

**COMPREHENSIVE FARMLAND PRESERVATION
PLAN OF MARLBORO TOWNSHIP**

**TOWNSHIP OF MARLBORO
MONMOUTH COUNTY, NEW JERSEY**

Marlboro Township Planning Board

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INTRODUCTION

In 2006 the Township of Marlboro adopted a Farmland Preservation Plan Element as a component of its Master Plan. It met the objectives and requirement of the original State of New Jersey's Municipal Planning Incentive Grant (PIG) Program. This document updates the master plan element. One of the factors providing an impetus for this update is the need to comply with the State Agriculture Development Committee's (SADC's) updated requirements for the Municipal PIG Program as well as municipal comprehensive farmland plans. In keeping with the SADC guidelines, the plan includes a number of components that address the township's agricultural land base, its agricultural industry, land use planning, an overview of the Farmland Preservation Program, the future of farmland preservation in the township, economic development, natural resource conservation and agricultural industry sustainability, retention and promotion.

I. MARLBORO'S AGRICULTURAL LAND BASE

Marlboro Township is located in western Monmouth County and borders on Middlesex County. Due to its accessibility to the employment centers of northern New Jersey and New York City it has experienced rapid growth over the last several decades. Residential growth in particular has been very robust. Today, Marlboro accommodates a range of land uses including agriculture, offices, retail and service enterprises, light industrial use, and housing. Marlboro's housing stock includes estate homes scattered on large lots, post-war and recent single-family residential subdivisions, and higher density townhouses.

Due to the abundance of rich soils in western Monmouth County, Marlboro Township has sustained an agricultural land base. Though the agrarian nature of the township has declined in recent decades, the township still enjoys many of the economic and cultural benefits that the existing farms provide. Breaking up the farm landscape is a complex network of roadways that includes many local and county roads and several State Highways, such as New Jersey State Highway Routes 9, 18, 34 and 79.

A. LOCATION AND SIZE OF AGRICULTURAL LAND BASE

According to the updated data obtained from Monmouth County Online Public Record Search System, there were a total of 149 farmland-assessed lots in Marlboro Township in the fall of 2010. These lots comprise approximately 2,407 acres of farmland as depicted in Figure 1, Farmland Assessed Properties. Marlboro Township contains within its borders 30.2 square miles or 19,328 acres; therefore, the farmland assessed properties account for approximately 12.8 percent of the municipality. They are primarily located in the eastern and central portions of the township within the LC and R-80 and the commercial zoning districts; however, there are some farms located in the western half of the township as well. The farmland-assessed lots include woodlands managed for agricultural production and those appurtenant to cropland and pastureland.

Another measure of the township's active agricultural lands comes from analyzing the NJ Department of Environmental Protection's (DEP's) land use/land cover Geographic Information System (GIS) data. The active agricultural lands depicted in the DEP's 2007 data set comprise 1,453 acres and lie mainly in a band that spans

Route 79. Marlboro's farmland represented 3.8% of the total 35,535 acres of agricultural lands in the entire county for 2007. Figure 0 shows Marlboro's actively farmed lands in context with preserved farms, open space, and agricultural lands in nearby municipalities. Although Aberdeen Township to the north has very few remaining farms, neighboring Colts Neck had 3,113 acres of active agricultural lands in 2007 according to the NJDEP and Manalapan had 6,065 acres in 2007 according to its adopted farmland plan. Freehold Township and Holmdel Township also have actively farmed land near Marlboro's borders.

Figure 9 illustrates the major categories of land use and land cover within Marlboro for 2007 and Figure 6 illustrates land use land cover within the township during the 1995/1997 period. Based on review of the DEP Land Use/Land Cover data from 1995/1997 and 2007, it appears that lands in active agricultural use decreased 59% from 1995/1997 to 2007. This coincides with a period of significant development within the township and conversion from agricultural to residential and commercial land uses.

B. DISTRIBUTION OF SOIL TYPES AND THEIR CHARACTERISTICS

According to the 1999 NJ DEP Geologic Map of New Jersey, Marlboro Township lies entirely within the Coastal Plain physiographic province of New Jersey. The Coastal Plain consists of unconsolidated sediments, which range in age from Cretaceous to Miocene (13.5 to 5.3 million years old), dip toward the coast and extend beneath the Atlantic Ocean to the edge of the Continental Shelf. The Coastal Plain sediments consist of layers of sand, silt and clay deposited alternately in deltaic and marine environments as sea level fluctuated during Cretaceous and Tertiary time. These layers of sediment outcrop in irregular bands that trend northeast to southwest. Wide areas of the Coastal Plain are covered by a thin veneer of Late Tertiary and Quaternary sand and gravel deposited by rivers. The general topography of the Coastal Plain is flat to very gently undulating. Slope of the land is a critical factor in agricultural productivity. Steep slopes are prone to erosion while little to no slope has poor drainage.

Soil productivity is of utmost importance to agriculture as soils with the ideal physical and chemical properties are necessary for producing food, feed, forage, fiber and row crops. Such soils have good moisture-holding capacity, permeability, natural fertility, level land and chemical composition. Soils played an important role in Marlboro Township's history, with the township acquiring its name from the presence of marl soils on some of its farmland. Marl is composed of the remains of prehistoric marine life from the period during which the ocean covered the State of New Jersey.

There are a wide variety of major soil types found throughout Marlboro that lend to the viability of the township's farmland properties. The most common soil series found within the township are Atsion sands (Ats), Collington soils (Cok and Cop), Colts Neck (Cos), Downer soils (Doc), Elkton loam (Eka), Evesboro soils (Eve), Freehold soils (Frk, Frf and Frr), Holmdel soils (Hoc), Humaquepts (Humt), Keyport soils (Kem), Lakehurst soils (Lak), Lakewood soils (Las), Manahawkin muck (Mak), Phalanx soils (Phb), Sassafras soils (Sac), Shrewsbury soils (Shr), Tinton soils (Thg and Thh), Woodstown soils (Woe) and Urban land soils (Uda). Brief descriptions of

each of the above mentioned soil types, based on the Monmouth County Soil Survey, are presented below:

Atsion sands (Ats) are a nearly level, poorly drained soil found in depressional areas and on broad flats. The surface and subsurface layers are made up of sand while the subsoil is comprised of loamy sand and sand. Permeability of the Atsion soil is moderately rapid or rapid in the subsoil and rapid in the substratum. The available water capacity is low. The apparent seasonal high water table is between the surface and a depth of one foot from November to June and is a major limitation for crop growth and development. Runoff is very slow and erosion is a slight hazard. Most areas of this soil are wooded, but some areas are used for growing blueberries. Although the Atsion sand is suited to specialty crops such as blueberries, which require drainage and land smoothing, it is not suited to commercial woodland production because of high potential for pitch pine growth.

Collington soils (Cok and Cop) are nearly level to strongly sloping and well drained. They are found on divides and side slopes. The surface layer is sandy loam and loam and the subsoil are made up of sandy loam and sandy clay loam. Collington soils are agriculturally viable and tend to be used for common field crops, hay, sod, vegetables and pasture. Horse farms are also prevalent.

Colts Neck soils (Cos) are gently sloping to steep and well drained. They are found on divides and side slopes. The surface layer is comprised of reddish brown sandy loam and the subsoil is comprised of reddish brown sandy loam and sandy clay loam. Colts Neck soils are either used for common field crops, hay, sod, fruit, vegetables, nursery stock, pasture or horse farms. Areas poorly suited to farming are often left wooded.

Downer soils (Doc) are nearly level to strongly sloping and well drained. They are located on divides and side slopes. The surface layer is comprised of sand and sandy loam and the subsoil is comprised of sandy loam. Most Downer soil areas are used for common field crops, hay, sod and vegetables and some areas are used for pasture. Horse farms are also commonly found on Downer soils.

Elkton loam (Eka) soils comprise urban land areas covered by industrial, commercial and residential development. Elkton soils have typically either been cut or graded and are found in most areas around building foundations. They are poorly drained and may contain pyritic clay.

Evesboro soils (Eve series) are gently sloping to steep and excessively drained. They are found on divides and side slopes. The surface layer and the subsoil are comprised of sand. This soil series, not generally good for farming, is typically wooded. However, areas exist that are used for pasture, general farming and irrigated truck crops.

Freehold soils (Frf, Frk and Frr) are nearly level to moderately steep and well drained. They are found on divides and side slopes. The surface layer is comprised of loamy sand, sandy loam and loam, while the subsoil is sandy loam and sandy clay loam. This soil series is agriculturally viable and is used for common field crops, hay, sod, vegetables and sometimes pasture. Horse farms are prevalent in areas containing Freehold soils.

Holmdel soils (Hoc) are nearly level, gently sloping, moderately well drained and somewhat poorly drained. They are found in depressions and on low divides. The surface layer is made up of sandy loam and the subsoil is made up of sandy loam and sandy clay loam. The Holmdel soil series is used for common field crops, hay, sod, vegetables, horse farms and sometimes pasture. Many areas are being rapidly converted to community development while the rest of the areas are remaining wooded.

Humaquepts (Humt) are frequently flooded soils that are somewhat poorly drained to very poorly drained. They are located in flood plains along perennial and intermittent streams. The surface layer and the subsoil are stratified sandy loam, loam and silt loam. Humaquepts are generally wooded areas that are poorly suited to most uses because of the seasonal high water table and flooding. A few areas along some of the wider flood plains are used for pasture.

Keyport soils (Kem) are nearly level to moderately steep and moderately well drained. They are found in depressions and on side slopes. The surface layer is made up of sandy loam and the subsoil is comprised of silty clay loam. Some of the soils that formed the Keyport series were formed in pyritic materials and thus have pyritic clay that may be exposed during excavations. Pyritic clay does not support vegetation. Generally, Keyport soils are used for community development, are wooded or are used as orchards, for general farming or for irrigated truck crops.

Lakehurst soils (Lak) are nearly level and moderately well drained and somewhat poorly drained. They are found in depressions and on low divides. The surface layer is sand and the subsoil is loamy sand and sand. Lakehurst soils are wooded and are poorly suited to farming. If farming takes place, irrigation is necessary and droughts are a concern.

Lakewood soils (Las) are nearly level to moderately sloping and are excessively drained. They are found on divides and side slopes and have surface and subsurface layers comprised of sand. Lakewood soils are poorly suited to general farming practices and are either wooded or farmed with irrigation amenities. Some areas are used for pasture but the possibility of droughts is a limitation.

Manahawkin muck (Mak) soils are very poorly drained and are located in wide depressions and on broad flats on lowlands. The upper layers are muck and the substratum is comprised of loamy sand and sand. Most Manahawkin areas are wooded and are not suited to most uses because of the seasonal high water table and flooding. A few areas are used for pasture.

Phalanx soils (Phb) are deep and well drained. They exist on side slopes and have a surface layer comprised of loamy sand. The subsoil is made up of loamy sand and sandy loam. Phalanx soils are found in areas that are wooded or used for community development and sometimes found in areas used for pasture, general farming and irrigated truck crops.

Sassafras soils (Sac) are nearly level to steep and well drained. They are located on divides and side slopes. The surface layer is a mix of sandy loam, gravelly sandy loam and loam while the subsoil is sandy loam and sandy clay loam. Sassafras soils are found in areas used for common field crops, hay, sod, vegetables, horse farms and pasture.

Shrewsbury soils (Shr) are nearly level and poorly drained. They are found on broad flats and in depressions and drainageways. The surface layer is comprised of sandy loam and the subsoil is comprised of sandy loam and sandy clay loam. These soils are generally used for common field crops, hay, sod, orchards and nursery stock. Some areas are used for pasture and some are woodland.

Tinton soils (Thg and Thh) are deep and well drained. They are found on divides and side slopes. The surface layer is loamy sand more than 20 inches thick and the subsoil is sandy clay loam. Tinton soils are primarily used for woodland and community development and secondarily used for pasture, general farming and irrigated truck crops.

Urban land soils (Uda) consist of areas that are covered by industrial, commercial and residential development. These soils may have been cut or graded and make up most fill material used to support buildings.

Woodstown soils (Woe) are nearly level and gently sloping and moderately well drained. They are located in depressions, in swales and on low divides. The surface layer is sandy loam and loam and the subsoil is sandy loam and sandy clay loam. Horse farms are prevalent in Woodstown soil areas. Other uses include common field crops, hay, sod and vegetables. Some areas are used for pasture.

Other soils of interest that were located within farm properties in Marlboro Township are Colemantown loam (Coes), Adelpia loam soils (Adn), Galloway soils (Gam and Gao) and Marlton soils (Mao).

As shown in **Figure 3, Marlboro Township Soil Classifications**, the soils described above may be classified by measure of their productivity into areas of prime farmland, soils of statewide importance, soils of unique importance, and other. Prime farmland has the best combinations of physical and chemical characteristics for producing high yields of food, feed, forage, fiber and row crops. Soils of statewide importance are similar to prime soils but require a greater degree of management to produce high yields. Farmland of unique importance is suitable for specialty crops such as blueberries.

Table 1 depicts the number of acres per soil classification within all of Marlboro Township as well as within the areas of active farmland identified by the NJ DEP 2002 Land Use Land Cover data. Marlboro Township contains excellent soils for farming. Although much of these soils have been lost to development, the remaining farmland is able to take advantage of the high percentage (64%) of important soils within the municipality.

Table 1: Marlboro Township Soil Classifications		
<u>Soil Classification</u>	<u>Acres for Entire Township</u>	<u>Acres of Active Farmland</u>
Prime Farmland	5,520	1,117
State Importance	6,198	620
Unique Importance	1,006	21
Other	6,794	265
Total	19,518	2,023

C. NUMBER OF IRRIGATED ACRES AND AVAILABLE WATER RESOURCES

The NJ Farm Bureau considers water supply for agricultural lands to be one of its top issues for 2007. Most Marlboro Township farmers rely to some extent on precipitation, which is an average of 44 inches a year in New Jersey, to nourish crops during the growing season. Additionally, they depend on both surface and groundwater for their water supply. Some of the municipality's less intensive farm operations rely solely on precipitation and a property's residential water supply. Several farms in Marlboro Township utilize some type of an irrigation system.

The NJ DEP's Bureau of Water Allocation requires farmers to obtain water use registration or certification papers to withdraw large quantities of surface water or groundwater. At this time no Marlboro farms exceed the volume threshold that necessitates a certification (per conversation with Richard Obal, Monmouth County Agricultural Agent, June 10, 2010).

Table 2 compares the irrigated acres in Marlboro with Monmouth County for the years 1983 to 2007 as per the New Jersey Farmland Assessment data.

Table 2					
Irrigated Acres Per NJ Farmland Assessment Data					
Location	Field Crops	Fruit	Ornamental	Vegetable	Total
Year 2007					
Marlboro Township	12	0	1	0	13
Monmouth County	282	101	785	281	1449
Year 2004					
Marlboro Township	2	0	0	0	2
Monmouth County	32	55	978	217	1282
Year 2000					
Marlboro Township	7	0	0	1	8
Monmouth County	93	90	1033	286	1502
Year 1991					
Marlboro Township	6	1	0	1	8
Monmouth County	314	37	1353	186	1890
Year 1983/1984*					
Marlboro Township	n/a	n/a	n/a	n/a	327
Monmouth County	n/a	n/a	n/a	n/a	6168

* used different reporting method than subsequent years

For the last two decades Marlboro farmers have reported only a small number of irrigated acres on their Farmland Assessment forms. Prior to this time, from 1983 to 1991, there was a dramatic drop off in Marlboro's irrigated acreage. This reduction can be attributed partly to changes in reporting methodology. Yet irrigation within the entire county also dropped significantly during the 1983 to 1991 period and continued to decrease between 1991 and 2000. Conversion of farmland to other land uses most likely played a role in this decline. Interestingly, after irrigated acres dipped for both Marlboro and the county in 2004, they rose in 2007. A changing mix of agricultural operations and weather conditions probably influenced these fluctuations.

The Township of Marlboro is located in two different watershed management areas (WMAs): WMA 9, which includes the main stem of the Raritan River, the South River and Lawrence Brook; and WMA 12, which extends from Perth Amboy to Point Pleasant Beach. WMA 12 is comprised of an assemblage of coastal subwatersheds, all or a portion of which fall into 56 municipalities in the Raritan Bay and Atlantic Coastal drainage basins. Although the majority of impacted municipalities are in Monmouth County, several lie within the boundaries of Middlesex and Ocean Counties.

As mentioned earlier, Marlboro Township is located entirely within the Coastal Plain physiographic province of New Jersey. Preservation of farmland located in the Coastal Plain geological area is important in order to maintain the productivity of the underlying aquifers and ground water reservoirs. Portions of the Englishtown aquifer system, Old Bridge aquifer and Farrington aquifer are located underneath Marlboro Township. These aquifers provide a large supply of potable water to the area and require protection to sustain the ground water recharge cycle.

As noted above, several Marlboro farms require some type of irrigation system. As described in the *Monmouth County Farmland Preservation Plan* adopted in April of 2008, there are a number of ways to irrigate a farm. Surface water from the local watershed 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 water. It may be removed by drilling a well and installing a pump, a potentially expensive proposition. 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 10 gallons per minute (gpm) per acre. Drip irrigation requires 3 to 7 gpm per acre. Farm ponds can lose 40-60% of volume to seepage and evaporation. Such ponds require about 4 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 water use registration or certification papers to withdraw large quantities of surface water or groundwater. An operation needs 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 DEP's web site. They are submitted to and processed by Rutgers Cooperative Extension and then forwarded to NJDEP.

Water diversions were once considered routine, but because of increasingly strict environmental regulations and growing competition from other land uses, it's getting harder to obtain permission for water withdrawals. It is very important not to let certification lapse. In the coming years it will be ever more valuable to have existing farm ponds, irrigation systems, and water rights.

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 non-preserved farm owners. These plans may identify water use 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.

D. FARMLAND ASSESSMENT AND CENSUS OF AGRICULTURE STATISTICS AND TRENDS

Out of the 53 municipalities in Monmouth County, only 12 municipalities have significant farmland remaining. Marlboro Township, at number seven, was among the top ten agricultural municipalities in Monmouth County in 2007. According to NJ Farmland Assessment data (accessed in 2007), there are a total of 152 farmland-assessed lots in Marlboro Township that comprise approximately 2,431 acres of farmland. This represents 12.5% of the township's total of 19,328 acres. This compares to a total of 1,978 farmland-assessed properties in Monmouth County for the same year comprising of approximately 53,160 acres. Therefore, the number of farms in Marlboro Township account for about 7.5 percent of the farms in Monmouth County whereas the farm acreage in Marlboro Township accounts for about 4.6 percent of the farm acreage in Monmouth County.

As per the 2002 U.S. Census of Agriculture, the average size of farms in Monmouth County was 53 acres whereas the median size was 15 acres. These numbers dropped in the 2007 census to 47 acres and 11 acres. As per the New Jersey Parcel Mapping data, the average size of farms in Marlboro Township is 16 acres whereas the median size is 8.3 acres.

Table 3		
Marlboro Township Agricultural Land in Acres as Per 2007 NJ Farmland Assessment Data		
Agricultural Use	Marlboro Township	Percent
Cropland Harvested	1,121	45.8%
Cropland Pastured	151	6.2%
Permanent Pasture	246	10.0%
Subtotal	1,518	62.0%
Unattached Woodland	654	26.7%
Attached Woodland	265	10.8%
Equine Acres	13	0.5%
Total	2,450	100%

In the year 2007, as indicated in Table 3, harvested and pastured cropland accounted for more than half the farmland in the township (52.0%), while unattached and attached woodland accounted for 37.5 percent of the agricultural land. Permanent pasture accounted for about 10.0 percent of the farmland area whereas equine acreage accounted for 0.5 percent of the farmland in town. This underestimates Marlboro's total horse farm acreage since areas devoted to pasture and hay production are counted elsewhere.

Table 4 Marlboro Township Agricultural Land in Acres as Per 2000 NJ Farmland Assessment Data		
Agricultural Use	Marlboro Township	Percent
Cropland Harvested	1,426	50.7%
Cropland Pastured	154	5.5%
Permanent Pasture	222	7.9%
Subtotal	1,802	
Unattached Woodland	642	22.8%
Attached Woodland	363	12.9%
Equine Acres	6	0.2%
Total	2,813	100%

In the year 2000, as indicated in Table 4, harvested and pastured cropland accounted for more than half the farmland in the township (56.2%), whereas unattached and attached woodland accounted for 35.7 percent of the farmland area in the township. Permanent pasture accounted for about 7.9 percent of the agricultural land and equine acres were reported as 0.2 % of the farmland areas. Tilled land in 2000 totaled 1,802 acres and accounted for 64.1% of the township's farmland. Based on the NJ Farmland Assessment data in Tables 3 and 4, it appears that Marlboro's land in active agricultural use slightly decreased from 2000 to 2007.

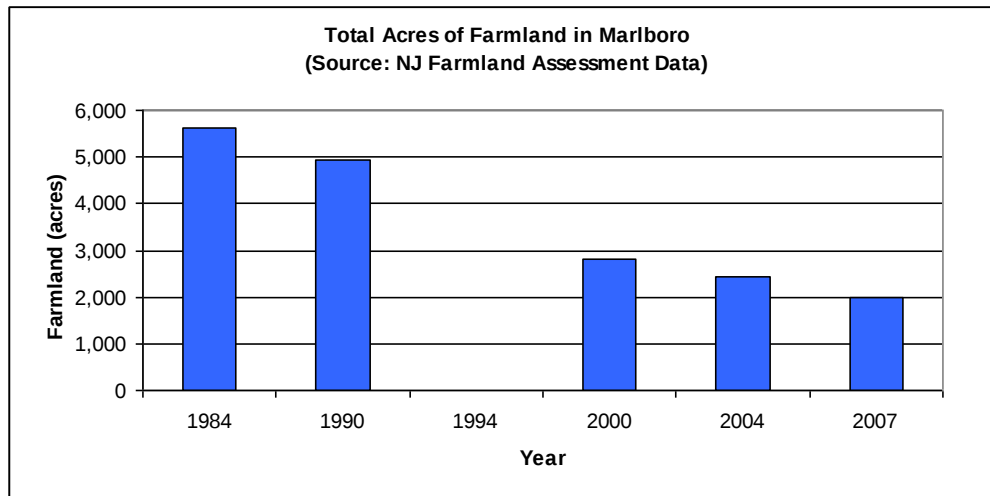
Table 5 Marlboro Township Agricultural Land in Acres as Per 1990 NJ Farmland Assessment Data		
Agricultural Use	Marlboro Township	Percent
Cropland Harvested	2,745	55.7%
Cropland Pastured	180	3.7%
Permanent Pasture	570	11. 6%
Subtotal	3,495	70. 9%
Unattached Woodland	566	11.5%
Attached Woodland	720	14.6%
Equine Acres	149	3.0%
Total	4,930	100%

In the year 1990, as indicated in Table 5, the harvested and pastured cropland and permanent pasture accounted for more than two-thirds the farmland in the township (70.9%), whereas unattached and attached woodland accounted for 26 percent of the farmland area. Equine acres encompassed approximately 3 percent of the farmland area.

