

FARMLAND PRESERVATION PLAN ELEMENT

of

THE COLTS NECK TOWNSHIP MASTER PLAN

Monmouth County, New Jersey

Date: September 9, 2008
Revised: October 19, 2008
Revised: May 1, 2013

FARMLAND PRESERVATION PLAN ELEMENT
Colts Neck Township Master Plan
Monmouth County, New Jersey

Public Hearings
August 14, 2007
November 20, 2007
June 11, 2013

Prepared by:
Colts Neck Township Planning Department
124 Cedar Drive
Colts Neck, New Jersey 07722

Timothy Anfuso, P.P., AICP
Township Planner
License No. 5098

PLANNING BOARD

Joe Powell, Chairman
Brook Crossan, Vice Chairman

Michael Fitzgerald, Mayor
Thomas Orgo, Committeeman
Georg Corsi
David Kostka
Frank Leccese
Robert Lutkewitte
John Robinson
Lisa Singer-Fitzpatrick, Alternate I

Michael B. Steib, Esq. Planning Board Attorney
Glenn Gerken, P.E. Planning Board Engineer
Julie McGowan, CLA, Planning Board Landscape Architect

Colts Neck Planning Department:
Timothy Anfuso, P.P., AICP, Township Planner
Ruth Leininger, Planning/Zoning Administrator

TABLE OF CONTENTS

I	Background	1
II	Agricultural Base	3
III	Agricultural Industry.....	14
IV	Land Use Planning Context.....	18
V	Farmland Preservation Program Overview.....	31
VI	Future Farmland Preservation Program.....	40
VII	Economic Development Plan.....	48
VIII	Natural Resource Conservation.....	54
IX	Agricultural Industry Sustainability, Retention and Promotion.....	60
X	Conclusion Vision.....	65
Appendix		
I	Draft Agricultural Advisory Committee Ordinance.....	66
II	Colts Neck Right to Farm Ordinance.....	71
III	Inventory of Farmland Properties.....	74

COLTS NECK FARMLAND PRESERVATION PLAN

I BACKGROUND

Since settlement began c. 1700, Colts Neck Township has had an unbroken commitment to farming and to this day continues to enjoy an identity that is strongly rooted in its agricultural heritage. At a size of approximately 20,713 acres, or 31.7 square miles, Colts Neck is one of the larger municipalities in Monmouth County. With the advantages of extensive areas of prime agricultural soils and a broad network of streams to provide irrigation for crops, water for livestock and power for mills, the agricultural potential of Colts Neck was quickly recognized and successfully developed. For the first two and a half centuries of its history, Colts neck saw little change. It was rural, agricultural and lightly populated having only 1,814 residents in the 1940 U.S. Census.

The first major transformative event came with World War II. This was the creation of the present Naval Weapons Station Earle which covers over 4,941 acres in Colts Neck. This is almost 24% of the township. The second major event was the expansion of the Swimming River Reservoir in 1962. The New Jersey American Water Company now owns over 658 acres of reservoir and related lands, accounting for more than 3% of Colts Neck. Together, these two largest landowners account for 5,600 acres. Of the remaining 15,113 acres, 13,801 acres or 91% of the remaining land in Colts Neck was in agricultural use in 1960.

The decade of the 1960's saw the greatest increase in population in the history of Colts Neck and concurrently the greatest loss of farmland in any decade since then. Colts Neck added 834 housing units, 3,642 residents and from 1960 to 1969 lost 4,520 acres or almost 33% of its farmland. This was a rate of over 500 acres per year. Over the next 40 years the total acreage of farmland in production decreased by another 4,587 acres to a total of 4,964 acres in 2009 (based on tax year 2010 farmland assessment data). This represents 35.9% of the 1960 total and an average annual loss of just over 180 acres.

The most recent major transformation for Colts Neck was the 1986 response to the court decision that resulted in the approval of construction of The Grande affordable housing project, originally 438 units on 80 acres. Realizing that the township is not in a growth area it decided to reduce the zoning density for much of Colts Neck to one unit per 10 acres. This was the beginning of the current proactive municipal effort to preserve farmland and open space through regulatory zoning.

Previously, with the two acre zoning that continues in the A-1 Zone being almost universal throughout the town, the main preservation tool was the clustering provision through which the township acquired and preserved hundreds of acres around subdivisions. This was often and predominantly made up of stream corridors and other environmentally sensitive lands as well as wildlife corridors and residential buffers. With the ten acre AG-Zone, the emphasis shifted. Shortly after enactment, the zoning was modified to include a lot-size averaging

provision with incentives that had the general net result of preserving approximately 70% of a site as one large parcel that was permanently deed restricted against further subdivision. To date, this has resulted in the preservation of over 1,725 acres in large parcels that with the exception of four that have been used to create golf courses have virtually all created or maintained agricultural uses ranging from nurseries to horse farms and orchards.

More recently, Colts Neck has begun aggressive participation in the State and County farmland preservation programs, the result of which has been the preservation of close to 900 additional acres as permanently deed restricted farmland. The Colts Neck share of this is funded through a \$.012 per \$100 of assessed value property tax levy raising over \$367,000 annually¹. In the relatively short time it has been participating, Colts Neck has risen to rank fourth behind Upper Freehold Township, Millstone Township and Manalapan Township in the number of preserved farmland acres among the 53 municipalities of Monmouth County.

As time goes on Colts Neck expects to continue to seek out new and more effective ways of maintaining its rural character and the agricultural industry that is an essential part of it.

¹ As of October 2012.

II AGRICULTURAL BASE

Appendix III, Inventory of Farmland Assessed Properties lists the farmland assessed properties contained on the 2012 Tax List. Map 1, Existing Farmland in Colts Neck shows the locations of farmland assessed properties based on the 2007 tax List.

The List and Map include all privately owned properties that are currently farmland assessed and total approximately 4,737 acres. In addition, another 27 acres of Township land on Five Point Road (Block 43, Lots 2, 2.01 and 2.03) and 200 acres of County land in Dorbrook Park (Block 35, Lots 14 & 15, Block 48, Lot 31) are publicly owned and leased to local farmers. These two farms are not on the farmland assessment list and bring the Township's total agricultural land to 4,964 acres.

Table 1, Existing Farmland shows the amount of agricultural land from 1960 through 2009. The Township has lost 8,837 acres of farmland or 42.66% of the Township land area, during this 47 year period. In 1960 the Township contained 13,801 acres of agricultural land (67%). By 1969 the amount of agricultural land dropped to 9,281 acres (45%). In 1977, 8,374 acres (40%) of the Township was devoted to agriculture and in 1983 the Township contained 8,100 acres of agricultural land (39%). By 1989 36% or 7,498 acres were devoted to agriculture. In 2009, only 4,964 acres (24%) were devoted to agricultural uses. However, it should be noted that approximately 5,000 acres or 24% of the Township consists of US Naval Weapons Station Earle. When Earle is excluded from the calculations, the amount of Township land devoted to agriculture increases to approximately 34% in 2007.

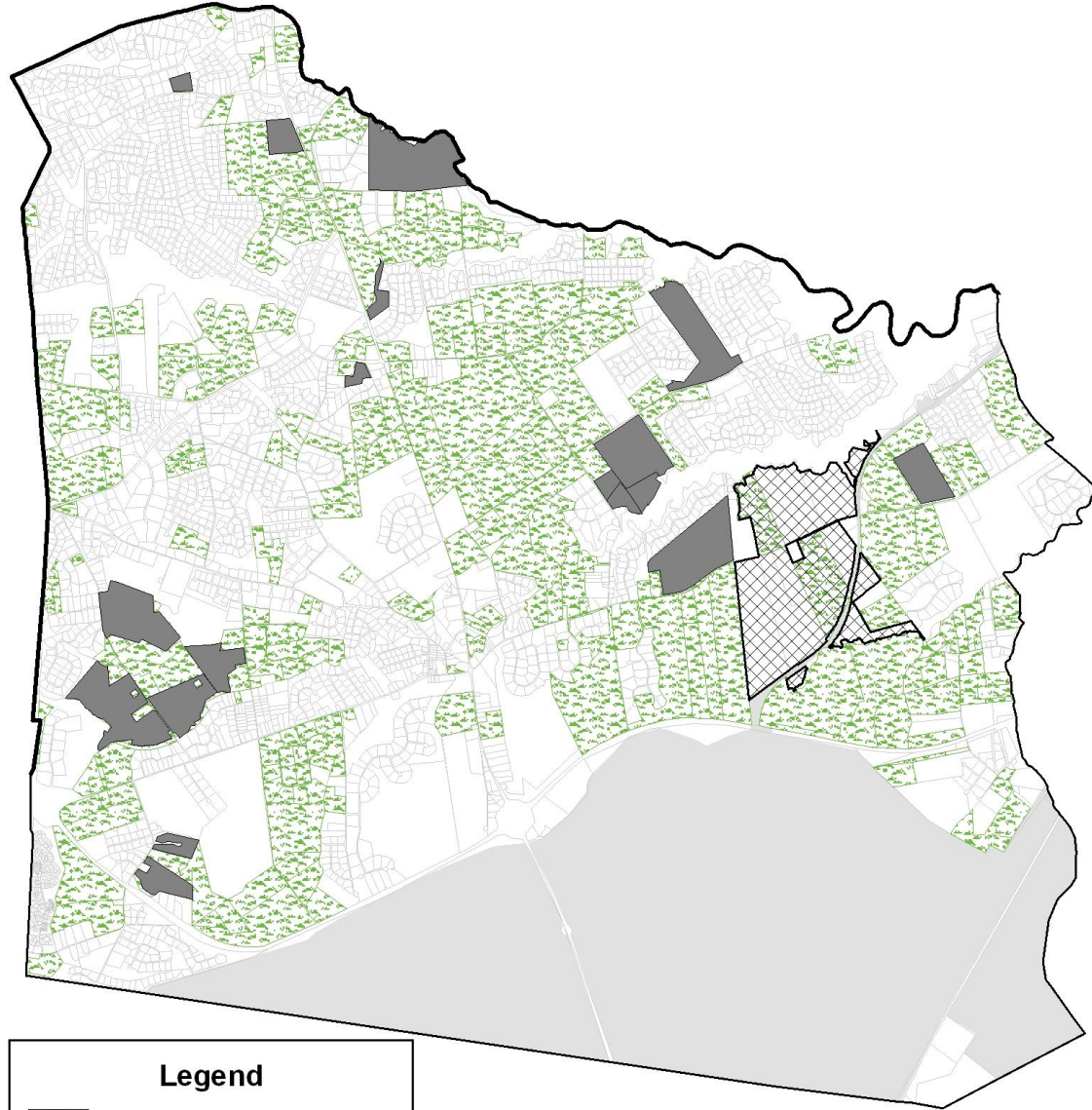
TABLE 1
Colts Neck Township Farmland

Year	ACREAGE	PERCENT
1960	13,801	67
1969	9,281	45
1977	8,374	40
1983	8,100	39
1989	7,498	36
2002	6,082	29
2007	5,147	25
2009	4,964	24

Source: 1971 Master Plan, 1990 Master Plan and 2002, 2007 and 2009 MOD IV Tax Data

Between 1983 and 2009 the Township lost 37% of its agricultural land. This loss is consistent with the County's average during a similar time frame. The US Census of Agriculture reports that between 1982 and 2007 the County lost 35% of its agricultural land. This period coincides with a growth period when Colts Neck grew by 701 housing units between 1980 and 1990. Followed by 1990 to 2000 when the number of units increased by 693. However, it should be noted that the 1990's included the 276 units in The Grande at

Map 1: Existing Farmland



Legend

-  Dorbrook Recreation Area
-  Preserved Farmland
-  Farmland Assessed Properties
-  Property Boundaries
-  Naval Weapons Station Earle

0 0.5 1 2 Miles



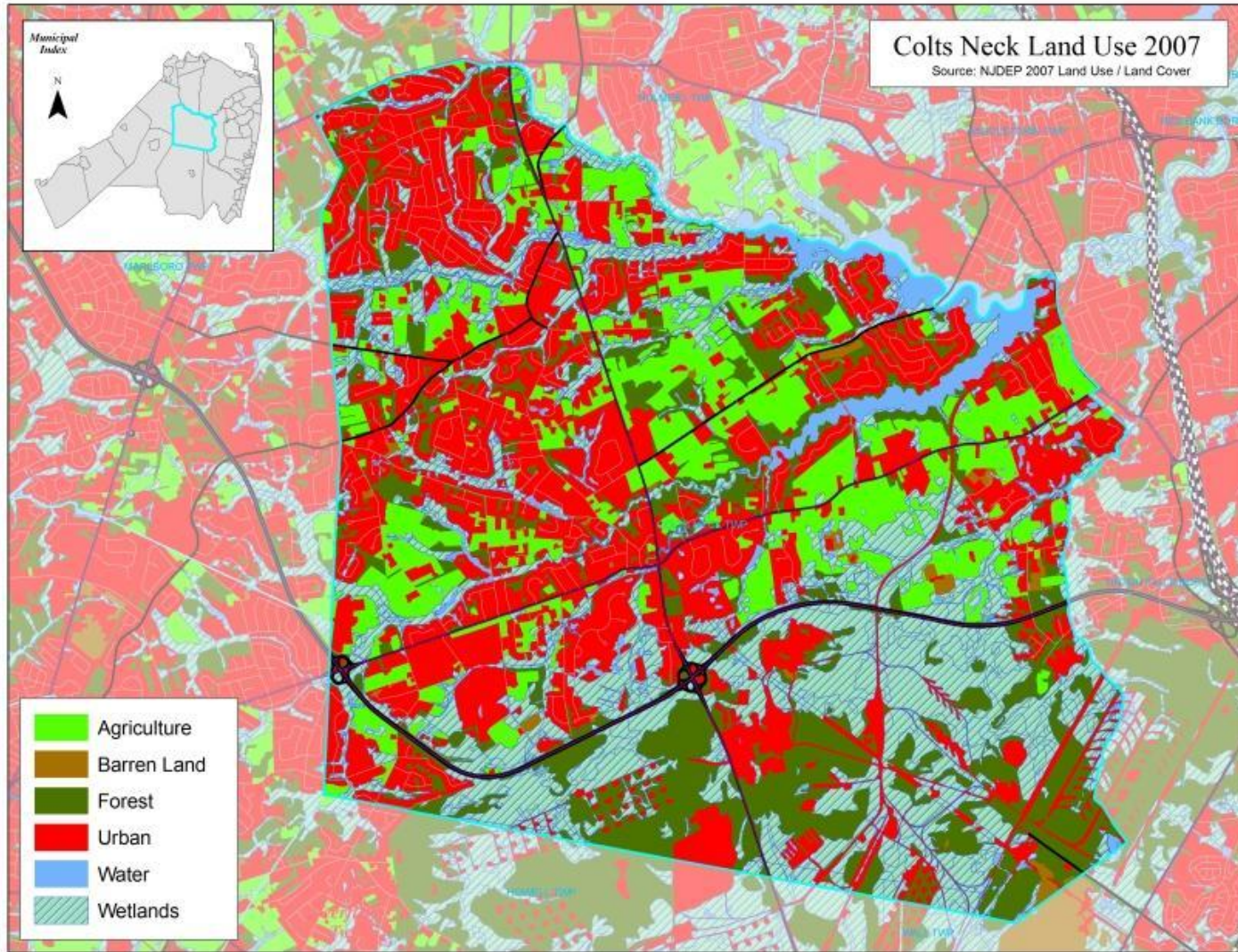
Source: 2007 Tax List

Colts Neck, which is a builder's remedy development and does not represent natural growth under current zoning. In the future the rate of growth is anticipated to decline. For example only a net of 195 new dwellings were built between 2000 and 2005. This reduction is a trend that is anticipated to continue in the future due to a diminishing land base and stiffer environmental regulations.

NOTE: A builder's remedy development results from a lawsuit in which a municipality has not received Substantive Certification from the Council on Affordable Housing and a developer files litigation for increased density in turn for providing affordable housing.

Map 2, Colts Neck Land Use 2007 is based on the NJDEP's 2007 Land Use/Land Cover layer. This map shows that Colts Neck contains 3610 acres of agricultural land (including 490 acres of modified agricultural wetlands). In 2002, Colts Neck had 3670 acres of agricultural land (including 551 acres of modified agricultural wetlands). In 1986, the NJDEP Land Use/Land Cover map indicated that Colts Neck contained 6,447 acres of agricultural land (including 688 acres of agricultural wetlands). This represents a loss of 2837 acres or a 43% reduction in land categorized as agricultural over this 21-year period.

MAP 2:



Prime Agricultural Soils

Map 3a, Natural Resources Conservation Service (NRCS) Important Farmland Soils depicts the areas within Colts Neck that are classified as prime agricultural soils on the Soil Survey of Monmouth County prepared by the USDA Natural Resources Conservation Service. The US Department of Agriculture defines prime farmland as the land that is best suited to producing food, feed, forage, fiber and oilseed crops. It has the soil quality, growing season and moisture supply needed to produce a sustained high yield of crops while using acceptable farming methods. Prime farmland produces the highest yields and requires minimal amounts of energy and economic resources; farming it results in the least damage to the environment.

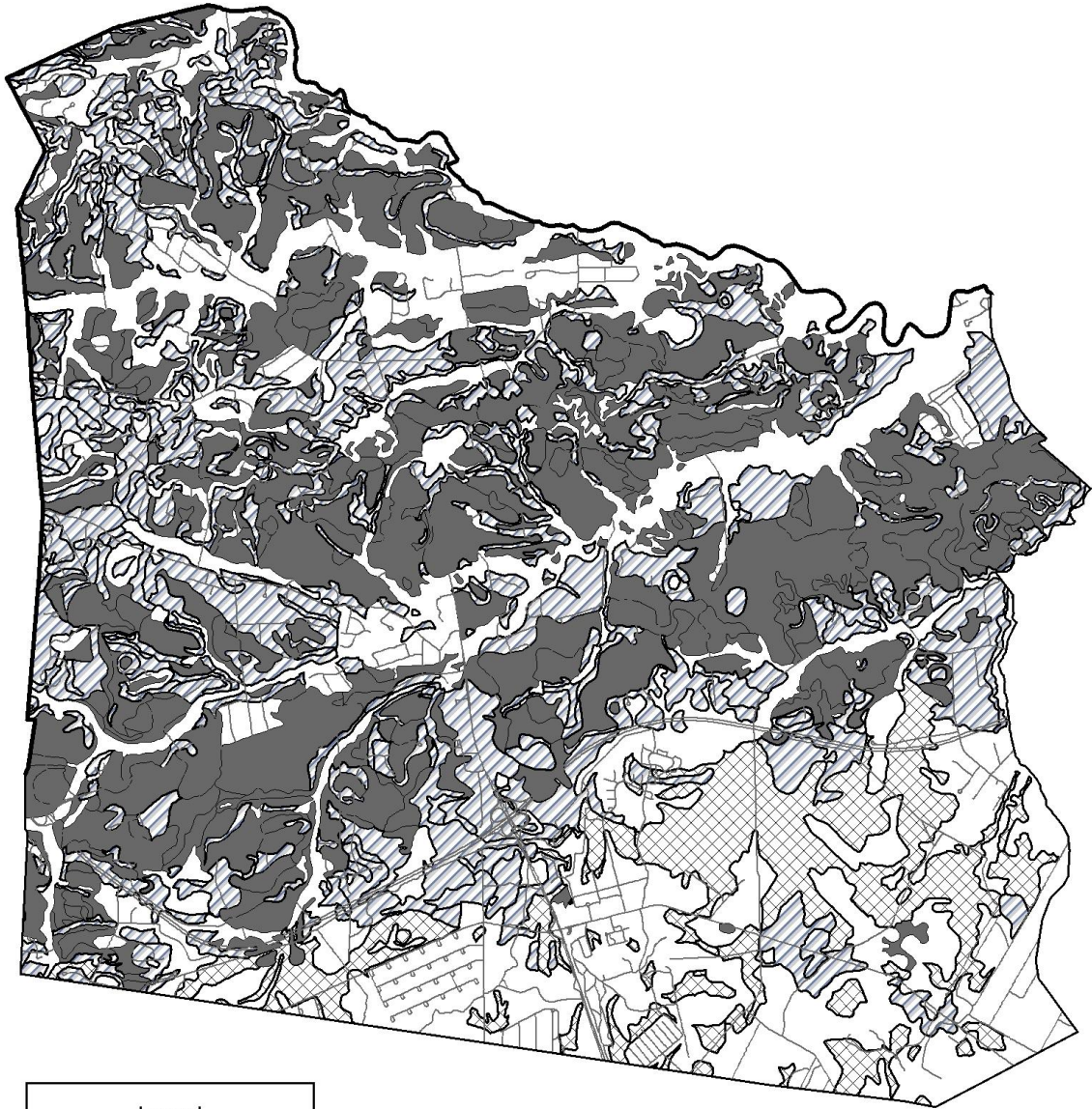
Most of the productive farmland in the Township is on land having less than five percent slope. This includes loam; sandy loams of 0-5% slopes with series names such as Adelphia, Collington, Colts Neck, Downer, Hammonton, Holmdel, Keyport, Marlton Sassafra, Woodstown; and Freehold loamy sand. According to the United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS), the three highest rated soil types in the Township are Collington loam, Freehold loam and Sassafra loam.

Soils of statewide importance are also of interest to the agriculture community. The USDA-NRCS classifies land capability with Roman numerals ranging from I to VIII. As numbers rise the land has progressively greater limitations and narrower choices for practical use. The USDA-NRCS defines farmlands of statewide importance as “those soils in land capability Class II and III that do not meet the criteria as Prime Farmland.” Although they do not receive the premium rating, soils of statewide importance may produce a high yield of crops if treated and managed according to acceptable farming methods. In fact, yields may be as high as those of prime agricultural soils if conditions are right. Soils of Statewide importance include soils of 5-10% slopes and 0 to 5% loamy sands with same series names as above; plus other loams and loamy sands such as Colts Neck, Elkton, Downer, Fallington, Klej, Kresson, Pemberton and Tinton. In Colts Neck soils of statewide importance are interspersed with prime agricultural soils.

Soils of unique importance are often used for specialty crops such as blueberries. Soil types within this category include Atsion sand, Berryland sand and Manahawkin muck and are generally found in Naval Weapons Station Earle.

MAP 3a




NRCS Important Farmland Soils



Legend

NRCS Soils Data

Farmland Class

-  All areas are prime farmland
-  Farmland of statewide importance
-  Farmland of unique importance





Agricultural Soils and Land Use in Colts Neck

Monmouth County Agriculture Development Board
 One East Main Street, Freehold, NJ 07728 (732) 431-7460

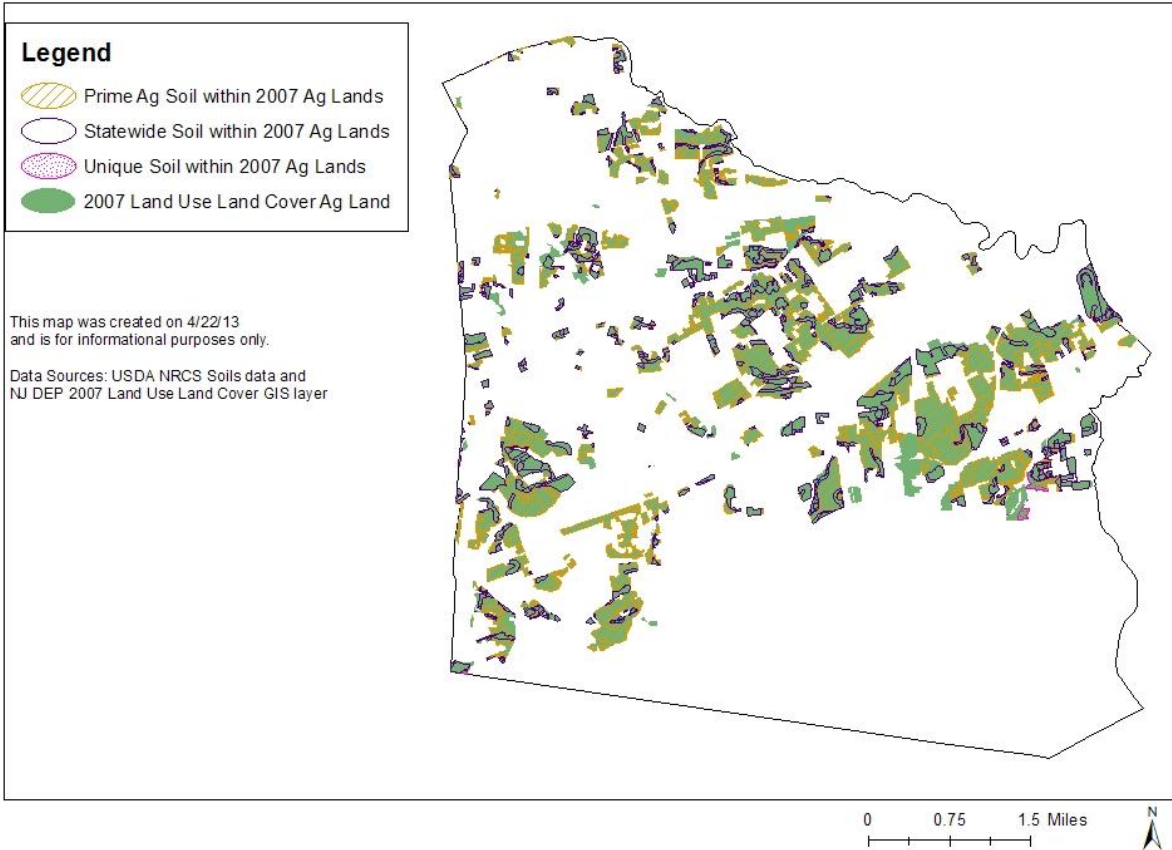


TABLE 2, Prime Agricultural Soils, Soils of Statewide Importance and Soil of Unique Importance shows the acreage of each soil type based on the NJDEP 2007 Land Use/Land Cover GIS layer in conjunction with NRCS Soils data. As shown on Map 3a, the entire Township contains 6733 acres of prime agricultural soils, 5320 acres of soils of statewide importance and 1644 acres of soils of unique importance. When the NJDEP 2007 Land Use/Land Cover layer is used in conjunction with the soils data (see Map 3b), the acreage of prime, statewide and unique soil in active agricultural use declines. Based on the NJDEP 2007 Land Use/Land Cover layer, Colts Neck contains 958 acres of prime agricultural soils, 2166 acres of soils of statewide importance and 15 acres of soils of unique importance in active agricultural use. This does not include forested acreage which may be harvested for sale.

