

Millstone Township

Open Space & Farmland Preservation Council

September 2006 Bulletin

**Preserve
Farmland and
Open Space in
Millstone
Township!**

**VOTE YES
November 7th
for Open Space**



The Millstone Township Open Space Tax is on the November Ballot

**Open Space
preservation
helps
communities
grow smart,
preventing the
higher costs of
unplanned
development.**

The November 7, 2006 General Election Ballot will have a question asking township voters to indicate whether or not the Millstone Township ("municipal") open space tax should be increased from the current five cents (\$0.05) to a total of six cents (\$0.06). If approved,

the owner of a property valued at \$500,000 will pay \$50 more in open space tax each year starting in 2007. This additional cent, given the current Township's assessed value, would raise an additional \$136,000 in tax revenue for a total of \$815,000 annually.

Residents of Millstone Township have demonstrated a willingness to pay for the quality of life that preserved farmland, open space and parks bring to the community. The first municipal open space tax was approved by the voters in 1995. The amount approved was a penny. In 1997, the voters approved an increase to the municipal open space tax to 3 cents. In 1999, the voters again approved an increase to 5 cents.

Open Space is a Good Investment

Residents of Millstone Township have demonstrated a willingness to pay for the quality of life that preserved farmland, open space and parks bring to the community.

Preserving open space has the long-range benefit of avoiding future costs. Communities and counties across the state and nation are finding that single-family residential tax rates don't cover the costs of municipal services, community infrastructure and local schools. Studies show that for every \$1.00 collected in taxes, residential development costs between \$1.04 and \$1.67 in services* - and these costs continue forever, generally increasing

over time. Even including the initial cost of acquisition, open space is less costly to taxpayers over both the short term and long term than development of the parcel. The major public costs to preserve natural areas are finite, often paid by a bond over 20 years.

Many of the properties preserved in Millstone Township are with partners: Green Acres, the State Agriculture Development Committee (SADC), the Monmouth County

Park system, The Monmouth County Agricultural Board, D&R Greenway and the Monmouth Conservation Foundation. **By partnering, we reduce our costs and leverage our open space tax – allowing more funding for open space preservation.** By aggressively working with NJ state funding partners – Millstone Township is getting back tax dollars sent to Trenton! An example of this is the \$500,000 Green Acres funding the Township received on the Waters Nursery purchase.

* ANJEC (Association of NJ Environmental Commissioners)

It is important to understand that the purchase of land or development rights will not stop development or the rising cost of education and municipal services, but it will blunt the economic impacts of rapid development and protect valued community assets.

A dollar spent to purchase land or development rights avoids greater and repeated costs of municipal and school related services.

Land preservation is not an extravagant expense.

It is an investment in our community.

– The Heritage Conservancy



The 28 acre Sinha farm, overlooking the Assunpink on Rising Sun Tavern Road, was recently preserved through the State Agriculture Development Committee (SADC) at a cost of \$130,000 to the Township. The Sinha farm, with a Rising Sun painted on it's barn, provides a beautiful vista as you enter Millstone. The Sinhas have deep roots in Millstone and we are delighted that they have chosen to preserve and continue to work the farm.

Millstone Township Open Space & Farmland Preservation Council: A Story of Success

The success of Millstone Township’s Open Space Program is due to the outstanding leadership of Committee Chairwoman Pat Butch and her Council, diligent and skillful municipal staff work and the consistent commitment of elected officials to the community to continue these important investments.

Total Preserved Land in Millstone Township (in acres)

State Owned Land	2,445
County Owned Land	1,256
Township Owned Land	465
Preserved Farmland & Trail Easements	817*
Camps	157
Total	5,140

*additional 1387 acres in progress

✓ Open space financing includes fiscal strategies and safeguards to guarantee that funds will be spent as promised.

✓ All potential properties for preservation are carefully scrutinized and rated for soil quality, contiguous to other preserved pieces, water recharge, trails, zoning density, and view sheds, etc.

✓ The Monmouth County preservation of parkland and the development of Charleston Springs Golf Course (742 acres) in Millstone Township have saved 100’s of acres of land from development.

Just think what our municipal and school taxes would be if this prime land was developed.

✓ By working closely with the Monmouth County Park system, the 550 acre Perrineville Park may grow to 1200 acres with the addition of the Rocky Brook Greenway parcels. Most of this park will be left in a natural, undeveloped state with meandering trails connecting to the Assunpink Wildlife Management Area.

✓ The Open Space & Farmland Preservation Council held a successful Millstone Township Landowners Symposium where large landowners met with the various state, local, and non-profit preservation agencies. This meeting has had a positive effect on landowner interest in preserving their land.

✓ \$2,286,678 due to Millstone Township has been refunded as a result of diligent follow-up and filing of paperwork on past preserved properties. \$1,645,324 will be refunded within the next few months.

✓ Solid working relationships have been established with State and County preservation agencies. Through our actions (not just words), Millstone Township is eligible for \$1,800,000 in new funding for the upcoming year.

✓ Confidence in the program had been enhanced by sharing appraisals and Certified Market Values with the landowners.



The NJ Equine Clinic, formerly known as Top Step farm, was preserved by the Township in 1997. This beautiful 127 acre property located on Millstone and Bittner Roads, is currently owned and operated by Dr. Scott Palmer. The Clinic is well known among the equine industry and sees many “patients”. Dr. Palmer’s most famous patient was “Smarty Jones,” winner of the 2004 Kentucky Derby and Preakness.

Although Millstone Township has accomplished a great deal, you need to add to your past successes by continuing to work aggressively to stay ahead of the threat of development.

Protecting farms and open spaces provides the community with the benefits of clean water, productive farmland, scenic views and trails for recreation. D&R Greenway is pleased to have been a partner with Millstone Township in protecting significant lands along the Rocky Brook –

**Linda J. Meade,
Executive Director,
D&R Greenway Land
Trust**

Millstone Township Committee

**Mayor Nancy Grbelja
Deputy Mayor Robert Kinsey
Committeemen
Elias Abilheira
Ray Dilfanian
Steven Sico**

Millstone Township Open Space & Farmland Preservation Council

**Pat Butch, Chairwoman
Cory G. Wingerter, Vice Chairman
Elias Abilheira
Tony Alves
Charlie Denardo**

**Rick Disick
Diane Morelli
Rich Mullarkey
Tony Romano
Merrill Siedman**

Preserve Farmland and Open Space in Millstone Township!



Vote Yes

**November 7th
For Open Space**

Polls open 6:00 AM to 9:00 PM

We're on the Web!

See us at:

<http://www.millstone.nj.us/osfp.htm>

The Monmouth County Park system recently opened the Charleston Spring Trail. The 1.9 mile trail, located in the Charleston Springs section of Millstone off Rt. 524, is accessible to walkers, joggers, bikers and equine riders. On the trail is a historic stone bridge. It is reported that General Clinton crossed over the Old Stone Bridge on the way to the Battle of Monmouth. Pictured at the entrance to the trail are Millstone residents Mark and Michael Naugle.

