice of farm use. Editor's Note: See Ch. 125, Home Buyers, Notice to, and § 95-5.6A(15) of this chapter. For the purpose of giving due notice of nearby farming uses to proposed new residential areas adjacent to unimproved land then being commercially farmed or suitable therefore, the Planning Board shall require an applicant for an adjacent major or minor subdivision, as a condition of approval of such application, to include a provision in each and every contract, for and deed conveying all or any portion of the lands thereby subdivided, as well as filed final subdivision maps, the following record notice to and waiver by grantees of such present or future proximate farming uses, which such provision shall be made to run with the land:

"Grantee hereby acknowledges notice that there are presently or may in the future be farm uses adjacent or in close proximity to the above-described premises from which may emanate noise

or odors, and, by acceptance of this conveyance, Grantee does hereby waive objection to such activities. Nothing herein shall be deemed to warrant that the property shall remain a farm or otherwise undeveloped."

**Appendix M:  
SADC Model Right-to-Farm Ordinance**

**SADC Model Right-to-Farm Ordinance**

A. As used in this ordinance, the following words shall have the following meanings:

“Commercial farm” means:

1. A farm management unit of no less than five acres producing agricultural or horticultural products worth \$2,500 or more annually, and satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.; or
2. A farm management unit less than five acres, producing agricultural or horticultural products worth \$50,000 or more annually and otherwise satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.

“Farm management unit” means a parcel or parcels of land, whether contiguous or noncontiguous, together with agricultural or horticultural buildings, structures and facilities, producing agricultural or horticultural products, and operated as a single enterprise.

“Farm market” means a facility used for the wholesale or retail marketing of the agricultural output of a commercial farm, and products that contribute to farm income, except that if a farm market is used for retail marketing at least 51 percent of the annual gross sales of the retail farm market shall be generated from sales of agricultural output of the commercial farm, or at least 51 percent of the sales area shall be devoted to the sale of the agricultural output of the commercial farm, and except that if a retail farm market is located on land less than five acres in area, the land on which the farm market is located shall produce annually agricultural or horticultural products worth at least \$2,500.

“Pick-your-own operation” means a direct marketing alternative wherein retail or wholesale customers are invited onto a commercial farm in order to harvest agricultural, floricultural or horticultural products.

B. The right to farm is hereby recognized to exist in this [Township, Borough, City] and is hereby declared a permitted use in all zones of this [Township, Borough, City]. This right to farm includes, but not by way of limitation:

- (1) Production of agricultural and horticultural crops, trees, apiary and forest products, livestock, poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping.
- (2) Housing and employment of necessary farm laborers.
- (3) Erection of essential agricultural buildings, including those dedicated to the processing and packaging of the output of the commercial farm and ancillary to agricultural and horticultural production.
- (4) The grazing of animals and use of range for fowl.



- (5) Construction of fences.
- (6) The operation and transportation of large, slow-moving equipment over roads within the [Township, Borough, City].
- (7) Control of pests, including but not limited to insects and weeds, predators and diseases of plants and animals.
- (8) Conduction of agriculture-related educational and farm-based recreational activities provided that the activities are related to marketing the agricultural or horticultural output of the commercial farm and permission of the farm owner and lessee is obtained.
- (9) Use of any and all equipment, including but not limited to: irrigation pumps and equipment, aerial and ground seeding and spraying, tractors, harvest aides, and bird control devices.
- (10) Processing and packaging of the agricultural output of the commercial farm.
- (11) The operation of a farm market with attendant signage, including the construction of building and parking areas in conformance with [Township, Borough, City] standards.
- (12) The operation of a pick-your-own operation with attendant signage.
- (13) Replenishment of soil nutrients and improvement of soil tilth.
- (14) Clearing of woodlands using open burning and other techniques, installation and maintenance of vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas.
- (15) On-site disposal of organic agricultural wastes.
- (16) The application of manure and chemical fertilizers, insecticides and herbicides.
- (17) Installation of wells, ponds and other water resources for agricultural purposes such as irrigation, sanitation and marketing preparation.

Commercial farm operators may engage in any other agricultural activity as determined by the State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the “Administrative Procedure Act,” P.L. 1968, c.410 (C.52:14B-1 et seq.).

