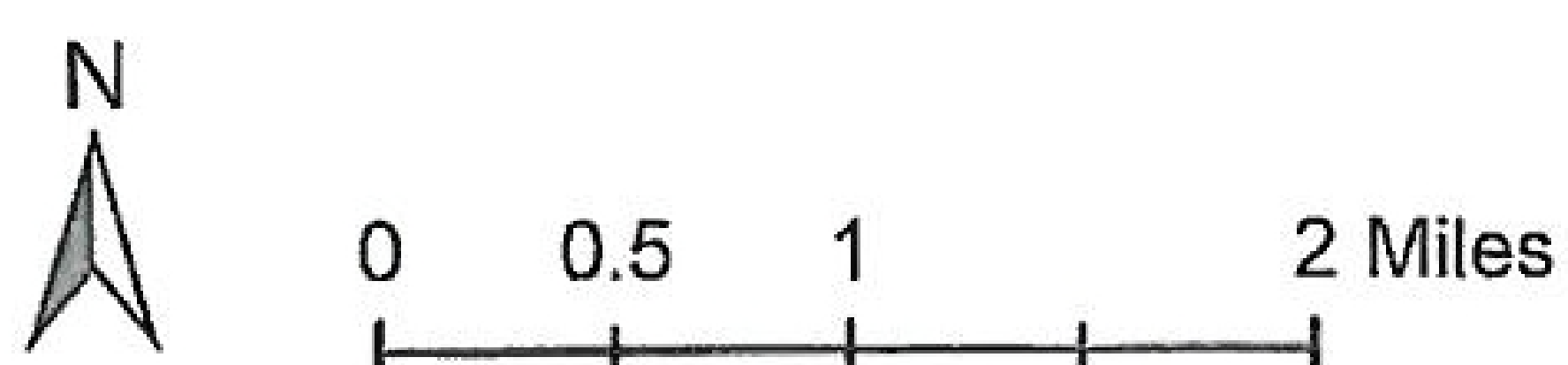
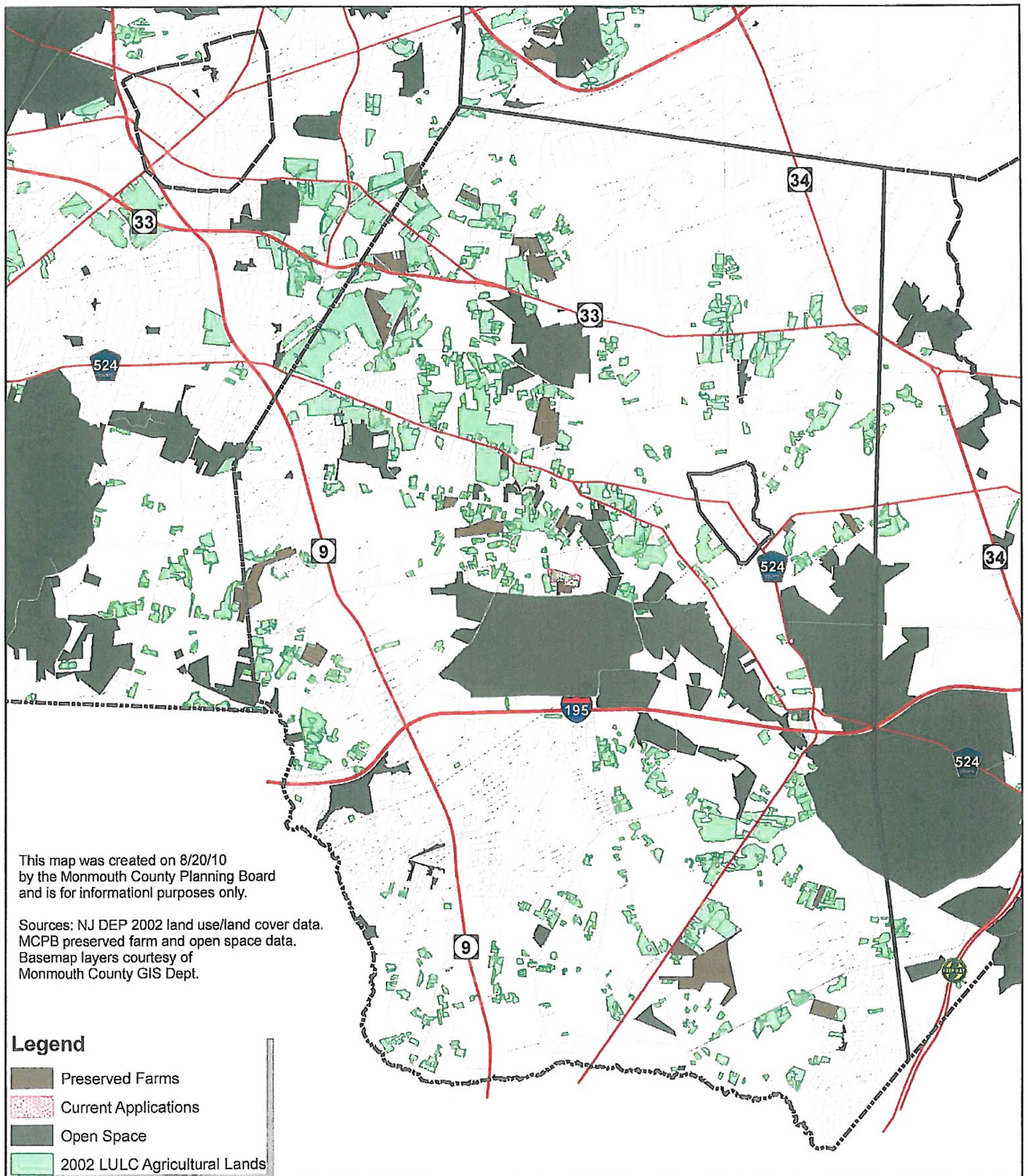


Figure 0

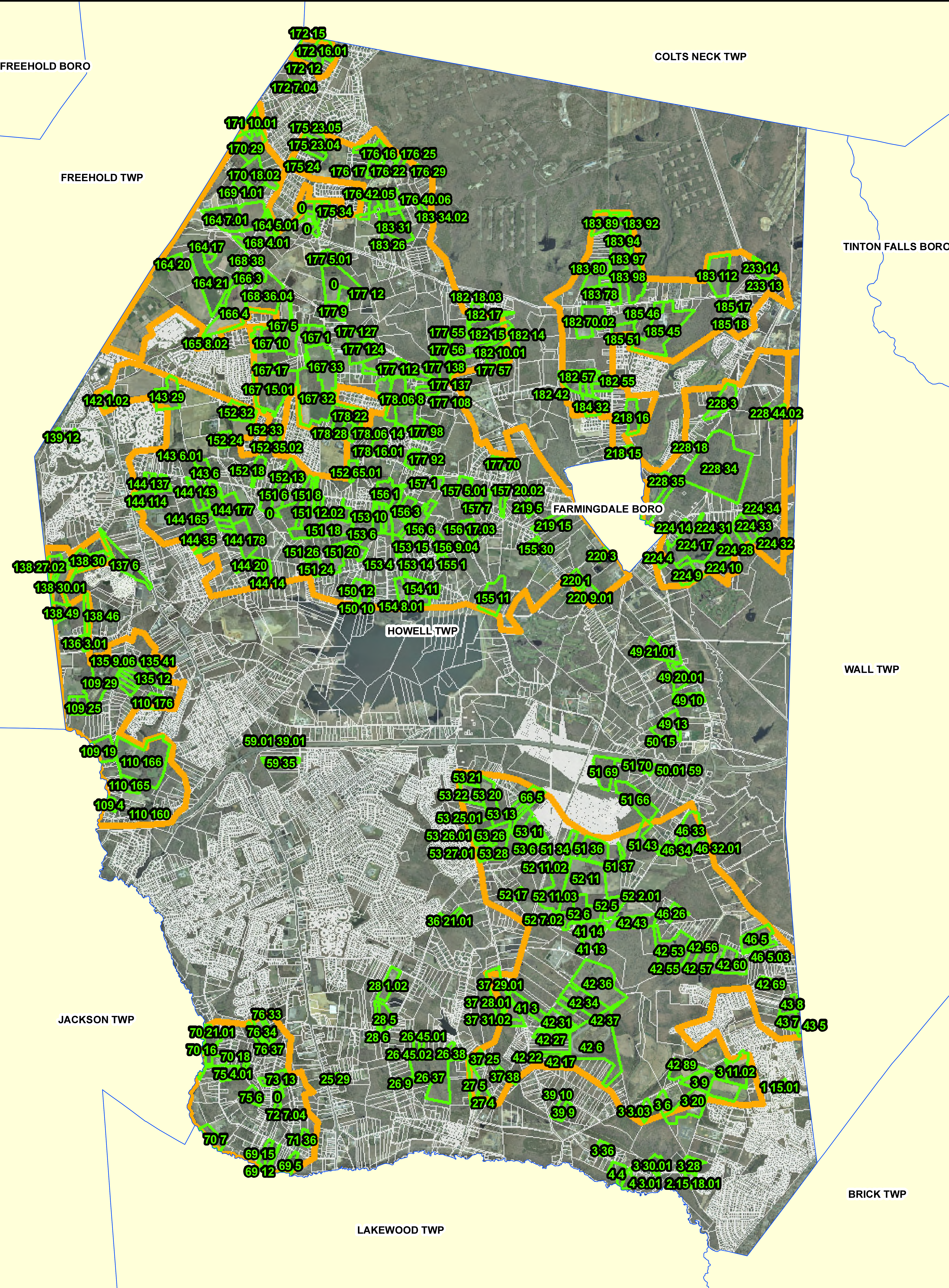
# Howell Township Agricultural Lands





Farm Assessed Properties

Howell Township, N.J.



