

STATE AGRICULTURE DEVELOPMENT COMMITTEE

Fiscal Year 2001



The State Agriculture Development Committee

The State Agriculture Development Committee (SADC) administers New Jersey's Farmland Preservation Program and promotes innovative approaches to maintaining the viability of agriculture. It administers the Right to Farm Program, staffs the Transfer of Development Rights Bank and operates the Farm Link Program, which matches farm sellers with potential buyers.

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Reaching Every Corner of the State

On a bright July afternoon, Sun Valley Farm hosted an array of local, county and state government officials. They were there to celebrate the 218-acre farm's acceptance into the Farmland Preservation Program in a scene that's taken place dozens of times since the program's establishment in 1983.

What made this particular celebration unique was its location: Mahwah Township, Bergen County, the most populous county in the state and less than a half-hour's drive from New York City.

Sun Valley Farm is the first Bergen County farm approved for preservation. Its acceptance into the Farmland Preservation Program this year illustrates how increased state funding is helping to meet the growing demand for farmland preservation from landowners and communities in some of the most urban and suburban areas of New Jersey.

Host of Community Advantages

Considering that of the estimated 1.7 million acres of undeveloped land in New Jersey, 1.2 million acres are actively devoted to agricultural production, it is not surprising that landowners and municipalities increasingly are pursuing farmland preservation.

Most farms in the Farmland Preservation Program have been preserved through the purchase of development easements. Landowners who sell their development easements continue to own the land but give up the right to develop it for anything other than agricultural uses.

Because they can retain ownership of their land, many landowners find farmland preservation a particularly attractive choice. Landowners who sell their development easements are paid only for the development value. As a result, the SADC can preserve



Bergen became the newest county in the Farmland Preservation Program when the SADC approved the preservation of Sun Valley Farm in Mahwah Township.



farmland for a fraction of the cost of purchasing land outright.

For their part, landowners find preservation helpful in providing them with the capital to meet their financial goals, expand their existing operations, eliminate or reduce their debt load or further their estate or retirement planning. Preserving their farms also provides them with the personal satisfaction of knowing that their land – often farmed by their families for generations – will forever be preserved for farming.

Keeping Property Taxes Down

Municipalities increasingly are realizing the many other benefits of farmland preservation – from lower property taxes and higher property values to a healthier environment and more livable communities.

Partly because the land remains in private hands, preserved farmland helps keep municipal property taxes down for all

taxpayers in a community. Preserved farmland not only remains on the local tax rolls but contributes far more in taxes than it requires in government services, even when farmland assessment is factored in. In contrast, residential development typically does just the opposite – requiring far more in services than it generates in taxes.

The American Farmland Trust, a nonprofit organization, recently conducted a study of five Monmouth County municipalities. In all categories, it found that the costs associated with residential development far exceeded the amount of revenue generated by residential taxes. At the same time, the cost of municipal services provided to farmland owners was far less than the revenue raised by taxes on that land.

In Freehold Township, for example, for every dollar raised in residential taxes, homeowners required an average of \$1.51 worth of municipal services. For every dollar in revenue raised through taxes on farmland, landowners required only 33 cents worth of services.

Additionally, because preserved farmland remains in private hands, taxpayers are not burdened with the upkeep and maintenance costs typically associated with protecting other types of open space.

While residential development can result in additional traffic congestion, overcrowded schools and other stressors, preserved farmland makes communities more desirable places to live. Sunday newspaper real estate ads, which routinely tout properties' proximity to preserved farms, provide weekly proof of the substantial impact this can have on property values.

Open Space Benefits

The benefits of farmland preservation can be measured in more than strictly dollars and cents. As the largest remaining source of open space, farmland plays an important role in helping to manage watersheds. Homes, roads, parking lots and other development impede ground water recharge; as a result, aquifers can become overused and more susceptible to pollution. The preservation of farmland is among the wise land use decisions that can help protect our water supply.

In addition to environmental considerations, preserved farms also can offer other open-space benefits, including public access opportunities. These are made available in several ways: through joint projects that accomplish the dual goals of farmland and open space preservation; through farmland preservation projects that provide for public access to areas of public interest such as along stream corridors; and through public access opportunities provided by landowners themselves.

In April 2001, for example, a public-private partnership reached agreement to purchase and preserve the 417-acre Chase tract in Holmdel, Monmouth County. A total of 227 acres will be managed by the county park system for recreational purposes, while the SADC resold the remaining 190 acres of farmland back into private ownership as two permanently preserved farms.