TABLE 2
 Prime Agricultural Soils, Soils of Statewide
 Importance and Soils of Unique Importance

	Throughout Township	Percentage of Entire Township	In Active Agricultural Use	Percentage of Entire Township
Prime Agricultural Soils	6733	33%	958	5%
Soils of Statewide Importance	5320	26%	2166	11%
Soil of Unique Importance	1644	8%	15	negligible
Subtotal	13,697	67%	3139	16%
Unimportant	6996	33%	471	2%
Total	20,398	100%	3610	18%

Source: NJDEP 2007 Land Use/Land Cover data and USDA-NRCS Soils data

Irrigated Acres

Some of Colts Neck’s farms rely solely on precipitation for irrigation. However, many require some type of irrigation system that necessitates a water allocation permit. Table 3, Irrigated Acres shows the total irrigated acres from 1983 to 2009 as reported on Farmland Assessment Forms as well as a breakdown between field crops, fruit, ornamental and vegetable acres irrigated. As shown, Colts Neck contained a total of 464 irrigated acres in 1983. In 2000, the amount of irrigated acreage dropped to 52 acres but more recently has risen to 180 acres in 2009.

TABLE 3
Irrigated Acres

Year	Field Crops Acres	Fruit Crops Acres	Ornamental	Vegetable	Total
1983	Not reported	Not reported	Not reported	Not reported	463.82
1990	167	0	1,108	28	1,303
2000	0	52	0	0	52
2004	0	47	0	24	71
2009	38	90	2	50	180

Source: 1983 through 2009 Farmland Assessment forms

There are a number of ways to irrigate a farm. Surface water from the local streams can be collected and stored in a pond and then used to supply agricultural water needs. This method is often used for irrigation during periods of lower than normal precipitation. If the area to be irrigated is near a stream, it may be possible to withdraw water without building a pond. Groundwater is also a source of irrigation. It is reached by drilling a well and installing a pump. On properties with a high water table, a farmer may be able to tap groundwater to create a pond without having to drill.

To get some idea of scale, Albert Jarrett of Penn State estimates that irrigating cropland by sprinkler requires supply rates as high as ten gallons per minute (gpm) per acre. Drip irrigation requires three to seven gpm per acre. Farm ponds can lose 40-60% of volume to seepage and evaporation. Such ponds require about four acres of upland watershed to supply one acre-foot of usable water per year.

The NJ DEP's Bureau of Water Allocation requires farmers to obtain a water use registration or certification papers to withdraw large quantities of surface water or groundwater. An operation needs a water use registration if it withdraws less than 70 gallons per minute or less than 3.1 million gallons per month. A farm must obtain water use certification if it withdraws greater than 70 gallons per minute or greater than 3.1 million gallons per month. Forms are available on the NJ DEP's web site. Mr. Richard Obal from Rutgers Cooperative Extension has reported that Colts Neck contains four farms with water allocation permits capable of irrigating up to 280 acres. Mr. Obal estimates that there are another 120 irrigated acres on smaller farms within the Township that do not need water allocation permits, since they consume less than 100,000 gallons per day.

Farmland Census and Statistics

According to the 2007 Tax List, Colts Neck contains 298 farm assessed parcels comprising 5,316 acres. Table No. 4, Farms by Size shows the distribution of these farms. As shown the majority of the farms (55%) are very small and contain ten acres or less. Midsized farms accounted for 38% of the total with 76 farms ranging between 10.01 and 25 acres and 35

farms between 25.01 and 50 acres. Only seven very large farms, 2% of the total, contain more than 100 acres and only 16 farms (5%) range between 50 and 100 acres. It should be noted that this table is based on the Tax List and farmland assessment applications. Several landowners own multiple lots that are farmed as a single unit. Therefore, the actual number of farms in town will be lower and the average size of the farms will be larger. However, since these parcels could be sold separately, without municipal subdivision approval, it was decided to list these parcels separately and follow the Tax List for the purpose of this report.

The Township has targeted and succeeded in preserving its largest farms. The 110-acre Purdey farm and 191-acre Dittmar farm were preserved through the farmland preservation program. Another 127 acres of farmland has been preserved through the Winding Brook Farms lot size averaging development. Finally, over 100 acres of farmland has been preserved by the County of Monmouth through its Green Acres acquisition of Dorbrook Park.

Only three farms greater than 100 acres exist that could be further subdivided. These include the Chapman Stone Hill Trust, Vukovich and Bailey farms.

TABLE 4
Farms by Size

Size	< 10 Ac	%	10.01-25 Ac	%	25.01-50	%	50.01-100	%	>100	%
# of Farms	164	55	76	26	35	12	16	5	7	2

Source: 2007 Mod IV Tax Data

The mean size farm parcel in Colts Neck is 17.83 acres. However, with over 55% of the farms containing less than ten acres, the median size farm is only nine acres. This is smaller than the County or State average size. According to the 2007 Census of Agriculture, the County contains an average size farm of 47 acres with a 11 acres median and the State contains an average size of 71 acres with a 17 acre median.

Table 5, Agricultural Uses shows the distribution of agricultural uses devoted to cropland harvested, cropland pasture, permanent pasture and woodland. As shown, the majority of agricultural use is devoted to cropland harvested followed by permanent pasture and then cropland pastured. There has been relative consistency in the composition of agricultural uses over time. Cropland harvested, the dominant category, lost 2,646 acres of land (55%) between 1983 and 2009. Permanent pasture lost 987 acres (51%) over the same 26 year period.

TABLE 5
Agricultural Uses

Year	Cropland Harvested	%	Cropland Pasture	%	Permanent Pasture	%	Active Ag Subtotal	%	Woodland Wetland	%	Unattached Woodland	%	Attached Woodland	%	Equine	%	Total
1983	4757	59	567	7	1907	23	7231	89	867	11	*	-	*	-	*	-	8099
1990	3844	53	352	5	2182	30	6378	88	*	-	157	2	727	10	*	-	7262
2000	2646	48	731	13	1230	22	4607	83	*	-	165	3	619	11	133	3	5524
2004	2152	44	787	16	1040	21	3979	81	*	-	143	3	703	14	97	2	4922
2009	2111	44	759	16	920	19	3790	80	*	-	230	5	625	14	92	2	4737

* Not reported

Source: Farmland Assessment data

III AGRICULTURAL INDUSTRY

Trends in Market Value of Agricultural Products Sold

Specific data on the market value of agricultural products produced in Colts Neck is not available at the municipal level. However, the US Census of Agriculture reports on the estimated market value of products sold in Monmouth County and the State. According to the US Census, the market value of agricultural products sold in Monmouth County is rising at a rate exceeding that of the State. Monmouth County sold \$105,413,000 of agricultural products in 2007. This is a 107% increase from 1992 when the County sold \$50,945,000 and a 176% increase from 1982 when \$38,140,000 of agricultural products were sold. During the same period the value of products sold in the State only increased 55% from \$633 million in 1992 to \$987 million 2007 and a total of 126% from \$436 million in 1982 to 2007.

The average market value of agricultural product sold per farm in Monmouth also exceeds the State average. The average county farm sold \$113,104, \$59,935 and \$51,342 in 2007, 1992 and 1982 respectfully. This represents a 89% increase between 1992 and 2007 and a 120% increase from 1982 to 2007. In 2007 the average farm in the State sold \$95,564 in agricultural products. This represents a 63% increase from 1992 to 2007 (\$58,706 to \$95,564) and a 81% increase from 1982 to 2007 (\$52,672 to \$95,564).

The surprising observation from these figures is that total market value of products sold in the county increased 176% from 1982 to 2007, while the products sold per farm only increased 120% during the same period. The total number of farms has increased from 743 in 1982 to 932 in 2007. But the total acreage has dropped from 68,275 to 44,130. As farms have become smaller in size, many have turned to higher income crops.

A 1988 comprehensive report on the state equine industry (New Jersey Department of Agriculture, 1988) noted that "Monmouth County has to be considered the foundation county of the New Jersey equine industry. Monmouth County ranks first in every equine-related category except one (number of equine not related to the racing industry)." According to the 2007 Census of Agriculture, Monmouth County still ranks first in the state in terms of both the total horse and pony inventory and the number of horses and ponies sold. In the 2007 Census, Monmouth County reported having 378 farms with horses and ponies for a total inventory of 6,870 animals. Tax year 2009 farmland assessment data gives some insight into Colts Neck's share of the equine industry. Landowners reported having 1,282 (18%) of the county's 6,949 horses.

Based on the above, combined with the Township's share of the County's equine base, it apparent that Colts Neck farms produce high value agricultural products as compared to other Monmouth County farms.

Crop Production Trends

Table 6, Trends in Agricultural Production shows the amount of acreage devoted to the major agricultural classification since 1983. As shown, field crops historically represent the largest acreage followed by vegetables, nursery, equine, fruit and cover crops.

TABLE 6
Trends in Agricultural Production

Year	Equine Acres	Field Crops Acres	Cover Crops Acres	Fruit Acres	Nursery Acres	Vegetables Acres
1983	Not Provided	3216	44	183	400	463
1990	Not Provided	2752	109	122	425	404
2000	133	1917	58	68	518	394
2004	97	1466	49	81	361	373
2008	79	1688	9	101	329	320

Source: New Jersey Farmland Assessment Report

Within the field crops category in 2008 hay represented the largest acreage (833) followed by rye (382), alfalfa (165), soybeans (152), corn for grain (75) and wheat (39). The top five vegetables produced included pumpkins (84 acres), sweet corn (83 acres), tomatoes (19 acres), squash (11 acres), melons (11 acres) and sweet peppers (10 acres). In 1983 the top five vegetables produced were white potatoes (125 acres), mixed vegetables (68 acres), cabbage (62 acres) and spinach (61 acres).

Note: Back in 1983 only four acres were devoted to pumpkins and 16 acres to sweet corn, our largest producers today. This represents a retail shift from the major supermarkets to local farm stands and the creation of a Halloween pumpkin picking market discussed later in Section IX, Economic Development.

Support Services within Market Region

Since Colts Neck contains approximately 5000 acres of farmland and the largest single farm lot consists of 165 acres, the economic base to support regional distributors of equipment and suppliers does not exist. Most large scale capital expenditures by Township farmers are made from regional distributors in Pennsylvania or elsewhere.

Farmer's Brokerage and Supply (FB&S) is located in Upper Freehold Township is owned by the NJ Farm Bureau and is run autonomously. It sells hardware, parts for tillage, equipment, chemicals and fertilizers.

Farmers in need of equipment and machinery typically use dealers in Cumberland or Salem counties such as Farm Rite, Pole Tavern Equipment or Leslie G. Fogg, Inc. or travel to Lancaster County, Pennsylvania to dealers such as Hooper Inc., Mesick Farm Equipment or Wengers. Many also buy used equipment advertised in regional farm journals and on the

Internet. For new barns and stables, many township farmers work with the Amish community in Pennsylvania. Since Pennsylvania contains more distributors, competition alone lowers prices and attracts local farmers for tractors and other large scale capital expenditures.

Nearby seed dealers are located in Allentown (Farms Brokerage and Groment), and Cranbury (Chamberly and Berkley). Fertilizer/pesticide suppliers are located in Cranbury (Chamberly and Berkley) and Allentown (Groment). Boxes and packaging suppliers are located in Edison (Victory Packaging). Seed, fertilizer, pesticide and packing supplies are ordered and then delivered to the farmer by suppliers.

The equine industry has its own network of suppliers that sell hay and feed and offer veterinary and farrier services. Upper Freehold, Millstone, and Colts Neck have no shortage of these purveyors. Prominent standardbred, thoroughbred and sport horse breeders find a market tied to the county's two racetracks, Monmouth Park and Freehold Raceway as well as the NJ Horse Park.

Several years ago local farmers produced for national supermarket chains or regional distributors. Today most produce is sold on-site in seasonal farm stands. Nearby community farm markets also exist in Red Bank, Keyport, Highlands, Atlantic Highlands, Asbury Park, and Freehold. Colts Neck farmers also sell products at farm markets outside the county.

For additional information on where to obtain support services and market agricultural products, Rutgers Cooperative Extension of Salem County sponsors an excellent Internet-based resource directory titled "Green Pages: An Agricultural Resource Guide." The web address is <http://saalem.rutgers.edu/greenpages/index.html>. The guide provides contact information for service providers in such categories as Certified Public Accountants, Construction and Feeds and markets such as produce and livestock auctions throughout the state.

Other Agricultural Related Industries

Not only is agriculture an economic benefit to the farmer, it also represents an economic opportunity for support industries. For example, the growth and increased popularity of equine events has benefited related industries such as feed, breeding, blacksmithing and veterinary services. The equine industry has also benefited tack shops selling riding necessities and apparel.

Rutgers Cooperative Extension "Green Pages" website lists service providers or related services that sell their products to Colts Neck farmers. Products and services contained on the list include Certified Public Accountant's, Aerial Applicator's, Animal Removal, Certified Crop Advisors, Compost Analysis, Compost Planting Mix, Crop Insurance Agents, Financial Services, Greenhouse and Nursery Supplies, Hay and Straw, Hoof Trimmers and Farriers, Livestock Haulers, Irrigation, Testing Labs, Livestock Supplies, Manure Removal, Packaging

Supplies, Poultry, Seed Suppliers, Sheep Shearers, Beekeeping Supplies and Organic Service Providers.

Nearby businesses that serve Colts Neck farms include Raco Helicopters in Farmingdale that supplies aerial applications of fertilizers and pesticides. Holmes Brothers in Cream Ridge and Hemlock Hill Farm in Colts Neck sell hay, straw shavings and a variety of horse supplies. Local blacksmithing, hoof trimming and therapeutic shoeing is provided by Alex Burke in Freehold. Sheep shearing services can be provided by Richard Chillemi in Englishtown.

IV. LAND USE PLANNING CONTEXT

State Development and Redevelopment Plan

On March 1, 2001 the New Jersey State Planning Commission adopted the New Jersey State Development and Redevelopment Plan (SDRP). The plan includes a Vision Statement, Goals and Strategies, Statewide Policies, State Plan Policy Map plus Monitoring and Evaluation. The State Plan calls for the redevelopment, maintenance and revitalization of the State's existing communities and the development of new communities in a compact form. To achieve this vision, the State Plan encourages the location and design of public and private investment that creates livable communities and preserves rural landscapes, farms and environmentally sensitive areas.

The 2001 revision of the SDRP included a policy map that divided the state into six Planning Areas, each with its own goals, objectives, policies and strategies. Planning Areas are geographically delineated to reflect the state's varying levels of development, infrastructure capacities and presence of natural resources but not necessarily municipal or county boundaries.

- Planning Area 1 Metropolitan Planning Area
- Planning Area 2 Suburban Planning Area
- Planning Area 3 Fringe Planning Area
- Planning Area 4 Rural Planning Area
- Planning Area 4B Rural Environmentally Sensitive Planning Area
- Planning Area 5 Environmentally Sensitive Planning Area

Planning Areas 1 and 2 are designated as growth areas while Planning Area 3 is a limited growth area. Planning Areas 4 and 4B are agricultural areas and Planning Area 5 is a conservation area.

Colts Neck Township consists of two planning areas: PA4B, Rural Environmentally Sensitive and PA5, Environmentally Sensitive. The Planning Area 4B generally follows the Township Agricultural District (AG) with the remainder of the Township being designated PA5. The Township's designation as environmentally sensitive (PA4B and PA5) is appropriate since Colts Neck is entirely located within the watershed of three potable water supplies (Swimming River Reservoir, Glendola Reservoir and Manasquan River Reservoir) and a trout maintenance stream (Pine Brook).

The SDRP establishes five types of centers as a preferred vehicle for accommodating growth. Urban Centers are generally the largest centers, offering the most diverse mix of industry, commerce, services, residences and cultural facilities. Regional centers contain a compact mix of residential, commercial and public uses, serving a large surrounding area and are developed at a density that makes public transportation feasible. Town Centers are traditional centers found throughout New Jersey with diverse residential neighborhoods

served by a mixed use core offering locally oriented goods and services. Villages are primarily residential centers that offer a small core with limited public facilities, consumer services and community activities. Hamlets are the smallest type of centers and are compact residential settlements organized around a community focal point such as place of worship, small park or a civic building.

Since Colts Neck has no centers, the Township has not designated an existing or planned for a new center within the Township. Center services are provided to township residents through existing centers located in adjoining municipalities (Lincroft in Middletown, Marlboro and Freehold).

Plan Endorsement is the State Planning Commission's comprehensive planning process developed to encourage municipal, county, regional and state agency plans to be coordinated and support each other to achieve the goals of the State Plan. It involves working with the Office of Smart Growth to review municipal Master Plans with the goals, strategies and policies of the State Plan. Once a Master Plan is deemed consistent with the State Plan, the plan becomes endorsed and qualifies the municipality to benefits tied to the plan endorsement process such as increased funding opportunities. Due to the expense and onerous plan endorsement process, Colts Neck has not pursued plan endorsement of its Master Plan.

Special Resource Areas

The Swimming River Reservoir and all upstream tributaries as well as the Manasquan River have been designated as Category One waterbodies. Therefore, all major development in the Swimming River Reservoir, Big Brook, Willowbrook, Mingamahone Brook, Barren Neck Brook, Trout Brook, Slope Brook, Mine Brook, Marl Brook and Yellow Brook must provide a 300' special water resource protection area or buffer in between the stream and development.

The State Stormwater Management Acts allow reductions to the 300' special resource protection area to 150' for agricultural uses. However, such encroachments must be approved by the Department of Environmental Protection. Since no farmer in Colts Neck has proposed a major development containing greater than a quarter acre of impervious surfaces within 300' of a category one stream, the impacts of this new requirement have yet to be realized by the agricultural community. However, if the NJDEP rules that farmers can no longer use or plow fields within the special resource protection area, that would have a major impact on agricultural activities in Colts Neck Township.

The Township is not located in the Highlands, CAFRA or Pinelands area.

Municipal Development Regulations

Colts Neck's Master Plan for agricultural areas is consistent with the statewide policies for agriculture published in the State Development and Redevelopment Plan as well as the "Monmouth County Farmland Preservation Plan", adopted by the Monmouth County Planning Board in April 2008. In general, the Township's plan for agricultural areas is to promote agriculture and retain farmland by utilizing planning and innovative land conservation techniques, protecting the economic viability of the agricultural industry and advising residents on the benefits and the special needs of agriculture.

Colts Neck is particularly suited for agriculture and the continuation of agricultural zoning is a viable land use commitment. Agricultural areas have adequate water resources and consist of large contiguous tracts of land with minimum land use conflicts. However, the evolving state of agriculture, including value added agriculture, combined with new housing developments raises the potential for land use conflicts. This potential conflict has made evident the need for measures such as the New Jersey Right to Farm Act and the Colts Neck Right to Farm Ordinance. The State Act insulates farmers from nuisance lawsuits and recognizes that the temporary inconvenience that may be caused to others by farming is more than offset by the benefit of farming to the community and society in general. The Colts Neck ordinance contains provisions which specifically reflect the particular agricultural activities currently conducted in Colts Neck

The Colts Neck Development Regulations, found in Chapter 102 of the Code of the Township of Colts Neck, contain several provisions to promote agriculture. The following is a partial listing of the Development Regulations that are designed to maintain agriculture as a viable industry.

- Agriculture is a permitted principal use in the A-1, A-2, A-3, A-4, A-5, AG, B1 and B-2 Zones.
- Barns, tool sheds, greenhouses and customary accessory buildings to farms including housing facilities used seasonally for farm workers actually working on the farm are permitted accessory uses.
- Provisions have been adopted to provide additional dwelling units to serve as year round living quarters provided that at least one occupant is a full time employee of the farm.
- Temporary farm stands, farm stand signs, pick your own signs and traffic directional signs are a permitted accessory use on farms.
- Provisions have been adopted to allow riding/training stables to hold equine shows and events that are open to the public.
- Permitted principal uses in the Business Zones allow commercial services and businesses that are needed to maintain and support agriculture.
- Barns are allowed additional building heights over the 35' limitation but shall not exceed 55' in height. However, silos have no height limitation.

- Indoor riding rings are exempted from Site Plan Approval and can be issued Building Permits without Planning Board Approvals.

Current Land Use Trends

Table 7, Land Use Trends shows Colts Neck’s land use composition based on the NJDEP Land Use/Land Cover GIS data from 1986, 1995/97, 2002 and 2007. In 1986 Agriculture (31%), Forest (30%), and then Urban Land (24%) were the largest categories. Deciduous wooded wetlands were grouped with Forest for purposes of this analysis but, at over 2700 acres, are themselves 14% of Colts Neck’s land area. By 1995/1997 Urban land accounted for 28% of the Township and Agriculture dipped to 25%. In 2002 Urban Land increased to 34% of the Township whereas Agriculture dropped to 18%. By 2007 Urban Land increased to 37% of Colts Neck.

What is evident from Table 7 is that over this 21-year period Urban Land grew at the greatest rate, increasing its share by 13%. This increase grew at the expense of agriculture which in turn lost 13% of its share. The other land use categories (Barren Land, Forest, Water and Other Wetlands) remained more stable.

When the NJDEP GIS Land Use/Land Cover data is compared to the Township Farmland Assessment List, the DEP GIS model tends to be a conservative estimate of agriculture. For example, in 1986 the NJDEP GIS data indicated that 26% of the Township is in agriculture, whereas the 1989 Tax Assessment List showed 36% of the Township as being farmland assessed. In 2002, the NJDEP GIS data showed 16% of the Township in agriculture as compared to 26% listed on the 2002 Tax List as Farmland Assessed. This is due in part to forested land, that may be harvested for timber and firewood, being grouped in the Forest land use type.

TABLE 7
Land Use Trends

	1986 (Acres)	%	1995/1997 (Acres)	%	2002 (Acres)	%	2007 (Acres)	%
Urban Land	4,818	24	5,792	28	7,090	34	7,890	37
Barren Land	122	1	225	1	410	2	70	
Forest (incl. deciduous wooded wetlands)	6,064	30	6,725	33	6,592	32	6,503	32
Water	588	3	579	3	589	3	591	3
Other Wetlands	2,576	13	2,022	10	2,059	10	1,734	9
Agriculture (including Ag Wetlands)	6,230	31	5,055	25	3,658	18	3,610	18

Source: NJDEP Land Use/Land Cover GIS data

Sewer Service Areas/Water Supply Service Areas

Sanitary sewerage treatment in Colts Neck is predominantly by individual on-site septic disposal systems. Public sanitary sewerage systems are limited to The Grande at Colts Neck, an inclusionary development consisting of 188 single family dwellings and 88 multifamily units bordering the Township of Freehold. No further extension to this public sewerage system is planned. By limiting sanitary sewage facilities to The Grande at Colts Neck, the Township is containing its future growth potential in order to promote agriculture and protect the overall water quality in the Swimming River Reservoir watershed.