Table 6 Marlboro Township Agricultural Land in Acres as Per 1983 NJ Farmland Assessment Data		
Agricultural Use	Marlboro Township	Percent
Cropland Harvested	3,648	64.8%
Cropland Pastured	283	5.0%
Permanent Pasture	355	6.3%
Subtotal	4,285	
Woodland/Wetlands	1,162	20.6%
Equine Acres	182	3.2%
Total	5,629	100%

In the year 1983, as indicated in Table 6, harvested and pastured cropland and permanent pasture accounted for more than half the farmland in the township (76.1%), whereas unattached and attached woodland accounted for 20.6 percent of the agricultural lands. Equine acreage accounted for approximately 3.2 percent of the farmland area.

Chart 7



As depicted in Chart 7, there has been an overall decline in agricultural land in Marlboro in recent decades. For example, in 1983 the Township of Marlboro contained 5,629 acres of agricultural land, which declined to 2,425 acres of agricultural land in 2004. In this twenty-one year period the township sustained a total loss of 3,204 acres of farmland or 57%. This loss is steeper than the overall loss of farmland in the county during the same period (30% within the county) and corresponds to a period of rapid development within Marlboro.

II. AN OVERVIEW OF MARLBORO'S AGRICULTURAL INDUSTRY

Marlboro Township's agricultural heritage is typical of western Monmouth County. During Colonial times Monmouth County's economy was based on subsistence farming. Commercial farming developed during the early part of the 1800's with grain, hay, and nonperishable livestock items sold. Following the Civil War, the production of perishables, including milk, eggs, fruits, and vegetables became more prominent. While the rise of the county's manufacturing industry in the late 1800's through the 1900's diminished the prominence of agriculture, farming has remained an important component of Monmouth's economy (Obal, 1997).

According to the United States Census of Agriculture, Monmouth County had 139,465 acres of farmland in 1954. By 2002, this total had declined 66% to 47,198 acres, a loss of 92,267 acres of farmland. Despite losing a significant amount of farmland acreage, the Monmouth County agricultural community remains an important part of the county's economy and a major contributor to the state's and the counties farming industry. Among other New Jersey counties in 2002, Monmouth County ranked fourth in the state in the number of farms, third in the market value of agricultural products sold, and eighth in farmland acreage. Monmouth County also had the highest number of certified nurseries and the second-highest acreage of nursery stock among all New Jersey counties, with 6,170 acres of nursery stock outdoors and over two million square feet under glass protection.

According to the 2002 Census of Agriculture, of \$81 million of agricultural products sold in the county each year, the vast majority is tied to the nursery, greenhouse, floriculture and sod industry (73%). Vegetables, melons and potatoes account for 11% of the sales in the county, and horses for 7% of the market value. Updated figures for the 2007 Census of Agriculture show total sales of Monmouth County agricultural products at \$105 million, \$80 million of which are attributable to crops including nursery and greenhouse. Livestock sales account for the remaining \$25 million in sales.

Table 8: Market Value of Agricultural Products Sold in Monmouth County

<i>Census Year</i>	<i>Market Value</i>	<i>Average Per Farm</i>
1987	\$56,598,000	\$67,378
1992	\$50,945,000	\$59,935
1997	\$68,841,000	\$70,461
2002	\$81,551,000	\$91,425
2007	\$105,413,000	\$113,104

Apart from a dip in 1992, possibly due to an economic recession in the early 1990s, the market value of agricultural products sold in Monmouth County rose 86% from 1987 to 2007. This value increase parallels the US Bureau of Labor Statistics CPI-U rate of inflation of 82.5% for the same period (CPI-U is the Consumer Price Index for All Urban Wage Earners). Current prices for local products reflect these trends. For example, the price of Grade "A" tomatoes goes for \$32 a crate and hay has risen to \$5-6 a bale.

In 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 2002 Census of Agriculture, Monmouth County ranked first in the state in terms of both the total horse and pony inventory and the number of horses and ponies sold.

Despite national and statewide prominence in numerous agricultural categories, several sectors of Monmouth’s farming industry have shown a marked decline in the last few decades. In 1959, Monmouth County had 510 poultry farms and 58 dairy farms compared to 21 poultry farms and 1 dairy in 1997 and 8 poultry farms and no dairies in 2002. The last dairy in the county ceased operation in 2000. Competition from other areas, low commodity prices, and high production costs have all contributed to the decline.

Over the past 30 years, vegetable production has also shown a marked decline due to the loss of major food processing plants in New Jersey. The acreage of farmland devoted to vegetable production for processing has gone to field crop production, ornamental plant nurseries, sod or horse farms or has been sold to developers. Vegetable production for the fresh market has shown a slower decline due to strong local markets for fresh produce (New York and Philadelphia), direct marketing to supermarkets and farm stands, and at pick-your-own vegetable operations. Recently, vegetable farmers have included specialty crops such as herbs, oriental and other ethnic vegetables, pumpkin and field flowers to meet the growing demand from consumers. The farmers’ response to changes in the marketplace has contributed to the overall economic health of the agricultural industry in Monmouth County (Obal, 1997).

Due to its abundance of rich soils, Marlboro Township has long supported an agrarian-based economy. In the 1920’s and 1930’s, there were a wide variety of agricultural uses within the township such as dairy farms, hay and alfalfa farms, and beef cattle farms. Additionally, berry farms and orchards were popular, and the main fruits grown in the area were peaches, apples and various types of berries. Based on the demands of the regional economy, farmers were encouraged to grow tomatoes, asparagus, peppers and potatoes, which were shipped on “potato trains” to regional locations. As most farmers used sash beds, greenhouses were unusual in those days. However, Becker’s Greenhouse & Farm, at the intersection of Route 79 and Tennent Road, grew lettuce and other root vegetables such as tomatoes and spinach in greenhouses. Ninety percent (90%) of the local produce went to the regional markets. Less prevalent agricultural uses included basket and barrel making, pig raising, mushroom farming and grape growing. The grapes were grown for personal use and therefore not sold commercially, which may be one reason the large grape farms no longer exist in the township. While equine operations are prevalent today, they were not popular in the early days, as many of the horses worked in teams and were used in the fields.

Today the types of agricultural use in Marlboro Township consist primarily of nurseries, equine operations, and fruit and vegetable operations. Animal husbandry is also popular.

Table 9: Agricultural Production in Marlboro Township Over Time

<i>Type of Production</i>	<i>2007</i>	<i>2000</i>	<i>1990</i>	<i>1984</i>
Field Crops (acres)	615	729	1393	2451

Nursery (acres)	285	295	336	212
Vegetables (acres)	113	294	577	1090
Livestock (head of cattle, equine, sheep, and swine)	412	556	283	290
Livestock (number ducks, fur animals, goats, poultry, other)	2544	2262	729	1062
Timber (cords of fuel wood)	224	137	95	210
Timber (board feet)	0	43,461	34,034	0

Source: NJ Farmland Assessment data

Table 9 compares the top categories of agricultural production in Marlboro Township from 1984 to 2007. Consistent with the overall rate of decline of agricultural land in the township, the total acreage of field crops and vegetables dropped substantially during this time period. The market for vegetables, in particular, has suffered with the loss of major food processing plants in New Jersey although interest in fresh, local produce has sustained some Marlboro vegetable growers and attracted new farmers. Nursery and horticultural acreage has held steady and even increased, thus becoming a larger player in Marlboro's agricultural economy. These operations sell plant material directly to consumers at garden centers and farm markets or may sell directly to landscapers.

Trends for these three categories are similar to those for Monmouth County as a whole. However, there are some interesting aberrations in these and other agricultural sectors. Marlboro produced a surprisingly large percentage of the county's timber in 1990-2000 (over half of the board feet). Within the vegetable category, Marlboro farmers grew a significant amount of county's sweet corn in 1984 and 1990 (about a third). In 2000 township farmers raised a disproportionately high share of county's small animal livestock (1/4 to 1/3 not counting egg production).

Increasingly, Marlboro's farmers provide services to the local community and to each other. Local horse farms and stables provide breeding and training facilities as well as riding and boarding arrangements for area residents. The establishment of farm stands feeds a growing demand for fresh locally grown products. Marlboro farmers are also geographically well-situated to sell produce to nearby supermarkets such as Delicious Orchards in Colts Neck and Wegmans in Manalapan, Central New Jersey restaurants featuring farm-to-table menus, and community farmers markets in nearby towns. Marlboro farmers already take advantage of regional auctions such as the Hackettstown Livestock Auction Market, the New Holland Auction Market, and the Tri-County Coop Auction Market.

Local and regional commercial vendors and professionals supplement the services provided directly by farms. Large animal veterinarians can be found in Colts Neck, Millstone and Upper Freehold. Farriers and sheep shearers all can be hired within the region. Stores such as Farmer's Brokerage and Supply (FB&S), located in Upper Freehold, sell seed, hardware, parts for tillage equipment, chemicals and fertilizers, etc. Feed supplies, fertilizer and farm supplies can be obtained from Rick's Saddlery, Al's Tack Supply, Agway, and Harter

Equipment in Englishtown; Reed & Perrine in Manalapan; Dill's Feed in Freehold; Hemlock Hill Farm Supply in Colts Neck; and Heights Farm Equipment in Monroe. Marlboro's nursery operations obtain starts from Kube Pak in Upper Freehold and Gaskos on the Manalapan/Monroe border. Most Marlboro farmers work with vendors from Amish country in Pennsylvania to erect barns and farm buildings. Similarly, magazines such as *Lancaster Farming* are an important resource for equipment and supplies.

Aside from periodicals, the Internet offers valuable information to farmers 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 Financial Services, Hay and Straw, Machinery Repair, and Seed Supplies.

III. LAND USE PLANNING CONTEXT

A. STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The *New Jersey State Development and Redevelopment Plan* (SDRP) was first adopted in 1992 and later updated and revised in March 2001. The SDRP sets forth a vision and a plan for the future of New Jersey. To help realize this vision, the SDRP identifies goals and strategies that are intended to guide public policy decisions. The SDRP continues to strongly support the preservation of agriculture in the State. In fact, the promotion and preservation of agriculture in the State is a major goal of the SDRP and is supplemented by 23 separate statewide agricultural policies to be used by state, county and local agencies in their planning and decision-making processes.

The SDRP designates land areas within New Jersey into one of five Planning areas. Within the SDRP, Planning Areas serve a pivotal role by setting forth Policy Objectives that guide the application of the State Plan's Statewide Policies within each area and serve to achieve the goals of the State Planning Act. A Planning Area is a large mass of land with tracts that share certain characteristics, such as population density or natural features.

In addition, Planning Areas guide local planning and decisions on the location and size of Centers and Cores within Planning Areas and protect or enhance the Environs of these Centers, primarily in Planning Areas 3 through 5. The Planning Areas are listed below.

- PA 1 Metropolitan Planning Area
- PA 2 Suburban Planning Area
- PA 3 Fringe Planning Area
- PA 4 Rural Planning Area and
- PA 4B Rural / Environmentally Sensitive Planning Area
- PA 5 Environmentally Sensitive Planning Area and
- PA 5B Environmentally Sensitive/Barrier Islands Planning Area

Characteristics that define Planning Areas include population density, infrastructure, road systems, land area, adjacent land areas, soils and natural environmental features. Figure 7 shows the designated State Planning Areas (from 2001) within Marlboro Township.

Although the vast majority of New Jersey's agricultural lands, including 94 percent of all preserved farmland in the state, are found in the PA4 and PA 4B areas farmland can be found in any planning area. As seen in Figure 7, Marlboro Township contains only Suburban (PA 2), Fringe (PA 3), and Environmentally Sensitive (PA 5) Planning Areas. PA5 areas exist primarily in the eastern portion of the township, with an additional small PA5 area located in the northwestern portion of the township. These planning areas contain about 341 acres of active agricultural land. PA3 areas exist in two blocks in the northwestern and southeastern portions of the township. About 91 acres of active agricultural land overlaps these areas. The balance of the township is designated as PA2, which covers approximately 60 percent of the township and includes 651 acres of active farmland.

The State's Municipal Plan Endorsement process is a means of planning for both development and preservation within Marlboro Township. Municipal Plan Endorsement is a voluntary review process designed to ensure the coordination of state, county and municipal planning efforts in achieving the goals and policies of the State Planning Act. The State Development and Redevelopment Plan is the blueprint for achieving these goals and provide the template for coordination. The endorsement process expands upon the requirements of the Municipal Land Use Law (MLUL) and incorporates the planning initiatives of the state agencies. It is through Plan Endorsement that local, county and state governments may work together to develop coordinated capital investment and planning decision-making mechanisms that are consistent with the State Plan and with each other.

Upon endorsement of a municipal plan, municipalities are entitled to financial and technical incentives that will assist them to make their endorsed plans a reality. These incentives are based on the actual endorsed and may include enhanced scoring for grant funding, low-interest loans, tax credits, prioritized technical assistance, and coordinated regulatory review among the State agencies to identify additional incentives for municipalities to complete the process.

The SDRP is updated through the cross-acceptance process, also compares statewide planning policies among governmental levels with the purpose of attaining consistency among Municipal, County, Regional, and State plans. Local planning efforts have correlated closely with the State Development and Redevelopment Plan (SDRP), as the township participated in the last Cross-Acceptance process and submitted recommendations to Monmouth County for inclusion within the County's overall recommendations submitted to the State.

The proposals Marlboro Township successfully introduced into the County's recommendations included an expansion of the Planning Area 5 (PA5) Environmentally Sensitive Planning Area in the central and northern portions of the township. The reasons for the proposed expansion of the PA5 areas within the township were to discourage development on environmentally sensitive lands, in accordance with the goals of the SDRP, and to aid in the preservation of

environmentally sensitive lands, including environmentally sensitive farmlands. One of the key determinants in designating lands proposed for PA5 area expansion was the presence of New Jersey Important Soils and/or mapped New Jersey Prime Agricultural Soils. Therefore, Marlboro Township's planning efforts closely correlate with the SDRP and the pending State Plan Policy Map.

B. SPECIAL RESOURCES AREAS

As mentioned earlier, out of the 53 municipalities in Monmouth County, only 12 municipalities have any significant farmland remaining. Marlboro contains some significant farming and has many unique and valuable natural resources. The resources within the township are not located in the Highlands, Pinelands CAFRA etc.

C. COUNTY MASTER PLAN AND DEVELOPMENT REGULATIONS

There have been several iterations of the county's master plan over the years. A discussion of early versions as well as the most recent one follows.

History

The preservation of farmland, and the agricultural component of the county's economy, has been a long-standing goal of the Monmouth County Planning Board. *The General Development Plan 1969-1985* contained a land use plan for the county that proposed urban development in three main areas of the county: the Garden State Parkway corridor; the Route 9 corridor; and a greater Trenton metropolitan area near Allentown. The land use plan also identified certain areas of the county that were more suitable for agriculture, open space, and low-density development. These areas of the county that were more suitable for agriculture, open space, and low-density development. These areas were located in central Monmouth between the Route 9 and Garden State Parkway growth corridors and in western Monmouth.

The *Monmouth County Growth Management Guide (GMG)*, adopted a guide in 1982, designated Growth Areas and Limited Growth Areas on its Growth Management Guide Map. The GMG identified two Growth Areas based on four Planning and development criteria: the presence of existing or planned infrastructure; proximity to existing major population and employment centers; proximity to established urban centers; and public transportation service. As in the General Development Plan, the growth areas generally followed the Route 9 and Garden State Parkway corridors. The county plan delineated two Limited Growth Areas based on the following criteria: absence of infrastructure; presence of significant areas of environmentally sensitive or special use lands, and lack of public transportation. The Central Limited Growth Area roughly includes those areas with tributaries leading to the Swimming River Reservoir and the Manasquan River Reservoir. The Western Limited Growth Area is generally located west of the Route 9 Growth Corridor and was designated due to the presence of prime agricultural soils and Agriculture/Conservation Areas that generally coincide with the Limited Growth Areas consisting primarily of farmlands and woodlands. Main objectives of the Guide include the preservation of prime agricultural land and the maintenance and expansion of the agricultural potential of the county. The Guide proposed a regional approach to farmland

preservation through a coordinated effort with municipalities, other regional agencies and the state.

Current Status

The *Monmouth County Growth Management Guide: Goals, Objectives and Policies*, adopted in 1995, updated, revised and reaffirmed the county's planning goals. One of the main goals of the guide is to promote and preserve the agricultural industry and to provide assistance in farmland preservation. These goals, objectives and policies are listed below:

Objective 1

1. Encourage the purchase of development rights on farmland for the purpose of maintaining working farms and agricultural lands.

Policies

- 1.1. Continue to support the County and State Farmland Preservation Programs. Encourage cooperation with private organizations such as the New Jersey or Monmouth Conservation Foundations to preserve farmlands through various innovative techniques such as using estate planning for acquisition of development rights.
- 1.2. Cooperate with other county departments such as the Monmouth County Parks System to preserve farmland and enhance open space networks.
- 1.3. Develop additional farmland preservation programs on the county and local levels.
- 1.4. Investigate and encourage other dedicated funding sources for farmland preservation.

Objective 2

2. Assist municipalities in developing and implementing innovative land use programs, which would promote farmland preservation and retain agricultural uses.

Policies

- 2.1 Encourage creative land planning and design to accommodate future growth while avoiding conflict with existing agricultural uses.
- 2.2 Encourage the establishment and operation of a Transfer of Development Rights (TDR) Program on the county or local level to promote development at higher densities in specific areas in an effort to preserve farmland or natural and cultural resources of significant importance in other areas.
- 2.3 Encourage municipalities to designate Agricultural Zones in their master plans.
- 2.4 Encourage municipalities to assist farmers by delineating agricultural districts.

- 2.5 Encourage cluster development, which enables the developer to reduce the lot area for each house to preserve open space and farmland through more efficient land planning.
- 2.6 Encourage municipalities to develop, adopt and enforce Right-to-farm ordinances where farming is still viable.
- 2.7 Encourage the streamlining of the permitting and licensing processes for agricultural operations.
- 2.8 Encourage development in “centers” in order to conserve agricultural lands, and promote a more compact and efficient growth.
- 2.9 Encourage the consideration of the water needs of the agricultural industry in water supply planning.
- 2.10 Encourage the use of agricultural lands in appropriate areas for the recycling and composting of non-farm generated biodegradable and organic materials.

Objective 3

- 3. Develop programs and practices to enhance the retention and development of an active agricultural industry.

Policies

- 3.1 Encourage the rural economy to promote beneficial economic growth that recognizes the need to diversify the rural economy and provide opportunities for off-season employment without interfering with agriculture.
- 3.2 Encourage economic development that supports agriculture as an independent industry.
- 3.3 Encourage the supply of decent, safe and reasonably priced housing that will benefit agricultural employees.
- 3.4 Encourage the support of the Farmland Assessment Act.
- 3.5 Educate residents on the economic and environmental value of the agriculture industry.
- 3.6 Encourage access to capital funding sources and the provision of grant programs to assist farmers.
- 3.7 Encourage the use of best management practices to ensure the viability of farming operations while protecting natural resources.

D. MUNICIPAL MASTER PLAN AND DEVELOPMENT REGULATIONS

The Township of Marlboro Comprehensive Master Plan was adopted in 1997 and an amendment to that Master Plan was adopted in June 2002. The Land Use Plan Element was adopted in 2005, which updated the 1997 Master Plan. An amendment to that Land Use Plan Element was adopted in March 2007. Additionally, the Municipal Storm Water Management Plan was adopted in 2006. Finally, the township adopted a Housing Element/Fair Share Plan in December 2008 and filed a petition with COAH for substantive certification. The township recently adopted an amended Housing Plan and subsequently re-petitioned COAH in July 2010.

A Smart Growth Vision Plan grant was awarded to the township in 2008. The purpose of the Plan is to provide a framework for the coordination of key planning initiatives, to coordinate the Town's planning efforts with regional planning entities and State agencies, and to provide recommendations for enhancing existing connections and creating new connections. The Community Vision Plan provides a unified, long-term township-wide strategic vision that reinforces the continued implementation of Smart Growth principles in the township. The Plan was adopted by the planning board in January 2010 as an element of the Master Plan. The Vision Plan reinforces the goals and strategies of municipal planning documents, the county plans and the State Redevelopment and Redevelopment Plan.

The Marlboro Township Master Plan is consistent with the State Planning Goals and Strategies. The Township Master Plan seeks to conserve natural resources, protect the environment; provide infrastructure in advance of, or concurrent with new development; provide adequate public services at reasonable cost; provide affordable housing consistent with COAH requirements; and preserve and enhance historic sites, open space and recreational lands. In addition, the Marlboro Township Master Plan promotes three (3) policy objectives in particular for each Planning Area, which include policy objectives for Natural Resource Conservation, Agriculture, and Recreation. These policy objectives are listed below by the Planning Area:

Suburban Planning Area

- Natural Resource Conservation: Conserve open space and buffer areas of critical environmental concern.
- Agriculture: Guide development to ensure the viability of agriculture and the retention of productive farmland within agricultural areas of the Suburban Planning Area.
- Recreation: Target parkland acquisitions and improvements to enable the integration of contiguous systems into the fabric of the settlement pattern and to provide passive recreational facilities.

Fringe Planning Area

- Natural Resource Conservation: Strategically acquire open space to define Centers and to maintain contiguous open space corridors.
- Agriculture: Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers.
- Recreation: Target parkland acquisitions and improvements to ensure adequate recreational opportunities to satisfy growing local and regional needs.

Environmentally Sensitive Planning Area

- Natural Resource Conservation: Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protect sensitive natural and cultural resources, including endangered species and, particularly, ground and surface water resources that are aquifers and serve as the headwaters of many of the State's rivers and streams.

- Agriculture: Encourage farmland retention and agricultural practices that minimize conflicts with sensitive environmental resources.
- Recreation: Target parkland acquisitions and improvements to enhance large contiguous open space systems and provide recreational opportunities to satisfy local and regional needs.

The Farmland Preservation Plan Element was prepared and adopted in August 2006, in accordance with the goal of preserving the township's agricultural heritage identified in the Master Plan. The overall goal of this Plan is to provide further support for the protection and preservation of the township's remaining farmland, and of the agricultural economy. Additionally, seven specific goals were developed, which are as follows:

1. To ensure that the most viable farm properties in the township are protected from development.
2. To utilize farmland preservation to further the overall Marlboro Township Master Plan Goal of continuing to use practical and flexible development controls in order to gain open space, conserve the natural landscape and protect the sensitive ecological areas of the township.
3. To increase awareness of the benefits of the preservation of farmland as an environmental, educational, cultural and aesthetic resource.
4. To promote educational opportunities whereby township residents, especially students, can learn about Marlboro Township's agrarian history, locally grown foods/farm products and farming practices.
5. To utilize farmland preservation to further the overall Marlboro Township Master Plan Goal of retaining and augmenting the low-density policy in the east, north and west central portions of the township consistent with the State Development and Redevelopment Plan Planning Area 5 designation.
6. To utilize farmland preservation to protect environmentally sensitive areas of the township including wetlands, floodplains and steep slopes.
7. To facilitate the rezoning of preserved farm properties that are not already zoned as A/LC or LC to A/LC or LC in order decrease the permitted residential density in currently undeveloped areas of the township.