**FIGURE 1**  
**FARM ASSESSED PROPERTIES**

**HOWELL TOWNSHIP**  
**MONMOUTH COUNTY**  
**NEW JERSEY**

**Legend**

Qualified Farms (2006)

County ADAs for Howell Township

Note:

Bsg

**BIRDSALL SERVICES GROUP**

ENGINEERS & CONSULTANTS

611 Industrial Way West  
Eatontown, NJ 07724  
Certificate of Authorization No. 24GA27989800

Tel.: 732.380.1700  
Fax.: 732.380.1701  
www.Birdsall.com

Sources: NJDEP GIS Data

DRAWN BY:  
KCW

SCALE  
1"=4,500'

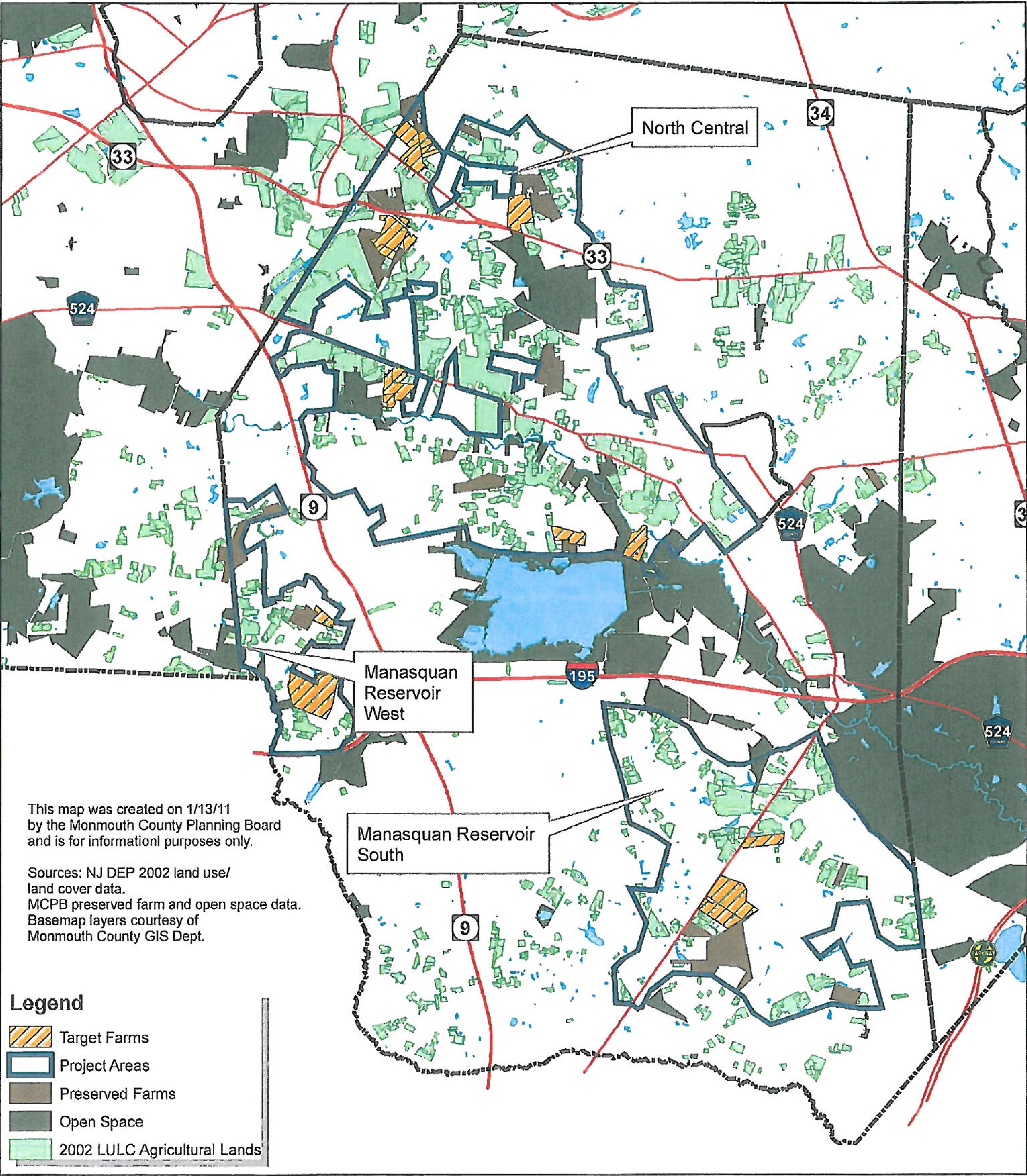
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File Name: Figure 1 Farm Assessed Properties

DATE  
2.1.11



Figure 2

Howell Township Project Areas and Target Farms





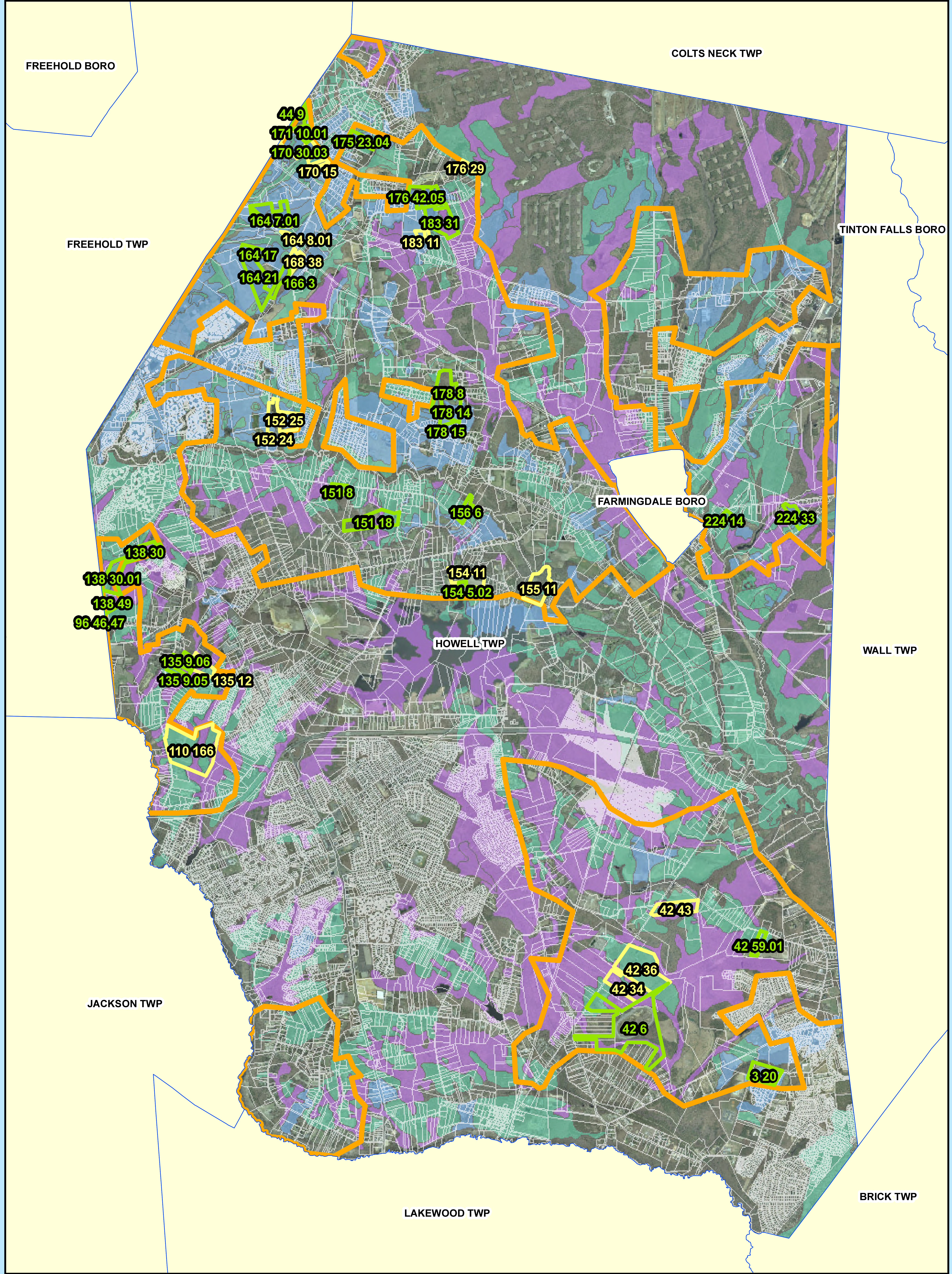


FIGURE 3  
TARGETED FARM SOILS

HOWELL TOWNSHIP  
MONMOUTH COUNTY  
NEW JERSEY

Legend

- Preserved Farms (12/15/08)
- Targeted Farms
- County ADAs for Howell Township

Monmouth County Soils

- All areas are prime farmland
- Farmland of statewide importance
- Farmland of unique importance

