

THE COLTS NECK

FARMLAND PRESERVATION BULLETIN

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COLTS NECK FARMLAND PRESERVATION

AND OPEN SPACE COMMITTEE

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FORWARD:

THE FARMLAND PRESERVATION AND OPEN SPACE COMMITTEE OF COLTS NECK TOWNSHIP ISSUES A SEMI-ANNUAL BULLETIN TO IMPROVE COMMUNICATIONS BETWEEN COLTS NECK LANDOWNERS AND THE COMMITTEE. IN THE INTEREST OF EFFICIENCY, THE BULLETIN WILL BE KEPT BRIEF BUT WILL COVER TOPICS THAT THE COMMITTEE BELIEVES WILL BE OF INTEREST AND USEFUL TO COLTS NECK LANDOWNERS. IN ADDITION TO KEEPING LANDOWNERS APPRISED OF LOCAL, COUNTY AND STATE ACTIONS, ISSUES AND OPTIONS RELATED TO THE FARMLAND PRESERVATION PROGRAM, THE BULLETIN WILL COVER FARM BUREAU APPLICATIONS AND OTHER INFORMATION ON AGRICULTURE PROGRAMS AND FARMLAND USE IN GENERAL. QUESTIONS SHOULD BE REFERRED TO THE ABOVE COMMITTEE MEMBERS.

WHAT'S HAPPENING AROUND TOWN.....?

COMMITTEE CHANGES

AFTER A NUMBER OF YEARS OF STELLAR PERFORMANCE AS A COMMITTEE MEMBER AND CHAIRPERSON, CAROL BARNETT HAS CHOSEN TO RESIGN FROM THE COMMITTEE. WE THANK HER FOR HER SERVICE AND LEADERSHIP AND WISH HER WELL. RICHARD MALINOWSKI HAS BEEN ELECTED TO REPLACE CAROL AS CHAIRPERSON. TWO NEW MEMBERS OF THE COMMITTEE ARE ED EASTMAN AND THOMAS MORIN. ED, WHO WAS RECENTLY ELECTED TO THE TOWNSHIP COMMITTEE, WILL BE SERVING AS THE MEMBER WHO PROVIDES LIAISON WITH THE TOWNSHIP COMMITTEE. WE ARE ALSO FORTUNATE TO HAVE JAMES STUART CONTINUE AS A MEMBER OF THE COMMITTEE. JIM RECENTLY COMPLETED HIS THIRD TERM AS A TOWNSHIP COMMITTEEMAN AND HAS PLAYED A LEAD ROLE REGARDING FARMLAND PRESERVATION IN COLTS NECK WHILE SERVING ON OUR COMMITTEE AND THE MONMOUTH COUNTY AGRICULTURE DEVELOPMENT COMMITTEE. SINCE RESIGNING FROM THE MCADB LAST YEAR, JIM HAS BEEN APPOINTED TO THE

MONMOUTH COUNTY PLANNING BOARD.

PRESERVED FARMS UPDATE

A TOTAL OF 18 FARMS TOTALING 897.48 ACRES HAVE BEEN PRESERVED AS OF THE CURRENT DATE. APPLICATIONS IN COLTS NECK HAVE BEEN SIGNIFICANTLY REDUCED BECAUSE OF THE REDUCED AVAILABILITY OF FUNDS FROM THE STATE AND COUNTY; THE RESULTING EMPHASIS BY THE STATE AND COUNTY TO PRESERVE LARGER LAND PARCELS (SIZES \geq 25 ACRES); AND, THE CURRENTLY DEPRESSED REAL ESTATE MARKET WHICH NATURALLY IMPACTS THE VALUE OF DEVELOPMENT RIGHTS. HOWEVER, THE COMMITTEE CONTINUES TO WORK WITH A NUMBER OF LANDOWNERS WHO HAVE EXPRESSED INTEREST AND OWN LAND THAT THE COMMITTEE, THE COUNTY AND THE STATE WOULD LIKE TO PRESERVE. ALSO, WHILE THE REAL ESTATE MARKET IS DEPRESSED, THE STOCK MARKET APPEARS TO BE MORE SIGNIFICANTLY DEPRESSED AND SHOULD POSSIBLY BE APPROACHING LEVELS WHERE BUYING/INVESTMENT OPPORTUNITIES MAY START TO APPEAR.