As previously stated above, only The Grande at Colts Neck is designated in the 208 Wastewater Management Plan as an area for public sewers. The Grande at Colts Neck contains 74.23 acres or 0.35% of the Township and is located in the extreme southwesterly corner of the Township adjacent to Freehold Township and Howell Township. Besides The Grande at Colts Neck, no other property is designated for public sanitary sewerage facilities within the 208 Wastewater Management Plan. Therefore, no existing agricultural lands are located in an area authorized for public sewer service. However, it should be noted that Block 42, Lot 4 is located adjacent to The Grande at Colts Neck and is zoned for high density affordable housing (A-4). It is anticipated that when this 15 acres site is developed, public sewer service will be extended. No other property in Colts Neck is planned or anticipated to be serviced by public sanitary sewerage facilities.

There is no public water service in Colts Neck except for the service provided from Freehold Township to The Grande, and the water service to US Naval Weapons Station Earle. An 8" water main also exists along Swimming River Road. This main is located in Tinton Falls but provides potable water to the existing residences on Swimming River Road as well as the agricultural structures within Colts Neck Stables and Due Process Golf Course.

The only active agricultural land serviced by public water are the buildings within Colts Neck Stables. This is a 70.8 acre farm located at the northwest corner of Swimming River Road and County Route 537. This farm was part of a lot size averaging development and is deed restricted from further subdivision. Therefore, it is not anticipated that this farm will generate further residential growth. Besides Colts Neck Stables the only other agricultural land anticipated to be serviced by public water is Block 42, Lot 4. This is a 15 acres site that is located next to The Grande at Colts Neck. Since this site is zoned for high density affordable housing, it is anticipated that public water will be extended when it is developed. No other active agricultural land is anticipated to be serviced with public water in the future.

Municipal Master Plan Overview

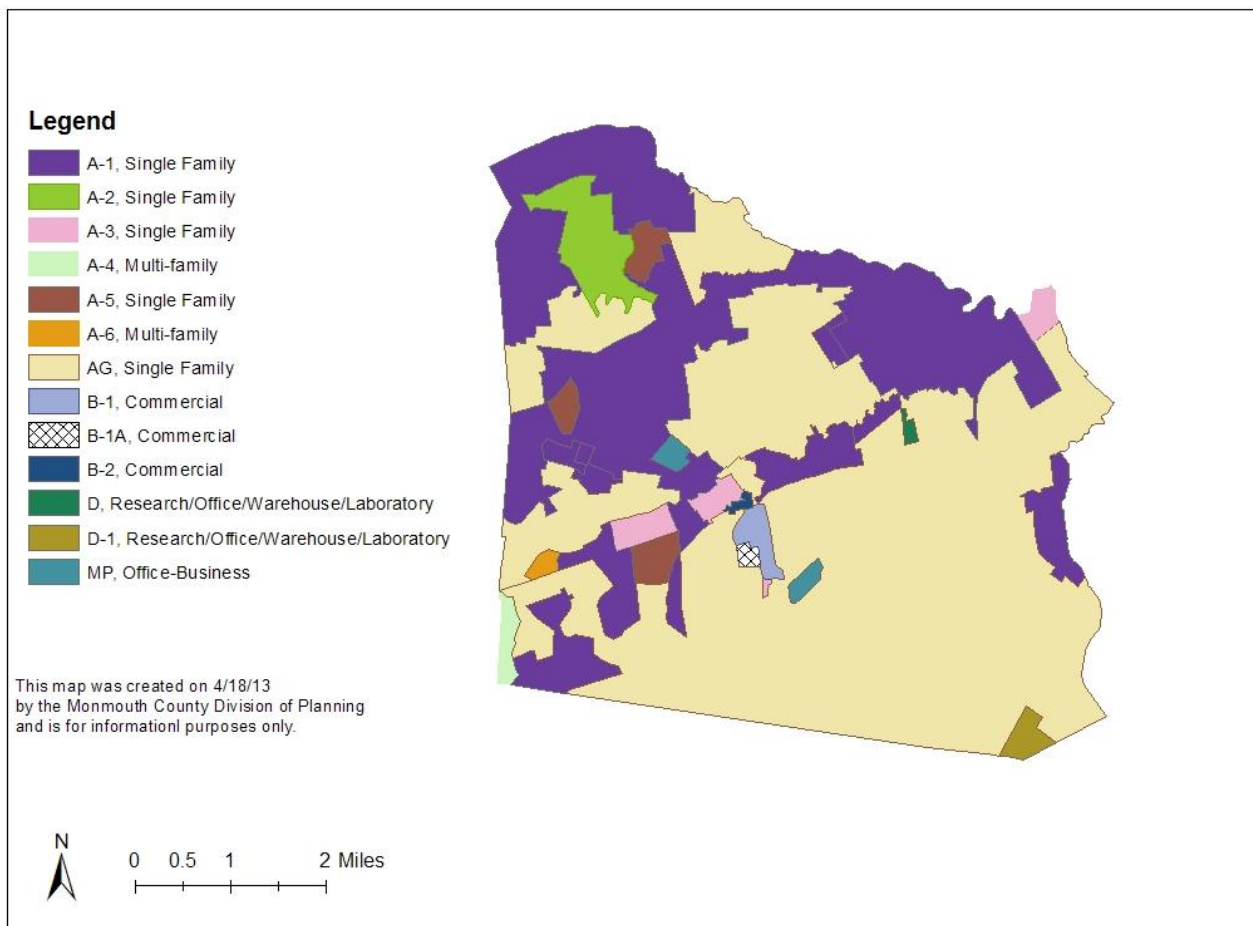
A composite map of Colts Neck's zoning districts is depicted on Map 4.

The AG-Agricultural District is designed to accommodate new land development while preserving natural resources, protecting watersheds of potable water supplies and retaining large contiguous tracts of agricultural land. If agriculture is to be sustained as a viable industry in the future, farms must be of sufficient size to promote commercial farming and the conversion of prime farmland into non-farm uses must be discouraged. Conventional developments in the AG Zone must maintain a maximum density of one unit per ten acres of land.

The goal of the Agricultural/Residential District is to have the zoning regulations match the developed character of the area. Overall a density in the A-1 Zone is less than 0.5 unit/acre, with individual lots containing 88,000 s.f. In the Clover Hill Section (A-2 Zone) zoning permits a density of one unit per acre. For the oldest neighborhoods in town that were established prior to the first zoning ordinance (A-3 Zone), 30,000 s.f. lots are recommended.

MAP 4

Colts Neck Township Zoning



The A-4, Mixed Housing District is limited to the southwestern corner of the Township. This zone was established specifically in recognition of the Township’s obligation to provide low

and moderate income housing. Only this area was proposed for the A-4 Zone for the following reasons.

1. The area is located in the designated “growth area” on the 1980 State Development Guide Plan and recognized as a growth area in Court proceedings in the mid-80’s.
2. Water and sewer services are available from Freehold Township.
3. The area is accessible to a major east/west highway in the Township (Rt. 537) and to the Rt. 18 freeway. The freeway gives access to the Parkway and areas to the east, plus New Brunswick, Route 9 and areas north. Limited bus service exists on Route 537.
4. Major shopping and job centers are concentrated in Freehold and the Route 9 corridor to the west, while the Route 18 freeway gives reasonable access to the local businesses on Route 34 as well as regional shopping and job opportunities to the north and southeast.
5. The location is best able to conform to both the State and County Plans that show higher densities along a broad Route 9 corridor farther west. By concentrating the high density area in this southwestern corner, a drastic leap into the agricultural areas is avoided that, if it took place, would extend infrastructure further into non-growth areas and perpetuate further regional sprawl development patterns in the future.

The A-5 Rural Residential District is a relatively new zone and was established in 1999. The purpose of the zone is to provide for the ordinary development of open land, protect views and wooded areas and minimize the construction of roads and other impervious surfaces so as to preserve the watershed of a public water source as well as the aesthetic character of Colts Neck. This zone is currently limited to three developments that were originally approved under the rural residential development standards. These standards allowed a reduction in pavement width, curbing and subsurface drainage systems when large lots of 220,000 s.f. or more were planned. However, the rural residential development standards were repealed by the Township after the State adopted the Residential Site Improvement Standards. The A-5 zone was then created to identify these projects and provide zoning that reflects the existing pattern of development.

The purpose of the A-6 Residential District is to promote orderly residential development in a manner that protects streams, wetlands, floodplains and associated woodlands, reduces street distances, and creates conservation areas and open space. The District will allow a diversity of housing types and opportunities and is specifically designed to satisfy a portion of the Township’s Round II (1987-1999) low and moderate income housing obligation under New Jersey’s Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.).

The A-6 Residential District is located in the southwest portion of the Township near State Highway Route 18 and Monmouth County Route 537 (Block 22, Lots 11, 12, 13 & 14). Consisting of approximately 39 acres, the A-6 District could be developed with agricultural uses or detached single family dwellings on two-acre lots.

The A-6 District also offers an alternative development option consisting of courtyard dwelling units at a maximum density of 1.24 units per acre. Each courtyard structure will contain a maximum of four attached dwelling units arranged to form and share a common, semi-enclosed courtyard and each unit will have open space exposure. All courtyards will be serviced by private streets extending from County Route 537. A 150' to 300' wide water resource protection area will be provided from Yellow Brook. This water resource protection area will be permanently protected by a conservation easement maintained in accordance with State and local regulations. A minimum of 30% of the gross tract area will also be maintained as common open space owned by a Homeowners Association.

The B-1 Zone is the largest of the four business zones and is approximately 170 acres in area. The B-1 Zone is located on both sides of Route 34 from a point just north of the Artisan Way intersection south to the Route 18 interchange. This zone consists of 57 parcels of which 42 are developed lots. There are 15 vacant parcels which comprise 32 acres. The majority of the potential development which could result from vacant parcels in the B-1 Zone will be from the area on the east side of Route 34 and south of Route 537. The intent of this zone is to encourage agricultural services as well as other traditional commercial activities that create a small town ambience. Regional shopping facilities are not anticipated and are more appropriately situated in metropolitan and suburban planning areas (PA1 and PA2) and not rural or environmentally sensitive planning areas (PA4B and PA5) as delineated in the State Development and Redevelopment Plan.

The B-1A Zone was established in 1999 and contains Riverview at Colts Neck, an assisted living facility. This zone is located on the west side of Route 34 just south of the Delicious Orchards property. The B-1A Zone consists of one parcel, 12.98 acres in area, which is developed with a 52,740 s.f. 72-bed assisted living facility.

The B-2 Zone is much smaller in area than the B-1 Zone, encompassing approximately 10.7 acres. The Colts Neck Hotel/Restaurant complex, the Parks and Recreation Department, Investors Savings Bank and the office building along Merchants Way are situated in the B-2 Zone. The zone district is bounded to the east by Route 34, on the south by County Route 537 and on the west by Heyers Mill Road. A portion of the zone extends north to include the aforementioned office building on Merchants Way. The district contains 62,526 s.f. of existing commercial space. An additional 771 s.f. can be built under current standards for a total build-out potential of 63,298 s.f. However, as a practical matter this zone is at total build-out.

The B-3 Zone is generally located along both sides of Monmouth County Route 537 between New Street on the west and Heyers Mill on the east. The B-3 Zone District consists of 13

parcels and is less than eight acres in area. There is one vacant parcel in this district which may produce 6,300 s.f. of commercial space and one of the existing residential lots, if converted to commercial use, may generate up to 18,000 s.f. of commercial floor area. The B-3 Zone contains 16,131 s.f. of existing commercial space and new development could add 24,300 s.f. for a total build-out of 40,431 s.f.

TABLE 8, Lot Size Summary shows the acreage of land by minimum lot size required per zone district. As shown, small lots less than one acre in size consist of 4% of the Township. This category includes the A-3, A-4 and A-6 Zones. Medium size lots, ranging from one acre to less than five acres represents 32% of the Township. This category includes the A-1 Zone. Large lots, ranging from five acres but less than ten acres consist of 1.6% of the Township (A-5 Zone). Finally, very large lots, ten acres or greater is the AG Zone and consists of 60% of the Township. This calculation includes Naval Weapons Station Earle which is zoned AG but does not include the Business or Industrial zones.

Most of the agricultural areas are located in the AG Zone, followed by the A-1 Zone and then the A-5 Zone. The very small lot category contains one 42-acre farm, which will be eliminated once construction of the Manor Homes at Colts Neck, a 48-unit multifamily development begins.

TABLE 8
Lot Size Summary

Lot Size	Area (Acres)	Percent
Small Lots (<1 acre)	869	4%
Medium Lots (>1 to <5 acre)	6,450	32%
Large Lots (>5 to <10 acres)	337	1.6%
Very Large Lots (>10 acres)	12,199	60%

Source: Monmouth County Composite Zoning GIS Layer

Description of Innovative Planning Techniques

Residential developments in the AG Zone are encouraged to use lot size averaging designs to minimize the impact on agricultural operations as well as the potential for agricultural impacts on newly created residential lots. The ordinance allows properties to be subdivided at an overall density of one unit per ten acres. However, this allows the new residential lots created to be as small as two acres with one large farm lot comprising the remaining acreage. Colts Neck has been extremely successful in preserving and deed restricting land through lot size averaging developments. This technique has permanently preserved over 1,700 acres of land in 18 developments shown in Table 9.

The success of lot size averaging developments could be attributed to the economic benefit of granting bonus lots based on the size of the deed restricted lot. If the large tract dedication is less than 30 acres, no bonus lots are received. However, one bonus lot is given for each

20 acres that the large tract dedication exceeds 30 acres. For example a 40 acre large tract dedication is entitled to one bonus lot, while a 60 acre large tract dedication is entitled to two bonus lots. In order to implement NJ Council on Affordable Housing growth share methodology, lot size averaging developments will be mandatory for developments generating five or more lots.

TABLE 9
Deed Restricted Land
Lot Size Averaging Developments

Application #	Name	Block	Lot	Acreage
345	Colts Neck Country Club	46	1, 1.50, 1.51 & 1.52	270.45
391	Longobardi (Laredo Drive)	7	7	30.55
421	Williamsburg Assoc.	19	12	31.27
	Williamsburg Assoc	33	2	50.49
434	Robdell (Due Process)	51	2	225.5
454	Twin Lakes Estates	48	20	133.38
462	Winding Brook Farms	48	21	127.05
475	Willow Brook Manor	9	2.01, 2.07 & 2.08	63.18
486	Green Hill Estates	17	10.16	133.68
	Green Hill Estates	31	1.03 & 1.04	41.41
488	Driftwood Estates	22	10.14	62.05
449	Stavola	50.01	5.04	54.33
500	Hillcrest Manor	11	1.01 & 1.02	67.01
506	Rancho Polo	48	23.01	96.37
507	Swimming River Estates	40.05	1	70.82
ZB509	Cooke	51	1.01	45.01
532	Shadow Isle Golf Club	46	17.02	46.59
546	Kureti (Dutch Lane Road)	11	3	40.30
556	Eyres	43	20.01	60.51
	Eyres	44	12.02	52.20

Application #	Name	Block	Lot	Acreage
565	Abbatiello	40.01	7.13	64 30
			TOTAL	1,725.59

Developments in the A-1 Agricultural/Residential District are encouraged to utilize cluster designs in order to create buffers between the new houses and such uses as an adjacent farm, an abutting residential neighborhood or an existing collector or arterial street. The overall density is low, less than 0.5 units per acre, with individual lots clustered at 55,000 s.f. A minimum of 40% of the gross tract area must be preserved as open space and dedicated to the Township as greenway. To date, approximately 1,216 acres of greenways have been created and surrounds cluster developments.

Currently the Code does not allow non-contiguous parcel clustering. However, this is an innovative planning technique that should be explored. Transfer of Development Rights (TDR) is a municipal planning and preservation tool used to protect agricultural, historic or environmental resources while accommodating the needs for development. TDR is a realty transfer mechanism permitting owners in preservation areas to separate the development rights of their property from the property itself and sell them for use elsewhere. Developers who purchase these “development credits” may then develop areas deemed appropriate for growth at densities higher than otherwise permitted. Once the development rights of a property are sold the land will permanently restricted from further development. The Township does not have a Transfer of Development Rights Program due to the regulatory bureaucracy and expense needed to establish such a program. The enabling legislation establishing the program needs to be streamlined by removing burdensome regulations. The Township would also consider a regional or an inter municipal TDR, if the entire Township was designated as a sending area.

To encourage property owner to preserve their farms, the Planning and Development Regulations promotes the use of the Farmland Preservation Subdivision provisions. This allows the landowner to place a portion of the property into farmland preservation and to subdivide one residential lot from the parcel. The remainder of the farm must be placed in farmland preservation. The use of the newly created lot is limited to a detached single family dwelling and associated accessory uses. The residential lot must contain a minimum lot area of 88,000 s.f. To receive treatment under the farmland preservation subdivision provisions the size of the residual farm to be preserved must contain a minimum of 25 contiguous acres.

Buffer Requirements Separating Agricultural and Non-Agricultural Uses

The Shade Tree Commission and Planning Board typically request a 25’ wide landscape easement along the perimeter of new lots abutting agricultural uses. This landscape

easement is planted with a variety of coniferous and deciduous trees to create a year round solid screen within a three year growing period. The landscape easement is also dedicated to the Township by deed. This deed contains a metes and bounds description of the easement and specifies regulated activities in the easement area.

Development Pressure and Land Value Trends

Historical growth can provide an indication of development pressure on a municipality and provide a basis for projecting future growth. Net residential development has declined dramatically since 2000 when 70 units were built. Between January 2004 and February 2008 only 45 new residential dwellings were constructed. In 2006 one more demolition occurred than C.O.'s issued. In 2007, only a net of four units were constructed. Table 10, Certificates of Occupancy and Demolition Permits shows the certificate of occupancy and demolition permit data for the period 2000 through 2007.

TABLE 10
Certificates of Occupancy and Demolition Permits

	2000	2001	2002	2003	2004	2005	2006	2007	Total
C.O.'s Issued	70	54	34	15	22	29	10	10	244
Demolitions	0	3	1	6	8	11	11	6	46
Net	70	51	33	9	14	18	-1	4	198

Source: New Jersey Construction Reporter published by the DCA

Besides certificate of occupancies issued, land value is another indicator of development pressure as well as the state of the economy. Table 11, Price of Development Rights shows the price per acre to preserve 13 farms from 1999 through 2006. From 1999 through 2004 the price per acre for development rights remain relatively consistent. Depending on the size of the farm, soil type and other considerations the price range from \$10,915/acre to high of \$25,000/acre. However, the residential real estate boom from 2000 to 2005 greatly influenced the price of development rights. In 2006 the price of development rights grew from a low of \$51,000/acre to \$73,500/acre. This is roughly a 100% to 200% increase in the price of development rights in a two year period. Today, due to the poor real estate market, the price of development right is decreasing. For example, in 2006 the Purdey farm was purchased for \$62,000 per acre while in 2008 the Amdur farm was purchased at \$37,000 per acres. However, this decrease is only anticipated in the short run and over the long run it is anticipated that the price of development rights will continue to increase at a pace parallel to the real estate market.

TABLE 11
Price of Development Rights

Farm	Year	\$/Acre	Zone
Ditmar	1999	13,520	AG
Quiet Winter	1999	16,160	AG
McCraine I	2001	10,925	AG
Blackburn	2001	16,700	AG
McCraine II	2002	14,725	AG
Barney	2002	25,000	AG
Colts Neck Twp.	2002	18,390	AG
Barclay	2002	17,000	AG
Sessa	2004	19,270	AG
Cohen	2006	4,500	AG
Medlin	2006	73,500	A-1
Cooley	2006	51,000	A-1
Purdey	2006	62,000	AG
Amdur	2008	37,000	AG
Hammond	2008	91,000	A-1

Source: 2008 *Monmouth County Farmland Preservation Plan* and data provided by the Monmouth County Agriculture Development Board

V. FARMLAND PRESERVATION PROGRAM - OVERVIEW

County Agricultural Development Areas

The Agriculture Retention and Development Act of 1983 authorized County Agriculture Development Boards to identify Agricultural Development Areas where agriculture is preferred, but not necessarily the exclusive use of the land. On January 4, 2006 the MCADB adopted a new General Location Map of Agricultural Development Areas dated December 15, 2005. The Colts Neck portion of this map is depicted on MAP 5 "Monmouth County Agricultural Development Areas". As shown approximately 5,316 acres or 26% of Colts Neck's total land area is located in the County Agricultural Development Areas. In Colts Neck, the County's Agricultural Development Areas consists of a contiguous band, extending from the east to the west through the center of the Township. The Agricultural Development Areas encompass the lands containing prime agricultural soils and exhibiting the following characteristics.

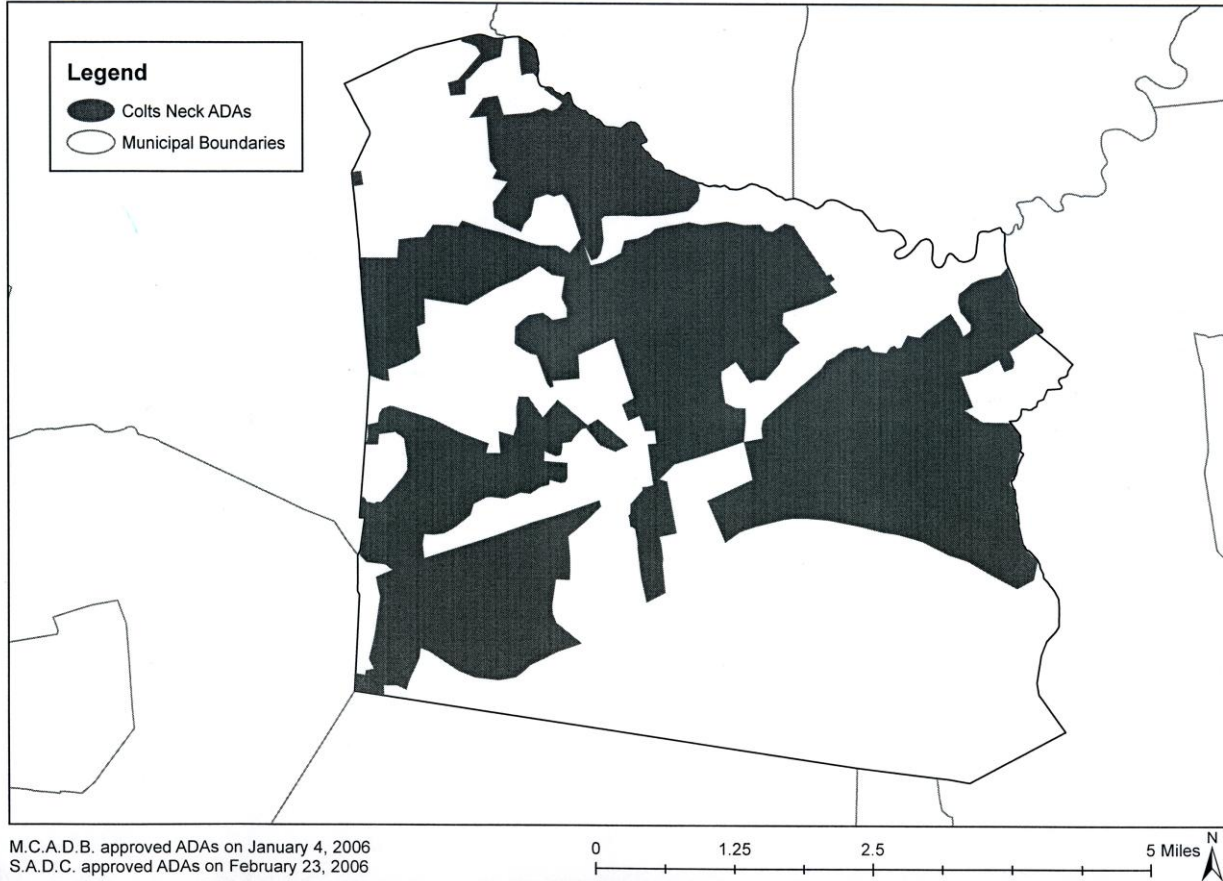
1. Encompasses productive agricultural lands which are currently in production or have a strong potential for future production in agriculture and in which agriculture is a permitted use under the current zoning ordinance;
2. Is reasonably free of suburban and conflicting commercial development;
3. Comprises not greater than 90% of the agricultural land mass in the Township;
4. Consists of a parcel or group of reasonably contiguous parcels with a minimum total area of 50 acres.