In addition to preserving productive farmland and expanding public parkland, this joint project also was instrumental in helping to protect historic value. One of the farmland parcels includes a historically significant house; the SADC resold that farm with both an agricultural easement to permanently preserve the farmland and an historic preservation easement that protects the integrity of the house.

Even on individual farms, formal public access rights, to stream corridors and for other recreational purposes, can be negotiated with landowners or otherwise provided for at the time of preservation.



A public-private partnership resulted in the permanent preservation of 190 acres of farmland on the former Chase tract in Holmdel Township, Monmouth County.

In early fall 2001, the SADC reached agreement to purchase outright the 128-acre Lengyen Farm in Hamilton, Mercer County. A 24-unit housing development had been planned on the property, which is in the heart of Hamilton's remaining farm belt and in the midst of the most active farmland preservation region in the state. When the SADC resells this property in early 2002 as a permanently preserved farm, it will do so with an easement that provides for public access along Doctors Creek — a key link in a nearly one-mile public stream corridor.

On a more informal basis, preserved farms offer a whole host of special access opportunities, including pick-your-own farm markets, seasonal activities and educational events for schoolchildren.

The Giamarese farm in East Brunswick, Middlesex County — approved for a state preservation cost-sharing grant by the SADC under its county easement purchase program in August 2000 — is a prime example. The 35-acre fruit and vegetable

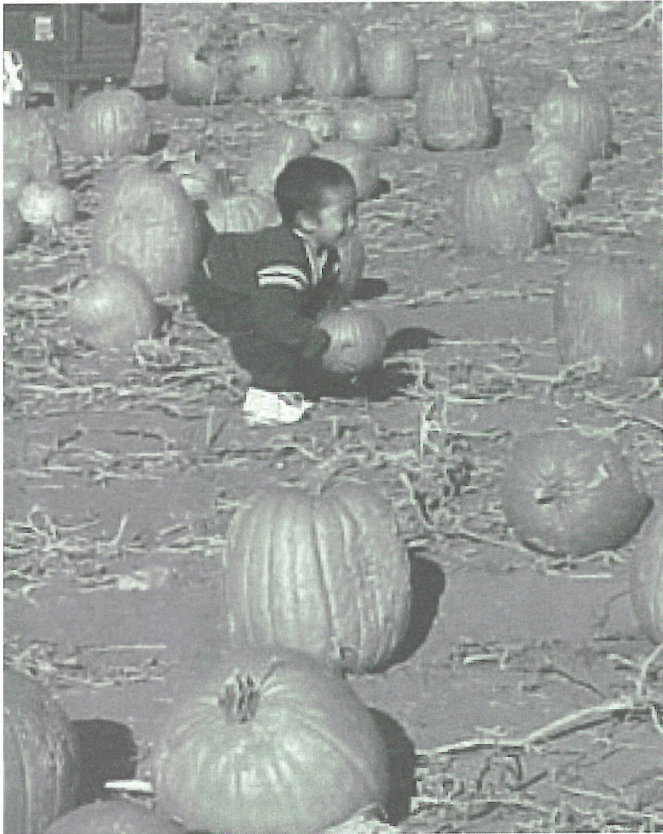
farm annually attracts tens of thousands of customers and visitors from within a 50-mile radius with its active farm market and pick-your-own operations, school tours, and seasonal hay and pony rides. In October alone, school groups, pumpkin picking and other seasonal activities routinely draw an estimated 20,000 visitors.

While farmland preservation is important to all New Jerseyans because it ensures a stable land base for the future of agriculture, its benefits — including ready access to farm-fresh fruits and vegetables, as well as other produce — are most directly evident in the communities where it flourishes. This is particularly true in urban and suburban areas where residents place a high value on retaining their remaining farms.

For all of these reasons, farmland preservation is playing a prominent role not only in our most rural counties, but in urban and suburban areas across the state.



The Lengyen Farm in Hamilton, Mercer County, will be preserved with an easement providing for public access along Doctors Creek.