DEED RESTRICTED LAND UPDATE

WHILE THE COMMITTEE HAS NOT BEEN RESPONSIBLE FOR THE OPEN SPACE THAT HAS BEEN PRESERVED BY THE WISE ACTIONS TAKEN BY COLTS NECK TOWNSHIP COMMITTEES IN THE PAST REGARDING PLANNING AND ZONING, IT IS REWARDING TO KNOW AND REPORT THAT 1,726 ACRES OF LAND HAVE BEEN PRESERVED VIA DEED RESTRICTION WITH LOT SIZE AVERAGING DEVELOPMENTS. A FEW EXAMPLES OF SUCH DEVELOPMENTS ARE THE TRUMP COUNTRY CLUB (270.45 ACRES), DUE PROCESS (225.50 ACRES), PEBBLE CREEK ESTATES (133.38 ACRES), WINDING BROOK FARMS (127.05 ACRES) AND COLTS NECK COUNTRY CLUB (133.68 ACRES). THIS ABUNDANCE OF PRESERVED FARMLAND AND OPEN SPACE DOES MUCH TO ENHANCE THE QUALITY OF LIVING IN COLTS NECK IN ADDITION TO REDUCING THE NUMBER OF HOUSING UNITS AND THEIR ASSOCIATED COST TO TAXPAYERS DISCUSSED IN DEPTH IN THE FOLLOWING SECTION OF THIS BULLETIN.

NAD EARLE CONCERNS

THE FARMLAND PRESERVATION COMMITTEE IS KEENLY AWARE OF THE POTENTIAL IMPACT OF THE PROPOSAL BY THE UNITED STATES NAVY TO ALLOW 300 FORMERLY MILITARY HOUSING UNITS ON THE EARLE BASE TO BE RENTED BY UN-VETTED CIVILIAN FAMILIES. IT HAS BEEN ESTIMATED THAT IF THIS PROPOSAL IS IMPLEMENTED, AS MANY AS 500 SCHOOL-AGE CHILDREN WOULD NEED TO BE ACCOMMODATED BY THE COMMUNITY EDUCATIONAL FACILITIES AND STAFF. IN ADDITION, THE INTRODUCTION OF 300 NEW FAMILY UNITS TO THE TOWNSHIP WILL REQUIRE A SIGNIFICANT INCREASE IN NON-EDUCATION RELATED EXPENSES SUCH AS POLICE, FIRE, FIRST AID, CLEAN-UP, STREET MAINTENANCE, RECREATION, ADMINISTRATION, ETC. THE TOWNSHIP COMMITTEE AND OTHER COMMUNITY LEADERS HAVE BEEN WORKING TIRELESSLY WITH COUNTY AND STATE OFFICIALS TO CONVINCE THE NAVY DEPARTMENT AND INVOLVED FEDERAL ORGANIZATIONS THAT THE NAVY'S PROPOSAL SHOULD NOT BE IMPLEMENTED FOR TWO IMPORTANT REASONS. FIRST, AND MOST IMPORTANT, PLACING 300 UN-VETTED CIVILIAN FAMILIES WITHIN THE CONFINES OF A MILITARY BASE WHERE AMMUNITION AND BOMBS ARE STORED PRESENTS AN UNACCEPTABLE SECURITY RISK. THE RECENT FORT DIX TERRORIST PLOT IS STRONG EVIDENCE OF WHY THIS IS A BAD IDEA. ALSO, HAVING LOST FIVE OF OUR FINEST COLTS NECK CITIZENS IN THE WORLD TRADE CENTER TERRORIST ATTACK CAUSES US IN COLTS NECK TO BE AWARE THAT THE WAR ON TERROR IS NOT OVER AND SECURITY MUST NOT BE COMPROMISED. SECOND, THE PROPOSAL PLACES AN UNACCEPTABLE FINANCIAL BURDEN ON THE COLTS NECK COMMUNITY IN TERMS OF THE COST OF PROVIDING EDUCATION AND OTHER SERVICES TO 300 NEW FAMILIES.

