

Master Plan

**Comprehensive Farmland
Preservation Plan Element**

of the Master Plan

**TOWNSHIP OF COLTS NECK
Monmouth County, New Jersey**

Adopted

December 9, 2025

Photo by Frederick Yahn – Eagle Drone Solutions LLC, care of Monmouth Conservation Foundation



**COMPREHENSIVE FARMLAND
PRESERVATION PLAN ELEMENT
OF THE MASTER PLAN**

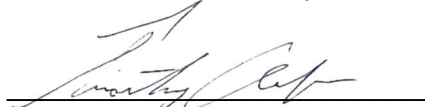
Township of Colts Neck

Monmouth County, New Jersey

Public Hearings:

December 9, 2025

Prepared by:
Colts Neck Township Planning Department
3 Veterans Way
Colts Neck, New Jersey 07722


Timothy Anfuso, P.P., F.A.I.C.P.
License No. 5098

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COLTS NECK FARMLAND PRESERVATION PLAN

I BACKGROUND

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

The first major transformative event came with World War II. This was the creation of the present NWS Earle which covers over 5,161 acres in Colts Neck. This is almost 25% of the township. The second major event was the expansion of the Swimming River Reservoir in 1962. The New Jersey American Water Company now owns 675 acres of reservoir and related lands, accounting for more than 3% of Colts Neck. Together, these two largest landowners account for 5,836 acres. Of the remaining 14,877 acres, 13,801 acres or 92.7% of the remaining land in Colts Neck was in agricultural use in 1960.

The decade of the 1960's saw the greatest increase in population in the history of Colts Neck and concurrently the greatest loss of farmland in any decade since then. Colts Neck added 834 housing units, 3,642 residents and from 1960 to 1969 lost 4,520 acres or almost 33% of its farmland. This was a rate of over 500 acres per year. Over the next 40 years the total acreage of farmland in production decreased by another 4,587 acres to a total of 4,964 acres in 2009 (based on tax year 2010 farmland assessment data). This represents 35.9% of the 1960 total and an average annual loss of just over 180 acres. In 2022 Colts Neck contained 4,100 acres of farmland or just 29.5% of the 1960 farmland total.

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

Previously, with the two acre zoning that continues in the A-1 Zone being almost universal throughout the town, the main preservation tool was the clustering provision through which the township acquired and preserved over 1,216 acres of greenways around subdivisions. This was often and predominantly made up of stream corridors and other environmentally sensitive lands as well as wildlife corridors and residential buffers. With the ten acre AG-Zone, the emphasis shifted. Shortly after enactment, the zoning was modified to include a lot-size averaging provision with incentives that had the general net result of preserving approximately 70% of a site as one large parcel that was permanently deed restricted against further

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subdivision. To date, this has resulted in the preservation of over 1,799 acres in large parcels that with the exception of four that have been used to create golf courses have virtually all created or maintained agricultural uses ranging from nurseries to horse farms and orchards.

More recently, Colts Neck has begun aggressive participation in the State and County farmland preservation programs, the result of which has been the preservation of over 1,000 additional acres as permanently deed restricted farmland. The Colts Neck share of this is funded through a 1.2 cent per \$100 assessed value property tax levy currently raising over \$540,000 annually. In the relatively short time it has been participating, Colts Neck has risen to rank fourth only to Upper Freehold Township, Manalapan Township and Millstone Township in the number of preserved farmland acres among the 53 municipalities of Monmouth County.

In the future the township will continue to pursue the above farmland and open space preservation strategies. It also looks forward to adding Federal Department of Defense Readiness and Environmental Protection Integration funds to its preservation toolbox. The Department of Defense was awarded over \$2 million to preserve land in the vicinity of Naval Weapons Station Earle. The funds will be distributed through 50% matching grants for the acquisition of conservation and agricultural easements.



II AGRICULTURAL LAND BASE

The first and basic goal of Colts Neck's first Master Plan, dated February 1961, was the preservation of the open character of the township as low density residential area with agricultural activity. This basic objective continues to be the cornerstone of the Township's land use policies.

Colts Neck Township is geographically situated in the center of Monmouth County. The Township contains approximately 31.7 square miles or 20,713 acres. Although faced with tremendous development pressure from suburban sprawl, Colts Neck has managed to maintain its rural and scenic character. This character is largely due to the Township's long standing land use policies combined with rich natural resources, such as having prime agricultural soils in practically all upland areas as well as a broad network of streams to provide irrigation.

A. Location and Size of Agricultural Base

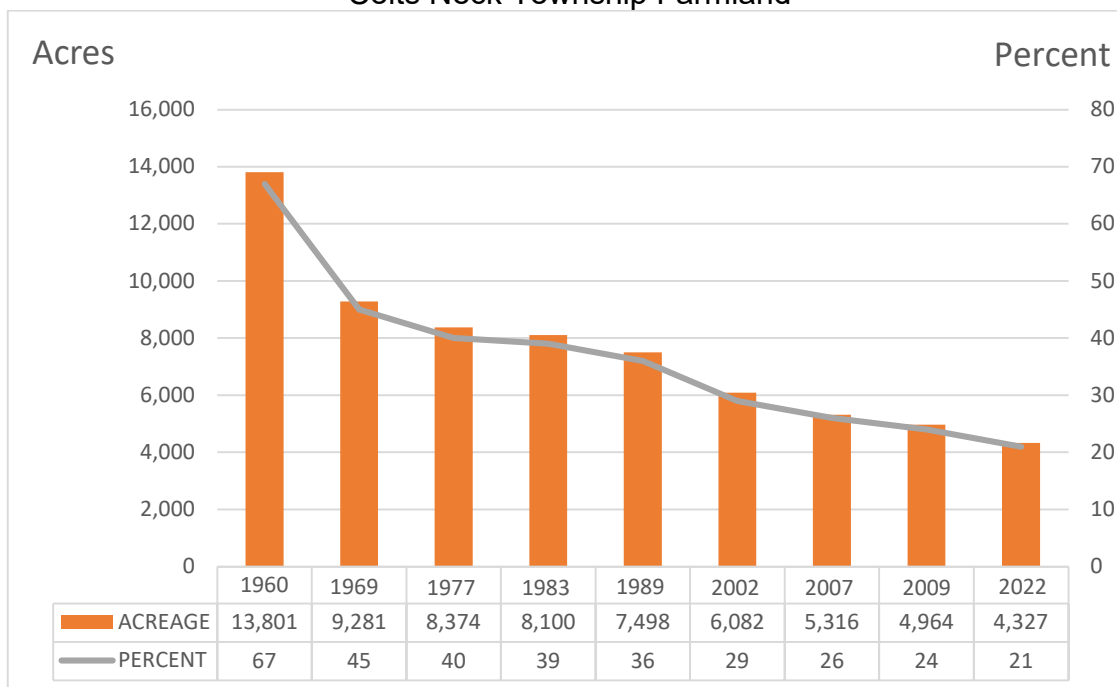
Appendix I, Inventory of Farmland Assessed Properties lists the farmland assessed properties contained on the 2022 Tax List. Map No. 1, Existing Farmland Inventory shows the locations and spatial relationship of agricultural properties based on the 2022 Tax List.

The List and Map include all privately owned properties that are currently farmland assessed and total 4,100 acres. In addition, another 27 acres of Township land on Five Points Road (Block 43, Lots 2, 2.01 and 2.03) and 200 acres of county land in Dorbrook Park (Block 35, Lots 14 & 15, Block 48, Lot 31) are publicly owned and leased to local farmers. These two farms are not contained on the Appendix I Inventory of Farmland Assessed Properties and bring the total agricultural land to 4,327 acres.

Figure No. 1, Colts Neck Township Farmland shows the amount of agricultural land from 1960 through 2022. Since 1969, the Township has lost farmland at a relatively constant rate of 5% every ten years. The Township has lost 9,474 acres of farmland or 47% of the Township land area during this 62 year period. In 1960 the Township contained 13,801 acres of agricultural land (67%). By 1969 the amount of agricultural land dropped to 9,281 acres (45%). This was the period were the Township experienced its greatest development pressure which resulted in loss of farmland. In 1977, 8,374 acres (40%) were devoted to agriculture and in 1983 the Township contained 8,100 acres of agricultural land (39%). By 1989, 36% or 7,498 acres were devoted to agriculture. In 2009 only 4,964 acres (24%) were devoted to agricultural uses. In 2022 the Township contained 4,327 acres in agriculture or 21% of the Township's land base. However, it should be noted that approximately 5,161 acres or 25% of the Township consists of US Naval Ammunitions Station Earle. When Earle is excluded from the calculations, the amount of land devoted to agriculture increases to approximately 28%.

Between 1983 and 2022 the Township lost 3,773 acres or 18% of its total land area in agricultural use. This is higher than the County's loss during a similar time period in that the Monmouth County Farmland Preservation Plan indicates the County lost 15.8% of its agricultural land base between 1983 and 2018/19.

FIGURE No. 1
Colts Neck Township Farmland



Source: 1971 Master Plan, 1990 Master Plan and 2002, 2007, 2009 AND 2022 MOD IV Tax List

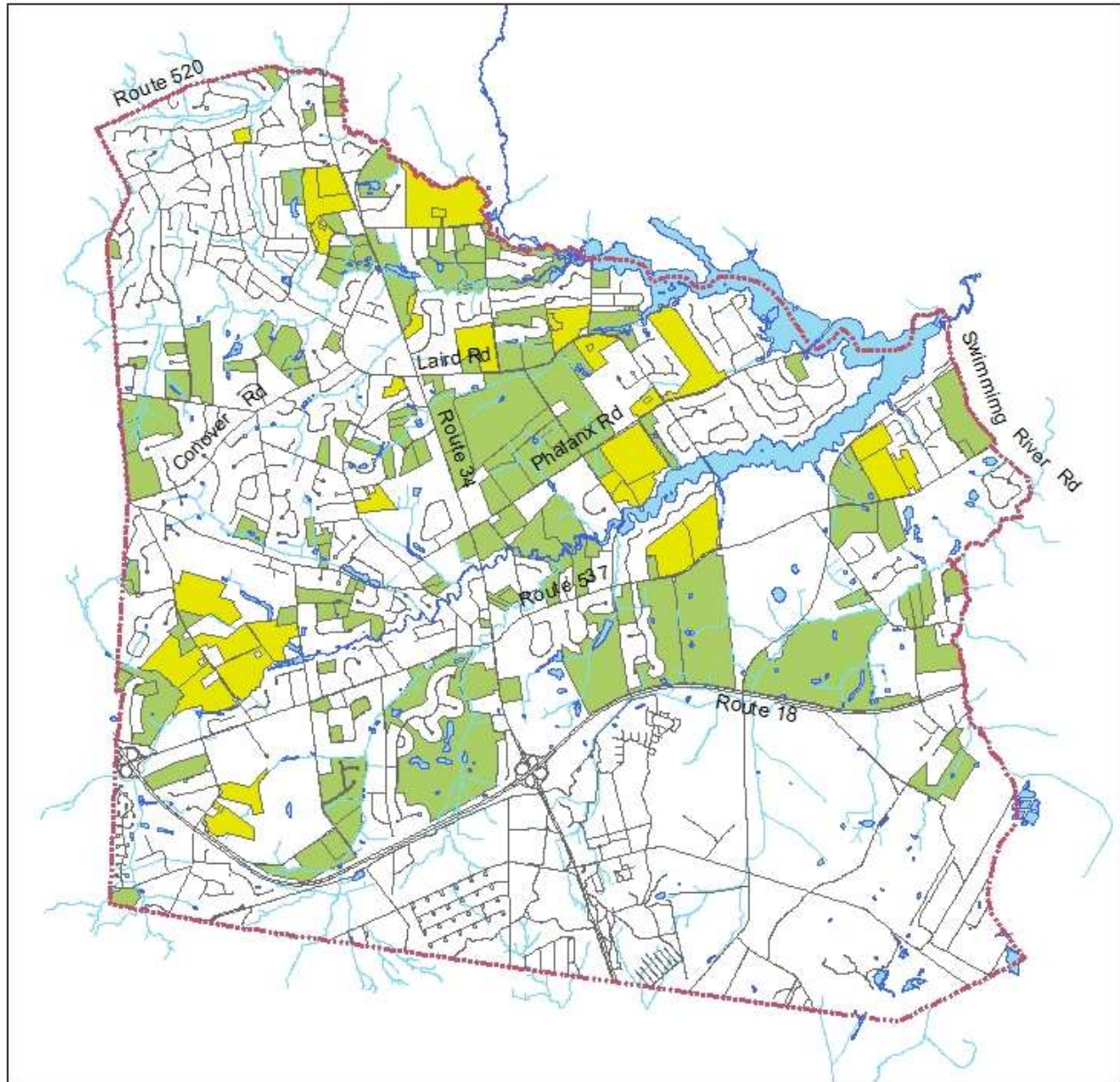
B. Important Farmland Soils

Map No. 2, Important Farmland Soils depicts the areas within Colts Neck that are classified as prime agricultural soils on the Soil Survey of Monmouth County prepared by the USDA Natural Resources Conservation Service. The US Department of Agriculture defines prime farmland as the land that is best suited to producing food, feed, forage, fiber and oilseed crops. It has the soil quality, growing season and moisture supply needed to produce a sustained high yield of crops while using acceptable farming methods. Prime farmland soils produce the highest yields and require minimal amounts of energy and economic resources. Farming it results in the least damage to the environment.

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

Soils of statewide importance are also of interest to the agriculture community. The USDA-NRCS classifies land capability with roman numerals ranging from I to VIII. As numbers rise the land has progressively greater limitations and narrower choices for practical use. The USDA-NRCS defines farmlands of statewide importance as those soils in land capability

Map No. 1 Existing Farmland Inventory



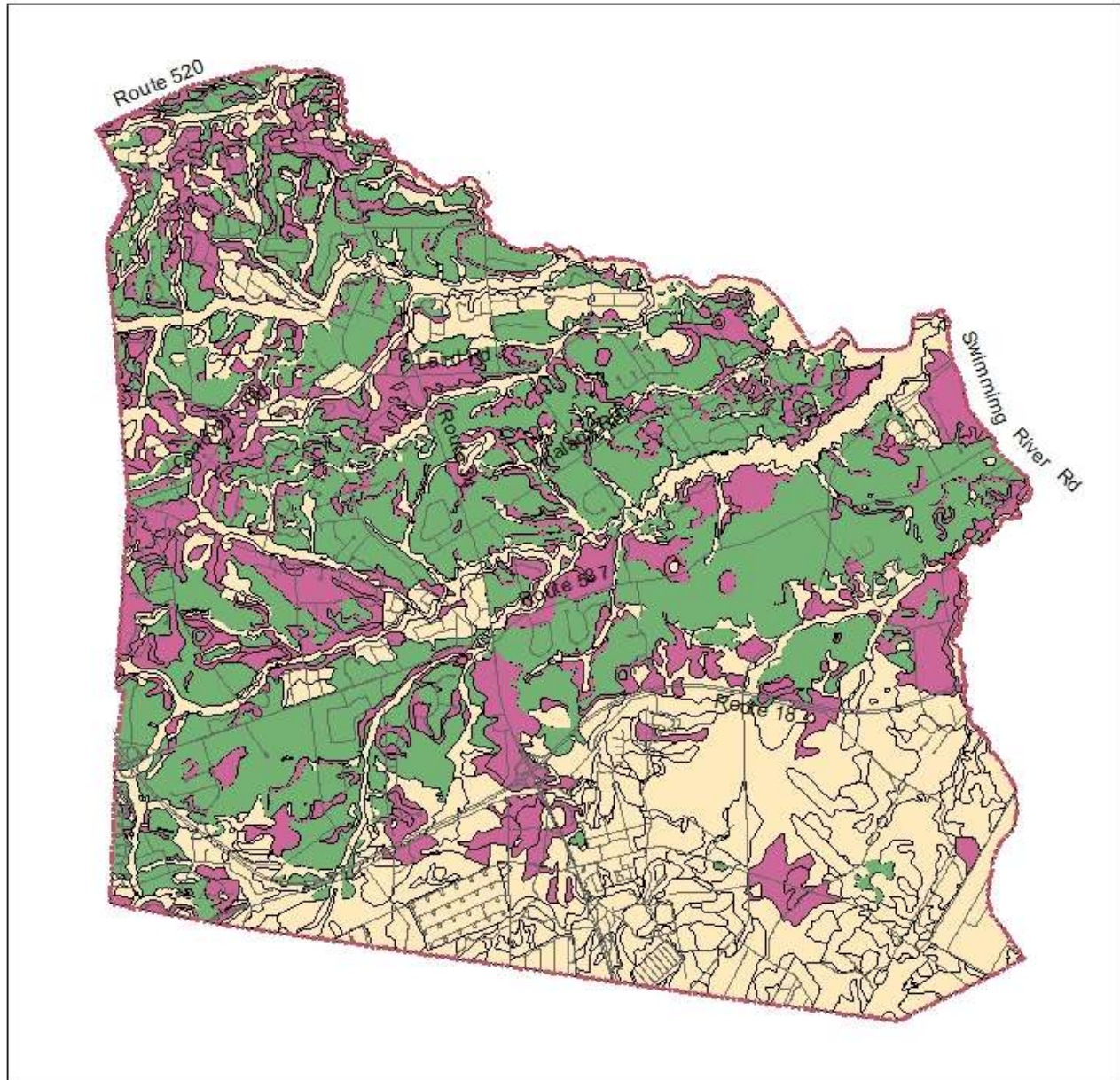
Legend

-  Municipal_Borders
-  Preserved Farms 2022
-  Streams_County
-  Farmland Assessed 2022



Date: 6/23/2023

Map No. 2 Important Farmland Soils



Legend

 Municipal_Borders

Prime Agricultural Soils

 <all other values>

farmland

 All areas are prime farmland

 Farmland of statewide importance



Date: 6/23/2023

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Class II and III that do not meet the Prime Farmland criteria. Although they do not receive the premium rating, soils of statewide importance may produce a high yield of crops if treated and managed according to acceptable farming methods. In fact, yields may be as high as those of prime agricultural soils if conditions are right. Soils of Statewide importance include soils of 5-10% slopes and 0 to 5% loamy sands with same series names as above; plus other loams and loamy sands such as Colts Neck, Elkton, Downer, Fallington, Klej, Kresson, Pemberton and Tinton. In Colts Neck soils of statewide importance are interspersed with prime agricultural soils.

Table No. 1, Prime Agricultural Soils, Soils of Statewide Importance and Soils of Unique Importance provides a breakdown of important farmland soils as a percentage of the entire Township as well as in active agricultural use. The quantities were obtained by overlaying the NJDEP 2020 Land Use/Land Cover data over the USDA-NRCS soils data. It should be noted that Table No. 1 shows a total of 16.6% of the Township in active agricultural use while the 2022 Farmland Assessment Tax List contains 21% in agriculture. It is assumed that this difference is due to classifying woodland management and appurtenant woodlands as forest and not agriculture on the NJDEP 2020 Land Use/Land Cover Map.

Although 66% of the Township consists of important farmland soils only 13.8% of these soils remain in active agricultural use. The remainder has been residentially developed with little likelihood of returning to agricultural production. Of the 13.8% still in active agricultural use, 4.4% consists of prime agricultural soils and 9.4% of soils of statewide importance. Unimportant soils in agricultural use consists of 2.8% of the Township.

TABLE No. 1
Prime Agricultural Soils, Soils of Statewide
Importance and Soils of Unique Importance

	Total Acres	Percentage of Township	In Active Agricultural Use (AC)	Percentage of Township
Prime Agricultural Soils	6,733	32.5%	915	4.4%
Soils of Statewide Importance	5,320	25.7%	1,940	9.4%
Soil of Unique Importance	1,644	7.9%	13	0.06%
Subtotal	13,697	66.1%	2,868	13.8%
Unimportant	7,016	33.9%	580	2.8%
Total	20,713	100%	3448	16.6%

Source: NJDEP 2020 Land Use/Land Cover data and USDA-NRCS Soils data

C. Irrigated Acres

Most Colts Neck farms rely solely on precipitation for irrigation. Table No. 2, Irrigated Acres shows the total irrigated acres from 1983 to 2018 as reported on Farmland Assessment Forms as well as a breakdown between field crops, fruit, ornamental and vegetable acres irrigated. As shown, Colts Neck contained a total of 464 irrigated acres in 1983. In 2000, the amount of irrigated acreage dropped to 52 acres but rose to 109 acres in 2005 and 171 acres in 2010. Recently irrigated acres dropped to 121 and 129 in 2015 and 2018, respectively. It should be noted that in 1990 the Farmland Assessment Forms reported 1,303 acres of irrigated land. This appears to be an outlier and may represent an error in reporting. In recent years fruit crops has received the most irrigated acres followed by ornamental, vegetable and then field crops.

TABLE No. 2
Irrigated Areas

Year	Field Crops Acres	Fruit Crops Acres	Ornamental Acres	Vegetable Acres	Total
1983	Not reported	Not reported	Not reported	Not reported	464
1990	167	0	1,108	28	1,303
2000	0	52	0	0	52
2005	0	48	0	61	109
2010	30	90	2	49	171
2015	1	77	20	23	121
2018	19	83	20	7	129

Source: 1983 through 2018 Farmland Assessment Forms

There are a number of ways to irrigate a farm. However, the majority of irrigation in Colts Neck comes from inline farm ponds created by damming streams. If the area to be irrigated is near a stream, it may be possible to withdraw water without building a pond. To a limited extent groundwater is also a source of irrigation. On properties with a high water table, a farmer may be able to tap groundwater to create a pond without having to drill. Due to Colts Neck climate and soils, most crops that are grown in the Township do not require irrigation such as corn, hay or rye. Many crops even during periods of drought are not cost effective to irrigate due to the large amount of land they occupy.

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

The NJ DEP's Bureau of Water Allocation requires farmers to obtain a water use registration or certification to withdraw large quantities of surface water or groundwater. An operation needs a water use registration if its pumps have the capacity of withdrawing 100,000 gallons per day or greater. A review of the NJDEP Agricultural Registration & Certificate data miner reveals that 42 farms in Monmouth County have an Agricultural Water Use Registration & Certification.

Of those 42 farms, only two farms, Statile Nurseries (Block 19, Lot 13 and Block 32, Lot 1) and Eastmont Orchards (Block 34, Lots 15.01 & 15.02) are in Colts Neck.

D. Farmland Census and Statistics

The 2022 Tax List classifies 201 properties as farmland assessed comprising 4,100 acres. This is a decrease from the 2007 Tax List which assessed 298 properties and 5,316 acres as farmland. Table No. 4 Farms by Size shows the distribution of the 2007 and 2022 farms.

TABLE No. 3
Farms by Size

Year	# Farms	< 10 Ac	%	10.01-25 Ac	%	25.01-50 Ac	%	50.01-100 Ac	%	>100 Ac	%
2007	298	164	55	76	26	35	12	16	5	7	2
2022	201	92	46	60	30	29	14	14	7	6	3

Source: 2007 and 2022 Colts Neck Mod IV assessment file

As shown the majority of the farms (46%) are less than 10 acres in 2022. Midsize farms accounted for 44% with 60 farms ranging between 10.01 and 50 acres. Farms between 50.01 and 100 acres totaled 14 and only 6 farms exceeded 100 acres in size. It should be noted that this table is based on the Tax List. Several landowners own multiple lots that are farmed as a single unit. Therefore, the actual number of farms in town will be lower and the average size of the farms will be larger. Since landowners who own multiple parcels could sell the lots separately, without municipal subdivision approval, it was decided to list these lots separately and follow the Tax List for the purpose of this report.

The most dramatic change to Table No. 3, Farms by Size is the loss of smaller farms less than 10 acres in size. This category experienced a reduction of 72 farms or 44%. All other size farms experienced a much smaller reduction. The vast majority of these smaller farms lost (less than 10 acres) is not attributed to residential subdivision pressure. These smaller farms were lost due to 2013 amendments to the Farmland Assessment Act. The changes to the law increased the minimum annual income and mandated farms less than 7 acres submit a sketch demonstrating the locations and acreage of agricultural activity to achieve the 5 acre in agricultural use threshold. Agricultural buildings and structures (barn, sheds, animal shelters, etc.) are now excluded from the minimum 5 acre agricultural production threshold. As a result of these changes, many small farms were no longer eligible for farmland assessment.

The Township has targeted and succeeded in preserving its largest farms. The 113 acre Purdey farm, 191 acre Dittmar farm, 110 acre McCrane Farm and 97 acre Eastmont Orchard were preserved through the farmland preservation program. Another 127 acres of farmland has been preserved through the Winding Brook Farms lot size averaging development. Finally, over 200 acres of farmland has been preserved by the County of Monmouth through its Green Acres acquisition of Dorbrook Park.

Only three farms containing a cumulative area of 100 acres or greater exist that could be further subdivided. These include the Chapman Stone Hill Trust, Vukovich and Bailey farms.

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However, the Bailey farm is actively seeking preservation through the Naval Weapons Station Readiness and Environmental Protection Integration easement purchase funds.

The mean size farm parcel in 2022 was 20.6 acres with a median of 18 acres. This is smaller than the County or State average size but larger than the County and State median. According to the 2017 US Census of Agriculture, Monmouth County contains an average size farm of 47 acres with a 12 acre median and the State contains an average size of 74 acres with a 12 acre median.