Leveraging State Dollars

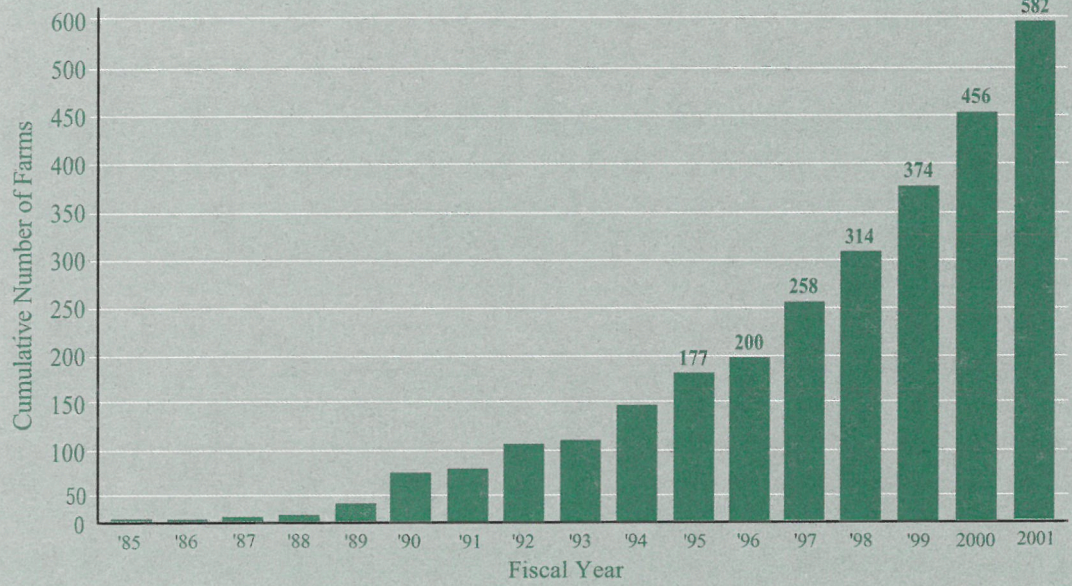
The Garden State Preservation Trust Act has dramatically increased the availability of state dollars for farmland preservation efforts. Prior to the Act, state funding for farmland preservation averaged \$15.3 million per year. In FY 2001, \$80 million per year was available, with an annual average of \$60 million projected over the course of the 10-year initiative.

In an effort to match and maximize the use of state dollars in their own communities, more than 145 municipalities have identified a stable source of funding for farmland and open space preservation. That number continues to grow as municipalities realize the substantial benefits that can be gained through this type of investment.

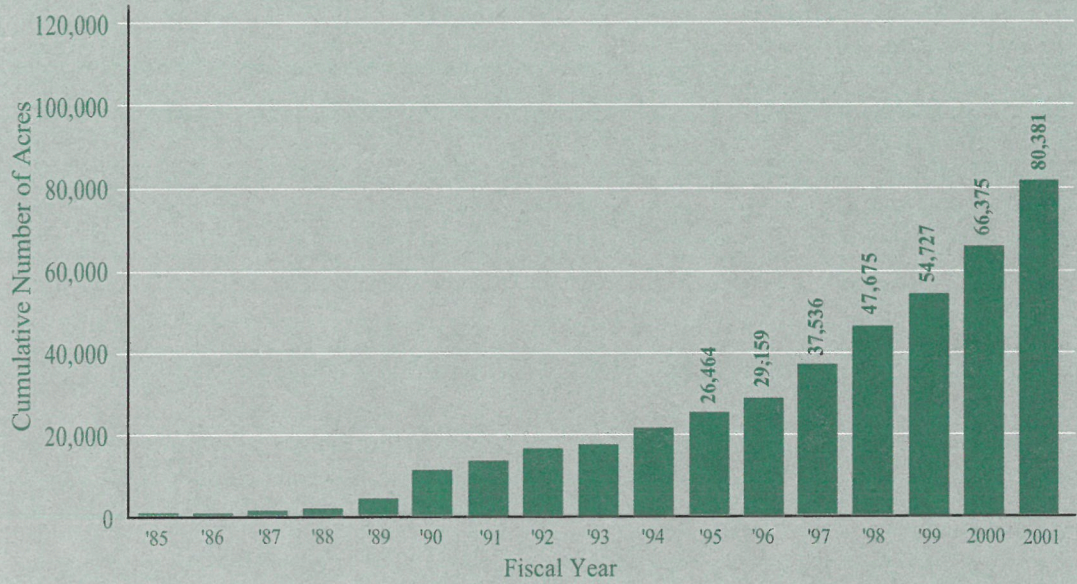
Now more than ever, farmland preservation is a statewide program. From rural Salem County to the most urban reaches of Passaic County, farmland preservation can help hold down property taxes, enhance property values, safeguard the environment, help farmers meet their financial goals so they can stay in business, and contribute to a better quality of life for all New Jerseyans. With all of these benefits — and a whole host of options for preservation — farmland preservation has something to offer every farmland owner and community in every area of New Jersey.