AT A HEARING IN LATE JANUARY AT THE COLTS NECK COURT HOUSE, IT WAS REPORTED THAT THE NAVY HAS A CONTRACTUAL OBLIGATION TO THE EARL DEVELOPER OF \$3.5 MILLION PER YEAR THROUGH 2040. THIS IS THEIR MOTIVATION FOR LEASING THE 300 UNITS TO CIVILIANS AND TRANSFERRING MOST OF THIS COST OF THIS OBLIGATION ONTO THE LOCAL COMMUNITY. HOWEVER, IT WAS REPORTED AT THE SAME MEETING THAT THE DEVELOPER IS OPEN TO A PROPOSAL TO HAVE THE NAVY BUY OUT THE CONTRACT FOR MUCH LESS THAN THE NAVY WOULD PAY IF THE CONTRACT WAS TO BE FULLY COMPLIED WITH. THE COMMITTEE BELIEVES THIS IS THE ONLY RATIONAL SOLUTION TO THIS UNFORTUNATE SITUATION, AND URGES ALL COLTS RESIDENTS TO SUPPORT IT BY WRITING TO THEIR STATE AND FEDERAL REPRESENTATIVES.

SAVING FARMLAND SAVES MONEY AND REDUCES FUTURE COSTS FOR COLTS NECK TAXPAYERS

IN THE COMMITTEE'S WINTER/SPRING 2006 ISSUE OF THE COLTS NECK FARMLAND PRESERVATION BULLETIN, WE DEALT EXTENSIVELY WITH THE QUESTION "WHY FARMLAND AND OPEN SPACE PRESERVATION IS IMPORTANT". AN EXAMPLE THAT WAS CITED IN THAT SECTION OF THE BULLETIN RELATED TO A 1994 ANALYSIS DONE BY WASHINGTON TOWNSHIP IN MORRIS COUNTY INVOLVING 300 UNITS OF SMALL CLUSTERED HOUSING ON A 720-ACRE PROPERTY. THE WASHINGTON TOWNSHIP PLANNERS CONSERVATIVELY ASSUMED ONLY ONE SCHOOL AGE CHILD PER UNIT AND ESTIMATED THAT EACH UNIT WOULD GENERATE \$2,172.00 IN PROPERTY TAXES FOR THE TOWNSHIP. UNFORTUNATELY, SINCE THE EARLE UNITS ARE ON GOVERNMENT PROPERTY, COLTS NECK CAN NOT MAKE SUCH AN ASSUMPTION. IN ANY CASE, EVEN WITH THESE CONSERVATIVE ASSUMPTIONS, WASHINGTON TOWNSHIP CONCLUDED THAT THIS DEVELOPMENT WOULD COST THE SCHOOL DISTRICT \$1,018,800.00 PER YEAR. BASED ON THIS ANALYSIS, WASHINGTON TOWNSHIP DETERMINED THE DEVELOPMENT RIGHTS FOR THE 720 ACRE PARCEL OF LAND WHICH WAS \$10,400,000.00 AND CONCLUDED THAT THE PUBLIC INVESTMENT FOR THE DEVELOPMENT RIGHTS OF THIS PARCEL COULD BE OFFSET IN LESS THAN 15 YEARS BY AVOIDING THE HIGHER COST OF THE DEVELOPMENT. FROM THEN ON, THE TOWNSHIP WOULD INCUR ONLY THE POSITIVE REVENUE FLOW FROM THE 720 ACRES OF FARMLAND.

SINCE THE WASHINGTON TOWNSHIP ANALYSIS WAS PERFORMED 14 YEARS AGO AND CANNOT BE APPLIED DIRECTLY TO COLTS NECK BECAUSE OF DIFFERENT ASSUMPTIONS, INFLATION, ETC., THE FARMLAND PRESERVATION COMMITTEE HAS DONE SOME RECENT ANALYSIS TO DETERMINE THE ESTIMATED COST OF ONE OR MORE NEW HOUSING UNITS TO COLTS NECK TAXPAYERS.