- C. Commercial farm operators are strongly advised to adhere to generally accepted agricultural management practices that have been:
- (a) promulgated as rules by the State Agriculture Development Committee;
  - (b) recommended as site-specific agricultural management practices by the county agriculture development board;
  - (c) approved by the local soil conservation district in the form of a farm conservation plan that

is prepared in conformance with the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Field Office Technical Guide (FOTG), revised April 20, 1998, as amended and supplemented; or

- (d) recommended by the Rutgers Agricultural Experiment Station.
- D. The foregoing activities must be in conformance with applicable Federal and State law.
- E. The foregoing practices and activities may occur on holidays, weekdays and weekends by day or night and shall include the attendant or incidental noise, odors, dust and fumes associated with these practices.
- F. It is hereby determined that whatever nuisance may be caused to others by these foregoing uses and activities is more than offset by the benefits of farming to the neighborhood community and society in general.
- G. Any person aggrieved by the operation of a commercial farm shall file a complaint with the applicable county agriculture development board, or the State Agriculture Development Committee in counties where no county board exists, prior to filing an action in court.
- H. To help parties resolve conflicts involving the operation of commercial farms, the State Agriculture Development Committee has also established an Agricultural Mediation Program. Mediation is a voluntary process in which a trained, impartial mediator helps disputing parties examine their mutual problems, identify and consider options, and determine if they can agree on a solution. A mediator has no decision-making authority. Successful mediation is based on the voluntary cooperation and participation of all the parties.
- I. An additional purpose of this ordinance is to promote a good neighbor policy by advising purchasers and users of property adjacent to or near commercial farms of accepted activities or practices associated with those neighboring farms. It is intended that, through mandatory disclosures, purchasers and users will better understand the impacts of living near agricultural operations and be prepared to accept attendant conditions as the natural result of living in or near land actively devoted to commercial agriculture or in an Agricultural Development Area, meaning an area identified by a county agriculture development board pursuant to the provisions of N.J.S.A.4:1C-18 and certified by the State Agriculture Development Committee.

The disclosure required by this section is set forth herein, and shall be made a part of, the following disclosure form:

**REAL ESTATE TRANSFER DISCLOSURE STATEMENT**

This disclosure statement concerns the real property situated in the [Township, Borough, City] of [ ] described as Block \_\_\_\_\_, Lot \_\_\_\_\_. This statement is a disclosure of the conditions of the above described property in compliance with Ordinance No. \_\_\_\_\_ of the [Township, Borough, City] of [ ]. It is not a warranty of any kind by the seller(s) or any agent(s) representing any principal(s) in this transaction, and is not a substitute for any inspections or warranties the principal(s) may wish to obtain.

**I.**

**Seller's Information**

The seller discloses the following information with the knowledge that even though this is

not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the seller(s) as required by the [Township, Borough, City] of [ ] and are not the representation of the agents, if any. This information is a disclosure and is not intended to be part of any contract between the buyer and seller.

The [Township, Borough, City] of [ ] permits the operation of generally accepted agricultural management practices within the municipality. If the property you are purchasing is located near land actively devoted to commercial agriculture or in an Agricultural Development Area, meaning an area identified by a county agriculture development board pursuant to the provisions of N.J.S.A.4:1C-18 and certified by the State Agriculture Development Committee, you may be affected by these agricultural activities or practices. The effect of these activities or practices may include, but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft) during any 24 hour period, storage and disposal of manure and compost, and the application by spraying or otherwise of fertilizers, soil amendments, herbicides and pesticides. One or more of the effects described may occur as the result of any agricultural operation which is in conformance with existing Federal and State laws and regulations and accepted customs and standards. If you live near an agricultural area, you should strive to be sensitive to the needs of commercial farm operators, as their presence is a necessary aspect of an area with a strong rural character and a strong agricultural sector. The State Agriculture Development Committee has established a formal complaint process as well as an informal Agricultural Mediation Program to assist in the resolution of any disputes which might arise between residents of the [Township, Borough, City] of [ ] regarding the operations of commercial farms.

Seller certifies that the information herein is true and correct to the best of seller's knowledge as of the date signed by the seller.

