



**Morris County Agriculture
Development Board**

**Annual Monitoring
of Preserved Farmland**

Morris County

- Preserved Farms: **93**
- Preserved Acres: **6,162**

- Pending Farms: **19**
- Pending Acres: **960**

Monitoring Purpose

- Ensure compliance with the Deed of Easement
- Protect state, county, municipal or non-profit investments
- Opportunity to interact with landowners



Regulatory Requirements

- Monitor all preserved farms at least once per year
- Complete monitoring by June 30th
- Submit written summary to SADC by July 15th
- Inform SADC of violations w/in 30 days
- Enforce Deed of Easement

Initial Monitoring – Final Inspection

- Successful monitoring begins with the Final Inspection prior to closing.
- Establish a baseline of data.
- Inventory & photograph:
 - Non-agricultural uses
 - Residential structures
 - Agricultural structures
 - Existing trash/waste material

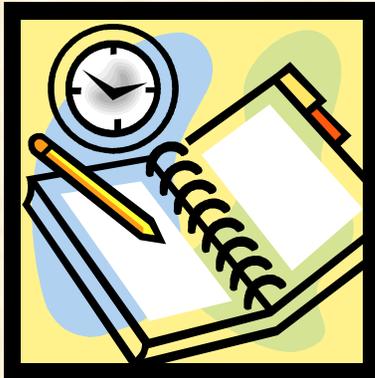


Annual Monitoring Procedures

- Scheduling
- Site Visits
- Data Management
- SADC Notification
- Landowner Notification
- Deed of Easement Violations

Scheduling

- Written landowner notification (#1)
(min. 24-hr notice)
- Special appointments



Site Visits - Resources Used

- Staff: 3 CADB staffers plus 3 Preservation Trust staffers (if available)
- Equipment: digital camera, 4WD vehicle



Site Visits - Resources Used

- Daily schedules (#2)
- Regional maps (#3)
- Previous year's Monitoring Reports (#4)
- Aerial photographs of each farm (#5)

Site Visits – What to look for?

- Residential structures
- Agricultural structures
- Non-agricultural uses
- Removal of sand, gravel, soil, loam, rock, peat, etc.
- Significant erosion, soil loss, flooding
- Trash accumulation or dumping
- Fields being left fallow

Data Management - Methods

- Access Database
 - Forms for entering data
 - Reports (Monitoring Reports)
- Photographs



Monitoring Report Data (#4)

- Owner
- Owner's contact information
- Tax blocks and lots; municipality
- Acres
- Title policy
- Deed Book & Page #s (original & subsequent)
- List of residential improvements

Monitoring Report Data (#4)

- List of agricultural improvements
- List of non-agricultural uses
- Inspection dates
- Changes since last inspection
- Issues impacting farm
- Compliance status
- Inspection comments

SADC Notification

- Written SADC notification (#6)
- Monitoring Reports for each farm



Landowner Notification

- Written landowner notification (#7)
- Monitoring Reports

Deed of Easement Violations

- Non-compliance notice (#8)
(requesting information)
- Non-compliance Monitoring Report (#9)
- Morris CADB Policy: P-10 “Deed of Easement Violations” (#10)

Deed of Easement Violations

- Notice of violation (#11)
- Notice of site inspection re: violation (#12)
- Notice of compliance (#13)



www.morrispreservation.com