As with land area, the Township's agricultural production has decreased through time. Table No. 5, Agricultural Uses shows the distribution of agricultural uses devoted to cropland, cropland pasture, non-appurtenant woodland, appurtenant woodland and equine from 1983 to 2018. Although Colts Neck is perceived as an equine community, the statistics simply do not support this belief. Although the equine industry maybe growing, in 2000 only 133 acres of the agricultural land or 3% were devoted to equine. In 2018, equine accounted for 156 acres or 4% of Colts Neck's agricultural land. Even when permanent pasture is combined with equine only 24% of Colts Neck's agricultural land was devoted to the combined use in 2018.

Cropland harvested has historically and still is the largest agricultural activity. In 1983 cropland harvested consisted of 59% of the agricultural activity and in 2018 it accounted for 43%.

TABLE No. 4
Agricultural Uses

Year	Cropland Harvested AC	%	Cropland Pasture AC	%	Permanent Pasture	%	Non-Appurt Woodland AC	%	Appurtenant Woodland AC	%	Equine AC	%	Total
1983	4,757	59	567	7	1,906	23	*	-	867	11	*	-	8,097
1990	3,844	53	352	5	2,182	30	157	2	727	10	*	-	7,262
2000	2,646	48	731	13	1,230	22	165	3	619	11	133	3	5,524
2005	2,165	41	864	16	1,081	21	245	5	731	14	158	3	5,244
2010	1,953	41	699	15	1,117	24	212	4	668	14	84	2	4,733
2015	2,054	43	634	13	1,006	21	386	8	652	14	87	2	4,819
2018	1,939	43	432	10	915	20	531	12	510	11	156	3	4,483

* Not reported

Source: Farmland Assessment Forms 1983, 1990, 2000, 2005, 2010, 2015 and 2018

Table No. 5, Change in Agricultural Uses shows how agricultural activity has evolved between 1990 and 2018. Cropland Harvested, Permanent Pasture and Appurtenant Woodlands each decreased by 49.5%, 58% and 29.8% respectively. Cropland pasture grew by 22.7% and Non-Appurtenant Woodland grew by 238.2%. The gain to non-appurtenant woodland could be attributed to the USDA forest stewardship incentives that have encouraged landowners of forested properties to pursue farmland assessment. Examples of this include Trump National Golf Club, Colts Neck Golf Club and New Jersey American Water Company non-appurtenant woodland farmland assessments for woodland management activities. The increase in cropland pasture is most likely a shift from cropland harvested where landowners implement a crop rotation program to improve soil health and minimize the need to apply fertilizers.

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TABLE No. 5
Change in Agricultural Uses

Use	1990 AC	2018 AC	Absolute Change	Percentage Change
Cropland Harvested	3,844	1,939	-1,905	-0.495
Cropland Pasture	352	432	+80	+1.227
Permanent Pasture	2,182	915	-1,267	-0.580
Non-Appurtenant Woodlands	157	531	+374	+2.382
Appurtenant Woodlands	727	510	-217	-0.298
Equine	N/A	156	N/A	N/A

Source: Farmland Assessment Forms 1983, 1990, 2000, 2005, 2010, 2015 and 2018



III AGRICULTURAL INDUSTRY - OVERVIEW

A. Trends in Market Value of Agricultural Products Sold

Specific data on the market value of agricultural products produced in Colts Neck is not available at the municipal level. However, the US Census of Agriculture reports on the estimated market value of products sold in Monmouth County and the State. Major trends regarding agricultural production as contained in the Comprehensive Farmland Preservation Plan for Monmouth County, dated July 2022, are listed below.

- Between 1954 and 2017 Monmouth County lost 100,267 acres of farmland or 72%.
- In 2017 Monmouth County ranked 5th in the State in number of farms and 8th in terms of acreage.
- Between 2002 and 2017 Monmouth County dropped from 3rd to 8th in market value of agricultural products sold.
- In 2017 Monmouth County was 1st in New Jersey and 52nd in the nation in nursery and greenhouse sales.
- Of the \$80.6 million Monmouth County agricultural products sold in 2017; nursery and greenhouses accounted for 66%; horses and ponies accounted for 10.7% and field crops accounted for 6.8%.
- The New Jersey Department of Agriculture 1988 comprehensive report on the State of Equine found Monmouth County as the foundation county of the New Jersey equine industry.
- The 2017 census of Agriculture ranked Monmouth County first in the State in terms of horses and ponies sold with over \$53 million in sales.

B. Crop Production Trends

As discussed in Table No. 4, Agricultural Use, the total acreage of agricultural use has declined. However, since 1983 a clear shift in agricultural activity has occurred within each class over time. Since 1990 the amount of acreage devoted to non-appurtenant woodland has grown by 374 acres and cropland pasture has grown by 80 acres. Equine has been inconsistent with 133 acres in 2000, 84 acres in 2010 and 156 acres in 2018. Cropland harvested, permanent pasture and appurtenant woodlands has remained relatively consistent in percentage of acreage devoted to each use.

Table No. 6, Trends in Agriculture Production, shows the amount of acreage devoted to the major agricultural classification since 1983. As shown, field crops historically represent the largest acreage followed by vegetables, nursery, equine, fruit and cover crops. Although all categories of agricultural production has experienced a decline over the past 30 years, field crops and nursery acreage has been the most stable. While vegetable and fruit acres have shown the greatest decline. Equine has been relatively stable but recently reported the largest increase of 69 acres from 2015 to 2018.

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TABLE No. 6
Trends in Agricultural Production

Year	Equine Acres	Field Crops Acres	Cover Crops Acres	Fruit Acres	Nursery Acres	Vegetable Acres
1983	Not Reported	3216	44	183	400	463
1990	Not Reported	2752	109	122	425	404
2000	133	1917	58	68	518	394
2004	97	1466	49	81	361	373
2008	79	1688	9	101	329	320
2015	87	1448	77	97	285	123
2018	156	1127	68	83	256	153

Source: Farmland Assessment Forms 1983, 1990, 2000, 2004, 2008, 2015 and 2018

Table No. 7, Top Five Field Crops and Table No. 8, Top Five Vegetables lists the top five total acreage devoted to field crops and vegetables in Colts Neck in 2008, 2015 and 2018. Land devoted to field crops has been relatively consistent during this span. Hay represents the largest acreage followed by rye, alfalfa and grain corn. Equine only represents 4% of the Township's agricultural acreage. However, the stability of field crop acreage could be attributed to the sale of hay and alfalfa to support the local equine industry.

TABLE No. 7
Top Five Field Crops

Year	No. 1 (AC)	No. 2 (AC)	No. 3 (AC)	No. 4 (AC)	No. 4 (AC)	Total (AC)
2008	Hay (833)	Rye (382)	Alfalfa (165)	Soybeans (152)	Grain Corn (152)	1,684
2015	Hay (845)	Rye (271)	Alfalfa (183)	Soybeans (109)	Grain Corn (38)	1,446
2018	Hay (713)	Rye (179)	Alfalfa (156)	Other (30)	Grain Corn (25)	1,103

Source: Farmland Assessment Forms 2008, 2015 and 2018

TABLE No. 8
Top Five Vegetables

Year	No. 1 (AC)	No. 2 (AC)	No. 3 (AC)	No. 4 (AC)	No. 4 (AC)	Total (AC)
2008	Pumpkins (84)	Sweat Corn (83)	Tomatoes (19)	Squash (11)	Melons (11)	208
2015	Sweat Corn (41)	Pumpkins (16)	Mix Veg (16)	Squash (14)	Tomatoes (10)	97
2018	Sweat Corn (47)	Pumpkins (40)	S Peppers (11)	Squash (10)	Tomatoes (10)	118

Source: Farmland Assessment Forms 2008, 2015 and 2018

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Similar to field crops, vegetable acreage has also decreased from 2008 to 2018. Sweet corn and pumpkins have routinely been the predominant commitment in terms of acreage followed by squash and tomatoes. Although direct marketing to supermarkets has slowed over time, pick-your-own, farm stands and local restaurants have retained some vegetable production.

Table No. 9, Nursery Uses, shows the acreage devoted to nursery activity in 2005, 2015 and 2018. Over this 12 year period nursery acreage has decreased from 402 acres to 258 acres. This represents a decrease of 35.8 percent. During this span, trees and shrubs followed by Christmas Trees are the predominant nursery land use commitment.

TABLE No. 9
Nursery Uses

Year	Bedding Plants (AC)	Cut Flowers (AC)	Trees & Shrubs (AC)	Christmas Trees (AC)	Other (AC)	Total (AC)
2005	17	30	320	33	2	402
2015	1	17	217	49	1	285
2018	1	14	173	63	7	258

Source: Farmland Assessment Forms 2008, 2015 and 2018

C. Support Services within Market Region

Since Colts Neck contains approximately 4,300 acres of farmland and the largest single farm lot consists of 165 acres, the economic base to support regional distributors of equipment and suppliers does not exist. Hemlock Hill Farm located at 260 Phalanx Road is the only animal feed supplier in Colts Neck and sells hay, straw, shavings, and a variety of horse supplies at a small scale. Most large scale capital expenditures are made from regional distributors in Lancaster County, Cumberland County, Salem County or elsewhere. For smaller equipment, Tractor Supply has recently opened retail stores in Tinton Falls, Middletown Township, and Upper Freehold Township. Many farmers also purchase equipment from regional journals or on the internet. For barns and stables, many farmers work with the Amish community in Pennsylvania. Since Pennsylvania contains more distributors, competition alone lowers prices and attracts local farmers for tractors and other large scale capital expenditures.

Nearby seed dealers are located in Upper Freehold (Farmers Brokerage & Supply) and Allentown (Farms Brokerage and Grommet). Fertilizer/pesticide suppliers are located in Cranbury and Allentown. Seed, fertilizer, pesticide and packing supplies are normally ordered and then delivered to the farmer by suppliers.

The equine industry has its own network of suppliers that sell hay and feed and offer veterinary and farrier services. Upper Freehold, and Millstone have some of these purveyors. Prominent standardbred, thoroughbred and sport horse breeders find a market tied to the county's two racetracks, Monmouth Park and Freehold Raceway as well as the NJ Horse Park.

The Draft Green Pages Farm Industry, 2021 is an excellent resource to obtain information on agricultural support services and to market agricultural products. Green Pages is an update to the prior Rutgers Cooperative Extension of Salem County resource directory titled “Green Pages: An Agricultural Resource Guide”. The draft Green Pages is an Excel Spreadsheet which lists the names and contact information for service providers in the following categories:

- Construction and Contractors
- Supplies and Services
- Government Offices
- Auctions – Coops – Grain Buyers
- Professional Services

Grown in Monmouth, a website found at www.growninmonmouth.com is another excellent resource. The site is a product of the Monmouth County Board of County Commissioners. The site allows users to search special directories or products/services. The special directories page contains the following links to search:

- Christmas Tree Farms
- Restaurants
- Community Supported Agriculture
- Wineries, Breweries and Distilleries
- Equine
- Farmers Markets
- Livestock/animal services and activities
- Farm stands
- Pick Your Own
- Cut Flowers
- Honey/Beekeepers
- Nursery and Garden Center
- Fall Activities
- Community Gardens
- Produce Distributors

The Product/Services search is a searchable online directory. The tool allows the user to pick a category from a drop down menu and then search a keyword.



D. Other Agricultural Related Industries

In order to maintain agriculture as a viable industry, farmers must react to and adapt to an ever changing market place. Many Colts Neck farms have reacted to market demands and offer attractions such as: hayrides, corn mazes, pick your own, food trucks, petting zoo's and special events. These attractions are important in attracting day trip customers particularly during the fall pumpkin picking and Christmas tree season.

Renewable solar energy is a revenue source which is currently being implemented by one Colts Neck farm. Building-mounted solar is the most unobtrusive form of renewable energy since it does not have to disturb the ground. Ground arrays are best located on lands that are not prime farmland soils and those that do not serve as important wildlife habitats. However, when located on prime farmland, panels should be mounted seven feet off the ground and separated by three feet. This will provide access to farmers and animals underneath. Sometimes called agrivolties, these panels are photovoltaic arrays that are raised and spaced in such a manner that certain crops can be grown around and beneath the panels. This helps farmers to diversity their income through renewable energy while keeping the land in agriculture use.

Organic farming also known as ecological farming or biological farming is an agricultural practice that uses fertilizers of organic origin such as compost in lieu of synthetic fertilizers. Emphasis is placed on techniques such as crop rotation and companion planting for sustainability and soil enhancement rather than pesticides, fertilizers or growing hormones. Since organic farming generates lower yields and requires a larger land commitment, its products are sold at higher prices and are sought by specialty markets and high end restaurants.

Wineries or viniculture is another growing practice in agriculture. 4JG's Vineyard offers wine tastings, tours and direct retailing to its customers. The winery also promotes agrotourism through special events such as soup and sip, haunted wine walk, totally Tiki, picnic on the lawn as well as wine and watermelon summertime fest.

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Not only is agriculture an economic benefit to the farmer, it also represents an economic opportunity for support industries. For example, the increased popularity in equine events has benefited related industries such as feed, breeding, blacksmithing and veterinary services. Source Brewing and Colts Neck Stillhouse also purchase locally grown products for seasonal brews and spirits. Fine dining establishments seek locally grown fruits and vegetables to attract customers by marketing their support to local farmers and offering healthier and fresh meals.

IV LAND USE PLANNING CONTEXT

A. State Development and Redevelopment Plan

The current New Jersey State Development and Redevelopment Plan (SDRP) was adopted on March 1, 2001. The SDRP is a policy document to serve as a guide for public and private sector's land use, regulatory and investment decision making. The plan includes a Vision Statement, Goals and Strategies, Statewide Policies, State Plan Policy Map plus Monitoring and Evaluation. The SDRP calls for the redevelopment, maintenance and revitalization of the State's existing communities and the development of new communities in a compact form. The primary objectives of the SDRP are to direct future development to areas where infrastructure is available. To achieve this vision, the State Plan encourages the location and design of public and private investment that creates livable communities and preserves rural landscapes, farms and environmentally sensitive areas.

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

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

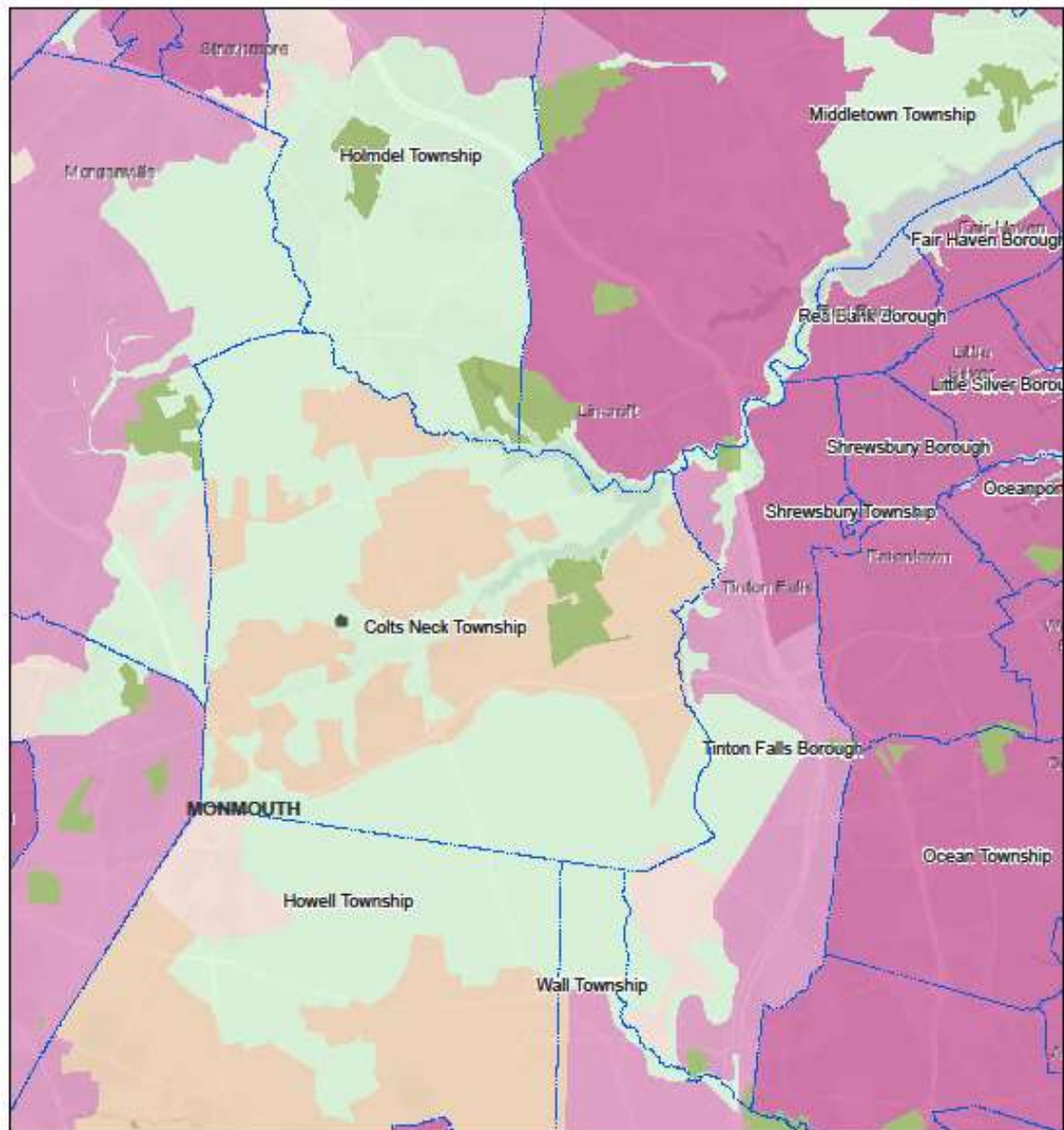
Planning Areas 1 and 2 are designated as growth areas while Planning Area 3 is a limited growth area. Planning Areas 4 and 4B are agricultural areas and Planning Area 5 is a conservation area.

Colts Neck Township consists of two planning areas: PA4B, Rural Environmentally Sensitive and PA5, Environmentally Sensitive. As shown on Map No. 3, State Development and Redevelopment Plan. The Planning Area 4B generally follows the Township Agricultural District (AG) with the remainder of the Township being designated PA5. The Township's designation as environmentally sensitive (PA4B and PA5) is appropriate since Colts Neck is entirely located within the watershed of three potable water supplies (Swimming River Reservoir, Glendola Reservoir and Manasquan River Reservoir) and a trout maintenance stream (Pine Brook / Hockhockson Brook).

Environmentally Sensitive areas contain large contiguous land areas with valuable ecosystems, geological features and wildlife habitat. The Plan indicates that the future environmental and economic integrity of the State rests in the protection of these irreplaceable resources. The SDRP is very clear that large contiguous areas of undisturbed habitat, such as Colts Neck, should remain to protect sensitive natural resources and systems.

Colts Neck Township
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Map No. 3 State Development & Redevelopment Plan



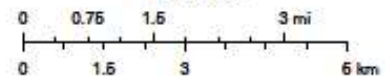
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----- Municipal Boundary

Planning Area Boundaries of the State Development and Redevelopment Plan

- Metropolitan Planning Area
- Suburban Planning Area
- Fringe Planning Area
- Rural/Env. Sensitive Pl. Area
- Env. Sensitive Planning Area

1:144,448



State of New Jersey, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, NPS

Web AppBuilder for ArcGIS
State of New Jersey, Esri, HERE, Garmin, USGS, EPA, NPS | NJ Redistricting Commission

The SDRP establishes five types of centers as a preferred vehicle for accommodating growth. Urban Centers are generally the largest centers, offering the most diverse mix of industry, commerce, services, residences and cultural facilities. Regional centers contain a compact mix of residential, commercial and public uses, serving a large surrounding area and are developed at a density that makes public transportation feasible. Town Centers are traditional centers found throughout New Jersey with diverse residential neighborhoods served by a mixed use core offering locally oriented goods and services. Villages are primarily residential centers that offer a small core with limited public facilities, consumer services and community activities. Hamlets are the smallest type of centers and are compact residential settlements organized around a community focal point such as a place of worship, small park or civic building.

Since Colts Neck currently contains no centers, nor the infrastructure (public sewers & water) needed to support centers, the Township has not designated an existing or planned new center. Center services are provided to township residents through existing centers located in adjoining municipalities (Lincroft in Middletown, Marlboro and Freehold).

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

B. Special Resource Areas

Colts Neck Township is not located in the Highlands, CAFRA or Pinelands areas. However, the Township contains special resource areas regulated by State and Federal governments. These resources include the 300 foot riparian buffer for category one waters, 150 foot buffer for trout maintenance streams and 3,000 foot Military Influence Zone (Map No. 4, Special Resource Areas).

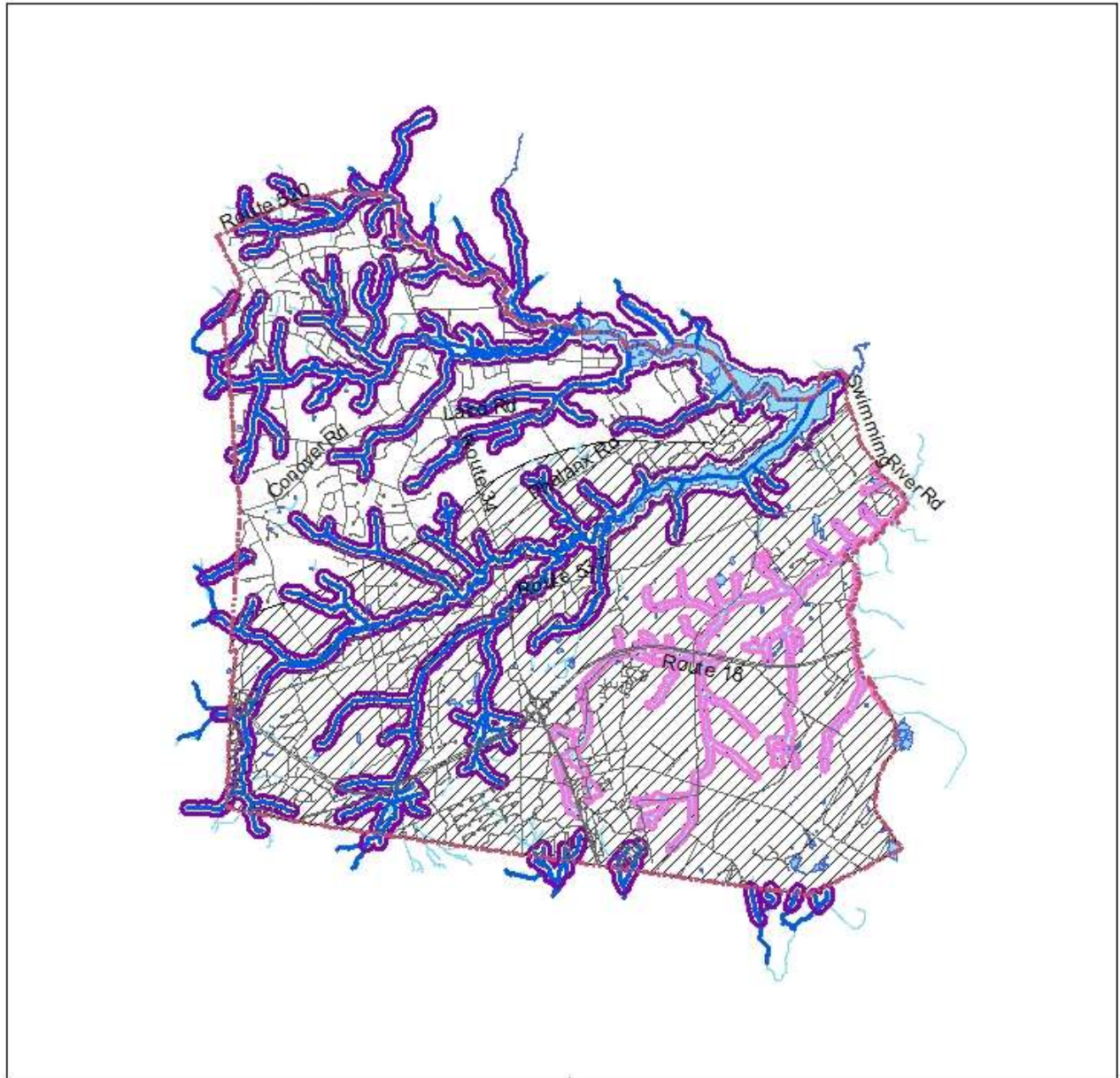
The New Jersey Department of Environmental Protection (NJDEP) adopted the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13) on November 5, 2007. This Act established requirements governing disturbances within a flood hazard area as well as a new riparian zone. The purpose of the Act was to minimize damages to life and property from flooding caused by development within a flood hazard area, to preserve the quality of surface waters and to protect wildlife and vegetation that exist within and depend upon such areas for sustenance and habitat.

The NJDEP adopted the Inland Flood Protection Rule (IFPR) on July 17, 2023, which requires new and rebuilt structures to be designed using future climate-informed precipitation data to increase flood elevations. Key aspects include a two foot increase over NJDEP-mapped fluvial flood elevations and a three foot increase over FEMA flood elevations for new or rebuilt

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structures along with update stormwater management requirements for major developments. The goal is to better define at-risk areas, account for climate change and improve safety for future developments.