MAP 5



Agricultural Development Areas in Colts Neck

Monmouth County Agriculture Development Board
One East Main Street, Freehold, NJ 07728 (732) 431-7460



Farmland Preserved to Date by Program

Seventeen farmers have permanently preserved 873.3 acres through the farmland preservation program as of December 2012.

The Municipal Planning Incentive Grant program enables the State Agriculture Development Committee to provide grants to eligible municipalities to purchase development easements for permanent preservation of farmland in designated project areas. To be eligible a municipality must have an agricultural advisory committee, maintain a dedicated source of funding for farmland preservation, prepare a farmland preservation plan element and adopt a Right to Farm ordinance. To date, Colts Neck Township has preserved 114 acres through this program (Table 12).

TABLE 12

Municipal Planning Incentive Grant Closed Farms			
Farm	Block	Lot	Acreage
Medlin	1.01	38	6.713
Cooley	14	9	8.318
deGroot	7.30	5	22.912
Cohen	9	5	12.4
Hammond	17	19 & 20	19.784
Amdur	9	11 & 12	44.037
		TOTAL	114.2

The County Easement Purchase Program was a staple of the Farmland Preservation Program for two decades but has transitioned into the County Planning Incentive Program. Through the County Easement Purchase Program landowners sold development rights to the county. When landowners sold their development rights, also known as development easements, they retained ownership of their land, but agreed to permanent deed restrictions on the land to allow only agricultural uses. The State Agriculture Development Committee provided counties with grants to fund approximately 60 percent of the costs of purchasing development rights on approved farms. Table 13, Monmouth County Easement Purchase shows Colts Neck preserved 480.8 acres through this program.

TABLE 13

County Easement Purchase Program Closed Farms			
Farm	Block	Lot	Acreage
Blackburn	21	5	85.572
Mumford	22	17	104.1
Dittmar	23	18 & 19.01	86.769
Thompson	23	15	64.668
McCrane I	34	2	72.269
McCrane II	34	18 & 19	37.654
Sessa	43	4 & 5	29.7766
		TOTAL	480.8

The County Planning Incentive Grant Program is the successor to the County Easement Purchase Program. The newer program encourages a comprehensive planning process for farmland preservation at the county level. It offers several other advantages over the traditional easement purchase program including enabling counties to accept and process farmland preservation applications year round, rather than once a year; reducing the timeframe from landowner application to closing. This also rewards counties that complete

transactions in a timely manner with the potential for additional funding. To date, no farm in Colts Neck has been preserved through the County Planning Incentive Grant Program.

The State Agriculture Development Committee (SADC) purchases development rights or farmland outright for preservation purposes under its state acquisition program. Landowners can either sell the development rights to their land and continue to own the farm, or sell their land outright. In both cases, the land is permanently deed-restricted for agricultural use. When SADC purchases farms outright, it resells them at public auction as permanently preserved farms. Table 14, SADC Direct Easement Purchase shows that Colts Neck has permanently preserved 278.36 acres of farmland through this program.

TABLE 14

SADC Direct Easement Purchase Program			
Farm	Block	Lot	Acreage
Barclay	34	15.01	46.53
Barclay	34	15.02	51.01
Colts Neck Twp	43	2, 2.01 & 2.02	27.314
Barney	39	6	45.567
Purdey	5	2	107.935
		TOTAL	278.36

The State Agriculture Development Committee provides grants to nonprofit organizations to fund up to 50% of the fee simple or development easement values on farms to ensure their permanent preservations. To date, no farms in Colts Neck Township have been preserved by a non-profit organization such as the Monmouth County Conservation Foundation.

The Farm and Ranch Lands Protection Program (FRPP) is a Federal program managed by the USDA Natural Resources Conservation Service (NRCS). The goal of the program is to protect farm and ranch lands that contain prime, unique, or statewide and locally important soils or historic and archaeological resources from conversion to non-agricultural uses. The program preserves valuable farm and ranch lands for future generations. USDA NRCS achieves this goal by working cooperatively with State, Tribal, and local governments and nongovernmental organizations. So far no farm has been preserved in Colts Neck using Farm and Ranch lands Protection Program funding.

Consistency with the SADC Strategic Targeting Project.

The primary goals and objectives of the SADC Strategic Targeting Project are as follows:

1. To coordinate farmland preservation/agricultural retention efforts with proactive planning initiatives.

2. To update/create maps used to target preservation efforts; and
3. To coordinate farmland preservation efforts with open space, recreation and historic preservation investments.

The SADC's Strategic Targeting Project provides the foundation for the Department of Agriculture's Smart Growth Plan and helps secure the land base that will sustain the Garden State's agriculture industry into the future. The Project's first goal assists in implementing the State Development and Redevelopment Plan by coordinating municipal, county, and other regional plans and development regulations with the State Plan's centers and planning area priorities. Furthermore, the strategic targeting of farmland for preservation helps to avoid conflicts with other types of infrastructure investments, such as highway and wastewater system expansions. The Project provides farmers, landowners and developers with more predictable information, accommodating limited development without sacrificing the most productive agricultural soils. The Strategic Targeting Project incorporates the latest GIS technology and data while supporting other related strategies transcending political boundaries, such as ground water and watershed planning.

This Farmland Preservation Plan and the Township's Farmland Preservation Program are consistent with the SADC Strategic Targeting Project, SADC rules (NJAC 2:76-17A) as well as the Planning Incentive Grant Statute (NJSA 4:1C-43.1).

Targeted farms for participation in the Township's Farmland Preservation Program are all farms within the County Agricultural Development Areas that meet the SADC minimum eligibility requirements (NJAC 2:76-6.20).

The Colts Neck Farmland and Open Space Committee and Township staff have an excellent working relationship with the Monmouth County Agriculture Development Board (MCADB) and staff. The Township is in constant contact with the MCADB regarding farmland related issues such as approved site specific agricultural management practices, statutes of farmland preservation applications, establishing Agricultural Development Areas and funding issues as well as local outreach to area farmers. The MCADB staff has been readily available and has played an integral role in implementing the Township's Farmland Preservation Program and preserving almost 900 acres of farmland through the purchase of development rights.

Eight Year Program

The eight year program is a voluntary program. Farmers voluntarily agree to maintain their land in agricultural production in exchange for eligibility to grant programs. There are two types of eight year programs: municipally approved programs which require formal agreements among the landowner, municipality and county and non-municipality approved program, which require an agreement with only the landowner and the county.

Landowners enrolled in both municipally and non-municipally approved programs receive no direct compensation for participating but are eligible to apply to the State Agriculture Development Committee (SADC) for grants that fund up to 50% of the costs of approved soil and water conservation projects. Additionally, those in municipally approved programs enjoy greater protections from nuisance complaints, emergency fuel and water rationing, zoning changes and eminent domain actions.

Currently there are no farmers involved in a municipally approved or non-municipally approved eight year Program in Colts Neck.

Coordination with Municipal and County Open Space Preservation Initiatives.

Inter-agency cooperation can achieve greater results in protecting natural resources as compared to the Township alone. The Township works routinely with the Monmouth County Planning Board, Monmouth County Department of Parks and Recreation, NJSADC and NJDEP Green Acres Program. The Township attempts to work with these agencies to manage active projects and evaluate future joint acquisitions.

Map 6, Colts Neck Greenways Project shows the spatial relationship between the Township's open space, parks and the County Agricultural Development Areas. As shown, virtually every open space parcel is in the County Agricultural Development Areas and in close proximity to existing farmland. The Township will continue to pursue open space acquisitions in this area in order to concentrate open space in a large contiguous area.

The Monmouth County Open Space Plan, prepared by the Monmouth County Park System identifies greenways as a major element of the countywide system of trails to protect stream valleys and enhance water quality and wildlife habitat. To that end, the County has proposed a series of municipal greenways in Colts Neck that are shown on Map 6, Colts Neck Greenways Project. The County has designated Colts Neck as the lead agency to acquire and manage these trails. The County has asked municipalities to include these trails in their local Master Plan and Development Regulations. The Township has not chosen to pursue these trails proposed by the County due to limited financial resources and a lack of public support. If public support for a trail system increases in the future, the Township would consider implementing the County's Municipal Greenway Trails.






It should be noted that Monmouth County and its municipal partners carefully coordinate the location of greenways and trails and adjacent agricultural uses so that there are adequate buffers between the uses and that the needs of the farmer are supported. The Monmouth County Park System, itself, frequently uses vegetative buffers to transition between the land uses and also posts signs. In addition, consideration is given to maintaining water rights for farmers via irrigation easements that may traverse a trail or greenway. Sometimes, access easements are granted to either the farmer or the government entity to ensure the continued ability to maintain the open space or trail or drive equipment to a nearby farm field.



Colts Neck Greenway Projects

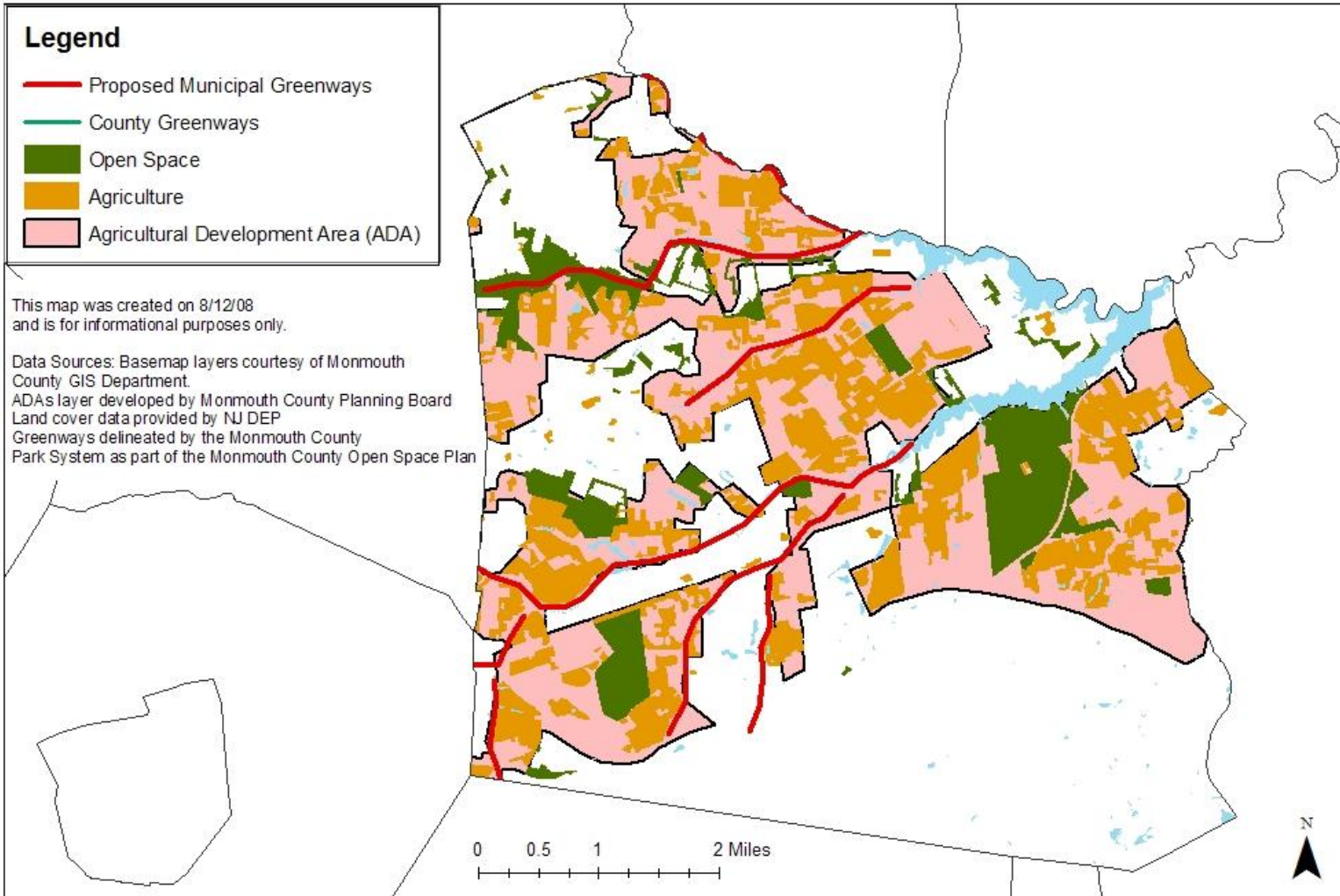
Monmouth County Agriculture Development Board
One East Main Street, Freehold, NJ 07728 732-431-7460

Legend

-  Proposed Municipal Greenways
-  County Greenways
-  Open Space
-  Agriculture
-  Agricultural Development Area (ADA)

This map was created on 8/12/08
and is for informational purposes only.

Data Sources: Basemap layers courtesy of Monmouth
County GIS Department.
ADAs layer developed by Monmouth County Planning Board
Land cover data provided by NJ DEP
Greenways delineated by the Monmouth County
Park System as part of the Monmouth County Open Space Plan



Farmland Preservation Program Funding Expanded by Source

Table 15, Farmland Preservation Program Funding Expanded by Source shows the acres purchased, price per acre, total cost, state share, county share and municipal share for the preserved farms in Colts Neck. As shown, a total of \$22,810,650 has been expended to preserve 873.3 acres in Colts Neck. Of this amount the State has expended \$14,998,507, the County has expended \$4,489,374 and the Township has expended \$3,322,770.

TABLE 15
Farmland Preservation Program Funding Expanded by Source

Original Owner	Acres Paid	Price Per Acre	Total Cost	State Cost	County Cost	Municipal Cost
Dittmar, G.	190.869	\$13,520	\$2,580,549	\$1,806,384	\$770,294	\$3,871
Quiet Winter Farms, Inc.	64.668	\$16,160	\$1,045,035	\$731,524	\$313,510	\$0
McCrane, J.	72.269	\$10,925	\$789,539	\$473,723	\$157,908	\$157,908
Blackburn & Robbins	85.572	\$16,700	\$1,429,052	\$857,431	\$400,078	\$171,543
McCrane, J.	37.654	\$14,725	\$554,455	\$332,673	\$155,225	\$66,557
Barney, E.	45.567	\$25,000	\$1,139,175	\$1,139,175	\$0	\$0
Colts Neck Twp.	27.314	\$18,390	\$502,308	\$502,308	\$0	\$0
Sessa, M.	29.7766	\$19,270	\$573,795	\$344,277	\$172,139	\$57,380
Cohen, M.	12.4	\$4,500	\$55,800	\$38,440	\$11,959	\$5,401
Medlin, J	6.713	\$73,500	\$493,406	\$288,156	\$119,866	\$85,384
Cooley, J.	8.318	\$51,000	\$424,218	\$254,115	\$100,191	\$69,912
Purdey, F.	107.935	\$62,000	\$6,691,970	\$3,831,693	\$1,157,711	\$1,702,567
Degroot/Colts Neck	22.912	\$63,000	\$1,443,456	\$851,181	\$349,265	\$243,011
Barclay	46.53	\$17,000	\$791,010	\$791,010	\$0	\$0
Barclay	51.01	\$17,000	\$867,170	\$867,170	\$0	\$0
Amdur	44.037	\$37,000	\$1,629,369	\$924,777	\$369,911	\$334,681
Hammond	19.784	\$91,000	\$1,800,344	\$964,470	\$411,318	\$424,556
TOTAL	873.3*		\$22,810,650	\$14,998,507	\$4,489,374	\$3,322,770

Source: 2008 Monmouth County Farmland Preservation Plan and Monmouth County Agriculture Development Board data

* Total acres preserved is 876.9. Because of water bodies and title issues landowners did not receive payment on a few acres.

Monitoring of Preserved Farmland

Monitoring and enforcing the terms and conditions of the development rights easement for farms purchased through the county easement program and the municipal planning incentive grants is the responsibility of the MCADB. Farms preserved through the SADC Direct Easement and Fee Simple Programs are monitored and enforced by the SADC.

All farmland preservation deeds of easement contain a provision granting the State or County access to the farm at all reasonable times solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions of the easement. The State or County must provide at least 24 hours advance notice of the inspection and must limit time of entry to daylight hours during regular business days of the week.

Colts Neck Township is the closest governmental agency to the preserved farms and knows the day to day operations of the farms. Therefore, the Township may be aware of potential violations before they are reported to the SADC or MCADB. The Township will use this local knowledge and assist the State and County agencies with their monitoring efforts to the greatest possible extent.

VI. FUTURE FARMLAND PRESERVATION PROGRAM

Preservation Goals

Colts Neck's one year preservation goal is to preserve one farm containing approximately 20 acres. In the long run, the amount of funding and landowner participation will dictate the successfulness of the Township farmland preservation program. The Township is pleased that it has preserved roughly 320 acres of farmland from 2006-2008. It is also reasonable to believe that funding allocations and landowner interest experienced in the past will continue in the future. Colts Neck's Fiscal Year 2014 Planning Incentive Grant application included the goals of preserving an additional 100 acres and 200 acres of farmland over the next five and ten years, respectively.

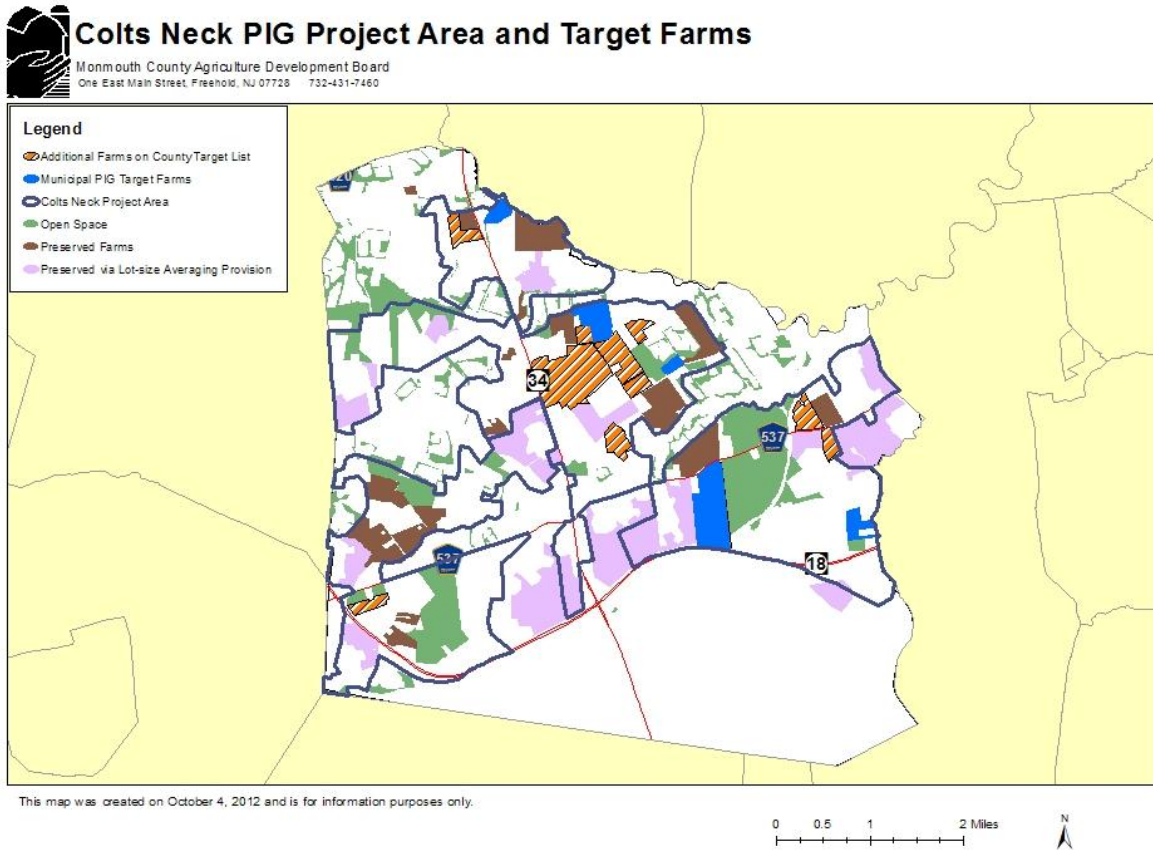
Project Area Summary

Colts Neck has delineated a project area that corresponds to Monmouth County's ADA as shown in Map 5. All Colts Neck farms in the Monmouth County ADA that meet the minimum eligibility requirements established by the SADC rules (NJAC 2:76-6.20) will be eligible to participate in Colts Neck's Municipal Farmland Preservation Program. For each given year, however, the municipal target farms list will be tailored to include the most promising and realistic candidates. Except for Vukovich and Schlumpf, the selections are not otherwise covered under the county's own target farms list.

Map 7, Colts Neck PIG Project Area and Target shows the spatial relationship between county and municipal targeted farms, preserved farms, open space, and deed restricted lots created by lot size averaging developments in Colts Neck. As shown all of Colts Neck's farmland preservation and open space efforts have been confined to a contiguous band within the Swimming River Watershed.

Colts Neck's project area consists of 9,321 acres or 46% of the Township's total land area. It consists of a large contiguous band, extending east to the west through the center of the Township north of Naval Weapons Station Earle.

MAP 7



Minimum Eligibility Criteria

For farms to be funded through the Municipal Planning Incentive Grant, the farm must meet the minimum eligibility requirements established by the SADC. This means for farms ten acres or less in size, the farm must meet the following requirements.

1. Produce agricultural or horticultural products of at least \$2,500 annually
2. At least 75% of the land is tillable or a minimum of five acres whichever is less
3. At least 75% of the land, or a minimum of five acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production
4. The land must exhibit development potential

For farms greater than ten acres, in order to be eligible for the Farmland Preservation Program, the farm must meet the following criteria:

1. At least 50% of the land or a minimum of 25 acres, whichever is less, is tillable
2. At least 50% of the land or a minimum of 25 acres, whichever is less, consists of soils capable of supporting agricultural or horticultural production and
3. The land must exhibit development potential

For farms entering the Monmouth County Planning Incentive Grant Program, the farms must meet the municipal planning incentive grant eligibility requirements and also must be a minimum of 25 acres or be adjacent to preserved farmland and have a soil score of 55 or greater.

For farms entering the SADC Direct Purchase Programs, the farms must meet the minimum eligibility requirements established by the State.

It is not anticipated that the Township will purchase any future development rights on a farm that does not meet the SADC minimum criteria and without State or County funding. However, the Township reserves the rights to consider a 100% sponsored municipal project in the future based on the farm's location, size, soil type, development pressure and other relevant factors.

Ranking Criteria to Prioritize Farms

Ideally, the Farmland Preservation Program would rank and prioritize farms by size and amount of prime agricultural soils. Larger farms with high percentages of prime agricultural soils would receive a higher ranking than smaller farms with less desirable soils. However, as previously stated, landowner participation is at least one half of a successful farmland preservation program. If the Township limited its efforts to a few large farms with the best soils, our preservation efforts would stall, waiting for these landowners to enter the program. Meanwhile, the Township's overall agricultural base would erode with smaller farms being converted to residential developments. Therefore, all farms in the County's Agricultural Development Areas meeting the minimum eligibility criteria established by the SADC are a priority to the Township.

As long as funding is available, all eligible applications will be supported. If the number of applications exceed funding levels, the applications will then be ranked by size, percentage of prime agricultural soils and soils of statewide importance, tilled acreage, and other factors.

To date, the demand for the Farmland Preservation Program by Township farmers has been moderate. However, if multiple applications are submitted the Township will rank the applications in accordance with the prevailing standards of the MCADB. The MCADB prioritizes applications on the basis of such factors as a parcel's proximity to other preserved farms, percent tilled, 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 county itself is interested in farms greater than 25 acres, with a soil score of 55 or greater, and a Site Assessment score of 110 or greater for the County PIG. The county will waive the minimum acreage if a parcel is adjacent to an already preserved farm. So far the county has identified the following Colts Neck farms as being eligible for the County PIG (Table 16).