Note:



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SCALE  
1"=4,500'

Job No: 206733450005  
File Name: Figure 3 Farmland Soils

DATE  
2.1.11



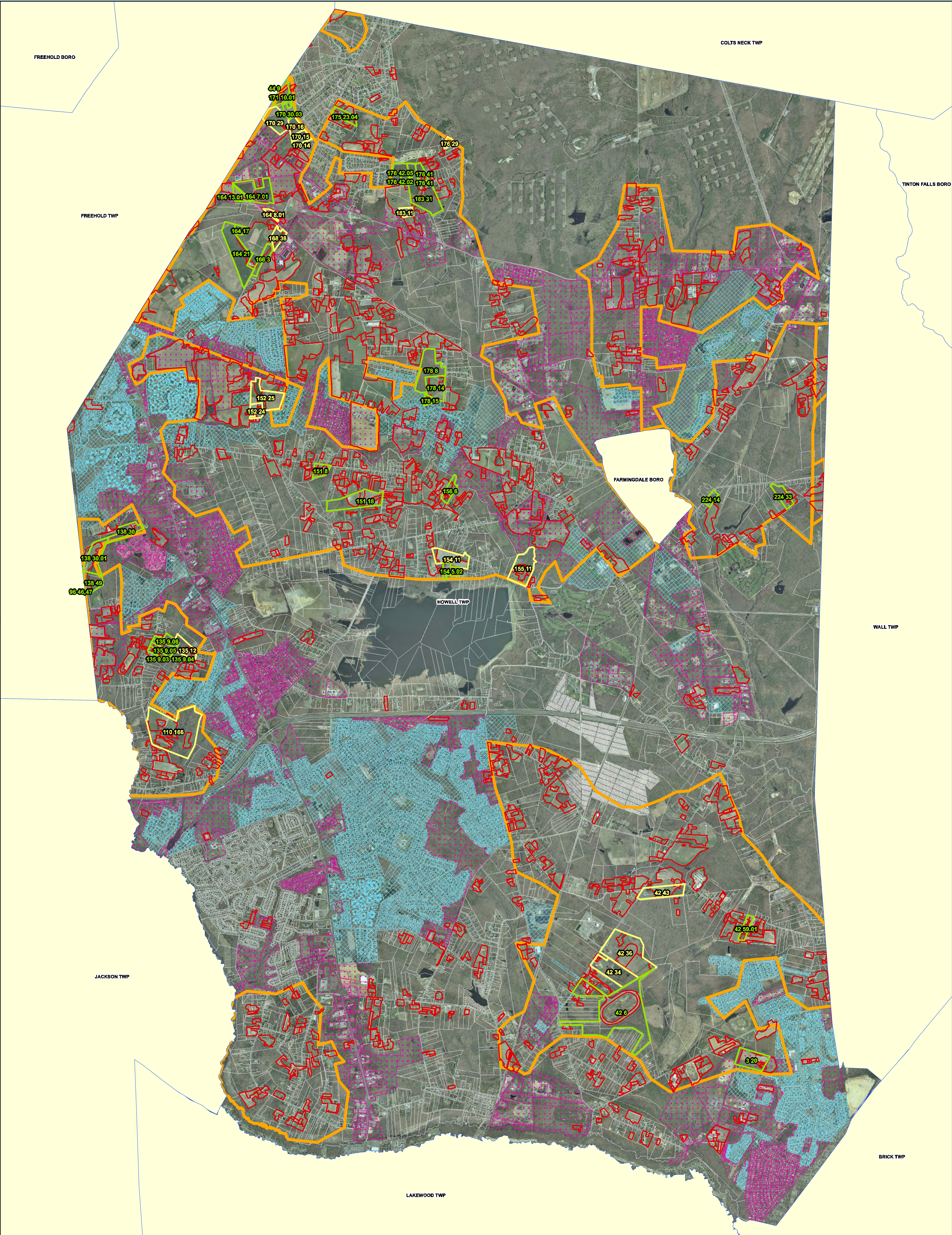


FIGURE 4  
SEWER SERVICE AREAS

HOWELL TOWNSHIP  
MONMOUTH COUNTY  
NEW JERSEY

- Legend**
- Preserved Farms (12/15/08)
  - Targeted Farms
  - Agriculture LU/LC (2002)
  - County ADAs for Howell Township
  - Proposed Sewer Service Area
  - Existing Sewer Service Areas

Note: The Sewer Service Areas depicted on this map were derived from the Township's 208 Plan dated March 2002 and last revised November 30, 2005.



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Tel.: 732.380.1700  
Fax.: 732.380.1701  
www.Birdsall.com

Sources: NJDEP GIS Data  
Municipal Data  
Monmouth County Data

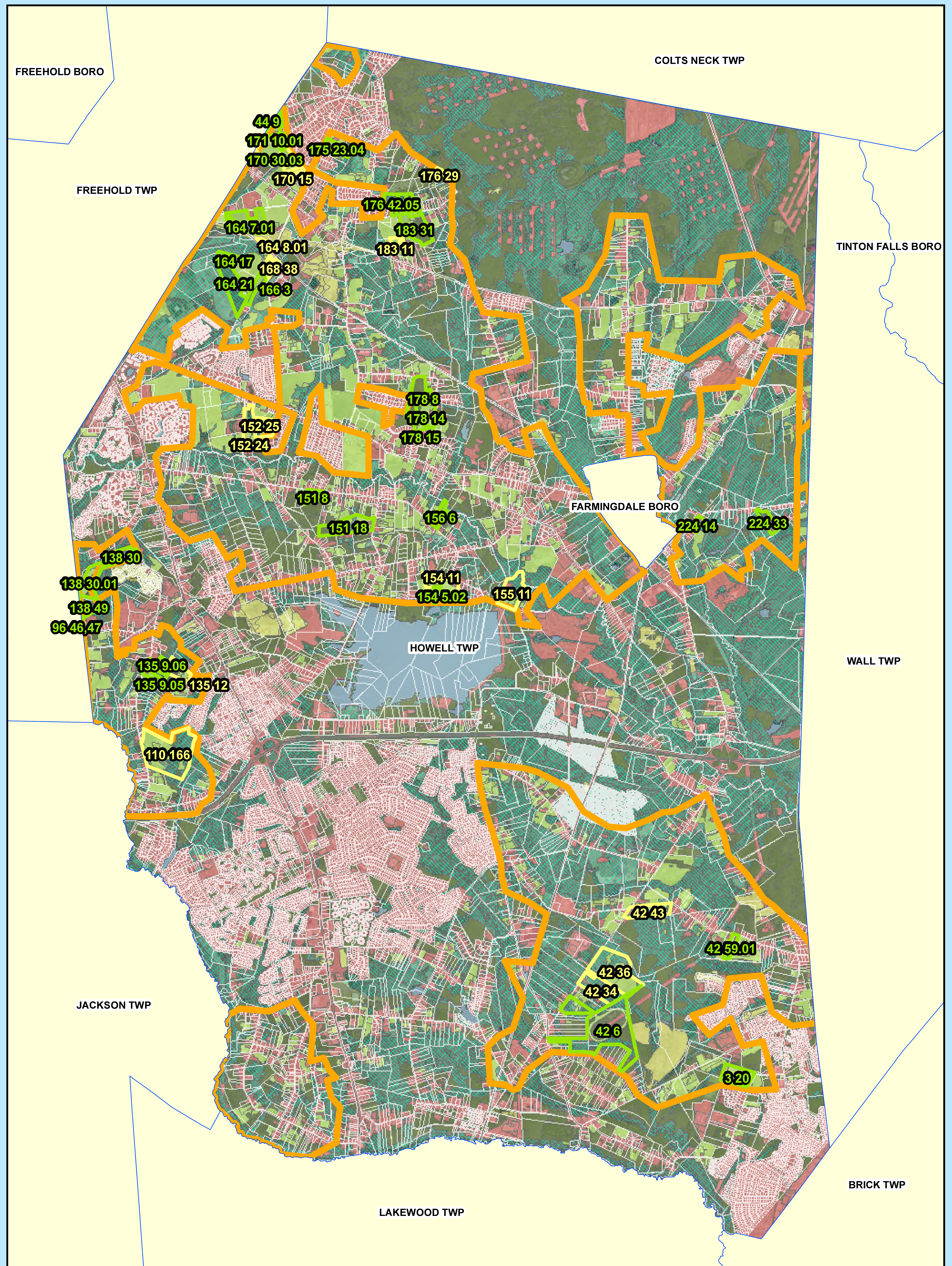
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Job No: 206733450005  
File Name: Figure 4 Sewer