WHILE STATE AND COUNTY FUNDING FOR FARMLAND PRESERVATION MAY, BECAUSE OF THE CURRENT ECONOMIC CLIMATE, BE REDUCED GOING FORWARD, AND THE WILLINGNESS OF LANDOWNERS TO SUBMIT PRESERVATION APPLICATIONS IN VIEW OF THE DEPRESSED REAL ESTATE MARKET MAY BE WANING, THE NEED TO PRESERVE ADDITIONAL FARMS IN COLTS NECK TOWNSHIP CONTINUES TO BE GREAT IF ONLY TO REDUCE THE NUMBER OF REMAINING BUILDING LOTS. IT IS PARTICULARLY IMPORTANT TO FOCUS ON LARGE PARCELS THAT ARE LOCATED IN THE A1 ZONE.

IN ORDER TO QUANTIFY THE COST OF A HOUSING UNIT OVER TIME IN COLTS NECK, THE COMMITTEE CONSIDERED ONLY THE ESTIMATED COST OF EDUCATION. THE OTHER COSTS MENTIONED ABOVE CAN APPROACH 30% OF THE TOTAL COST INCLUDING EDUCATION.

THE TABLE BELOW SUMMARIZES THE ESTIMATED EDUCATION EXPENSES ASSOCIATED WITH A RESIDENTIAL HOUSING UNIT IN COLTS NECK BY CALCULATING THE DISCOUNTED PRESENT VALUE OF FUTURE ANTICIPATED EXPENSES. THIS MAY BE EXPRESSED AS FOLLOWS:

$$DPV = \sum (N=1 \dots N=15) * FAE * N(1+i)^{POWER N} / (1+D)^{POWER N}$$

THE ASSUMPTIONS USED IN THIS ANALYSIS ARE AS FOLLOWS:

1. D = DISCOUNT RATE = 5%
2. THE AVERAGE HOUSING UNIT WILL HAVE TWO SCHOOL AGE CHILDREN.
3. THE ANNUAL COST TO EDUCATE A CHILD WILL BE \$15,000.00 STARTING IN 2010 AND WILL INCREASE AT THE RATE OF 3% PER YEAR THEREAFTER DUE TO INFLATION (i).
4. N = THE NUMBER OF YEARS FROM JANUARY 1, 2010 UNTIL THE YEAR SCHOOL EXPENSES ARE INCURRED.
5. THE PRESENT DATE IN THE STUDY IS ASSUMED TO BE JANUARY 1, 2010.
6. ONLY SCHOOL EXPENSES HAVE BEEN CONSIDERED.
7. THE STUDY PERIOD RUNS FROM 2010 TO 2025.
8. THE STUDY IGNORES PRIVATE SCHOOL PARTICIPATION.
9. CAPITAL COSTS NEED FOR ANY SCHOOL EXPANSION ARE ASSUMED TO BE ABSORBED IN THE PER STUDENT COST.

IT SHOULD BE UNDERSTOOD THAT THE ASSUMPTIONS USED IN THIS ANALYSIS ARE "BALL-PARK" AND CAN BE ADJUSTED. (IT SHOULD BE FURTHER NOTED THAT THE REPORTED TOTAL COST PER PUPIL IN THE COLTS NECK ELEMENTARY SCHOOL SYSTEM BY THE NJ SCHOOL REPORT CARD DATA BASE FOR THE YEAR 2006-2007 WAS \$13,375.00). THE INTENT OF THE EXERCISE WAS TO PROVIDE SOME GUIDANCE TO THE FARMLAND PRESERVATION COMMITTEE REGARDING THE VALUE OF ELIMINATING A BUILDING LOT WITH FARMLAND PRESERVATION. THE EXERCISE MAY ALSO BE

USEFUL TO THE TOWNSHIP COMMITTEE WHEN THEY ARE DECIDING WHETHER TO INCREASE THE TOWNSHIP COMPONENT OF THE PRICE OFFERED FOR THE DEVELOPMENT RIGHTS OF A HIGH-PRIORITY FARM.