E. CURRENT LAND USE AND TRENDS

An assessment of the overall land use pattern within Marlboro determined that there are a total of 14,232 parcels within the township. Of those, only 152 parcels are farmland assessed while over 12,000 parcels have been identified as residential and the remaining parcels are classified as commercial use.

Table 10, provides information on the acreage of land for the years 1989, 1996 and 2004, devoted to various uses, vacant and farmland parcels and compares the changes between the years. Marlboro's growth is evident when you compare the amount of land devoted to developed uses, to the amount of remaining vacant land and farms.

Table 10							
Marlboro Township Land Use Comparison 1989-2008							
Type of Land Use	Acres in 1989	Change	Acres in 1996	Change	Acres in 2004	Change	Acres in 2008
Residential	4,994	1,130	6,124	1,594	7,718	472	8,357
Commercial	480	280	730	61	791	91	900
Industrial	350	-128	222	-20	202	4	194
Public & Semi-Public	1,672	1,117	2,789	771	3,560	333	3,790
Transportation & Utilities	1,271	616	1,887	-20	1,867	60	1,379
Total Developed	8,737	3,015	11,752	2,366	14,138	960	14,620
Percent Developed	45%	16%	61%	12%	73%	5%	75%
Vacant & Farmland	10,591	-3,015	7,576	-2,386	5,190	-960	4,708
Total Land Area	19,328	-----	19,328	-----	19,328	-----	19,328

Source: Township 2008 MOD IV tax assessment data.

A review of the following data shows that over the nineteen year period between 1989 and 2008, the amount of land devoted to residential and commercial use has increased nearly 60%. At the same time, the amount of vacant land and farmland has declined by over 50 percent. As more acres of land are being converted for residential uses, less vacant and farmland acreage is left for preservation. As mentioned earlier, in a period of 19 years the township has sustained a total loss of 5,883 acres of farmland and vacant land. In a period of four years, from 2004 to 2008, there was a decline of about 960 acres.

In addition to the above, the NJDEP LULC data for 2007 indicates that the township contained 10,210 acres of urban land (51.9%), 3,797 acres (19.3%) of forest area, 1,453 acres of active agricultural land (7.4%) and 1% barren land. The 1995/97 data showed that Marlboro contained 7,460 acres (37.9%) of urban land, 4,106 acres (20.8%) of forest area, 2,545 acres of agricultural land (12.9%), and 2% barren land. It appears the township's urban land has increased by 26.9% from 1995/1997 to 2007. Approximately 7.5% of forest land was lost from 1995/1997 to 2007.

A map of the 1995/1997 NJDEP LU/LC can be found in Figure 6, the 2002 NJDEP LU/LC map can be found in Figure 5 and the 2007 NJDEP LU/LC map can be found in Figure 9.

F. SEWER SERVICE AREAS / PUBLIC WATER SUPPLY SERVICE AREAS

Figure 4, *Marlboro Township Sewer Service Areas*, shows existing designated sewer service areas as well as areas proposed by the NJ DEP to be removed from the county's overall sewer service area. One must keep in mind that Marlboro Township's Wastewater Management Plan has not yet been adopted by Monmouth County and the county's plan has not yet been adopted by the state. As illustrated on the map, the majority of farmland in the municipality lies within areas not served by

sewers or overlaps with sites proposed to be removed from sewer service areas. Proposed removal sites include Morgan Farm LLC as well as the preserved Kildee Farm, the Stattel Farm, and some lands owned by the Township of Marlboro. As might be expected in a rather suburban town, several farms targeted for preservation by this plan such as Casola, Geran, Croddick and Stattel fall within sewer service areas.

G. OVERVIEW OF MUNICIPAL MASTER PLAN AND ZONING

As mentioned earlier, the Marlboro Township Master Plan is consistent with the State Planning Goals and Strategies. The Township Master Plan seeks to conserve natural resources, protect the environment; provide infrastructure in advance of, or concurrent with new development; provide adequate public services at reasonable cost; provide affordable housing consistent with COAH requirements; and preserve and enhance historic sites, open space and recreational lands. The overall goal of the Farmland Preservation Plan is to provide further support for the protection and preservation of the township's remaining farmland, and of the agricultural economy. In addition, as described earlier there are seven specific goals identified within the Farmland Preservation Plan Element. In order to achieve the stipulated goals, there are different land development tools and policies adopted by the township to support and sustain the agricultural land and agricultural based businesses in the Municipality.

A map of the Township of Marlboro's zoning can be seen in Figure 8. The GIS data layer used to create the map was developed by the Monmouth County Planning Board and Information Services department and is regularly updated when a municipality adopts new zoning ordinances. For ease of viewing, most general categories of zoning districts such as all commercial zones and all multifamily zones are shown in single colors. By overlaying the 2002 active agricultural lands layer, it is apparent that much of the farmland in Marlboro is situated in the township's LC – Land Conservation District (508 acres of agricultural lands) and its A/LC – Agriculture/Land Conservation District (221 acres). There is also agricultural land in other single family residential districts (303 acres), most notably 216 acres in the R-80 zone which is a low density zone. There are also 81 acres of ag lands in commercial districts, particularly in the vicinity of Route 79.

1. General Lot Size Categories

There are a total of 14,232 parcels within the township. Of those, only 152 parcels are farmland assessed while over 12,000 parcels have been identified as residential. The remaining parcels are classified as commercial use. Marlboro's residential land use plan includes six types of districts of varying densities and/or types of residential buildings. These six types of residential zones districts and the minimum lot area requirements are depicted in Table 11 below.

The lowest density district is Agricultural / Land Conservation district with a minimum lot area of 10 acres and is located to the eastern portion of the township. The Land Conservation district, with a minimum lot area of five acres is located to the northwest, northeast and central portions of the township. The low-density

R-80 and the Stream Corridor Preservation Residential District II (SCPR-II) zone districts are located within the central and southern portions of the township.

The medium density residential districts, reflecting a density of approximately 1 to 1.4 dwelling units per acre, include zones such as R 60, R 60/40, R 60/15, R-40 AH, R-40 GAH, R-40/30, etc.

The highest density residential areas, as depicted in Table 11, are zoned for lot sizes equal to or less than 30,000 square feet. In addition, there are some areas in the township zoned for multi-family uses.

Table 11		
Residential Zone Districts		
Zone District Name	Zone District Abbreviation	Minimum Lot Size and/or Tract Size Permitted
Agricultural/Land Conservation		
Agriculture/Land Conservation District	A/LC	10 acres
Land Conservation		
Land Conservation District	LC	5 acres
Low-Density Residential		
R-80 Residential District	R-80	80,000 square feet
Stream Corridor Preservation Residential District II	SCPR-II	25 acres per tract and 0.43 lots per gross acre

Zone District Name	Zone District Abbreviation	Minimum Lot Size and/or Tract Size Permitted
Medium-Density Residential		
R-60 Residential District	R-60	60,000 square feet
R-60/40 Residential District	R-60/40	60,000 or 40,000 square feet for cluster development
R-60/15 Residential District	R-60/15	60,000 or 15,000 square feet for cluster development
R-40AH Residential District	R-40AH	40,000 square feet
R-40GAH Residential District	R-40GAH	40,000 square feet
R-40/30 Residential District	R-40/30	40,000 or 30,000 square feet
R-1.5 Residential District	R-1.5	1.5 acres
Stream Corridor Preservation Residential District	SCPR	25 acres per tract and 0.8 lots per gross acre
High-Density Residential		
R-10AH Residential District	R-10AH	10,000 square feet
R-20 Residential District	R-20	20,000 square feet
R-20AH-1 Residential District	R-20AH-1	20,000 square feet
R-20AH-2 Residential District	R-20AH-2	20,000 square feet
R-25 Residential District	R-25	25,000 square feet
R-30 Residential District	R-30	30,000 square feet
R-20/15 Residential District	R-20/15	20,000 or 15,000 square feet
R-30/20 Residential District	R-30/20	30,000 or 20,000 square feet
Flexible Residential District	FRD	10,000 square feet
Residential Zone Districts	FSC	75 acres per tract and 5,000 square feet per unit
Senior Citizen Residential District	RSC	7,500 square feet
Senior Citizen Residential And Single-Family District	RSCS	7,500 square feet for single family,
Planned Adult Community	PAC	75 acres per tract and 5,000 square feet per unit
Planned Adult Community III	PAC-III	75 acres per tract and 5,000 square feet per unit

Zone District Name	Zone District Abbreviation	Minimum Lot Size and/or Tract Size Permitted
Multi-Family		
Townhouse District	THD	25 acres
Multi-Family District	MFD	10 acres
Multi-Family District I	MFD-I	10 acres
Multi-Family District II	MFD-II	6 acres
Planned Adult Community II	PAC-II	10 acres
Multi-Family/Patio Home District	MFPHD	70 acres
Senior Citizen Multi-Family District I	SCMFD-I	26 acres
Senior Citizen Multi-Family District II	SCMFD-II	60 acres
Mobile Home Park District	MHD	20 acres/4,000 square foot lots
Mobile Home Park District II	MHD-II	10 acres/3,500 square foot lots

The township contains 17,704 acres with a total of 14,232 lots. To further break down the size of lots, Monmouth County provided additional information as shown in the table below:

Table 12: Lot Sizes		
Total Lots	Total Acreage	Range
238	7,328	>10 acres
276	1,883	>5-10 acres
1,858	3,818	>1-5 acres
11,860	4,675	>1 acre
14,232	17,704	-

2. Innovative Planning Techniques

Funding for easement and fee acquisition of farmland is limited and demand for buildable land in Marlboro Township is high. Accordingly, the township relies on a variety of planning techniques to accommodate development while still protecting some valuable agricultural and environmental resources. Some examples follow:

- Code Section 84-30 of the township ordinance establishes policies that foster and protect agricultural operations from unreasonable regulations and nuisance actions where recognized methods and techniques of agricultural production are used.
- Code Section 84-30D(15) stipulates that farms shall be permitted in any zone district provided all the buildings and structures utilized for farm purposes are set back at least 100 feet from all property lines or in accordance with the setback requirements of the zone if such requirements are greater. In addition,

roadside stands are permitted as an accessory use to farms in all zone districts for the sale of products raised on the farm but shall not be located closer than 40 feet to any street line.

- Code Section 84-30.1(4)D permits the provision of housing as well as employment for seasonal farm workers.

Additionally, the township currently employs other development regulations to maintain agriculture as a viable industry and preserve its rural character.

- Low-density residential districts such as Agricultural / Land Conservation (A/LC) Zone and Land Conservation (LC) Zone have a minimum lot area requirement of 10 acres and 5 acres respectively. Marlboro updated its Zoning Map in the mid 2000s to expand the LC Zone district to encompass more of the high priority farms located within the township.
- Waste Water Management Plan (WMP) Sewer Service Areas
The general wastewater policy of the township is that sites without existing in ground sewers and those zoned Land Conservation (LC) or Agriculture Land Conservation (ALC) should not be in the sewer service area. This policy is a growth management technique that is stated in the 2010 Township Vision Plan.
- Cluster development options are encouraged in the LC, R-80, R-60 and R-30 zones, pursuant to Section 84-35 of the Zoning Ordinance. These options set forth provisions for the reduction of lot size for single-family detached dwelling units while maintaining the maximum permitted gross density in order to preserve desirable open spaces, conserve floodplains and wetlands, provide open space recreational parks and lands for other public or quasi-public purposes compatible with residential uses. This option is available to parcels 25 acres or larger that are served by municipal water and sanitary sewer.

A non-contiguous cluster option is being evaluated as part of Marlboro's current Master Plan re-examination process. Implementation of non-contiguous clustering would permit development potential to be transferred between two or more parcels regardless of adjacency or ownership thus providing increased flexibility and preservation potential.

- Lot-size averaging option in which one or more lots in a subdivision may be undersized, provided that other lots in the same subdivision are oversized by an equal or greater area such that the overall gross density of the subdivision still complies with the specific zoning district requirements. It is similar to clustering except that there is no common open space. This technique is permitted in the A/LC Zone.

Although cluster zoning is not mandatory in Marlboro, some developers have been granted subdivision approvals that utilized the cluster development options set forth in Section 84-35 of the Township Zoning Ordinance. To date, the ordinance does not include a significant mandatory set aside (currently a

minimum of 2 contiguous acres). This has resulted in clustered subdivisions that maximize residential lot yield and the residential value of the land and relegate undevelopable floodplains, and wetlands to the open space area. The ordinance also makes no provision for retention of prime agricultural soils, does not consider retention of contiguous farmland or seek Agricultural Advisory Committee input on cluster design.

According to the Agricultural Advisory Committee, no recent subdivision applications on land with active farmland operations have been approved with a cluster option. Under the current provision, it is likely that clustering would result in much of the tilled ground being displaced by residential buildings, roads and stormwater management infrastructure. If the township intends to use this tool for the retention of farmland amendments to the cluster provision should be considered.

There are other planning tools that can be used to preserve farmland and open space. For example, some townships have begun to take advantage of their sewer service areas to create higher density centers and establish TDR mechanisms. However, Marlboro does not foresee doing so at this time.

3. Buffer Requirements separating agricultural uses from other land-uses

Code Section 84-101F of the ordinance sets forth standards for buffer areas between different zone districts. The ordinance requires a buffer area along lot and street lines of all residential lots within any major subdivision of five (5) acres or more where such property lines or the center lines of such adjacent streets abut a farm. The minimum width of such buffer areas shall be greater than 25 feet or the width otherwise required for buffers within that zone. It is the intent of this section to shift the burden of providing buffers and separation between agricultural and residential uses, to such residential uses to the extent reasonable and practicable. Additionally, the Right to Farm ordinance stipulates that no structures, storage of materials, or parking of vehicles shall be permitted in the required agricultural buffer.

4. Development Pressures and Land Value Trends in Marlboro Township

As mentioned earlier in Section III (E), in a period of 15 years between 1989 and 2004, the amount of land devoted to residential and commercial use increased by over 60%. At the same time, the amount of vacant land and farmland declined by over 50 percent. According to the 2006 *Monmouth County At-a-Glance* Report, there has been an overall growth in Monmouth County, which is reflected in Marlboro Township as well. Table 12 compares the population data for Marlboro Township and Monmouth County.

Table 12 Population Data for Marlboro Township and Monmouth County
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Location	1990	2000	2006 (Estimated)	2025 (Estimated)	Percent Change 2000-2025 Projection (Estimated)
Marlboro Township	27,974	36,398	40,849	41,991	15.40%
Monmouth County	553,124	615,301	650,036	694,189	12.80%
Source: Monmouth County At-a-Glance 2006; Monmouth County Cross-Acceptance Report (2005)					

As indicated in Table 12, population estimates and projections for Marlboro Township show an increase in population from 27,924 in 1990 to 36,398 in 2000, therefore an overall increase of 30.1 percent and a projection of 41,991 in 2025, which is an estimated increase in 12.8 percent since 2000. Therefore Marlboro shares similar growth trends with Monmouth County.

It appears the township population estimate for 2025 is accurate. The projection of only 1,142 persons to the total 2025 is a result of a build out analysis and the number of Board Applications that are projected by the township and county.

Increased population is correlated to an increase in residential and commercial development. Table 13 compares the number of residential building permits authorized from 2000 to 2007, which indicates an overall trend towards the development of single-family residences. The only exceptions are the permits issued for the development of multi-family residences in the years 2005 and 2007.

Table 13								
Authorized Residential Building Permits								
	2000	2001	2002	2003	2004	2005	2006	2007
Single-Family Units	234	258	252	187	153	192	91	71
Multi-Family Units	0	0	0	0	0	15	0	17
Total Units	234	258	252	187	153	207	91	88
Source: U.S. Bureau of the Census, Manufacturing and Construction Division.								
Prepared By: New Jersey Department of Labor and Workforce Development, February 2007 for the year 2006-2007 and July 2006 for the years 2000-2005								

According to the U.S. Bureau of the Census, Manufacturing and Construction Division, there were 91 permits issued for single-family in the year 2006. As of the year of 2007, 88 permits were issued for single-family units within the township. Based on the above data, the amount of single-family residences has decreased since the year of 2000.

Marlboro Township is considered a desirable town in which to live, and many new homes built in the mid 2000s sold in the \$2 million range. Not surprisingly, land and agricultural easement values in Marlboro are among the highest in Monmouth County and New Jersey. For example, the certified market value of the F&F Nurseries easement (appraised in 2006) was \$60,000 an acre. The McCarron easement, with more awkwardly located wetlands, was certified at \$40,000 an acre in 2008. Similar land values can be found in nearby Colts Neck Township, where the Purdey easement was purchased for \$62,000 in 2006.

By comparison, in 2002, the county purchased the Killdee Farms easement – located on a prime site along Route 9 – for \$26,800 an acre, a price much lower than one would expect today. Although there have not been a large number of easements acquired in Marlboro Township and the recession has stabilized land values, the 2000s saw a significant rise in per acre values in the region. Neighboring Manalapan Township’s analysis of its average assessed value of farmland is telling (*Township of Manalapan Farmland Preservation Plan Element*, August 2009). From 2000 to 2008 it’s average assessed value of farmland rose from \$54,529 per acre to \$134,532 per acre. After adjusting for inflation, this represents a 97% increase in eight years.

H. MUNICIPAL AND REGIONAL TDR OPPORTUNITIES AND IMPLEMENTATION STRATEGIES

The Monmouth County Growth Management Guide, encourages government entities to implement Transfer of Development Rights (TDR) strategies. TDR is a mechanism for transferring development rights from one location in a municipality or region to another. Sending areas are delineated for zones in which further development is inconsistent with local planning objectives. Landowners within sending areas may sever their development rights for payment, either by selling the rights directly to a developer or to a special TDR bank. Development rights that are purchased from the landowner or bank are directed to receiving areas. These designated areas have adequate infrastructure and minimal environmental constraints so they are able to accommodate increased density.

TDR is a market-driven system. A robust real estate market helps TDR rights/credits reach values high enough to interest sellers. In turn, a receiving area needs to be desirable and attractive enough to developers to make the extra effort and expense worth undertaking (per conversation with Steve Bruder, staff to the State TDR Bank, March 2008). Marlboro has not yet evaluated the feasibility of a TDR program as part of its efforts to preserve farmland. As part of the ongoing Master Plan re-examination process, the township will explore the feasibility of a municipal TDR program. There are however concerns about the expense of State requirements for TDR studies and planning. If the state were to relax its requirements or made funding available to cover the costs of the studies and planning work, Marlboro would be in a better position to consider TDR.

However, there are other conservation methods that can be used if TDR is not an option for the township. The *Agricultural Smart Growth Plan for New Jersey* published in November 2003 by the New Jersey Department of Agriculture, a chapter regarding innovative conservation planning approaches addresses some alternatives.

In addition to TDR these techniques include:

- Agriculture friendly zoning;
- Clustering;
- Density transfer;
- Lot size averaging;
- County participation in subdivision review;
- Planned Unit Developments (PUDs); and

- Ordinance reform.

Marlboro Township already integrates a number of these planning tools into its master plan and ordinances. Agriculture-friendly zoning, contiguous clustering, and lot size averaging all exist at present. As previously discussed, the township made a concerted effort in the past decade to shift priority farmland into conservation zoning districts and reformed its ordinances to promote a commercial agricultural operation's right-to-farm.

Marlboro Township is open to exploring other planning tools and density transfer mechanisms from agricultural land to areas with existing infrastructure but, unlike many other communities in the area Marlboro does not have a downtown or extensive commercial zone in need of redevelopment. The state-owned Marlboro State Hospital and former prison camp sites are the most coveted for redevelopment, and the town and county's hope is to incorporate a significant open space and recreation component into any redevelopment project. An agricultural component is also a possibility.

The township adopted a Redevelopment Plan in 2008 for the State Hospital site. Permitted uses are limited to private and public recreation type uses and other "low impact" uses such as adult day care, child care and educational facilities. Further, one of the key standards is to limit development to the existing "disturbed" area of the site. The Plan also recommends that the township petition the State to include all of the Redevelopment Area in PA5.

IV. OVERVIEW OF MARLBORO'S FARMLAND PRESERVATION PROGRAM

A. COUNTY AGRICULTURAL DEVELOPMENT AREAS

Agricultural Development Areas (ADAs) serve as the focal point for the County and State's farmland preservation efforts. They are areas in which agriculture is the preferred land use. Farms must be in an ADA to be eligible for any of the State Agriculture Development Committee's farmland preservation programs. The state has set some minimum requirements for ADAs but each county defines its own more specific criteria and delineates its ADA on a map. According to Monmouth County guidelines, land will be considered part of a designated ADA if it meets the following requirements:

1. Land consists of a parcel or group of reasonably contiguous parcels with a minimum total area of 50 acres and which are currently in agricultural production or have a strong potential for future production.
2. Land is not already committed to non-agricultural development.
3. Land meets the statutory criteria for the identification of ADAs:
 - a. "Encompasses productive agricultural lands, which are currently in production or have a strong potential for future production in agriculture is a permitted use under the current municipal zoning ordinance or in which agriculture is permitted as a non-conforming use".
 - b. "Is reasonably free of suburban and conflicting commercial development".

- c. “Comprises not greater than 90 percent of the agricultural land mass of the county”.
- d. “Incorporates any other characteristics deemed appropriate by the board”. (See requirements 1 and 2 above)

The Agriculture Development Board may consider waivers from the strict application of the above requirements provided that the statutory criteria are met.

The mapped ADAs in Marlboro Township total 6,311 acres. As these areas contain the majority of farmland within the township and help determine eligibility for Farmland Preservation Program funding, Marlboro Township’s target farms and three project areas lie within ADAs. However, there are some small bridges across non-ADA land to maintain connectivity within the project areas. See Figure 2. The township’s farms are concentrated in several areas: near School Road East; in the vicinity of Pleasant Valley Road; at the Colts Neck border; and near Burnt Fly Bog.

Monmouth County revised its ADAs in 2006 (See Appendix A). The ADAs within Marlboro in the 2006 county map are similar to those originally delineated by the county in 1984. The main change is a reduction of the ADAs at the southeastern portion of the township and corresponds to a loss of farmland in that area.

B. FARMLAND PRESERVED TO DATE BY PROGRAM

According to the Monmouth County Agriculture Development Board, as of December 31, 2009, there were approximately 12,708 acres of preserved farmland in Monmouth County. 246 of these acres fall within the Township of Marlboro. The three permanently preserved farms in Marlboro are:

1. The Pesce Farm, Block 157, Lot 34.03, a 110-acre farm was acquired by the SADC through an interagency transfer, then deed-restricted and auctioned. This preserved farm, which was part of Marlboro State Hospital and adjacent prison camp, is now owned by L.J. Pesce Inc.
2. A portion of the preserved Kildee Farm on Route 9 is situated in Marlboro. The majority of the farm lies in Manalapan. The area located within the municipal boundaries of Marlboro, Block 299, Lots 114 and 115, consists of 56.79 acres. The farm was preserved through the County Easement Purchase Program.
3. The F & F Nurseries property, Block 156, Lot 3, consisting of 79 acres, was preserved through the County Easement Purchase Program in 2008.

