



Readington Township – Open Space Acquisition: Saums Farm

**Open Space & Farmland Preservation of
109 acres in the Three Bridges Greenbelt**

**Township receives 100% cost reimbursement from
County, State and Non-Profits**

Goals

- Preserve 49 acres Open Space adjacent to State Wildlife Management Area
- Protect stream corridors for water quality & woodlands for Open Space & trails
 - Preserve 60 acres of farmland with historic farmhouse & barns
 - Preserve a working farm and beautiful view-sheds
- Retention of Preserved Farm on Readington Twp tax rolls

Where does the money come from?

49 acres public Open Space will be paid 100%
by County and State:

- \$400k in Hunterdon County Grants will pay 50% of acquisition costs and have been approved for the Open Space (OS) Trust Fund by county Freeholders
- NJ Green Acres matching funds for Open Space of \$400k

Preservation of the 60 acre farm will be attained by
100% reimbursement from County / State /
Township auction of the property

- Farmland Preservation with Easement Purchase 43%
 - County & State Contribution (\$350k in process) 28%
 - County Trust, Municipal Grants Fund (\$200k expected) 15%
- Auction of 60 acre preserved farm, house, & barns
(\$750k expected) 57%

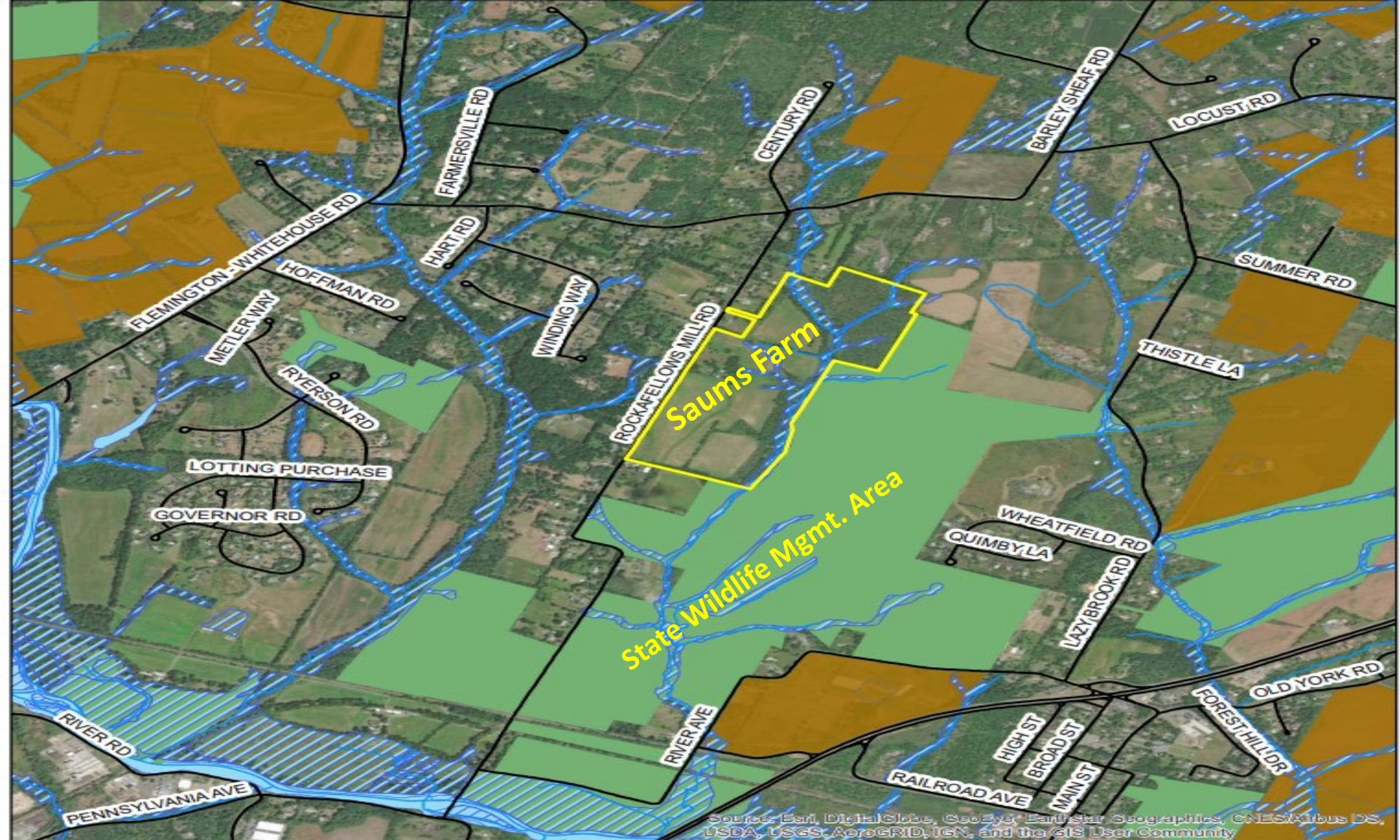
Total funds estimated to be reimbursed by County/State/Twp auction
\$2,100,000
(over 24 months beginning in 2020)