DATE  
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**FIGURE 5**  
**2002 LAND USE/LAND COVER**

**HOWELL TOWNSHIP**  
**MONMOUTH COUNTY**  
**NEW JERSEY**

**Legend**

- Preserved Farms (12/15/08)
- Targeted Farms
- County ADAs for Howell Township

- 2002 LU/LC**
- Agriculture
  - Barren Land
  - Forest
  - Urban
  - Water
  - Wetlands

Note:



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Sources: NJDEP GIS Data

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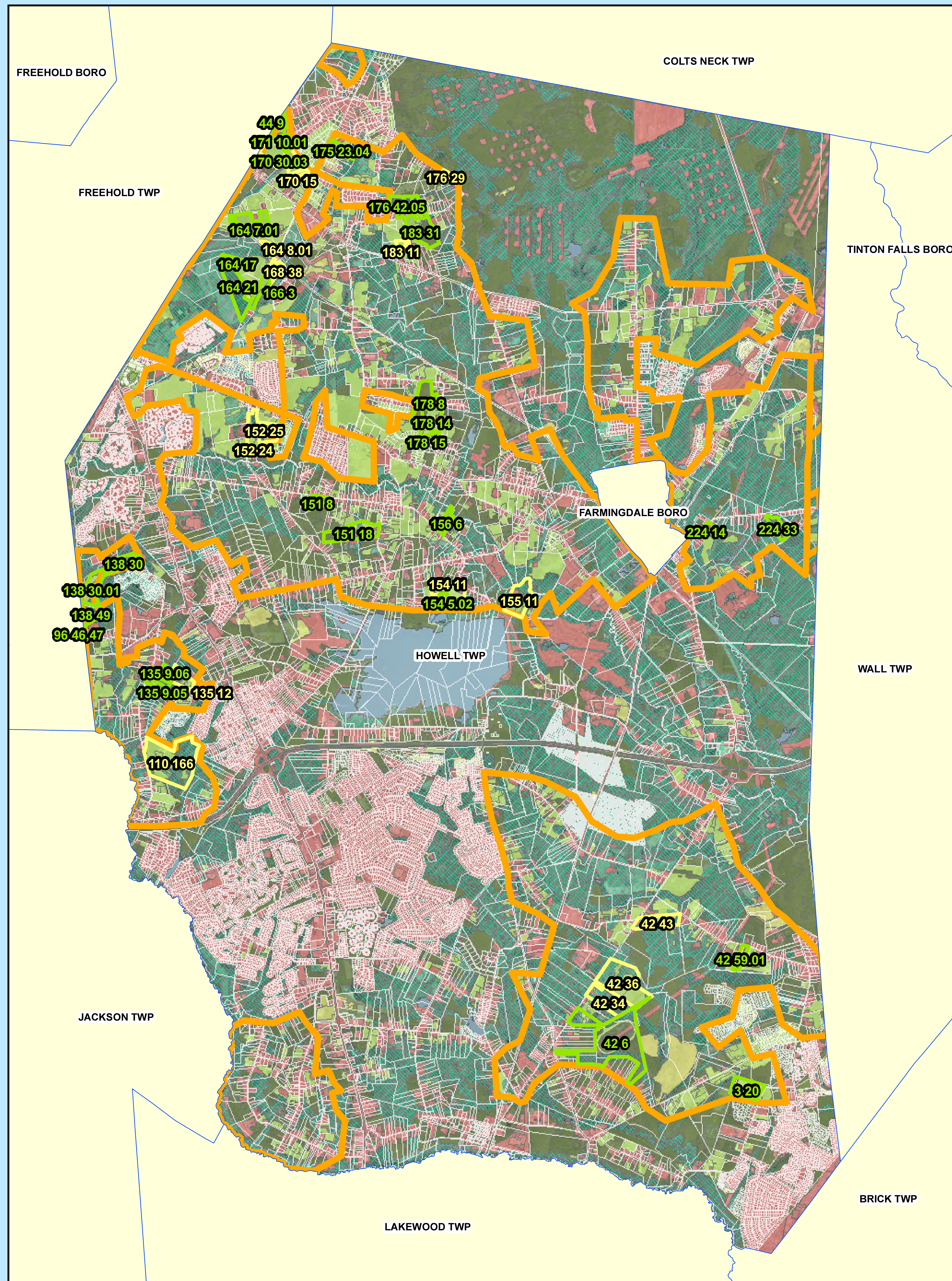
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File Name: Figure 5 2002 LULC

DATE  
2.1.11





**FIGURE 6**  
**1995-1997**  
**LAND USE/LAND COVER**

**HOWELL TOWNSHIP**  
**MONMOUTH COUNTY**  
**NEW JERSEY**

## Legend

- Preserved Farms (12/15/08)
- Targeted Farms
- County ADAs for Howell Township
- 1995-1997 LU/LC Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands

Note:



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Sources: NJDEP GIS Data

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SCALE  
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Job No: 206733450005

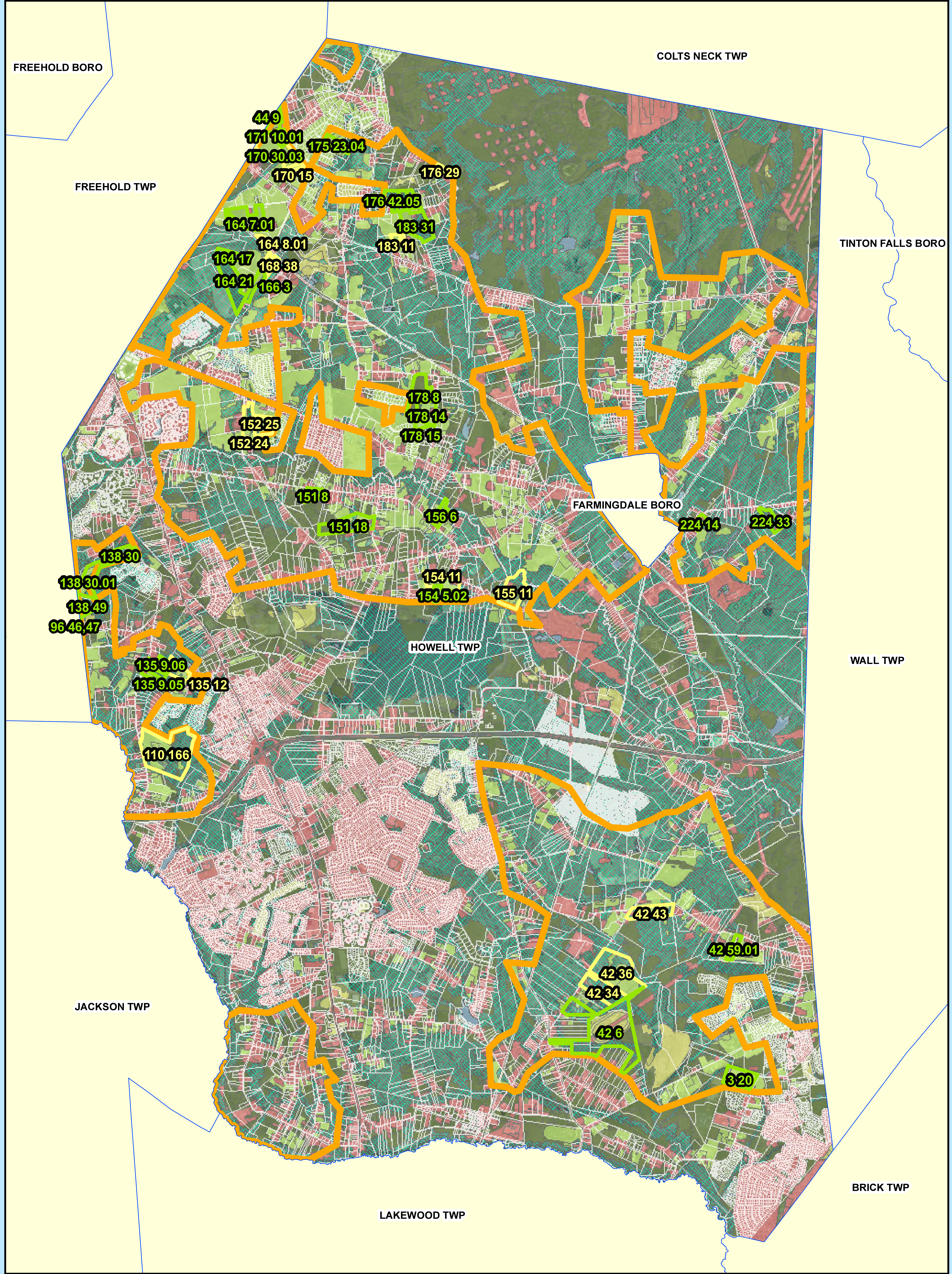
File Name: Figure 6 1995-1997 LULC

DATE  
2.1.11



1986 Land Use/Land Cover

Howell Township, N.J.