Map No. 4 Special Resource Areas



Legend

-  Municipal_Borders
-  Buffer_of_Category1_NJDEP
-  150 foot buffer
-  Category1_NJDEP
-  Streams County
-  Earle MIA



Date: 6/29/2023

The Act has taken the 300' special water resource protection area required for major developments in the Stormwater Management Rules and has created a new 300' riparian zone along both sides of a C-1 waterbody and a 150' riparian buffer for trout maintenance streams. Unlike the Stormwater Management Regulations that only applied to major developments, the Flood Hazard Control Act applies to all development within the 300' and 150' riparian zone. This requires existing single family dwellings located in a riparian zone to obtain an Individual Flood Hazard Permit from the NJDEP for projects as small as an addition or a detached accessory structure.

On June 16, 2008 the NJDEP adopted rule changes to its Surface Water Quality Standards (N.J.A.C. 7:9B). These new changes effectively reclassified all streams and tributaries upstream of the reservoir as FW2-NT(C-1). As a result, the entire Township (73%) with the sole exclusion of Pine Brook / Hockhockson Brook watershed is now classified as category one, C-1 watershed. The remaining watershed Pine Brook / Hockhockson Brook (27%) is classified as trout maintenance, FW2-TM.

On December 31, 2017 the Monmouth County Planning Board in cooperation with NWS Earle and thirteen surrounding municipalities published the NWS Earle Joint Land Use Study. One of the major purposes of the study was to investigate ways to promote community development that is compatible with NWS Earle.

For Colts Neck the major outcome of the study was the Military Influence Area. NWS Earle has defined a Military Influence Area around the base. The Military Influence Area is a geographical planning area where military operations may impact local communities and, conversely where local activities may affect the installation's ability to carry out its mission. The Navy monitors land use activities within this area to identify and avoid potential incompatibilities between NWS Earle and its neighbors. The Military Influence Zone surrounding the base in Colts Neck is comprised of a one mile Primary Buffer and an additional one mile Secondary Buffer.

Section 7.1 of Public Law 1975 was amended requiring the notice of hearing on applications for approval of a major subdivision or site plan be given to military facility commanders for any properties within 3,000 feet of a military base. The Study uses this 3,000 foot boundary as the Development Review line and encourages zoning amendments to promote compatible land use which limits densities and the types of development in proximity to base boundaries where munitions are stored. The main types of development deemed less compatible within the 3,000 foot Development Review Line are: multi-family housing, institutional uses (schools and hospitals) nursing homes/assisted living facilities and land uses involving large congregations of people for long periods of time. These uses should be directed to other locations. Based on the findings and conclusions of the NWS Earle Joint Land Use study, when new Master Plans and Zoning Ordinances are updated, Colts Neck should promote compatible low density development within the Development Review Line. For safety reasons the township should discourage incompatible uses such as new medium to high density development or places of large assembly.

C. Municipal Development Regulations

The preservation of the open character of the Township as a low density residential area with a retention of agricultural activities was the first and basic objective of Colts Neck's original 1961 Master Plan. This goal continues to be the cornerstone of the Township's planning efforts as expressed in the 2004 Master Plan, 2010 Reexamination Report, 2020 Reexamination Report and Addendum No. 1 to the 2020 Reexamination Report.

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

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

- Agriculture is a permitted principal use in the A-1, A-2, A-3, A-4, A-5 A-6, A-7, AG, B1, B-2, D and D-1 Zones.
- Barns, tool sheds, greenhouses and customary accessory buildings to farms are permitted accessory uses.
- Provisions have been adopted to provide additional dwelling units to serve as year round living quarters provided that at least one occupant is a full time employee of the farm.
- Farm stand requirements have recently been relaxed to allow permanent year round farm stands, reduced parking and setback requirements and increased signage.
- Temporary farm stands, farm stand signs, pick your own signs and traffic directional signs are a permitted accessory use on farms.
- Provisions have been adopted to allow riding/training stables to hold equine shows and events that are open to the public.
- Permitted principal uses in the Business Zones allow commercial services and businesses that are needed to maintain and support agriculture.
- Barns are allowed additional building heights over the 35' limitation but shall not exceed 55' in height. However, silos have no height limitation.
- The AG District allows veterinarian offices as a permitted conditional use in association with a farm.
- Farm buildings are exempted from the maximum schedule of limitations for accessory structures in the A-1, A-2 and A-3 Districts.

- Greenway dedications as part of cluster developments are encouraged to be provided along tract perimeters to serve as buffers and protect adjacent agricultural uses.
- Indoor riding arenas are exempted from Site Plan Approval and can be issued Building Permits without Planning Board Approvals.

D. Current Land Use Trends

Map No. 5, NJDEP Land Use / Land Cover is based on the NJDEP 2015 Land Use / Land Cover GIS data. This Map shows the spatial distribution of agricultural, barren land, forest, urban, water and wetlands in Colts Neck. The Agricultural classification includes confined feeding operations, cropland, pasture land, orchards, vineyards, nurseries and other agriculture. It should be noted that woodland management activities are shown as forest on the map. This may account for the discrepancies between the Land Use Land Cover Map and Map No. 1, Farmland Inventory.

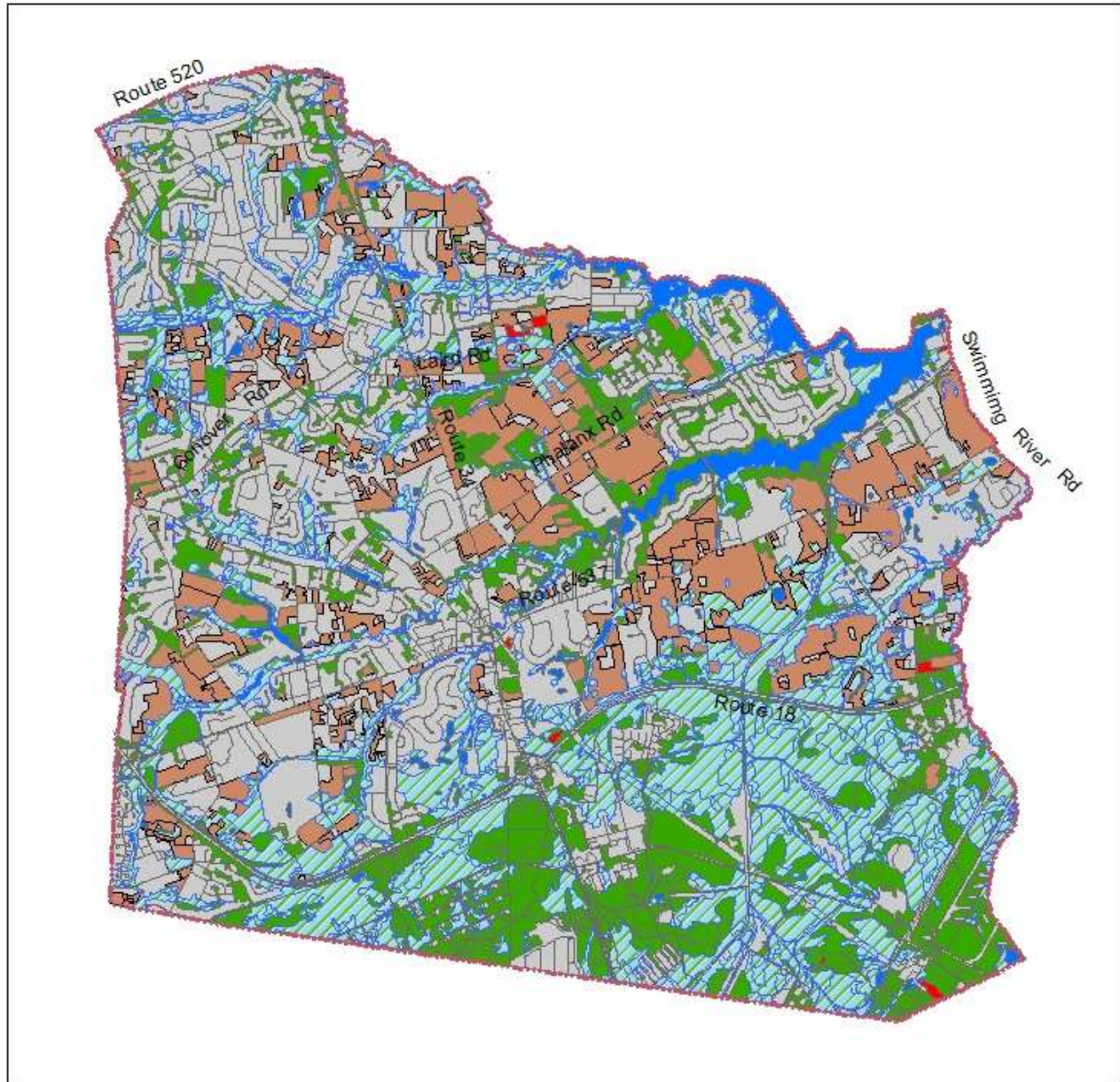
Table No. 10, Land Use Trends, shows Colts Neck's land use composition based on the NJDEP Land Use/Land Cover GIS data from 1986, 1995/97, 2002, 2007 and 2015. In 1986 Agriculture (31%), Forest (30%), and then Urban Land (24%) were the largest categories. By 1995/1997 Urban Land accounted for 28% of the Township and Agriculture dipped to 25%. In 2002 Urban Land increased to 34% whereas Agriculture dropped to 18%. By 2007 Urban Land increased to 37%. Today, Urban Land occupies 38.5% of the Township while Agriculture has fallen to 14.5% and forest has dropped to 18.5%.

What is evident from Table 10 is that over this 29-year period Urban Land grew at the greatest rate, increasing its share by 14.5%. This increase grew at the expense of agriculture which in turn lost 16.5% of its share followed by Forest which has decreased by 11.5%. The other land use categories (Barren Land, Water and Other Wetlands) remained more stable. However, between 2007 and 2015 Wetlands grew by 16.1% which could be attributed to mapping differences.

When the NJDEP GIS Land Use/Land Cover data is compared to the Township Farmland Assessment List, the DEP GIS model tends to be a conservative estimate of agriculture. For example, in 1986 the NJDEP GIS data indicated that 26% of the Township is in agriculture, whereas the 1989 Tax Assessment List showed 36% of the Township as being farmland assessed. In 2002, the NJDEP GIS data showed 16% of the Township in agriculture as compared to 26% listed on the 2002 Tax List. In 2015 the NJDEP GIS data listed agriculture as 14.5% as compared to the 21% listed farmland assessed on the 2022 Tax List. This is due in part to non-appurtenant woodland, that is harvested for timber and firewood, being grouped in the Forest land use type and not Agriculture.

(See Table 1 in Section II Agricultural Base)

Map No. 5 NJDEP Land Use / Land Cover



Legend

- Municipal_Borders
- TYPE15
- AGRICULTURE
 - BARREN LAND
 - FOREST
 - URBAN
 - WATER
 - WETLANDS



Date: 6/23/2023

Colts Neck Township
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TABLE No. 10
Land Use Trends

	1986 (Acres)	%	1995/19 97 (Acres)	%	2002 (Acres)	%	2007 (Acres)	%	2015 (Acres)	%
Urban Land	4,818	23	5,792	28	7,090	34	7,890	38	7,825.5	38
Barren Land	122	1	225	1	410	2	70	0.3	73.3	0.4
Forest (incl. deciduous wooded wetlands)	6,064	29.3	6,725	33	6,592	32	6,503	31.4	3,750.9	18.1
Water	588	3	579	3	589	3	591	3	620.4	3
Other Wetlands	2,576	12.4	2,022	10	2,059	10	1,734	8.4	5,107.8	24
Agriculture (including Ag Wetlands)	6,230	30.1	5,055	24.4	3,658	18	3,610	17.4	2,942.5	14.2

Source: NJDEP Land Use/Land Cover GIS data 1986 thru 2015

The New Jersey Department of Community Affairs (DCA) published a Development Trends Viewer as of July 12, 2021. The Viewer tracks Building Permits issued from 2004 to 2020 for residential, multifamily and residential demolition permits. Table No. 11, Development Trends, shows the residential construction activity reported to the DCA through Building Permits issued by Colts Neck Township from 2010 through 2020.

TABLE No. 11
Development Trends

Year	Residential	Multifamily	Demolitions	Net New Units
2010	6	0	3	3
2011	5	0	4	1
2012	6	0	4	2
2013	7	0	3	4
2014	10	0	3	7
2015	6	0	2	4
2016	5	0	9	-4
2017	7	0	10	-3
2018	7	0	3	4
2019	5	0	3	2
2020	6	0	6	0
Total	70	0	50	20

Source: DCA Development Trend Viewer dated July 12, 2021

As shown Colts Neck grew by an absolute 20 new dwelling units over this eleven year period (2010 - 2020). This represents an overall growth rate of 1.8 new dwelling units per year. The most residential building permits issued were in 2014 with 10, while 2017 contained the most demolitions with 10. What is represented by the table is a stable community. Some residential

building permits issued are driven by new residential subdivisions; however, the vast majority are replacement of older housing stock with new dwellings through demolitions.

The stability of Colts Neck residential housing stock is further exhibited when compared to the County of Monmouth and the State of New Jersey. The DCA Development Trends Viewer provides new housing units as well as residential demolition issued permits per 100,000 in populations. Colts Neck lags behind the County and State in terms of residential housing starts. In 2020 the Development Trends Viewer lists Colts Neck as issuing 61 residential permits per 100,000 in population as compared to the 264.7 for Monmouth County and 299 for New Jersey. For Demolitions the Development Trends Viewer reports Colts Neck issued 61 demolition permits per 100,000 which exceeds the 45.1 for Monmouth County and the 40.5 for New Jersey.

E. Sewer Service Areas / Water Supply Service Areas.

Sanitary sewers treatment in Colts Neck is predominantly by individual on-site subsurface disposal systems. Due to the lack of public sewers, large water users generating 2,000 gallons or more per day of sanitary sewerage flow are required to obtain a NJDEP Treatment Works Approval. Higher sanitary flow producers such as restaurants or retail centers are required to provide on-site sewerage treatment through individual package plants. Public sanitary sewerage services is limited to the Township's constitutional obligation of providing its fair share of affordable housing. Map No. 6, Sanitary Sewer Systems shows the locations of properties containing NJDEP Treatment Works Approval, on-site sanitary sewerage treatment through individual package plants, existing public sanitary sewerage service, planned public sanitary sewerage service as well as the Navel Weapons Station Earle sanitary sewerage system and package plant.

Properties containing NJDEP Treatment Works Approval and generating 2,000 gallons or more per day of effluent include; Colts Neck Elementary School, Colts Neck Primary School, Cedar Drive Middle School, Colts Neck Golf Club, Saint Mary's Church, Colts Neck Shopping Center, Colts Neck Reformed Church, Delicious Orchards, Colts Towne Plaza, Colts Neck Pub and Colts Neck Motel.

Properties containing on-site individual package plants include: Colts Neck High School, Colts Neck Inn / Hotel, Orchards Shopping Center, Huddy's Inn Restaurant, Brandywine Assisted Living and Trump National Golf Club. It should be noted the Colts Neck Manor (Block 22, Lot 18) is an approved 360 residential rental project consisting of 288 market rate rental units and 72 affordable rental units, not yet developed, that will be serviced by an on-site individual package plant.

Public sanitary sewer service in Colts Neck is limited to the Grande at Colts Neck. This is an inclusionary development consisting of 188 single family dwellings and 88 multifamily affordable units. Future planned public sanitary sewerage service is limited to Charleston Meadows (Block 42, Lot 4). This is a 68 unit multifamily development consisting of 54 market rate units and 15 affordable rental units. The project received Preliminary Approval by the Township but is currently seeking DEP approval for the sanitary sewerage extension. Both the Grande at Colts Neck and Charleston Meadows are zoned A-4, Mixed Housing District and are

located in the southwest corner of the Township adjacent to public utilities in Freehold Township. No other property is planned or anticipated to be serviced with public sanitary sewerage through Freehold Township.

Naval Weapons Station, Earle contains a sanitary sewerage system which is treated through an on-site package plant. This sewerage system is currently limited to the base and existing Naval operations. However, this system may be extended into the MU-1, Mixed Use Overlay District along State Highway Route 34 south of County Route 537 to fulfill future affordable housing obligations.

Existing public water service is limited to the Grande at Colts Neck, an inclusionary development, US Naval Weapons Station, Earle and an 8" main along Swimming River Road. The Grande is serviced with public water by the Suez Water Company whose lines receive water from Freehold Township. Naval Weapons Station, Earle and the 8" main in Swimming River Road are provided with potable water from New Jersey American Water Company.

Planned new public water is limited to the two proposed developments to partly satisfy the Township's Third Round Affordable Housing Obligation. The first is Colts Neck Manor. This is a 360 unit apartment complex containing 72 affordable rental units. The site is Block 22, Lot 18, commonly known as 7 Route 537. The project will be serviced with potable water from Gordon's Corner Water Company through a water main extension along School Road East in Marlboro Township.

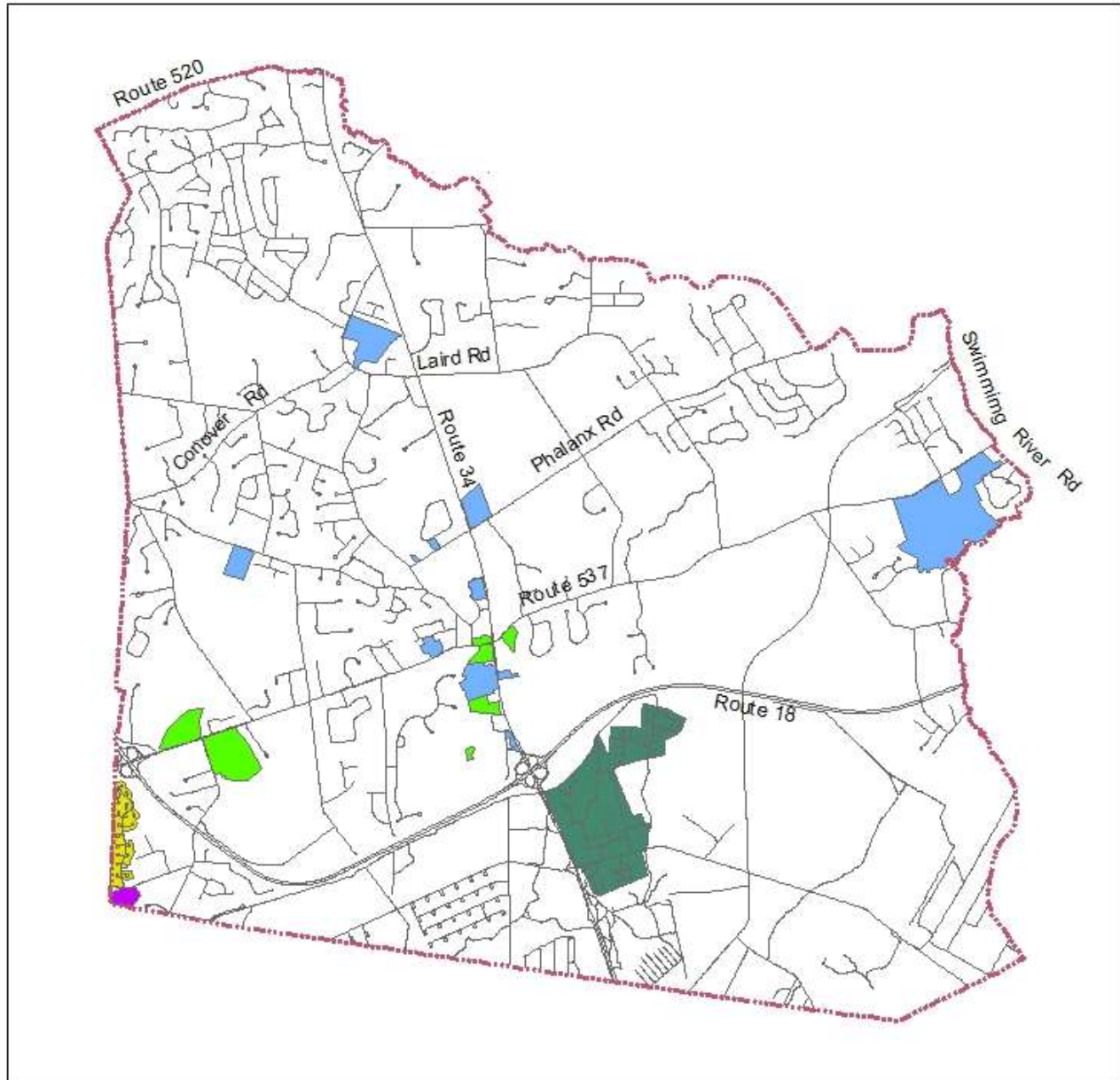
The second project is Charleston Meadows. This is a 68 multifamily development located directly across The Grande on Stone Hill Road. The project will be serviced with public water by the Suez Water Company who receives water from Freehold Township.

Beside Colts Neck Manor and Charleston Meadows, no other public water extension into Colts Neck is planned at this time. This is to remain consistent with the SDRP public infrastructure policies for Rural / Environmentally Sensitive Planning Area (PA4B) and Environmentally Sensitive Planning Area (PA5).

F. Municipal Master Plan and Zoning - Overview

The Township's overall land use plan encourages agriculture and low density single family residential housing. Future development is encouraged to utilize the design flexibility of cluster and lot size averaging developments. It is a basic goal that new growth would simulate the existing pattern of development and preserve large contiguous tracts of land for agriculture and open space. The Master Plan recommends that low lot coverage standards be retained to minimize stormwater runoff and erosion, increase infiltration and protect the water quality of the Swimming River Reservoir, a Category One (C-1) water body. Map No. 7, Zoning Map is a composite of Colts Neck's Zoning Districts.

Map No. 6 Sanitary Sewer System

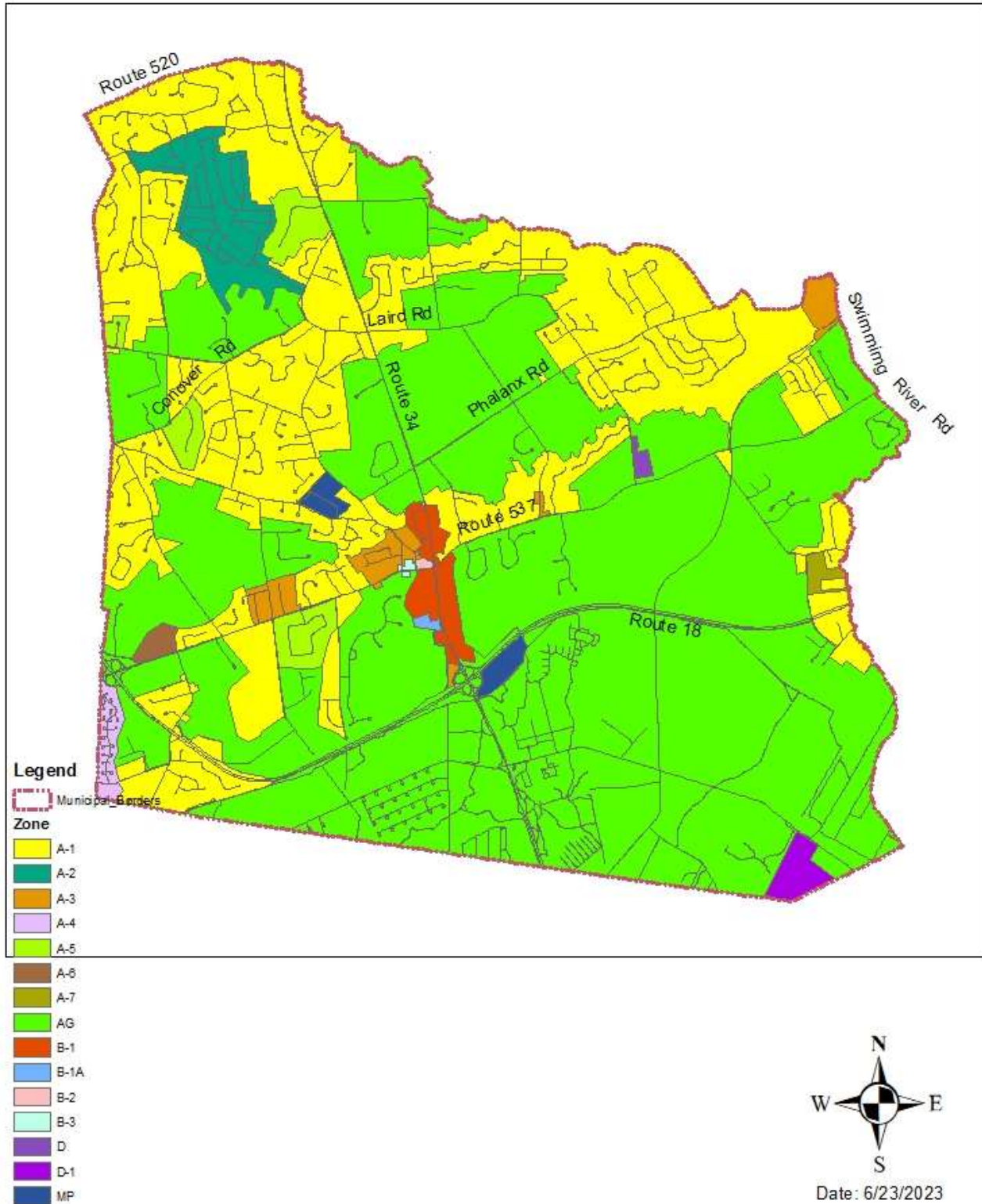


Legend

-  Municipal_Borders
- TYPE**
-  Earle On-Site Sewers
-  Existing Sewers
-  On-Site Treatment
-  Planned Sewers
-  TWA Permit



Map No. 7 Zoning Map



AGRICULTURAL DISTRICTS

The Township's plan for agricultural areas (AG Zone) is to promote agriculture and retain farmland by utilizing planning and innovative land conservation techniques, protecting the economic viability of the agricultural industry and advising residents of the benefits and the special needs of agriculture. The plan recognizes that if agriculture is to be sustained as a viable industry in the future, farms must be of sufficient size to promote commercial farming and the conversion of prime farmland into non-farm uses must be discouraged. Conventional Developments in the AG Zone must maintain a density of one unit per 10 acres of land.