Preservation highlights:

- Protection of open space near the South Branch of the Raritan River
- Preservation of agricultural area around Three Bridges

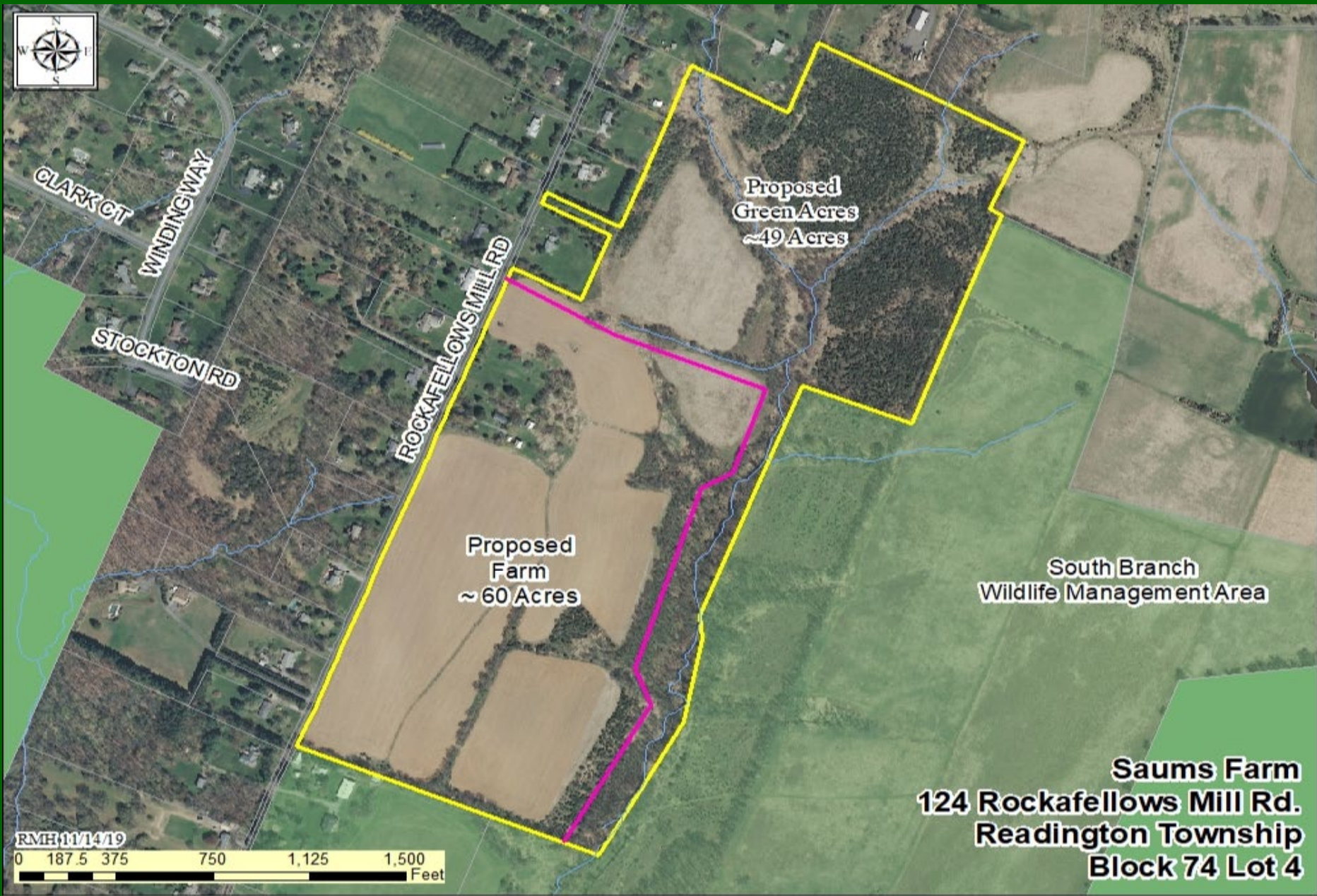
Additional benefits of preserving Saums Farm:

- Preservation of Readington's rural character
- Buffer protection for State Wildlife Management Area (South Branch of the Raritan)
- Retention of Preserved Farm on Tax rolls
- Public access to trails and open space
- Protection of water quality and reduction of storm water



Source: Esri, DigitalGlobe, GeoEye, EarthStar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Saums Property, Readington Twp B74 L4
104 acres
Target Area: Three Bridges Greenbelt
Sub-watershed: Raritan River SB (Three Bridges-Prescott Brook)



Proposed
Green Acres
~49 Acres

Proposed
Farm
~60 Acres

South Branch
Wildlife Management Area

Saums Farm
124 Rockafellows Mill Rd.
Readington Township
Block 74 Lot 4

RMH:11/14/19
0 187.5 375 750 1,125 1,500
Feet

Readington Township – Open Space / Saums Farm

Open Space & Farmland Preservation – 109 acres / Three Bridges Greenbelt

Summary

- Open Space and Farmland preservation, enhancing the area’s agriculture, providing recreational opportunities, protecting water quality and preserving high quality wildlife habitat and forested land.

Preservation Funding Sources (Bond with 2.1 M reimbursement over 2 years)

- Hunterdon County Grants (400k / OS applications) - approved by Freeholders
- NJ State Green Acres (400k – 50 % match for Open Space) - started 2019
- Farmland Preservation (approx. 350k for development rights) - preliminary approval
- Township Farm Auction (estimate 750k sales price) - planned 2020
- County Trust Municipal Grants Fund (200k) - planned 2020

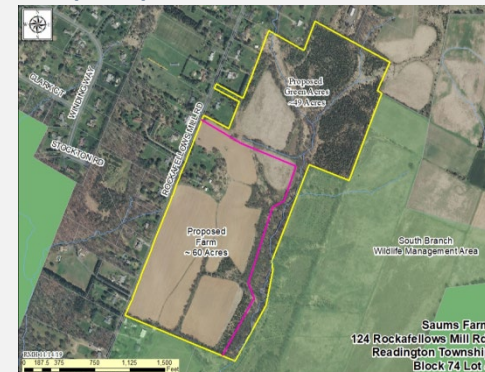
Open Space Plan – Master Plan

Open Space Element
Readington Township Master Plan
Hunterdon County, NJ



Adopted | February 13, 2018

Project Reference Map Open Space and Farmland areas



Readington Township – Open Space / Saums Farm

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Preservation Highlights

- Protection of Open Space near South Branch of the Raritan River
- Preservation of Agricultural Area surrounding Three Bridges

Preservation & Environmental Benefits

- Protection of Readington's rural character
- Buffer for State Wildlife Management Area (South Branch of the Raritan)
- Retention of Preserved Farm on Tax rolls
- Trails and public access on Open Space
- Natural areas protect water quality by filtering contaminants from storm water
- Greenway Corridors provide wildlife habitat, promote forest health and biodiversity

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Preservation Partners

- **Readington Township Open Space Advisory Board**
- **Readington Township Agricultural Advisory Committee**
- **Environmental Commission**
- **State Green Acres Program**
- **County Agricultural Development Board**
- **State Agricultural Development Committee**
- **County Parks & Open Space Advisory Committee**
- **Hunterdon County Freeholders**
- **Hunterdon Land Trust**

Readington Township – Open Space Acquisition / Summary



- Working with County / State / Hunterdon Land Trust on Funding
- As of Dec 2 2019:
 - County Freeholders approved two OS funding applications
 - Nov 2018 \$161,000 application approved
 - July 2019 \$242,000 application approved
 - County Agriculture Development Board
 - Nov 15 2019 Preliminary approval



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