Seller \_\_\_\_\_ Date \_\_\_\_\_  
 Seller \_\_\_\_\_ Date \_\_\_\_\_

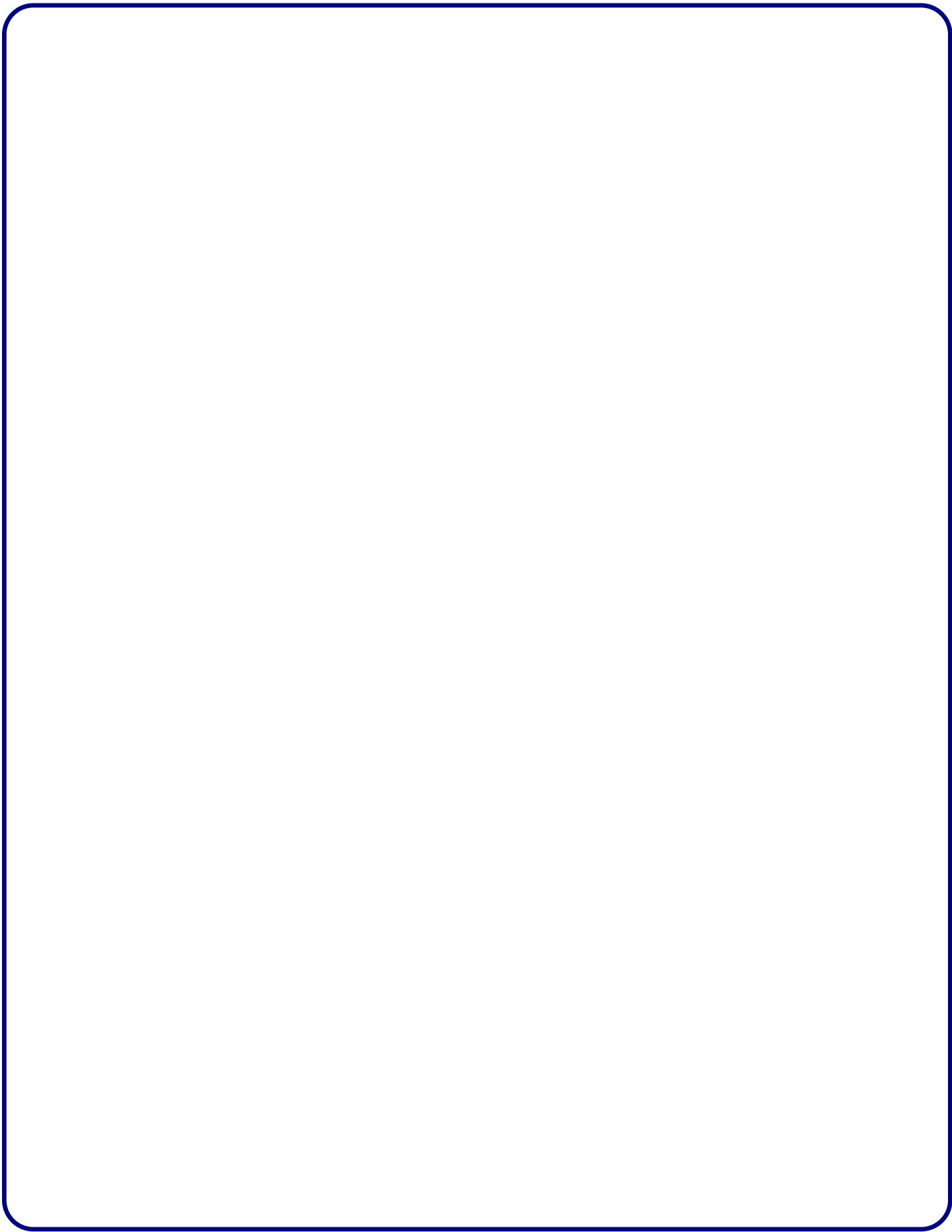
II.

Buyer(s) and seller(s) may wish to obtain professional advice and/or inspections of the property and to provide for appropriate provisions in a contract between buyer and seller(s) with respect to any advice/inspections/defects.

I/We acknowledge receipt of a copy of this statement.