The township is also in the process of selling agricultural easements to Monmouth County on two farms that it owns outright:

4. The McCarron Farm, Block 155, Lot 13.03, consisting of 42 acres, was acquired by the township in fee in 2007 and will be deed-restricted through the Municipal Planning Incentive Grant Program.
5. The township acquired the former Dimeo farm, Block 159, Lot 1.01, in fee and has applied to the County Easement Purchase Program to sell an agricultural easement

on 45-acres to Monmouth County. The northern portion of the original farm will be kept as open space.

The State of New Jersey's Farmland Preservation Program sponsors a number of funding programs under its auspices. Summaries of the various programs follow:

The **County Easement Purchase Program** was the mainstay of Monmouth County's Farmland Preservation Program for 20 years. It was a highly competitive program that ranked farms throughout the state on criteria such as soil quality, size, proximity to other preserved land and development potential. The program recently transitioned to the **County Planning Incentive Grant Program**.

To participate in the **County Planning Incentive Grant Program**, Monmouth County adopted a comprehensive farmland plan in 2008 and delineated five project areas in which to focus preservation efforts. About a dozen Marlboro Township farms are currently included in the Colts Neck-Marlboro-Holmdel Project Area. With this program, counties receive a base grant and then compete with their counterparts for additional funds. Farms must meet basic state eligibility requirements. Monmouth County established some additional criteria to help it prioritize applications. Farms must be at least 25 acres in size unless adjacent to an already preserved farm. Soils must score 55 or higher in the county's Land Evaluation rating system.

The SADC established the **Municipal Planning Incentive Grant Program** to provide grants to eligible municipalities to purchase agricultural easements to protect concentrations of farmland in identified project areas. The local municipality and county cover the remainder of the acquisition costs. The PIG program places an emphasis on planning for farmland preservation. To qualify for a Planning Incentive Grant, municipalities must adopt a right to farm ordinance and a farmland preservation plan element in their municipal master plan pursuant to the Municipal Land Use Law. They must also establish an Agricultural Advisory Committee and have a dedicated source of funding for farmland preservation. Grant recipients have to delineate project areas and develop a list of target farms.

The SADC buys agricultural easements directly from landowners through the **Direct Easement Purchase Program**. The state seeks farms that are strategically located within each county and meet or exceed the county average for size and quality score. Farms in Monmouth County need to be 39 acres or larger to qualify under current requirements. Quality scores are based on factors such as soils, tillable acres, proximity to other preserved farms and local support for agriculture.

Through the **Fee Simple Program**, the State buys a farm outright, retires the land's development rights, then auctions the property to the highest bidder. The property must continue to be farmed. The SADC has preserved farms in Holmdel, Manalapan and Upper Freehold through this program.

Nonprofit organizations have played crucial roles in farmland preservation deals in New Jersey. In some cases these organizations functioned as project managers and lead negotiators. In other cases, they served as interim landowners closing with the original property owners, selling an easement to the county and transferring the remaining rights to a conservation minded buyer. Recognizing the utility of land trusts, the SADC

established a **Grants to Nonprofits Program** to offer 50% cost-share grants for farmland preservation projects.

As already described in Section III of this plan, **Transfer of Development Rights** (TDR) programs are used to transfer development out of identified preservation areas, or sending districts, and into identified growth areas, or receiving districts, that are closer to public services. Developers purchase development rights that are then applied to the receiving district; in most cases, development is permitted at a greater density than normally allowed by zoning.

New Jersey has three well-established TDR programs: the NJ Pinelands Development Credit Program and those in Chesterfield and Lumberton, Burlington County. The State adopted legislation in recent years to enable TDR to expand to other areas of New Jersey. Several NJ communities are working to set of their own programs. TDR is currently used in dozens of jurisdictions across the country including the Lake Tahoe region in Nevada and California; Boulder County, Colorado; Collier County, Florida; and Montgomery County, Maryland.

There are a number of **Other Programs and Partnership Opportunities** for farmland preservation in Marlboro Township. Divestiture of state lands was already used to preserve the Pesce Farm on Igoe Road. Remnants of Marlboro State Hospital and the adjacent Corrections Camp are well-suited for future open space and farmland uses. Monmouth County occasionally purchases agricultural easements without SADC participation, most recently through the use of an Installment Purchase Agreement (IPA). The federal Farmland and Ranchlands Protection Program (FRPP) is run in partnership with approved state, local and non-profit entities. The entities arrange for the purchase of development rights through conservation easements on private lands, and hold and manage these conservation easements in perpetuity.

C. CONSISTENCY WITH SADC STRATEGIC TARGETING PROJECT

The SADC's 2003 Strategic Targeting Project was intended to help prioritize farmland preservation investments and minimize conflicts with other state initiatives. This included an analysis of agricultural land use, important agricultural soils and sewer service area status to determine where preservation should be focused.

The primary goals of the SADC's strategic targeting project are:

- To coordinate farmland preservation/agricultural retention efforts with proactive planning initiatives.
- To update and create maps to target preservation efforts.
- To coordinate with open space, recreation and historic preservation efforts.

In keeping with the SADC's goals, Marlboro Township participates in the Municipal Planning Incentive Grant Program (PIG) and has been working to protect concentrations of farmland in identified project areas. The township, with the adoption of the Farmland Preservation Plan Element in 2006, a Right to Farm ordinance in 2006, and the establishment of an Agricultural Advisory Committee consisting of three members in 2004, met the eligibility criteria to qualify for the Municipal PIG Program.

Marlboro Township first submitted an application for a Planning Incentive Grant (PIG) in 2006 and was allocated \$1,000,000 through the 2007 funding round.

For its 2006 farmland plan, Marlboro Township identified a project area and a list of target farms. The project area paralleled the Monmouth County Agricultural Development Areas within the township. To select target farms, the township examined several factors including general location, type of operation, percentage of prime agricultural soils and tillable acreage. The factors were chosen to mirror those expected to be used by the SADC to screen farms for the eligibility for the various farmland preservation programs, especially the Municipal Planning Incentive Grant Program. As anticipated, the SADC adopted its new rules on July 2, 2007.

For this update of the township's Farmland Preservation Plan Element, a few edits were made to Marlboro's original Target A Farms list and the Target B list was eliminated. In addition, three smaller project areas were selected from the original to better meet the SADC's 2007 rules for delineating these areas.

Many of Marlboro Township's target farms lie in Planning Areas 4 and 5 of the State Plan and unsewered portions of the township. However, the township has extensive infrastructure, and several target farms overlap with sewer service areas and Planning Area 2. If any of these potential preservation projects move forward, township officials will need to ensure that they don't conflict with other municipal planning goals and needs such as COAH obligations before pledging their support.

D. EIGHT YEAR PROGRAMS

Landowners who meet minimum criteria can petition the county to enter their properties into an eight-year preservation program. Various incentives and protections are offered to landowners that agree to keep their land in agricultural production for a period of eight years. Two types of eight-year programs are available: non-municipally approved and municipally approved. The municipally-approved program takes longer to process but offers more benefits. Both programs require the enrolled property to remain in agricultural production and place restrictions on non-agricultural development for an eight-year period. In exchange for participating in the program, the following benefits are available:

Non-Municipally Approved

- 50 percent cost-share on a soil and water conservation project.
- Use of farm structure designs approved by the State Agriculture Development Committee without requiring approval from an architect or engineer.
- Provides additional points towards site assessment score for purchase of development easements.

Municipally Approved

- 50 percent cost-share on a soil and water conservation project.
- Use of farm structure designs approved by the State Agriculture Development Committee without requiring approval from an architect or engineer.
- Protection for 11 years from any municipal zoning changes.

- Protection from a public body acquiring lands through eminent domain, unless the acquisition is for public safety reasons.
- Protection from nuisance complaints regarding farm operations.
- Exemption from emergency water or energy restrictions.
- Provides additional points towards site assessment score for purchase of development easements.

As the pressure to develop increases, more farmers are enrolling in the Eight-year Program to find temporary relief while they consider permanent preservation options or use the cost-share funds to improve their operations. At this time, there are no landowners in Marlboro Township that participate in the Eight-year Program but the AAC plans to increase its outreach and promotion efforts for this program.

E. COORDINATION WITH OPEN SPACE PRESERVATION INITIATIVES

Chapter 98 of the Township Code establishes a Farmland, Historic and Open Space Committee to prepare recommendations for parcels to be acquired by the township for preservation. In addition, the Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund was established to generate monies for use in the acquisition and preservation of farmland and open space.

Marlboro Township makes a concerted effort to coordinate open space preservation with farmland preservation initiatives and establish partnerships with government agencies and nonprofits that can assist with these endeavors. For example, Marlboro is partnering with the NJ DEP Green Acres Program and Farmland Preservation Program on the Dimeo Farm project, a joint open space and farmland preservation initiative.

Internally, the Municipal Open Space Committee and the Agricultural Advisory Committees work closely together. When appropriate, the Open Space Committee is brought into discussions with farm owners and the Agricultural Advisory Committee to explore connections to existing open space and trails, and the parties work to ensure a logical split between areas of a property to be preserved as farmland and those as open space.

Likewise, the Monmouth County Park System and MCADB have participated in discussions about the future of the Marlboro State Hospital and former prison camp as well as the former Marlboro Airport. The County already owns Big Brook Park, a 378-acre site that was also once part of the Marlboro State Hospital facility. The county acquired it to help protect the Navesink-Swimming River watershed. The plan for the State Hospital site has evolved over time as administrations and economic climate have changed. It is likely to be repositioned for open space, recreation, civic uses and possibly agricultural uses. The current township administration hopes to obtain the former prison camp on Conover Road – which was operated as a dairy – to host town events such as Marlboro Day, a blues and barbeque festival, recreation fields and a walking trail. In July 2010, the Monmouth County Park System acquired the former Marlboro Airport property which will become the centerpiece of a new regional park.

The township is cognizant of several regional trail and greenway projects that have the potential to impact its farmlands. The Henry Hudson Trail, a converted rail trail, extends from Freehold Borough to Atlantic Highlands and runs through the township and adjacent to a number of farms. The *Monmouth County Open Space Plan* proposes

a series of greenways throughout the county and specifically encourages the protection of stream corridors along Big Brook, Willow Brook, Hopp Brook and Yellow Brook which ultimately connect to the Swimming River. As in the case of F&F Nurseries, an agricultural easement may be used to protect the stream corridor. Other times, the stream corridor may be preserved separately from the tilled portion of a farm. New Jersey Conservation Foundation's Garden State Greenways project (see www.gardenstategreenways.org) is a large-scale effort that promotes and maps greenways and linkages among parks and natural areas through the state.

Land management is another aspect of coordination between open space and farmland interests. Several lands owned in fee by the township, the former McCarron farms and the southern half of the Dimeo farm, are leased to farmers. This not only helps manage the land but also supports local agricultural industry. Eventually the farms will be deed-restricted and auctioned to farmers. The Monmouth County Park System also regularly leases fields within its holdings to farmers.

F. FARMLAND PRESERVATION PROGRAM FUNDING EXPENDED TO DATE BY SOURCE

A cost share breakdown for the Pesce Farm, Kildee Farm and the F&F Nurseries property is provided in Table 14 below. There are also two projects in the township in the process of being deed restricted through the Farmland Preservation Program. The township purchased the 42-acre McCarron Farm in February 2007 at a bargain sale price of \$1,700,000. The SADC and County of Monmouth have agreed to an easement purchase price of \$14,634 per acre and expect to close in 2010 through the Municipal PIG Program. The township purchased the entire 77-acre Dimeo Farm for \$4,350,000. Subsequently the township received a Green Acres reimbursement grant for the northern lot, which will be used as open space. For the southern lot, the agreed upon agricultural easement purchase price is \$53,500 per acre (on an estimated 45 acres). However, environmental issues have delayed the project that has been allocated County Easement Purchase Program funds.

Table 14: Marlboro Easement Purchase

Owner	Municipality	Year	Acres Paid	Per Acre Cost	Total Cost	State Cost	County Cost	Municipal Cost
Kildee Farms	Manalapan/ Marlboro	2002	64.025 of 217.99	\$26,793.00	\$5,840,847.21	\$3,504,508.32	\$2,079,341.61	\$256,997.28
State of NJ Department of Treasury (now LJ Pesce Inc.)	Marlboro	2004	110.16	\$0.00*	\$0.00	\$0.00	\$0.00	\$0.00
F & F Nurseries, Inc.	Marlboro	2008	78.6	\$57,061.23	\$4,485,012.68	\$2,328,358.37	\$1,291,791.00	\$864,863.31

* The current owner purchased the fee rights to the deed-restricted farmland for \$14,979 per acre.

G. MONITORING OF PRESERVED FARMLAND

The deed of easement holder is responsible for monitoring a preserved farm on an annual basis. In the case of state-held easements such as L.J. Pesce Inc., the SADC carries out this responsibility. For county-held easements such as Kildee Farms and F&F Nurseries, the Monmouth County Agriculture Development Board handles the monitoring. Just before closing, the MCADB staff conducts a baseline survey to

document the existing conditions and then prepares a report accompanied with photographs based upon site observations. MCADB staff then revisits the farm each year and prepares a summary report. Landowners and farm managers are contacted in advance of the visits and invited to join the staff on site. At the municipal level, the Marlboro Township Agricultural Advisory Committee keeps an eye on preserved farmlands to ensure that farming is taking place. In addition, the township and the AAC would notify the appropriate agency if violations were suspected from any owner of a preserved farm.

V. FUTURE FARMLAND PRESERVATION PROGRAM

The township has begun to make headway in preserving its remaining farmland and is eager to continue to protect agricultural lands through the Farmland Preservation Program.

A. PRESERVATION GOALS

Marlboro Township prepared its original 2006 Farmland Preservation Plan Element in accordance with all local, county, regional and State statutes and regulations. The overall goal of the plan was to provide support for the protection and preservation of the township's remaining farmland and the agricultural economy. Additionally, the plan identified seven specific goals, recommendations and an action plan to realize the goals.

Marlboro Township is currently participating in the Monmouth County Farmland Preservation Program, whose primary purpose is to encourage the preservation of the County's remaining farmland. This goal is implemented through the State's Farmland Preservation Program. Under this program, authorized under the New Jersey Agriculture Retention and Development Act of 1983, the State, County and local government work together to offer benefits or compensation in return for a landowner's agreement to accept agricultural deed restrictions prohibiting non-farm development. Preservation of the township's farmland has the full support of the Governing Body and the Planning Board and is also one of the objectives of the township's Farmland Preservation Plan Element.

Currently three farms spanning 242 acres within Marlboro are enrolled in one of the State's farmland preservation programs. Another 87 acres are owned in fee by the township and are in the process of being deed-restricted. In 2007, the municipality set 1, 5 and 10 year targets for new preservation projects. This update modifies these goals slightly. The 1-year target of 42 acres assumes that the McCarron farm easement purchase will be completed. The five-year target of 202 acres assumed 6 total farms would be deed-restricted. The 10-year target of 387 acres was based on the assumption that 11 more farms would be preserved in the township over the course of a decade at a rate of about one a year.

B. PROJECT AREAS

Marlboro Township's original Planning Incentive Grant Project Areas (shown in its 2006 plan) paralleled the county ADA boundaries within the municipality. This plan

update further refines the project areas into 3 clusters of active farmland and compatible open space: the North, Central and Southeast Project Areas. These Project Areas are depicted on Figure 2.

The North Project Area includes some of the remaining farmland in the vicinity of Texas Road. It encompasses Glengeran Farm and some adjacent recreational lands.

The Southeast Project area spans several farms at the Freehold Township and Colts Neck borders. These farms are located on or near School Road East and Route 79 and include the Lembo and several properties affiliated with the Casola family.

The Central Project Area encapsulates a hub of farms near routes 79 and 520. It hosts the majority of Marlboro's target farms as well as the already preserved F&F Nurseries and LJ Pesce Inc. properties. These farms connect with Monmouth County's Big Brook Park and the Marlboro State Hospital and former prison camp.

C. MINIMUM ELIGIBILITY CRITERIA

Marlboro Township's target farms (see Appendix B) were chosen to meet the minimum eligibility criteria for the Municipal Planning Incentive Grant Program. Several years ago, the Agricultural Advisory Committee prepared a list of farms for the township planner and county MCADB staff to analyze. The 2006 Marlboro Farmland Plan broke these farms into 2 groups: Target A farms that appeared to meet the SADC's draft minimum standards (eventually adopted in 2007) and lie within an ADA and Target B farms that appeared to fall short of the criteria. This update eliminates the Target B farms from consideration for the Municipal PIG Program, although the township would be willing to amend its target farms list should conditions change on the farm – such as an increase in tilled acres – or new information emerge. In addition, the municipality may explore alternate preservation options for the farms that miss the cut.

In 2007 the State Agriculture Development Committee established new criteria for the preservation of farmland through any of its easement purchase programs. The criteria focus on factors such as property size, tillable acreage, percentage of wetlands, and commercial production:

1. For lands less than or equal to 10 acres, the land must meet the following criteria:
 - Land that produces agricultural or horticultural products of at least \$2,500 annually.
 - 75% of land that is tillable or a minimum of 5 acres; whichever is less
 - 75% of land, or a minimum of five acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production.
 - a) Land shall not contain more than 80% soils that are classified as freshwater or modified agricultural wetlands according to the NJDEP wetland maps.

- b) The land shall not contain more than 80% soils with slopes in excess of 15% as identified by the USDA.

2. For lands greater than 10 acres, the land must meet the following criteria:

- At least 50% of land, or a minimum of 25 acres, whichever is less, is tillable
 - At least 50% of the land, or a minimum of 25 acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production
- a) Land that is less than 25 acres in size shall not contain more than 80% soils classified as freshwater or modified agricultural wetlands according to the NJDEP wetlands mapping.

In addition to SADC farmland preservation guidelines, the Monmouth County Agriculture Development Board (MCADB) has set forth minimum eligibility for the County PIG Program. Several Marlboro Township farms are eligible for this program and included in the County's own Target Farms list.

Aside from meeting the minimum state eligibility requirements, farms being considered for the County PIG must be at least 25 acres in size or be adjacent to an already preserved property. A farm must also have a Land Evaluation score of at least 55. This score is based on an index (from 0 to 100) that ranks the agricultural quality of a property's soils. The index awards points for prime agricultural soils, soils of statewide importance and unique soils.

D. RANKING CRITERIA

To date, the demand for the Farmland Preservation Program among Marlboro Township farmers has been modest but growing interest in the Municipal PIG program has prompted the Agricultural Advisory Committee to develop Farmland Easement Evaluation Criteria. The evaluation form assigns points to a parcel based on factors such as soil quality, parcel size, tillable acreage, farm stewardship, proximity to protected farmland, developability and zoning, and funding options.

If there is a shortfall in available state funding in a given year, the township may consider increasing its cost share, holding the application to the next state funding round, or seeking additional partners such as a nonprofit or the federal government. The township does not expect to amend its target farms list each year – the list already covers all eligible farms in the township – unless new information becomes available.

A number of the Monmouth's target farms for the County PIG Program lie in Marlboro Township. The MCADB accepts applications on a rolling basis for the County PIG Program. It periodically review applications and analyzes such factors as the proximity to other preserved farms, expected cost, available funding and the overall Land Evaluation Site Assessment (LESA) score. The LESA score is a tally of the Land Evaluation score noted above and a Site Assessment score that assigns points to such factors as percentage of property actively farmed, proximity to other preserved

property, local commitment to the Farmland Preservation Program (supportive zoning & planning, willingness to cost share), size of the farm, and stewardship (e.g. an existing Farm Conservation Plan, enrollment in the 8-year Program, etc.). The LESA methodology was last modified and adopted by the MCADB on March 6, 2002.

Prior to the July 2, 2007 State rules, the MCADB required a minimum Site Assessment score of 110 and a minimum Land Evaluation score of 55 for applications to be forwarded to the SADC. For comparison purposes, the MCADB continues to complete the LESA evaluation for potential candidates. However, under the new rules, the SADC is requiring County PIG projects to meet a certain quality score under the statewide scoring system. The system is very similar to the county's LESA. It looks at factors such as soils, tillable, acres, boundaries and buffers, local commitment, size and density. The SADC assigns points and weights criteria differently than the county. The MCADB rates its farms using the state system as well as its own, and at some point may convert completely to the SADC system. The SADC rules also require eligible farms to meet or exceed 70% of the average quality score of all County Easement Purchase Program or future County PIG farms that received preliminary approval in the last 3 fiscal years. This currently comes out to a score of 48 for Monmouth County (70% of 69.01) and is one of the highest thresholds in the State.

E. POLICIES RELATED TO FARMLAND PRESERVATION APPLICATIONS

It is important to keep in mind that the County and township's Farmland Preservation Programs are voluntary and do not use eminent domain to obtain a property.

Monmouth County and the township follow SADC guidelines and policies related to the approval of housing opportunities and do not have formal written policies on the subject. It is up to the landowner whether or not to list a residence as an agricultural labor-housing unit in the deed of easement. The decision depends on whether or not a family member lives in the home (which is prohibited by the deed), the current use of the dwelling, and future plans for the farm. The MCADB receives about one request a year from already preserved farms wishing to erect a new agricultural labor-housing unit. In such cases, staff meets with the landowners and visits the site, the Board reviews the request, determines how it will benefit the operation, and considers the size and placement of the proposed dwelling. Once approved, paperwork is forwarded to the SADC, which must also pass a resolution in favor of the request.

House replacement requests on preserved farms also average one a year in Monmouth County. Similar to the agriculture labor housing requests, staff conducts a site visit and obtains as much information as possible from the applicants. In making its decision, the MCADB considers the landowners' needs and motives (for instance, sometimes the original house is no longer habitable due to fire, termites, etc.), the size and location of the new building envelope, and impact on the farming operation. The county does not have a house size restriction. If approved, the request is passed on to the SADC.

A handful of preserved farms in Monmouth County have Residential Dwelling Site Opportunities (RDSOs). These are floating housing opportunities that a farm over 100 acres in size may request as part of their deed of easement. None of the County or township RDSOs have been exercised in recent years. If the county were to receive a request it would follow the SADC's Policy P-31 regarding the exercise of an RDSO.

The policy is meant to ensure that construction and use of a residential unit is for an agricultural purpose. Almost all of Marlboro's farms fall below the 100-acre threshold.

The MCADB receives approximately one Division of the Premises request a year. The township itself does not have a policy for dividing premises. If granted, such requests enable the fee owner of a preserved property to divide an agricultural easement and sell one or more resulting farms. The MCADB follows the SADC's policy P-30-A and has the landowner complete the associated form. The form requires the landowner to elaborate on the purpose of the division. The policy also demands that the farms resulting from the division be viable.