THE TABLE SHOWS THAT INTRODUCING NEW HOUSING UNITS IN COLTS NECK CAN BE EXPECTED TO GENERATE THE NEED FOR MAJOR INCREASES IN PROPERTY TAXES SIMPLY TO SUPPORT THE EDUCATION REQUIREMENTS. HENCE, THE TOWNSHIP NEEDS TO CONTINUE TO PROMOTE FARMLAND PRESERVATION AND DEFINITELY CONTINUE ITS OPPOSITION TO THE NAD EARLE CIVILIAN HOUSING PROPOSAL BY THE NAVY.

DISCOUNTED PRESENT VALUE OF FUTURE ANTICIPATED EDUCATION EXPENSES ASSOCIATED WITH HOUSING UNITS IN COLTS NECK

N	DPV(1 UNIT)	DPV(30 UNITS)	DPV(60 UNITS)	DPV(300 UNITS)
1	\$29,428.58	\$882,857.40	\$1,765,714.80	\$8,828,574.00
2	\$28,868.03	\$866,040.90	\$1,732,081.80	\$8,660,409.00
3	\$28,318.77	\$849,563.10	\$1,699,126.20	\$8,495,631.00
4	\$27,778.92	\$833,367.60	\$1,666,735.20	\$8,333,676.00
5	\$27,249.27	\$817,478.10	\$1,634,956.20	\$8,174,781.00
6	\$26,730.54	\$801,916.20	\$1,603,832.40	\$8,019,162.00
7	\$26,221.47	\$786,644.10	\$1,573,288.20	\$7,866,441.00
8	\$25,721.24	\$771,637.20	\$1,543,274.40	\$7,716,372.00
9	\$25,230.90	\$756,927.00	\$1,513,854.00	\$7,569,270.00
10	\$24,749.85	\$742,495.50	\$1,484,991.00	\$7,424,955.00
11	\$24,277.73	\$728,331.90	\$1,456,663.80	\$7,283,319.00
12	\$23,815.62	\$714,468.60	\$1,428,937.20	\$7,144,686.00
13	\$23,361.99	\$700,859.70	\$1,401,719.40	\$7,008,597.00
14	\$22,916.88	\$687,506.40	\$1,375,012.80	\$6,875,064.00
15	\$22,480.43	\$674,412.90	\$1,348,825.80	\$6,744,129.00
TOTAL	\$387,150.22	\$11,614,506.60	\$23,229,013.20	\$116,145,066.00

IT SHOULD BE UNDERSTOOD THAT THE DISCOUNTED PRESENT VALUE OF FUTURE EDUCATIONAL EXPENSES SHOWN ABOVE ONLY LOOK 15 YEARS INTO THE FUTURE AND HENCE SHOULD BE CONSIDERED QUITE CONSERVATIVE. CONSIDERING THESE POTENTIAL BENEFITS IN ADDITION TO THE MANY BENEFITS OF FARMLAND PRESERVATION THAT HAVE BEEN DISCUSSED IN THIS AND PREVIOUS ISSUES OF THE COLTS NECK FARMLAND PRESERVATION BULLETIN, FARMLAND PRESERVATION IS A BARGAIN AND SHOULD HAVE THE STRONG SUPPORT OF ALL COLTS NECK TAXPAYERS.

SADC UPDATE

THE NUMBER OF FARMS PRESERVED THROUGH SEPTEMBER 30, 2008 WERE 1,741 WHICH EXCEEDED THE NUMBER PRESERVED THROUGH 2007 BY 96. SIMILARLY, THE CUMULATIVE ACRES PRESERVED WAS 169,981 WHICH ALSO EXCEEDED THE NUMBER PRESERVED THROUGH 2007 BY 7813.