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_  
 Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent representing seller \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_



**Appendix N:  
SADC Eligibility Criteria**

### SADC Eligibility Criteria

NJAC 2:76-6.20:

- (a) All lands from which a development easement is acquired and all lands purchased in fee simple title pursuant to section 24 of P.L. 1983, c. 32 (NJSA 4:1C-31), section 5 of P.L. 1988, c. 4 (NJSA 4:1C-31.1), section 1 of P.L. 1989, c. 28 (NJSA 4:1C-38), section 1 of P.L. 1999, c. 180 (NJSA 4:1C-43.1), or sections 37 through 40 of P.L. 1999, c. 152 (NJSA 13:8C-37 through 40) shall at a minimum satisfy the following criteria:
1. For lands less than or equal to 10 acres, the land must meet the criteria in (a) i, ii, iii and iv, or (a)1v below.
    - i. The land produces agricultural or horticultural products of at least \$2,500 annually;
    - ii. At least 75 percent of the land is tillable or a minimum of five acres, whichever is less;
    - iii. At least 75 percent of the land, or a minimum of five acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production; and
    - iv. The land must exhibit development potential based on a finding that all of the following standards are met:
      - (1) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the premises;
      - (2) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivisions, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner;
      - (3) The land shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the New Jersey Department of Environmental Protection (DEP) wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the New Jersey Department of Environmental Protection, may be secured and used to provide a more accurate assessment of the site conditions, provided, however, that nothing herein shall require the Committee to conduct such additional investigation; and
      - (4) The land shall not contain more than 80 percent soils with slopes in excess of 15 percent as identified on a USDA, Natural Resources Conservation Service SSURGO version 2.2 or newer soils map; or
    - v. The land is eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law including development credits authorized pursuant to the Pinelands Comprehensive Management Plan and authorized rules.
    - vi. For evaluation purposes, the term "tillable" means lands that are classified as cropland harvested, cropland pastured and permanent pasture for farmland assessment purposes.

- (1) "Cropland harvested" means land from which a crop was harvested in the current year. Cropland harvested shall include land under structures utilized for agricultural or horticultural production.
  - (2) "Cropland pastured" means land which can be and often is used to produce crops, but its maximum income may not be realized in a particular year. This includes land that is fallow or in cover crops as part of a rotational program.
  - (3) "Permanent pasture" means land that is not cultivated because its maximum economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of the farm operation.
2. For lands greater than 10 acres, the land must meet the criteria in (a)2i, ii and iii, or (a)2iv.
- i. At least 50 percent of the land, or a minimum of 25 acres, whichever is less, is tillable;
  - ii. At least 50 percent of the land, or a minimum of 25 acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production; and
  - iii. The land must exhibit development potential based on a finding that all of the following standards are met:
    - (1) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the premises;
    - (2) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivisions, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner.
    - (3) Land that is less than 25 acres in size shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the New Jersey Department of Environmental Protection (DEP) wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the New Jersey Department of Environmental Protection, may be secured and used to provide a more accurate assessment of the site conditions, provided, however, that nothing herein shall require the Committee to conduct such additional investigation; and
    - (4) Land that is less than 25 acres in size shall not contain more than 80 percent soils with slopes in excess of 15 percent as identified on a USDA, Natural Resources Conservation Service SSURGO version 2.2 or newer soils map; or
  - iv. The land is eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law including development credits authorized pursuant to the Pinelands Comprehensive Management Plan and authorized rules.
  - v. For evaluation purposes, the term "tillable" means lands that are classified as cropland harvested, cropland pastured and permanent pasture for farmland assessment purposes.
    - (1) "Cropland harvested" means land from which a crop was harvested in the

current year. Cropland harvested shall include land under structures utilized for agricultural or horticultural production.

- (2) "Cropland pastured" means land which can be and often is used to produce crops, but its maximum income may not be realized in a particular year. This includes land that is fallow or in cover crops as part of a rotational program.
- (3) "Permanent pasture" means land that is not cultivated because its maximum economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of the farm operation.
  - (b) Lands that do not meet the minimum eligibility criteria are not eligible for a State cost share grant for farmland preservation purposes.
  - (c) No application being reviewed by the Committee for permanent farmland preservation purposes shall be eligible to be considered in more than one program at any time.
  - (d) If a landowner rejects an offer for an amount equal to or greater than the certified market value, the Committee shall not accept for processing any application for the sale of a development easement, or for sale of land in fee simple, pursuant to the planning incentive grant program or any other farmland preservation program authorized pursuant to NJSA 4:1C-11 et seq., or 13:1C-1 et seq. for two years from the date that the application for a sale of the development easement was originally submitted to the Committee. This provision applies only to an application from the same landowner for the same farm property.