While planning and zoning can provide flexible land development techniques, they cannot preserve agriculture alone. Other factors such as taxation, regulatory policy, profit margins and land values each affect the state of agriculture. If farmland preservation efforts are not made immediately, sites that should be retained for farming will be developed with homes, and once farms are residentially developed, it is unlikely that the land will be returned to an agricultural use again.

AGRICULTURAL/RESIDENTIAL DISTRICTS

The agricultural/residential districts (A1, A2 & A3 Zones) are largely a reflection of the existing pattern of development which is described as high-quality single-family dwellings on large lots. The goal of the agricultural/residential districts is to have zoning regulations match the developed character of the area. When development of existing farms occurs, cluster designs are encouraged in order to create buffers between the new houses and such uses as an adjacent farm, abutting residential neighborhood or collector/arterial streets.

A-4 MIXED HOUSING DISTRICT

The A-4, Mixed Housing District is limited to the southwestern corner of the Township. This zone was established specifically in recognition of the Township's obligation to provide low and moderate income housing. The district is developed with 277 units in the Grande and will soon be developed with as additional 68 units in Charleston Meadows. Only this area was proposed for the A-4 Zone for the following reasons.

1. The area is located in the designated "growth area" of the 1980 State Development Guide Plan and recognized as a growth area in Court proceedings in the mid-80's.
2. Water and sewer services are available.
3. The area is accessible to a major east/west highway in the Township (Rt. 537) and to the Rt. 18 freeway. The freeway gives access to the Parkway and areas to the east, plus New Brunswick, Route 9 and areas north. Limited bus service exists on Route 537.
4. Major shopping and job centers are concentrated in Freehold and the Route 9 corridor to the west, while the Route 18 freeway gives reasonable access to regional shopping and job opportunities to the north and southwest.

5. The location is best able to conform to both the State and County Plans that show higher densities along a broad Route 9 corridor farther west. By concentrating the high density area in this southwestern corner, a drastic leap into the agricultural area is avoided that, if it took place, would extend infrastructure into non-growth areas and perpetuate further regional sprawl development patterns in the future.

A-5 RURAL RESIDENTIAL DISTRICT

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

A-6 RESIDENTIAL DISTRICTS

The A-6 District was established in 2003 to fulfill the Township's Round II affordable housing obligation and called for a 48 unit condominium development. However, the project was not constructed and Colts Neck Building Associates, LLC was granted a motion to intervene in the Township's 1999 - 2025 Affordable Housing Plan. Colts Neck Building Associates, LLC now seeks to develop Block 22, Lot 18 with 360 residential units consisting of 288 market rate rental units and 72 affordable rental units. The project required the existing A-6 District to be repealed and replaced. Significant changes to the new A-6 District include:

- A maximum gross density of 9.5 units per gross acre
- A maximum building height of 50 feet
- A maximum building coverage of 20%
- A maximum total lot coverage of 40%
- A minimum open space requirement of 50%
- The project will be serviced by public water and sewers

Amending the A-6 Residential District for higher density in the southwestern portion of the Township represents sound planning for the following reasons:

- The project settles pending litigation with Colts Neck Building Associates, LLC and enables a ten year Judgment of Compliance and Repose to be executed by the Court to satisfy the Township's Round III affordable housing obligation.
- The area is already zoned for multi-family housing and will replace a planned 48 unit development.

- The area is proximate to the existing A-4 Mixed Housing District which was established to comply with the Fair Housing Act and the Court's 1986 Judgement of Compliance and Repose.
- The area is adjacent to the designated "growth area" in the 1980 State Development Guide Plan.
- The area is accessible to a major east/west highway in the Township (Route 537) and to the Route 18 freeway. The freeway gives access to the Parkway, plus New Brunswick, Route 9 and areas north. Limited bus service exists on Route 537.

A-7 Residential District

Toll Brothers filed a motion to intervene in the Township 1999 - 2025 Affordable Housing Plan. At that time Toll Brothers controlled Block 53, Lots 4, 5 and 7. This 38 acre tract is located at the intersection of Obre Road and Hockhockson Road. Toll Brothers initially proposed to develop the tract into 214 multifamily residential units consisting of 171 townhouses and 43 affordable units. The project density was 5.6 dwelling units per acre and would necessitate the extension of public water and sanitary sewers to the southeastern section of the Township.

The site is situated in an underdeveloped rural section of the Township. The introduction of public utilities and multifamily housing envisioned by Toll Brothers would encourage sprawl and development leaps into other environmentally sensitive and/or agriculture areas which lack appropriate infrastructure to support high density development. To settle the litigation and eliminate the potential of public utilities and high density multifamily housing in this section, the Township agreed to rezone the property to allow up to 25 single family residential dwellings with on-site potable wells and sanitary sewerage facilities. The new A-7 Residential District calls for an overall density at 25 dwellings or 0.67 units per acre with a minimum lot area of 40,000 square feet. The new A-7 Residential District represents sound planning for the following reasons:

- Settles pending affordable housing litigation and helps generate supplemental capital to offset the costs of extending infrastructure into the MU-1 Affordable Housing Overlay District
- Eliminates the potential of a 214 multifamily residential development in the southeast portion of the Township.
- Eliminates the potential of introducing public water and sanitary facilities to the southeast portion of the Township.
- Maintains the rural and agricultural character of the area.
- Directs high density multifamily housing to more developed sections of the Township in close proximity to public transportation and primary arterial roads.
- Preserves the existing road network in the southeast portion of the Township which is insufficient to support traffic demands and volumes associated with multifamily developments.

- Promotes a minimum single family lot area requirement that is consistent with the A-2 Agricultural Residential District found in other areas of the Township.

BUSINESS DISTRICTS

The Business Districts' (B-1, B-2 and B-3 Zones) long term goal is to provide neighborhood oriented businesses specifically catering to Colts Neck Township residents and the agricultural base. It is recommended that non-residential growth be designed in accordance with the Route 34 Colts Neck Highway Access Management Plan prepared by Garman Associates. No increase or change to the business zone boundary is proposed or anticipated. It is the intent of the Business Zones to encourage agricultural services as well as other traditional commercial activities that create a small town ambiance. Regional shopping facilities are not anticipated and are recommended to be sited in Metropolitan and Suburban Planning Areas (PA1 and PA2) as delineated in the State Development and Redevelopment Plan. The minimum lot area for the B-1, B-2, and B-3 Zones are 40,000, 45,000, and 14,500 square feet, respectively.

The B-1A Zone was established in 1999 and contains Brandywine Assisted Living Facility. This zone is located on the west side of Route 34 just south of the Delicious Orchards property. The B-1A Zone consists of one parcel, 12.98 acres in area, which is developed with a 52,740 square foot, 72 bed assisted living facility. At the front portion of the site, 3.7 acres is deed restricted for the purpose of a septic field, underground utilities, recreation facilities, ancillary parking facilities and agricultural purposes not requiring above ground structures or open space (DB5897/PG656). However, given this restriction the property is still underdeveloped and could support approximately 32,000 square feet of additional floor area totaling a maximum build out of 84,740 square feet of floor area.

MU-1 Mixed-use 1 Overlay District

The MU-1 Mixed-use 1 Overlay District is design to spur new development as well as redevelopment by allowing mixed use activities in the B-1 Business District. The overlay zone consists of a limited area along Route 34 south of County Route 537 and includes Block 46, Lots 13, 14, 15, 15.01, 16 and 17 and Block 48, Lots 1, 2, 3, 4, 5, 6, 39, 40 and 41. The zone promotes mixed use developments with a multifamily residential option at a density of 8 units per acre. It is anticipated that the overlay zone will be developed with on-site wastewater treatment plants or public water and sanitary sewerage facilities from Naval Weapons Station, Earle.

The MU-1 Mixed-use 1 Overlay District is appropriate and represents sound planning for the following reasons:

- Establishes affordable housing in close proximity to employment opportunities, public transportation and major east/west (Route 537) and north/south (Route 34) transportation corridors.
- Provides an incentive to develop or redevelop existing commercial zone

properties which have remained vacant or underdeveloped due to lack of demand and market saturation.

- Creates a transition between the pure commercial uses in the B-1 zone and adjacent agricultural and residential areas.
- Discourages development leaps of multifamily residential housing and public utilities into agricultural and low density residential areas thus maintaining large contiguous areas of existing farmland to keep agricultural as a viable industry in the Township.
- Directs high density multifamily housing to an area relatively free of environmental constraints, thus preserving the water quality of the Swimming River Reservoir and associated Category One streams.
- Replaces the ineffective Neighborhood Commercial District recommended in the 2004 Master Plan and 2010 Reexamination Report which was not enacted with a new viable development option.

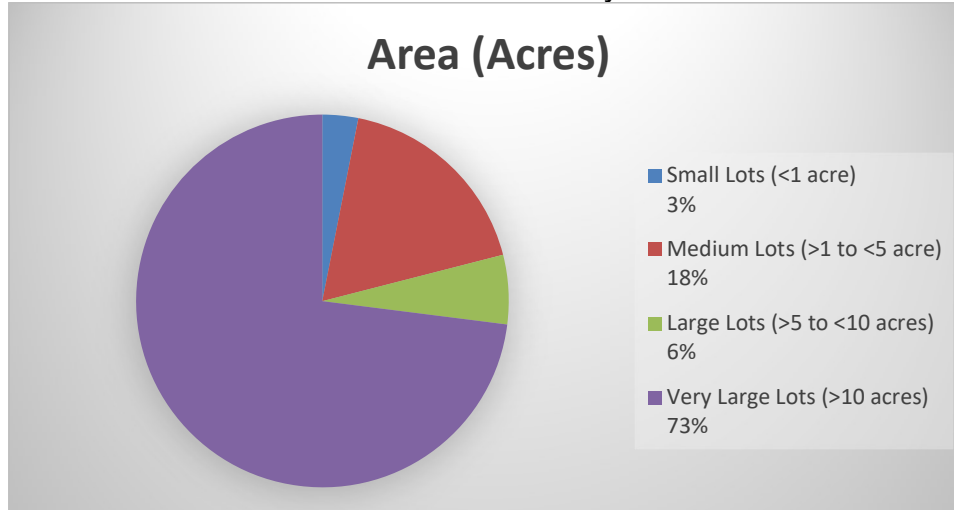
INDUSTRIAL DISTRICTS

The Industrial Districts are limited to two properties. The first is the D, Distillery and Bottling Plant District. This district is home to Laird & Company, America's first licensed distillery best known for Laird's Applejack. The purpose of the D, Distillery and Bottling Plant District is to acknowledge existing historic structures and historic land uses. The standards are intended to require maximum attention to proper site design, including the location of structures and parking areas, proper ingress and egress, erosion control, architectural design, landscaping and the compatibility of any proposal with the natural foliage. It is intended that existing foliage, natural features and existing structures be retained and enhanced in relation to the site as well as the surrounding area.

The second industrial district is the D-1, Light Industrial District. This district is located in the southeastern corner of the Township. The purpose of the D-1 District is to provide for limited light industrial use. The zoning standards for the district are intended to reflect the characteristics of the surrounding Naval Ammunition Depot, Monmouth County Reclamation Center and other historic industrial uses.

Figure No. 2, Lot Size Summary shows the acreage of land by minimum lot size required per zone district. As shown, small lots less than one acre in size consist of 3% of the Township. This category includes the A-3, A-4, and B-3 Zones. Medium size lots, ranging from one acre to less than five acres represents 18% of the Township. This category includes the A-1, A-2, A-7, B-1 and B-2 Zones. Large lots, ranging from five acres but less than ten acres consist of 6% of the Township (A-5 Zone). Finally, very large lots, ten acres or greater is the AG, A-6, D and D-1 Zones and consists of 73% of the Township. This calculation includes Naval Weapons Station Earle which is zoned AG. Most of the agricultural areas are located in the AG Zone, followed by the A-1 Zone and then the A-5 Zone.

FIGURE No. 2
Lot Size Summary



Source: 2022 Colts Neck Township Tax List

Adopted Redevelopment Areas

Colts Neck Township does not have any adopted or planned Redevelopment Areas.

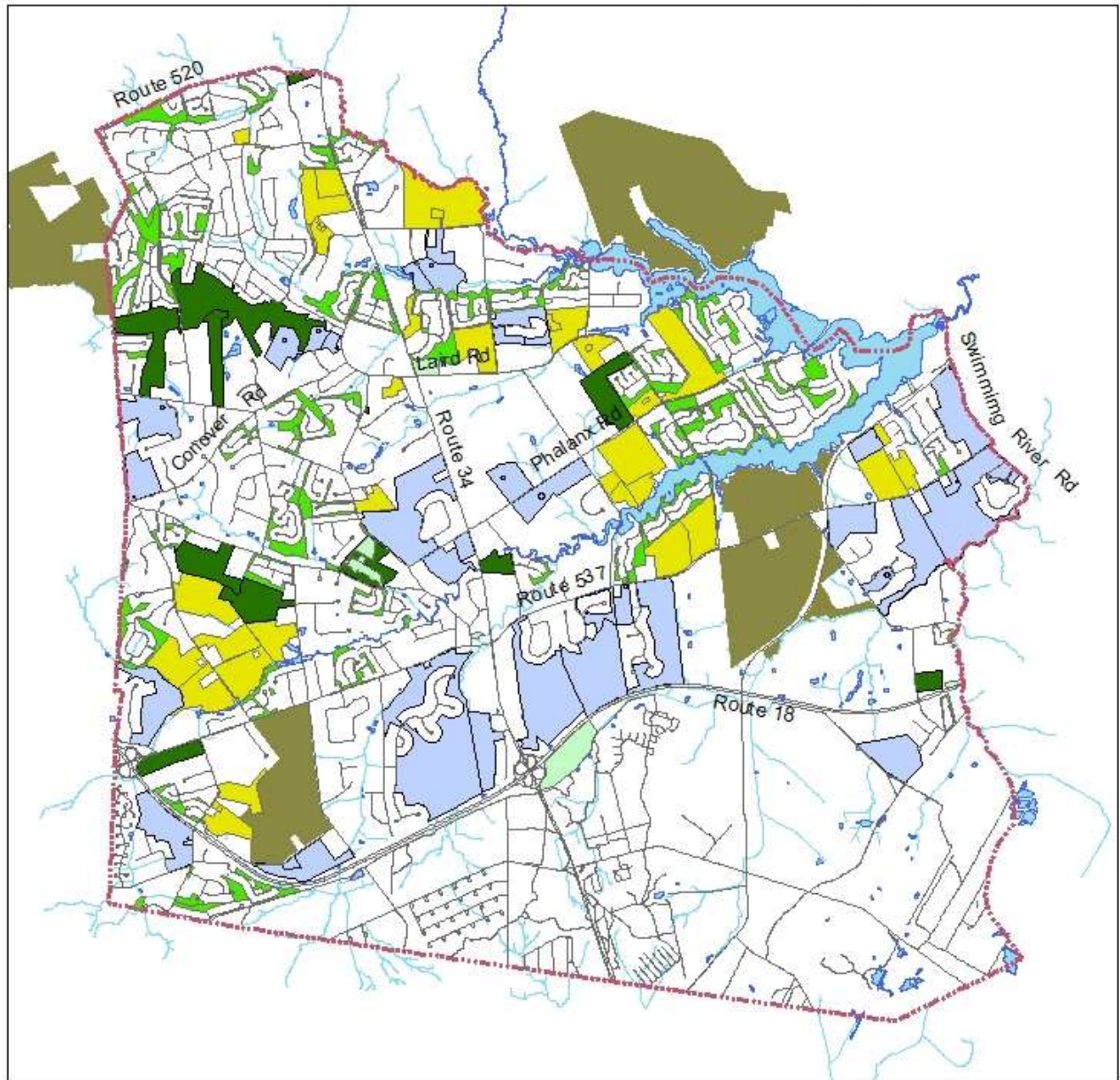
Description of Innovative Planning Techniques

Map No. 8, Innovative Planning Techniques, is a composite depicting the locations of deed restricted farms against further developments as well as Township greenway properties. The deed restricted farms were achieved through the lot size averaging provisions of the AG Zone. The greenway properties were obtained through the cluster development provisions of the A-1 Zone.

Residential developments in the AG Zone are encouraged to use lot size averaging designs to minimize the impact on agricultural operations as well as the potential for agricultural impacts on newly created residential lots. The ordinance allows properties to be subdivided at an overall density of one unit per ten acres. New residential lots are allowed to be as small as two acres with one large farm lot comprising the remaining acreage. Colts Neck has been extremely successful in preserving and deed restricting land through lot size averaging developments. This technique has permanently preserved over 1,799 acres of land in 20 developments shown in Table No. 12, Deed Restricted Land Lot Size Averaging Developments.

The success of lot size averaging developments could be attributed to the economic benefit of granting bonus lots based on the size of the deed restricted lot. If the large tract dedication is less than 30 acres, no bonus lots are received. However, one bonus lot is given for each 20 acres of a large tract dedication exceeding 30 acres. For example, a 50 acre large tract dedication is entitled to one bonus lot, while a 70 acre large tract dedication is entitled to two bonus lots.

Map No. 8 Innovative Planning Techniques



Legend

-  Municipal_Borders
-  Township_Other
-  Township Parks
-  Township Greenways
-  Lot Size Averaging Parcels
-  Preserved Farms 2022
-  County_Parks
-  Streams County



Date: 7/17/2023

Colts Neck Township
Comprehensive Farmland Preservation Plan Element of the Master Plan

TABLE No. 12
Deed Restricted Land
Lot Size Averaging Developments

Application #	Name	Block	Lot	Acreage
345	Colts Neck Country Club	46	1, 1.50, 1.51 & 1.52	263.8
391	Longobardi (Laredo Drive)	7	7	30.55
421	Williamsburg Assoc.	19	12	31.27
	Williamsburg Assoc	33	2	50.49
434	Robdell (Due Process)	51	2	225.5
454	Twin Lakes Estates	48	20	133.38
462	Winding Brook Farms	48	21	127.05
475	Willow Brook Manor	9	2.01, 2.07 & 2.08	63.18
486	Green Hill Estates	17	10.16	133.68
	Green Hill Estates	31	1.03 & 1.04	41.41
488	Driftwood Estates	22	10.14	62.05
449	Stavola	50.01	5.04	54.33
500	Hillcrest Manor	11	1.01 & 1.02	67.01
506	Rancho Polo	48	23.01	96.37
507	Swimming River Estates	40.05	1	70.82
ZB509	Cooke	51	1.01	45.01
532	Shadow Isle Golf Club	46	17.01 & 17.02	64
546	Kureti (Dutch Lane Road)	11	3	40.30
556	Eyres	43	20.01	60.51
	Eyres	44	12.02	19.65
565	Abbatiello	40.01	7.13	64 30
700	Matzel	39	6.12	20.09
704	Mauro (The Big M)	10	2.02 & 2.09	30.28
			TOTAL	1,799.70

See Map No. 1, Colts Neck Farmland

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

Buffer Requirements Separating Agricultural and Non-Agricultural Uses

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

Conservation Easements

A conservation easement is the granting of a development right stipulating that the land will remain in its natural state and precluding future or additional development. The purpose of the easement is to preserve and protect environmentally sensitive features. The Colt Neck Development Regulations requires all subdivision and site plan applications traversed by a watercourse, channel, freshwater wetland, wetland transition area and/or 300 riparian buffer to preserve same in a conservation easement. The easement deed states its purpose is for preserving trees and other natural growth of special significance, wetlands, ponds, steep slopes and gully areas or to prevent erosion and/or preserving and providing an open space buffer along lot lines. The deed prohibits the relocation, construction or reconstruction within the area of the easement or any action which may alter or impair the effectiveness of drainage facilities or cause erosion.

The Planning Board typically requests a 25' wide landscape easement along the perimeter of new lots abutting agricultural uses. This landscape easement is planted with a variety of coniferous and deciduous trees to create a year round solid screen within a three year growing period. The landscape easement is also dedicated to the Township by deed. This deed contains a metes and bounds description of the easement and specifies regulated activities in the easement area.

Development Pressures and Land Value Trends

Table No. 15, Total Housing Units 1970, 1980, 1990, 2000, & 2016, shows the growth from 1960 to 2016 and compares the Township's growth with the County and State. In this fifty-six year period the number of housing units grew by 369 percent in the Township, while it grew

Colts Neck Township
Comprehensive Farmland Preservation Plan Element of the Master Plan

125 percent in the County and 199 percent in the State. The major differences in these growth patterns is that the dominant growth period in the State was concentrated in the 1950's and 1960's. The County's major growth period occurred mostly in the 1960's while the Township experienced rapid growth from the 1970's to the 1990's. This pattern of development is consistent with the expansion of the older suburban areas nearer New York and Philadelphia first, expanding along the coastal areas as development spread further from New York with the development of the Garden State Parkway in the 1970's then reaching more remote areas later in the 1970's and into the 1990's.

Between 2000 and 2010 the Township grew by only 121 units (3%) while the County and State both grew by 7 percent. From 2010 to 2016 the Township housing units declined by 376 units (-10%) while the County grew by 7% and the State grew by 1%. The 376 unit drop between 2010 and 2016 is largely due to the demolition of the 300 Laurelwood units in NWS Earle. Otherwise, the Township growth since 2000 has been stable reflecting a mature community approaching full build-out. Future growth rates in the Township under current zoning are anticipated to remain low (less than 5%).



However, to satisfy the Township constitutional obligation of providing affordable housing additional growth spurts are anticipated. For example, over the next five years an influx of 428 new housing units is anticipated through two developments alone (Colts Neck Manor and Charleston Meadows). Both are inclusionary developments and will partially satisfy the Township's third round affordable housing obligation of 306 units by providing 87 new affordable housing units (174 with rental bonus credits). The net growth from just these two developments will increase the 2016 total housing units by 12.7% and will be the largest growth in new housing since the decade ranging from 1990 to 2000 as shown on Table No. 13 below. Additional rapid growth is expected as the Mixed-use Overly District builds-out to fulfill the remainder of the Township's third round affordable housing obligation.

Colts Neck Township
Comprehensive Farmland Preservation Plan Element of the Master Plan

Table No. 13
Total Housing Units
1970, 1980, 1990, 2000, 2010 & 2016

	Colts Neck	Monmouth County	New Jersey
1960 Total Housing Units	716	115,619	1,198,940
1970 Total Housing Units	1,550	150,469	2,388,689
1980 Total Housing Units	2,220	185,770	2,772,149
Net Growth 1970 – 1980	670	35,301	383,460
Percentage Growth	43%	24%	16%
1990 Total Housing Units	2,921	218,408	3,075,310
Net Growth 1980 – 1990	701	32,638	303,161
Percentage Growth	32%	18%	11%
2000 Total Housing Units	3,614	240,884	3,310,275
Net Growth 1990 – 2000	693	22,476	234,965
Percentage Growth	24%	10%	8%
2010 Total Housing Units	3,735	258,410	3,553,562
Net Growth 2000 – 2010	121	17,526	243,287
Percentage Gain	3%	7%	7%
2016 Total Housing Units	3,359	260,222	3,586,442
Net Growth 2010 – 2016	-376	1,812	32,880
Percentage Growth	-10%	7%	1%

Source: US Census 1970, 1980, 1990, 2000, 2010 and American Community Survey 2012-2016

Land value is another indicator of development pressure as well as the state of the economy. Table No. 14, Price of Development Rights, shows the price per acre to preserve 21 farms from 1999 through 2021. Thirteen farms are zoned AG (10 acre), one farm is Zoned A-5 (5 acres) and seven farms are zoned A-1 (2 acre). Depending on the size of the farm, soil type and other considerations such as wetlands and easements the price per acre for development rights can vary. Over this twenty plus period the price of an AG farm has increased dramatically. In the early 2000's the price per acre for an AG farm was roughly \$15,000 per acre as compared to today's cost of approximately \$35,000 per acre. However, the price of an A-1 zoned farm has remained relatively consistent at \$50,000 to 55,000 per acre over the same period. It is anticipated that the price of development rights will continue to increase at a pace parallel to the real estate market.