**FIGURE 7**  
**1986 LAND USE/LAND COVER**

**HOWELL TOWNSHIP**  
**MONMOUTH COUNTY**  
**NEW JERSEY**

**Legend**

Preserved Farms (12/15/08)

Targeted Farms

County ADAs for Howell Township

1986 LU/LC

Agriculture

Barren Land

Forest

Urban

Water

Wetlands

Note:

Bsg

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Certificate of Authorization No. 24GA27989800

Sources: NJDEP GIS Data

Job No: 206733450005  
File Name: Figure 7 1986 LULC

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SCALE  
1"=4,500'

DATE  
2.1.11



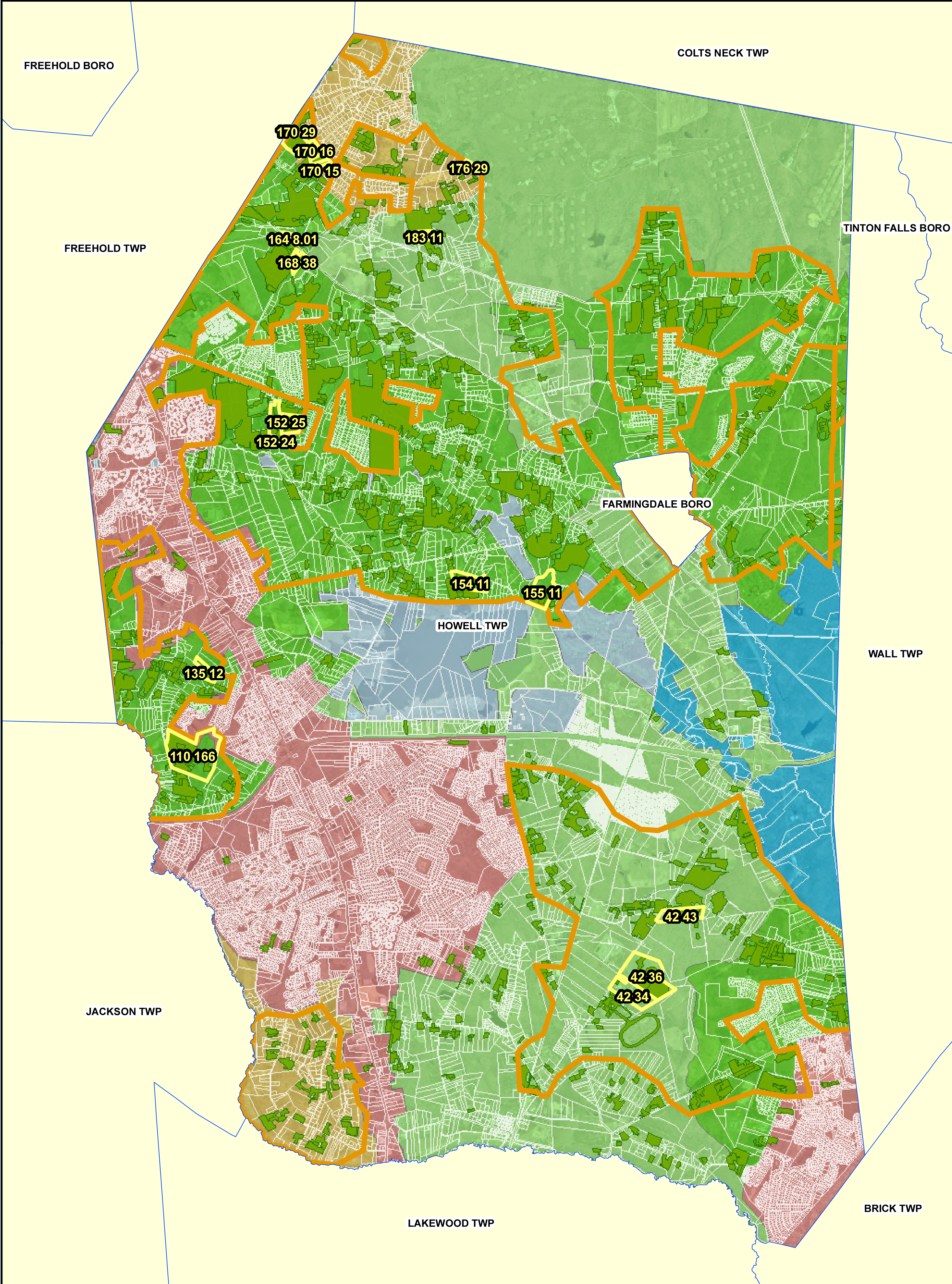


FIGURE 8  
STATE PLAN

HOWELL TOWNSHIP  
MONMOUTH COUNTY  
NEW JERSEY

Legend

- Targeted Farms

County ADAs for Howell Township

2002 Active Agricultural Land
- Suburban

Fringe

Environmentally Sensitive

Rural Environmentally Sensitive

County Park

State Park

Note:



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Fax.: 732.380.1701  
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Sources: NJDEP GIS Data

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KCW

SCALE  
1"=4,500'

Job No: 206733450005  
File Name: Figure 8 State Plan

DATE  
2.1.11



Farmland Soils in Agricultural Land Use

Howell Township, N.J.

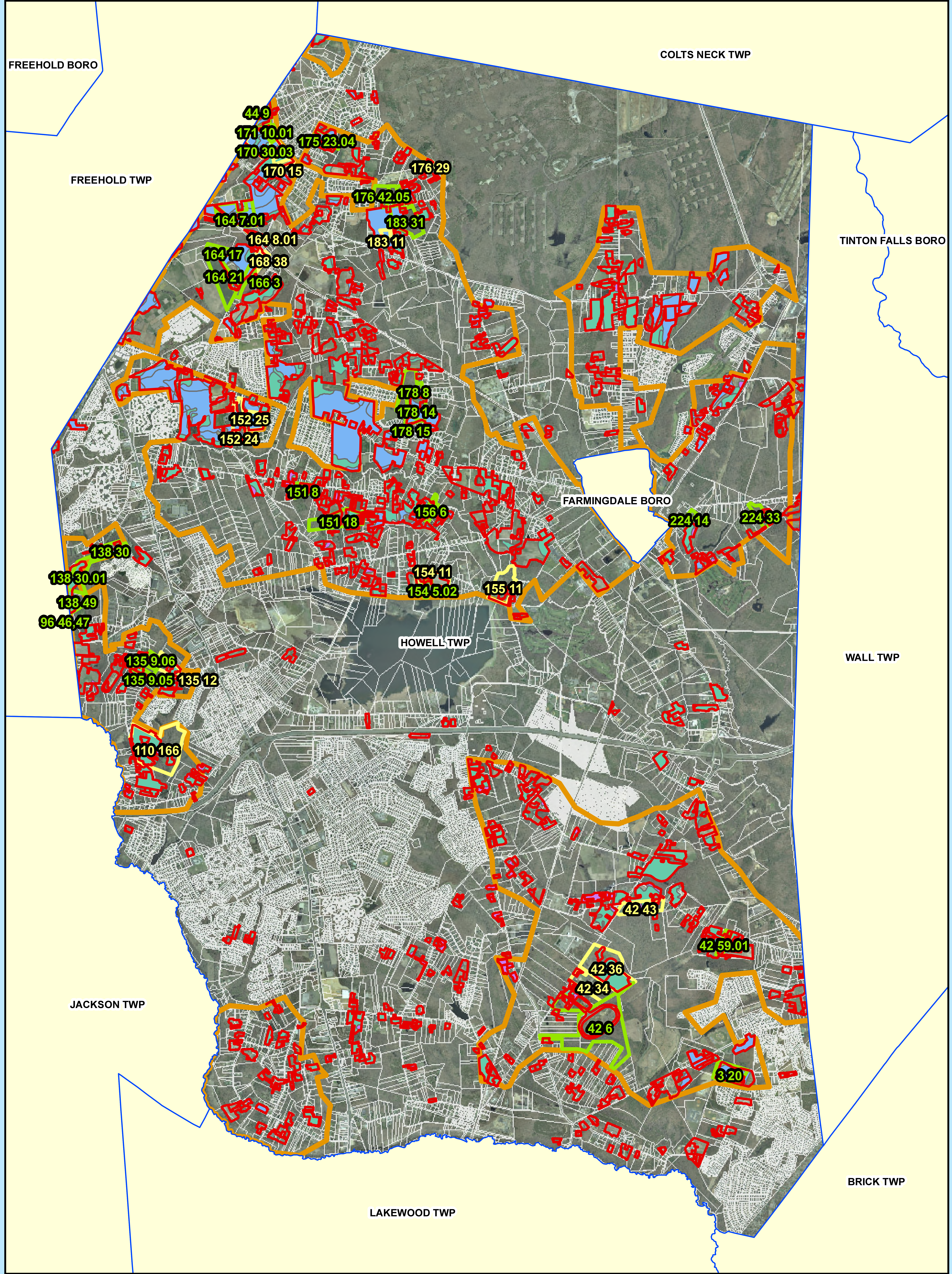


FIGURE 9  
FARMLAND SOILS WITHIN  
AGRICULTURE LAND USE

HOWELL TOWNSHIP  
MONMOUTH COUNTY  
NEW JERSEY

Legend

- Targeted Farms

Preserved Farms (12/15/08)