# **Appendix O: Soil Descriptions**

Soil Descriptions

Soil Code	Soil Name	Soil Description (Brief)	Soil Description (Detailed)	Prime Farmland (Yes/No)
FrkB	Freehold Sandy Loam	Gentle slopes of two to five percent	This Soil Series is designated as Prime Farmland. The Freehold component makes up 85 percent of the map unit. Slopes are 2 to 5 percent. This component is on low hills, coastal plains, knolls. The parent material consists of glauconite bearing loamy eolian deposits and/or glauconite bearing loamy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This soil does not meet hydric criteria.	Yes
ShrA	Shrewsbury Sandy Loam	Zero to two percent slopes	This soil series is not designated as Prime Farmland. The Shrewsbury component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on coastal plains. The parent material consists of fine-loamy marine deposits containing moderate amounts of glauconite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May, June, October, November, December. Organic matter content in the surface horizon is about 4 percent. This soil meets hydric criteria.	No

Soil Code	Soil Name	Soil Description (Brief)	Soil Description (Detailed)	Prime Farmland (Yes/No)
HumAt	Humaquepts	Zero to three percent slopes, frequently flooded	This Soil Series is not listed as Prime Farmland. The Humaquepts, frequently flooded component makes up 85 percent of the map unit. Slopes are 0 to 3 percent. This component is on flood plains, river valleys on coastal plains. The parent material consists of loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is frequently flooded. It is frequently ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May, June, November, December. Organic matter content in the surface horizon is about 12 percent. This soil meets hydric criteria.	No
WoeB	Woodstown Sandy Loam	Two to five percent slopes	This soil series is listed as Prime Farmland. The Woodstown component makes up 80 percent of the map unit. Slopes are 2 to 5 percent. This component is on drainageways, flats on coastal plains. The parent material consists of old alluvium and/or sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during January, February, March, April. Organic matter content in the surface horizon is about 2 percent. This soil does not meet hydric criteria.	Yes

Soil Code	Soil Name	Soil Description (Brief)	Soil Description (Detailed)	Prime Farmland (Yes/No)
CokB	Collington Sandy Loam	Two to five percent slopes	This soil series is listed as Prime Farmland. The Collington component makes up 90 percent of the map unit. Slopes are 2 to 5 percent. This component is on low hills on coastal plains. The parent material consists of glauconite bearing eolian deposits and/or glauconite bearing fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This soil does not meet hydric criteria.	Yes
EkaAr	Elkton Loam	Zero to two percent slopes, rarely flooded	This soil series is not listed as Prime Farmland. The Elkton component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces on coastal plains. The parent material consists of silty eolian deposits over loamy alluvium and/or loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is rarely flooded. It is rarely ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 2 percent. This soil meets hydric criteria.	No