The County and township do not have any formal policy on exceptions. Exceptions are areas of a farm that are specifically delineated so they will not be subject to the majority of restrictions in the deed of easement. There are two types of exceptions: severable and nonseverable. Severable exceptions may eventually be separated from the main portion of a farm through a minor subdivision. They have been used for future home sites, joint acquisition projects with an open space entity such as the Monmouth County Park System. Typically, the easement will include special notification language for the future owners stating that agriculture is the preferred use of the adjacent premises. A nonseverable exception is often used to delineate a future housing opportunity or to encompass an existing or proposed nonagricultural use. The area may not be moved or subdivided from the farm.

The township, like the county, considers exception requests on a case-by-case basis and works to meet the anticipated needs of the current and future landowners. Although the township and county have been neutral in the past regarding exceptions, as home offices become more popular and farmers explore compatible nonagricultural uses on their properties, nonseverable exceptions are being viewed in an increasingly positive light. At the same time, care is given to situate exceptions in locations that not only minimize impacts on the actively farmed portions of the land but also make logistical sense. For instance, an exception intended for a future home should not be delineated in a wetlands area.

F. FUNDING PLAN

Marlboro Township has had an Open Space and Farmland Preservation Trust Fund since 1997. A copy of this Trust Fund Ordinance is included within Appendix C of this submission. Residents are taxed \$0.02 per \$100 assessed value. This generated \$693,724 in 2010. As of December 31, 2010, the balance of the Trust Fund was \$4,005,114. In addition, the township has occasionally issued general obligation bonds to preserve farmland and open space properties.

The last few appraisals for Marlboro's easements have run in the \$40,000 to \$62,500 range. Therefore, this cost estimate for this submission assumes a value of \$50K per acre for each target farm. However, note that based on the location and soils for each site, some farms will probably appraise higher and some lower. The current economic conditions typically dictate the appraisal amounts.

The approximate total area of the 19 farms is 719 acres, and the total project cost is estimated to be \$34,479,261. The total SADC share for the acquisitions would be

\$20,687,557 (60%). The total County share would be \$8,275,023 (24%). The total municipal share would be \$5,516,682 (16%).

The estimated state share of future acquisitions would be 55-60%. The maximum state share is set by a formula published in N.J.A.C. 2:76-6.11. When the certified easement value is between \$9000 and \$50,000, the SADC share would be 60%. When the CMV rises above \$50,000, the state share is reduced. The county share would be 24-25% and the municipal share would be 16-20%. The township intends to pursue one acquisition a year through the Municipal PIG Program.

The Monmouth County Farmland Preservation Program primarily relies on the County's Capital Budget to fund its share of easement purchases. As of June 30, 2007, the County had directed a total of \$30.5 million from its Capital Budget towards the purchase of agricultural easements. The Farmland Program's budget allocation has risen dramatically in the last few years to match the region's rise in land prices as well as the growth of the Municipal PIG Program, which has increased the number of farms preserved in a given year. The County typically sets aside several million dollars of its Capital Budget for pending preservation projects. In addition, Monmouth County has an open space and farmland preservation tax of 1.5 cents per \$100 of equalized valuation, which generated \$17,903,876 in 2007. Most of the open space tax funds go to the Monmouth County Park System, which does not use the Capital Budget for its land purchases. Starting in 2006, the County started setting aside \$1.1 million per year for the Farmland Program from the Open Space Trust Fund. This unrestricted money is more flexible than the Capital Budget funds. It will be used primarily for the purchase of zero coupon bonds for Installment Purchase Agreements (IPAs) and annual interest payments to IPA holders, but can also be used for traditional cash closings that are ready to close sooner than the annual budget cycle allows. The Farmland Program of Monmouth County, hopes to jointly coordinate with the Monmouth County Park System for bonding of future projects.

The County utilizes two policies for determining the funding for the County Easement Purchase Program and the Planning Incentive Grant Program. The State's share of the total cost of the easement determines the county and municipal share. The State's share of the total cost is the same percentage as the County's share of the remaining costs. The Municipality is responsible for the rest of the funds. For example, if the State funds 60% of the easement purchase price, the County will fund 60% of the remainder (24% of the total cost). The municipality will then fund 40% of the remainder (16% of the total cost). This 60-24-16 split is the most common in the County. The MCADB's policy was adopted before the SADC converted to its current cost share formula, which lowers the state contribution as land values rise. Those municipalities whose easement values regularly exceed \$50,000 an acre will be required to pay more than 16% of an easement's total consideration as per the SADC cost share policy (N.J.A.C. 2:76-6.11).

The next policy clarifies that the county and municipality cost share on ancillary costs such as appraisals, title search and insurance, and surveys for farms preserved through the municipal Planning Incentive Grant Program. The schedule for municipal Planning Incentive Grant Program ancillary costs is as follows:

Municipality	25%
County	25%

State	50%
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Historically, the SADC had reimbursed 50% of such costs for not only the Planning incentive Grant Program, but also the County Easement Purchase Program. The Garden State Preservation Trust has been depleted and the SADC will not reimburse counties for ancillary costs in the near future.

In the county, an Installment Purchase Agreement (IPA) has been executed to preserve the Hofling Farm that is located in Upper Freehold Township. To date, no installment purchase agreements have been used within Marlboro Township. However, the township supports the use of IPAs.

As previously discussed Marlboro has an open space trust fund. This fund has been used to cost share on agricultural acquisitions. The township intends to maintain an adequate amount of money in this fund for the next ten years. However, due to today's economy, the trust fund amounts may decrease. The County also concurs with the township's outlook as to the future of their open space trust fund.

G. FARMLAND PRESERVATION PROGRAM / AGRICULTURAL ADVISORY COMMITTEE ADMINISTRATIVE RESOURCES

In 2004, Marlboro Township established an Agricultural Advisory Committee consisting of three members. Currently, Heidi Rajan serves as the Chairwoman and two farmers, Tom Geran and Tom Chenal, comprise the remainder of the group. For routine administrative needs, the Marlboro Township Agricultural Committee relies upon the municipal staff. Consultant planners and engineers are also available as a resource.

The MCADB staff provides consulting services for the township. The Farmland Program uses an MS Access database designed by the County's Information Services Department. Monmouth County also has excellent Geographic Information Services (GIS) resources and has made this extensive centralized GIS available to its municipal partners.

H. FACTORS LIMITING FARMLAND PRESERVATION IMPLEMENTATION

Many factors constrain Marlboro's ability to reach its preservation goals. As mentioned earlier, the amount of farmland is decreasing in the township. Preservation is an attractive option for many farmers but when the real estate market is strong, developers present strong competition. A majority of the remaining farms within the township are scattered and discontinuous. Despite an effort to rezone a portion of the township in the mid 2000s as conservation land, the cost of preservation in Marlboro is quite high even by New Jersey standards. \$2 million homes are not uncommon within the community. A ballpark estimate for the total cost of preserving Marlboro's target farms is \$36 million. It is unrealistic to expect to secure this magnitude of funding in the short term. In addition, the current recession comes at an inopportune time burdening already strained government entities. Compounding matters, the Garden State Preservation Trust needs a new infusion of money.

Although the costs involved with preserving Marlboro's remaining farms may seem daunting, deed restricting these areas preclude the necessity of infrastructure expansion

and the costs associated with the full development of these lands. The high service demand for education, police, fire and utilities for a new residential or commercial development has been shown by the American Farmland Trust and others to have a negative fiscal impact on municipal budgets. A preserved farm, on the other hand, has low service demands and provides a surplus of tax revenues to a municipality. Therefore, the preservation of Marlboro's target farms is anticipated to save the township money in the long term.

VI. ECONOMIC DEVELOPMENT

Farmland preservation alone will not keep farms in business. It is also essential to strengthen existing markets for agricultural products and to establish new market opportunities. This type of economic development often takes place at the grassroots level led by the farmers, business owners and consumers. In other cases, government agencies, academic institutions and community groups work to provide support and marketing services to farms.

A. CONSISTENCY WITH THE NJ DEPARTMENT OF AGRICULTURE ECONOMIC DEVELOPMENT STRATEGIES

The *New Jersey Department of Agriculture 2007 Economic Development Strategies* lists 121 strategies that are organized around sectors such as produce, horticulture, field and forage crops, dairy, livestock and poultry, organic, seafood, equine, wine and general. The document's recommendations for the ornamental horticulture sector are most relevant to Marlboro's agricultural community followed by those for field and forage crops, equine, livestock & poultry, and produce. And there is increased interest and activity among Marlboro farmers in the organic, wine and agritourism industries. The strategies for the seafood and dairy sectors are not directly pertinent to the township's farmers. Marlboro Township along with Monmouth County and its partners strive for consistency with this document by strengthening existing agricultural institutions and businesses, marketing local farms, conducting scientific research and anticipating agricultural trends and support needs.

B. AGRICULTURAL INDUSTRY RETENTION, EXPANSION AND RECRUITMENT STRATEGIES

As described above, Marlboro seeks to maintain and enhance its agricultural industry. The following section describes some of the resources and strategies that can be used to meet this goal.

1. Institutional

Governmental agencies along with academic institutions and community groups provide support and marketing assistance to farming operations. These entities provide services such as buyer-seller matching programs, branding campaigns, and market research coordination.

Farmer Support

The State Agriculture Development Committee supports farmers and economic development through a number of programs. Its Farm Link Program is a resource and referral service. The Farm Link web site (www.state.nj.us/agriculture/sadc/farmlink.htm) lists farming opportunities available and sought such as farms for sale or lease, internships and relocation and expansion options. The SADC also provides advice on estate planning through its December 2004 publication *Transferring the Family Farm: What Worked and What Didn't for 10 NJ Families*.

Several organizations such as the Northeast Organic Farmers Association of New Jersey and Rutgers Cooperative Extension have sponsored courses and workshops for new and aspiring farmers. Rutgers Cooperative Extension will work with landowners interested in diversifying their crops and livestock offerings. Similarly, Farm Credit East provides loans and an array of financial services to new and established farmers.

Marketing and Public Relation Support

Several groups such as the Department of Agriculture, the New Jersey Farm Bureau and the Monmouth County Department of Economic Development and Tourism maintain programs and web sites that help market Marlboro's farms. The New Jersey Department of Agriculture instituted the Jersey Fresh Promotional campaign over 20 years ago to increase awareness of locally grown produce and food products. Numerous farmers and venues use the Jersey Fresh logo. In recent years the program has expanded to include the designations Jersey Bred (for horses and lambs), Jersey Seafood and Jersey Grown (for horticulture). Several local farmers within Marlboro Township use the Jersey Fresh and related logos to market their crops throughout the State.

The NJ Dept. of Agriculture also maintains a web site, www.state.nj.us/jerseyfresh/index.htm, which is a great place to locate roadside stands, community farmers markets and pick-your-own facilities. Similarly, the Monmouth County Department of Economic Development and Tourism promotes agritourism on its web site tourism.visitmonmouth.com. In addition, in July 2008 Rutgers Cooperative Extension published a booklet entitled "Jersey Fresh from the Garden State: Monmouth County Pick Your Own Farms & Roadside Markets."

Individual farmers have also seized upon the Internet as a valuable marketing tool to sell directly to consumers and promote their businesses. Summerhill Farms, Baymar Farms, L.J. Pesce Inc. maintain an active web presence. Other farms such as F&F Nurseries, a wholesale nursery, distribute paper catalogues and newsletters to their clientele.

Community Farmers Markets

Community farmers markets enable farmers to sell their products directly to the public. These markets are usually held weekly in a pre-determined location and invite vendors and farmers to set up stalls. Most markets establish rules about what can be sold and how much product must be locally grown. Aside from fresh produce, many vendors offer value-added items such as baked goods and jams.

Marlboro Township does not sponsor a community farmers market however, several local farmers venture outside the township to weekly suburban and urban markets. The Marlboro Agricultural Advisory Committee has indicated that several farmers from Marlboro Township sell their products at the farm market in Columbus, New Jersey and at the Tri-County Coop, located in Hightstown, New Jersey. Casola Farms was a regular participant in the Freehold Borough Farmers' Market. With the ever-increasing number of farm markets within Monmouth County, there is ample opportunity for Marlboro Township farmers willing and able to participate in a weekly market to sell directly to consumers.

Roadside Farm Stands, Farm Markets, Specialty Markets

A significant number of Marlboro Township farmers offer year-round and seasonal farm stands and markets. A few offer a pick-your-own component. Aside from supplying local produce to the community and region, these farm markets attract consumers interested in agritourism and family entertainment.

The ACC had indicated that the following farm stands, farm markets and specialty markets are present within the township. A listing of their goods is also provided:

1. Casola Farms, Rt. 520, Marlboro – Fruits, vegetables, trees, shrubs, vegetable plants.
2. Morganville Flower Farm, Rt.79 – Perennials, annuals, herbs, roses, vines, shrubs.
3. Betty's Farm, Rt. 79 – Vegetables.
4. Eckel's, Harbor Rd. – Fruits, vegetables, shrubs and vegetable plants.
5. Marlboro Greenhouses, Tennent Rd. – Annuals, perennials, Christmas trees, vegetables.
6. Stattel's Farm Market, Rt. 520 – Fruits and vegetables, pumpkins, bedding plants, hanging baskets.
7. Killdee Farm, Route 9 – Sweet corn, vegetables.
8. Robertsville Rd. Farm Market – Christmas Trees.
9. Morganville Nursery, Crine Rd. – Christmas trees, nursery stock.
10. Pleasant Valley Lavender Farm, Pleasant Valley Rd. – Lavender

Direct Sales to Supermarkets and Restaurants

Several supermarket chains with a presence in Monmouth County promote local produce. Whole Foods has seven supermarkets in New Jersey, including one in Middletown. Wegmans in Manalapan Township promotes local fruits and vegetables and is another potential market for Marlboro farmers as is Delicious Orchards in Colts Neck. The ACC had indicated that Casola Farms provides its produce to local supermarkets within the township.

There are also quite a few eating establishments within an hour radius that are latching on to the farm-to-table movement and eagerly seek fresh produce.

Marlboro Township has easy access to both Princeton and Asbury Park, centers for this trend, and local farmers have the opportunity to take advantage of their strategic location.

CSAs

Community Supported Agriculture presents another opportunity for Marlboro farmers. With a CSA, the consumer pre-pays for weekly supply of produce throughout the growing season. There are currently two CSAs serving residents of Howell and Roosevelt but none yet in Marlboro.

Agricultural Education and Market Research Coordination

Rutgers University and its affiliated programs are the backbone of agricultural education in the state. Rutgers Cooperative Extension (RCE), which falls under the umbrella of the New Jersey Agriculture Experiment Station (NJAES), provides technical assistance and recommendations related to crops and livestock. RCE works to sustain and enhance agricultural production. The agency runs educational and research programs in all 21 NJ counties. Producers contact RCE agents for assistance with issues such as soil fertility, water quality and supply (including drought and irrigation management), integrated pest management, and crop management. Two local agricultural agents are based in the Monmouth County agricultural building on Kozloski Road in Freehold Township. They work not only with commercial agriculture, horticulture and aquaculture operations, but also with homeowners, school groups, and government agencies.

Rutgers University operates two New Jersey Agriculture Experiment Stations in Monmouth County. The Rutgers Fruit and Ornamental Research Extension Center, in Cream Ridge (Upper Freehold Township) conducts and disperses research related to the production of tree and small fruits such as apples, peaches, apricots, nectarines, brambles, and strawberries and ornamental nursery crops. Rutgers Plant Science Research and Extension Farm in Adelphia (Howell Township) supports research on fine turf and athletic field turf. NJAES manages several other stations in the State.

The Cream Ridge research station places a lot of emphasis on plant breeding. Research at the station focuses on increasing quality and yields, protecting plants from diseases and biological hazards, and decreasing production costs and pesticide use. Researchers work on adapting products to local climate and conditions. Locally bred fruit, for instance, is less susceptible to disease and environmental stresses thereby reducing the need for chemical inputs. Other scientists affiliated with the center research growing medias, irrigation and fertility management practices.

The Rutgers University educational system offers many courses and degrees related to agriculture. Rutgers School of Environmental and Biological Sciences (formerly Cook College) offers undergraduate degrees in agricultural science, animal science, and plant science among others. Cook College Office of Continuing Education offers a number of courses related to the equine, horticulture and sod industries.

A majority of farmers and the Agricultural Advisory Committee use the Rutgers University educational system to keep abreast of current and future innovative farming techniques and operations.

Businesses

Agricultural operations rely on a vast network of suppliers and services to keep themselves running. Similarly, they fuel a system of distributors and processors. Section II previously detailed some of the key suppliers and support services in the region. This section will expand upon the discussion.

Marlboro's nursery operations partner with Kube Pak in Upper Freehold and Gaskos on the Manalapan/Monroe border to obtain starts for herbaceous plants. Morganville Flower Farm purchases a lot of plants and cuttings from Pennsylvania.

Marlboro farmers take advantage of vendors in nearby towns such as Manalapan, Englishtown, Colts Neck, Freehold and Monroe for feed supplies, fertilizer and farm supplies. Stores include Rick's Saddlery, Al's Tack Supply, Agway, and Harter Equipment in Englishtown; Reed & Perrine in Manalapan; Dill's Feed in Freehold; Hemlock Hill Farm Supply in Colts Neck; and Heights Farm Equipment in Monroe.

The agricultural community in Marlboro also makes use of regional suppliers in Upper Freehold and Pennsylvania. Farmer's Brokerage and Supply, located in Upper Freehold sells seed, hardware, parts for tillage equipment, chemicals and fertilizers, etc. Farm supplies are obtained from stores such as Crop Product Services in Allentown, and Plant Food Company Inc. in Cranbury. Most Marlboro farmers work with Pennsylvanian vendors to erect barns and farm buildings. And Godek's buys animals at the New Holland Livestock Auction. Similarly, magazines such as *Lancaster Farming* are an important resource for equipment and supplies.

There is some agricultural processing activity in Marlboro. Godek's Livestock and Abattoir slaughters about 300 animals a week. Animals include turkeys, chickens, pigs, sheep, goats, and lambs. More typically, farmers partner with regional processors. For example, Glengeran Farm takes its lavender to a herbalist in New York State. For distribution of livestock, horses and produce, many local farmers rely on weekly auctions such as the Tri County Coop Auction Market in Hightstown, the Hacketstown Livestock Auction Market, and the Camelot Sales Auction in Cranbury.

Anticipated Agricultural Trends

Marlboro Township's agricultural trends parallel the agriculture trends within Monmouth County. The equine industry is anticipated to remain a key component to Monmouth agriculture, which consequently will sustain hay and forage operations. Although the racing industry struggles, there is still strong interest in sport and show horses and recreational and therapeutic equine use. Nursery and sod should continue to be a large component of the local agricultural economy based upon the high demand from homeowners and landscapers. The AAC anticipates

more organic and specialty operations gaining traction in Marlboro as well as wineries.

Agricultural Support Needs

As described above, Marlboro farmers are able to take advantage of a network of local and regional agricultural suppliers and distributors. Presently, there is not a strong demand for new large-scale agricultural facilities and infrastructure. However, opportunities exist for entrepreneurial-minded farmers and businesspeople to develop new markets for products and strengthen existing ones. Such efforts may be far-reaching. For example, Peppadew Fresh Farms on Harbor Road, is working to educate U.S. consumers, chefs and retailers about Peppadew™ fruit, a sweet yet peppery fruit discovered a few years back in South Africa. Farmers in Marlboro Township network and share knowledge and resources with their peers through organizations such as the Garden State Sheep Breeders Association, American Shetland Pony Association, the Commercial Vegetable Growers Association, the New Jersey Nursery and Landscape Association, NJ Farm Bureau, and the Monmouth County Board of Agriculture. There is however opportunity to encourage agriculture industry representation in local economic development organizations and plans.

Agricultural Support Implementation

The costs of implementing new economic development projects are difficult to quantify on a broad scale but individual farmers and businesses with project ideas can take advantage of funding opportunities such as the USDA Rural Development office's Value-Added Producer Grant Program. The 2008 Farm Bill authorized these grants to help with business development and marketing opportunities for agricultural commodities. The money may be used for feasibility studies, business plans, working capital for value-added agricultural products and farm-based renewable energy projects. Peppadew Fresh Farms was one of two farms in New Jersey, and 45 in the country, to be selected for the most recent round of grants.

In addition, the USDA recently awarded \$51,215 to the New Jersey Department of Agriculture, in cooperation with Rutgers University, to develop and launch New Jersey grown and processed value-added products that meet the nutritional and cost requirements of the National School Lunch Program.

VII. NATURAL RESOURCE CONSERVATION

Managing and conserving soil and water is key to a vital agricultural industry. Waste management and energy supply are also important issues for Marlboro Township farmers.

Natural Resources Conservation Service

The United States Department of Agriculture-Natural Resources Conservation Service (NRCS) assists landowners and managers with conserving soil, water and other natural resources. The agency has a field office at the County's Agricultural building in Freehold Township and offers technical and financial assistance. Additional services are listed below.

The NRCS staff prepares conservation plans for preserved and non-preserved farm owners and then helps landowners secure funds through Farm Bill programs to implement the plans. Preserved farm owners are required by their Deeds of Easement to prepare a conservation plan. The Monmouth County Agriculture Development Board and Marlboro's AAC refer landowners to the USDA-NRCS who customizes a conservation plan for each preserved farm. Conservation plans are a written record of management decisions and conservation practices to be used on a farm. The plans are intended to help protect soil fertility and productivity, improve water quality, and attract desirable wildlife. Aside from assisting the county's farmers with the development of conservation plans, the Freehold office of NRCS has been very helpful with providing professional expertise for Monmouth County's right-to-farm cases.

Farm Service Agency (FSA)

According to a June 8, 2007 letter that the MCADB received from Jim Sadley of the State Soil Conservation Committee, the USDA-FSA provides "cost-share and incentive payments for conservation practice installation; annual rental payments for removing highly erodible land and environmentally sensitive cropland from production and for restoring and protecting grasslands". The FSA administers several conservation programs including the Conservation Reserve Enhancement Program (CREP). At this time Marlboro farmers do not participate in this program.

Soil Conservation Districts

The Freehold Soil Conservation District (SDC) handles Monmouth County. The office administers the Soil Erosion and Sediment Control Act Chapter 251 as part of New Jersey State policy. According to Freehold SCD's web site, www.freeholdscd.org, the aim of the act is "to reduce the danger from stormwater runoff, to retard non point source pollution from sediment and to conserve and protect the land, water and other natural resources of the state". Construction, grading and demolition projects that disturb more than 5,000 square feet of the surface area of the land require soil erosion and sediment control plans. Commercial farms may be required to prepare such a plan for parking lot installation, soil grading, and the erection of agricultural structures. Cultivation of farmland for food, fiber or animals is typically exempt.

Natural Resource Protection Programs

The SADC Soil and Water Conservation Grant Program provides grants, up to 50% of a project's costs, to owners of permanently preserved farms and 8-year Program participants. Irrigation, erosion control, and stream corridor enhancement projects are among those that are eligible. Many Monmouth County farmers have obtained Soil and Water Conservation grant money over the years. Based on the ACC no farmers currently participate in this program.