County ADAs for Howell Township
- Agriculture LU/LC (2002)

**Significant Farmland Soils**

All Areas are Prime Farmland

Farmland of Statewide Importance

Farmland of Unique Importance

Note:

**Bsg** **BIRDSALL SERVICES GROUP**  
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Tel.: 732.380.1700  
Fax.: 732.380.1701  
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Sources: NJDEP GIS Data	DRAWN BY: KCW	SCALE 1"=4,500'
Job No: 206733450005 File Name: Figure 9 Significant Farmland Soils w/in Ag Land Use	DATE 2.1.11	





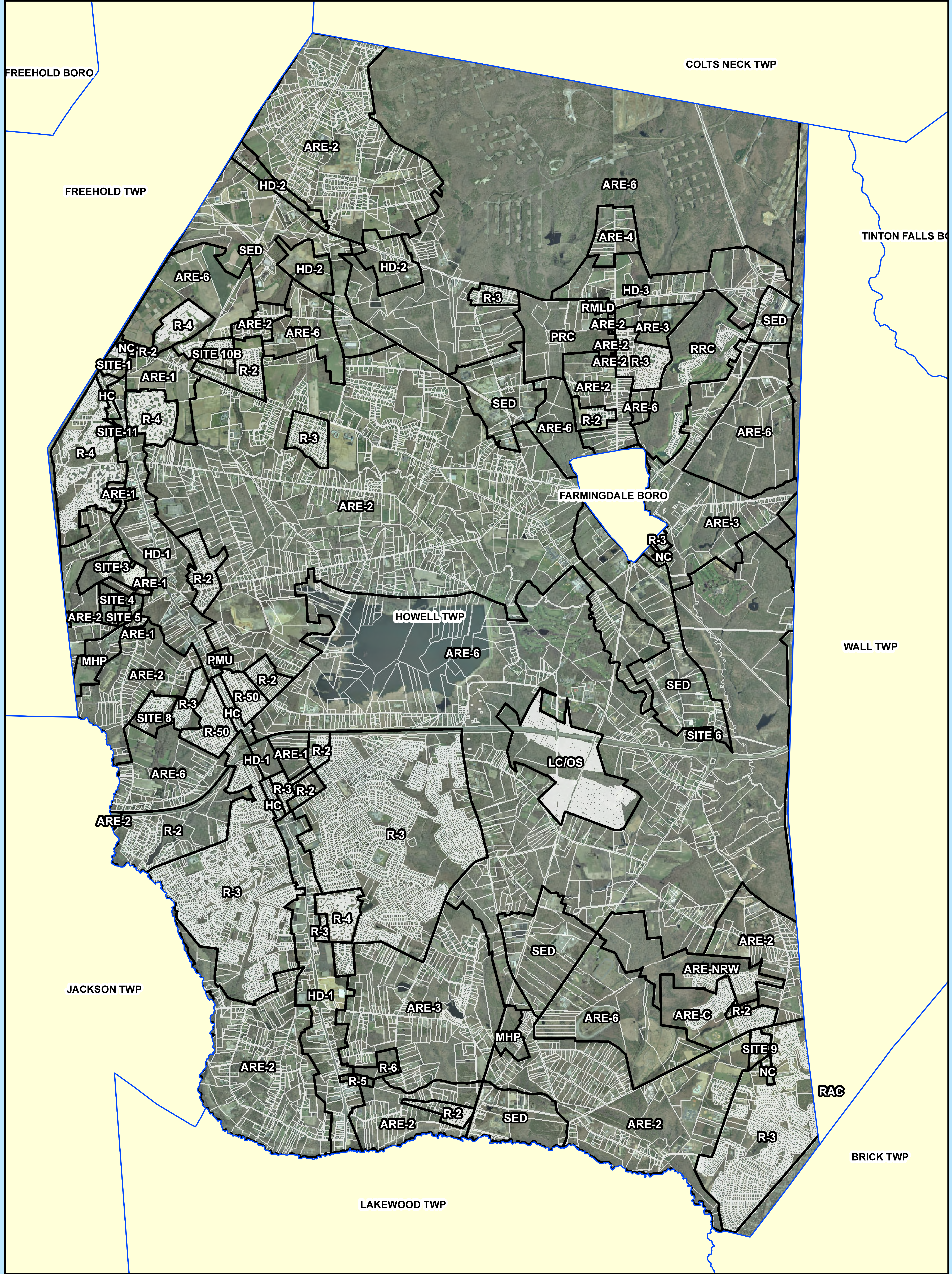



FIGURE 10  
ZONING MAP

HOWELL TOWNSHIP  
MONMOUTH COUNTY  
NEW JERSEY

Legend

 Zoning

Note:



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ENGINEERS & CONSULTANTS

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Eatontown, NJ 07724  
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Tel.: 732.380.1700  
Fax.: 732.380.1701  
www.Birdsall.com

Sources: NJDEP GIS Data

DRAWN BY:  
KCW

SCALE  
1"=4,500'