IT IS UNFORTUNATE THAT THE TRUST FUND BEING USED TO SUPPORT FARMLAND PRESERVATION IS APPROACHING DEPLETION AT THIS TIME AND IS IN NEED OF A REFERENDUM TO PROVIDE THE FUNDS FOR THE STATE TO SUPPORT FARMLAND PRESERVATION GOING FORWARD. AS CAN BE SEEN IN THE FOLLOWING TABLE, THE STATE HAS BEEN PROVIDING 65.3% OF THE FUNDING TO SUPPORT THE PRESERVATION PROGRAM. THE CURRENT RECESSION COUPLED WITH THE STATE'S ALREADY SERIOUS BUDGET PROBLEMS DOES NOT PROVIDE A SUPPORTIVE ENVIRONMENT FOR A REFERENDUM THAT WILL INCREASE THE STATE'S DEBT. THIS BEING THE CASE, IT IS VERY IMPORTANT THAT ALL STATE CITIZENS, WHO LOVE THE "GARDEN STATE" AND APPRECIATE THE IMPORTANCE OF FARMLAND PRESERVATION, MAKE THEIR VIEWS KNOWN. ONCE OUR FARMLAND IS CONVERTED TO HOUSING DEVELOPMENTS, THE PROCESS CANNOT BE REVERSED AND POPULATION DENSITY WILL CONTINUE TO INCREASE. ALSO, WHEN PRESENTING THE MANY ARGUMENTS SUPPORTING FARMLAND PRESERVATION, IT IS IMPORTANT TO INCLUDE THE COSTS OF HOUSING DEVELOPMENTS OR HOUSING UNITS DISCUSSED IN THE PREVIOUS SECTION.

THE FOLLOWING TABLE PROVIDES A SUMMARY OF THE STATE FARMLAND PRESERVATION PROGRESS AND COST TO DATE. IT IS INTERESTING TO NOTE THAT THE AVERAGE TOTAL COST TO PRESERVE AN ACRE OF LAND SINCE THE PROGRAM BEGAN IS \$6,867.16. WHEN ONE ASSUMES THAT AN ACRE OF FARMLAND EQUATES TO A HOUSING UNIT, PRESERVING FARMLAND IS AN EXCELLENT INVESTMENT FOR THE TAXPAYERS OF NEW JERSEY. EVEN IF ONE ASSUMES TEN ACRES OF FARMLAND EQUATING TO A HOUSING UNIT, AS IS THE CASE IN THE AG ZONES OF COLTS NECK, THE COST OF PRESERVING THE LAND AND AVOIDING THE HOUSING UNIT WOULD BE RECOUPED IN TERMS OF TAXPAYER SAVINGS IN A RELATIVELY SHORT PERIOD OF TIME DEPENDING UPON THE SPECIFIC DEVELOPMENT RIGHTS APPRAISAL.

STATE AGRICULTURE DEVELOPMENT COMMITTEE SUMMARY OF PRESERVED FARMLAND AND RELATED COST DATA

COUNTIES	FARMS	TWPS.	ACRES	TOTAL COSTS	% STATE COSTS	%COUNTY & TWP. COSTS
ATLANTIC	36	6	4466	\$14,940,873	74	26
BERGEN	7	4	318	\$16,016,072	60.7	39.3
BURLINGTON	182	14	22,673	\$118,770,406	61.3	38.7
CAMDEN	7	3	467	\$11,741,401	51.8	48.2
CAPE MAY	40	6	2,551	\$11,438,687	62.6	37.4
CUMBERLAND	108	11	13,371	\$24,777,924	77.2	22.8
GLOUCESTER	106	12	9,076	\$47,479,351	64.3	35.7
HUNTERDON	284	16	24,433	\$194,642,225	70.3	29.7
MERCER	88	8	6,797	\$67,238,071	62.8	37.2
MIDDLESEX	45	6	4,502	\$51,407,652	68.2	31.8
MONMOUTH	153	10	11,901	\$161,557,180	64.3	35.7
MORRIS	106	13	6,866	\$129,540,475	53.6	46.4
OCEAN	39	6	2,675	\$19,538,938	64.6	35.4
PASSAIC	0	0	0	\$0.00		
SALEM	190	10	24,002	\$77,714,219	78.6	21.4
SOMERSET	85	7	7,009	\$97,734,791	61.7	38.3
SUSSEX	106	13	12,563	\$37,579,805	68.3	31.7
WARREN	159	17	16,309	\$85,168,403	69.4	30.6
TOTAL	1,741	162	169,981	\$1,167,286,474	65.3	34.7

NEW EQUINE RULES

THE NEW EQUINE RULES DISCUSSED AT LENGTH IN THE PREVIOUS ISSUE OF THIS BULLETIN HAVE BEEN PUBLISHED IN THE AUGUST 4, 2008 NEW JERSEY REGISTER WHICH CAN BE ACCESSED THROUGH THE SADC'S WEBSITE AT WWW.NJ.GOV/AGRICULTURE/SADC/RULEPROP/. THOSE LANDOWNERS INTERESTED SHOULD VISIT THE WEBSITE OR CONTACT DAVID KIMMEL AT 609-984-2504.