Preserved farms like the Giamarese Farm in East Brunswick, Middlesex County, offer a range of public activities. In October alone, the Giamarese Farm attracts an estimated 20,000 visitors with pumpkin picking, hay rides and other seasonal attractions.

Permanently Preserved Farms



Permanently Preserved Farmland



Farmland Preservation Progress

As the result of increased funding under the Garden State Preservation Trust Act, the SADC expanded farmland preservation efforts into new urban and suburban areas of the state. A record-setting 126 farms covering 14,006 acres were permanently preserved under the Farmland Preservation Program in FY01, surpassing the previous record of 82 farms covering 11,648 acres that had been preserved the year before. Since the program's establishment in 1983, 582 farms covering 80,381 acres were permanently preserved by the close of the fiscal year.

Easement Purchases

Most farms are preserved by landowners selling their development easements. When they sell their easements, they continue to

own the land but give up the right to develop it for anything other than agricultural purposes. Traditionally, most landowners have sold their easements — also known as their development rights — to their county. The counties, in turn, apply to the SADC for grants covering 60-80 percent of the cost of the development easements.

In September 2000, the SADC approved the preservation of 40 farms totaling 3,306 acres in the second of two county funding rounds held in that calendar year. In June 2001, the SADC approved grants to counties to help preserve an additional 98 farms totaling 8,475 acres — including the 218-acre Sun Valley Farm in Mahwah Township, the first Bergen County farm approved under the Farmland Preservation Program.



The 144-acre Heeres farm in Harmony Township, Warren County, was preserved through the county grants program.

The SADC permanently preserved the Parisi farm in Bethlehem Township, Hunterdon County, through its direct easement purchase program.



The Garden State Preservation Trust Act authorized the SADC to establish a number of new programs that were fully implemented in FY01. Newly enabled to purchase development easements directly from landowners, the SADC in September 2000 approved the purchase of development rights on 25 farms totaling 2,097 acres.

Responding to a continued high demand for the new direct easement purchase program, the SADC subsequently offered three special funding rounds. As a result of these three rounds, the SADC approved the direct purchase of development easements on 131 farms covering approximately 12,700 acres.

The Act also for the first time authorized the SADC to award up to 50 percent cost-sharing grants to nonprofit organizations that preserve farmland. As a result of three funding rounds under this program, the SADC approved grants to assist five nonprofit organizations in the preservation of 13 farms totaling 1,735 acres.

Municipalities and counties seeking to preserve large, contiguous blocks of farmland increasingly are turning to the SADC's planning incentive grant program. This program offers a streamlined application process to help towns and counties preserve multiple farms in project areas that they have designated. The SADC in May 2001 awarded its first grants under this program to Monmouth County to assist in the preservation of 240 acres of farmland in Roosevelt Borough and Millstone Township.

The SADC offered three planning incentive grant funding rounds in FY01, which drew 23 applications to preserve up to 541 farms totaling nearly 33,000 acres. The SADC in FY01 granted preliminary approval to 25 applications representing 463 farms covering 24,359 acres. In the two years since the establishment of the planning incentive grant program, counties and municipalities have submitted a total of 43 applications to preserve up to 856 farms totaling more than 50,000 acres. At the close of the fiscal year, planning incentive grants were active in 25 municipalities and seven counties.