Job No: 206733450005  
File Name: Figure 10 Zoning

DATE  
2.1.11





# Howell Greenway and Trail Projects

Monmouth County Agriculture Development Board

One East Main Street, Freehold, NJ 07728 732-431-7460

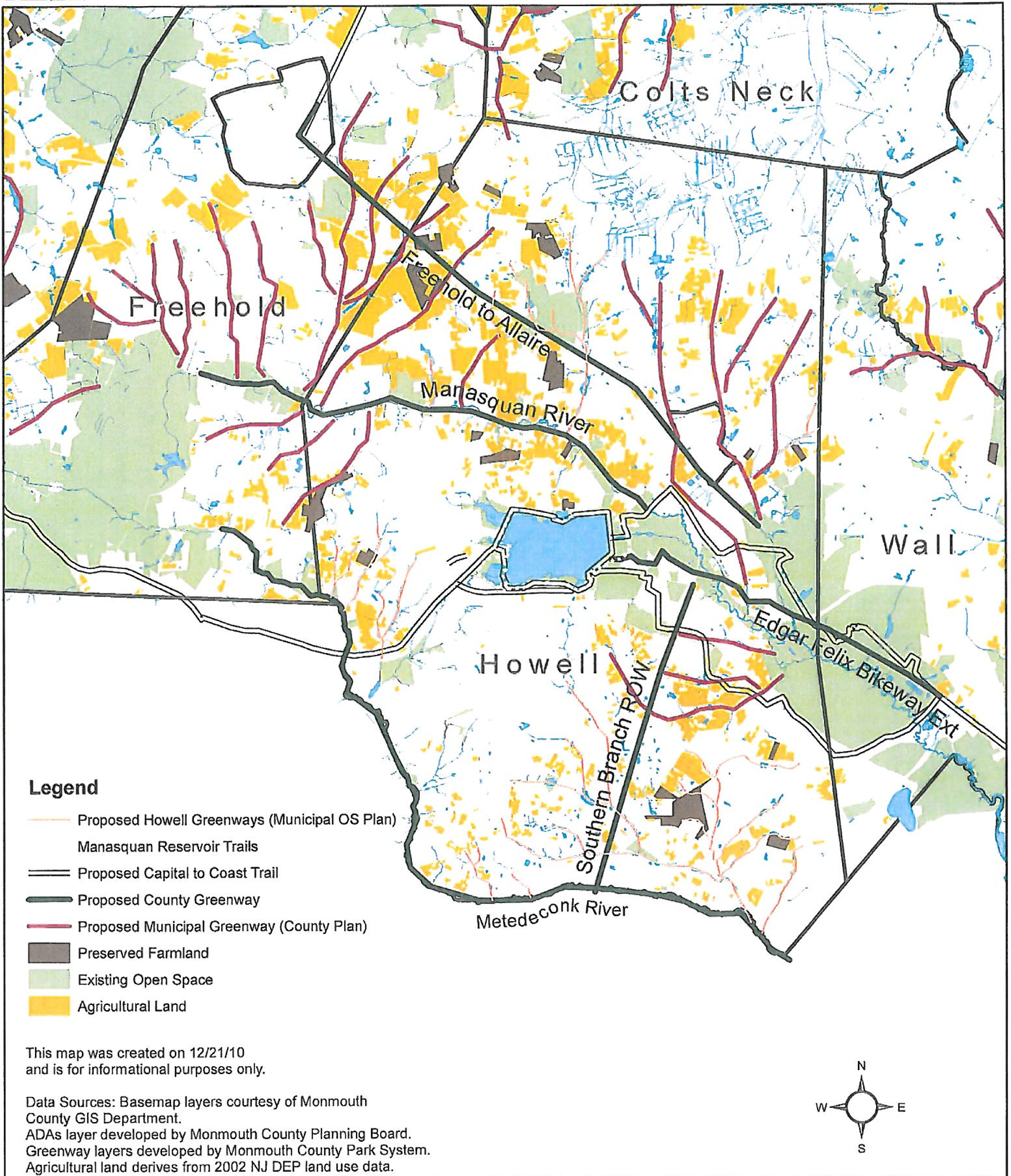


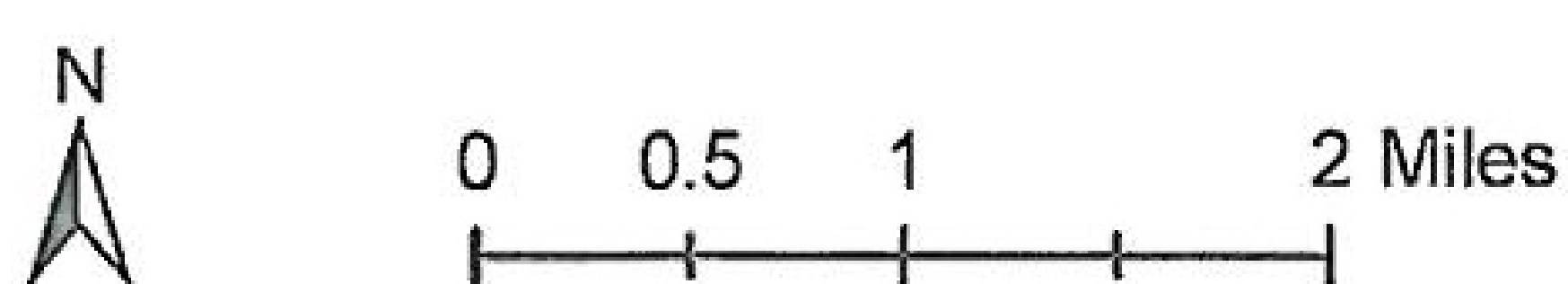
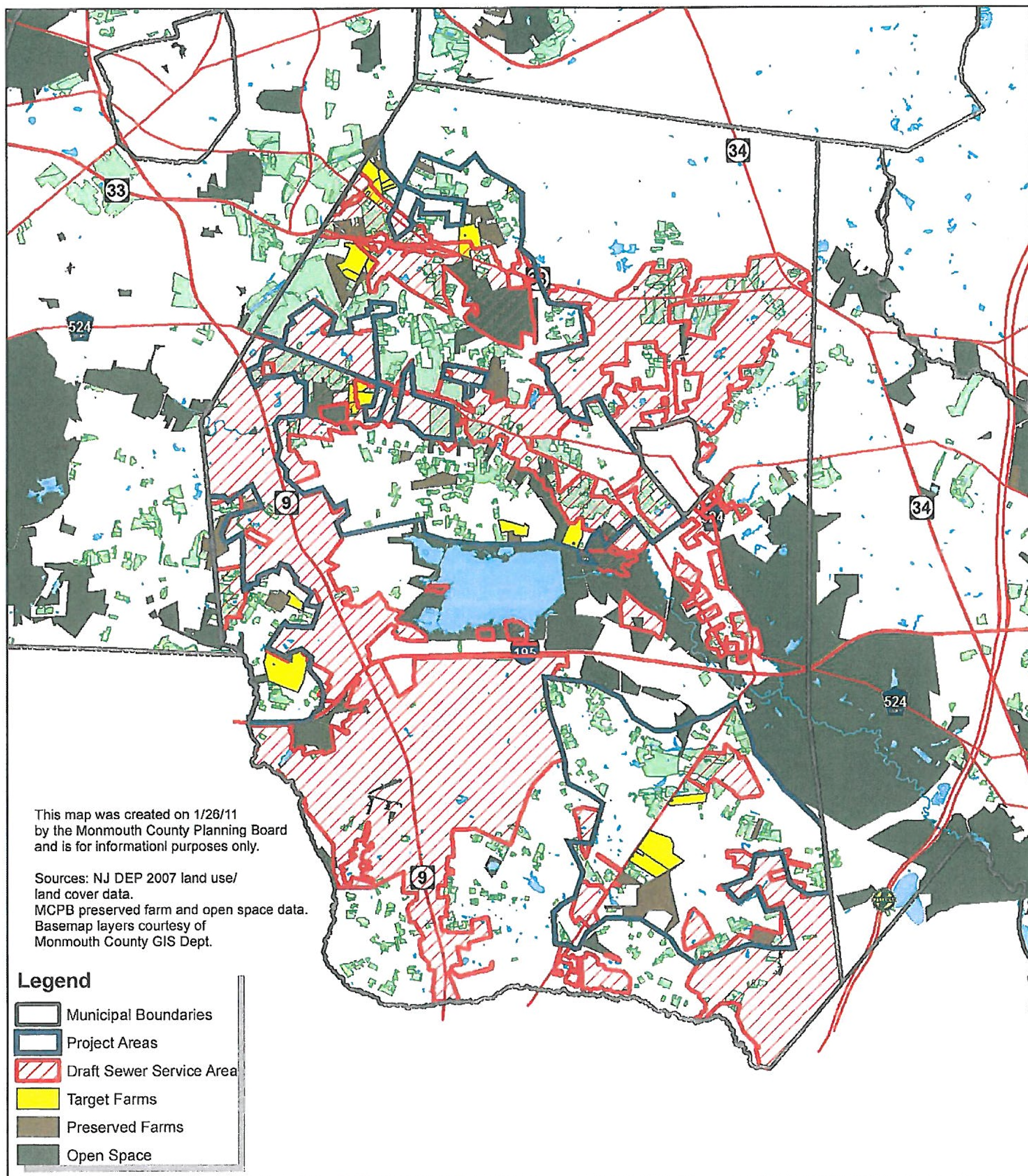
Figure 11

0 0.5 1 2 Miles



Figure 12

# Howell Township Updated Sewer Service Areas Map





## **APPENDIX A**

### **MONMOUTH COUNTY ADA MAP**

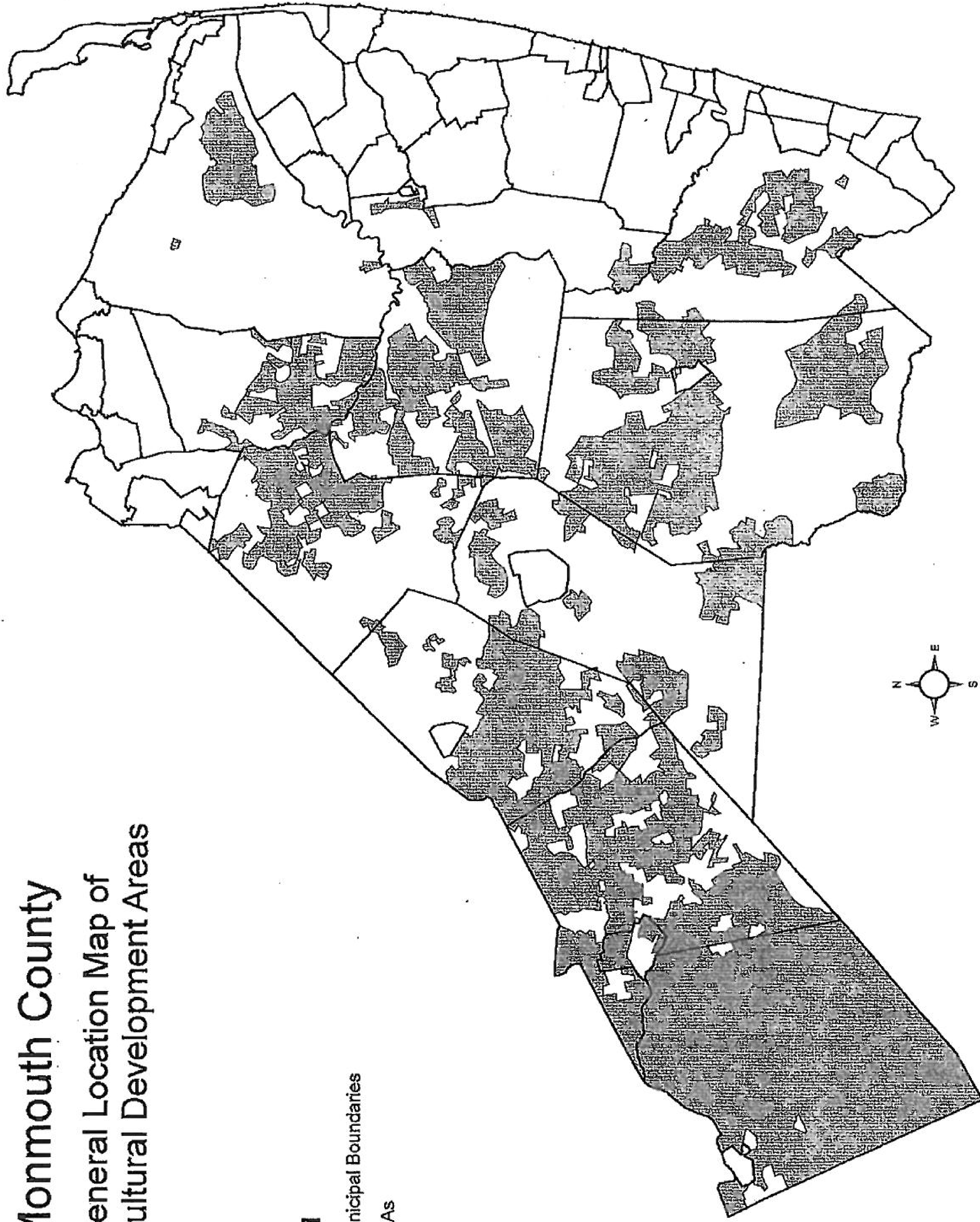


# Monmouth County

## General Location Map of Agricultural Development Areas

### Legend

-  Municipal Boundaries
-  ADAs



Prepared December 15, 2005  
Approved by the Monmouth County Agriculture Development Board  
on January 4, 2006