Federal Conservation Programs (information on active contracts provided by Nicole Ciccaglione, USDA-NRCS on March 20, 2008)

The NRCS and FSA administer a number of federal Farm Bill programs including the Agricultural Management Assistance Program (AMA), the Conservation Reserve Program (CRP), the Conservation Reserve Enhancement Program (CREP), the Conservation

Security Program (CSP), Environmental Quality Incentives Program (EQIP), the Farm and Ranch Land Protection Program (FRPP), the Grasslands Reserve Program (GRP), the Wetlands Reserve Program (WRP), and the Wildlife Habitat Incentives Program (WHIP). To encourage participation in these programs, MCADB staff and the AAC regularly refer farmers to the local NRCS and FSA offices and distribute program information during annual monitoring visits of preserved farms.

The Agricultural Management Assistance Program (AMA) targets beginning farmers with limited resources. AMA concentrates on three specific concerns: water management, tree planting, and risk management. Based on information from the MCADB, there is only one current contract in Monmouth County for an organic blueberry operation. The contract addresses water conservation through trickle irrigation and irrigation water management.

The Conservation Reserve Program (CRP) is administered through the Farm Service Agency. According to the United States Department of Agriculture's web site (www.nrcs.usda.gov/programs/crp/), the program "encourages farmers to convert highly erodible cropland or other environmentally sensitive acreage to vegetative cover, such as tame or native grasses, wildlife planting, trees, filter strips, or riparian buffers". Landowners enroll in either the general (a.k.a. traditional) or continuous CRP program. Each have slightly different rules. Based on information from the MCADB, there are only two traditional, 10-year CRP contracts within Monmouth County. Both protect highly erodible soils through tree plantings in the first case and grass in the second. Another continuous CRP contract, also for 10 years, protects water quality through the establishment of filter strips.

The Conservation Security Program (CSP) is a watershed-based conservation program that "rewards private landowners for their ongoing stewardship of natural resources" (www.nj.nrcs.gov). As funding allows, the program rotates among New Jersey's watersheds. Some funding was previously available for farms in the Raritan Basin. There are a few participants in Middlesex County but none in Monmouth.

EQIP is a conservation program to encourage agricultural production and environmental quality standards that are compatible with national goals. The program provides assistance to eligible applicants to carry out structural and management practices on agricultural lands. The program offers contracts with a maximum term of ten years that provide incentive payments and cost shares to farmers to execute approved practices. Monmouth County farmers have used EQIP money for irrigation projects, manure management, composting facilities, prescribed grazing systems, agrichemical-handling facilities, and conversion of gas engines to diesel. There are 21 active EQIP contracts in Monmouth County. The AAC had indicated that no farmers are currently using this program. However, with the increase of horse farms it is anticipated that farmers will participate in the near future.

The Farm and Ranchland Protection Program (FFRPP) provides cost share funding for the purchase of development easements. Based on information from the MCADB, eight farms in Monmouth County were preserved with the help of FFRPP funds. Because impervious coverage restrictions associated with these funds have become more stringent in recent years (from 6% coverage to 2%), most Monmouth farms are not realistic candidates for this money.

The Grasslands Reserve Program (GRP) offers landowners the opportunity to protect, restore, and enhance grasslands on their property. The Grasslands Reserve Program has two current participants in Upper Freehold, Monmouth County. With an enrollment of 214 acres in the program, the county meets the acreage cap set at the national level so no new applications are being accepted.

The Wetlands Reserve Program (WRP) pays farmers for restoring and protecting wetlands on their property. These wetland areas are considered marginal farmland. They may currently be farmed or used as pasture or may have been previously drained for agricultural use. The land must be restorable and suitable for wildlife. Based on the information from the MCADB, there is one permanent easement at Sunnyside Recreation Area, a Monmouth County park.

The WHIP program is designed for non-federal landowners who wish to improve or develop fish and wildlife habitat on their property. Priority is placed on habitat for species with declining populations. The program provides monetary and technical assistance for the creation of suitable habitat for a wide range of species. The NRCS works with the landowner to create a wildlife habitat for a wide range of species. The NRCS works with the landowner to create a wildlife habitat development plan, which becomes the basis for the cost share agreement. Participation in the program requires a property owner to limit use of his or her land for a period of time. There are currently eight contracts in Monmouth County. To date, no farmers in Marlboro have participated in this program. Projects focus on creating and enhancing wildlife habitat with warm season grass plantings or native tree and shrub plantings, controlling invasive species, and creating and restoring wetlands.

NJDEP Landowner Incentive Program

New Jersey's Landowner Incentive Program provides technical and financial assistance to private landowners interested in conserving threatened and endangered plant and animal species on their property. Potential projects include vernal pool restoration, prescribed burns, and stream fencing. The State is particularly focused on grassland within regional priority areas and lands adjacent to Wildlife Management Areas and other permanently protected areas.

Water Resources

The County's Growth Management Guide emphasizes the necessity of considering the water needs of the agricultural industry in water supply planning. Section I of this plan already describes the township's water supply characteristics, agricultural demand and supply limitations and water allocation issues. Some water conservation strategies and the role of various agencies in addressing water allocation issues are discussed below.

Conservation Strategies

The Sustainable Agriculture Network, an affiliate of the United State Department of Agriculture, published a very useful guide to water conservation entitled, "Smart Water Use on Your Farm or Ranch". The guide focuses on three main aspects of conserving water on agricultural lands: managing soil to increase water availability, plant management, and water management.

There are several techniques to better manage soil for water conservation. The goal is to increase the organic content of the soil to improve water-holding capacity. This can be done by spreading manure, applying composts, using cover crops between or amid cash crops, and reducing tillage.

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 often a beneficial practice.

Finally, water conservation can be accomplished by adjusting water delivery systems, lining ditches with impermeable materials, and better timing water applications. Terraces and swales can help control drainage flows to give water more time to infiltrate.

Agency Roles

In Monmouth County, Rutgers Cooperative Extension Agency processes the paperwork for farmers' water use registration and certification requests. The agency typically forwards the paperwork to the NJ DEP. The NJ DEP has the decision-making authority regarding water allocations. However, the NJ Water Supply Authority and Delaware River Basin Commission receive notification and may provide input on water allocation matters in their areas of jurisdiction.

Waste Management Planning

Farm waste may vary from animal byproducts to solid waste. 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 the county 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 (NJPDES) 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. Several Marlboro Township farmers are impacted by the new rules and must prepare animal waste management plans by September 2010 with the intention of implementing them by Marcy 2012.

The region has no current plastic mulch-recycling program. The MCADB receives occasional calls from neighbors of farms that use plastic groundcover since the material photo degrades over the course of the season and small pieces may blow away in the wind.

The Monmouth County Planning Board has a solid waste management section. Staff members provide advice and resources for farmers looking to recycle tires and wood palettes and remove old farm dumps and newer construction debris. The county publishes a recycling guide that lists various solid waste management vendors and landfills.

Energy Conservation Planning

A small number of Monmouth County farmers have begun to tap alternative and sustainable energy sources to power their homes, buildings and irrigations pumps. A handful of local farms have installed solar power systems on barn roofs and in fields to make electricity, lower utility costs, and reduce pollution. Participating landowners receive a rebate from the New Jersey Clean Energy Program, an Environmental Benefit Credit, a private investments cover installation costs. Sun Farm Network, a commonly used firm based in California, handles the design, installation and maintenance of solar systems for its clients. Excess power is typically sold to local utility companies.

Wind power is another sustainable source of energy. A few farms in the county still maintain small windmills. Because of modest wind strengths, the interior of the county is not well suited to large-scale wind power operations. However, the coastal regional shows more promise. Community Energy, Inc., an affiliate of Iberdrola, has been working to install wind farms in the Jersey Shore area. In 2005 it installed its first one in New Jersey, consisting of five turbines, at the Atlantic County Utilities Authority wastewater treatment plant in Atlantic City. Electric customers can purchase the property's wind generated electricity through the New Jersey Clean Power Choice Program. The AAC had indicated that there are some local farmers that are looking into wind farms for obtaining low cost energy for their farming operations.

In general, Marlboro Township is supportive of green energy. The township has installed solar panels on its own nonagricultural piece of land and is open to farmers pursuing alternative energy within the limits of P.L. 2009, c. 213. This new law established acceptable parameters for solar use while maintaining farmland assessment eligibility, provided right-to-farm protection to on-farm energy generation that meets the farmland assessment criteria and identified allowable limits and criteria for these activities on preserved farms. Numerous Marlboro farmers currently use solar power for their electric fencing.

Outreach and Incentives

MCADB and the AAC regularly dispense information and advice to farmers of preserved and non-preserved land throughout the county and township in response to phone and email inquiries about natural resource conservation. This information encompasses literature as well as Internet addresses of various resources.

In addition, annual monitoring of preserved farms offers an opportunity for the landowner and MCADB staff to identify and discuss potential conservation issues on preserved properties. This provides an occasion to remind preserved farm owners of the various natural resource conservation programs available to them. Staff routinely distributes literature on conservation plans and federal programs such as CREP.

The NRCS Freehold Service Center also 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 as one to a recent Central New Jersey Vegetable Growers meeting and a February 2008 seminar sponsored by the Millstone Township Agriculture Advisory Committee.

VIII. AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION

Preservation of the land is only a small part of the farmland preservation process. Farmland preservation must go beyond the purchase of development easements and make the effort to ensure that the agricultural industry remains not only a viable component of the county's economy, but also a major component of the county and township's character and lifestyle. Right to Farm laws, municipal ordinances, Farmland Assessment, coordinated planning, and education and outreach all help support the agricultural industry.

A. EXISTING AGRICULTURAL INDUSTRY SUPPORT

Marlboro Township's commercial farmers have taken advantage of the state's Right to Farm Program and its Agricultural Mediation Program to settle disputes and guarantee protections.

The Right to Farm Act was passed by the NJ Legislature in 1983 to protect responsible commercial farmers from public and private nuisance actions and unduly restrictive municipal regulations. In the event of a dispute, an individual or municipality aggrieved by the operation of a commercial farm is required to file a formal complaint with the appropriate County Agriculture Development Board (CADB), or the State Agriculture Development Committee (SADC) in counties where no CADBs exist, prior to filing action in court. Eligible farmers must meet specific size and agricultural production income requirements to be covered under the Right to Farm Act.

The State also coordinates an informal, free Agricultural Mediation Program. Disputing parties volunteer to meet with a trained facilitator to work towards an agreeable solution. For example, the township and a local farmer successfully used mediation to resolve a right-of-way management issue with 1.5 hours. More information about the program can be found at <http://www.state.nj.us/agriculture/sadc/rtfprogram/conflictres/agmediation/index.html>.

Farmer and resident education can help avoid problems and prevent escalation of conflicts. To this end, the SADC researched and published a helpful brochure titled, "Farmer-to-Farmer Advice for Avoiding Conflicts...With Neighbors and Towns".

As mentioned earlier, Marlboro Township Committee adopted a Right to Farm ordinance to help establish policies that foster and protect commercial agricultural operations from unreasonable regulations and nuisance actions in which recognized methods and techniques of agricultural production are used. The ordinance is based on the SADC model but adds some language gleaned from other sources. Aside from providing a nonexclusive list of 19 farming activities that "shall be deemed established as accepted, recognized and entitled to encouragement and protection," the ordinance includes a notification clause for residential subdivisions adjacent to or within 1500 feet of farmland or unimproved land suitable for farming.

Marlboro has adopted some other relevant municipal ordinances that support agriculture. Code Section 88-30D(15) stipulates that farms shall be permitted in all

zone districts, provided all the buildings and structures utilized for farm purposes are set back at least 100 feet from all property lines or in accordance with the setback requirements of the zone if such requirements are greater. Section 84-101 (F) of Marlboro's Land Use Development and Regulations Code requires a 25-foot wide buffer area along lot and street lines of all residential lots within any major subdivision of five acres or more where such property lines or the center lines of such adjacent streets abut a farm. It is the intent of this section to shift the burden of providing buffers and separation between agricultural and residential uses to such residential uses to the extent reasonable and practicable.

B. FARMLAND ASSESSMENT

New Jersey's Farmland Assessment Program was established in 1964 and was designed to reduce the property tax burden for the state's farmers. According to Alison Mitchell's *Gaining Ground* it "promotes the continuation of agriculture and assists in maintaining a supply of rental land, serving a critical purpose for agriculture in the state". To be eligible for farmland assessment, a landholder must own at least 5 acres and generate at least \$500 of agricultural income annually. The land must have been actively devoted to agriculture or horticulture for the current tax year and the two prior years. The farm residence is not eligible for the lower tax rate. Approximately 55,400 acres and 2,560 tax lots are farmland assessed in Monmouth County, whereas Marlboro Township contains 2,431 acres and 152 farmland assessed lots. Landowners with farmland-assessed property can save thousands, if not tens of thousands, of dollars a year.

Reduced tax rates benefit the agricultural community by keeping farming costs manageable. In turn, municipalities gain by retaining a land use that demands fewer public services than other types of use.

C. OTHER STRATEGIES

The county and township support other strategies for retaining agricultural viability including permit streamlining, agricultural vehicle movement routes, agricultural labor housing, wildlife management and education. The township promotes the streamlining of the permitted and licensing process for agricultural operations. The Division of Motor Vehicles issues farm-use plates for farm machinery and implements to travel on public highways from one farm to another. Such vehicles must travel between daylight hours and cannot be driven more than 15 miles from the farm. Tractors and equipment that cannot move in excess of 20 miles per hour do not need to be registered with the DMV. Aside from vehicle movement, equestrian travel on roadways is of concern to the county. Two nearby communities, Millstone and Colts Neck, have posted special 25 MPH speed limit signs to remind drivers to safely share the road with horses and their riders.

Agricultural labor housing is another issue of great interest to the MCADB and the township. The AAC had indicated that Casola farms is the only farm within the township with labor housing.

Wildlife management is also important for the retention of agriculture. Crop losses to deer and other animals can be significant. The NJ Agriculture Experiment Station

estimates that deer alone account for \$5-\$10 million of annual losses. Deer fencing, hunting and air cannons are all employed by local farmers to deter crop predation.

The Monmouth County Park System plays an important role in managing deer in the county's agricultural communities. In the 2006-2007 season the Park System issued 742 permits to hunt in eleven park areas including Clayton Park, the Crosswicks Creek Greenway, and Thompson Park. These lands are either adjacent to farmland or have sections leased to farmers. In all, 303 deer were harvested during the season. The Park System's primary objective is to promote forest health by harvesting deer or putting pressure on deep populations. However, an ancillary benefit is the reduction of crop predation on nearby farmland.

On the other side of the wildlife management coin, many farmers install nest boxes to attract insectivores such as purple martins. Similarly, managing farmland and adjacent areas for beneficial wildlife can promote agritourism by drawing birders and others to a particular operation.

The Monmouth County Planning Board, Monmouth County Agriculture Development Board, the Marlboro Planning Board and the AAC have been involved in the following activities designed to promote the agricultural industry in the township:

- Provision of technical assistance to farmers on right-to-farm and zoning matters.
- Referral of farmers to appropriate agricultural agencies and professionals for stewardship and management issues.
- Organization of educational forums and presentations on agricultural issues and farmland preservation opportunities. Recent events have focused on Installment Purchase Agreements and the Right to Farm Act.
- Coordination with the Monmouth County Greentable, a quarterly forum for open space and farmland topics.
- Promotion of comprehensive and coordinated planning that balances the need for growth with the needs of the agricultural industry.
- Review of municipal master plans and zoning ordinances for both positive and negative agricultural impacts.
- Preparation and distribution of a series of planning concept brochures during the last cross-acceptance of the New Jersey State Development and Redevelopment Plan that emphasized many of the key concepts of the State Plan.
- Sponsoring of the Marlboro Harvest Festival featuring demonstrations of agricultural activities such as hand pressing of apples into cider, corn shucking and bee keeping.

CONCLUSION

The Township of Marlboro's Agricultural Advisory Committee (AAC) has prepared a Vision Statement for future farmland preservation within the township. The vision of the Marlboro Township AAC is to identify and preserve vital parcels of farmland in partnership with the County and State. The partnership will promote the agricultural

legacy of Marlboro by increasing public support and appreciation of the local agricultural industry through education and public awareness.

In addition to the township's Agricultural Advisory Committee's vision statement, the Committee would like to fulfill the following objectives for farmland preservation activities within the Township of Marlboro.

1. Finalize the updated Farmland Preservation Plan to comply with the new SADC rules.
2. Obtain final SADC approval and adoption of the plan from the Township Planning Board.
3. Auction the preserved McCarron property to a farmer.
4. Submit at least one new application for the Municipal PIG Program each year.
5. Encourage the State of New Jersey to cede certain farmland on the former Marlboro State Hospital site directly to Marlboro Township.
6. Utilize events such as Marlboro Day and the McCarron Farm event to increase public awareness of the township's farmland preservation program.



Agricultural Development Areas in Monmouth County

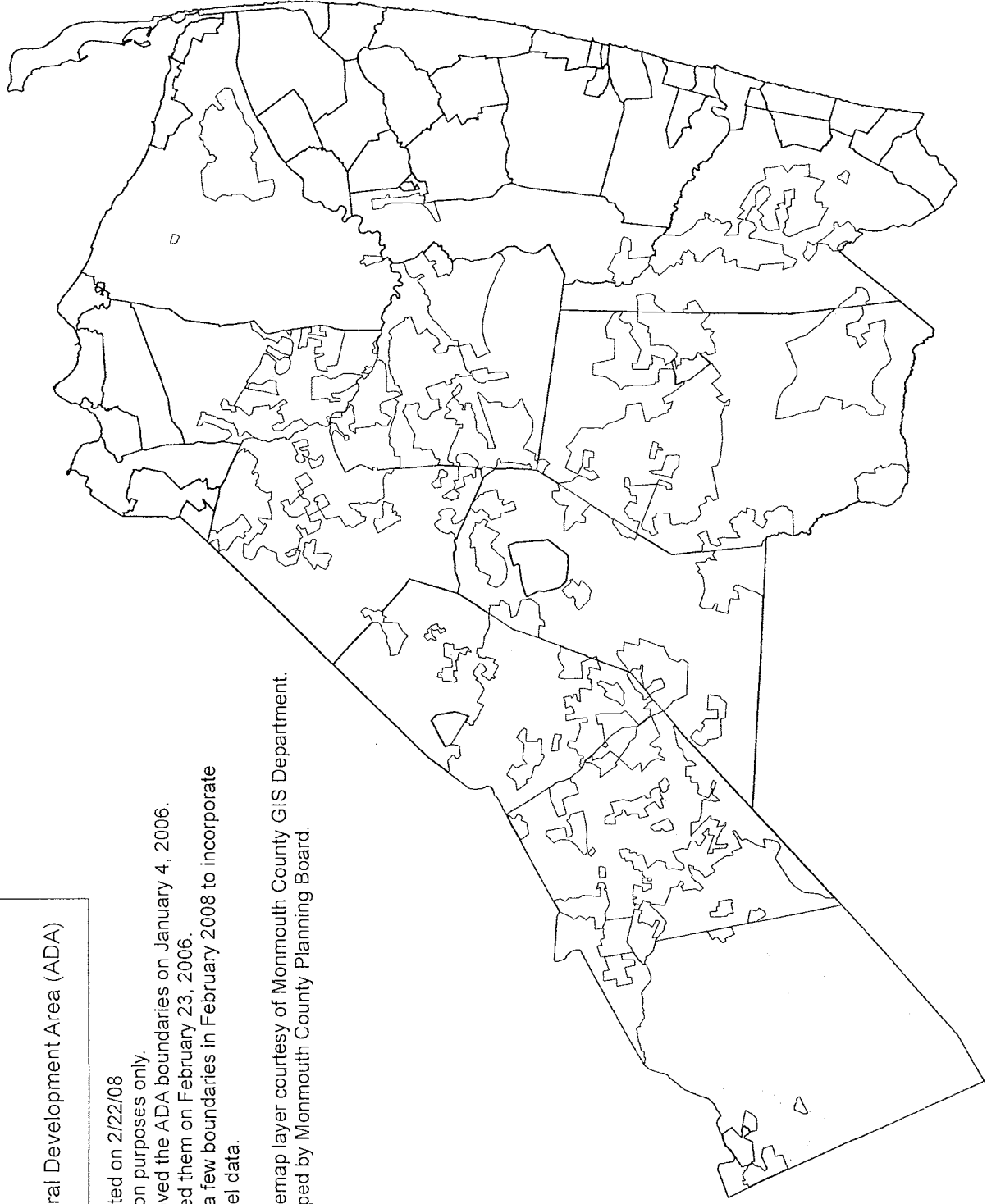
Monmouth County Agriculture Development Board
One East Main Street, Freehold, NJ 07728 (732) 431-7460

Legend

○ Agricultural Development Area (ADA)

This map was created on 2/22/08 and is for information purposes only.
The MCADB approved the ADA boundaries on January 4, 2006.
The SADC approved them on February 23, 2006.
The county edited a few boundaries in February 2008 to incorporate improved GIS parcel data.

Data Sources: Basemap layer courtesy of Monmouth County GIS Department.
ADAs layer developed by Monmouth County Planning Board.



List of Target Farms												
Owner	General Location	Block	Lot	Acres	% Prime Soils	% Statewide Import Soils	% Other Soils	% Unique Soils	Total Tillable Acres	% of Land Tillable	Zoning-Min. Acreage for Subdivision	Wetland Area (%)
Andersen/ Peppadew Fresh	Harbor Road	170	8.01	14.5	72.2	27.8	0	0	11.3	78.1	LC	55.5
	Tennent Rd	171	4	18.8	24.4	75.6	0	0	13.3	70.6	LC	27.5
Carbone	Route 79	414	1, 2	45.2	16.7	39.6	43.7	0	31.8	70.3	C-5	20.4
		415	24, 27, 30								C-5	
		207	3								LC	
Cipo	Route 79	207	5	15.6	0	0	0	0	11.0	70.5	LC	31.5
Croddick	Route 79	168	3, 4	11.2	79.9	0	20.1	0	7.9	70.4	C-2	0.0
Eckel	Harbor Road	170	8.02	17.9	41.3	56.2	0.1	2.4	14.1	78.6	LC	68.0
		119	17, 18, 19	84.4	0.2	19.2	25.4	55.2	33.4	39.6	LC	68.5
Geran	Texas Rd	120	4, 26, 27, 31								RSCS & LC	
HMF Assoc. (Marlboro portion)	Route 34	156	4	1.7	0 (61)	0 (11)	100 (28 for farm)	0	0 of 39.9	0 (66.2)	LC	97 (31.7 for farm)
Lembo	School Road E	364	1	26.6	100	0	0	0	23.0	86.5	R-80	7.3
Lewicki	School Road E	364	2	15.9	66.2	22.7	11.1	0	12.2	77.0	R-80	5.5
McCarron	Pleasant Valley	155	13	42.0	79.3	9.8	10.9	0	35.3	84.0	LC	39.3
Maghan	Route 79	206	54, 55	29.0	75.5	22.6	1.8	0	28.5	98.1	LC	0.0
Morgan	Route 79	225	227	167.5	41.7	29.8	28.5	0	49.6	41.3	R30/20 & LC & C-1	40.4
Pace	Moore Rd	419	3, 11	18.6	7.9	58	34.1	0	11.3	60.8	R-80	31.5
Smith	Harbor Road	171	52	32.0	0.4	93.2	6.3	0	26.7	83.4	LC	34.1
	Central / Rte. 79	207	18								LC	
	Rt 520	225	191								R30/20	
	Rt 79	206	53 (25)	85.0	12.7	17.6	82.4	0	48.1	56.6	LC	44.1
Stattel Township of Marlboro/Dimeo	Conover Road	159	1.01	47.0	71.0	15.5	13.6	0	41.8	89.0	LC	11.0
Van Mater	Route 79	415	32.01, 34.01	26.7	14.9	25.6	59.5	0	14.2	53.2	C-5	13.9
Yost	Harbor Road	171	51	16.5	34.7	62.2	3.1	0	16.5	100.0	LC	66.4

ARTICLE II, Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund

§ 98-8. Fund created.