TABLE 16
County PIG Target Farms

Owner	Farm	Location	Block	Lot	Acreage
Century Stables		Route 537	39	4, 2	48
Diacom.		Route 537	51	1.02	32
LJDRAY Vukovich	Wellspring	Route 537	48	25.01, 26 & 27	180
Maida, W. & A.		Five Points Road	41	29, 30	29
Mauro, A & C	Big M	Cross Rd	10	2	53
Morris, E & C		Laird Rd	20	2.01	26
Schlumpf, Lee	Conrad Smith Nursery	Obre Road	53	4, 5, 7	38
Sindlinger		Route 34	7.30	4	42
Spinella Family LLC		Phalanx Rd	33	3	41
Springsteen (Chapman)	Stone Hill Farm	Muhlenbrink Road	19, 20, 10, etc.	10, 14.02, 15 & 21; 1, 7; 3+	372

Source: Monmouth County FY2014 PIG Application

Policies Related to Farmland Preservation Applications

As indicated below, the Colts Neck Farmland Preservation Program does not contain any special requirements for application including residential dwelling site opportunities, division of premises, exceptions (severable/non-severable) etc. As long as an application meets the SADC's criteria for these amenities the Township will support the request.

Agricultural labor housing for full time employees of the farm is a permitted accessory use on farms. The Township allows one farm labor dwelling per 15 acres or one dwelling per eight horse stalls, for a total not to exceed three dwellings. To date, the Mumford and Blackburn farms are the only preserved farms to construct agricultural labor dwellings.

The Township has no special requirements regarding house replacement on preserved farms as long as the new house maintains all minimum yard and maximum building requirements. To date, no preserved farm has requested to replace its current house. However, if an application occurs, the Township will rely on the State and County policies and determinations on the replacement house size, location and impact on the agricultural viability of the farm.

No farms in Colts Neck have Residential Dwelling Site Opportunities (RDSO). These are floating housing opportunities that a farm over 100 acres in size may request as part of their deed of easement. At least one person occupying the RDSO must be actively engaged in the farm operation. If the Township was to receive a request, it would follow the SADC's Policy P-31 regarding RDSO's.

The Township has no formal policy on division of premises. If an application for a division of premises is submitted, the Township will follow the procedures established in Dilts v. Franklin Township Planning Board. In Dilts the courts found that the landowner should first apply to the County Agricultural Development Board and the State Agricultural Development Committee to evaluate the division and to make a determination as to the agricultural purpose of the subdivision and the agricultural viability of the divided parcels. Once the County and State agencies have made their determinations, the Township is required to approve the application and its function is simply a recognition of the findings of those agencies.

The Township has no formal policy on exceptions, either servable or non-severable. Exceptions are areas of a farm that are delineated by meets and bounds and excluded from the development easement. State, County and municipal funds are not expended on the exception and the farmland preservation development right restrictions do not apply to the exception land area. Non-severable exceptions cannot be subdivided from the preserved farm while severable exemptions can be subdivided and sold to a separate entity. The Township does not encourage or discourage the use of exceptions. However, if a landowner desired an exception the Township tries to ensure that its size and location makes sense from a farming operation. The use of exceptions often depends on the presence of nonagricultural uses on the site, future plans for the farm and whether or not acquisition is a joint project with some other agency that may need a trail or buying some of the land in fee simple. In Colts Neck several farmers have used nonseverable exceptions, while no landowners have chosen severable exceptions.

Funding Plan

Colts Neck has a \$0.012 per \$100 assessed value dedicated open space tax. The annual revenue from this tax is currently \$367,739. This account is used to finance the Township's share of agricultural easement purchases. This cost share varies between 16% and 18% depending upon the per acre value. As of April 30, 2013 this account contained a cash balance of \$492,944.98. It should be noted that this account is also used to pay down the

\$2,447,102.60 bond debt resulting from the Barclay, Five Point Park, deGroot, and other acquisitions.

The County of Monmouth set aside over \$8 million a year from its Capital Budget in 2007, 2008 and 2009 for its share of all farmland projects. The Monmouth County Farmland Program also receives another \$1.1 million a year in unrestricted money from the county's Open Space Trust Fund. Monmouth County did not need any new appropriations in 2010-2013 but has estimated a Capital Budget of \$13.5 million a year for 2014-2016.

As of April 2013, Colts Neck has a balance of \$726,000 in its state Municipal PIG Fund. In FY 2009, SADC awarded the township \$750,000 from the Green Acres, Farmland, Blue Acres, and Historic Preservation Bond Act of 2007. In FY 2011, the SADC set aside another \$500,000 for the township through the 2009 bond referendum. The Cicalese farm has received final approval from the SADC, encumbering \$524,000 of the \$1.25 million.

The amount of the Township's share for the development easements varies depending on the certified market value. The SADC and the County have policies regarding cost share requirements. The SADC will not fund an amount greater than 80% of the State's certified fair market value of the easement or the actual purchase price of the easement whichever is lower. In situations in which the State is cost sharing on an easement which has been acquired, or is being acquired; by a municipality, the SADC does not fund greater than 80% of State's certified fair market value of the development easement or 80% of the sum of the municipality's purchase price plus the interest of discount on bonds the municipality incurred in association with the acquisition of the development easement whichever is lower. The percentage the SADC will cost share is shown on Table 17, SADC Cost Share Sliding Scale.

TABLE 17
SADC Cost Share Sliding Scale

Easement Value Per Acre	SADC% Cost Share
From \$0.00 to \$1,000	80% above \$0.00
From > \$1,000 to \$3,000	\$800 + 70% above \$1,000
From > \$3,000 to \$5,000	\$2,200 + 60% above \$3,000
From > \$5,000 to \$9,000	\$3,400 + 50% above \$5,000
From > \$9,000 to \$50,000	60%
From > \$50,000 to \$75,000	\$30,000 + 55% above \$50,000
From > \$75,000 to \$85,000	\$43,750 + 50% above \$75,000
From \$85,000 to \$95,000	\$48,750 + 40% above \$85,000
From > \$95,000 to \$105,000	\$52,750 + 30% above \$95,000
From > \$105,000 to \$115,000	\$55,750 + 20% above \$105,000
From > \$115,000	\$57,750 + 10% above \$115,000

In Monmouth County, the State's share of the total cost of the easement determines the County's and Township's share. Monmouth County has chosen to fund the same percentage that the state will pay for the remaining cost of the easement. The Township is responsible for the rest. For example, if the state funds 60% of the purchase price, the county will fund 60% of the remainder (24% of the total cost). The Township will then fund 40% of the remainder (16% of the total cost). Although this 60-24-16 split is common throughout the county, in Colts Neck, due to easement values that exceed \$50,000/acre the Township frequently pays more than 16% of the total consideration.

If the Township is to meet its 1, 5 and 10 year preservation goals additional funding is required. The Township one year goal is to close on one farm. The Cicalese farm received municipal and county final approval in December 2012. The municipal share of this project is estimated to be \$144,000. For our five and ten year goals, the Township plans on preserving and additional 100 acres and 200 acres, respectively. Assuming an average cost of \$50,000. per acre and an SADC match of 60% an additional allocation of \$800,000 will be required to meet our five year goal and an additional \$1,800,000 is needed to meet our ten year goal.

Farmland Preservation Program Administration

Ultimate responsibility for the Township's farmland preservation program rests with the elected officials or Township Committee. However, in conjunction with adoption of this Plan, the Township Committee will adopt an ordinance establishing a new Agriculture Advisory Committee. This Committee will be charged with the day to day operation, processing applications and outreach to local farmers. The Agricultural Advisory Committee will consist of three members, a chairman and two farmers and will operate in conformance with N.J.S.A. 4:1C-43.1. A copy of the draft ordinance establishing a new Agricultural Advisory Committee is contained in Appendix I.

Technical administrative assistance in implementing the program is performed by the Township Administrator as well as through the Township Planning Department staff and Monmouth County Agricultural Development Board staff. Legal services are provided by the Township Attorney and engineering services are supplied by the Township Engineer.

Township staff has limited accessibility to geographic information systems capabilities (GIS). However, the Township is a member of the Monmouth County GIS consortium and has some GIS capabilities through the County. Additional GIS services could be supplied through the Township Engineer's office at a cost or by the SADC staff.

Factors Limiting Farmland Preservation Implementation

As previously discussed, there are two key factors to implementing a successful farmland preservation program; funding availability and landowner participation. These two factors generally have an inverse relationship with land value. That is as the cost of development rights increase, land owner participation rises and in turn the amount of available funding tends to decline.

Landowner participation is linked to market conditions. Experience has proven that once the cost of the development easement exceeds \$75,000 per acre for A-1 zoned farms and \$60,000 per acre for AG zone, landowner participation rises sharply. If the price for the development easement falls below these minimum thresholds, it will become more difficult to get new participants into the farmland preservation program.

The Township's Fiscal Year 2011A Planning Incentive Grant Funding Plan Status report indicates an allocation of \$1,250,000 in State Funds with an anticipated encumbrance of \$524,000 for the purchase of the Cicalese easement. Therefore, the Township Farmland Preservation funding is currently limited. The Township annual income stream from its 1.2 cents dedicated open space tax is simply too small to support major acquisitions alone. Therefore, as of this writing funding allocation is the largest obstacle and will impact the amount of farmland preserved without additional funding from the SADC. If all State and County Funding ceases in the future, the Township will bond new acquisitions up to the amount that can be supported by the Township's Open Space Tax.

VII. ECONOMIC DEVELOPMENT

Consistency with NJ Department of Agriculture Economic Development Strategies

In April 2006 the NJ Department of Agriculture updated the “Agricultural Smart Growth Plan for New Jersey”. Like the Agricultural Smart Growth Plan for New Jersey, Colts Neck recognizes the need to keep agriculture as a viable industry by stabilizing and fostering an active agricultural base. Municipalities must also facilitate investments in agricultural infrastructure, as well as eliminate obstacles that prevent farmers from accessing new markets.

This plan is also consistent with the Economic Development provisions of the *Monmouth County Farmland Preservation Plan*. Both plans believe that it is not enough to simply preserve farmland to keep farms in business. It is also important to strengthen existing markets for agricultural products and establish new market opportunities. In order to achieve this goal, both plans promote 1.) stabilizing and fostering investment in agricultural infrastructure, 2.) supporting, maintaining and expanding the business of farming and 3.) facilitating the creation of new markets to help farmers access an ever-changing marketplace.

The document entitled New Jersey Department of Agriculture 2011 Economic Development Strategies details strategies organized around the following sectors: produce, horticulture, field and forage crops, dairy, livestock and poultry, organic, seafood, equine, wine and general. The Township and its partners strive for consistency with this document by strengthening existing agricultural institutions and businesses and work to attract new ones, marketing local farms, conducting crucial scientific research and anticipating agricultural trends and support needs. Some of Colts Necks most active agricultural sectors are discussed below:

Field and Forage Crops

Over the past decades the amount of land devoted to cropland harvested has decreased. Today, Slope Brook Farm is the largest single field crop producer in town by farming hay and straw on approximately 1,700 acres of land.

Produce

Years ago, local farmers produced a variety of vegetables for national supermarket chains. However, today only Samaha Farms sells tomatoes, corn and vegetables to Pathmark and Wegmans' and Farmer Ed who farms Stone Hill Farms sells organic vegetables to Whole Foods. The majority of produce is sold at nearby community farm markets or at on-site temporary farm stands. Local community farm markets are located in Red Bank, Asbury Park, Highlands, Atlantic Highlands, Freehold Borough and other communities in Monmouth County. A real demand exists for locally grown fruits and vegetables and the viability of on-site farm stands and local community farmers markets will continue in the future. Continued

use and promotion of the “Jersey Fresh” marketing logo and branding materials can help encourage the sale of locally grown produce.

Agritourism

Halloween is a busy time of year for farm-oriented tourism , and local farmers such as Slope Brook Farm and Flowering Field Farm have developed a successful pick-your-own pumpkin business. In the fall many suburbanites make a family day in the country to pick pumpkins, go on hayrides, and then purchase fresh fruit and vegetables at venues such as Delicious Orchards. Pumpkin demand has steadily increased in recent years,. It is anticipated that pumpkin picking will continue to be popular and represents a real growth opportunity. Cross-marketing opportunities exist to coordinate with other pick-your-own operators such as Eastmont Orchards that specialize in apples and other fall produce. This could be done through digital and paper marketing materials, as well as advertisements and press releases.

Ornamental Horticulture

Monmouth County has one of the State’s highest housing costs with a 2006 median single family new home price of \$810,000. The influx of wealth capable of supporting these homes has resulted in an increased demand for nursery production and related products. Nurserymen and landscapers have taken advantage of this new market by installing and maintaining elaborate residential settings. This has resulted in a stable market for nurseries producing trees, shrubs and flowers for residential properties throughout Monmouth County. The nursery market is currently strong in Colts Neck and is a trend that is anticipated to grow in the future. Expansion of the “Jersey Grown” brand can help promote locally produced horticultural products.

Equine

During the past 25 years the horse racing industry has struggled due to casino gambling and the increased popularity of the State lottery. However, over recent years equine riding and training centers for recreational riding and horse competitions have thrived. This new expanding market has also benefited related industries such as feed, breeding, fencing, blacksmith and veterinary services. A robust equine industry is important for the economic health of local hay and straw operations as over 1700 acres of Colts Neck land are devoted to field crop production. It is expected that the equine related riding and training market in the Township will be the fastest growing equine sector in the future. One new marketing initiative in Monmouth County is the Open Space Pace racing event, initiated in September 2012 at Monmouth Raceway and expected to become an annual event.

Agricultural Industry Retention, Expansion and Recruitment Strategies

The Colts Neck Farmland and Open Space Committee is the local contact for the agricultural community. The Committee contains local farmers who are actively involved in agriculture. The Committee has first hand experience and knowledge with the needs of local farmers and is in constant contact with the agricultural community through local outreach programs.

The specific recommendation for promoting the economic viability of farming in Colts Neck are as follows:

1. The Farmland Preservation and Open Space Committee should continue their current practice of hosting educational seminars.

The Farmland Preservation and Open Space Committee periodically host luncheons for the agricultural community. Guest speakers followed by a question and answer period update participants on local agricultural issues. Previous speakers have discussed the tax benefits of the donation of land and/or bargain sales as well as estate planning options and strategies. The Committee should also seek to partner with others in the region to sponsor forums on issues like estate planning and the Farm Link program.

2. Work with farmers, the County, the State and the Colts Neck Business Preservation Committee to develop strategies for marketing Colts Neck farm products.

Communication between government agencies, farmers and business leaders would allow individuals to share innovative ideas and coordinate work efforts. Colts Neck has successful regional markets such as Delicious Orchards, pick your own pumpkins and apples and vineyards which could benefit from increased and coordinated marketing as well as the establishment of new farms offering related services that are not in direct competition.

Another potential outlet that should be explored is increased participation in the Jersey Fresh program. For over 20 years, the Jersey Fresh Program has been a successful marketing tool to strengthen consumers awareness that a product was grown locally.

3. Expand opportunities for farmers to establish and benefit from seasonal farm stands.

Colts Neck produces a variety of field crops and vegetables for residents who enjoy locally grown fresh food. Farmers also benefit from the ability to market their products on-site, as it allows them to sell directly to customers rather than “middleman” wholesalers or retailers. The Township has several seasonal farm stands including but not limited to Slope Brook Farms, Casola Farms, Smith Farm and Cooke Farm. These farms currently operate individual stands but should consider the benefits from

economies of scale and partner together to create a weekend farmers market along Route 34 in the business zone. This would take advantage of the weekend traffic to Delicious Orchards as well as the pumpkin picking season.

Community farm markets also exist in Red Bank and Freehold Borough. Greater coordination between the farm stand operators is needed to form partnerships and combine advertising and marketing resources. The Township should also review its current zoning ordinances regarding temporary and permanent farm stands to determine if changes are needed in this area.

4. Promote and develop new opportunities for “nitch farming”.

Nitch farming represents a potential market by producing products not typically generated by larger or conventional producers. Nitch farming in Colts Neck includes organic farms, manure composting as well as raising alpaca for wool production. The Farmland and Open Space Committee should partner with area farmers to identify new markets and expand nitch farming opportunities. In addition, organic farming is a fast growing and very profitable segment of agriculture. The Farmland Preservation Committee should promote organic farming and educate local farmers regarding the regulatory requirements for the production and sale of organic products.

5. Assist farmers in accessing agricultural education and market outreach agencies.

The Farmland and Open Space Committee should continue to educate farmers on the available supportive services at nearby governmental agencies (Rutgers Cooperative Extension, New Jersey Agricultural Experiment Station, Soil Conservation District, etc.). In addition the committee should continue its semiannual newsletter to all farmers. The newsletter reports on farmland preservation efforts as well as other agricultural issues.

6. Establish flexible land use regulations for farms while preserving the Township scenic and rural landscape.

The current Development Regulations should be reviewed to determine if existing ordinances represent true obstacles to the economic expansion and retention of farming. Burdensome and unrealistic regulations should be modified if it is determined that the change will not have an adverse impact on the Township’s scenic and rural landscape, resident population or unique natural resources such as the water quality of the Swimming River Reservoir.

Business Suppliers/Distributors and Anticipated Trends

Retail Distributors

Monmouth County's agricultural resource base, while significant, does not support many regional distributors of farm equipment and supplies. Most large scale capital expenditures by local farmers are from regional distributors in Pennsylvania or southern New Jersey. However, opportunities exist for small retail distributors such as Hemlock Hill Farm that sell feed, hay, straw shavings and a wide variety of horse and pet supplies to farms in Colts Neck and in adjoining communities. Area farms also rely on the Internet, mail order and trade publications to obtain necessary inputs.

There are no major grains or vegetable processing facilities in Monmouth County. However, Slope Brook farm packages the vegetables and hay it grows for limited regional distribution. Slope Brook leases roughly 1,700 acres throughout Colts Neck and the surrounding area to support its operation. In addition, Samaha Farms sells tomatoes, corn and vegetable to Pathmark and Wegman's whereas Farmer Ed who farms Stone Hill Farms sells organic vegetables to Whole Foods.

With the increased popularity of equine activities, tack shops selling riding necessities and apparel have thrived. It is anticipated that this trend will increase and continue in the future.

Processing

Processing often adds value to agricultural products and expands market opportunities. Processing of agricultural output is limited to Eastmont Orchards/Delicious Orchards, Laird's Apple Jack Distillery and Four JG's Vineyard. Eastmont Orchards process apples into apple cider, prepare pies and gift baskets as well as other products for sale at Delicious Orchards. Laird's Apple Jack is the oldest distillery in New Jersey. This plant processes locally and nationally grown apples and grain into Apple Jack and a variety of liquors. Four JG's Vineyard processes grapes and apples grown on site into wine, grape juice or cider which are sold on-site and at local liquor stores. It is anticipated that these processing activities will continue in the future with limited growth or expansion.

Agricultural Support Implementation

The Colts Neck Farmland and Open Space Committee will in conjunction with the about to be formed Agricultural Advisory Committee be the lead agency implementing this economic development plan. This Committee receives a small annual appropriation of over \$3,000 from the Township Budget. Due to budget constraints combined with increased operating and contractual costs the likelihood of this appropriation to be significantly increased is low. However, in order to successfully implement an economic development plan, additional funding is necessary. The Farmland and Open Space Committee and Agricultural Advisory

Committee will need to explore other funding sources at the Federal, State and County levels. It is anticipated that new agricultural facilities and infrastructure would also be financed by trade groups and associations, such as the Commercial Vegetable Growers Association or the Thoroughbred Breeders Association.

Private industry also represents a potential resource. The Farmland and Open Space Committee, Agricultural Advisory Committee and Business Development Committee should form a partnership to solicit the business community and develop a coordinated marketing strategy benefiting all Colts Neck farmers.

Timing to implement a successful economic development plan will depend upon funding availability. It is recommended that the Farmland Preservation Committee continue hosting educational luncheons, mail newsletters to the agricultural community, assist farmers in maintaining temporary farm stands and develop new markets for niche farming. Over the next five years it is a goal to develop a coordinated marketing strategy advertising locally grown Colts Neck products as well as expand and increase the popularity of equine events such as the Wachovia Jumper Classic at Beacon Hill which offers \$50,000 in prize awards in its Grand Prix Classic.

Agriculture Representation in Economic Development Organizations

The Colts Neck Farmland and Open Space Committee contains local farmers who are actively involved in agriculture. The Township does not have a Chamber of Commerce but does have a local non-profit agency known as the Colts Neck Business Association. This is a group of local business owners who strive to attract new businesses to the area, which in turn will benefit the existing business community. Brock Farms is an active member of the Association and advances agricultural interests. In addition, the owner of Slope Brook Farm sits on the Monmouth County Board of Agriculture, New Jersey Farm Bureau, and the USDA Farm Service Agency.

The largest investment needed to enhance the viability of Colts Neck farms is increased participation in the farmland preservation. The rising cost of land combined with the loss of farmland to other uses is slowly eroding the agricultural base. In order to maintain agriculture as a viable industry, the loss of farmland must be stopped to maintain an active agricultural base.

The second critical investment is recruiting, educating and training the next generation of farmers. Other business opportunities are out competing agriculture and investment in the next generation of farmers is needed. Without a new infusion of highly trained and savvy farmers, profit margins will fall and individuals who would normally work in agriculture will turn to other industries based upon economic decisions alone.

VIII NATURAL RESOURCE CONSERVATION

Natural Resource Protection Coordination

Monmouth County's US Department of Agriculture – Natural Resource Conservation Service (NRCS) field office is located at the County Agricultural Building, 4000 Kozloski Road, Freehold, New Jersey. The Natural Resource Conservation Service provides assistance to private land owners in the conservation and management of their soil, water and other natural resources. The NRCS works with landowners to create conservation plans that address the conditions of their natural resources. The Conservation Plans are designed to protect, conserve and enhance natural resources as part of the larger environment. Conservation Planning is a natural resource problem solving and management process. The process integrates ecological, economic and social considerations to meet private and public needs. The approach improves natural resource management, minimizes conflicts and addresses problems and opportunities.

Freehold Soil Conservation District covers Monmouth and Middlesex Counties and is also located in the County Agricultural Building on Kozloski Road. The Freehold Soil Conservation District is part of the New Jersey Natural Resources Program. Their goal is to administer programs to help conserve, improve and sustain our natural resources and environment. The current role of the Freehold Soil Conservation District is to promote sound soil and water conservation practices on the land in order to protect topsoil and water resources. Essentially, the Soil Erosion and Sediment Control Act requires a Soil Erosion Plan certification for all residential subdivisions and for commercial projects disturbing 5,000 s.f. or more land area. Although most agricultural activities are exempted, commercial farms building structures that disturb more than one acre or covers more than ¼ acre with impervious surfaces may require Freehold Soil Conservation District certification due to the new Stormwater Management Rules.

Natural Resource Protection Programs

When funding is available, the SADC's Soil and Water Conservation Grant program provides up to 50% matching funds to landowners in the permanent or eight year preservation program to implement soil and water conservation projects. These projects not only protect soil and water resources, but increase productivity and profitability for the farmer. Eligible projects include terrace systems, diversions, water impoundment reservoirs, irrigation systems, sediment retention, erosion or water control systems, drainage systems, animal waste control facilities and land shaping and grading.

Federal Conservation Programs include but are not limited to the Conservation Reserve Enhancement Program (CREP), Environmental Quality Incentives Program (EQIP) and Wildlife Habitat Incentives Program (WHIP). The CREP is a voluntary land retirement program that helps agricultural producers protect environmentally sensitive land, decrease erosion, restore wildlife habitat and safeguard ground and surface water. For the landowner,

CREP is not just a cost effective way to address rural environmental problems and meet regulatory requirements; CREP can also provide a viable option to supplement farm income as well.

EQIP provides a voluntary conservation program for farmers that promote agricultural production and environmental quality as compatible national goals. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land. EQIP offers contracts for a maximum term of ten years and may cost share up to 75% of the cost to implement conservation practices.

The WHIP is a voluntary USDA program for people who want to improve or develop fish and wildlife habitat. The program provides both technical and financial assistance to establish and enhance habitat for priority species and habitat types. Land owners work with the NRCS to prepare and implement a wildlife habitat development plan. The plan becomes the basis for a contract which, if funded through a competitive ranking process, provides payments for completed practices that create or improve the approved wildlife habitat. There is no financial limit on WHIP contracts although most average around \$15,000.00

The following is a listing of other NRCS programs:

1. Agricultural Management Assistance – Reduces the economic risk of adopting new conservation measures for a limited resource.
2. Conservation Reserve Program – A program where farmers receive annual rental payments and cost share assistance to establish long-term resource conservation on eligible farmland.
3. Conservation Security Program – Rewards producers who are actively protecting soil and water quality on their cropland and pasture.
4. Farm and Ranch Land Protection Program – Federal dollars to support State, local and non-governmental organizations in farmland preservation efforts.
5. Grassland Reserve Program – Provides funding to restore and protect private grasslands, pasturelands and certain other lands while maintaining the areas in grass.
6. Wetlands Reserve Program – Offers landowners a chance to receive payments for restoring and protecting wetlands on their property.

