

FOR IMMEDIATE RELEASE

February 14, 2017

Contact: Mayor Hornik

732 536-0200 x1200

MAYOR HORNİK ANNOUNCES STATTEL FARM PURCHASE

Acquisition Preserves 56 Acres

MARLBORO TOWNSHIP, NEW JERSEY (February 14, 2017) – Mayor Hornik’s Administration announced the completion of the purchase of the “Stattel Farm” located at Routes 520 and 79 in Marlboro. The acquisition will protect and preserve 56 acres of land located in the center of the Township for farmland and open space in perpetuity.

“This is an historic moment for Marlboro, a move which charts the course into the future for this community”, said Mayor Hornik. “These critical parcels are central to the Township’s program to improve its access and circulation plan, and now, will forever be protected.”

Under the terms, the Township acquired two (2) parcels, a 47 ½ acre site are on the west side of Route 520 (“the farm stand”) and 8.5 acres on the east side of Route 520. In addition, under the agreement, a third 30 acre parcel located on the north bound side of Route 79 adjacent to the A&P shopping center will be protected from further litigation.

The Stattel Farm has long been a “target” farm designated by Monmouth County and the Township for preservation, and has been included in the Township’s Open Space and Recreation Plan since 2001. The Township has actively been working to preserve the property for more than nine (9) years.

“Since 2008, this administration has been engaged in attempting to preserve this property in the center of Town, between the municipal complex, the recreation center and the Marlboro High School -- the very heart of our Community,” Mayor Hornik stated. “Preserving open space and protecting it forever from development is critical to the quality of life for Marlboro residents.”

At a meeting held on October 6, 2016, the Township Council authorized Mayor Jonathan Hornik to negotiate with representatives of the Stattel family for purchase of the 56 acres to be used for farmland, open space and recreation purposes. The ordinance authorizing the acquisition of the parcels was adopted after a public hearing at the governing body’s meeting held on October 20, 2016.

The acquisition of these parcels does not impact the budget or local taxes. The Township applied land preservation funding already authorized and in place, including the Township's dedicated Open Space Trust Fund, NJ Green Acres Matching Grant and State Agricultural Development Committee funding in order to complete the acquisition.

Mayor Hornik stated, "Under prior administrations, Stattel Farm was zoned for residential housing. When we began negotiations, an affordable housing lawsuit was pending, and, if it was successful, could have resulted in high density housing at this already trafficked intersection. As recently as 2014 the developer made an application for over 500 units to be built on this site. The prospect of hundreds of units of high density housing at this intersection was unacceptable to me, members of the Town Council and the citizens of Marlboro."

Council Vice President Randi Marder, liaison to the Open Space and Farmland Preservation committees said, "Protecting the Stattel Farm from development has been a goal since I was first elected in 2007, and it gives me tremendous pride to see the benefits of our hard work." She continued, "Having grown up in this Town, I take great pride in keeping these parcels green and undeveloped for the benefit of generations to come."

Mayor Hornik added, "It cannot go unmentioned that the Township's Farmland and Open Space Preservation Committees have been tremendous partners with my administration in aggressively pursuing open space opportunities. Marlboro is so fortunate to have a dedicated group of volunteers, led by Captain Shital Rajan, who work tirelessly for the benefit of this community." He continued, "I want to thank the Stattel family for working with the Municipality. As members of this community for generations, I applaud their commitment and willingness to preserve their farmland for Marlboro's future generations."

Marlboro continues its ongoing commitment to preserve and protect lands dedicated to farmland, open space, and recreation. In only a few short years, the Township has logged several open space preservation successes with the Tennent Road (30 acres), Smith Farm (16 acres), Penksa Farm (21 acres) and Baydock Holdings (50 acres) projects. Over the past five (5) years, the Township has preserved more than 147 acres in addition to acreage protected by the County and State.

Municipal Officials have stated that there is no plan for the use of the Stattel properties at this time.

###