Colts Neck Township
Comprehensive Farmland Preservation Plan Element of the Master Plan

TABLE No. 14
Price of Development Rights

Farm	Year	\$/Acre	Zone	Farm	Year	\$/Acre	Zone
Dittmar	1999	13,482	AG	Medlin	2006	73,500	A-1
Quiet Winter	2000	16,160	AG	Cooley	2006	51,000	A-1
McCrairie I	2001	10,925	AG	deGroot I	2007	63,000	A-1
Blackburn	2002	16,562	AG	Hammond	2008	91,000	A-1
McCrairie II	2002	14,725	AG	Cicalese	2014	55,000	A-1
Barney	2002	25,000	AG	deGroot II	2020	38,676	A-1
Colts Neck Twp.	2003	18,390	AG	Druesne	2020	55,060	A-1
Sessa	2004	19,270	AG	Stivala	2021	48,250	A-5
Cohen	2006	4,359	AG				
Purdey	2006	62,000	AG				
Amdur	2008	37,000	AG				
Jessop	2017	33,000	AG				
Mosley	2021	34,935	AG				
Feiler	2022	32,000	AG				

Source: NJ State Agricultural Development Committee

G. Density Transfer Opportunities

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



V FARMLAND PRESERVATION PROGRAM - OVERVIEW

A. County Agricultural Development Areas

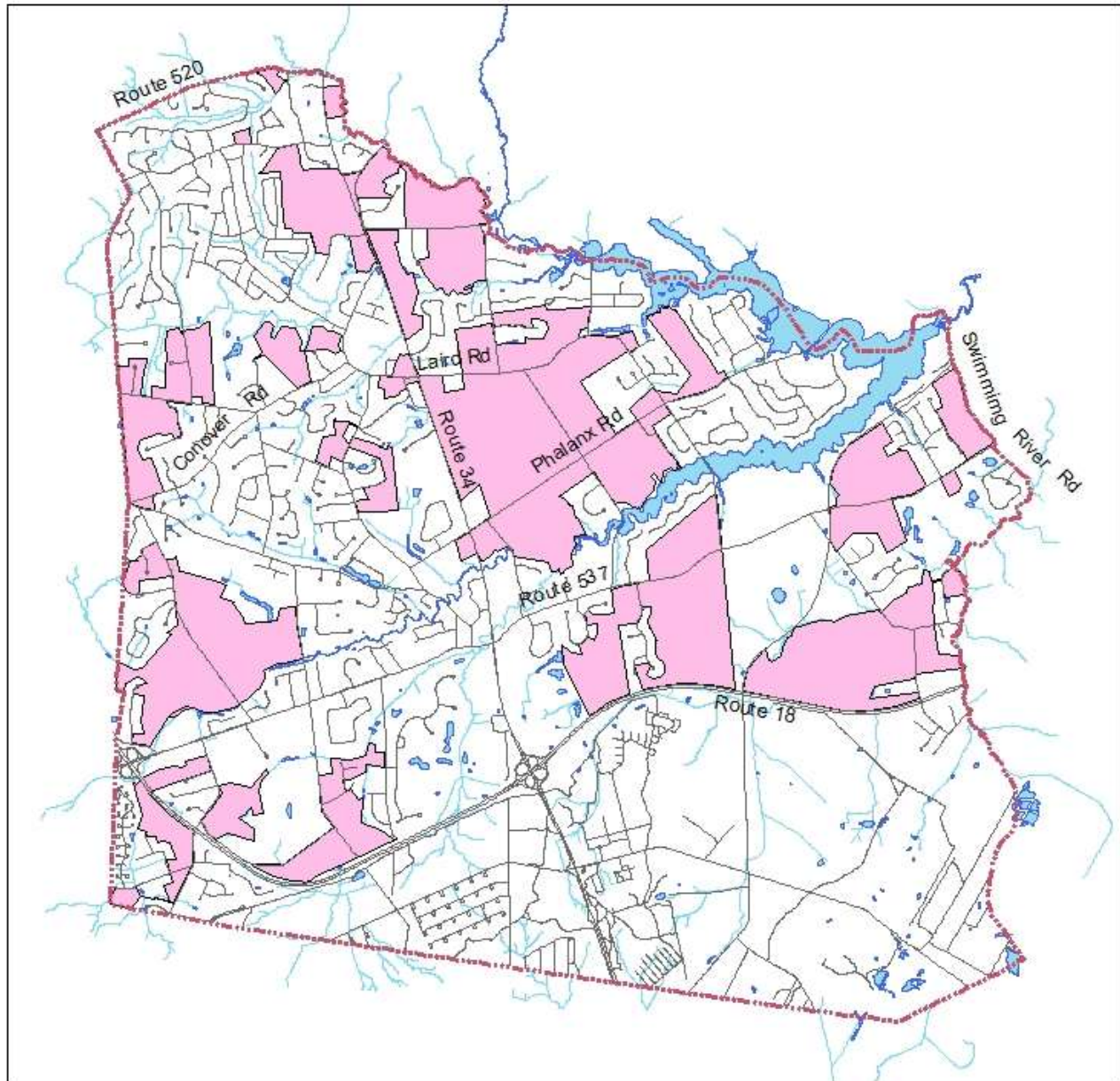
The Agriculture Retention and Development Act authorized County Agriculture Development Boards to identify Agricultural Development Areas (ADA) where agriculture is preferred, but not necessarily the exclusive land use. In October 2021 the MCADB adopted a new General Location Map of Agricultural Development Areas. The Colts Neck portion of this map is depicted on Map No. 9, Monmouth County Agricultural Development Areas. As shown approximately 7,987 acres or 38% of Colts Neck's total land area is located in the County ADA. Farmland preservation applications must be within the ADA to be eligible for State or County funding. The Agricultural Development Areas encompass the lands containing prime agricultural soils and exhibiting the following characteristics.

1. Land consists reasonably contiguous parcels containing a minimum of 50 acres;
2. Land is not planned for non-agricultural development;
3. Land meets the following statutory requirements for ADA designation:
 - Encompasses productive agricultural lands or have strong potential for future agricultural production
 - Is reasonably free of suburban or conflicting commercial development
 - Comprises no greater than 90% of the county agricultural land base;

Colts Neck falls under the Monmouth County Agricultural Development Board (MCCAB). The County Planning Incentive Grant Program does not necessarily require that Township applications correlate with County plans beyond targeting farms in the County ADA.



Map No. 9 Monmouth County Agricultural Development Areas



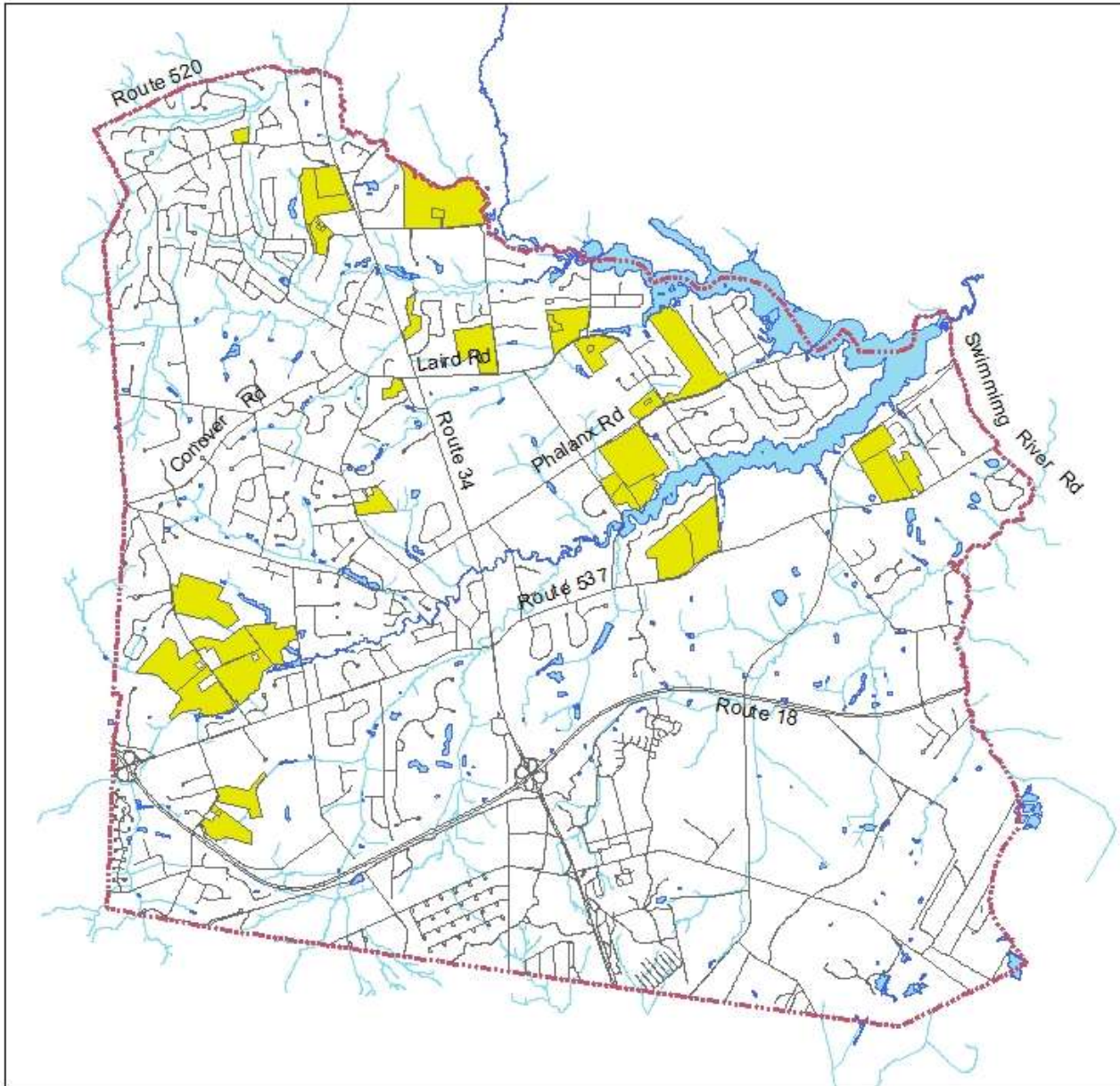
Legend

- Municipal_Borders
- ADA 2023
- Streams County



Date: 6/23/2023

Map No. 10 Farmland Preserved Properties



Legend

- Municipal_Borders
- Preserved Farms 2022
- Streams County



Date: 6/30/2023

B. Farmland Preserved to Date by Program

Twenty-two township farmers have permanently preserved 1,058.99 acres through the farmland preservation program as of April 2023. Map No 10, Farmland Preserved Properties shows the locations of these twenty-two farms. As of October 2021, the County of Monmouth has preserved 15,630 acres of farmland. Of that total Colts Neck ranks third with 1,058.99 acres, only trailing Upper Freehold with 10,056 acres and Millstone Township with 1,235 acres.

Municipal Planning Incentive Grant Program

The Municipal Planning Incentive Grant program enables the State Agriculture Development Committee to provide grants to municipalities for the purchase of farmland preservation development right easements in designated project areas. Generally, Colts Neck's project area follows the Monmouth County ADA. However, the Township will pursue preserving any qualifying farmland assessed property whether it is located in the County ADA or not (See Map No. 1, Colts Neck Township Farmland). To be eligible for a Planning Incentive Grant, a municipality must have an Agricultural Advisory Committee (AAC) that meets twice annually, maintain a dedicated source of funding for farmland preservation, prepare a Farmland Preservation Plan Element and adopt a Right to Farm ordinance. To date, Colts Neck Township has preserved 191.4 acres through this program (Table No. 15).

TABLE No. 15
Municipal Planning Incentive Grant Closed Farms

Farm	Block	Lot	Acreage
Medlin	1.01	38	6.713
Cooley	14	9	8.318
deGroot	7.30	5	22.912
Cohen	9	5	12.8
Hammond	17	19 & 20	19.784
Amdur	9	11 & 12	44.037
Cicalese	20	5	15.133
Jessop	10	8	36.02
Mosley	20	2.01	25.692
Feiler	23	17.02	35.700
		TOTAL	227.109

County Easement Purchase Program

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

development rights on approved farms. Table No. 16, County Easement Purchase Program shows Colts Neck preserved 481.34 acres through this program.

TABLE No. 16
County Easement Purchase Program

Farm	Block	Lot	Acreage
Blackburn	21	5	85.572
Dittmar	22	17	104.884
Dittmar	23	18 & 19.01	86.516
Thompson	23	15	64.668
McCrane I	34	2	72.269
McCrane II	34	18 & 19	37.654
Sessa	43	4 & 5	29.777
		TOTAL	481.340

County Planning Incentive Grant

The County Planning Incentive Grant Program is the successor to the County Easement Purchase Program. The newer program encourages a comprehensive planning process for farmland preservation at the county level. It offers several other advantages over the traditional easement purchase program including: (i) pre-approval of farms located in the County ADA; (ii) enabling counties to accept and process farmland preservation applications year round, rather than once a year and; (iii) reducing the timeframe from landowner application to closing. This also rewards counties that complete transactions in a timely manner with the potential for additional funding. To date, no farm in Colts Neck has been preserved through the County Planning Incentive Grant Program.

SADC Direct Easement Purchase

The State Agriculture Development Committee (SADC) operates a Direct Easement Purchase program and a Fee Simple program for farmland preservation purposes. Landowners can both sell the development rights to their land and continue to own the farm, or sell their fee simple title outright. In both cases, the land is permanently deed-restricted for agricultural use. When SADC purchases farms outright, it resells the property at public auction as permanently preserved farms. Table No. 17, "SADC Direct Easement Purchase" shows the 278.36 acres of farmland Colts Neck has permanently preserved through this program.

TABLE No. 17
SADC Direct Easement Purchased

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

Nonprofit Planning Incentive Grant

The SADC provides grants to nonprofit organizations to fund up to 50% of the fee simple or development easement on farms to ensure their permanent preservations. Recently Monmouth County and Colts Neck has successfully partnered with the Monmouth Conservation Foundation to acquire agricultural development easements. Table No. 18, Nonprofit Easement Purchase, shows the four farms or 107.89 acres preserved through this program.

TABLE No. 18
Nonprofit Easement Purchased Farms

Farm	Block	Lot	Acreage
deGroot II	7.30	4	41.492
Druesne	39	9.01	18.397
Stivala	7.30	3.18	12.300
		TOTAL	72.189

Transfer of Development Rights

Transfer of Development Rights (TDR) is a municipal planning and preservation tool used to protect agricultural, historic or environmental resources while accommodating the needs for development. TDR is a realty transfer mechanism permitting owners in preservation areas (Sending Districts) to separate the development rights from the property itself and sell them for use elsewhere (Receiving Districts). Developers who purchase these “development rights” may then develop areas deemed appropriate for growth at densities higher than otherwise permitted. Typically receiving districts are areas designated for growth and have access to public sanitary sewerage and potable water systems. Once the development rights of a property are sold, the land will permanently restricted from further development. The Township does not have a Transfer of Development Rights Program due to the regulatory bureaucracy and expense needed to establish same. The enabling legislation establishing the program needs to be streamlined by removing burdensome regulations. However, the Township would seriously consider a regional or an inter-municipal TDR, if the entire Township was designated as a Sending District.

The Gift of Land

The predominant financial benefit in giving land to a government agency or non-profit is a charitable tax deduction to the landowner. The value of the gift is determined by an independent appraisal. Once the property value is established, the value of the gift is subtracted from the owner's adjusted gross income. In addition, since the gift covers an appreciating asset, the owner is eligible to deduct an amount equal to 30 percent of their adjusted gross income each year for a total of six years or until the value of the gift has been used. For example, if the property owner's adjusted gross income is \$60,000, a deduction of \$18,000 per year ($60,000 \times 0.30 = 18,000$) is allowed. If the property was valued at 36,000, the owner could utilize this deduction for two years ($2 \times 18,000 = 36,000$). The Township has not received a gift of farmland; however, the Schlesinger family donated a 39 acre tract (Block 7, lot 3.01) on Crine Road to the Township for use as a passive nature preserve.

Bargain Sale

Similar to the gift of land, a bargain sale occurs when a landowner sells their property to a government agency or non-profit for less than the fair market value. The difference between the fair market value and bargain sale price is the bargain element and considered a charitable contribution. If the landowner has both a charitable intent and a desire to raise cash at the same time, a bargain sale allows the owner to capture the full fair market value at the time of sale while limiting the amount of taxable gain they will receive. The bargain element tax is calculated in the same manner as the gift of land above.

C. Term Farmland Preservation Programs

The Term Farmland Preservation Program was previously known as the Eight Year Program. Farmers agreed to voluntarily restrict non-agricultural development on their land for a period of eight or sixteen years in exchange for eligibility to grant programs. There are two types of Term Farmland Preservation Programs: one type requires a formal agreement between the landowner and the county and the other (municipality-approved program) requires an agreement between the landowner, county and municipality. To be eligible for the programs the land must be located in an ADA, be eligible for farmland assessment and must meet county and/or municipal program requirements. Interested farmers can apply to the program through the MCADB.

Landowners enrolled in the Term Farmland Program receive no direct compensation for participating but are eligible to apply to the SADC for grants that fund up to 50 percent of the cost for approved soil and water conservation projects. Additionally, landowners who enroll in a municipality-approved program enjoy greater protections from nuisance complaints, emergency fuel, and water rationing zoning changes as well as eminent domain actions.

An eight or sixteen year agreement is recorded with the County Clerk in the same manner as a deed. Land may be withdrawn prior to expiration of the eight or sixteen year period only in case of death or incapacitating illness of the owner or other serious hardship or bankruptcy. Withdrawal from the program must be approved by the MACB and for municipality approved programs also by the municipality.

Landowners who want to sell their farm while enrolled in a term program must provide the SADC with an executed contract of sale for the property. The SADC then has the first right and option to match the conditions of that contract and purchase the property itself.

Currently, the Township does not have any farms enrolled in the Term Farmland Preservation Program.

D. Coordination with Municipal and County Open Space Preservation Initiatives.

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

The Township's farmland preservation and open space efforts are closely coordinated. The Township AAC oversees all aspects of farmland preservation. While the Recreation Committee oversees parkland and development, together these two committees work in tandem to manage the Township's open space efforts and ensure the funds are spent prudently and reasonably satisfy residents' demands for open space preservation and recreation facility development.

On July 14, 2022, the Planning Board adopted a new Open Space and Recreation Plan element to the Township Master Plan. Adoption of this element allowed continued participation in the Green Acres Planning Incentive Grant Program (PIG). The Green Acres PIG program provides grants to municipalities that have enacted an open space tax and have adopted an Open Space and Recreation Plan. Participation in the Green Acres PIG benefits the township through a 50% matching grant through the Green Acres acquisition program.

The 2022 Open Space and Recreation Plan lists the following goals and objectives to guide acquisition of open space and recreation projects:

- 1) Protect natural resources
- 2) Maximize efforts to preserve farmland and to maintain agriculture as a viability industry
- 3) Acquire property to provide open space for passive and active recreation
- 4) Evaluate, develop and modify existing active recreation facilities and programs to meet the demands and needs of today's changing society.

An opportunity exists to incorporate Green Acres PIG funding to leverage farmland preservation dollars. These two funding sources can be combined to help preserve farmland especially where a mixture of farmland and woodland / wetlands exists. To date, the Township has not combined these funding sources to preserve property but realizes this is becoming an increasingly important tool to add to the Township's preservation tool box.

Naval Weapons Station (NWS) Earle Joint Land Use Study

On December 31, 2017 the Monmouth County Planning Board, in cooperation with NWS Earle and thirteen surrounding municipalities, published the NWS Earle Joint Land Use Study. One of the major purposes of the study was to investigate ways to promote community development that is compatible with NWS Earle.

For Colts Neck the major outcome of the study was the Military Influence Area. NWS Earle has defined a Military Influence Area around the base. The Military Influence Area is a geographical planning area where military operations may impact local communities and, conversely where local activities may affect the installation's ability to carry out its mission. The Navy monitors land use activities within this area to identify and avoid potential incompatibilities between NWS Earle and its neighbors. The Military Influence Zone surrounding the main side base in Colts Neck is comprised of a one mile Primary Buffer and an additional one mile Secondary Buffer.

Section 7.1 of Public Law 1975 was amended requiring the notice of hearing on applications for approval of a major subdivision or site plan be given to military facility commanders for any properties within 3,000 feet of a military base. The Study uses this 3,000 foot boundary as the Development Review line and encourages zoning amendments to promote compatible land use development which limits densities and the types of development in proximity to base boundaries where munitions are stored. The main types of development deemed less compatible within the 3,000 foot Development Review Line are: multi-family housing, institutional uses (schools and hospitals) nursing homes/assisted living facilities and land uses involving large congregations of people for long periods of time. Colts Neck believes this also includes conference/convention centers or other assembly uses for nonmilitary purposes and open to the general public on Federal property. These uses should be directed to other locations. Based on the findings and conclusions of the NWS Earle Joint Land Use study, when new Master Plans and Zoning Ordinances are updated, Colts Neck should promote compatible low density development within the Development Review Line and discourage incompatible uses such as new medium to high density development or places of large assembly for safety reasons.

In October 2018 the Navy signed an agreement with the County of Monmouth and the Monmouth Conservation Foundation that will allow them to pursue the preservation of land in the Military Influence Area. The Navy has committed more than \$700,000 to this effort. The County, Monmouth Conservation Foundation and Township are currently working on preserving the Bailey Farm with this funding source. Colts Neck is hopeful that differences between Federal and State requirements can be resolved and this will be an additional funding source to further leverage SADC farmland preservation funds to preserve more land in the future.

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E. Farmland Preservation Program Funding Expended by Source

Table No. 19, Farmland Preservation Program Funding Expended by Source, shows the acres purchased, price per acre, total cost, state share, county share, municipal share and non-profit share for the preserved farms in Colts Neck. As shown, a total of \$30,118,442 has been expended to preserve 1,057 acres. Of this amount the State has expended \$18,924,030, the County has expended \$6,299,292 and the Township has expended \$4,346,008.

TABLE No. 19
Farmland Preservation Program Funding Expended by Source

Original Owner	Acres Paid	Price Per Acre	Total Cost	State Cost	County Cost	Municipal Cost	Nonprofit Cost
Dittmar, G.	191.400	\$13,482.49	\$2,580,548.88	\$1,806,384.22	\$770,293.84	\$3,870.82	0
Quiet Winter Farms, Inc.	64.668	\$16,160.00	\$1,045,034.88	\$731,524.41	\$313,510.47	\$0	0
McCrane I.	72.269	\$10,925.00	\$789,538.83	\$473,723.30	\$157,907.77	\$157,907.76	0
Blackburn & Robbins	85.572	\$16,562.41	\$1,417,278.90	\$850,367.34	\$340,146.94	\$226,764.62	0
McCrane II.	37.654	\$14,725.00	\$554,455.15	\$332,673.09	\$155,225.26	\$66,556.80	0
Barney, E.	45.567	\$25,000.00	\$1,139,175.00	\$1,139,175.00	\$0	\$0	0
Colts Neck Twp.	27.314	\$18,390.12	\$502,307.84	\$502,307.84	\$0	\$0	0
Sessa, M.	29.777	\$19,270.00	\$573,795.08	\$344,277.04	\$172,138.52	\$57,379.52	0
Cohen, M.	12.800	\$4,359.38	\$55,800.00	\$38,440.00	\$11,959.30	\$5,400.70	0
Medlin, J.	6.713	\$73,500.00	\$493,405.50	\$288,155.52	\$119,865.99	\$85,383.99	0
Cooley, J.	8.318	\$51,000.00	\$424,218.00	\$254,114.90	\$100,190.73	\$69,912.37	0
Purdey, F.	107.935	\$62,000.00	\$6,691,970.00	\$3,831,692.50	\$1,157,710.81	\$1,702,566.69	0
Degroot I	22.912	\$63,000.00	\$1,443,456.00	\$851,180.80	\$349,264.69	\$243,010.51	0
Barclay	46.530	\$17,000.00	\$791,010.00	\$791,010.00	\$0	\$0	0
Barclay	51.010	\$17,000.00	\$867,170.00	\$867,170.00	\$0	\$0	0
Amdur	44.037	\$37,000.00	\$1,629,369.00	\$924,777.00	\$369,910.80	\$334,681.20	0
Hammond	19.784	\$91,000.00	\$1,800,344.00	\$964,470.00	\$411,318.09	\$424,555.91	0
Cicalese	15.133	\$55,000.00	\$832,315.00	\$495,605.75	\$200,495.05	\$136,214.20	0
Jessop	36.020	\$33,000.00	\$1,188,660.00	\$713,196.00	\$285,278.40	\$196,185.60	0
Degroot II	41.492	\$38,676.66	\$1,604,772.00	\$802,386.00	\$401,193.00	\$200,597.00	\$200,596.00
Druesne	18.397	\$55,060.07	\$1,012,940.05	\$490,000.00	\$264,640.33	\$131,682.21	\$126,617.51
Mosley	25.692	\$34,935.97	\$897,575.00	\$538,545.00	\$215,418.00	\$143,612.00	0
Stivala	12.300	\$48,250.00	\$593,475.00	\$278,884.00	\$157,295.00	\$78,648.00	\$78,648.00
Feiler	35.700	\$32,000.00	\$1,142,400.00	\$572,200.00	\$285,600.00	\$142,300.00	\$142,300.00
TOTAL	1,058.99*		\$30,071,014.11	\$18,882,259.71	\$6,239,362.99	\$4,407,229.90	\$548,161.51

Source: SADC Excel Spreadsheet Farmland Expended by Source

* Total acres preserved 1,058.99. Because of water bodies, casements, and title issues landowners did not receive payment on a few acres.

F. Monitoring of Preserved Farmland

Monitoring and enforcing the terms and conditions of the development right easements for farms purchased through the County Easement Program and the Municipal Planning Incentive

Grants is the responsibility of the MCADB. Farms preserved through the SADC Direct Easement and Fee Simple Programs are monitored and enforced by the SADC.

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

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

G. Coordination with Transfer of Development Rights Program

At this time, the Township has not adopted a Transfer of Development Rights program. Given the environmental constraints combined with the lack of public infrastructure to support a Receiving District, the Township has no plans to implement a TDR program at this time.