The NJDEP Landowner Incentive Program provides technical and financial assistance to private landowners interested in conserving threatened and endangered plant and animal species on their properties. Potential projects include vernal pool restoration, prescribed burns and stream fencing. The State is particularly focused on grassland with regional

priority areas on lands adjacent to Wildlife Management Areas and other permanently protected areas.

In the past Colts Neck farmers have obtained Soil and Water Conservation Grants. However, today no local farm is participating in the program, mainly because the funds have run out. If the program is ever reinfused with funds, increased education about the program would be beneficial, particularly if targeted to absentee landowners. Moreover, tenant farmers would be more likely to apply if they are able to work out long-term lease arrangements with their landlords or agreements to split the costs of capital improvements.

Water Resources

As indicated in Section II, Agricultural Base, the 2009 Farmland Assessment Forms reported that only 180 acres of land were irrigated in Colts Neck. However, Richard Obal from Rutgers Cooperative Extension reported that Colts Neck contains four farms with water allocation permits and are irrigating a total of 280 acres. Mr. Obal estimated that another 120 irrigated acres exist on smaller farms that do not need water allocation permits.

Water resources generally consist of surface and subsurface waters. Surface water sources include streams and ponds. Most irrigation ponds in the Township are not natural but are manmade waterbodies created by damming streams. Ground water sources consist of drilling wells into the Englishtown or Raritan-Magothy aquifers. The Englishtown aquifer has ample capacity to service Colts Neck farmers while the Raritan-Magothy aquifer has limited capacity due to salt water intrusion.

The actual quantity of water consumed varies depending upon the agricultural activity. Horse breeding, training and boarding facilities use very little water. Field crops (pasture, hay, soybeans, alfalfa and field corn) typically require no irrigation and only need supplemental water during drought periods. Horticultural crops (nurseries, farm stand vegetables and greenhouses) require substantially more irrigation. Rutgers Cooperative Extension has indicated that a typical acre of horticultural crops need up to one inch of water per week. This equals to approximately 50,000 gallons of water per acre per growing season through overhead spray irrigation. Trickle irrigation systems require substantially less water due to less evaporation and utilize roughly 18,000 gallons per acre per growing season. Farming or nursery activities using groundwater and surface water are issued Agriculture Water Diversion Permits by the NJDEP. This permit allows up to 100,000 gallons of water per year to be pumped by registered farm operators. This is a self monitoring program of the NJDEP where property owners submit year end water consumption reports to the DEP. Registered farms in Colts Neck include Eastmont Orchards, Abbatiello's Stone Hill Road farm and DeGennaro's Phalanx Road farm.

Farmers can obtain assistance with irrigation and water quality enhancement projects through the United States Department of Agriculture-Natural Resource Conservation Service (USDA-NRCS). The NRCS prepares conservation plans for both preserved and

nonpreserved farms. These plans may identify water needs and delivery systems as well as conservation practices. The NRCS and its sister agency, the Farm Service Agency, can help landowners obtain cost-share grants to implement these plans.

There are several techniques to better manage soil for water conservation. The goal is to increase the organic content of the soil to improve its water holding capacity. This can be accomplished by spreading manure, applying composts and reducing tillage. Slope Brook Farms, Juliano Farm, and Casola Farms annually apply manure and/or compost on their leased land to improve soil quality.

When managing plants for water conservation, farmers should select species adapted to local conditions. Native and drought tolerant plants can help reduce water needs. Crop rotation is also a beneficial practice.

Waste Management Planning

Farms need to manage various waste streams: animal, organic, and solid. Animal waste has the potential to impact ground and surface water quality. If poorly managed, such waste products may introduce unwanted bacteria into water supplies. To prevent these problems many equine and livestock owners in Colts Neck work with the NRCS to develop manure management plans. Also, depending on their scale, animal-feeding operations that exceed certain livestock population thresholds are required by the State to obtain New Jersey Pollutant Discharge Elimination System (NJPDDES) permits and develop animal waste management plans.

As required by law, the New Jersey Department of Agriculture adopted regulations in March 2009 that require all livestock farm owners to responsibly manage the manure generated on their operations – including those with horses, dairy cows, cattle, swine, goats, sheep, poultry and all other domesticated species defined as livestock. The deadline for filing plans was September 2010 and the deadline for implementation March 2012. Several Colt Neck Township farmers have been impacted by the new rules and have prepared animal waste management plans.

Most large equine facilities store compost and dispose of animal waste on-site. However, for smaller farms, Slope Brook Farms provides a manure collection service. The manure is collected by Slope Brook Farms and then mixed with the topsoil on other cropland farms and used as a soil additive. Other farmers partner with services who transport manure and animal bedding to mushroom growers in Pennsylvania.

Tree services often store and grind tree limbs and branches generated from their commercial activities into mulch. Beckers Tree Service is the only business conducting this operation in Colts Neck. However, the NJDEP filed suit against Beckers in the Superior Court in Freehold for operating a Class B Recycling Facility without a permit. Honorable Judge Lehrer has

ruled in the State's favor and has demanded Beckers Tree Service remove all material from the site and to restore it in its natural condition by 2010.

Organic debris may also be burned with proper permits. Quiet Winter Farm obtained a burn permit from the NJ DEP to reduce a large brush pile on the property.

Fall leaf collection represents another recycling opportunity. The Township pays to deposit leaves on the deGroot and Juliano farms where they are mixed with the topsoil as a soil amendment, improving moisture holding capacity and fertility. The Squillare farm also receives leaves that are composted and sold to others as a soil additive.

Energy Conservation

Energy Conservation represents an opportunity and is currently under utilized. The state legislature passed P.L. 2009, c. 213 to allow the development of renewable energy systems on preserved and unpreserved farms within certain parameters. The State Agriculture Development Committee was then charged with the task of developing solar and wind energy generation rules that apply to preserved farms as well as new solar and wind facility Agricultural Management Practices (AMPs) under the Right to Farm Act.

Due to the size of most farms, building rooflines are more easily oriented to take advantage of the full utilization of renewable energy resources such as solar power. In spite of the State rebates and lower utility costs, most farmers have not converted to solar power. The use of solar power is being hampered due to the initial capital expenditure and period of time required to recoup this expenditure.

Wind power is another renewable resource that is not being utilized in the Township. This could be attributed to zoning regulations which prevent the erection of windmills over 25' in height without a variance. Another limiting factor is simply the lack of consistently forceful winds in interior Monmouth County. The Township should review this issue and determine if reasonable standards could be developed to allow windmills on the larger farms (greater than 50 acres) while screening the structures from public view.

Outreach and Incentives

The Colts Neck Agricultural Advisory Committee will work in conjunction with MCADB staff to distribute literature and direct local farmers to the resources offered by Natural Resources Conservation Service and other agencies. The committee publishes a periodic Farmland Preservation Bulletin informing local farmers of the availability of preservation and natural resource management programs. The NRCS Freehold Service Center itself conducts extensive outreach. Employees produce newsletters, attend Board of Agriculture meetings, forward information to the township, MCADB and the Freehold Soil Conservation District Board, and set up booths at the Monmouth County Fair as well as municipal fairs. Staff

members also give talks such agricultural groups and associations such as Central New Jersey Vegetable Growers.

Based on feedback received from local farmers, existing outreach programs have been effective in meeting landowner/farmer needs and environmental objectives.

IX AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION & PROMOTION

Right to Farm

The State of New Jersey adopted the Right to Farm Act in 1983 and amended it in 1998 (N.J.S.A. 4:1C-1). The purpose of the Right to Farm Act is to retain agricultural activities that would serve the best interest of all citizens of the State by insuring the social, economic and environmental benefits that accrue from one of the largest industries in the Garden State. The Act recognizes that several factors have combined to create a situation where State and local regulations may unnecessarily constrain essential farm practices. It is the express purpose of the Act to establish the protection of commercial farm operations from nuisance actions where recognized methods and techniques of agricultural production are applied as a policy of the State.

Colts Neck Township adopted its Right to Farm Ordinance on December 11, 2002 (Appendix II). This Ordinance follows the State's Right to Farm Act with the exception that processing of agricultural output, poultry operations and abattoirs are not protected activities. Colts Neck has received feedback from the Attorney General on this inconsistency. The AG's office has determined that municipal ordinance may stand in its current form; however, it is superseded by the State's Right to Farm Act.

Right to Farm issues are mediated by the MCADB. The MCADB serves as the agency that reviews the conduct of the farmer and determines if the farmer is applying generally accepted agricultural activities that are authorized within the provisions of the Act. The MCADB also offers municipalities' assistance with interpreting the Right to Farm Act. When a conflict arises between a landowner and a farmer, the MCADB will hold public hearings, visit the farm and issue a Site Specific Agricultural Management Practice (SSAMP) which states whether or not the farming practices meet generally accepted standards.

Over the years the Township's residential population has grown. Many of these new neighbors are not accustomed to agricultural activity and may be unsympathetic to farming practices that may create unwanted orders, noises or views. When these conflicts occur, the Township tries to educate residential owners regarding the Right to Farm Act as well as educate local farmers on accepted agricultural management practices. The goal is to resolve the conflict in its early stage and prior to filing a formal application to the MCADB.

Farmland Assessment

In 1964 New Jersey voters approved a constitutional amendment that permitted farmland to be assessed based on the agricultural productivity of the land and not its fair market value. Today, farmland assessment continues to be one of the single most important public policies in keeping agriculture as a viable industry in New Jersey. At the time the Farmland Assessment Act was adopted, it was only the second such program in the nation. Now almost every state has enacted a farmland taxation program.

The farmland assessment program provides an equitable tax structure on land used for agricultural purposes and assesses farmland on its agricultural productivity. The Farmland Assessment Act only affects land values. All improvements (farmhouse, barns, farm markets, silos, equine facilities and etc.) are assessed in the same manor as non-farm related real estate.

The Farmland Assessment Act also provides for a levy or rollback tax when the use of the land changes to a nonagricultural activity. The rollback tax is for the year in which the change in use occurs and for two tax years immediately proceeding in which the land was assessed under the Act.

The Farmland Assessment Act is very important to Colts Neck and has been a very successful program. The reduced tax levy benefits the agricultural community and helps keep land in agriculture that would otherwise be lost to residential development. Cost of Community Services studies published by American Farmland Trust have shown that even with farmland assessment, agricultural land generates more in taxes than it uses in public services. The program should be retained in the future and strengthened to ensure that additional land remains in agricultural use.

Appendix III, Inventory of Farmland Assessed Properties contains the SADC's 2012 data base of farmland assessed properties. In 2012 the Township contained 293 farms for a total of 4,875.06 acres.

Permit Streamlining

The Colts Neck Development Regulations, found in Chapter 102 of the Code of the Township of Colts Neck, contain several provisions to promote agriculture. The following is a partial listing of the Development Regulations that are designed to maintain agriculture as a viable industry.

- Agriculture is a permitted principal use in the A-1, A-2, A-3, A-4, A-5, AG, B-1, B-2 and B-3 Zones.
- Barns, tool sheds, greenhouses and customary accessory building to farms are permitted accessory uses.
- Temporary farm stands, farm stand signs, pick your own signs and traffic directional signs are a permitted accessory uses on farms.
- Provisions have been adopted to allow riding/training stables to hold equine shows and events that is open to the public.
- Permitted principal uses in the Business Zones allows commercial services and businesses that are needed to maintain and support agriculture.
- Barns are allowed additional building heights over the 35' limitation but shall not exceed 55' in height. However, silos have no height limitation.

- Indoor riding rings are exempted from Site Plan Approval and can be issued Building Permits without Planning Board Approvals.

Colts Neck Township is continuously and closely involved in the planning and development process. The Township regularly reviews its policies and updates its development regulations based on best available information and past experiences to formulate new regulations addressing the changing needs of the agricultural community.

Agricultural Vehicle Movement

Farm vehicles and machinery are issued special farm use plates from the NJ Department of Motor Vehicles. Chapter 198, Streets and Sidewalks, from the Code of the Township of Colts Neck also allows motor vehicles, tractors and equipment to travel on Township streets as long as they are equipped with rubber tires or other devices to prevent damage from being done to any part of the road.

The township has also posted 25 mph horse crossing signs along Cedar Drive, Hockhockson Road and Heyers Mill Road. These locations are frequently used by the Trail Riders Club to access equestrian activities at Bucks Mill Park and Obre Road Preserve.

Agricultural Labor Housing

Chapter 102 of the Development Regulations also allows farms to have seasonal and permanent, year round farm labor housing. Seasonal housing facilities are for workers actually working on the farm on which they are housed. Housing for seasonal farm employees must be setback 300' from a street, 400' from a side or rear property line and 500' from the permanent farmhouse. Permanent year round farm labor housing is also permitted on farms containing at least 15 acres. The farm labor housing units may be detached, freestanding houses or attached to a barn or other farm structure. The dwellings must also be occupied by at least one occupant who is a full time employee of the farm.

Wildlife Management

Proper pest management on farms involves a variety of practices such as rotating crops to reduce disease and insect problems. Today farmers monitor their fields to keep track of insect populations. Only when populations reach a level where an unacceptable amount of damage is likely are direct control measures recommended. When pesticides are necessary to control insect populations, farmers are encouraged to fill and clean tanks away from water sources and streams. It is also recommended that farmers mix only the necessary amount of pesticide and apply it to only those areas where the problem exists.

Estimates vary, but the economic impact of deer browsing on agriculture is significant. A New Jersey Agricultural Experiment Station Study "How are White Tailed Deer Affecting

Agriculture in New Jersey?" asked 4,403 NJ farmers to estimate deer damage on their farms. Of the 2,142 respondents, 70% reported deer damage to their crops. The study also found an estimated \$5 to \$10 million dollars in crop losses among these farmers in 1997 due to deer.

Deer browsing also affects nursery and landscaping industries. The Assessment of Wildlife Depredation to Agricultural Crops in New Jersey (Drake and Grande, 2002) found that 18 of 19 acres surveyed (95%) had suffered deer damage at an estimated costs of \$138,352 per acre to nursery growers.

Deer Management consists mainly of hunting and installation of physical barriers. Management of New Jersey's white-tail deer population is the responsibility of the NJ Division of Fish, Game and Wildlife. The New Jersey Fish and Game Council, an eleven member group of six sportsmen, three farmers, one public representative and one member of the State's Endangered and Non-game Species Committee is responsible for setting deer hunting seasons, limits and rules.

Physical barriers typically involve deer fencing. Deer fencing is an effective tool for excluding deer and small animals that keep wildlife outside protected areas. A properly installed fence can provide 20 plus years of maintenance free performance. However, initial capital expenditure for fencing is high. The Rutgers Cooperative Extension Fact Sheet F8889 estimates deer fencing costs between \$4.50 to \$7.50 per linear foot. Chapter 102, Development Regulations of the Code of the Township of Colts Neck allows open wire deer fencing up to ten feet in height on commercial farms. However, if the agricultural impacts from deer are to be effectively managed, additional strategies besides recreational hunting and fencing need to be explored.

Bird and residential geese populations also damage field crops. Sweet corn is particularly vulnerable to predation by birds, which eat the ends of the stalk and render the crop unmarketable. A number of avian management practices exist and include a combination of methods used to scare birds from crops such as flash tape, mylar tape, streamers, large balloons with large eyes and liquid propane cannon. However, liquid propane cannons require a permit from the NJDEP, Division of Fish and Game and should be the last option chosen due to excessive noise levels and potential conflicts with nearby residential properties.

Agricultural Education and Promotion

Preservation of the land is only a part of the farmland preservation and agricultural retention process. Farmland preservation must go beyond the purchase of development easements and make the effort to ensure that the agricultural industry remains a viable component of the Township's economy and a major component of the Township's character and lifestyle. In order for this to occur educating and training the next generation of farmers is critical. The

next generation must be highly trained and savvy individuals that will take full use of the latest technologies and strategies in order to ensure that agricultural remains a profitable industry.

The Colts Neck Farmland Preservation and Open Space Committee in conjunction with the about to be formed Agricultural Advisory Committee will be the lead agency that implements the Township's educational and promotional activities. The Committee has first hand experience and knowledge with the needs of local farmers and is in constant contact with the agricultural community. The Farmland Preservation and Open Space Committee also publishes semiannual newsletters that are mailed to all farmland assessed properties. These newsletters report on the status of our farmland preservation efforts, as well as other agricultural related issues.

The Farmland Preservation and Open Space Committee periodically hosts luncheons for the agricultural community. Guest speakers, followed by a question and answer period, update participants on local agricultural issues. Previous speakers have discussed the tax benefits of the donation of land and/or bargain sales as well as estate planning options strategies.

Other educational and promotional activities are performed by the MCADB and SADC. Both agencies provide technical assistance, host educational seminars and produce publications designed to promote public education and awareness of agricultural related issues.

X Concluding Vision

By the year 2025 Colts Neck has retained its rural character and agricultural industry that is an essential part its historic fabric and tradition. Vast acres of prime agricultural soils are put to agricultural use while a broad network of pristine streams provide irrigation for crops and water for livestock. Streets are lined with high quality vistas that frame the Township's scenic and rural character. It is this combination of open space, agriculture and well buffered low density housing that makes living, working and traveling in Colts Neck a desirable experience.

This vision has been achieved through a combination of regulatory and compensatory programs. The regulatory program has protected large blocks of farmland through agricultural zoning and lot size averaging developments. While compensatory activities have protected farmland through the purchase of development easements. However, these two programs did not achieve this vision alone. The programs were supplement by an aggressive public education effort on new technologies and best management practices that kept agricultural a profitable industry.

APPENDIX I

Agriculture Advisory Ordinance

ORDINANCE 2013-

**AN ORDINANCE OF THE TOWNSHIP OF COLTS NECK IN THE COUNTY OF
MONMOUTH AND THE STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING
CHAPTER 26, ENTITLED
“FARMLAND AND OPEN SPACE COMMITTEE”**

BE IT ORDAINED, by the Township Committee of the Township of Colts Neck in the County of Monmouth and State of New Jersey as follows:

SECTION I That Chapter 26 “Farmland and Open Space Committee” is hereby amended and supplemented to add the following new sections:

§ 26-8. Agriculture Advisory Committee.

- A. Committee established. There is hereby established an Agriculture Advisory Committee which shall consist of three members of the Farmland and Open Space Committee whose terms and powers are hereinafter set forth.

- B. Membership and qualifications. The Agriculture Advisory Committee shall be comprised of the following persons:
 - (1) Three citizens who are residents of the Township, to be appointed by the Mayor with consent of the Township Committee
 - (2) Two of the three citizen members must be actively engaged in farming and own a portion of the land that they farm
 - (3) One of the three citizen members may be selected from any other Township Board or Committee
 - (4) The Mayor shall select the Chairman of the Agriculture Advisory Committee. The Committee shall select from among its members a Vice-Chairman to serve as the presiding officer in the absence of the Chairman. The Committee shall also select a Secretary whose function shall be to maintain minutes of the Committee’s meeting and records of the proceedings of the Committee.

- C. Term. The terms of the citizen members shall be for two years, except that the initial appointments to the Committee shall be as follows:

- (1) Two citizen members for a one-year term
- (2) One citizen member for a two-year term

D. Powers and duties.

- (1) Alerting local officials to issues in the farming community that should be considered when using municipal regulatory and land use authority
- (2) Reviewing existing and proposed ordinances for impacts or potential impacts upon the farming community, including all ordinances affecting land use in Agricultural Development Areas. This may include recommending growth management strategies such as transfer of development rights that have the potential to protect agricultural land while maintaining landowners' equity.
- (3) Advising the Planning Board in the development of a farmland preservation plan element pursuant to N.J.S.A. 40:55D-28b. (13) and N.J.A.C. 2:76-17.6(a) and – 17A.3(a)3.
- (4) Advising the Planning Board and the governing body in adjustments and amendments to the farmland preservation master plan element and the list of farms to be included in the County or State easement and fee simple acquisition programs.
- (5) Advising the Planning Board in developing and considering amendments developed Through master plan re-examinations and any other changes that would have an effect on the viability of farms within an Agricultural Development Area
- (6) Encourage the development of local outlets for agricultural products, including but not limited to community producer-driven farmers' markets, farm stands, community supported agriculture (CSA), local schools and government facilities and local restaurants.
- (7) Attending monthly County Agricultural Development Board and State Agricultural Development Committee meetings and reporting back to the Agricultural Advisory Committee on County and statewide policy issues.
- (8) Assisting local officials, residents and farmers and the County Agricultural Development Board and State Agricultural Development Committee, in preventing and resolving Right to Farm and other agricultural disputes by facilitating outreach efforts with non-farm residents and proving input during conflict resolution hearing and agricultural medication sessions.

- E. Public meetings. The Agriculture Advisory Committee shall hold public meetings, which public meetings shall be held in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.
- F. Initial organizational meeting. The Agriculture Advisory Committee shall hold its initial organizational meeting within 60 days of the effective date of this ordinance

SECTION III Severability. If any section, paragraph subsection, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

SECTION IV Repealer. The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this ordinance shall remain in full force and effect.

SECTION V: Inconsistent ordinance. All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

SECTION VI: This ordinance shall take effect immediately upon passage, publication and filing according to law.

I hereby certify the Ordinance foregoing to be a true copy of an Ordinance introduced by the Township Committee of the Township of Colts Neck on the ___th day of _____, 2013. A public hearing will be held on _____, 2013, 7:30 p.m. Town Hall, 124 Cedar Drive.

Michael Fitzgerald, Mayor

Robert Bowden, Township Clerk

ORDINANCE READING	DATE
1ST READING BY TITLE:	
2ND READING BY TITLE:	

COLTS NECK TOWNSHIP COMMITTEE					
RECORD OF VOTE	MAYOR FITZGERALD	DEPUTY MAYOR MACNOW	SCHATZLE	ORGO	ENGEL
<i>Motion To Approve</i>					
<i>Motion Seconded Approve</i>					
<i>Opposed</i>					
<i>Not Voting/Recuse</i>					
<i>Absent/Excused</i>					

APPENDIX II

Colts Neck Right to Farm Ordinance

Chapter 180

RIGHT TO FARM

§ 180-1. Commercial farm owners and operators, permissible activities.

[HISTORY: Adopted by the Township Committee of the Township of Colts Neck 12-11-2002. Amendments noted where applicable.]

GENERAL REFERENCES

Farmland and Open Space Committee — See Ch. 26.

Development regulations — See Ch. 102.

§ 180-1. Commercial farm owners and operators, permissible activities.

- A. The right to farm is hereby recognized to exist in the Township of Colts Neck, subject to Chapter 102, Development Regulations, of the Code of the Township of Colts Neck. This right to farm includes the following generally accepted agricultural operations or practices:
- (1) Produce agricultural and horticultural crops, trees and forest products, livestock, poultry and other commodities as described in the following Standard Industrial Classification (SIC) for agriculture (SIC codes 0111 - 0291), forestry and fishing (SIC codes 0811 - 0851) and trapping (SIC codes 0912 - 0971).
 - (2) Package the agricultural output of the farm. Processing the agricultural output is permitted on commercial farms containing a minimum of 15 contiguous acres devoted to an agricultural activity.
 - (3) Provide for the operation of a farm stand, temporary seasonal, in accordance with Chapter 102, Development Regulations.
 - (4) Operate horse breeding, training and boarding facilities.
 - (5) Replenish soil nutrients and improve soil tilth.
 - (6) Control pests, predators and diseases of plants and animals.
 - (7) Clear woodlands using open burning and other physical facilities for water and soil conservation and surface water control.
 - (8) Conduct on-site disposal of organic agricultural waste and manure in accordance with the best management practices contained in a report entitled "On Farm Strategies to Protect Water Quality" prepared by the New Jersey Association of Conservation Districts in cooperation with the State Soil Conservation Committee, New Jersey Department of Agriculture and the Natural Resources Conservation Service U.S. Department of Agriculture, or approved equivalent.