Easement Purchase Grants to Counties

County	Landowner	Town	Acres
Burlington	Bur/Kessel Trust	Chesterfield	118
	Bur/Hathaway, C. & E.	Florence	29
	Bur/Staub, G.	Florence	80
	Bur/Carabelli, R.	Mansfield	87
	Bur/Kanter, M.	Mansfield	92
	Medford Twp./Hook	Medford	67
	Medford Twp./Bhavani	Medford	155
	Bur/Hlubik, P. & K.	N. Hanover	44
	Bur/Blom, L.	N. Hanover	49
	Bur/Anderson, C. & M.	Springfield	121
	Bur/Bauma, J. & R.	Springfield	54
	Bur/Engle, W. & G.	Springfield	160
	Bur/Ewing, A. & A.	Springfield	159
	Bur/Neville, J.	Springfield	103
	Bur/Phillips, A.	Springfield	40
	Bur/Phillips, A. & F.	Springfield	33
Cape May Cumberland	Cape May/Hayes	Lower	6
	Indian Mills Nursery, Inc.	Upper Deerfield	98
	Scheese, D. & J.	Upper Deerfield	49
	Kiefer, T. & S.	Greenwich	149
	Loew, C. & D.	Hopewell	74
	Venturi, R. & J.	Vineland	46
	Bergamo, E. Jr. & S.	Vineland	27
	Shoemaker & Layman	Upper Deerfield	117
	Griscom, J. & C.	Upper Deerfield	122
	Bell, P. & C.	Hopewell	18
Gloucester	Sorbello, S. & R.	Harrison/S. Harrison	73
	Gloucester/Royal Oak, Inc.	South Harrison	29
	Glou/Sunnybrook Nursery	South Harrison	96
	Gloucester/Duffield, D&M	Washington	147
	Glou/Lewis, G. Jr. & K.	Elk	90
	Glou/Visalli, S. & B.	South Harrison	89
	Gloucester/Smith, C. & V.	Elk	46
	Gloucester/Butler Farms	Harrison	154
	Gloucester/Richards, B.	Elk	48
Gloucester/Salem	Gloucester/Moore, K. & V.	Franklin, U. Pittsgrove	86
	Gloucester/Clemick, A.	Franklin/U. Pittsgrove	83
Hunterdon	Sayles, C. & P.	Delaware	209
	Schwab, F. & M.	East Amwell	146
	Nemeth, E. & R.	East Amwell	60
Mercer	W. Windsor Twp./Jany	West Windsor	54
	Martindell, M. & B.	Hopewell	43
	Seip, H. Sr., & J.	East Windsor	18
	Hart, B. Jr. & M.	Hopewell	17

Easement Purchase Grants to Counties

County	Landowner	Town	Acres
Mercer	Benioff, B. & M.	Hopewell	114
	Wash. Twp/Levanduski	Washington	79
	Wash. Twp/R.W. Johnson	Washington	51
Mid/Mon Monmouth	Gasko Limited Partnership	Monroe/Manalapan	144
	Freiberger Farms, Inc.	Upper Freehold	133
Morris	McCrane, J. & M.	Colts Neck	72
	Lindaberry, W.E.	Washington	40
	Knothe/Intili/Burke/Rota	Randolph	42
	Turnquist, E.G.	Washington	153
Ocean	Centenary College	Washington	59
	Lech, S. & J.	Plumsted	67
	Tilghman, C.	Plumsted	40
Salem	Miller, T.	Pilesgrove	195
	Kernan, J. & G.	Upper Pittsgrove	93
	Kroll, E.	Mannington	91
	Coleman, W. & M.	Alloway	104
	Eachus, V., W. & E.	Pittsgrove/U Pittsgrove	159
	Allen, W. & M.	Quinton	365
	Allen, W. & M.	Quinton	103
	Somerset	Kresge, E.	Branchburg
Eccles, M.H.		Branchburg/Bedminster	431
255 Triangle Associates		Hillsborough	57
Eilbacher, D. & J.		Hillsborough	22
Knapp, A. Jr.		Branchburg	31
Davis, W. & D.		Hillsborough	42
Norz, R.		Hillsborough	41
Som/Hilltop Estates		Hillsborough	159
Som/Kanach		Hillsborough	351
Sussex		Hoehn, B. & C.	Wantage
	Vaughan, A.	Lafayette	636
	Mooney, C.R.	Green	294
	Shaffer, M. & M.	Montague	183
	Cahill, R.	Green	39
Warren	Mansfield Township	Mansfield	171
	Teel, G.	Blairstown	124
	Vegh, C. & J., W. & E.	Harmony	110
	Heeres, H. & H.	Harmony	144
	Frey, R. & G.	Pohatcong	94
	Schnieber, H. & M.	Belvidere/White	31
	Csiszlak, J. Jr. & E.	Alpha/Pohatcong	160
Young, J. & Son	Frelinghuysen	65	

Fee Simple Purchases

Purchasing farms outright – rather than buying only the development easements – is another important way the SADC can preserve farmland. By purchasing farms whose owners are looking to sell, the SADC saves those farms in the most imminent danger of being sold for development. Once the SADC purchases farmland, it deed restricts the land to ensure that it will always be available for farming, then resells the preserved farm back into private ownership. This program has the added benefit of making farmland available at affordable prices for beginning farmers or those looking to expand their operations.