VI FUTURE FARMLAND PRESERVATION PROGRAM

A. Preservation Goals

The Township is proud of its past preservation efforts. Colts Neck has permanently preserved 1,058.99 acres of farmland through the acquisition of development rights as well as an additional 1,799.70 acres through the lot size averaging provisions of the AG zone. Funding availability and landowner participation will dictate the successfulness of future farmland preservation efforts. However, at this time it is anticipated that funding allocations and landowner interest experienced in the past twenty years will continue in the future. Also with rising land costs and a relatively level income stream, the overall amount of acreage preserved per dollar spent will decrease in the future.

Colts Neck's 10 year preservation goal is to preserve an additional 623 acres of farmland. The 1-year, 5-year and 10-year preservation goals of this plan are as follows:

1-year target:	215 acres (Baily)
5-year target:	199 (Madia, Spinella, Synergy & Stock)
10-year target:	209 (Wellsprings & Big H Group)

Table No. 20, Colts Neck Target Farms, lists the farms the Township are concentrating its preservation efforts at this time. This list is dynamic, and each year Colts Neck will update and tailor the list to include the most promising and realistic candidates as determined by the AAC.

TABLE No. 20
Colts Neck Target Farms

Name	Block	Lot	Acreage
Bailey (Overbrook)	50	4.01, 17 & 23	215
MST 5 Inc (Stock)	50	16 & 26	49
Spinella	33	3, 32 & 34	90
Maida	41	29	29
Wellsprings Stables	48	25.01, 26 & 27	161
Synergy Farms, LLC	51	1.02	31
Big H Group, LLC	39	2 & 4	48
Total			623

Colts Neck's immediate preservation goal (1-year) is to preserve the 215 acre Bailey farm commonly known as Overbrook Farms. At this time, this farm is not being pursued through the SADC farmland preservation program. The Bailey farm is situated within the Naval Weapons Station, Earle Military Influence Zone. The Township is currently seeking to partner with the

federal government and County of Monmouth to preserve this farm through the Department of Defense Readiness and Environmental Protection Integration program (REDI).

B. Project Area Summary

Generally, Colts Neck's Project Area follows the Monmouth County ADA. However, the Township will pursue preserving any eligible farmland assessed property whether it's located in the County ADA or not (See Map No.1 Farmland Assessment Inventory). Map No. 11, Colts Neck Target Farms, shows the locations of the above farms in Table No. 22 in relation to the Monmouth County ADA, as well as other preserved farms, lot size averaging developments, Township Parks, Township Greenways, other Township properties and Monmouth County Parks.

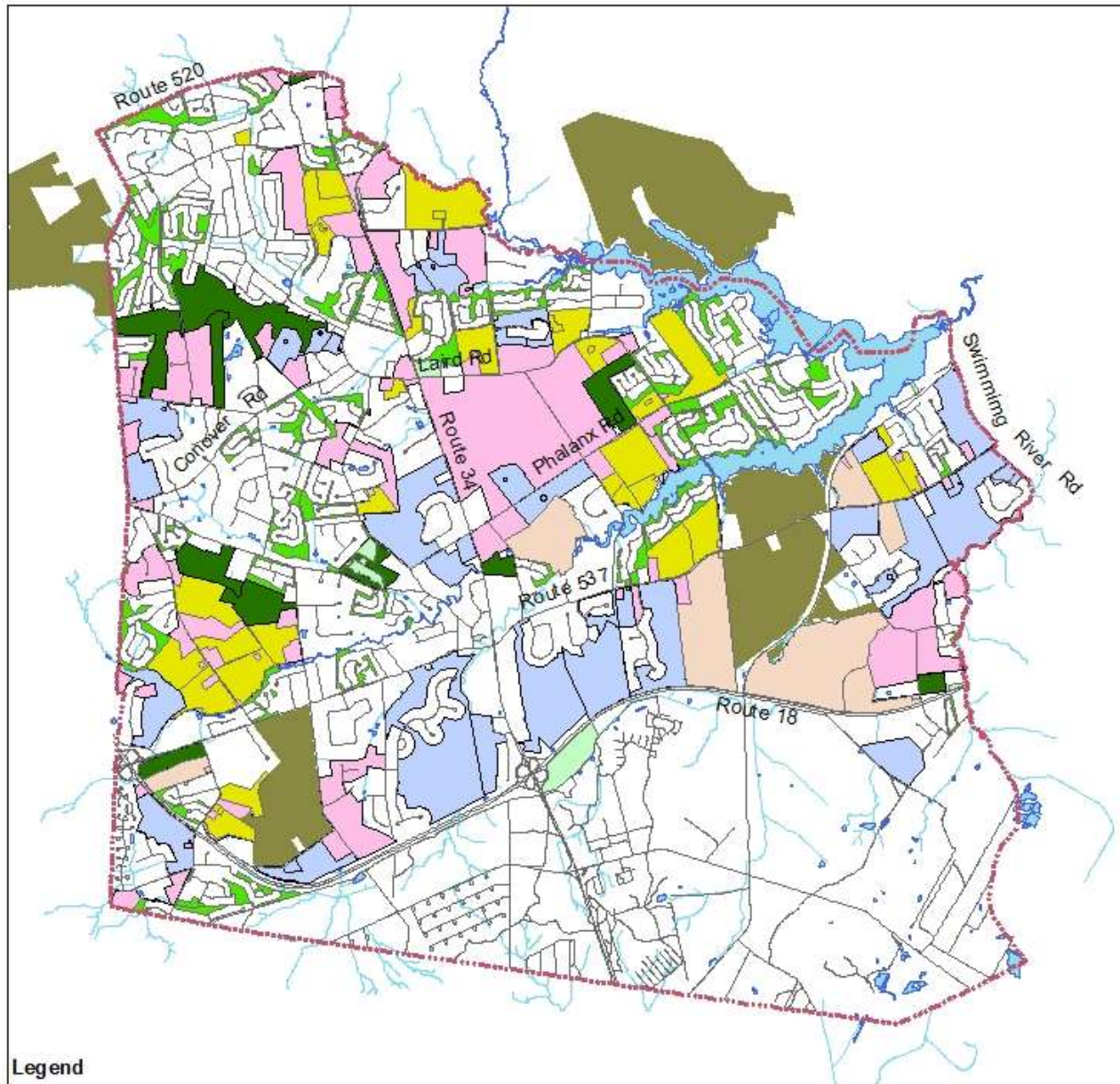
The Monmouth County ADA consists of 7,983 acres or 38.5% of the Township. It generally consists of a large contiguous band extending east to west in the Swimming River watershed.

C. Minimum Eligibility Criteria

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

1. The land produces agricultural or horticultural products of at least \$2,500 annually;
2. At least 75 percent of the land is tillable or a minimum of five acres, whichever is less;
3. At least 75 percent of the land or a minimum of five acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production; and
4. The land must exhibit development potential based on a finding that all of the following standards are met:
 - (i) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the premises;
 - (ii) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivision, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner;
 - (iii) The land shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the New Jersey Department of Environmental Protection (DEP) wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a

Map No. 11 Colts Neck Target Farms



Legend

- Municipal_Borders
- Target farms 2023
- Township_Other
- Township_Parks
- Township_Greenways
- Lot_Size_Averaging_Parcel joined
- Preserved Farms 2022
- County_Parks
- ADA 2023
- Streams County



Date: 6/23/2023

certified licensed engineer or qualified wetlands consultant, and/or a letter of interpretation issued by the DEP may be secured and used to provide a more accurate assessment of the site conditions, provided however, that nothing herein shall require the SADC to conduct such additional investigation; and

(iv) The land shall not contain more than 80 percent soils with slopes in excess of 15 percent as identified on a USDA, Natural Resources Conservation Services SSURGO version 2.2 or newer soils map.

For farms greater than ten acres, in order to be eligible for the Farmland Preservation Program, the farm must meet the criteria in 1, 2 & 3 or 4 below:

1. At least 50% of the land or a minimum of 25 acres, whichever is less, is tillable
2. At least 50% of the land or a minimum of 25 acres, whichever is less, consists of soils capable of supporting agricultural or horticultural production and
3. The land must exhibit development potential based on a finding that all of the following standards are met:
 - (i) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the premises;
 - (ii) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivision, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner;
 - (iii) Land that is less than 25 acres in size shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the New Jersey Department of Environmental Protection (DEP) wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant, and/or a letter of interpretation issued by the DEP may be secured and used to provide a more accurate assessment of the site conditions, provided however, that nothing herein shall require the SADC to conduct such additional investigation; and
 - (iv) Land that is less than 25 acres in size shall not contain more than 80 percent soils with slopes in excess of 15 percent as identified on a USDA, Natural Resources Conservation Services SSURGO version 2.2 or newer soils map.
4. The land is eligible for allocation of development credits pursuant to a transfer of harvested, cropland pasture and permanent pasture for farmland assessment purposes.

(i) Cropland harvested means land from which a crop was harvested in the current year. Cropland harvested shall include land under structures utilized for agricultural or horticultural production.

(ii) Cropland pasture means land which can be and often is used to produce crops, but its maximum income may not be realized in a particular year. This includes land that is fallow or in cover crops as part of a rotation program.

(iii) Permanent pasture means land that is not cultivated because its maximum economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of the farm operations.

For farms entering the Monmouth County Planning Incentive Grant Program, the farms must meet the State Planning Incentive Grant eligibility requirements and also must be a minimum of 20 acres or be adjacent to preserved farmland and have a land valuation score of 55 or greater.

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

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

D. Ranking Criteria to Prioritize Farms

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

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

To date, the demand for farmland preservation by Township farmers has been moderate. However, if multiple applications are submitted, the Township will rank the applications in accordance with the prevailing standards of the MCADB. The MCADB prioritizes applications on the basis of such factors as a parcel's proximity to other preserved farms, percent tilled, and the overall Land Evaluation Site Assessment (LESA) score. The LESA score is a tally of land

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evaluation and site assessment scores that assign points to such factors as percentage of property actively farmed, proximity to other preserved property, and the size of the property. The County ranking criteria is currently similar to but not identical to the SADC eligibility criteria. In the future the County may convert completely to the SADC ranking system. Table No. 21, "County PIG Target Farms," lists the Colts Neck farms eligible for the County PIG.

TABLE No. 21
County PIG Target Farms

Owner	Farm	Location	Block	Lots	Acreage
Bailey	Overbrook	Hockhockson Rd	50	4.01, 17 & 23	215
Big H Group, LLC	Century Stables	Route 537	39	4, 2	48
Synergy	Synergy Stables	Route 537	51	1.02	32
LJDRAY Vukovich	Wellspring	Route 537	48	25.01, 26 & 27	161
Maida, W. & A.		Five Points Road	41	29, 30	29
Spinella Family LLC		Phalanx Rd	33	3	41
Springsteen (Chapman/Gelfand)	Stone Hill Farm	Muhlenbrink Road	19, 20, 10, etc.	3, 10, 14.02, 15 21; 1, & 7, 8+	372
Total					898

Source: Monmouth County 2022 farmland Preservation Plan

E. Policies Related to Farmland Preservation Applications

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

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

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

No farm in Colts Neck has Residential Dwelling Site Opportunities (RDSO). These are floating housing opportunities that a farm over 100 acres in size may request as part of their deed of easement. At least one person occupying the RDSO must be actively engaged in the farm

operation. If the Township was to receive a request, it would follow the SADC's policy regarding RDSO's.

The Township has no formal policy on division of premises. If an application for a division of premises is submitted, the Township will follow the procedures established in *Dilts v. Franklin Township Planning Board*. In *Dilts* the courts found that the landowner should first apply to the County Agricultural Development Board and the State Agricultural Development Committee to evaluate the division and to make a determination as to the agricultural purpose of the division and the agricultural viability of the divided parcels. Once the County and State agencies have made their determinations, the Township is required to approve the application. The Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) specifically excludes divisions of land found by the Planning Board to be for agricultural purposes where all resulting parcels are 5 acres or larger in size from the definition of subdivision. If an application for a division of a preserved farm is received, the Planning Board will follow *Dilts* to make a determination that the division will not create any new streets and would result in parcels of at least five acres in size. The Board will make a finding that the future use of the property will be maintained for agricultural purposes and will require a Plat be recorded in the County Clerk's Office stating same.

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

F. Funding Plan

On April 7, 2025, the SADC adopted the Statewide Farmland Preservation Formula, commonly known as the Statewide Formula Value (SFV). This SFV offers landowners another value to choose from when seeking to preserve their farm. Property owners will be offered the higher of either the new SFV or the traditional appraisals value. Because farmland has value beyond what the market can capture, the SFV enhances payments based on the agricultural and natural resource characteristics of the property. The formula is an alternative to the traditional method which uses two appraisals to determine the property's market value with developments rights and its market value as a preserved farm with agricultural as its highest and best use. The difference between the two appraisals constitutes the value of the development rights easement.

The new SFV sets a base value of 50% of the property's fee simple value, plus additional value can be added for agricultural and natural resources, local importance and additional deed

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restrictions. Agricultural characteristics such as soil characteristics, size, tillability and proximity to other preserved farms can add an additional 20% to the maximum certified fee value. Natural resources (groundwater recharge, upland forest, hydrology and surface water quality) can add up to 10% of the maximum fee value. Finally, local factors; development pressure, military base buffer and unique importance can add an additional 15% to the certified fee value. However, the combination of all agricultural resources, natural resources and local importance cannot exceed 80% of the maximum certified fee value. A landowner can obtain a 10% bonus up to a maximum of 90% of the certified fee value for placing additional deed restrictions limiting the size of the house that can be constructed on the preserved farm.

Colts Neck has a \$0.012 per \$100 assessed value dedicated open space tax trust fund. The annual revenue from this tax is currently \$443,922. This account is used to finance the Township's share of the agricultural development easement cost. This cost share varies between 16% and 18% depending upon the per acre value. As of April 2023, the trust fund contained a cash balance of \$318,500. It should be noted that this account is also used to pay down the \$369,095 bond debt resulting from the Smith Farm acquisition.

Monmouth County now funds its farmland preservation efforts through its dedicated Open Space, Recreation, Floodplain Protection, Farmland and Historic Preservation trust fund. The fund's current tax rate is 2.5 cents per \$100 in assessed valuation and generates \$36,600,000 annually. The vast majority of these funds go to the Parks System. Since 2006 the County has set aside 1.1 million per year of these funds for farmland preservation.

In fiscal years 2020 and 2021 Colts Neck received \$500,000 of additional SADC funding. This brings the Township's available balance to roughly \$1,000,000 in its municipal PIG. Monmouth Conservation Foundation also has \$949,627 in available non-profit funds for development easement purchases.

In Monmouth County, the State's share of the total cost of the easement determines the County's and Township's share. Monmouth County has chosen to fund the same percentage that the State pays for the remaining cost of the easement. The Township is responsible for the rest. For example, if the State funds 60% of the purchase price, the County will fund 60% of the remainder (24% of the total cost). The Township will then fund 40% of the remainder (16% of the total cost). Although this 60-24-16 split is common throughout the county, in Colts Neck, due to easement values that exceed \$50,000/acre, the Township frequently pays more than 16% of the total consideration. Table No. 22, "Estimated Target Farm Cost Projections," lists the estimated State, County, Municipal and other contributors' cost share projections to preserve the Township's seven target farms (See Table No. 20 Target Farms).

TABLE No. 22
Estimated Target Farm Cost Projections

Farm	Acres	\$ / AC	Total Cost	Town (16%)	County (24%)	State (60%)	Other
Bailey (Overbrook)	215	30,000	6,450,000	800,000	4,200,000	0	2,000,000

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MST 5 Inc (Stock)	49	30,000	1,470,000	235,200	352,800	882,000	
Spinella	90	33,000	2,970,000	237,600	712,800	1,782,000	237,600
Maida	29	55,000	1,595,000	255,200	382,800	957,000	
Wellsprings Stables	161	30,000	4,830,000	772,800	1,159,200	2,898,000	
Synergy Farms, LLC	31	33,000	1,023,000	163,680	245,520	613,800	
Big H Group, LLC	48	33,000	1,584,000	253,440	380,160	950,400	
Total	623		19,922,000	2,667,920	6,933,280	8,083,200	2,237,600

The above are based on estimated values only. The actual easement values are anticipated to be substantially higher or lower due to the broad range of values Colts Neck has seen in recent years. However, based on Table No. 24 above, it is obvious that if the Township is to meet its 1, 5 and 10 year preservation goals additional funding is required.



G. Farmland Preservation Program Administration

Ultimate responsibility for the Township's farmland preservation program rests with the elected officials or Township Committee. However, the Township Committee has established an Agriculture Advisory Committee (AAC). The Committee is charged with the day to day operation, processing applications and outreach to local farmers. All farmland preservation applications received are evaluated and ranked by the AAC. The farms that comprise Table No. 22, Colts Neck Target Farms have been developed by the AAC. The Agricultural Advisory Committee consists of three members, a chairman and two farmers who operate in conformance with N.J.S.A. 4:1C-43.1.

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

Township staff has recently improved its geographic information systems capabilities (GIS) and is capable of producing mapping using ArcMap 10 at no cost. In fact, the vast majority of the Maps contained in this element were the product of Township staff. Additional GIS resources can be found on the Monmouth County website through a Self Service Mapping Application and Property / Parcel Viewer. Finally, the New Jersey Conservation Blueprint is an interactive map-based system that provides access to data for planning purposes. The Blueprint contains a wide array of data regarding wetlands, groundwater recharge, impervious surfaces, land use and the like. Its Farmbelt viewer contains layers regarding preserved farms, farmland soils and agricultural lands. Visit the [New Jersey Conservation Blueprint](#) for more information.

H. Factors Limiting Farmland Preservation Implementation

At this time the number of eligible farms is not a limiting factor to farmland preservation efforts. As previously discussed, the two key factors to implementing a successful farmland preservation program are funding availability and landowner participation. These two factors generally have an inverse relationship with land value. That is as the cost of development rights increase, landowner participation rises and in turn the amount of available funding tends to decline.

Landowner participation is linked to market conditions. Experience has proven that once the cost of the development easement exceeds \$75,000 per acre for A-1 zoned farms and \$55,000 per acre for AG zone, landowner participation rises sharply. If the price for the development easement falls below these minimum thresholds, it will become more difficult to get new participants into the farmland preservation program.

The Township's Farmland Preservation funding is currently limited. The Township annual income stream from its 1.2 cent dedicated open space tax is simply too small to support major acquisitions alone. As of this writing, SADC funding allocations are currently adequate and supplemental allocations from future funding rounds is anticipated.. If all State and

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County Funding ceases in the future, the Township will bond new acquisitions up to the amount that can be supported by the Township's dedicated Open Space Tax Trust Fund.



VII AGRICULTURAL ECONOMIC DEVELOPMENT

A. Consistency with NJ Department of Agriculture Economic Development Strategies

In April 2006 the NJ Department of Agriculture updated the “Agricultural Smart Growth Plan for New Jersey”. The Smart Growth Toolkit provides information to support municipal governments, business, non-profit organizations and local citizens. The Toolkit identifies five sectors that are critical for agriculture: Farmland Preservation, Agricultural Land Use Planning, Economic Development, Natural Resource Conservation and Agricultural Industry Sustainability. Like the Agricultural Smart Growth Plan for New Jersey, Colts Neck recognizes the need to keep agriculture as a viable industry by stabilizing and fostering an active agricultural base. The Township must also facilitate investments in agricultural infrastructure, as well as eliminate obstacles that prevent farmers from accessing new markets.

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

In 2023, these economic development strategies were bolstered with the establishment of the Special Occasion Events on preserved farms (SOE). A Special Occasion Event is a social or cultural event, including a wedding, held on a preserved farm. The law recognizes the positive effects that holding SOEs on preserved farms can have. Among these are helping sustain the agricultural industry, enhancing the growing demand for agritourism activities and improving the viability of the state’s farm operations. Under the program the owner and/or operator of a preserved commercial farm can apply to the holder of the easement for a SOE permit. The preserved farm must produce agricultural or horticultural products worth \$10,000 or more annually to qualify. Preserved commercial farms can obtain approval to hold up to 26 SOEs per calendar year. Up to six SOEs may have 250 or more guests in attendance at any one time. An event is considered a single event if it lasts not more than two days and is marketed as a single event. SOE’s held by or for a nonprofit entity do not count as a SOE if the event has fewer than 100 guests and the permittee does not charge for and receives no fees or compensation for hosting the event, other than out of pocket expenses not exceeding \$1,000. In Colts Neck only the Mosley Farm (Block 20, Lot 2.01) has received a SOE approval from the Monmouth County Agricultural Development Committee.

Economic data at the municipal level is not available. However, the Monmouth County Farmland Preservation Plan contains data on the economic impact of agriculture on the northeast economy as well as Monmouth County agricultural job data.

The document entitled New Jersey Department of Agriculture 2011 Economic Development Strategies details strategies organized around the following sectors: produce, horticulture, field and forage crops, dairy, livestock and poultry, organic, seafood, equine, wine and general.

The Township and its partners strive for consistency with this document by strengthening existing agricultural institutions and businesses and work to attract new ones, marketing local farms, and anticipating agricultural trends and support needs. Some of Colts Neck's most active agricultural sectors are discussed below:

Field and Forage Crops

Over the past decades the amount of land devoted to cropland harvested has decreased. Today, Slope Brook Farm is the largest single field crop producer by farming hay and straw on roughly 900 acres of land.

Produce

Years ago, local farmers produced a variety of vegetables for national supermarket chains. However, today only Samaha Farms sells tomatoes, corn and vegetables to regional supermarkets, and Stone Hill Farms sells organic vegetables to Whole Foods. The majority of produce is sold at nearby community farm markets or at on-site farm stands. Local community farm markets are located in Red Bank, Asbury Park, Highlands, Atlantic Highlands, Freehold Borough, Monmouth Beach, Sea Bright, Belmar, Asbury Park, and other communities in Monmouth County.

Delicious Orchards is a regional market that specializes in fresh produce and baked goods. The store originated as a roadside farm stand on County Route 537 selling apples and pies. Today, located on State Highway Route 34, the store is visited by over 2.5 million patrons per year. Delicious Orchards is known for its baked goods but sells fruits, corn, melons, tomatoes and other vegetables of which a portion is obtained from local farmers. The store also leases approximately 7 acres which is partially planted as a pick your own blueberry, raspberry and strawberry fields.

Monmouth County has initiated its own marketing and public relations promotion known as "Grown in Monmouth". The goal is to establish a "Grown in Monmouth" brand and bring marketing awareness to the public of locally produced products. A searchable website provides an inventory of Monmouth County farms stands, nurseries, and garden centers, pick-your-own, restaurants, wineries, breweries, equine facilities and distributors on an interactive map. The website also serves as a resource to local farmers and contains information on business development and marketing. The promotion also distributes "Grown in Monmouth" signs to reinforce public awareness of the benefits in supporting the local economy and purchasing fresh local produce.

A real demand exists for locally grown fruits and vegetables and the viability of on-site farm stands and local community farm markets will continue in the future. Use of the promotion "Jersey Fresh" and "Grown in Monmouth" marketing logos and branding materials can help encourage the sale of locally grown produce.

Agritourism

The fall pumpkin and apple picking season is the busy time of year for farm-oriented tourism. Local farmers such as Slope Brook Farm and Eastmont Orchards have developed successful pick-your-own businesses. In the fall many suburbanites make a family day in the country to pick pumpkins and apples, go on hayrides, and then purchase fresh fruit and vegetables at Delicious Orchards. However, in recent years the township has experienced a decline in pick-your-own pumpkins. Both Slope Brook and Casola farms have ceased their operations. Only Eastmont Orchards remain and still maintains a strong pick-your-own apple and other fall produce business. See Table No. 9 Top Five Vegetables where the acreage devoted to pumpkins has decreased from 84 in 2008 to 40 in 2018.

Post Thanksgiving, cut your own Christmas tree season begins. Township farmers such as The Fur farm, Blackburn Farm and Woodfield Christmas Tree Farm are popular attractions with hot chocolate and Christmas carols. Patrons need to tag their trees well before the season in order to purchase a desired tree.

Source Brewery is a newcomer to the fall season. The brewery has developed into an attraction with its locally produced farm to glass craft beers. The brewery features a variety of seasonal IPAs produced from locally grown grains and fruits. As Source Brewery's award winning reputation grows, its attraction and marketing draw is anticipated to increase.

Wineries or viniculture is another growing practice in agriculture. 4JG's Vineyard offers wine tastings, tours and direct retailing to its customers. The winery also promotes agrotourism through special events such as soup and sip, haunted wine walk, totally Tiki, picnic on the lawn as well as wine and watermelon summertime fest.

Cross-marketing opportunities between Township farmers exist and need to be strengthened. This could be done through digital and paper marketing materials, as well as advertisements and press releases. Websites such as [New Jersey Agricultural Smart Growth Plan and Tool Kit](#) and [Grown in Monmouth](#) should help promote seasonal events, direct farm marketing programs and contact information.

Nurseries

Monmouth County has one of the State's highest housing costs with a 2023 median single family new home price of \$1.5 million and trending upwards according to realtor.com. The wealth capable of supporting these homes has resulted in an increased demand for nursery production and related products. Nurserymen and landscapers have taken advantage of this new market by installing and maintaining elaborate residential settings. This has resulted in a stable market for nurseries such as Brock Farms, Statile Nurseries, Triple Brook Nursery and The Nursery at Colts Neck all producing trees, shrubs and flowers for residential properties. The nursery market is currently strong and is a trend that is anticipated to grow in the future. Expansion of the "[Jersey Grown](#)" and "[Grown in Monmouth](#)" brand can help promote locally produced horticultural products.