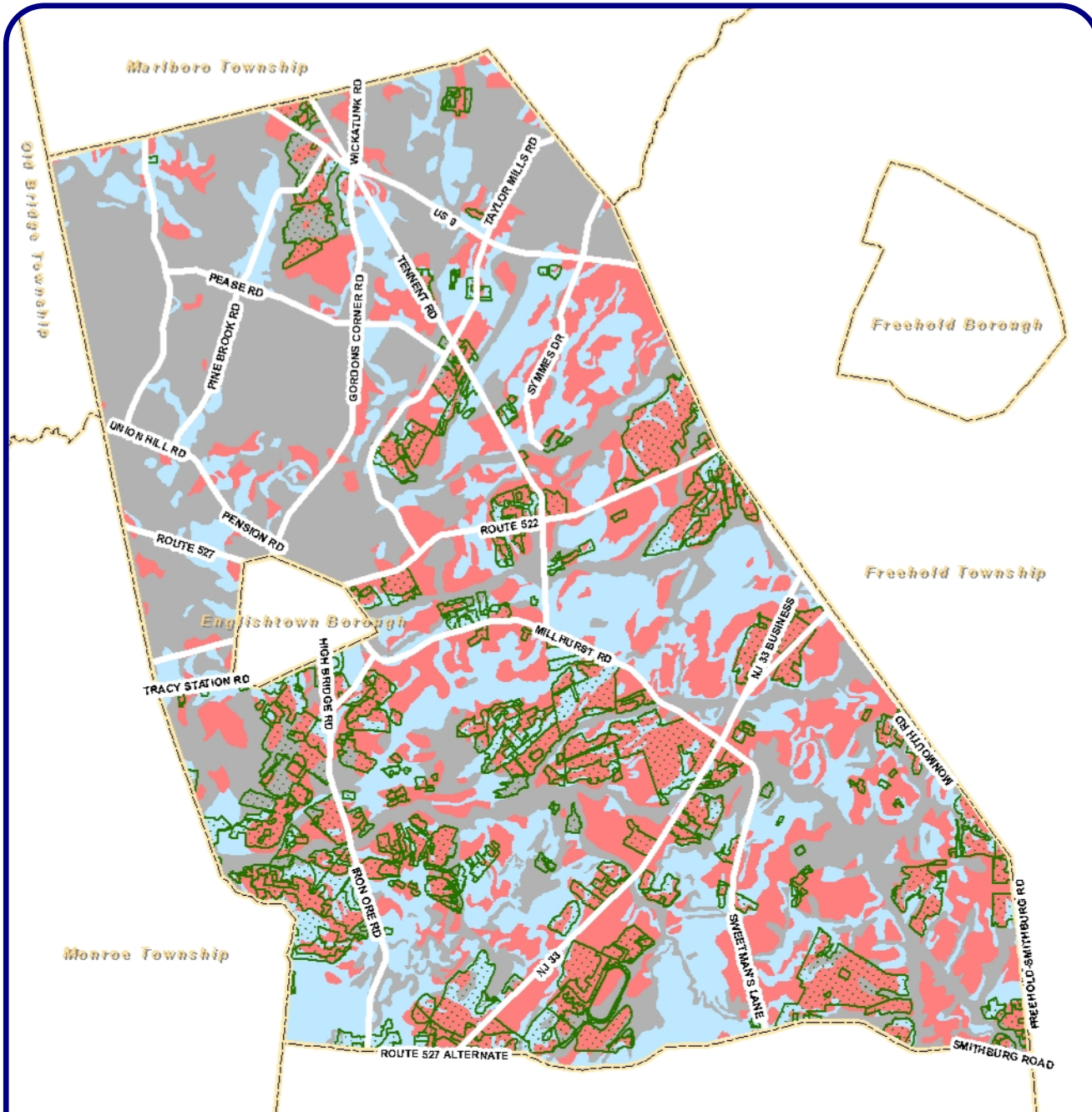
Soil Code	Soil Name	Soil Description (Brief)	Soil Description (Detailed)	Prime Farmland (Yes/No)
AdnB	Adelphia Loam	Two to five percent slopes	This soil series is listed as Prime Farmland. The Adelphia component makes up 85 percent of the map unit. Slopes are 2 to 5 percent. This component is on low hills on coastal plains. The parent material consists of glauconite bearing eolian deposits and/or glauconite bearing fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during February, March. Organic matter content in the surface horizon is about 2 percent. This soil does not meet hydric criteria.	Yes
CoeAs	Colemantown Loam	Zero to two percent slopes, occasionally flooded	This soil series is not listed as Prime Farmland. The Colemantown, occasionally flooded component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on drainageways, depressions, flats on coastal plains. The parent material consists of glauconite bearing fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is very high. Shrink-swell potential is moderate. This soil is occasionally flooded. It is occasionally ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 3 percent. This soil meets hydric criteria.	No

Soil Code	Soil Name	Soil Description (Brief)	Soil Description (Detailed)	Prime Farmland (Yes/No)
ThgB	Tinton Loamy Sand	Zero to five percent slopes	This soil series is not listed as Prime Farmland. The Tinton component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on low hills on coastal plains. The parent material consists of sandy eolian deposits over glauconite bearing fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This soil does not meet hydric criteria.	No
ThgC	Tinton Loamy Sand	Five to ten percent slopes	This soil series is not listed as Prime Farmland. The Tinton component makes up 85 percent of the map unit. Slopes are 5 to 10 percent. This component is on ridges on coastal plains. The parent material consists of sandy eolian deposits over glauconite bearing fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This soil does not meet hydric criteria.	No

Source: USDA Natural Resource Conservation Service: Soil Data Mart 2005 (Monmouth County)  
 Accessed at: <http://soildatamart.nrcs.usda.gov/Report.aspx?Survey=NJ025&UseState=NJ>

**Appendix P:  
Map of Soils of  
Prime and Statewide Significance**

### Map of Soils of Prime and Statewide Significance



-  2002 Agricultural Land Use (per NJDEP)
-  Prime Importance
-  Statewide Significance
-  Other Importance

