



## *A pastoral view of preserved land within Bedminster Township*

***3,898 Twp. acres preserved  
...and still counting***

*Bedminster Township  
Open Space-Farmland Preservation Committee  
September 2007  
www.bedminster.us*

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**The Bedminster Legacy.** Bedminster's 26.7 square miles of idyllic countryside is unrivaled in central New Jersey and is one of a few with a carefully planned combination of compact settlements nestled among broad open spaces. Because of its beauty and convenient location at a major crossroads of the interstate highway system, preserving Bedminster's rural charm and character is a continuing challenge. Most of the town is included within the Rural Residential Zone, where the density limitations of permitted development assists in the preservation of our countryside. Zoning alone, however, cannot fully protect Bedminster's rural character. Other methods are needed to sustain the finite land resources cherished today for future generations. Some of these methods include:

- **Farmland Assessment** permits farmland and woodland actively devoted to an agricultural or horticultural use to be assessed at its productivity value. It does not apply to buildings of any kind, or to the land associated with the farmhouse. Buildings and home sites on farms are assessed like all other non-farm property. It is important to note, even with farmland assessed lands, a total farm generates more property tax revenue to a municipality that it costs in municipal services. – *NJ Dept. of Treasury (www.state.nj.us/treasury/)*
- **Farmland Preservation** is a development easement, negotiated between the landowner and the State, County and/or Municipality, to protect land for agricultural use. Landowners who have sold their development rights can sell their land at any time at whatever price the market will bear. Deed restrictions prohibiting non-agricultural development run with the land, so future owners of preserved farms also would be required to comply with the deed restrictions. The sale of development rights does not make farmland public property. The public has no right to access or use a deed-restricted farm without the landowner's consent. – *NJ Dept. of Agriculture (www.nj.gov/agriculture/)*
- **Open Space** are lands that are acquired with the State's "Green Acres" funds and/or proceeds from County and/or Municipal Open Space Taxes, which are used solely for recreation and conservation purposes. NJ's open space goal is to achieve, in partnership with others, a system of interconnected open spaces, whose protection will preserve and enhance NJ's natural environment and its historic, scenic, and recreational resources for public use and enjoyment. – *NJ Dept. of Environmental Protection (www.nj.gov/dep/)*
- **Private Preservation** is usually either a conservation easement on private land or a nature preserve donated to or acquired by a non-profit organization. A conservation easement (or restriction) is a legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values. Future owners also will be bound by the easement's terms. On August 17, 2006, President Bush signed into law a tremendous expansion of the federal tax incentive for conservation easement donations! – *Land Trust Alliance (www.lta.org/)* Organizations working on private preservation in the Twp. today include: *NJCF (www.njconservation.org/)* and *URWA (www.urwa.org/)*

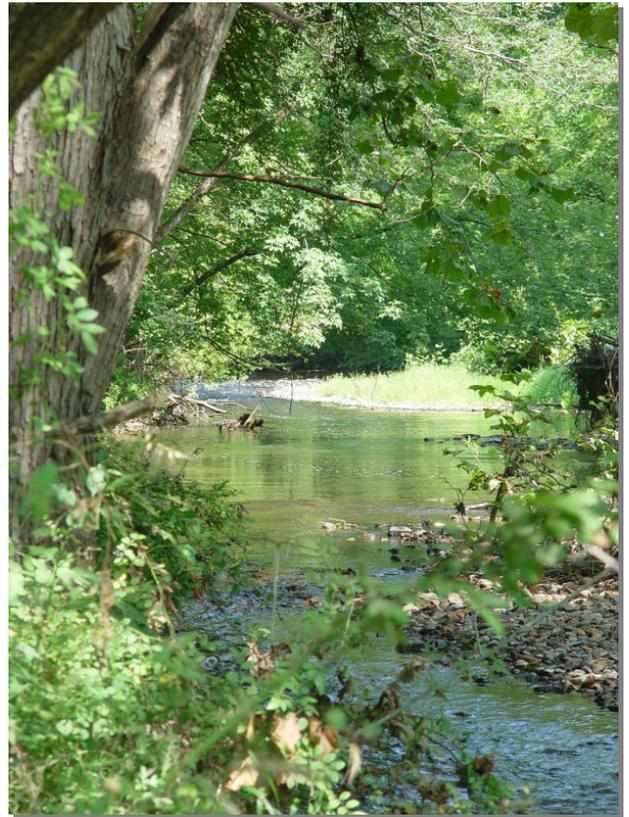
**Bedminster's Current Inventory** (total properties in Twp.=4,785; total acres in Twp.=17,088)

- Farmland Assessment = 7% (309 properties) and Farmland Preservation = 8% (1,365 acres)
- Open Space = 11% (1,910 acres)
- Private Preservation = 4% (623 acres)
- **TOTAL PRESERVATION = 23% (3,898 acres)**

# *A sylvan view of protected waters within Bedminster Township*

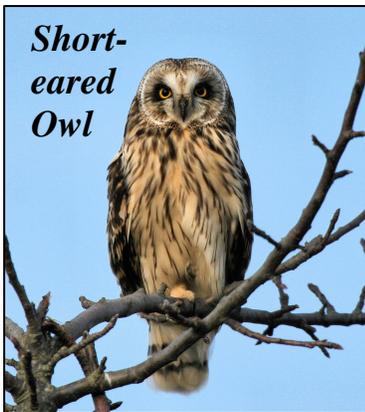
*Bedminster Township  
Environmental Commission  
September 2007  
www.bedminster.us*

**The Bedminster Legacy.** Bedminster is home to many endangered and threatened species – species that will not survive without our help. By working together to protect Bedminster’s natural heritage and open spaces, we can leave a legacy for which we and our children can be forever proud.



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## **NJ ENDANGERED SPECIES FOUND IN BEDMINSTER** (*prospects for survival are in immediate danger*)



## **NJ THREATENED SPECIES FOUND IN BEDMINSTER** (*likely to become endangered within the foreseeable future*)