A. Pursuant to N.J.S.A. 40:12-15.7c, there is hereby established an account which shall be known and designated as the "Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund" which shall be maintained in accordance with N.J.S.A. 40A:4-1 and 40A:5-1 and shall be used exclusively for the purposes authorized by the voters of the municipality. Any interest or other income earned on moneys deposited into the municipal trust fund shall be credited to the fund to be used for the same purposes as the principal.

B. In the discretion of the Chief Financial Officer, for purposes of efficiency and/or convenience, a separate account may be established within the municipal trust fund for the deposit of revenue to be expended for each of the purposes specified in the proposition approved by the voters of the municipality.

§ 98-9. Utilization of funds.

A. In accordance with N.J.S.A. 40:12-15.7c, the Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund shall be funded through the dedication to the fund of an amount of \$0.02 per \$100 of assessed valuation of each annual tax levy commencing with the year 2002. State and county financing shall also be received into the fund, in accordance with the Farmland Preservation Programs, and as otherwise provided by law. The fund shall also be permitted to accept donations and testamentary bequests. [Amended 10-10-2002 by Ord. No. 2002-29]

B. The funds accumulated within the trust fund/funds may be utilized only for costs incurred regarding the acquisition of land and/or development rights in land for farmland preservation, open space, passive recreation and conservation or for historic preservation purposes, including appraisal costs and other items of expense permitted by law in connection with the acquisition or as a down payment for the issuance of bonds for the same purpose at the discretion of the Township Council. The Township Council is to determine the properties or development rights to be acquired by gift, purchase or by eminent domain proceedings, pursuant to N.J.S.A. 20:3-1 et seq., within the financial constraints it establishes. [Amended 10-10-2002 by Ord. No. 2002-29]

C. The fund may also be used for any purposes authorized by the voters of the municipality pursuant to N.J.S.A. 40:12-15.7 et seq.

§ 98-10. Sale of property.

Any property acquired with the funds from the Farmland Preservation and Open Space Dedicated Trust Fund may be leased or sold in accordance with any applicable law, provided the proceeds of said sale are deposited into the Farmland Preservation and Open Space Fund, as set forth in § 98-8 of this chapter.

§ 98-11. Reviews and reports. [Amended 10-10-2002 by Ord. No. 2002-29]

In the event that no property is acquired under this chapter for a period of five consecutive years, then the Mayor shall review the activities of the Farmland, Historic and Open Space Committee and issue a report to the Township Council with recommendations and conclusions concerning the reserve for farmland, open space, passive recreation and historic site acquisition and preservation.

ORDINANCE #2006-1

AN ORDINANCE AMENDING AND SUPPLEMENTING ARTICLES I AND III OF
CHAPTER 84 "LAND USE DEVELOPMENT AND REGULATIONS" OF THE CODE
OF THE TOWNSHIP OF MARLBORO TO ALLOW FOR THE OPERATION AND
PROTECTION OF FARMS IN ALL ZONES OF THE TOWNSHIP

WHEREAS, the Township of Marlboro recognizes that agriculture provides manifold benefits to this community and society in general by the preservation of open space, clean air and water, and the beauty of the rural countryside, and that, additionally, the preservation and continuation of agricultural lands and operations in the Township of Marlboro is necessary and desirable as a source of agricultural products and values for this and future generations.

WHEREAS, the Marlboro Township Council finds and declares, in light of the numerous social, economic and environmental benefits which result from agricultural activities and serve the interests of the citizens of the town, that it is the express intention of this Ordinance to establish policies to foster and protect agricultural operations on farms and particularly from unreasonable regulations and nuisance actions where recognized methods and techniques of agricultural production are used.

NOW THEREFORE, BE AND IT IS HEREBY ORDAINED, by the Township Council of the Township of Marlboro, County of Monmouth and State of New Jersey that the definition of "Farm" included in Section 84-4 "Definitions, Purpose and Interpretation" of Chapter 84 "Land Use Development and Regulations" of the Code of the Township of Marlboro is hereby amended as follows:

"FARM"-- A parcel or parcels of land, whether contiguous or non contiguous, together with buildings, structures and facilities which are actively devoted to agricultural or horticultural use, including, but not limited to, cropland, pasture, idle or fallow land, woodland, wetlands, farm ponds, roads, and enclosures related to agricultural pursuits, and which:

- (1) Consists of no less than five acres and produces agricultural or horticultural products worth \$2,500.00 or more annually; or
- (2) Consists of less than five acres and produces agricultural or horticultural products worth \$50,000.00 or more annually."

BE IT FURTHER ORDAINED, that a new subsection "F" is added to Section 84-101 of Article II "Subdivision, Design and Performance Standards" and shall read in its entirety as follows:

"F. In addition to the buffer areas otherwise required by this Chapter, buffer areas are required along lot and street lines of all residential lots within any major subdivision of five acres or more where such property lines or the center lines of such adjacent streets

abut a farm. The minimum width of such buffer areas shall be the greater of twenty five feet or the width otherwise required for buffers within that zone. It is the intent of this section to shift the burden of providing buffers and separation between agricultural and residential uses to such residential uses to the extent reasonable and practicable."

BE IT FURTHER ORDAINED, that Subsection D(15) of Section 84-30 "General Provisions" of Article III "Zoning: Standards and Regulations" of Chapter 84 "Land Use Development and Regulations" of the Code of the Township of Marlboro is hereby amended as follows:

"(15) Farms. Farms, as defined in Section 84-4 of this Chapter, shall be permitted in all zone districts (whether or not farms or agriculture are explicitly permitted uses), in accordance with Section 84-30.1 and the setback requirements of the zone. Any required setback may be reduced by the width of any agricultural buffer which has been required pursuant to Section 84-101, Subsection F of this Chapter."

BE IT FURTHER ORDAINED, that a new Section 84-30.1 entitled "Right-to-Farm" is added to Article III "Zoning: Standards and Regulations" of Chapter 84 "Land Use Development and Regulations" of the Code of the Township of Marlboro.

"§ 84-30.1 Right to Farm

A. Findings and Legislative Intent.

1. The Township Council recognizes the benefits to society in general, the community and its neighborhoods, from horticulture, commercial and home agriculture and animal husbandry, hereafter called farming, by the preservation of open space and the preservation of the aesthetics of the rural countryside and the supplying of present and future generations with the bounties resulting from such activities; and
2. The Township Council has determined that such horticulture, agricultural and animal husbandry uses are necessary to humankind and that the right to carry on such pursuits should be protected for the benefit of the residents of the Township of Marlboro; and
3. The Township Council finds and determines that farmers must be secure in their ability to earn a livelihood and to utilize acceptable, necessary and recognized farming procedure and techniques; and
4. The Township Council finds and determines that the right to operate a farm is a natural right and is hereby ordained to exist, in accordance with Section 84-30D(15), as a permitted use everywhere in the Township, regardless of zoning designations and regardless of whether specified as permitted uses therein.

B. Definitions.

As used in this Section, the following words shall have the following meanings:

"FARM"-- A parcel or parcels of land, whether contiguous or non contiguous, together with buildings, structures and facilities which are actively devoted to agricultural or horticultural use, including, but not limited to, cropland, pasture, idle or fallow land, woodland, wetlands, farm ponds, roads, and enclosures related to agricultural pursuits, and which:

1. Consists of no less than five acres and produces agricultural or horticultural products worth \$2,500.00 or more annually; or
2. Consists of less than five acres and produces agricultural or horticultural products worth \$50,000.00 or more annually.

C. The right to operate a farm is a natural right and is hereby ordained to exist, in accordance with Section 84-30D(15), as a permitted use everywhere in the Township, regardless of zoning designations and regardless of whether specified as permitted uses therein.

D. In accordance with the purposes and preambles set forth herein, the following non-exclusive list of farming activities shall be deemed established as accepted, recognized and entitled to encouragement and protection:

1. Production of agricultural and horticultural crops, trees, apiary and forest products, livestock, poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping.
2. The housing and grazing of animals and use of range for fowl.
3. The operation of public and private stables, riding academies, horse breeding, training, and boarding facilities
4. Housing and employment of necessary farm laborers.
5. Erection of essential agricultural buildings, including those dedicated to the processing and packaging of the output of commercial farms and ancillary to agricultural and horticultural production.
6. Construction of fences.
7. The operation and transportation of large, slow-moving equipment over roads within Marlboro Township.
8. Control of pests, including but not limited to insects and weeds, predators and diseases of plants and animals.
9. Conduction of agriculture-related educational and farm-based recreational activities provided that the activities are related to marketing the agricultural or horticultural output of the commercial farm and permission of the farm owner and lessee is obtained.

10. Use of any and all equipment, including but not limited to: irrigation pumps and equipment, aerial and ground seeding and spraying, tractors, harvest aides, traps, and animal and bird control devices.
11. Storing, processing and packaging of the agricultural output of the farm.
12. The wholesale and retail marketing (with attendant signage), including pick your own marketing, and sales of agricultural output of farms or commercial farms, including related products that contribute to farm income, including the construction buildings and parking areas in accordance with the applicable standards set forth in this Chapter 84.
13. Replenishment of soil nutrients and improvement of soil tilth.
14. Clearing of woodlands using open burning and other techniques, installation and maintenance of vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas.
15. On-site disposal of organic agricultural wastes.
16. The application of manure and chemical fertilizers, insecticides, pesticides, and herbicides in accordance with labeled instructions as approved by the New Jersey Agricultural Experiment Station and the United States Environmental Protection Agency.
17. Installation of wells, ponds and other water resources for agricultural purposes such as irrigation, sanitation and marketing preparation.
18. The foregoing practices and activities may occur on holidays, weekdays and weekends by day or night and shall include the attendant or incidental noise, odors, dust, fumes, and lighting associated with these practices.
19. Any other agricultural activity determined by the State Agriculture Development Committee to be a "generally accepted agricultural management practice within the meaning of N.J.S.A. 4:1C-1, *et seq.*

E. The activities afforded the protections of this ordinance in Subsections B and C must be performed in conformance with applicable Federal and State Law.

F. No agricultural activity, operation, or facility conducted or maintained in a manner consistent with relevant federal and state laws shall be or become a nuisance, public or private. Whatever inconvenience may be caused to others not of the farming community by such uses and activities so conducted is legal for the farmer, and is more than offset by the benefits from farming to the neighborhood, community, and to society in general by the preservation of open space, the beauty of the countryside and clean air, and by the preservation and continuance of farming operations in Marlboro Township and in New Jersey as a source of agricultural products for this and future generations.

G. If a seller conveys a new or existing dwelling on a property within 1500 feet in any direction of a farm, the seller shall inform purchasers that they are near an active farm, and therefore, may be subjected to the noises, odors, dust, and/or fumes that an active farm may produce.

H. For the purpose of giving due notice of nearby farming uses to proposed new residential areas adjacent to or within 1500 feet of farmland, or unimproved land that is suitable for farming, the Planning Board shall require an applicant for an adjacent major or minor subdivision as a condition of approval of such application, to include a provision in each and every contract for and deed conveying all or any portion of the lands thereby subdivided, as well as on filed subdivision maps the following record notice to and waiver by grantees of such present or future proximate farming uses, which such provision shall be made to run with the land:

"The grantee acknowledges that this property is within 1500 feet of an active farm use, acknowledges that there are presently or may in the future be farm uses adjacent to, or in close proximity to this property, from which may emanate noise, odors, dust and fumes. By acceptance of this conveyance, the grantee does hereby waive any and all objections to such farming activities. No structures, storage of materials, or parking of vehicles that shall be permitted in any agricultural buffer area required pursuant to sub-section F of Section 84-101 of the revised General Ordinances of the Township of Marlboro."

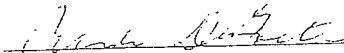
BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

PASSED: January 19, 2006

ADOPTED: February 16, 2006


ALIDA DEGAETA
MUNICIPAL CLERK


ROBERT KLEINBERG
MAYOR

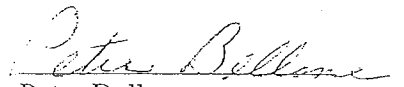
**REPORT OF THE MARLBORO TOWNSHIP
PLANNING BOARD UNDER N.J.S.A.40:55D-26**

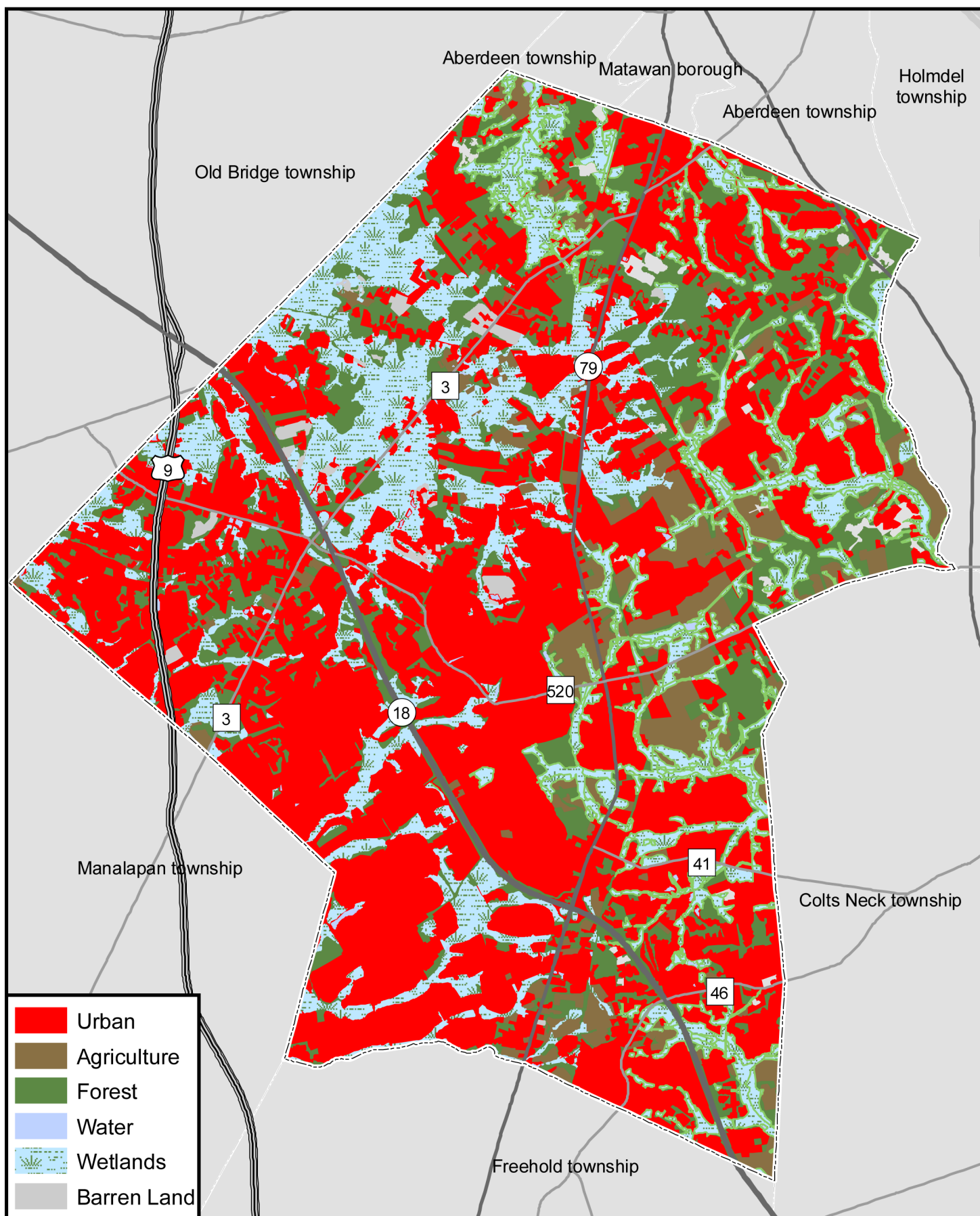
TO: The Mayor and Council

The Planning Board, having considered Ordinance No. 2006-1, pursuant to Section 26 of the Municipal Land Use Law, finds the proposed ordinance consistent with the Master Plan. The Board has the following comments:

1. None

Respectfully Submitted,


Peter Bellone
Planning Board Chairman



2007 Land Use / Land Cover

Marlboro Township, Monmouth County



0 0.5 1 Miles

Data Source: NJDEP & Township of Marlboro

Figure 0

Marlboro Township Agricultural Lands

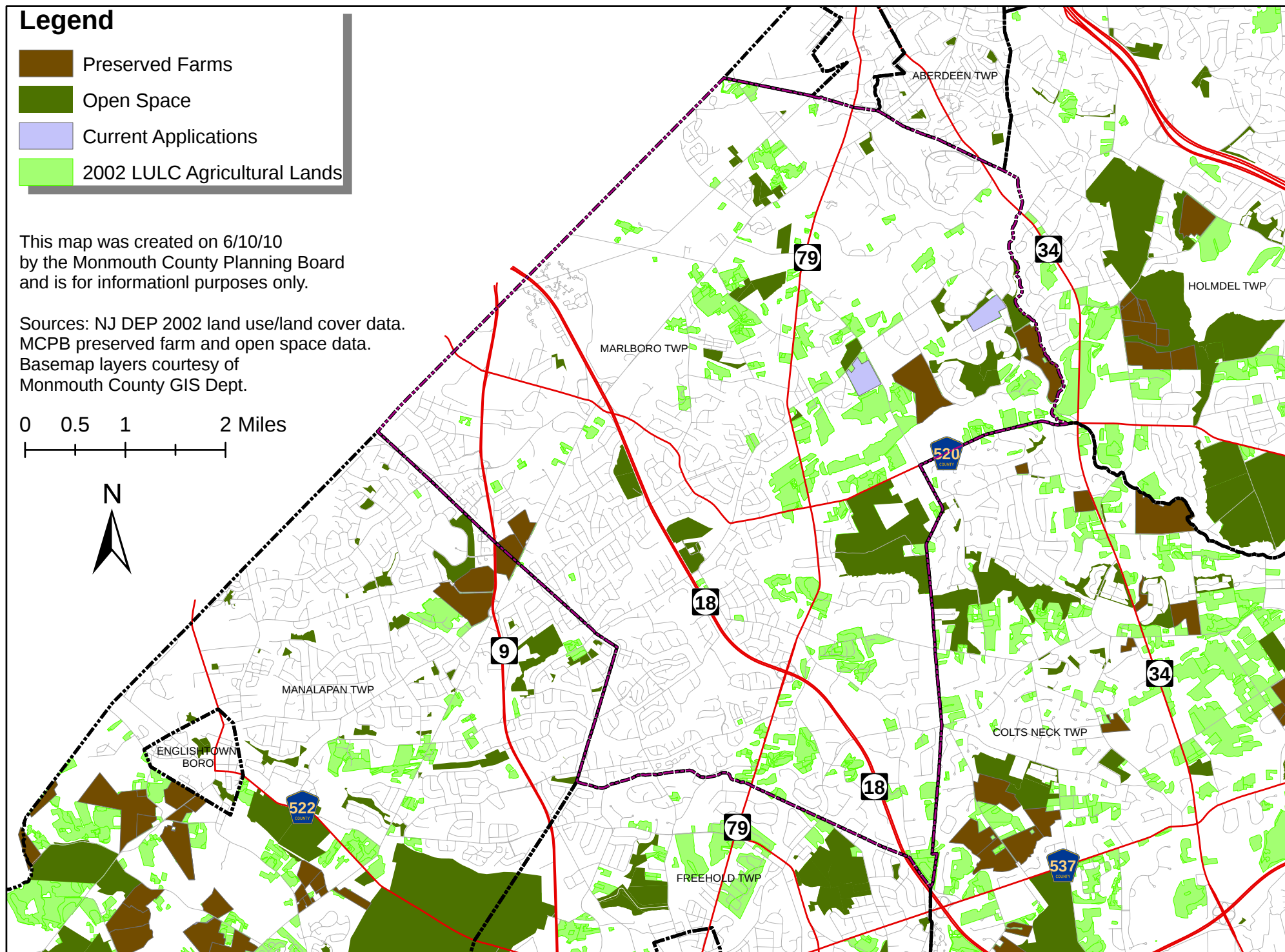
Legend

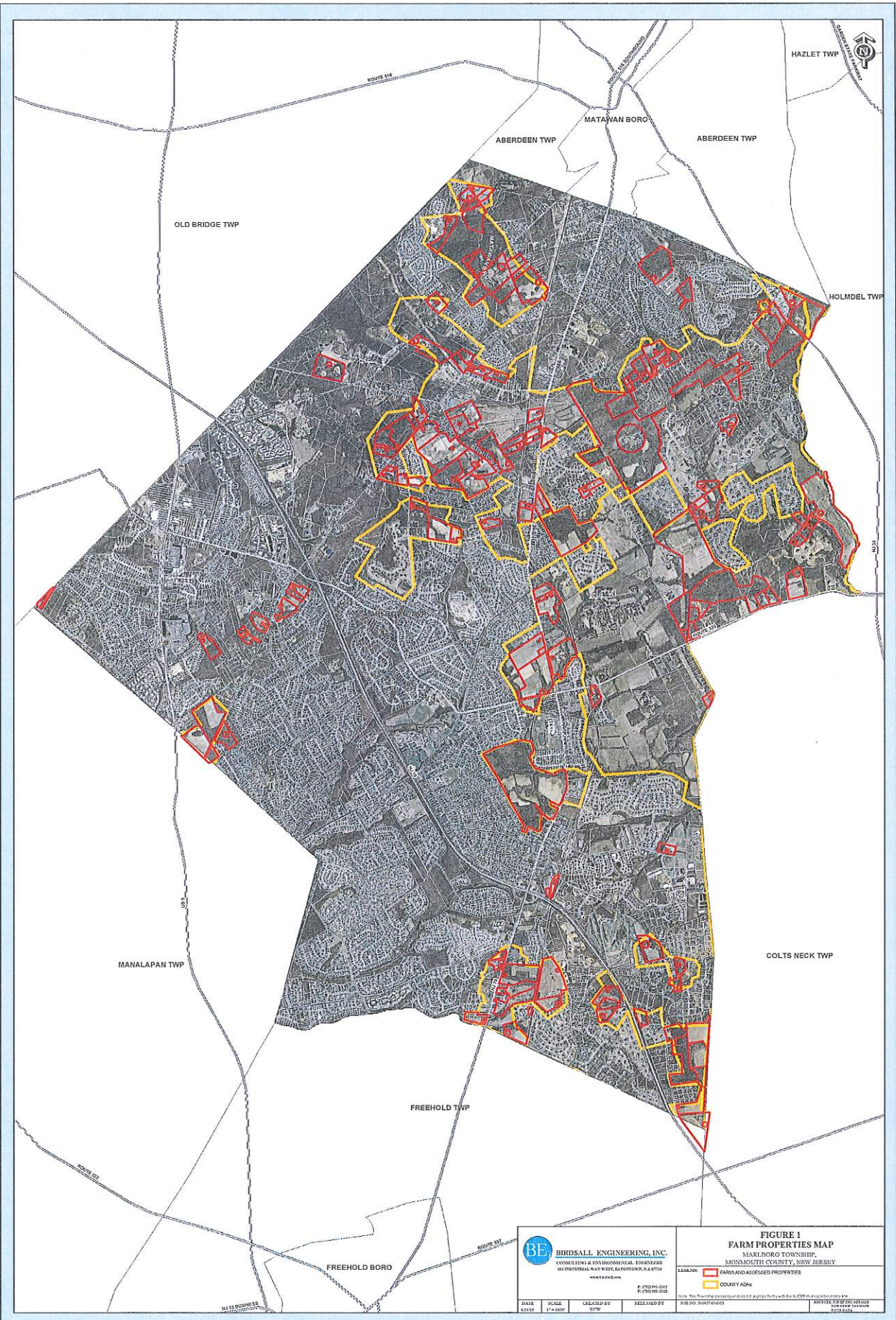
- Preserved Farms
- Open Space
- Current Applications
- 2002 LULC Agricultural Lands

This map was created on 6/10/10 by the Monmouth County Planning Board and is for informational purposes only.

