

SUMMARY OF BENEFITS FOR EIGHT YEAR FARMLAND PRESERVATION PROGRAMS

Municipally Approved Programs

1. Eligible to apply to the CADB to sell a development easement on the land included.
2. Eligible to apply, or have a farm operator apply to the local soil conservation district and the CADB for a grant for a soil and water conservation project.
3. To use farm structure designs based on criteria developed by a land grant college and approved by the SADC.
4. Protection for eleven (11) years from the effective date of the municipally approved program against a municipality altering its zoning ordinance such that it has the practical effect of exclusive agricultural zoning.
5. There shall exist an irrefutable presumption that no agricultural operation, activity or structure located on the property and which conforms to agricultural management practices (N.J.A.C. 2:76-2) and which does not pose a direct threat to public health and safety shall constitute a public or private nuisance.
6. Agricultural activities are exempt from any emergency restrictions placed on water or energy use unless declared otherwise by the Governor.
7. Additional benefits as determined by the CADB.
8. Additional benefits as may be made available from time to time through amendments to the State, County and municipal laws, rules, or policies.
9. Protection from eminent domain takings.

Non-Municipally Approved Program

1. Eligible to apply to the CADB to sell a development easement on the land included.
2. Eligible to apply, or have a farm operator apply to the local soil conservation district and the CADB for a grant for a soil and water conservation project.
3. To use farm structure designs based on criteria developed by a land grant college and approved by the SADC.
4. Additional benefits as determined by the CADB.
5. Additional benefits as may be made available from time to time through amendments to the State, County and municipal laws, rules, or policies.

CADB- County Agricultural Development Board

SADC- State Agriculture Development Committee

MAP- Municipally Approved Program

ADA- Agricultural Development Area