The SADC purchased six farms totaling more than 730 acres during FY01: the 180-acre Limm farm in North Hanover Township, Burlington County; the 82-acre Mattera farm in Lower Township, Cape May County; the 66-acre Buono farm in Upper Deerfield Township, Cumberland County; the 190-acre Chase farm in Holmdel Township, Monmouth County; the 12-acre Lamb farm in Upper Freehold Township, Monmouth County, and the 202-acre Hengst farm in Harmony and Lopatcong townships, Warren County.

The 276-acre Strang farm in Alloway and Mannington townships — purchased by the SADC in the previous fiscal year and resold at public auction in October 2000 — includes an 1864 house named by Preservation New Jersey as one of the 10 most endangered historic sites in the state. The SADC auctioned the farm back into private ownership with deed restrictions that preserve both the agricultural and historic value of the farm — a first under the Farmland Preservation Program.

Transfer of State-Owned Lands

A total of 1,653 acres of state-owned lands were permanently preserved through the conveyance of development rights to the SADC in FY01. The 571-acre Jamesburg farm in Monroe Township, Middlesex County, and the 1,082-acre Bayside State Prison farmlands in Maurice River Township, Cumberland County, were entered into the Farmland Preservation Program as a result of these transfers.

Eight-Year Preservation Program

Farmland owners may choose to restrict development for a period of eight years.

This circa 1760 Georgian farmhouse on the former Chase farm in Holmdel Township, Monmouth County, will be protected with a historic easement.



SADC Direct Easement Purchases

County	Landowner	Town	Acres
Hunterdon	Ontario Limited	Delaware	99
	Parisi, J.	Bethlehem	56
Salem	Hajdu, M.E.	Bethlehem	99
	Wojculewski, J. & A.	Pittsgrove	96
	Poole, E. & E.	U. Pittsgrove/Pittsgrove	43
	Coleman, G. & E.	Alloway	40
	Mehaffey, A., G. & G.	Alloway	124
	Murphy, A.	Upper Pittsgrove	38
	Schultz, R. & J.	Upper Pittsgrove	60
	Sylvester, J.	Lower Alloways Creek	338
	Weber, J. & K.	Elsinboro	113
	Hannah, T. & McCormack, P.	Upper Pittsgrove	125
Waddington, J.	Pilesgrove	34	

SADC Fee Simple Purchases

Burlington	Limm	North Hanover	180
Cape May	Mattera	Lower	82
Cumberland	Buono	Upper Deerfield	66
Monmouth	Lamb Estate	Upper Freehold	12
Monmouth	Chase Bank	Holmdel	190
Warren	Hengst	Harmony/Lopatcong	202

\$80M Garden State Preservation Funding for FY2001

Grants to Counties	\$10 million
SADC Direct Easement Purchases	\$40.8 million
Planning Incentive Grants	\$19.1 million
SADC Fee Simple Purchases	\$6 million
Grants to Non-Profits	\$4.1 million

Although they do not receive any direct compensation for this, participation in this program makes them eligible for certain other benefits of the permanent program. These include eligibility to apply for grants that fund up to 50 percent of the cost of soil and water conservation projects.

In FY01, the SADC approved 27 new farms totaling 1,435 acres for entry into the eight-year program and six farms totaling 273 acres for renewals. At year's end, a total of 394 farms covering 30,425 acres were protected through the eight-year preservation program.

Preservation Funding

The Garden State Preservation Trust Act, signed into law in 1999, dramatically

increased funding for farmland preservation. In FY01 — for the second consecutive year — the Garden State Preservation Trust approved \$80 million in new funding for farmland preservation projects.

The SADC in June also was awarded a \$765,600 federal grant to assist New Jersey in its farmland preservation efforts. The grant from the U.S. Department of Agriculture's Natural Resources Conservation Service was the third highest in the nation. This was the fourth grant that New Jersey was awarded through the USDA's Farmland Protection Program. Prior to this, New Jersey received a total of \$2.6 million in federal grants.



New preserved farmland signs have been made available to all owners of permanently preserved farms.