Sources: NJ DEP 2002 land use/land cover data.
MCPB preserved farm and open space data.
Basemap layers courtesy of Monmouth County GIS Dept.

0 0.5 1 2 Miles





 BIRDSALL ENGINEERING, INC. CONSULTING & ENVIRONMENTAL ENGINEERING 61 INDUSTRIAL WAY WEST LANSING, MI 48204 www.birdsall.com				FIGURE 1 FARM PROPERTIES MAP MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY	
DATE: 8/11/10 SCALE: 1" = 100' CREATED BY: ECW RELEASED BY:		LEGEND:  FARM AND ASSESSED PROPERTIES  COUNTY AGS		10/10: This Township is a contributing district and subject to the authority of the DEP in its jurisdiction over the DEP. SHEET 2 OF 2 (SEE SHEET 1 FOR MAP)	

Figure 2

Marlboro Township Target Farms and Project Areas

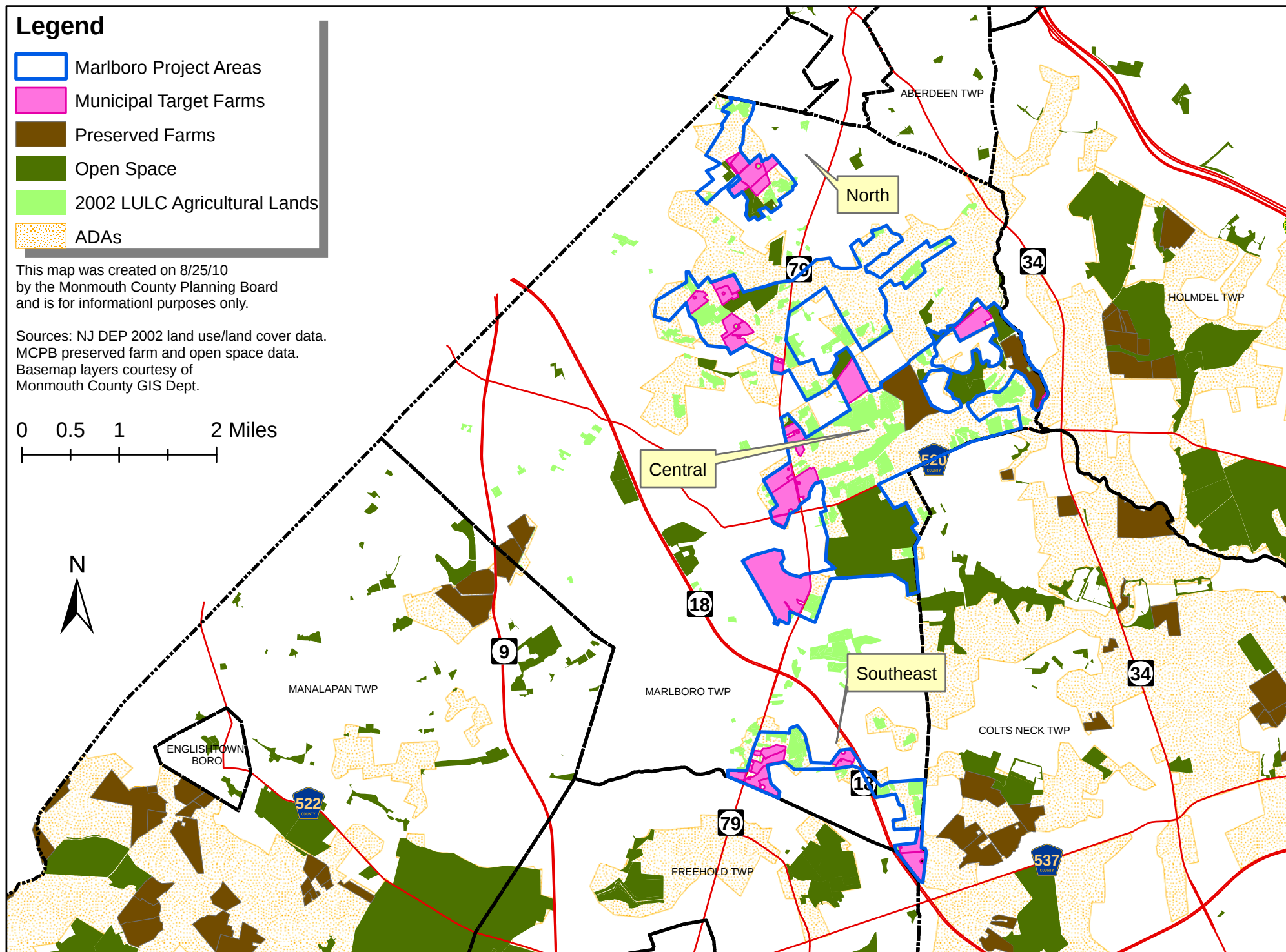


Figure 3

Marlboro Township Soil Classifications

Legend

- 2002 LULC Agricultural Lands
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of unique importance

This map was created on 6/15/10
by the Monmouth County Planning Board
and is for informational purposes only.

Sources: NJ DEP 2002 land use/land cover data.
USDA NRCS Soils 2005 Geodatabase.
Basemap layers courtesy of
Monmouth County GIS Dept.

0 0.5 1 2 Miles

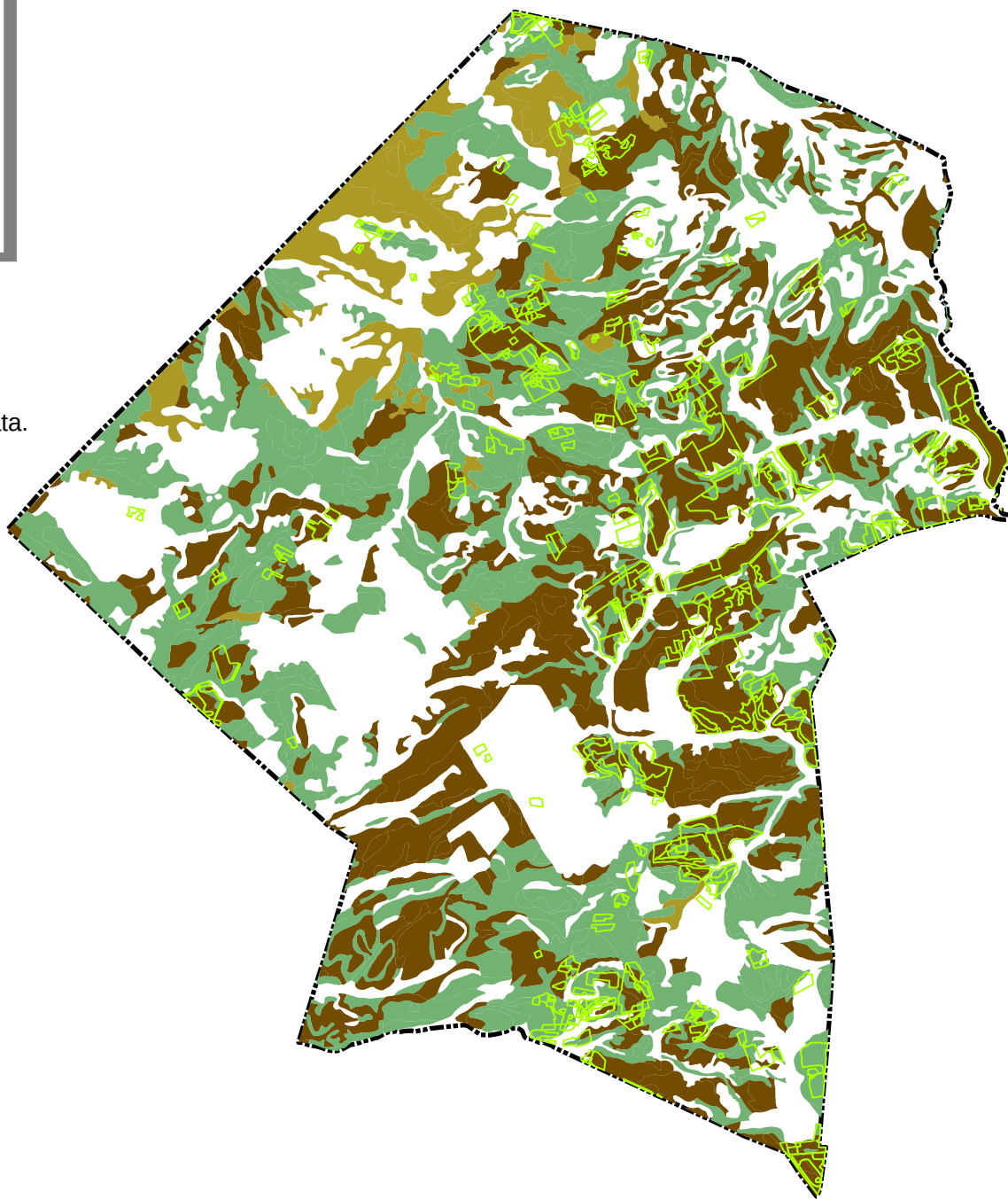


Figure 4

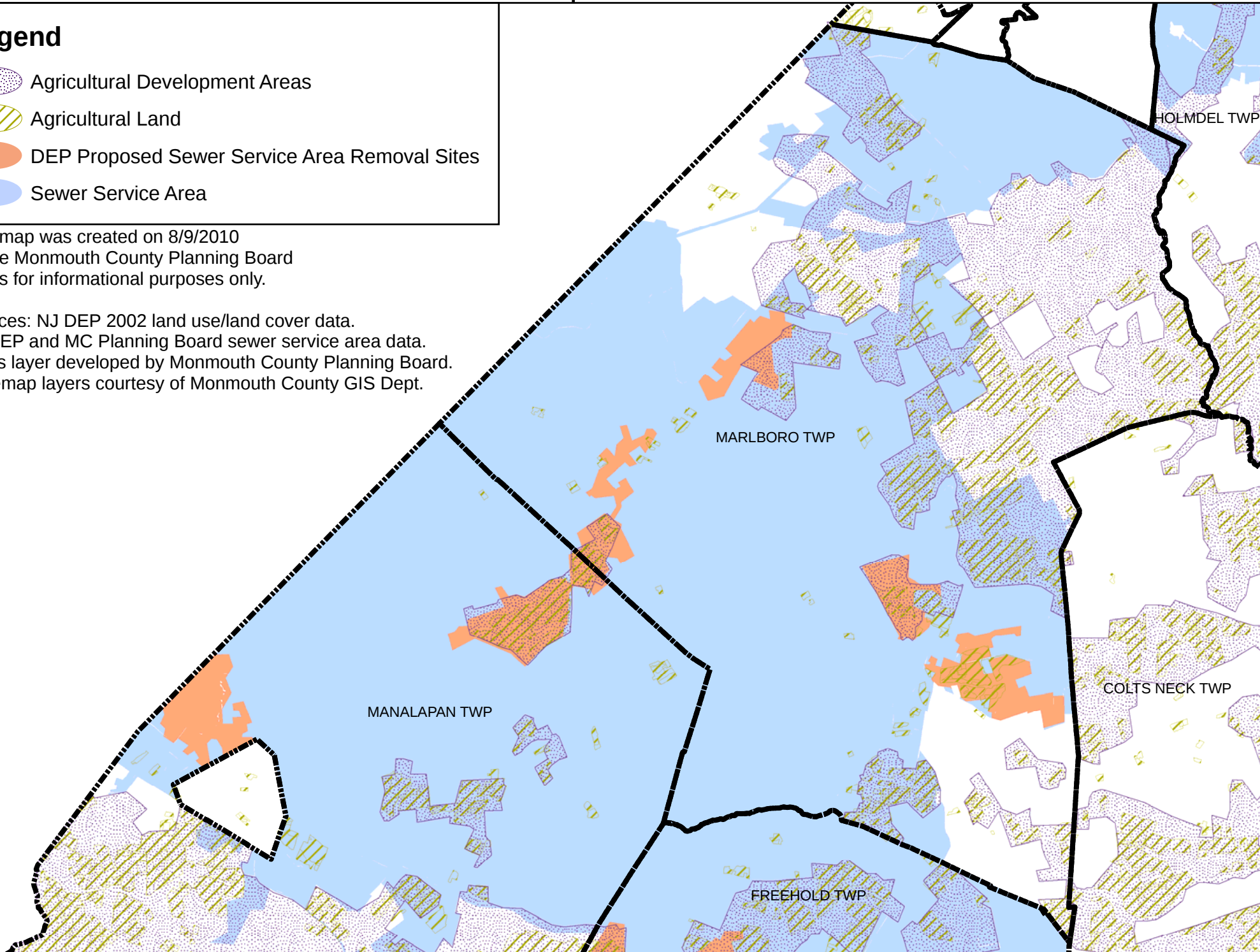
Marlboro Township Sewer Service Areas

Legend

-  Agricultural Development Areas
-  Agricultural Land
-  DEP Proposed Sewer Service Area Removal Sites
-  Sewer Service Area

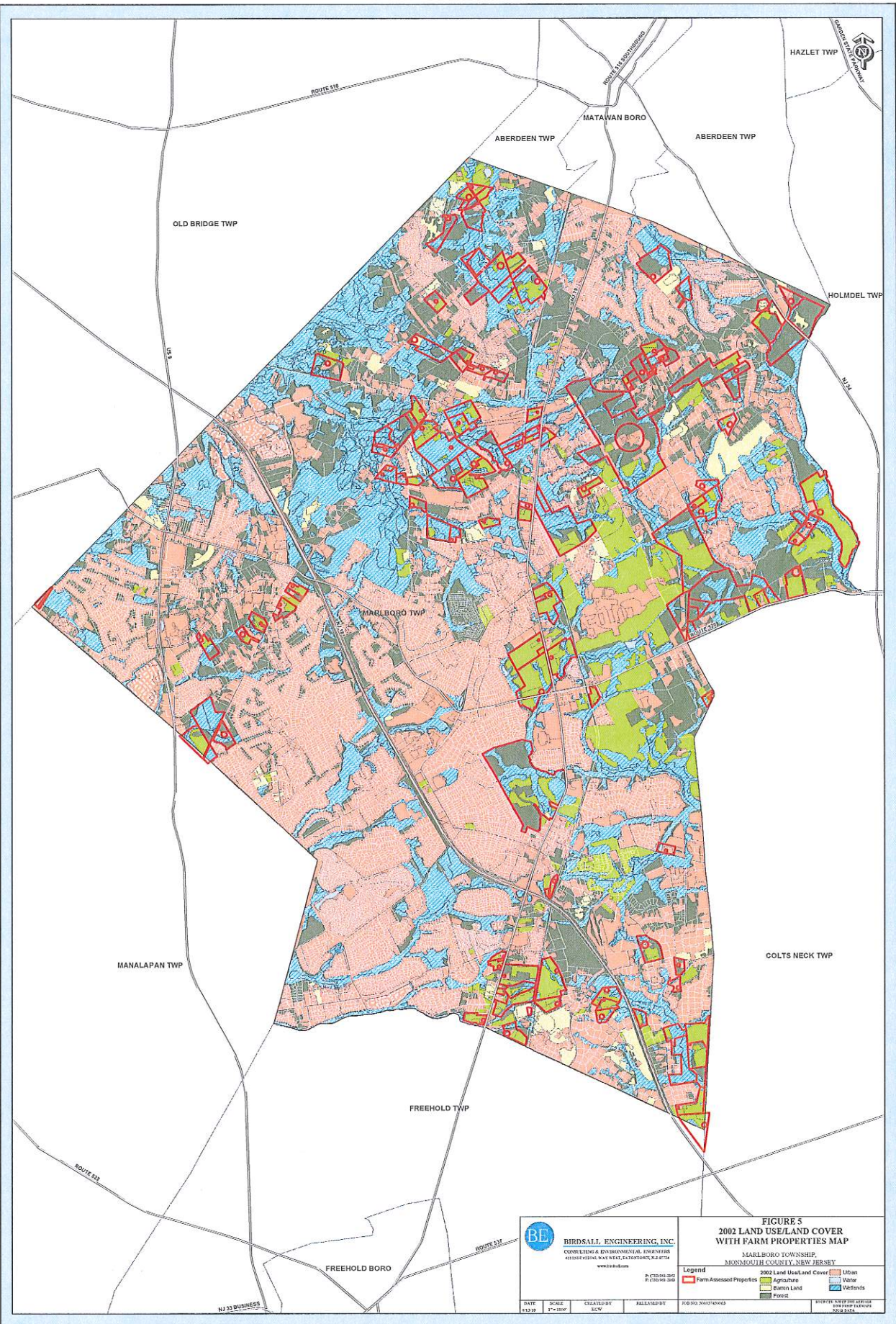
This map was created on 8/9/2010
by the Monmouth County Planning Board
and is for informational purposes only.

Sources: NJ DEP 2002 land use/land cover data.
NJ DEP and MC Planning Board sewer service area data.
ADAs layer developed by Monmouth County Planning Board.
Basemap layers courtesy of Monmouth County GIS Dept.



0 0.75 1.5 Miles





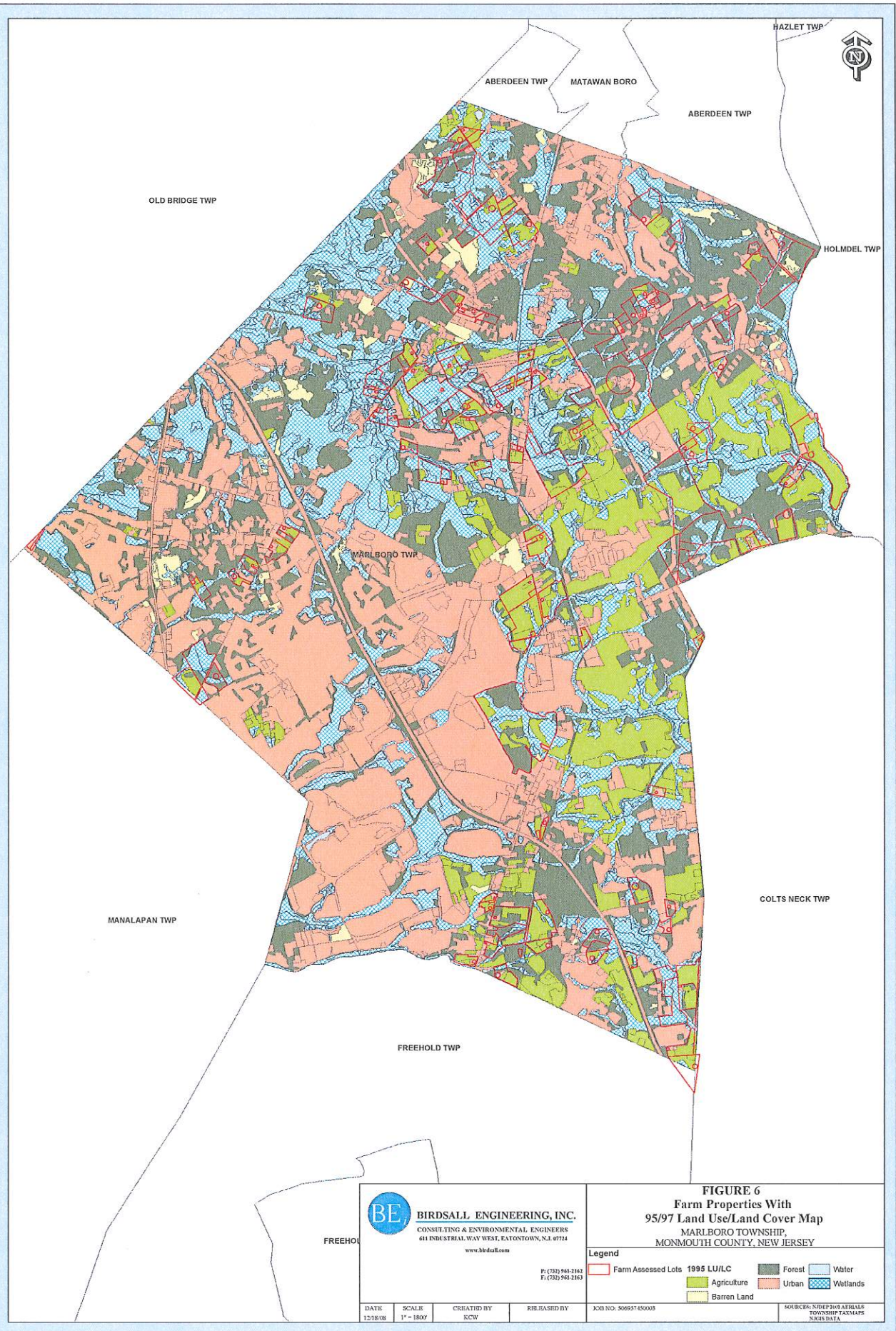


Figure 7

Marlboro Township State Plan Planning Areas



Figure 8

Marlboro Township Zoning