Equine

During the past 40 years the horse racing industry has struggled due to other forms of gambling. The State lottery combined with the legalization of online casinos has significantly impacted the racing industry. Sports books such as Caesars at Monmouth Park Race Track have helped but simply cannot out compete on-line gambling. Farms specializing in thoroughbred racing include: Overbrook Farm, Colts Neck Stables, Prancing Horse stables, Quite Winters Farm, Colonial Farm, Crystal Brook Farm and Stock Farm. However, equine riding and training centers for recreational riding and horse competitions have thrived. This new expanding market has also benefited related industries such as feed, breeding, fencing, blacksmith and veterinary services. A robust equine industry is important for the economic health of local hay and straw operations as over 1,100 acres of Colts Neck land are devoted to field crop production. It is expected that the equine related riding and training market (hunters, jumpers, dressage & therapeutic) will be the fastest growing equine sector in the future.

B. Agricultural Industry Retention, Expansion and Recruitment Strategies

The Colts Neck Agricultural Advisory Committee (AAC) is the local contact for the agricultural community. The Committee contains local farmers who are actively involved in agriculture. They have firsthand experience and knowledge with the needs of local farmers and are in constant contact with the agricultural community through local outreach programs.

Recommendation for promoting the economic viability of farming in Colts Neck include:

1. The AAC should continue their current practice of hosting educational seminars.

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

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

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

Another potential outlet that should be explored is increased participation in the Jersey Fresh and Grown in Monmouth programs. These programs have been a successful marketing tool to strengthen consumers awareness that a product was grown locally.

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

Colts Neck produces a variety of field crops and vegetables for residents who enjoy locally grown fresh food. Farmers also benefit from the ability to market their products on-site, as it allows them to sell directly to customers rather than “middlemen,” wholesalers or retailers. In the past the Township had several seasonal farm stands. However, today Slope Brook Farm and Smith remain. New efforts need to be directed to re-establish the farm stand sector. Each farm currently operates individual stands but should consider economies of scale and partner together to create a weekend farmers market along Route 34 in the business zone. This would take advantage of the weekend traffic to Delicious Orchards and Eastmont Orchard as well as the pumpkin and apple picking season.

Community farm markets also exist in Red Bank, Freehold Borough Monmouth Beach, Atlantic Highlands, Sea Bright, Asbury Park and Belmar. Greater coordination between the farm stand operators is needed to form partnerships and combine advertising and marketing resources. The Township should also review its current zoning ordinances regarding farm stands to determine if changes are needed in this area.

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

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

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

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

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

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

7. Increase educational opportunities related to farming as a profession.

A need exists to educate younger generations on the profession of farming, transitioning from one type of farm to another and maintaining an inherited farm. Programs such as the Rutgers Cooperative Extension's "RU Ready to Farm – Beginner Farm Training Program" must be expanded. The Rutgers class is a one year course which focuses on the business aspects of farming such as: budgeting, loans, regulations and technical topics. Published sources include the SADC's 2004 publication, "Transferring the Family Farm: What Worked, What Didn't for 10 NJ Families."

8. Expand financial opportunities to farms.

Township farms need to purchase seeds, fertilizers, and equipment. Farmers require a substantial up front capital outlay and access to financing is critical. Increased access to programs such as: Farm Credit East, USDA – Farm Service Agency and Whole Foods Local Producer Loan programs are needed.

C. Business Suppliers/Distributors and Anticipated Trends

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

There are no major grain or vegetable processing facilities in Monmouth County. However, Slope Brook Farm packages the hay and rye it grows for limited distribution. Slope Brook leases roughly 900 acres throughout Colts Neck and the surrounding area to support its operation. In addition, Samaha Farms sells tomatoes, corn and vegetables to regional supermarkets, and Stone Hill Farms sells organic vegetables. Although not a farm, Source Brewery and Colts Neck Stillhouse process locally grown products into a variety of craft beers and sprints.

Processing often adds value to agricultural products and expands market opportunities. Processing of agricultural output is limited to Eastmont Orchards/Delicious Orchards, Laird's Apple Jack Distillery and 4JG's Winery. Eastmont Orchards process apples into apple cider, prepare pies and gift baskets as well as other products for sale at Delicious Orchards. Laird's Apple Jack is the oldest distillery in New Jersey and processes apples and grain into Apple Jack and a variety of liquors and Four JG's Winery processes grapes and apples grown on site into wine, grape juice or cider which are sold on-site and at local liquor stores. It is anticipated that these processing activities will continue in the future with limited growth or expansion.

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

D. Anticipated Trends

As discussed in Section 11, the quantity of land devoted to agriculture is anticipated to decrease. Same with production of vegetables such as: sweet corn, pumpkins and tomatoes. However, opportunities and expansion in the nursery and equine sectors exists.

Nurseries consist of 6 percent of the Township's agricultural base. Monmouth County has one of the State's highest housing costs with a 2023 median single family new home price of \$1.5 million and trending upwards according to realtor.com. The wealth capable of supporting these homes has resulted in an increased demand for nursery production and related products. Nurserymen and landscapers have taken advantage of this new market by installing and maintaining elaborate residential settings. This has resulted in a stable market for nurseries such as: Brock Farms, Satile Nurseries, Triple Brook Nursery and The Nursery at Colts Neck producing trees, shrubs and flowers for residential properties. The nursery market is currently strong in Colts Neck and is a trend that is anticipated to grow in the future.

Equine consists of 4 percent of the Township's agriculture base. Recently, equine riding and training centers for recreational riding and horse competitions have thrived. This new expanding market has also benefited related industries such as feed, breeding, fencing, blacksmith and veterinary services. It is expected that the equine related riding and training market (hunters, jumpers, dressage & therapeutic) will be one of the fastest growing equine sectors in the future.

E. Agricultural Support Implementation

The Colts Neck Agricultural Advisory Committee is the lead agency responsible to implement the Township's agricultural economic development plan. This Committee receives a small annual appropriation of over \$3,000 from the Township budget. Due to budget constraints combined with increased operating and contractual costs, the likelihood of this appropriation to be significantly increased is low. In order to successfully implement an economic development plan, additional funding is necessary. The Agricultural Advisory Committee will needs explore other funding sources at the Federal, State and County levels. It is anticipated that new agricultural facilities and infrastructure would also be financed by trade groups and associations, such as the Commercial Vegetable Growers Association or the Thoroughbred Breeders Association.

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



Timing to implement a successful economic development plan will depend upon funding availability. It is recommended that the AAC continue hosting educational luncheons, mail newsletters, assist farmers in maintaining farm stands and develop new markets for niche farming. Over the next five years it is a goal to develop a coordinated marketing strategy advertising locally grown products as well as expand and increase the popularity of the fall pumpkin, apple and Christmas tree markets which attracts thousands of visitors to Colts Neck. Agriculture Representation in Economic Development Organizations

The Colts Neck AAC contains local farmers who are actively involved in agriculture. The Chairperson of this Committee is also the Executive Director of the Monmouth Conservation Foundation. The Township does not have a Chamber of Commerce but does have a local non-profit agency known as the Colts Neck Business Association. This is a group of local business owners who strive to attract new businesses to the Township, which in turn will benefit the existing business community. Brock Farms is an active member of the Association and advances agricultural interests.



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

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

VIII NATURAL RESOURCE CONSERVATION

A. Natural Resource Protection Coordination

On January 16, 2025 the SADC authorized the adoption of new rules establishing soil protection standards on preserved farms. The soil protection standards stem from a 2018 NJ Supreme Court Decision where the court found in part that the SAD needs to establish regulations and standards on the extent of soil disturbance that is permissible on preserved farms. Failure to establish such regulations and standards could lead to challenges to SADC enforcement actions. The purpose of the new rules, (N.J.A.C. 2:76-25) is to define what activities constitute soil disturbance and to establish a soil disturbance limitation. Exceeding the soil disturbance limitation will constitute a violation of the deed of easement, which prohibits activities detrimental to soil conservation as well as the continued agricultural use of the farm. For farms preserved prior to October 1, 2024, the allowed soil disturbance is equal to 12% of the premises or 4 acres whichever is greater. The soil protection standard also establishes several exemptions and waivers to the new rules as well as soil rehabilitation and certification procedures and soil protection mapping and monitoring requirements. Further information on the soil protection standards can be found at the SADC website at <https://www.nj.gov/agriculture/sadc/farmpreserve/soilprotection/#2l>.

Monmouth County's US Department of Agriculture – Natural Resource Conservation Service (NRCS) field office is located at the County Agricultural Building, 4000 Kozloski Road, Freehold, New Jersey. The Natural Resource Conservation Service provides assistance to private landowners in the conservation and management of their soil, water and other natural resources. The NRCS works with landowners to create conservation plans that address the conditions of their natural resources. The preparation of a conservation easement plan is also a requirement for farms who have entered the farmland preservation program. The Conservation Plans are designed to protect, conserve and enhance natural resources as part of the larger environment. Conservation Planning is a natural resource problem solving and management process. The process integrates ecological, economic and social considerations to meet private and public needs.

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

B. Natural Resource Protection Programs

When funding is available, the SADC's Soil and Water Conservation Grant program provides up to 50% matching funds to landowners in the permanent farmland preservation program or term preservation farms (16 or 8 years) to implement soil and water conservation projects. These projects not only protect soil and water resources but increase productivity and profitability for the farmer. Eligible projects include terrace systems, diversions, water impoundment reservoirs, irrigation systems, sediment retention, erosion or water control systems, drainage systems, animal waste control facilities and land shaping and grading.

The SADC also has a Farmland Stewardship Deer Fencing Grant. This is a cost sharing grant to eligible farmers for the installation of high-tensile woven deer fencing on permanently preserved farms. The grants cover 30 to 50% of the cost and shall not exceed \$200 per acre or a total grant of \$20,000. To be eligible the applicant must own the farm and the property needs to be permanently preserved.

Federal Conservation Programs include but are not limited to the Conservation Stewardship Program (CSP), Conservation Reserve Enhancement Program (CREP) and Environmental Quality Incentives Program. CSP is a land conservation program administered by the Farm Service Agency. In exchange for yearly payments, farmers protect environmentally sensitive land and remove invasive plant species in order to improve the health and quality of the environment. The long term goal is to reestablish valuable land cover to help improve water quality, prevent soil erosion and increase wildlife habitat.

CREP is a voluntary land retirement program that helps agricultural producers protect environmentally sensitive land, decrease erosion, restore wildlife habitat and safeguard ground and surface water. For the landowner, CREP is not just a cost effective way to address rural environmental problems and meet regulatory requirements; CREP can also provide a viable option to supplement farm income as well.

EQIP is a voluntary conservation program for agricultural producers. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land. EQIP offers contracts for a maximum term of ten years and eligible activities include, but not limited to; aquaculture, conservation plans, farm energy, organic production and soil health.

Agricultural Management Assistance (AMA) is another voluntary conservation program that targets beginning and limited resource farmers, small farms and producers who have had limited participation in other USDA financial assistance programs. AMA provides assistance to address issues such water management, water quality and erosion control by incorporating conservation into their farming operations. The program has five priority areas which include;

- Reduction in non-point source pollutants
- Irrigation water use efficiency
- Reduction in particulate or ozone precursor emissions
- Reduction in soil erosion and sedimentation
- Promotion of at risk species habitat conservation.

Projects eligible for assistance utilizing the AMA programs include constructing efficient irrigation systems and implementing irrigation water management practices, reducing non-point source pollutants via filter strips and nutrient management and projects to improve habitat conservation through conservation cover and windbreaks.

The following is a listing of other NRCS programs:

1. Emergency Conservation Program – The Emergency Conservation Program (ECP) provides technical assistance to restore farmland damaged by natural disasters and for emergency water conservation measures in severe droughts.
2. Emergency Forest Restoration Program – The Emergency Forest Restoration Program (EFRP), is very similar to the ECPP and provides funding to restore privately owned forests damaged by natural disasters.
3. Farmable Wetlands Program – The Farmable Wetlands Program (FWP) is designed to restore wetlands and wetland buffers zones that are farmed. FWP gives farmers and ranchers annual rental payments in return for restoring wetlands and establishing plant cover.
4. Grassland Reserve Program – The Grassland Reserve Program (GRP) works to prevent grazing and pasture land from being converted into cropland or used for urban development. In return for voluntarily limiting the future development of their land, farmers receive a rental payment.
5. Source Water Protection Program – The Source Water Protection Program (SWPP) is designed to protect surface and ground water used as drinking water by rural residents. The program targets states based on their water quality and population.

In the past Colts Neck farmers have obtained Soil and Water Conservation Grants. However, today no local farms are participating in the program.

C. Water Resources

As indicated in Table No. 3 Irrigated Acres, the 2018 Farmland Assessment Forms reported that only 129 acres of land are irrigated in Colts Neck. NJDEP Agricultural Registration & Certificate data miner reveals only one farm, Statile Nurseries, in Colts Neck as have an Agricultural Diversion Permit to draw 100,000 gallons per day or more.

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

The actual quantity of water consumed varies depending upon the agricultural activity. Horse breeding, training and boarding facilities use very little water. Field crops (pasture, hay, soybeans, alfalfa and field corn) typically require no irrigation and only need supplemental water during drought periods. Horticultural crops (nurseries, farm stand vegetables and greenhouses) require substantially more irrigation. Rutgers Cooperative Extension has indicated that a typical acre of horticultural crops need up to one inch of water per week. This equals to approximately 50,000 gallons of water per acre per growing season through overhead spray irrigation. Trickle irrigation systems require substantially less water due to less evaporation and utilize roughly 18,000 gallons per acre per growing season.

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

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

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

D. Waste Management Planning

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

The New Jersey Department of Agriculture adopted regulations that require farmers with eight or more animal units (1 animal unit equals 1,000 pounds) to prepare Animal Waste Management Plans. Farm operators with 8 to 299 animal units are required to develop a self certified Animal Waste Management Plan. The plan is developed in consultation with the NJ Department of Agriculture, NRCS or Rutgers Cooperative Extension. The plans must meet the minimum best management practices established by the NJ Department of Agriculture. There are five general requirements that must be included in an Animal Waste Management Plan which includes:

1. Animals in confined areas shall only have controlled access to waters of the State.

2. Manure storage areas must be 100 feet from waters of the State, and on slopes less than 5 percent.
3. Land application of manure must follow Best Management Practices.
4. Livestock contagious disease must be reported to the State Vet.
5. State Officials must follow bio-security protocols.

Each year the farm operator must file a declaration page with the Monmouth County Branch of the Rutgers Cooperative Extension.

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

Tree services often store and grind tree limbs and branches generated from their commercial activities into mulch. Organic debris may also be burned with proper permits issued by the NJDEP. Several farmers (Eastmont Orchards, Delicious Orchards & 4JG's Vineyard annually conduct open burns to remove excess brush and tree trimmings generated from their operations.

Fall leaf collection represents another recycling opportunity. The Township pays to deposit leaves it collects with Mazza Recycling in Tinton falls where they are composted and resold as mulch. The NJDEP allows farmers to accept leaves for composting with a simplified permit (notification requirement) if the volume is less than 20,000 cubic yards or can receive leaves to be mulched into the soil at no greater than a six-inch depth on the soil and within seven days from delivery without a need for a permit. This requires that the leaves be incorporated into the soil no later than the next tillage season. Only leaves can be composted. Leaves must be removed from bags or boxes and cannot be mixed with branches or tree parts. Slope Brook Farm receive leaves from out-of-town municipalities that are tilled with the topsoil to improve moisture holding capacity and fertility, The Squillare Farm and Overbrook Farm also receive out of town leaves that are composted and sold to others as mulch or a soil additive.

E. Energy Conservation

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

The SADC has adopted an AMP for the Construction, Installation, Operation or Maintenance of Solar Energy Generation Facilities, Structures, and Equipment on Commercial Farms (N.J.S.A.

2:76-2A.12). The AMP authorizes the owner or operator of a commercial farm to mount solar photovoltaic panels on existing buildings or facilities. New ground mounted facilities are authorized in accordance with height and setback requirements based on the size of the area occupied by solar energy generation facilities. The AMP encourages solar energy generation facilities to be located in a manner that minimizes views from public streets and adjoining residences not located on the subject farm by utilizing existing barriers such as buildings, trees, hedgerows and natural topography.

The State is seeking to achieve its clean energy goals and combat climate change by developing 17 gigawatts of solar by 2035 and 32 gigawatts by solar by 2050. Two solar bills have been drafted; one related to grid supply (S2605) and the other to dual use solar as part of a working farm (S3484). Both bills try to strike a balance between enabling solar development and protecting the state's best farmland and natural resources.

The grid supply bill defines a grid supply project as generating greater than 5MW of power. Such projects are eligible for renewable energy incentive certificates. For agriculture the focus is to protect prime and statewide important soils in each County Agricultural Development Area (ADA). It generally prohibits the use of prime or statewide important soils in a County ADA without a waiver. Only the first 2,5% of prime or statewide important soil can be developed for solar without a waiver. An absolute cap limits the loss of the best farmland in each County's ADA to 5%. Finally a waiver must be obtained for all grid supply projects on preserved farmland.

The goal of the dual use bill is to develop best techniques for solar on working farms, while ensuring farming remains productive. It establishes a 3 to 5 year pilot program and caps the overall program to 200 MW total (1,000 – 2,000 acres). It also requires that land on which a dual use project is installed must remain in agricultural or horticultural use. During the pilot projects will be evaluated based on factors such as monitoring quality of agricultural output, location, minimizing negative impacts to farmland and other resource issues. Approved dual use projects will be deemed a "permitted use" within the municipality. All dual use projects on preserved farmland will require a waiver.

Colts Neck allows building and ground mounted solar generating facilities as a permitted accessory use in all agricultural districts. Due to the size of most farms, building rooflines are easily oriented to take full advantage of solar power. In spite of the State rebates and lower utility costs, most township farmers have not converted to solar power. The use of solar power is hampered due to the initial capital expenditure and period of time required to recoup this expenditure. However, as advances in technology improve, it is anticipated that the use of solar power will increase in the future. This includes agrivoltaics which combines farm operations with ground mounted solar arrays (See Section III, Agricultural Industry).

Wind power is another sustainable renewable energy option which is underutilized in the Township. The system usually takes the form of wind turbines to transform kinetic energy from the blade rotation into electrical energy. Wind energy systems are permitted accessory uses in the AG, A-1, A-2, A-3 Business and Industrial zones in the Township. To date no farms have maintained wind turbines as a source of energy generation. However, some (Prancing Horse Stables and Duck Hollow Farm) have windmills for aesthetic purposes.

The New Jersey Wind Working group is dedicated to advancing small terrestrial wind applications throughout the state. Initially funded by a grant provided by the U.S. Department of Energy Wind Power America Program, the group has developed the “Small Wind Model Ordinance” to address barriers to the deployment of on-site wind generation in New Jersey. The Township should review its current ordinances and pursue amendments consistent with the model ordinance. It should be noted that Colts Neck has installed a wind mill to aerate the west pond at the Township Municipal Complex. This is a cost free means of increasing dissolved oxygen levels, eliminating stagnation and improving the overall water quality of the pond without the use of an energy-consuming fountain.

Geothermal energy systems utilize the heat and stable temperatures found underground to provide heating and cooling for buildings. Geothermal systems have an advantage over solar and wind in that sunlight and wind fluctuate significantly while the earth’s temperature remains stable. The standard carrier for obtaining energy through geothermal systems is water, which is readily available. No township farms currently utilize geothermal, however, Trump National Golf Club utilizes geothermal systems.



F. Outreach and Incentives

The Colts Neck Agricultural Advisory Committee works in conjunction with MCADB staff to distribute literature and direct local farmers to the resources offered by Natural Resources Conservation Service, SADC and other agencies. The Committee publishes a periodic Farmland Preservation Bulletin informing local farmers of the availability of preservation and

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natural resource management programs. The NRCS also conducts extensive outreach. The NRCS produce newsletters, attend agriculture meetings, forward information to the Township and set up informational booths at local fairs and events. Staff members also give talks to agricultural groups and associations such as Central New Jersey Vegetable Growers.

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



Photo by Frederick Yahn – Eagle Drone Solutions LLC, care of Monmouth Conservation Foundation

IX AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION & PROMOTION

A. Existing Agricultural Industry Support

Right to Farm

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

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

Right to Farm issues are decided by the MCADB. The MCADB serves as the agency that reviews the farm operations and determines if the farmer is applying generally accepted agricultural activities that are authorized within the provisions of the Act. The MCADB also offers municipalities' assistance with interpreting the Right to Farm Act. When a conflict arises between a landowner and a farmer, the MCADB will hold public hearings, visit the farm and issue a Site Specific Agricultural Management Practice (SSAMP) which contains findings of fact and states whether or not the farming practices meet generally accepted standards. The MCADB also encourages the filing of Conflict Resolution Requests. This is an alternative to the filing of a formal complaint and the parties use an informal mediation process. In contrast to a formal Right to Farm complaint, mediation enables the parties to discuss and resolve issues quickly. The process is less controversial, allows parties to develop individual agreements and maintains a better relationship between the farmer and the neighbor.

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

Farmland Assessment



*Photo by Frederick Yahn – Eagle Drone Solutions LLC,
care of Monmouth Conservation Foundation*

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

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

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

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

It should be noted that 2013 amendments to the Farmland Assessment Act had an unintended consequence on the viability of small farms in Colts Neck. These amendments placed a greater burden in demonstrating the minimum threshold of 5 acres in agricultural production and increased minimum income requirements. As a result many small farms, less than 7 acres in size, are no longer eligible for farmland assessment (See Table No. 4, Farms by Size in Section II).

Appendix I, Inventory of Farmland Assessed Properties contains the Colts Neck 2022 Tax List database of farmland assessed properties. In 2022 the Township contained 201 farms for a total of 4,100 acres.

B. Other Strategies

Permit Streamlining

The Colts Neck Development Regulations, found in Chapter 102 of the Code of the Township of Colts Neck, contain several provisions to promote agriculture. The following is a partial listing of the Development Regulations that are designed to maintain agriculture as a viable industry (See Section IV, Land Use Planning Context).

- Agriculture is a permitted principal use in the A-1, A-2, A-3, A-4, A-5, AG, B-1, B-2 and B-3 Zones.
- Barns, tool sheds, greenhouses and customary accessory building to farms are permitted accessory uses.
- Farm stands, farm stand signs, pick your own signs and traffic directional signs are permitted accessory uses on farms.
- Provisions have been adopted to allow riding/training stables to hold equine shows and events that are open to the public.
- Permitted principal uses in the Business Zones allows commercial services and businesses that are needed to maintain and support agriculture.
- Barns are allowed additional building heights over the 35' limitation but shall not exceed 55' in height. However, silos have no height limitation.
- Indoor riding rings are exempted from Site Plan Approval and can be issued Building Permits without Planning Board Approvals.

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

Agricultural Vehicle Movement



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



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

Agricultural Labor Housing

Chapter 102 of the Development Regulations also allows farms to have farm labor housing. Farm labor housing is permitted on farms containing at least 15 acres. The farm labor housing units may be freestanding houses or attached to a barn or other farm structure. The dwellings must also be occupied by at least one occupant who is a full time employee of the farm.

Wildlife Management

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

Estimates vary, but the economic impact of deer browsing on agriculture is significant. In 2022 the Rutgers New Jersey Agricultural Experiment Station published a paper entitled, "White Tail Deer and the Cost to Farmers' Livelihoods." This is a case study of 27 farmers and their estimated financial loss from white tail deer. The paper estimates that these 27 farms in 2019 experienced a \$520,940 loss due to direct deer damage and an additional \$755,200 loss due to deer related hidden impacts.

In 2019 the Colts Neck Wildlife Committee conducted a spotlight deer count on three separate nights (4/17/19, 4/24/19 & 4/27/19) in the Clover Hill section of the Township. Clover Hill is a residential area where the typical lot area is one acre in size. This section does not contain greenway or open space corridors, which serve as super highways for deer movements throughout the Township, and are created by cluster developments. Based on the spot light deer counts, the Wildlife Committee estimated an approximate average of 250 deer per square mile in Clover Hill. This is 25 times higher than the density considered healthy for deer populations. Clover Hill consists of 4 square miles and the Wildlife Committee's finding suggest that in this section alone, close to 1,000 white tail deer reside.

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

Physical barriers typically involve deer fencing. Deer fencing is an effective tool for excluding deer and small animals, keeping wildlife outside protected areas. A properly installed fence can provide 20 plus years of maintenance-free performance. However, initial capital expenditure for fencing is high. Rutgers New Jersey Agricultural Experiment Station estimates deer fencing costs in the neighborhood of \$10 per linear foot. Chapter 102, Development Regulations of the Code of the Township of Colts Neck allows open wire deer fencing up to ten feet in height on commercial farms. However, if the overall deer population is not effectively managed, additional strategies besides recreational hunting and fencing need to be explored.

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

Agricultural Education and Promotion

Preservation of the land is only a part of farmland preservation. Farmland preservation must go beyond the purchase of development easements and make the effort to ensure that the agricultural industry remains a viable component of its economy and a major component of the Township's character and lifestyle. In order for this to occur, educating and training the next generation of farmers is critical. The next generation must be highly trained and savvy individuals that will make full use of the latest technologies and strategies in order to ensure that agriculture remains a profitable industry.

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

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

Other educational and promotional activities are performed by the NCRS, MCADB, and SADC. Each agency provides technical assistance, hosts educational seminars and produces publications designed to promote public education and awareness of agricultural related issues.