Related Programs

Soil and Water Conservation Grants

Landowners in the permanent and eight-year preservation programs are eligible to apply to the SADC for 50 percent cost-sharing grants to fund approved soil and water conservation projects. These projects — including irrigation, drainage, erosion control and water control systems — help protect soil and water resources while increasing farm productivity and profitability. In FY01, the SADC approved \$977,655 million in grants to help fund 81 soil and water conservation projects.

Farmland Stewardship Program

To help ensure that permanently preserved farms remain productive, the SADC began development of a Farmland Stewardship Program that will provide grants and technical assistance to help promote and ensure the economic success of these farms.

The SADC will provide up to 50 percent cost-sharing grants for projects that are designed to enhance farm profitability and that have been recommended by teams of agricultural and financial experts. Expected projects include conversion from one type of production to another, improvements to production efficiency and diversification of marketing opportunities. The FY02 state budget includes \$250,000 for this pilot program.

Right-to-Farm Program

As development increases in and around active agricultural areas, new residents or

local governments may be unfamiliar with responsible farming practices that are essential to a vital agricultural industry. The Right to Farm Act provides eligible farmers who operate responsibly with protection from restrictive municipal ordinances, and public and private nuisance actions.

The Act gives primary jurisdiction in resolving complaints against agricultural operations not to the courts, but to county agriculture development boards, and ultimately to the SADC if the decisions of the county boards are appealed. Two decisions by the Superior Court's Appellate Division in FY01 — one involving a farm market operator in Monmouth County, and the other a Hunterdon County greenhouse grower — supported this key provision.

Both cases involved legal actions initiated by municipalities to regulate aspects of agricultural operations through the enforcement of local ordinances. In each case, the Appellate Division found that the Right to Farm Act preempts municipal zoning and site plan regulation over those agricultural operations that the county agriculture development boards and SADC determine are allowable. In making those decisions, however, the SADC and county boards must take local ordinances into consideration in determining whether the operations pose any risk to public health and safety.

In FY01, 80 right-to-farm complaints were referred to the county or state levels of



the Right to Farm Program — up from 71 the year before. Three of these cases were referred to the SADC's new mediation program. The purpose of this program is to assist farm operators in settling farm and credit issues while avoiding time-consuming and costly legal proceedings. The SADC adopted rules for the mediation program in March 2001. The first right-to-farm case under the new program — a dispute between neighboring farmers — was successfully mediated in May 2001.

The Right to Farm Act provides greater protection to farmers who adhere to agricultural management practices that have been adopted by the SADC. In FY01, the SADC developed new agricultural management practices for on-farm composting and fencing for wildlife control.

Transfer of Development Rights Bank

New Jersey's Transfer of Development Rights (TDR) Bank is located in, but not of, the SADC, which provides staff to the TDR Board of Directors. The Bank provides financial and other assistance to landowners and to municipalities that enact TDR ordinances.

TDR programs are designed to encourage a shift in growth away from agricultural, environmentally sensitive or open space regions of a municipality to more appropriate areas. Landowners in areas where land use is restricted are able to sell their development rights — or development credits. Purchasers of these credits may use them to build elsewhere in a designated growth area at a higher density than normally allowed in a town's zoning ordinance.

The 195-acre Miller farm in Pilesgrove Township, Salem County, was permanently preserved under the county grants program.

The TDR Bank maintains a statewide registry of land protected through the transfer of development rights. In FY01, approximately 650 acres were preserved or approved for preservation through the Chesterfield Township, Burlington County, TDR program. Previously, 563 acres had been preserved through the Lumberton Township, Burlington County, TDR program.

Farm Link Program

The SADC's Farm Link Program matches potential buyers and sellers of farmland. The program is useful for those who want to expand their operations or start farming, and also for farmers or landowners who would like to ensure that their land stays in agricultural production but have no family members who want to continue to farm. At the end of FY01, more than 300 participants were enrolled in Farm Link — with most of these interested in purchasing a farm.

The program also serves as a clearinghouse for a variety of information, including availability of preserved farms for sale, and business resources and contacts. Both preserved and nonpreserved farms are tracked through Farm Link. Additionally, the program assists nonprofit organizations, municipalities and counties in finding buyers for farms that they have preserved and are seeking to resell with permanent deed restrictions.

In FY01, the Farm Link Program joined the Growing New Farmers Consortium Project, which brings together service providers to new farmers in 12 Northeast states. New Jersey's Farm Link Program expects to provide expertise on farmland preservation to other states in this region.





State Agriculture Development Committee

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