## **APPENDIX B**

### **TARGET FARMS LIST**



TARGET FARMS												
BLOCK	LOT	PROPERTY LOCATION	NAME	GROP HARV (AC)	CROP PAST (AC)	PERM PAST (AC)	SUBTOTAL (AC)	NON APPUR (AC)	APP WD (AC)	Total (AC)	Wetland Area (%)	
155	11	270 SOUTHARD AVENUE	BERGRUD, NIC & TONI	0	0	23	23	0	9	32	32.93	
110	166	843 FORT PLAINS ROAD	BERKOBEN, J&E, WHALEN, W & BENNETT, R	65	0	5	70	0	30	100	53.23	
135	12	SUNNYSIDE ROAD	BUZIO, JOSEPH	0	0	7	7	0	5.75	13.84	55.08	
154	11	CASINO DRIVE	CLAYTON, THOMAS A	22	0	0	22	0	3	25	3.49	
152	24, 25	HAVENS BRIDGE ROAD	DI GREGORIO, GIACINTO, & ESTHER	38.6	0	0	38.6	4	0	42.6	15.84	
152	32	ADELPHIA FARMINGDALE ROAD	DI GREGORIO/ TWIN PONDS FARMS, LLC	9	0	0	9	0	2.49	11.49	21.27	
176	29	470 BRICKYARD RD	FERRARO, STEPHEN A & MEGAN P	0	0	3	3	0	0	7	NA	
170	29	CROW HILL ROAD	GIBSON JR, E E & C E & KETCHAM, E M	24.23	0	0	24.23	0	0	24.23	3.72	
170	8.02, 14, 15, 16	ROUTE 33	HILLPOT, DOROTHY V & LIPSKI, JOAN M	NA	NA	NA	NA	NA	NA	44	NA	
42	34	LAKEWOOD FARMINGDALE RD	JORDAN, CINDY	0	0	15	15	0	20.82	36.82	NA	
183	11	BRICKYARD ROAD	LEWIS, PAUL & KOVACS, JOAN	43	0	0	43	0	2.28	45.28	0	
42	36	LAKEWOOD-FARMINGDALE ROAD	NARYSHKIN, GEORGE & VERA	34	20	20	74	0	0	74	48.93	
42	43	LAKEWOOD FARMINGDALE ROAD	POKUS, MARYANNE	0	0	23	23	0	3	27	48.07	
168	38	HOWELL RD	THOMPSON, JOHN D SR, FAMILY LP	8	0	0	8	0	3.43	11.43	84.01	
164	8.01	HOWELL ROAD	THOMPSON, JOHN D SR, FAMILY LP	45.51	0	0	45.51	0	13	58.51	13.73	



## **APPENDIX C**

### **RIGHT TO FARM ORDINANCE**



**CHAPTER 244 RIGHT TO FARM**

[HISTORY: Adopted by the Township of Howell by Ord. No. 0-81-42, as amended through Ord. No. 0-99-14 (§ 31-3 of the 1974 Code). Subsequent amendments noted where applicable.]

**GENERAL REFERENCES**

General penalty — See Ch. 1, Art. II.

Uniform construction codes — See Ch. 108.

Land use — See Ch. 188.

Noise — See Ch. 208.

Nuisances — See Ch. 211.

Swine — See Ch. 284.

**§ 244-1 Findings.****A.**

The right to farm all land is hereby recognized to exist as a natural right and is also hereby ordained to exist as a permitted use everywhere in the Township of Howell, subject only to area and bulk requirements (as per the Schedule of Bulk, Dimensional, Height and Related Requirements for the Zones in Chapter 188, Land Use) and to ordinances of the Township, county and State dealing with health, sanitation and environmental protection. The right to farm as it is used in this chapter includes the use of irrigation pumps and equipment, aerial and ground seeding and spraying, tractors, farm laborers and the application of chemical fertilizers, insecticides and herbicides as well as other mechanized equipment and modern procedures, including composting and on-site disposal of organic waste; all for the purpose of producing from the land agricultural products, such as but not limited to vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flowers and seeds, as well as the propagation and maintenance of horses, cows and other grazing livestock, fowl production, the maintenance of swine (as per and in accordance with Board of Health regulations), and provide for the processing and packaging, wholesaling and retailing of such products as contribute to farm income, including the construction of buildings, fences and parking areas in conformance with Township codes. Livestock fencing shall conform to the use intended and shall not require permits and fees.

**B.**

The foregoing uses and activities included in the right to farm, when reasonable and necessary for the particular agricultural/farming, livestock and/or fowl production, and when conducted in accordance with generally accepted agricultural/farming practices, can and may occur on holidays, Sundays, and weekdays, at night and in the day, and the usual noise, odors, dust and fumes that are caused by them are also specifically permitted as part of the exercise of this right.



C.

It is expressly found that whatever inconvenience may be caused to others not of the farming community by such uses and activities so conducted is legal for the farmer, and is more than offset by the benefits from farming to the neighborhood, community and to society in general by the preservation of open space, the beauty of the countryside and clean air, and by the preservation and continuance of farming operations in Howell Township and in New Jersey as a source of agricultural products for this and future generations.

**§ 244-2      Notice of nearby farming uses.**A.

If a developer and/or landowner plans to build or sell an existing dwelling in an area within 1,500 feet in any direction of a property currently in active farm use, both the developer and/or landowner, through their agents, must inform prospective purchasers that they are next to an active farm, and therefore may be subjected to such usual noises, odors, dust and/or fumes that an active farm may have. Furthermore, they should be aware of this Right to Farm Ordinance which allows the farmer to pursue his endeavors without complaints and/or harassment. Any development that occurs in the area of an active farm use shall do so in a manner so as not to infringe on the rights of the farms. Particular attention must be paid to water problems in said areas, as well as environmental issues. A development, be it one house or many, cannot and will not cause flooding problems for the farmer or the neighborhood. Furthermore, if a development is erected next to an active farm use, the developer must erect and maintain a buffer zone of at least 50 feet on his property for protection from both the existing farm and the new development as per Chapter 188, Land Use, § 188-7C.

Editor's Note: See now § 188-63, Buffers and screening.

B.

For the purpose of giving due notice of nearby farming uses to proposed new residential areas adjacent to farmland, or unimproved land that is suitable for farming, the Planning Board shall require an applicant for an adjacent major or minor subdivision as a condition of approval of such application, to include a provision in each and every contract for and deed conveying all or any portion of the lands thereby subdivided, as well as on filed subdivision maps the following record notice to and waiver by grantees of such present or future proximate farming uses, which such provision shall be made to run with the land. Said language shall read as follows:

<p>"The Grantee (purchaser of property) that is within 1,500 feet of the active farm use, acknowledges such notice that there are presently or may in the future be farm uses adjacent to or in close proximity of such purchase property, from which may emanate noise, odors, dust and fumes and by acceptance of this conveyance the Grantee does hereby waive any and all objections to such activities."</p>
---

**§ 244-3  
Buffer area.**

Additionally, the grantee and any prospective purchasers must be further advised



that as per the Buffer Ordinance, there is to be no structure, activity, storage of materials, or parking of vehicles that shall be permitted in a buffer area pursuant to Chapter 188, Land Use, § 188-7A.

Editor's Note: See now § 188-63, Buffers and screening.

**§ 244-4      Erection of buildings on farms permitted.**

In an effort to preserve and continue farming in the Township of Howell, residents involved in active farming and agricultural pursuits should and can be allowed to construct buildings on their land that are directly related to the farming pursuit, e.g. barns, storage buildings, equipment buildings, etc. Said buildings must be erected in accordance with Township Building Codes,

Editor's Note: See Ch. 108, Construction Codes, Uniform.  
and shall follow the schedule as set by the Township.

**§ 244-5      Intent.**

These statements are of a general intent and meant to express a basic philosophy by which all other ordinances are to be considered and interpreted.