- (9) Conduct 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;
 - (10) Engage in any other agricultural activity as determined by the County or State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the Administrative Procedure Act, P.L. 1968,¹ that is also in accordance with Chapter 102, Development Regulations, of the Code of the Township of Colts Neck.
- B. An additional purpose of this chapter 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 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.
- C. A copy of this ordinance shall be prominently posted at Town hall, local real estate offices and within the sales office at subdivision construction sites. A copy of this ordinance shall also be provided to each and every citizen who receives a building permit.²

1. Editor's Note: See N.J.S.A. 52:14B-1 et seq.

2. Editor's Note: "This ordinance" refers to the ordinance adopted 12-11-2002, which adopted this chapter and included amendments to Ch. 102, Development Regulations, § 102-4, Definitions.

APPENDIX III

Inventory of Farmland Assessed Properties
2012 SADC Data Base

Format	File	Format	Lot	Add	Location	Current Owner	Owner Addr	Owner City	Ow	Formatted	Acreage
1.01	2.12				250 NEWMAN SPRINGS ROAD	TOMAN, ARTHUR J & JEANNE	250 NEWMAN SPRINGS ROAD	Colts Neck	NO	9.257	
1.01	38				53 CLOVER HILL ROAD	MEDLIN, JAY & MARGANA N PEDRO	53 CLOVER HILL ROAD	Colts Neck	NO	5.71	
2	16				43 CLOVER HILL LANE	VELLA, JOSEPH & ADELE K	43 CLOVER HILL LANE	Colts Neck	NO	5.59	
3	3				1159 RT. 34	REHM, RICHARD	1159 RT. 34	COLTS NECK	NO	9.8	
3	4				1151 RT. 34	REHM, RICHARD W	1151 RT. 34	COLTS NECK	NO	7	
4	2				7 BRAY STREET	LACAVA, JOSEPH L & M BETH	7 BRAY STREET	Colts Neck	NO	5	
5	1.06				11 EAGLENEST ROAD	CASTLE CRAFT, INC. % ROSEN, ESQ.	4 HOMESTEAD DRIVE	Colts Neck	NO	12.23	
5	2				100 WILLOW BROOK ROAD	PURDEY, FRANCES C	100 WILLOW BROOK ROAD	Colts Neck	NO	112.11	
5	5				8 SOUTH STREET	THE SCHNEIDER FAMILY LP.	8 SOUTH STREET	Colts Neck	NO	28.44	
5	7				48 WILLOW BROOK ROAD	BERTODATTI, RICHARD & MAUREEN	48 WILLOW BROOK ROAD	Colts Neck	NO	5	
6	8.02				101 BOUNDARY ROAD	PIORE, KELLY L	101 BOUNDARY ROAD	Colts Neck	NO	5.52	
6	10				12 NAN-TONE COURT	MILLAN, THOMAS H & ROSANNA	12 NAN-TONE COURT	Colts Neck	NO	5.09	
6	11				166 HILLSDALE ROAD	THE FER FARM LLC	PO BOX 25	Colts Neck	NO	21.83	
6	16				150 HILLSDALE ROAD	HOGAVERO, JACK	150 HILLSDALE ROAD	Colts Neck	NO	6.5	
6	16.01				142 HILLSDALE ROAD	SHORT, CHRISTOPHER & JOANNE	P O BOX 124	Colts Neck	NO	5.69	
7	4				99 CRINE ROAD	GUINCO, JOHN A.	99 CRINE ROAD	Colts Neck	NO	54.52	
7	4				14 COLTS GAIT LANE	ABREU, JORGE LINA	69 ALLISON DRIVE	Seymourville	NO	10	
7	4.01				63 CRINE ROAD	MUSCO, ROBERT	63 CRINE RD	Colts Neck	NO	5.5	
7	4.03				7 COLTS GAIT LANE	GRECO, ANDREW & CAMILLE	7 COLTS GAIT LANE	Colts Neck	NO	5.11	
7	4.04				11 COLTS GAIT LANE	GARFALLI, LAXIPATHS & LAKSHMI	11 COLTS GAIT LANE	Colts Neck	NO	7.178	
7	4.07				10 COLTS GAIT LANE	VESPA, PATRICIA A	10 COLTS GAIT LANE	Colts Neck	NO	5.037	
7	4.08				7 PACER COURT	SOLLOMAN, CATHY	7 PACER COURT	Colts Neck	NO	7.321	
7	4.09				10 PACER COURT	KATES, BRIC & SHARI	10 PACER COURT	Colts Neck	NO	6.277	
7	4.12				2 COLTS GAIT LANE	RIBELLINO, RICHARD SR & JOSEPHINE	2 COLTS GAIT LANE	Colts Neck	NO	5.042	
7	7				LAREDO DRIVE	ZIMMERER FARM LLC % ZIMMERER, HANS	139 PARK ROAD	Fair Haven	NO	28.55	
7	7.01				55 CRINE ROAD	DESAYE, MICHAEL & LORI	8 COUNTRY CLUB LANE	Colts Neck	NO	11	
7	7.03				73 CONOVER ROAD	SPINELLA, GAIL	73 CONOVER ROAD	Colts Neck	NO	6.752	
7	7.04				1 JUNIPER PLACE	LONGGARDI, ROSANNE K	1 JUNIPER PLACE	Colts Neck	NO	11.04	
7	7.05				17 COLTS GAIT LANE	SCHULMANN, RONNIE	169 CHESTNUT RIDGE ROAD	Saddle River	NO	12.83	
7	7.11				49 CRINE ROAD	DESAYE, MICHAEL & LORI	8 COUNTRY CLUB LANE	Colts Neck	NO	9.54	
7.02	34.01				32 CLOVER HILL ROAD	MCHAHON, KEVIN R. & NANCY	32 CLOVER HILL ROAD	Colts Neck	NO	9.64	
7.02	34.13				32 CLOVER HILL ROAD	MCHAHON, KEVIN R. & NANCY	32 CLOVER HILL ROAD	Colts Neck	NO	11.13	
7.30	2	LOT-3.12(FARM-ASS.)			866 RT. 34	BOWERS, JOHN H JR & JOAN	866 RT. 34	COLTS NECK	NO	12.89	
7.30	3	LOT-3.13(FARM-ASS.)			900 RT. 34	SARA, ROBERT J. & YOSHIO YAMADA	900 RT. 34	COLTS NECK	NO	2.06	
7.30	3.01				10 PADDOCK LANE	FRAS, ROBT & ALLISON	10 PADDOCK LANE	Colts Neck	NO	5.05	
7.30	3.02				14 PADDOCK LANE	KURETT, SHEV K. & RANDAN S.	14 PADDOCK LANE	Colts Neck	NO	5.93	
7.30	3.03				18 PADDOCK LANE	STIVALA, MICHAEL & EILEEN SIDNAG	18 PADDOCK LANE	Colts Neck	NO	11.489	
7.30	3.04				22 PADDOCK LANE	STIVALA, MICHAEL R. & EILEEN SIDNAG	18 PADDOCK LANE	Colts Neck	NO	6.174	
7.30	3.05				26 PADDOCK LANE	VENTO, FRANK R & JOSEPHINE A	26 PADDOCK LANE	Colts Neck	NO	5.105	
7.30	3.07				31 PADDOCK LANE	MC GRAW, RONALD M & CAROL	31 PADDOCK LANE	Colts Neck	NO	9.315	
7.30	3.10				19 PADDOCK LANE	RAPPETTA, RICHARD J & JANE D	19 PADDOCK LANE	Colts Neck	NO	8.388	
7.30	3.11				15 PADDOCK LANE	RONALDO, JOSEPH P JR. & PICCIGOTTO, M	15 PADDOCK LANE	Colts Neck	NO	5.201	
7.30	3.12	LOT-2(FARM-ASS.)			11 PADDOCK LANE	BOWERS, JOHN H JR TRUSTEE	288 ROUTE 34	Colts Neck	NO	1	
7.30	3.12				11 PADDOCK LANE	BOWERS, JOAN F	288 ROUTE 34	Colts Neck	NO	5.26	
7.30	3.13				890 RT. 34	SARA, ROBERT J. & YAMADA, YOSHIO	890 RT. 34	COLTS NECK	NO	3.06	
7.30	4				910 RT. 34	DEGROOT, ET-AL C/O CLARE S. DEGROOT	3248 N. ORIO STREET	Arlington	VA	22	
7.30	5	HOMELANDS FARMS			DEGROOT, CLARE TRUST	3248 N. ORIO ST	Arlington	VA	42.4		
7.30	6				17 WINDSOR PLACE	SEBOLT, RICHARD C & BURHAM, CYNTHIA	15 WINDSOR PLACE	Colts Neck	NO	40.6	
8	6.03	LOT-4.2			2 CONOVER ROAD	PALAZZOLO, LUIGI GINO	184 ROUTE 9 NORTH	ENGLISHTOWN	NO	10.76	
9	1.01				867 RT. 34	ABBATELLO, CARMINE & MARIE	867 RT. 34	COLTS NECK	NO	26.93	
9	1.02				15 WILLOW BROOK ROAD	CANIZERO, KEITH M. C/O SQUARE ONE	960 HOLMDEL ROAD	Holmdel	NO	9	
9	2.01	WILLOW BROOK MANOR			75 WILLOWBROOK ROAD	GUTIERREZ, JUAN & MARTA	15 EVERGREEN LANE	Colts Neck	NO	15.75	
9	2.02	F.BK. 9, LOT 2.AQ			111 WILLOWBROOK ROAD	GURRICK, WILLIAM V & ROSALYN A	111 WILLOWBROOK ROAD	Colts Neck	NO	9	
9	2.07				16 EVERGREEN LANE	GARMARY, LAURENO & ANGELES	16 EVERGREEN LANE	Colts Neck	NO	13.5	
9	2.08	WILLOW BROOK MANOR			15 EVERGREEN LANE	GUTIERREZ, JUAN & MARTA	15 EVERGREEN LANE	Colts Neck	NO	30.68	
9	2.12	WILLOW BROOK MANOR			85 WILLOWBROOK ROAD	MERCATANTI, DEBRA Y., TRUSTEE	85 WILLOWBROOK ROAD	Colts Neck	NO	6	
9	3				69 CROSS ROAD	GOEL, ARVIND & SANDHYA	69 CROSS ROAD	Colts Neck	NO	7	
9	3.01				65 CROSS ROAD	DEMOLA, DAVID T & DIANE	65 CROSS ROAD	Colts Neck	NO	13.2575	
9	3.02				61 CROSS ROAD	VACCARO, ALICE	61 CROSS ROAD	Colts Neck	NO	12.48	
9	4				797 RT. 34	DELLON, HELEN & LISA & GRECO, LINDA	68 HIGHWAY 33	Manalapan	NO	26	
9	5				789 RT. 34	VASSALLO, DOMINIC	789 RT. 34	COLTS NECK	NO	13.5	
9	11				45 CROSS ROAD	AMDUR, RICHARD A & MARY P	45 CROSS ROAD	Colts Neck	NO	28.14	
9	12	FA-1-2VCL LT11			15 CROSS ROAD	AMDUR, RICHARD A & MARY P	45 CROSS ROAD	Colts Neck	NO	14.9	
9	14				45 LAIRD ROAD	BRUNSDEN, CAVAN M. & NANCY L.V.	2455 ROUTE 516	Old Bridge	NO	9.3	
10	1				2 WYNDCREST COURT	MARTIN, KENNETH S & LORRAINE M	2 WYNDCREST COURT	Colts Neck	NO	6.282	
10	1.01				6 WYNDCREST COURT	SCALI, DOMENICO L. & ANTONIA	6 WYNDCREST COURT	Colts Neck	NO	9.948	
10	1.02				8 WYNDCREST COURT	HARRIS, DAVID M. & LINDA MARROCCLI	8 WYNDCREST COURT	Colts Neck	NO	9.02	
10	1.03				7 WYNDCREST COURT	CRISP, SAM & NATALIE	65 JENNA LANE	Staten Island	NY	11.691	
10	1.04				5 WYNDCREST COURT	BASILE, PAUL	5 WYNDCREST COURT	Colts Neck	NO	8.005	
10	1.05				74 CROSS ROAD	DEVINE, TIMOTHY & SARA	74 CROSS ROAD	Colts Neck	NO	9.026	
10	2				46 CROSS ROAD	MAURO, ANGELO & CECILIA	46 CROSS ROAD	Colts Neck	NO	57.513	
10	3				2 CROSS ROAD	CHAPMAN, NANCY STONE HELL TR(MARSH)	1990 S BUNDY DR(STE 200	Los Angeles	CA	20.725	
10	1.01				55 LAIRD ROAD	CAMPANE ASSOCIATES	55 LAIRD ROAD	Colts Neck	NO	19.69	
10	8				113 LAIRD ROAD	JESSOP, PAUL & LAURIE MOLNAR	113 LAIRD ROAD	Colts Neck	NO	40.48	
11	1.01	HILLCREST ESTATES			140 CRINE ROAD	HENDRICKS, ANDREW & MARY	103 ROSEWOOD DRIVE	Lumberton	NC	53.74	
11	2				225 BOUNDARY ROAD	MAZUR, RANDY C & MARLENE T	PO BOX 488	Colts Neck	NO	13.68	
11	3.02				151 DUTCH LANE ROAD	HORFODGEN, ANGELIKI	151 DUTCH LANE ROAD	Colts Neck	NO	40.3	
11	6.10				118 CRINE ROAD	STEWART, HERBERT	118 CRINE ROAD	Colts Neck	NO	5	
12	1				16 CEDAR DRIVE	BROCK, EDWARD & ANGELINA	4189 ROUTE 9	FRESHOLD	NO	5	
12	23				120 HELLITT ROAD	VIGGIANI, FRANK J	120 HELLITT ROAD	Colts Neck	NO	2.11	
12	23.01				1 PONDEROSA DRIVE	VIGGIANI, FRANK J	120 HELLITT ROAD	Colts Neck	NO	3.15	
12	23.02				3 PONDEROSA DRIVE	BUZZETTA, DANLO & JUSTINE	630 KIRWIN COURT	Freshold	NO	2.94	
12	23.04				7 PONDEROSA DRIVE	DIPAZZO, SALVATORE & PHYLLIS	25 PUTNAM PLACE	Staten Island	NY	0	
12	23.05	23.4823.6(FA1)			8 PONDEROSA DRIVE	DIPAZZO, SALVATORE & PHYLLIS	25 PUTNAM PLACE	Staten Island	NY	2.04	
12	23.06	23.4823.5(FA1)			6 PONDEROSA DRIVE	DIPAZZO, SALVATORE & PHYLLIS	25 PUTNAM PLACE	Staten Island	NY	2.07	
12	25				72 HELLITT ROAD	OSTERHELD, DR. JOHN R & ELIZABETH B	72 HELLITT ROAD	Colts Neck	NO	15.23	
13	23				205 HEYERS HILL ROAD	LORIA, JOSEPH P & EILEEN	205 HEYERS HILL ROAD	Colts Neck	NO	5	
13	24				42 PROTHERO ROAD	GJOVINE, ANTHONY PAULL ANNE BERSALL	42 PROTHERO ROAD	Colts Neck	NO	10	
13	42	LT-28(FA1 ASSESSED)			213 HEYERS HILL ROAD	ORGO, TOM & DIANNA	213 HEYERS HILL ROAD	Colts Neck	NO	5.29	
14	7				21 CONOVER ROAD	MC GUIRE, JANE N (W/STHOMAS K)SONO	25 CONOVER ROAD	Colts Neck	NO	5	
14	9				21 CONOVER ROAD	CODLEY, JUSTUS H III & NANCY J	PO BOX 103	Colts Neck	NO	7.56	
16	10				89 HEYERS HILL ROAD	PETRELLO, DANIEL APETRELLO, CAROL S	89 HEYERS HILL ROAD	Colts Neck	NO	5	
16	22	LOT-19.2			4 BROOKSIDE DRIVE	SIMONE, CARL F	4 BROOKSIDE DRIVE	Colts Neck	NO	13.48	
16	62				106 CEDAR DRIVE	AXELROD, GLEN S. & JENNIFER	106 CEDAR DRIVE	Colts Neck	NO	5.81	
17	4				248 WOODS END ROAD	LUO, CHAO-CHUN & KAREN WU	248 WOODS END ROAD	Colts Neck	NO	5.81	

Format	Block	Format	Lot	Add	Location	Current Owner	Owner Addr	Owner City	Own	Formatted	Acres
17	5				248 WOODS END ROAD	LUO, CHAO-CHUN & KAREN WU	248 WOODS END ROAD	Colts Neck	NO	4	4
17	6				1 PEGASUS DRIVE	BOWNE, GIFFORD B JR & MICHAL H/W	1 PEGASUS DRIVE	Colts Neck	NO	9	9
17	6.01				3 PEGASUS DRIVE	ROWINELLA, ROCCO & CARMELA	3 PEGASUS DRIVE	Colts Neck	NO	9	9
17	6.02				5 PEGASUS DRIVE	BABAR, QURBAN & MARGES	5 PEGASUS DRIVE	Colts Neck	NO	8	8
17	6.03				8 PEGASUS DRIVE	PLENZO, DANIEL & NICOLE	8 PEGASUS DRIVE	Colts Neck	NO	9	9
17	6.04				6 PEGASUS DRIVE	LENAHAN, WILLIAM F & CATHERINE W	6 PEGASUS DRIVE	Colts Neck	NO	7	7
17	6.05				4 PEGASUS DRIVE	NAPOLETTO, MICHAEL D	4 PEGASUS DRIVE	Colts Neck	NO	0	0
17	6.06				2 PEGASUS DRIVE	LASALLE, MICHAEL & LOUIS HWCHRISTOPHE	2 PEGASUS DRIVE	Colts Neck	NO	9	9
17	14				216 HEYERS HILL ROAD	FOGLIA, ANTHONY	216 HEYERS HILL ROAD	Colts Neck	NO	8.7	8.7
17	19				170 HEYERS HILL ROAD	HAMMOND, HENRY P 3RD & JANICE L	170 HEYERS HILL ROAD	Colts Neck	NO	11.36	11.36
17	20				20 LENAPE LANE	HAMMOND, HENRY P III & JANICE L	170 HEYERS HILL ROAD	Colts Neck	NO	6.93	6.93
17	22				28 LENAPE LANE	RANDAZZO, PETER & GRACE	28 LENAPE LANE	Colts Neck	NO	8.2	8.2
19	2				12 LAIRD ROAD	SMITH, DOROTHY A.	12 LAIRD ROAD	Colts Neck	NO	5.86	5.86
19	10				MUHLENBRINK ROAD	CHAPMAN, NANCY TRUSTEE STONE HILL TS	1990 S BUNDY DR STE 200	Los Angeles	CA	165.42	165.42
19	11				117 MUHLENBRINK ROAD	STILLWELL, GORDON & CAROL	117 MUHLENBRINK ROAD	Colts Neck	NO	8.101	8.101
19	11.01	F LOT 11.4Q			45 PHALANX ROAD	BRYAN, DAVID	P.O. BOX 306	Colts Neck	NO	11	11
19	11.02				133 MUHLENBRINK ROAD	JOHNSON, NIKLS M & MARLENE	133 MUHLENBRINK ROAD	Colts Neck	NO	26.692	26.692
19	11.03				49 PHALANX ROAD	VENTRICE, KEVIN J & GRACE M.	49 PHALANX ROAD	Colts Neck	NO	11	11
19	11.04				111 MUHLENBRINK ROAD	DWICK, RAYMOND & DOROTHY	P O BOX 215 C/O MAPLEWOOD	Ocean Grove	NO	11.95	11.95
19	12				37 PHALANX ROAD	SULLIVAN, JOHN & KAREN	37 PHALANX ROAD	Colts Neck	NO	30.4	30.4
19	13				1 PHALANX ROAD	COLANTONE, ANNA S	374 MOUNTAIN AVENUE	Springfield	NO	20.57	20.57
19	14				585 RT. 34	FRECHAUER, JOY	585 RT. 34	COLTS NECK	NO	5	5
19	14.01				587 RT. 34	MANN, DAVID A & ELAINE E	PO BOX 486	Colts Neck	NO	5	5
19	14.02				599 RT. 34	CHAPMAN, NANCY TRUSTEE STONE HILL TS	1990 S BUNDY DR STE 200	Los Angeles	CA	17.993	17.993
19	15				601 RT. 34	NANCY CHAPMAN, TRUSTEE OF STONE HL	1990 SOUTH BUNDY DR. S-200	Los Angeles	CA	36.73	36.73
19	16				685 RT. 34	ROUTE 185 COLTS NECK, LLC	45 ROBERTS ROAD	Holmdel	NO	5.5	5.5
19	21				MUHLENBRINK ROAD	CHAPMAN, NANCY TRUSTEE STONE HILL TS	1990 S BUNDY DR STE 200	Los Angeles	CA	30.24	30.24
20	1				LAIRD & PHALANX ROAD	CHAPMAN, NANCY TRUSTEE STONE HILL TS	1990 S BUNDY DR STE 200	Los Angeles	CA	25.58	25.58
20	2				178 LAIRD ROAD	REYNOLDS, LAWRENCE S. & KAREN M.	178 LAIRD ROAD	Colts Neck	NO	9	9
20	2.01				164 LAIRD ROAD	MORRIS, EVERETT & CAROLYN P	164 LAIRD ROAD	Colts Neck	NO	25.69	25.69
20	2.02				110 LAIRD ROAD	ALLYN, GEORGE & SUZANNE	110 LAIRD ROAD	Colts Neck	NO	17.07	17.07
20	5				163 PHALANX ROAD	CICALESE, HELEN	163 PHALANX ROAD	Colts Neck	NO	15.12	15.12
20	7				LAIRD ROAD	CHAPMAN, NANCY TRUSTEE STONE HILL TS	1990 S BUNDY DR STE 200	Los Angeles	CA	76.18	76.18
21	5				243 PHALANX ROAD	ROBBINS, R., BLACKBURN, BLACKBURN, C.	243 PHALANX ROAD	Colts Neck	NO	85.64	85.64
21.06	1				193 LAIRD ROAD	RUSCO, PAMELA M. & RICHARD A.	193 LAIRD ROAD	Colts Neck	NO	6	6
21.06	8				102 LONG BRIDGE ROAD	BORDONE, WAYNE & ARLENE	102 LONG BRIDGE ROAD	Colts Neck	NO	7.65	7.65
21.06	18				HEALEAH DRIVE	MANZO, JOSEPH	4 LONG BRIDGE ROAD	Colts Neck	NO	0	0
21.06	19				HEALEAH DRIVE	MANZO, JOSEPH	4 LONG BRIDGE ROAD	Colts Neck	NO	0	0
21.06	26				4 LONG BRIDGE ROAD	MANZO, JOSEPH	4 LONG BRIDGE ROAD	Colts Neck	NO	0	0
21.06	27				4 LONG BRIDGE ROAD	MANZO, JOSEPH & PHYLLIS	4 LONG BRIDGE ROAD	Colts Neck	NO	29.19	29.19
22	4				99 MONTROSE ROAD	BAUMGAERTNER, BARBARA E & ALMA E	99 MONTROSE ROAD	Colts Neck	NO	6.54	6.54
22	6				87 MONTROSE ROAD	ANTLER RIDGE LLC	39 SPRUCE LANE	Colts Neck	NO	0.9183	0.9183
22	7				91 MONTROSE ROAD	ANTLER RIDGE, LLC	39 SPRUCE LANE	Colts Neck	NO	5.6	5.6
22	8	CONT-BLK-22 LT-17			71 MONTROSE ROAD	O'HARA, MICHAEL & CUBINA, MARIA	71 MONTROSE ROAD	Colts Neck	NO	3.83	3.83
22	10.09				21 DRIFTWOOD LANE	KING, EDWARD N.R TRUSTS LINDA KING	PO BOX 26, 21 DRIFTWOOD LN	Colts Neck	NO	6.1	6.1
22	10.14	DRIFTWOOD ESTATES			1 DRIFTWOOD LANE	DESAYE, GREGORY M. & DEBORAH	13 DRIFTWOOD LANE	Colts Neck	NO	62.41	62.41
22	16				COUNTY ROUTE 537 WEST	LEWICKI, IRVING	287 VICTORIA DRIVE	Bridgeview	NO	9.3	9.3
22	17	SOIANK FARM			77 MONTROSE ROAD	HUSKY FARM, LLC	39 SPRUCE LANE	Colts Neck	NO	105.53	105.53
22.06	7.01				39 WESTGATE COURT	MORELLO, JOHN J & ANTOINETTE	39 WESTGATE COURT	Colts Neck	NO	1.42	1.42
22.06	9				27 WESTGATE COURT	MORDARSKI, THERESA D & WILLIAM P	27 WESTGATE COURT	Colts Neck	NO	8.23	8.23
23	15				114 MONTROSE ROAD	QUET WINTER FARM, INC	P O BOX 55	Colts Neck	NO	63.69	63.69
23	16				90 MONTROSE ROAD	BAUMGAERTNER, LOUIS H & ELIZABETH B	90 MONTROSE ROAD	Colts Neck	NO	6.83	6.83
23	17				86 MONTROSE ROAD	FETTLID, JANE	69 MONTROSE ROAD	Colts Neck	NO	7.22	7.22
23	17.01				86 MONTROSE ROAD	FEILER, AARON T. ABBEY	31 REVEREDGE DR	Colts Neck	NO	23.03	23.03
23	17.02				88 MONTROSE ROAD	MONTROSE PROPERTIES, LLC	88 MONTROSE ROAD	Colts Neck	NO	36.02	36.02
23	18				MONTROSE ROAD	DITTMAR, GEORGE J III & GERTRUDE A	61 BUCKS HILL ROAD	Colts Neck	NO	53.02	53.02
23	19.01	DUCK HOLLOW FARM			BUCKS HILL ROAD	DITTMAR, GEORGE J III & GERTRUDE A	61 BUCKS HILL ROAD	Colts Neck	NO	36.906	36.906
23	19.02	DUCK HOLLOW FARM			BUCKS HILL ROAD	DITTMAR, GEORGE J III & GERTRUDE A	61 BUCKS HILL ROAD	Colts Neck	NO	9.67	9.67
23	33				105 BUCKS HILL ROAD	BELLIARDO, CHARLES N & ROBYN A	105 BUCKS HILL RD	Colts Neck	NO	9.09	9.09
25	5	CONT-S-23LT-19.02			LAKE DRIVE	DITTMAR III, GEORGE J & GERTRUDE A	61 BUCKS HILL ROAD	Colts Neck	NO	1.5	1.5
29	7.01				125 CEDAR DRIVE	CARISSIMO, VITO & ROSEMARIE	125 CEDAR DRIVE	Colts Neck	NO	1.055	1.055
29	8.01				125 CEDAR DRIVE	CARISSIMO, VITO & ROSEMARIE P	125 CEDAR DRIVE	Colts Neck	NO	2.02	2.02
29	9				2 FREEMONT LANE	RADA, ALI & JOSEFINA	27 TIBERON DRIVE	Holmdel	NO	9	9
29	9.02				8 FREEMONT LANE	GARBER, ELINA	2 BLUEBELL ROAD	Colts Neck	NO	9	9
29	9.03				14 FREEMONT LANE	SCANELLI, VINCENT & GINA	14 FREEMONT LANE	Colts Neck	NO	6.68	6.68
29	9.05				1 FREEMONT LANE	HERZOG, DAVID & LENTINE, GWENN	1 FREEMONT LANE	Colts Neck	NO	9	9
29	10				3 BLUEBELL ROAD	CANDELA, RUSSELL	3 BLUEBELL ROAD	Colts Neck	NO	9.01	9.01
29	10.01				5 BLUEBELL ROAD	GIMBELMAN, STEVEN BA JODIA	11 EXECUTIVE AVENUE	Edison	NO	8.264	8.264
29	10.03				12 OAK GLEN LANE	FITZGERALD, DENNIS & KAREN	12 OAK GLEN LANE	Colts Neck	NO	9	9
29	10.04				4 BLUEBELL ROAD	FITZGERALD, DENNIS & KAREN	12 OAK GLEN LANE	Colts Neck	NO	1	1
29	10.04				4 BLUEBELL ROAD	FITZGERALD, DENNIS & KAREN	12 OAK GLEN LANE	Colts Neck	NO	9	9
29	10.05				2 BLUEBELL ROAD	GARBER, ELINA	2 BLUE BELL ROAD	Colts Neck	NO	9.002	9.002
29	13	CONT-S-23 LT-19.02			BUCKS HILL ROAD	DITTMAR III, GEORGE J & GERTRUDE A	61 BUCKS HILL ROAD	Colts Neck	NO	2	2
31	1.04				FLOCK ROAD	REHM, RICHARD W.	459 HWY 34 NORTH	COLTS NECK	NO	11.04	11.04
31	2				68 HEYERS HILL ROAD	DE CINZO, PETER JR & SANTA	68 HEYERS HILL ROAD	Colts Neck	NO	2.436	2.436
31	2.01				68 HEYERS HILL ROAD	DE CINZO, PETER JR & SANTA	68 HEYERS HILL ROAD	Colts Neck	NO	6.672	6.672
31	8				48 HEYERS HILL ROAD	RICHARDS, PETER & JULIE M	48 HEYERS HILL ROAD	Colts Neck	NO	7.24	7.24
32	1				2 PHALANX ROAD	A.M.P. INVESTMENTS, LLC	490 MOUNTAIN AVE.	Springfield	NO	22.287	22.287
32	6				CREAMERY ROAD	CREAMERY ASSOCIATES, L.L.C.	16 CEDAR DRIVE	Colts Neck	NO	6.88	6.88
32	7				423 RT. 34	34 ASSOCIATES, LLC C/O BROOK	4189 ROUTE 9 NORTH	FRIEHOLO	NO	5.11	5.11
32	8				419 RT. 34	BROCK, EDWARD & ANGELINA L.L.C.	419 RT. 34	COLTS NECK	NO	2.66	2.66
32	11	LT-128BLK-31.1LT-7			385 RT. 34	EMB COLTS NECK ASSOCIATES, LLC	16 CEDAR DRIVE	Colts Neck	NO	3.43	3.43
33	1				20 CREAMERY ROAD	DABROWSKI, MARK	20 CREAMERY ROAD	Colts Neck	NO	9.02	9.02
33	1.01				24 CREAMERY ROAD	DABROWSKI, LISA	24 CREAMERY ROAD	Colts Neck	NO	9.015	9.015
33	2				38 PHALANX ROAD	DOENHARD, ANTHONY & CARMELA	38 PHALANX ROAD	Colts Neck	NO	48.59	48.59
33	2.04				8 COUNTRY MEADOW DRIVE	STEJSKAL, GERHARD & KATHARINA	8 COUNTRY MEADOW DRIVE	Colts Neck	NO	5.34	5.34
33	3				36 PHALANX ROAD	SPINELLA FAMILY LLC	39 SPRUCE LANE	Colts Neck	NO	41.58	41.58
33	7.01				41 MUHLENBRINK ROAD	FURMAN, KAYE L	41 MUHLENBRINK ROAD	Colts Neck	NO	6	6
33	16				101 COUNTY ROUTE 537 EAST	LEVIN, ADAM & MELANIE A. MEYER	97 COUNTY ROUTE 537 EAST	COLTS NECK	NO	3.66	3.66
33	18				97 COUNTY ROUTE 537 EAST	MEYER, MELANIE A	97 COUNTY ROUTE 537 EAST	COLTS NECK	NO	19.08	19.08
33	20				81 COUNTY ROUTE 537 EAST	FLANCBANK MORRIS & SUSAN RIZZUTO	81 COUNTY ROUTE 537 EAST	COLTS NECK	NO	13.33	13.33
33	21				COUNTY ROUTE 537 EAST	ESPOSITO, FRANK & TONI ANN	69 COUNTY RT 537	COLTS NECK	NO	11.05	11.05
33	32				36 CREAMERY ROAD	SPINELLA FAMILY LLC	39 SPRUCE LANE	Colts Neck	NO	1	1
33	32				36 CREAMERY ROAD	SPINELLA FAMILY LLC	39 SPRUCE LANE	Colts Neck	NO	43.78	43.78
34	1				96 MUHLENBRINK ROAD	JULIANO, LAURA JOAN & SCHWANCK, S.L.	213 MILFORD PLACE	Nehalem	NO	14.7	14.7