6,000 Feet

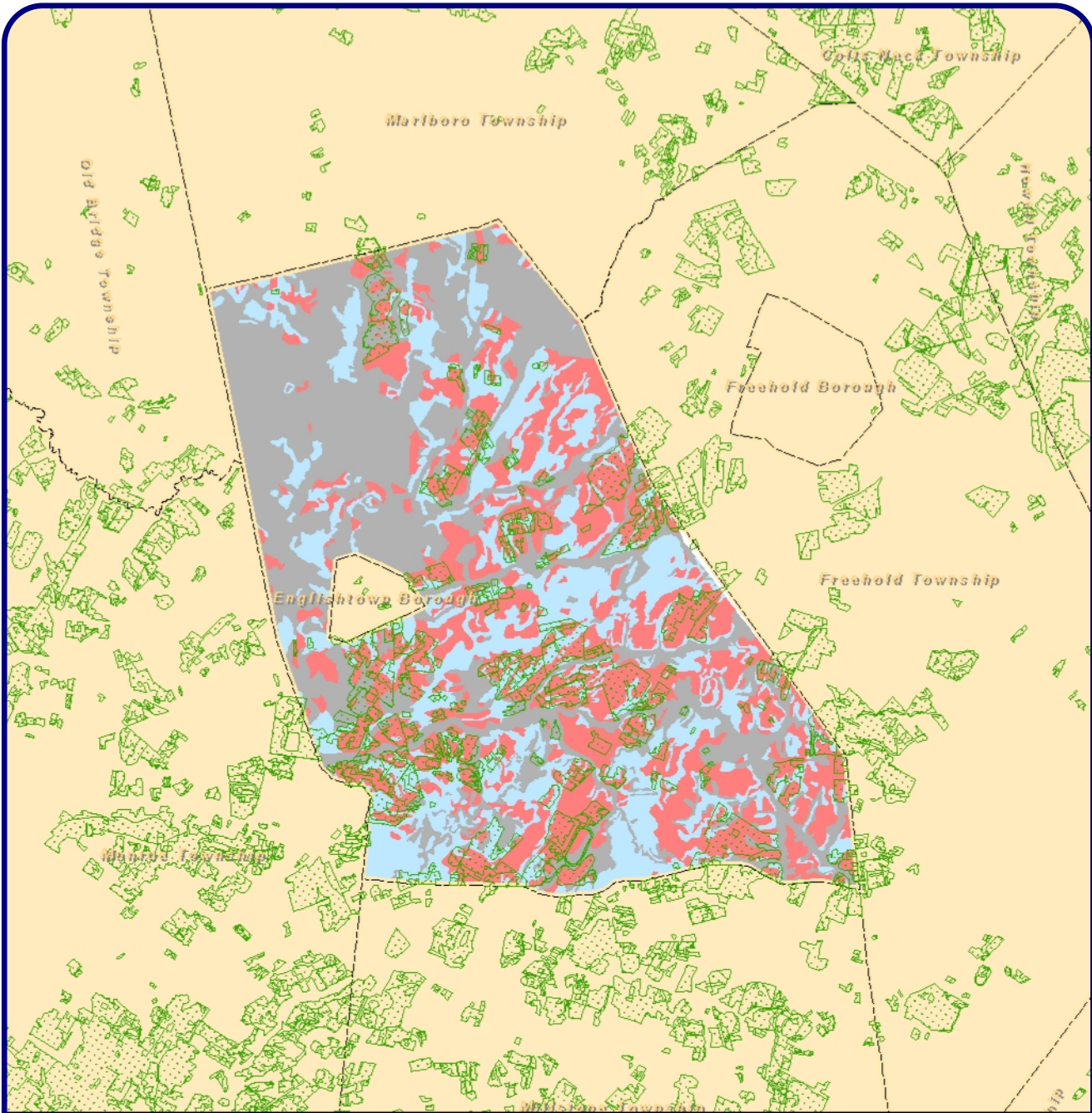






NOTE: This map was developed using NJDEP GIS data, but this secondary product has not been verified by NJDEP and is not State-authorized.