EXCERPTS FROM RUTGER'S NEW JERSEY AGRICULTURAL EXPERIMENT STATION'S "CHANGING TIMES"

"JERSEY FRESH" – AGENT'S OVERVIEW

THE VISIONARY "JERSEY FRESH" PROGRAM INITIATED BY FORMER NJ SECRETARY OF AGRICULTURE ART BROWN CONTINUES TO SHINE EVER MORE BRIGHTLY. THE "JERSEY FRESH" PROGRAM OF GROWING, SOURCING AND BUYING LOCAL PRODUCE RESONATES WITH THE ENHANCED ECONOMIC, SOCIAL AND ENVIRONMENTAL CONSCIOUSNESS OF TODAY'S CONSUMERS. FOOD SECURITY CONCERNS ARE ALLEVIATED BY KNOWING THE LOCAL FARMER AND HOW THEY PRODUCE, HANDLE AND TRANSPORT OUR FOOD. FRESHNESS AND TASTE ARE MOST ALWAYS BETTER WITH LOCALLY GROWN PRODUCE OVER IMPORTS — GARDEN STATE FARMERS REALLY

KNOW HOW TO GROW AND HAVE ACCESS TO THE NEWEST TECHNOLOGY AND INFORMATION.

AS TRANSPORTATION COSTS RISE, WE SEE ECONOMIC ADVANTAGES IN SHORT TRIPS TO LOCAL MARKETS VERSES LONG-HAULS. WE NOW HEAR ABOUT “CARBON FOOTPRINTS” AS AN INDICATION OF THE TRUE COST TO PLANET EARTH WITH SUCH EXTRAVAGANT TRANSPORT WASTE. WE SEE ALTERNATIVE FUELS LIKE BIO-DIESEL, ETHANOL, SOLAR, AND WIND POWER RISING FROM AGRICULTURAL ENTERPRISES. AND NOW EMERGING IS THE UNDERSTANDING THAT REGIONAL FARMS SERVE AS AGRO-ECOSYSTEMS WHICH MAY WELL BE OUR BEST INVESTMENT YET IN MAINTAINING WATER QUANTITY. SOME MAY SAY, “HECK, WE GET FORTY-FIVE OR FIFTY INCHES OF RAINFALL A YEAR— WE’RE NOT THE DRY SOUTH WEST OR THE SAHARA”. AU CONTRAIRE MONSIEUR. OUR RAPID LOSS OF FARMLAND AND RAPID INCREASE IN IMPERVIOUS SURFACE WITH URBAN SPRAWL HAS LED TO A RAPID LOSS IN WATER QUANTITY AND QUALITY.

USEFUL INTERNET LINKS

THE FOLLOWING ARE SELECTED INTERNET LINKS THAT ARE PROVIDED HERE TO ASSIST COLTS NECK LANDOWNERS DESIRING ACCESS TO ADDITIONAL INFORMATION RELATING TO FARMLAND PRESERVATION AND OTHER AGRICULTURAL ISSUES:

STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC) – <http://www.state.nj.us/agriculture/sadc/sadc.htm>

MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD (MCADB)
[http://co.monmouth.nj.us/ Departments/Planning Board/Environmental Planning/ Farmland Preservation](http://co.monmouth.nj.us/Departments/Planning%20Board/Environmental%20Planning/Farmland%20Preservation)

NJ FARM BUREAU – <http://www.njfb.org/>

THE AMERICAN FARMLAND TRUST’S WEB SITE (www.farmlandinfo.org), AND

THE NATURE CONSERVANCY’S WEB SITE (www.nature.org)