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APPENDIX I

Inventory of Farmland Assessed Properties

Block	Lot	Qual	Curr- Cla	Land Size	Location	Owners Name
1.01	2.12	QFARM	3B	9.85	250 NEWMAN SPRINGS ROAD	MANZA REGINA & BACARELLA ANTOINET
2	16	QFARM	3B	5.09	43 CLOVER HILL LANE	VELBA JOSEPH & ADELE K
3	3	QFARM	3B	9.8	1159 RT. 34	REHM RICHARD W
3	4	QFARM	3B	7	1151 RT. 34	REHM RICHARD W
5	1.06	QFARM	3B	11.68	11 EAGLENEST ROAD	DIAZ JUAN CARLOS & MARTHA GALEANO
5	2	QFARM	3B	112.06	100 WILLOW BROOK ROAD	PURDEY FRANCES C
5	3		3B	0.12	WILLOWBROOK ROAD	NEW JERSEY-AMERICAN WATER SSC
5	3.01		3B	0.7	WILLOWBROOK ROAD	NEW JERSEY-AMERICAN WATER SSC
5	5	QFARM	3B	26.5	8 SOUTH STREET	CAPRI KADRI & NERIM
6	8.02	QFARM	3B	5.53	101 BOUNDARY ROAD	FIGORE KELLY L
6	10	QFARM	3B	5.09	12 NAN-TONE COURT	PANG SARINA & BURT JAMES
6	11	QFARM	3B	21.83	166 HILLSDALE ROAD	THE FIR FARM LLC
6	16	QFARM	3B	6	150 HILLSDALE ROAD	GIUNCO JOHN A & JANET
7	3	QFARM	3B	54.52	99 CRINE ROAD	GIUNCO JOHN A & JANET
7	4	QFARM	3B	8	14 COLTS GAIT LANE	ABREU JORGELINA
7	7	QFARM	3B	29.55	7 LAREDO DRIVE	ZIMMERER FARM LLC % ZIMMERER HANS
7	7.01	QFARM	3B	10	55 CRINE ROAD	FOLGORE JOSEPH L & SANDRA
7	7.03	QFARM	3B	5.76	73 CONOVER ROAD	BIG BROOK FARM LLC
7	7.05	QFARM	3B	12.53	17 COLTS GAIT LANE	FIGORE PETER & ANDREA
7	7.11		3B	9.54	49 CRINE ROAD	FOLGORE JOSEPH L & SANDRA
7.30	2	QFARM	3B	12.89	866 RT. 34	BOWERS JOHN H JR TRUSTEE
7.30	3.02	QFARM	3B	7	14 PADDOCK LANE	DEVANEY AIDEN
7.30	3.08	QFARM	3B	6.11	27 PADDOCK LANE	MCGUINNESS MICHAEL J & VIKKI A
7.30	3.09	QFARM	3B	10.12	23 PADDOCK LANE	POHL CHRISTOPHER
7.30	3.1	QFARM	3B	8.39	19 PADDOCK LANE	RAPPEYEA RICHARD J & JANE D
7.30	3.12		3B	6.26	11 PADDOCK LANE	BOWERS JOHN H JR TRUSTEE
7.30	3.18	QFARM	3B	17.66	18 PADDOCK LANE	STIVALA LIVING TRUST
7.30	4		3B	42	910 RT. 34	DEGROOT CLAIRE TRUST
7.30	5	QFARM	3B	22.4	950 RT. 34	DEGROOT CLAIRE TRUST
7.30	6.02	QFARM	3B	16.6	7 HOMELANDS DRIVE	NOVICK JENNIFER
9	1.01	QFARM	3B	26.93	867 RT. 34	ABADIOTAKIS RUSSOS & JOHN ETAL
9	2.01	QFARM	3B	15.75	75 WILLOWBROOK ROAD	GUTIERREZ JUAN & MARTA

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9	2.02	QFARM	3B	8	111 WILLOWBROOK ROAD	GURKAS WILLIAM V & ROSALYN A
9	2.08	QFARM	3B	31.68	15 EVERGREEN LANE	GUTIERREZ JUAN & MARTA
9	3.01	QFARM	3B	13.26	65 CROSS ROAD	DEMOLA DAVID T & DIANE
9	3.02	QFARM	3B	14.48	61 CROSS ROAD	VACCARO ALICE
9	4	QFARM	3B	26	797 RT. 34	DILLON HELEN & LISA & GRECO LINDA
9	5	QFARM	3B	13.51	789 RT. 34	VASSALLO DOMINIC
9	11	QFARM	3B	28.14	45 CROSS ROAD	AMDUR RICHARD A & MARY P
9	12	QFARM	3B	14.4	15 CROSS ROAD	AMDUR RICHARD A & MARY P
9	14	QFARM	3B	10.6	45 LAIRD ROAD	BRUNSDEN CAVAN M & NANCY L V
9	16		3B	15.58	CROSS ROAD	NEW JERSEY-AMERICAN WATER SSC
10	1.03	QFARM	3B	9.34	7 WYNDCREST COURT	CRISPI SAM & NATALIE
10	1.05	QFARM	3B	9.03	74 CROSS ROAD	DEVINE TIMOTHY & SARA
10	2.02	QFARM	3B	10	14 PRINCETON LANE	DIP SALVADOR
10	3	QFARM	3B	20.74	2 CROSS ROAD	GELFAND TODD TRUSTEES ETAL
10	3.01	QFARM	3B	19.69	55 LAIRD ROAD	CAMPANINI ASSOCIATES
10	4		3B	53.26	LONG BRIDGE ROAD	NEW JERSEY-AMERICAN WATER SSC
10	8	QFARM	3B	39.59	113 LAIRD ROAD	JESSOP PAUL & LAURIE MOLNAR
11	1.01	QFARM	3B	53.74	140 CRINE ROAD	HENDRICKS ANDREW & MARY
11	2	QFARM	3B	13.18	225 BOUNDARY ROAD	MAZUR RANDY C & MARLENE T
11	3.02	QFARM	3B	39.3	151 DUTCH LANE ROAD	151 DUTCH LANE ROAD LLC
12	25	QFARM	3B	15.23	72 HEULITT ROAD	COOLEY ROSEMARIE & JUSTUS H IV
13	24	QFARM	3B	9	42 PROTHERO ROAD	GIOVINE ANTHONY P&JILL ANNE BIRDSAL
13	42	QFARM	3B	3.45	213 HEYERS MILL ROAD	ORGO TOM & DIANNA
14	9	QFARM	3B	7.2	21 CONOVER ROAD	COOLEY III JUSTUS H & NANCY J
16	22	QFARM	3B	12.5	4 BROOKSIDE DRIVE	SIMONE CARL F
16	62	QFARM	3B	5.81	106 CEDAR DRIVE	AXELROD GLEN S. & JENNIFER
17	4	QFARM	3B	5.57	248 WOODS END ROAD	LUO CHAO-CHUN & KAREN WU
17	5		3B	4.2	248 WOODS END ROAD	LUO CHAO-CHUN & KAREN WU
17	6.01	QFARM	3B	9	3 PEGASUS DRIVE	JR66PEGASUS LLC
17	6.02	QFARM	3B	6.5	5 PEGASUS DRIVE	BACHAN AMAN & AMIT & ANIL
17	6.04	QFARM	3B	7	6 PEGASUS DRIVE	DENK PAUL E & DENISE
17	14	QFARM	3B	9.7	216 HEYERS MILL ROAD	FOGLIA ANTHONY
17	19	QFARM	3B	13.36	170 HEYERS MILL ROAD	HAMMOND HENRY P III & JANICE L
17	20	QFARM	3B	5.93	20 LENAPE LANE	HAMMOND HENRY P III & JANICE L
17	22	QFARM	3B	8	28 LENAPE LANE	RANDAZZO PETER & GRACE
19	2	QFARM	3B	5.86	12 LAIRD ROAD	SMITH DOROTHY A.
19	10	QFARM	3B	165.14	MUHLENBRINK ROAD	GELFAND TODD TRUSTEES ETAL
19	11	QFARM	3B	8.1	117 MUHLENBRINK ROAD	STILLWELL CAROL
19	11.01	QFARM	3B	8.1	45 PHALANX ROAD	BRYAN DAVID
19	11.02	QFARM	3B	26.79	133 MUHLENBRINK ROAD	JOHNSEN NIELS M & MARLENE

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19	11.03	QFARM	3B	11	51 PHALANX ROAD	BELLONIO WILLIAM & ELIZABETH ETAL
19	11.04	QFARM	3B	11.95	111 MUHLENBRINK ROAD	DWECK DOROTHY
19	12	QFARM	3B	30.27	37 PHALANX ROAD	SULLIVAN JOHN & KAREN
19	13		3B	20.57	1 PHALANX ROAD	PUTRUELE BIANCA
19	14	QFARM	3B	5	585 RT. 34	FRIEDAUER ROBERT & JOY
19	14.01	QFARM	3B	5	587 RT. 34	MANN DAVID A & ELAINE E
19	14.02		3B	17.95	599 RT. 34	GELFAND TODD TRUSTEES ETAL
19	15		3B	36.73	601 RT. 34	GELFAND TODD & MOZENTER RICHARD A
19	21		3B	30.24	MUHLENBRINK ROAD	GELFAND TODD TRUSTEES ETAL
20	1		3B	30	LAIRD & PHALANX ROAD	GELFAND TODD TRUSTEES ETAL
20	2.01	QFARM	3B	25.69	164 LAIRD ROAD	MOSLEY GEORGE & LILLIAN
20	2.02	QFARM	3B	17.78	110 LAIRD ROAD	MLT GROUP LLC
20	5	QFARM	3B	16.12	163 PHALANX ROAD	CICALESE VERONICA H.
20	7		3B	95.18	LAIRD ROAD	GELFAND TODD TRUSTEES ETAL
21	5	QFARM	3B	85.54	243 PHALANX ROAD	ROBBINS R. BLACKBURN J&BLACKBURN C.
21.05	1	QFARM	3B	6	193 LAIRD ROAD	193 LAIRD LLC C/O ERIC LEINER
21.06	8	QFARM	3B	7.65	102 LONG BRIDGE ROAD	BORDONE WAYNE & ARLENE
21.06	18		3B	0.9	HIALEAH DRIVE	PHYLLIS MANZO 2014 TRUST
21.06	19		3B	0.92	HIALEAH DRIVE	PHYLLIS MANZO 2014 TRUST
21.06	26		3B	0.92	4 LONG BRIDGE ROAD	PHYLLIS MANZO 2014 TRUST
21.06	27	QFARM	3B	29.19	4 LONG BRIDGE ROAD	PHYLLIS MANZO 2014 TRUST
22	4	QFARM	3B	6.64	99 MONTROSE ROAD	BAUMGAERTNER BARBARA E & ALMA E
22	6		3B	0.92	87 MONTROSE ROAD	ANTLER RIDGE LLC
22	7	QFARM	3B	5.6	91 MONTROSE ROAD	ANTLER RIDGE LLC
22	10.09	QFARM	3B	6.56	21 DRIFTWOOD LANE	KING EDWARD N JR & EDWARD N KING J
22	10.14		3B	62.05	1 DRIFTWOOD LANE	DESAYE GREGORY M. & DEBORAH
22	16		3B	10.68	ROUTE 537	LEWICKI IRENE
22	17	QFARM	3B	105.7	77 MONTROSE ROAD	IFARM NJ LLC
22.06	7.01	QFARM	3B	1.42	39 WESTGATE COURT	MORELLO JOHN J & ANTOINETTE
22.06	9	QFARM	3B	8.3	27 WESTGATE COURT	MORDARSKI THERESA D & WILLIAM P
23	15	QFARM	3B	62.69	114 MONTROSE ROAD	QUIET WINTER FARM INC
23	16	QFARM	3B	6.83	90 MONTROSE ROAD	BAUMGAERTNER ELIZABETH B
23	17.02	QFARM	3B	36.14	88 MONTROSE ROAD	FEILER ARRON T
23	33	QFARM	3B	9.09	105 BUCKS MILL ROAD	BELLUARDO CHARLES N & ROBYN A
28	5	QFARM	3B	5.52	29 MANOR ROAD	FREEMAN DOUGLAS B & ALESSANDRA
29	7.01	QFARM	3B	3.06	125 CEDAR DRIVE	CARISSIMO VITO & ROSEMARIE
29	8.01		3B	2.02	125 CEDAR DRIVE	CARISSIMO VITO & ROSEMARIE
29	9.02	QFARM	3B	8.6	8 FREEMONT LANE	QUAGLIA CARL & LUCKHARDT LESLEY

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29	9.03	QFARM	3B	6.68	14 FREEMONT LANE	SCANELLI VINCENT & GINA
29	9.04	QFARM	3B	7.4	7 FREEMONT LANE	LEE CHI IL & WHA SUN
29	9.05	QFARM	3B	6.7	1 FREEMONT LANE	HERZOG DAVID M&LENTINE GWENN TRUSTE
29	10.03	QFARM	3B	9	12 OAK GLEN LANE	FITZGERALD DENNIS & KAREN
29	10.04	QFARM	3B	10	4 BLUEBELL ROAD	FITZGERALD DENNIS & KAREN
31	1.04		3B	11.4	FLOCK ROAD	REHM RICHARD W.
31	2	QFARM	3B	2.44	68 HEYERS MILL ROAD	DE CENZO PETER JR & SANTA
31	2.01		3B	6.67	68 HEYERS MILL ROAD	DE CENZO PETER JR & SANTA
31.01	7		3B	2.34	380 RT. 34	BROCK EDWARD JR.
32	1	QFARM	3B	22.26	2 PHALANX ROAD	A.M.P. INVESTMENTS LLC
32	6		3B	6.88	CREAMERY ROAD	CREAMERY ASSOCIATES L.L.C.
32	7	QFARM	3B	5.11	423 RT. 34	C/O BROCK
32	8	QFARM	3B	2.66	419 RT. 34	C/O BROCK
33	1	QFARM	3B	5.52	20 CREAMERY ROAD	DABROWSKI MARK
33	1.01	QFARM	3B	9.01	24 CREAMERY ROAD	DABROWSKI LISA
33	3		3B	42.58	36 PHALANX ROAD	SPINELLA FAMILY LLC
33	7.01	QFARM	3B	6.91	41 MUHLENBRINK ROAD	BLANKENBAKER ADAM J & KRYSTAL I
33	18	QFARM	3B	20.62	257 ROUTE 537	WHALLEY THOMAS J TRUSTEE
33	21		3B	13.02	249 ROUTE 537	COLTS NECK COMMUNITY CHURCH
33	32		3B	44.78	36 CREAMERY ROAD	SPINELLA FAMILY LLC
34	1	QFARM	3B	14.7	96 MUHLENBRINK ROAD	JULIANO SAMUEL P & CHRISTOPHER P
34	2	QFARM	3B	68.42	PHALANX ROAD	MCCRANE MARGRIT TRUSTEE
34	3.01	QFARM	3B	19.07	186 PHALANX ROAD	PAULUS KATHLEEN
34	15.01	QFARM	3B	47.04	321 ROUTE 537	BARCLAY DAVID
34	15.02	QFARM	3B	50.94	303 ROUTE 537	BARCLAY DAVID
34	18	QFARM	3B	24.3	76 MUHLENBRINK ROAD	MCCRANE MARGRIT TRUSTEE
34	19		3B	11.67	76 MUHLENBRINK ROAD	MCCRANE MARGRIT TRUSTEE
34	22	QFARM	3B	5.65	299 ROUTE 537	RYAN JOHN L & MONICA
35	3	QFARM	3B	12.6	300 PHALANX ROAD	STRAUB CHARLES F JR & JOAN A
39	2		3B	3.17	369 ROUTE 537	BIG H GROUP LLC
39	4	QFARM	3B	45.83	373 ROUTE 537	BIG H GROUP LLC
39	6.01	QFARM	3B	45.57	381 ROUTE 537	RT 537 INVESTMENTS LLC
39	6.12	QFARM	3B	29.64	105 GALLOPING HILL ROAD	GALLOPING HILL FARM LLC
39	8.01	QFARM	3B	1.18	393 ROUTE 537	DRUESNE BARRY & MAEVE
39	9.01		3B	18.5	397 ROUTE 537	DRUESNE BARRY & MAEVE
40.05	1	QFARM	3B	69.82	425 ROUTE 537	COLTS NECK STABLES LLC.
40.05	14	QFARM	3B	4.2	421 ROUTE 537	COLTS NECK STABLES LLC.
41	29		3B	28.81	FIVE POINT ROAD	MAIDA DANIEL T & LISE MARIE
42	4	QFARM	3B	14.9	193 STONE HILL ROAD	BAJCAR MARIE SUSAN
43	4	QFARM	3B	10.55	105 FIVE POINT ROAD	MIAAJP LIMITED PARTNERSHIP
43	5	QFARM	3B	19.66	121 FIVE POINT ROAD	MIAAJP LIMITED PARTNERSHIP

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44	12.01	QFARM	3B	13.29	144 MERCER ROAD	EYRES KEVIN J & NANNETTE
44	12.02		3B	52.2	MATTHEW ROAD	73 MERCER MANAGEMENT LLC% STAUB
45	1.12	QFARM	3B	5.96	12 MINE BROOK ROAD	HAMMOND CYNTHIA
45	5.04	QFARM	3B	9.96	91 MERCER ROAD	STAUB MICHAEL A & MAUREEN E.
45	5.05		3B	4.9	2 DUBIN DRIVE	73 MERCER MANAGEMENT LLC C/O STAUB
45	5.06		3B	2.1	6 DUBIN DRIVE	73 MERCER MANAGEMENT LLC C/O STAUB
45	5.07		3B	2.1	10 DUBIN DRIVE	73 MERCER MANAGEMENT LLC C/O STAUB
45	5.08		3B	2.29	14 DUBIN DRIVE	73 MERCER MANAGEMENT LLC C/O STAUB
45	5.09		3B	2.15	2 TIPPERARY COURT	73 MERCER MANAGEMENT LLC C/O STAUB
45	5.1		3B	2.03	6 TIPPERARY COURT	73 MERCER MANAGEMENT LLC C/O STAUB
45	5.11		3B	5.27	10 TIPPERARY COURT	73 MERCER MANAGEMENT LLC C/O STAUB
45	5.12		3B	2.02	5 TIPPERARY COURT	73 MERCER MANAGEMENT LLC C/O STAUB
45	5.13		3B	2.06	1 TIPPERARY COURT	73 MERCER MANAGEMENT LLC C/O STAUB
45	5.14		3B	5.78	15 LONGFORD LANE	73 MERCER MANAGEMENT LLC C/O STAUB
45	5.15		3B	3.7	11 LONGFORD LANE	73 MERCER MANAGEMENT LLC C/O STAUB
45	5.16		3B	4.43	7 LONGFORD LANE	73 MERCER MANAGEMENT LLC C/O STAUB
45	5.17	QFARM	3B	17.56	135 MERCER ROAD	CLEMENTE JOHN N
45	6	QFARM	3B	20	145 MERCER ROAD	5 STAR STABLES LLC
45.03	1	QFARM	3B	6.62	55 MINE BROOK ROAD	MILLER ROBERT & KATARINA ANTENS
45.03	4	QFARM	3B	5.01	23 MINE BROOK ROAD	VIDA JAY A. & NANCY L.
46	1.52	QFARM	3B	40	1 TRUMP NATIONAL BLVD	TRUMP NATL GOLF CLUB COLTS NECK LLC
46	15	QFARM	3B	29.01	320 RT. 34	36 HIGHWAY 34 SOUTH ASSOCIATES
48	5		3B	14.54	301 RT. 34	SETA REALTY COMPANY A NJ CORP
48	21	QFARM	3B	126.05	7 YEARLING PATH A,B,&C	LAND BANC TRUST
48	22.01	QFARM	3B	15.95	288 ROUTE 537	ROTHBERG MICHAEL S. & KIM D.
48	23.01	QFARM	3B	95.37	296 ROUTE 537	296 REAL ESTATE LLC
48	25	QFARM	3B	11.8	310 ROUTE 537	KILBRIDE GEORGE B&NORMA J&HAROLD C
48	25.01	QFARM	3B	57.11	318 ROUTE 537	WELLSPRING STABLES FLORIDA LLC.
48	26.01	QFARM	3B	9.01	314 ROUTE 537	314 ROUTE 537 LLC
48	27	QFARM	3B	96.92	322 ROUTE 537	WELLSPRING STABLES FLORIDA LLC

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50	2.02	QFARM	3B	9	108 HOCKHOCKSON ROAD	KUBECK JUSTIN P TRUSTEE
50	4.01	QFARM	3B	101.1	HOCKHOCKSON ROAD	BAILEY PATRICIA KING INC
50	5.01	QFARM	3B	6.9	140 HOCKHOCKSON ROAD	MAIELLO MICHAEL M. & STACEY
50	16	QFARM	3B	38.6	80 OBRE ROAD (REAR)	MST 5 INC C/O TARA STOCK
50	17	QFARM	3B	105.18	HOCKHOCKSON ROAD	BAILEY PATRICIA KING INC
50	23		3B	8.84	HOCKHOCKSON ROAD	BAILEY PATRICIA KING INC
50	26		3B	9.76	80 OBRE ROAD	MST 5 INC C/O TARA STOCK
51	1.01	QFARM	3B	43	372 ROUTE 537	FSP LLC ETAL % FOSS SAN FILIPPO
51	1.02	QFARM	3B	30.2	380 ROUTE 537	SYNERGY FARMS LLC
51	7.04	QFARM	3B	16.62	25 WATER STREET	O HEARN VIRGINIA
51	11	QFARM	3B	11.68	151 HOCKHOCKSON ROAD	CASSIDY BRIAN & DONNA
51	19	QFARM	3B	10.75	157 HOCKHOCKSON ROAD	EASTMAN EDWARD C JR & PATRICIA F
52	2	QFARM	3B	15.43	26 WATER STREET	JULIANO RONALD P & ROBERT P JR
53	4		3B	12.55	OBRE ROAD	SCHLUMPF CAROLE J
53	5		3B	10	OBRE ROAD	SCHLUMPF CAROLE J
53	6	QFARM	3B	9.28	160 HOCKHOCKSON ROAD	HARRIS HOLLY
53	7	QFARM	3B	11.2	OBRE ROAD	SCHLUMPF LEE M & CAROLE J
54	3	QFARM	3B	18.6	40 SQUANKUM ROAD	POMANOWSKI WAYNE
54	6	QFARM	3B	10.8	40 SQUANKUM ROAD	FIRST UNITED INVESTMENT CO.
54	7		3B	18	20 SQUANKUM ROAD	POMANOWSKI WAYNE
Total			201	4,100.52		



*Photo by Frederick Yahn – Eagle Drone Solutions LLC,
care of Monmouth Conservation Foundation*

APPENDIX II

Right to Farm Ordinance

Chapter 180. Right to Farm

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

GENERAL REFERENCES

Farmland and Open Space Committee — See Ch. 26.

Development regulations — See Ch. 102.

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

- A. The right to farm is hereby recognized to exist in the Township of Colts Neck, subject to Chapter 102, Development Regulations, of the Code of the Township of Colts Neck. This right to farm includes the following generally accepted agricultural operations or practices:
- (1) Produce agricultural and horticultural crops, trees and forest products, livestock, poultry and other commodities as described in the following Standard Industrial Classification (SIC) for agriculture (SIC codes 0111 - 0291), forestry and fishing (SIC codes 0811 - 0851) and trapping (SIC codes 0912 - 0971).
 - (2) Package the agricultural output of the farm. Processing the agricultural output is permitted on commercial farms containing a minimum of 15 contiguous acres devoted to an agricultural activity.
 - (3) Provide for the operation of a farm stand, temporary seasonal, in accordance with Chapter 102, Development Regulations.
 - (4) Operate horse breeding, training and boarding facilities.
 - (5) Replenish soil nutrients and improve soil tilth.
 - (6) Control pests, predators and diseases of plants and animals.
 - (7) Clear woodlands using open burning and other physical facilities for water and soil conservation and surface water control.
 - (8) Conduct on-site disposal of organic agricultural waste and manure in accordance with the best management practices contained in a report entitled "On Farm Strategies to Protect Water Quality" prepared by the New Jersey Association of Conservation Districts in cooperation with the State Soil Conservation Committee, New Jersey Department of Agriculture and the Natural Resources Conservation Service U.S. Department of Agriculture, or approved equivalent.
 - (9) Conduct agriculture-related educational and farm-based recreational activities provided that the activities are related to marketing the agricultural or horticultural output of the commercial farm;
 - (10) Engage in any other agricultural activity as determined by the County or State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the Administrative Procedure Act, P.L. 1968,^[1] that is also in accordance with Chapter 102, Development Regulations, of the Code of the Township of Colts Neck.

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

- B.** An additional purpose of this chapter is to promote a good neighbor policy by advising purchasers and users of property adjacent to or near commercial farms of accepted activities or practices associated with those neighboring farms. It is intended that, through mandatory disclosures, purchasers and users will better understand the impacts of living near agricultural operations and be prepared to accept attendant conditions as the natural result of living in or near land actively devoted to commercial agriculture in an Agricultural Development Area, meaning an area identified by a County Agriculture Development Board pursuant to the provisions of N.J.S.A. 4:1C-18 and certified by the State Agriculture Development Committee.
- C.** A copy of this ordinance shall be prominently posted at Town hall, local real estate offices and within the sales office at subdivision construction sites. A copy of this ordinance shall also be provided to each and every citizen who receives a building permit.^[2]

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