**Appendix Q:  
Map of Regional Agricultural  
Resources**

### Map of Regional Agricultural Resources



-  2002 Agricultural Land Use (per NJDEP)
-  Soils of Prime Importance
-  Soils of Statewide Significance
-  Soils of Other Importance

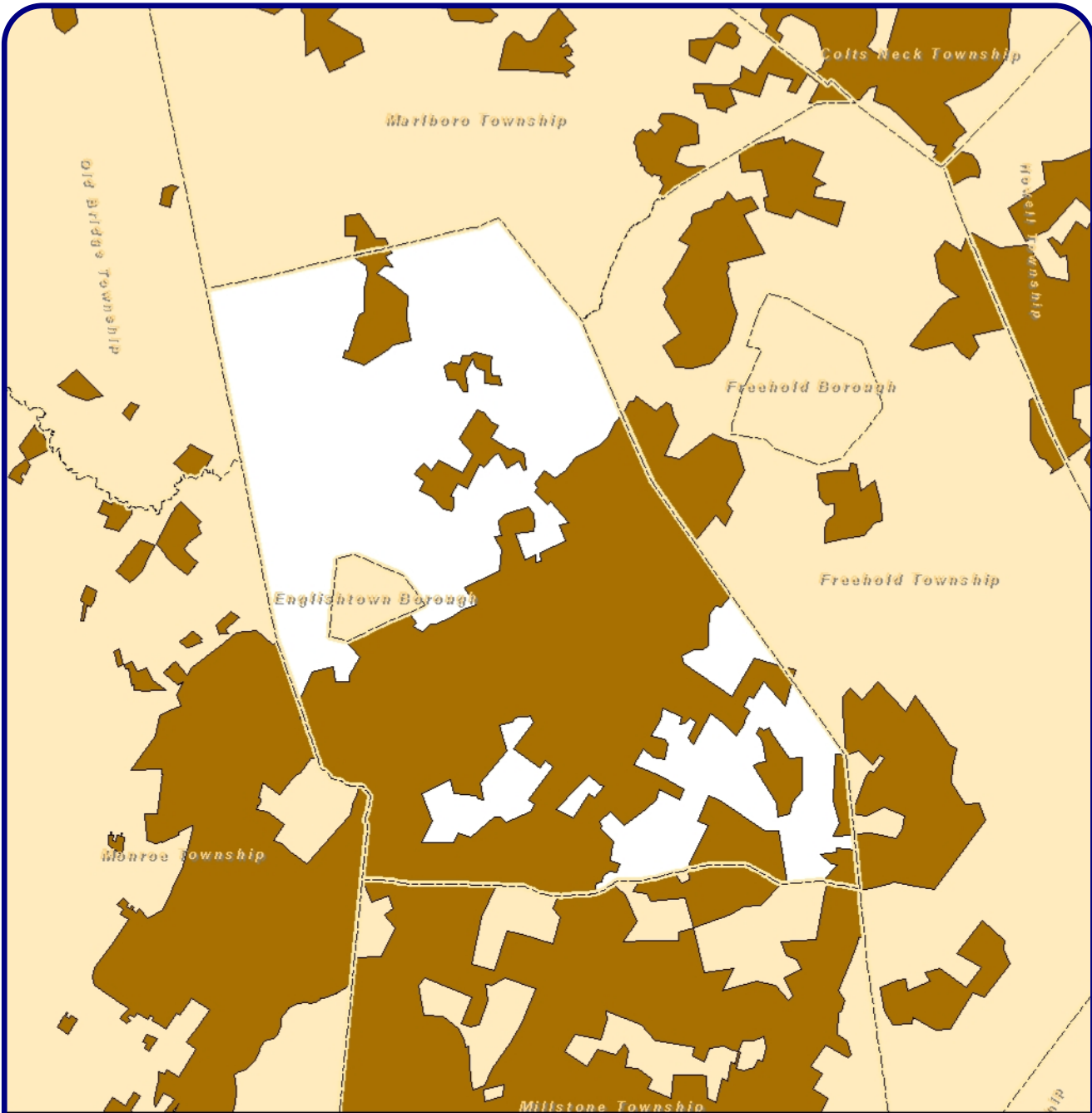
9,000 Feet



NOTE: This map was developed using NJDEP GIS data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**Appendix R:  
Regional Map of ADAs**

### Regional Map of ADAs



 ADA

9,000 Feet 



NOTE: This map was developed using NJDEP GIS data, but this secondary product has not been verified by NJDEP and is not State-authorized.



