

Millstone Township
Open Space & Farmland Preservation Council
470 Stage Coach Road, Millstone Township, NJ 08510

Application

Farm Name _____

Property Owner Name _____

Property Owner Address _____

Telephone Number _____ Cell Number _____

Fax Number _____ E-mail _____

Property Location Block _____ Lot _____ Block _____ Lot _____

 Block _____ Lot _____ Block _____ Lot _____

Street Address _____

Number of Acres _____

How many homes are on the property? _____

Please indicate block/lot of houses Block _____ Lot _____

Will you consider: Selling the development rights on your property? _____

 Selling your property in its entirety (fee simple)? _____

 Selling an easement on your property for a bridle path/foot path? _____

 Giving the Township Right of First Refusal for the future? _____

Is this an estate? _____

Have you filed for bankruptcy or is foreclosure imminent? _____

Are you a developer or speculator? _____

Is the property listed with a real estate broker? _____

Is the property in jeopardy of being developed within one year? _____

Do you have a stream on the property? _____

Do you have a pond/lake on the property? _____

Approximately how much of the property is open? _____

Approximately how much of the property is wooded? _____

Have you applied to the Planning Board for a subdivision? Status: Preliminary Final

Have you had perc tests done? _____

Have there ever been underground storage tanks on the property? _____

Have you had a Phase I Environmental Assessment performed on the property? _____

Do you have a Farm Conservation Plan filed with the Natural Resource Conservation Service? _____

Do you have a Forestry Management Plan? _____

Are there any historic features to the home/property? _____

Has the property ever been used commercially? _____

This application will be considered for Farmland Preservation and/or Green Acres programs.

If the Township of Millstone and I decide to pursue this application, I understand the following:

- I will be required to sign an Option Agreement that disallows me from accepting any offer on the property for 120 days from the date of the Option Agreement.
- The Township of Millstone will have the Right of First Refusal on any offers for one year from the date of the Option Agreement.
- If I reject an offer for an amount equal to or greater than the certified market value of the property, I cannot submit an application for two years from the date the application was submitted to the Program Committee.

Signature _____ Date _____

For OSFP Use:

Application Number _____ Date Received _____

Zoning _____ Minimum Lot Size (in acres) _____

Development Potential Yes _____ No _____

Percentage of the land/farm that consists of soils capable of supporting agricultural or horticultural production. _____ %

Percentage of soils classified as freshwater or modified agricultural wetlands according to NJDEP wetlands map. _____ %

Percentage of land/farm that contains soils with slopes in excess of 15% _____ %

Attachments:

- Farmland Assessment Application
- Zoning Map

**Farmland Program
Minimum Eligibility Criteria**

to be eligible for State cost share grants for farmland preservation

Lot Size	Criteria
All Lot Sizes	<ul style="list-style-type: none"> ➤ The land produces agricultural or horticultural products of at least \$2,500 annually
Less than or equal to 10 Acres	<ul style="list-style-type: none"> ➤ At least 75% of the land is tillable or a minimum of five acres, whichever is less ➤ At least 75% of the land, or a minimum of five acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production
Greater than 10 Acres	<ul style="list-style-type: none"> ➤ At least 50% of the land, or a minimum of twenty-five acres, whichever is less, is tillable ➤ At least 50% of the land, or a minimum of twenty-five acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production
Less than 25 Acres	<ul style="list-style-type: none"> ➤ The land must exhibit development potential according to the municipal zoning. ➤ The land shall contain no more than 80% soils classified as freshwater or modified agricultural wetlands according to NJDEP. ➤ The land shall not contain more than 80% soils with slopes in excess of 15%.

Revised: 2/25/16