Format	Blk	Format	Lot	Add	Location	Current Owner	Owner Addr	Owner City	Own	Formatted	Acreage
34	3.01				186 PHALANX ROAD	PAULLUS,KATHLEEN	P.O. BOX 1312	Woodbridge	NO	19.07	
34	3.02				190 PHALANX ROAD	HALL, SHERRY	190 PHALANX ROAD	Colts Neck	NO	5	
34	15.01				169 COUNTY ROUTE 537 EAST BARCLAY, DAVID C		169 COUNTY ROUTE 537 EAST COLTS NECK	NO		47.04	
34	15.02				177 COUNTY ROUTE 537 EAST BARCLAY, DAVID		169 COUNTY ROUTE 537 EAST COLTS NECK	NO		50.94	
34	18				76 MUELENBEEK ROAD	MC CRANE, JOHN A & MARGRIT A	P.O. BOX 260	Colts Neck	NO	24.3	
34	19				76 MUELENBEEK ROAD	MC CRANE, JOHN A & MARGRIT A	P.O. BOX 260	Colts Neck	NO	11.67	
34	22				161 COUNTY ROUTE 537 EAST RYAN JOHN L & MONICA		161 COUNTY ROUTE 537 EAST COLTS NECK	NO		5.65	
35	3				300 PHALANX ROAD	STRAUB, CHARLES F JR & JOAN A	300 PHALANX ROAD	Colts Neck	NO	11.8	
39	2				COUNTY ROUTE 537 EAST CENTURY STABLES		17200 PINES BOULEVARD	Pembroke Pines FL		3.5	
39	4				COUNTY ROUTE 537 EAST CENTURY STABLES		17200 PINES BOULEVARD	Pembroke Pines FL		45.03	
39	6.01				243 COUNTY ROUTE 537 EAST BARNEY, EDWARD H & RAMONA		243 COUNTY ROUTE 537 EAST COLTS NECK	NO		45.567	
39	6.02				105 GALLOPING HILL ROAD	MATZEL,GREGORY & KAREN	105 GALLOPING HILL ROAD	Colts Neck	NO	25.967	
39	8				255 COUNTY ROUTE 537 EAST DRUESNE,BARRYMAEVE BMIDLANTIC BA		255 COUNTY ROUTE 537 EAST COLTS NECK	NO		11.1	
39	9				255 COUNTY ROUTE 537 EAST DRUESNE, BARRY & MAEVE		255 COUNTY ROUTE 537 EAST COLTS NECK	NO		7.15	
39	11.01				271 COUNTY ROUTE 537 EAST COMBS, MARGARET, BRIAN & CRAIG		271 COUNTY ROUTE 537 EAST COLTS NECK	NO		17.57	
40.05	1				COUNTY ROUTE 537 EAST COLTS NECK STABLES, LLC		140 SHIMMING ROVER ROAD	Colts Neck	NO	70.27	
41	29				FIVE POINT ROAD	MAIDA, WILLIAM A & ANNE-LISE M	HARLE CREST LANE	COLTS NECK	NO	28.81	
41.01	5.13				136 FIVE POINT ROAD	ABBATIELLO, ANTHONY T & KATHLEEN	176 STONE HILL ROAD	Colts Neck	NO	63.3	
42	4				193 STONE HILL ROAD	BAJCAR, MARIE SUSAN	115 HUNTERS LANE	Yorktown VA		14.9	
42	5.05				167 STONE HILL ROAD	ALFARO,ARTHUR & LISA	167 STONE HILL ROAD	Colts Neck	NO	11.12	
43	3				93 FIVE POINT ROAD	CARUSO, GIOVANNA ST AL	93 FIVE POINT ROAD	Colts Neck	NO	8	
43	4				105 FIVE POINT ROAD	MHAAP LIMITED PARTNERSHIP	121 FIVE POINT ROAD	Colts Neck	NO	10.55	
43	5				121 FIVE POINT ROAD	MHAAP LIMITED PARTNERSHIP	121 FIVE POINT ROAD	Colts Neck	NO	19.16	
43	5.01				109 FIVE POINT ROAD	SEGGA, MARIO & IRENE & ADELE M	121 FIVE POINT ROAD	Colts Neck	NO	1.52	
44	12.01				144 MERCER ROAD	EYRES, KEVIN J & NANETTE	144 MERCER ROAD	Colts Neck	NO	13.29	
44	12.02				MATTHEW ROAD	EYRES, WILLIAM J & CAROL H.% AVIS	1300 HWY 34	Aberdeen	NO	52.2	
45	1				60 MINE BROOK ROAD	DEL PESCE,ANETA	60 MINE BROOK ROAD	Colts Neck	NO	5.234	
45	1.01				52 MINE BROOK ROAD	DEL PESCE, ANETA	52 MINE BROOK ROAD	Colts Neck	NO	5.26	
45	1.02				52 MINE BROOK ROAD	KATZ,STEVEN & DAWN	52 MINE BROOK ROAD	Colts Neck	NO	5.018	
45	1.06				36 MINE BROOK ROAD	GOLDING, ERIC J. & MAUREEN	36 MINE BROOK ROAD	Colts Neck	NO	6.8	
45	1.07				32 MINE BROOK ROAD	SKLORD, RICHARD & KRISTEN	32 MINE BROOK ROAD	Colts Neck	NO	5.032	
45	1.09				24 MINE BROOK ROAD	RUANE, JOHN J. & RIA A.	24 MINE BROOK ROAD	Colts Neck	NO	5	
45	1.10				20 MINE BROOK ROAD	SCOTT, ROBERT & LAURA	20 MINE BROOK ROAD	Colts Neck	NO	5	
45	1.11				16 MINE BROOK ROAD	HANNEN,THOMTY J. & ELLEN M.	16 MINE BROOK ROAD	Colts Neck	NO	5	
45	1.12				12 MINE BROOK ROAD	CICCONI, CYNTHIA & SHERI BETHUNE	P O BOX 134	Jensen Beach FL		5.968	
45	1.13				8 MINEBROOK ROAD	FERRASOLA, CHARLES & MARY EUGENIO	8 MINEBROOK ROAD	Colts Neck	NO	5.01	
45	2				52 HOMINY HILL ROAD	CAREY, THOMAS J & MARY JANE	52 HOMINY HILL ROAD	Colts Neck	NO	5.6	
45	3.02				64 HOMINY HILL ROAD	BARTH, GEORGE & ANDREA	64 HOMINY HILL RD	Colts Neck	NO	8.58	
45	5.03				73 MERCER ROAD	EYRES, WILLIAM J & CAROL H	1300 HIGHWAY 34 C/O AVIS	MATAWAN	NO	5.99	
45	5.04				91 MERCER ROAD	STALIS,MICHAEL A.& MAUREEN E.	91 MERCER ROAD	Colts Neck	NO	9.96	
45	5.05				7 DUBIN DRIVE	EYRES, WILLIAM J & CAROL H	1300 HIGHWAY 34 C/O AVIS	MATAWAN	NO	4.9	
45	5.06				6 DUBIN DRIVE	EYRES, WILLIAM J & CAROL H	1300 HIGHWAY 34 C/O AVIS	MATAWAN	NO	2.1	
45	5.07				10 DUBIN DRIVE	EYRES, WILLIAM J & CAROL H	1300 HIGHWAY 34 C/O AVIS	MATAWAN	NO	2.1	
45	5.08				14 DUBIN DRIVE	EYRES, WILLIAM J & CAROL H	1300 HIGHWAY 34 C/O AVIS	MATAWAN	NO	2.29	
45	5.09				2 TIPPERARY COURT	EYRES, WILLIAM J & CAROL H	1300 HIGHWAY 34 C/O AVIS	MATAWAN	NO	2.15	
45	5.10				6 TIPPERARY COURT	EYRES, WILLIAM J & CAROL H	1300 HIGHWAY 34 C/O AVIS	MATAWAN	NO	2.03	
45	5.11				10 TIPPERARY COURT	EYRES, WILLIAM J & CAROL H	1300 HIGHWAY 34 C/O AVIS	MATAWAN	NO	5.27	
45	5.12				5 TIPPERARY COURT	EYRES, WILLIAM J & CAROL H	1300 HIGHWAY 34 C/O AVIS	MATAWAN	NO	2.02	
45	5.13				1 TIPPERARY COURT	EYRES, WILLIAM J & CAROL H	1300 HIGHWAY 34 C/O AVIS	MATAWAN	NO	2.06	
45	5.14				15 LONGFORD LANE	EYRES, WILLIAM J & CAROL H	1300 HIGHWAY 34 C/O AVIS	MATAWAN	NO	5.78	
45	5.15				11 LONGFORD LANE	EYRES, WILLIAM J & CAROL H	1300 HIGHWAY 34 C/O AVIS	MATAWAN	NO	3.7	
45	5.16				7 LONGFORD LANE	EYRES, WILLIAM J & CAROL H	1300 HIGHWAY 34 C/O AVIS	MATAWAN	NO	4.43	
45	5.17				25 MERCER ROAD	EYRES, WILLIAM J & ERICA L	25 MERCER ROAD	Colts Neck	NO	17.56	
45	6				145 MERCER ROAD	S STAR STABLES LLC	400 FLURRY LANE	West Babylon NY		19	
45	6.01				70 HOMINY HILL ROAD	NIKOLA, LAWRENCE E & JUNE L	70 HOMINY HILL ROAD	Colts Neck	NO	5.1	
45.03	1				55 MINE BROOK ROAD	MILLER, ROBERT & KATERINA ANTENS	55 MINE BROOK ROAD	Colts Neck	NO	6.615	
45.03	2				7 MINE BROOK ROAD	DI ANTONIO, ALBERT & KATHY	18 SCHWACK ROAD	Holmdel	NO	6.272	
45.03	4				23 MINE BROOK ROAD	VIDA, SLY A. & NANCY L.	23 MINE BROOK ROAD	Colts Neck	NO	5.011	
45.03	5				37 MINE BROOK ROAD	CANTIN,MICHAEL & SUSAN L.	37 MINE BROOK ROAD	Colts Neck	NO	5.001	
46	3				117 COUNTY ROUTE 537 WEST SWIFT, EARL		109 COUNTY ROUTE 537 WEST COLTS NECK	NO		7.09	
46	15				320 RT. 34	36 HIGHWAY 34 SOUTH ASSOCIATES	320 RT. 34	COLTS NECK	NO	39.89	
46	5				301 RT. 34	SETA REALTY COMPANY, A NO CORP	PO BOX 1478	Englewd Cts	NO	14.5	
46	21				7 YEARLING PATH A,B,&C	FLANCKBAUM, MORRIS & SUSAN R	81 ROUTE 537 EAST	COLTS NECK	NO	126.5	
48	22.01				132 COUNTY ROUTE 537 EAST ROTHBERG, MICHAEL S. & KIM D.		132 COUNTY ROUTE 537 EAST COLTS NECK	NO		15.95	
48	23.01				148 COUNTY ROUTE 537 EAST COLONIAL FARMS REALTY		148 COUNTY ROUTE 537 EAST COLTS NECK	NO		95.37	
48	25				164 COUNTY ROUTE 537 EAST KILBRIDE,WAROLD C.&KILBRIDE,G.BAN		164 COUNTY ROUTE 537 EAST COLTS NECK	NO		11.79	
48	25.01				170 COUNTY ROUTE 537 EAST WELLSFRING STABLES FLORIDA LLC		2333 GULF OF MEXICO DRIVE	Longboat Key FL		61.16	
48	26.01				168 COUNTY ROUTE 537 EAST GREGGOS, ANGELO		168 COUNTY ROUTE 537 EAST COLTS NECK	NO		9.01	
48	27				172 COUNTY ROUTE 537 EAST WELLSFRING STABLES FLORIDA LLC		2333 GULF OF MEXICO DR. CL	Longboat Key FL		96.92	
50	2.02				108 HOOCHOCKSON ROAD	KOHLER, LISA	108 HOOCHOCKSON ROAD	Colts Neck	NO	10.82	
50	4				HOOCHOCKSON ROAD	BAILEY, RICHARD E	55 ORCHARD LANE	Colts Neck	NO	102.24	
50	5				140 HOOCHOCKSON ROAD	HAZELLO, MICHAEL M. & STACEY	140 HOOCHOCKSON ROAD	Colts Neck	NO	6.6	
50	7				68 OBRE ROAD	THE SQUILLARE FAMILY TRUST	66 BROAD STREET	Satontown	NO	35.8	
50	16				OBRE ROAD	NST S INC C/O TARA STOCK	114 HIGHLAND AVE	Neptune	NO	38.6	
50	17				HOOCHOCKSON ROAD	BAILEY, PATRICIA KING INC	55 ORCHARD LANE	Colts Neck	NO	104.18	
50	23				HOOCHOCKSON ROAD	BAILEY, PATRICIA KING INC	55 ORCHARD LANE	Colts Neck	NO	8.84	
50	24				148 HOOCHOCKSON ROAD	WESE, ALLAN & MARGANNE	148 HOOCHOCKSON ROAD	Colts Neck	NO	11.933	
50	24.01				144 HOOCHOCKSON ROAD	HCOLONE, BRIAN J	270 MIDDLESEX AVE	Metuchen	NO	1	
50	26				80 OBRE ROAD	NST S INC C/O TARA STOCK	114 HIGHLAND AVE	Neptune	NO	9.76	
50.01	3				98 OBRE ROAD	WERNER, RONALD J & JOANNA	98 OBRE ROAD	Colts Neck	NO	15.65	
51	1.01				228 COUNTY ROUTE 537 EAST HOOCHOCKSON FARM LLC		228 COUNTY ROUTE 537 EAST COLTS NECK	NO		43.009	
51	1.02				232 COUNTY ROUTE 537 EAST DIACOM., A NJ CORPORATION		232 COUNTY ROUTE 537 EAST COLTS NECK	NO		30.2	
51	2.02				264 COUNTY ROUTE 537 EAST DUE PROCESS GOLF & HORSE STABLES,LLC		264 COUNTY ROUTE 537 EAST COLTS NECK	NO		6.21	
51	2.03				3 DEPUTY MINISTER DRIVE	DUE PROCESS GOLF& HORSE STABLES,LLC	264 COUNTY ROUTE 537 EAST COLTS NECK	NO		7.9	
51	2.04				7 DEPUTY MINISTER DRIVE	DUE PROCESS GOLF& HORSE STABLES,LLC	264 COUNTY ROUTE 537 EAST COLTS NECK	NO		2.16	
51	2.11				35 DEPUTY MINISTER DRIVE	DUE PROCESS GOLF& HORSE STABLES,LLC	264 COUNTY ROUTE 537 EAST COLTS NECK	NO		2.22	
51	2.39				1 SECRETARIAT DRIVE	MEROLA,RTA	1 SECRETARIAT DRIVE	Colts Neck	NO	11.23	
51	7.04				25 WATER STREET	O'Hearn, VIRGINIA	25 WATER STREET	Colts Neck	NO	16.62	
51	11				151 HOOCHOCKSON ROAD	CASSIDY,BRIAN & DONNA	151 HOOCHOCKSON ROAD	Colts Neck	NO	11.71	
51	14				139 HOOCHOCKSON ROAD	DEJA,JOSEPH	139 HOOCHOCKSON ROAD	Colts Neck	NO	6.467	
51	19				157 HOOCHOCKSON ROAD	EASTMAN, EDWARD C JR & PATRICIA F	157 HOOCHOCKSON ROAD	Colts Neck	NO	10.75	
52	2				26 WATER STREET	JULIANO, VINCENT	26 WATER STREET	Colts Neck	NO	14.5	
52	3				18 WATER STREET	OGSNER, CHARLES & VIRGINIA & CRAIG	18 WATER STREET	Colts Neck	NO	4.424	
53	4				OBRE ROAD	SCHLUMPF, LEE H	179 HOOCHOCKSON ROAD	Colts Neck	NO	12.55	

Format	Blk	Format	Lot	Add	Lots	Location	Current Owner	Owner Addr	Owner City	Ow	Formatted	Acreage
S3	7					OSRE ROAD	SCHLIMPF, LEE H & CAROLE J	179 HICKHOCKSON ROAD	Colts Neck	NO		11.2
S4	3					40 SQUANKUM ROAD	POMANOWSKI, WAYNE	554 MORRISTOWN ROAD	Metawen	NO		19.5
S4	4	LONG SHOT FARM				32 SQUANKUM ROAD	LONG, KEVIN & JOANN	32 SQUANKUM ROAD	Colts Neck	NO		5.03
S4	5					24 SQUANKUM ROAD	CARRYN HOLDINGS, LLC	619 ALEXANDER ROAD-3RD FL	Princeton	NO		12
S4	6					40 SQUANKUM ROAD	FIRST UNITED INVESTMENT CO.	554 MORRISTOWN ROAD	Metawen	NO		10.5
S4	7					20 SQUANKUM ROAD	POMANOWSKI, WAYNE	554 MORRISTOWN ROAD	Metawen	NO		18
												76.63