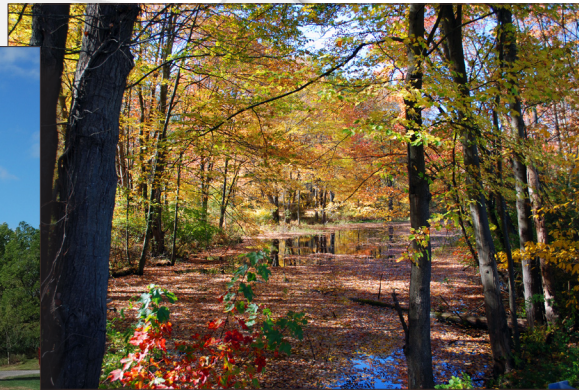


OPEN SPACE AND RECREATION PLAN UPDATE - 2009

for
Township of Green
County of Sussex



Compiled by



**The Land Conservancy
of New Jersey**
A nonprofit land trust

with



**Township of Green
Open Space Committee**

May 2009

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Produced by:

The Land Conservancy of New Jersey

Partners for Greener Communities Team:

“Partnering with Communities to Preserve Natural Treasures”

David Epstein, President

Barbara Heskins Davis, AICP/P.P., Vice President, Programs

Holly Szoke, Communications Director

Kenneth Fung, GIS Manager

Samantha Rothman, Planning Consultant

Casey Dziuba, Planning Intern

For further information please contact:



The Land Conservancy of New Jersey
19 Boonton Avenue
Boonton, NJ 07005
(973) 541-1010
Fax: (973) 541-1131
www.tlc-nj.org



Township of Green
Open Space Committee
150 Kennedy Road
Andover, NJ 07821
(908) 852-9333
Fax: (908) 852-1972
www.greentwp.com

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May 2009

Acknowledgements

The Land Conservancy of New Jersey wishes to acknowledge the following individuals and organizations for their help in providing information, guidance, and materials for the *Green Township Open Space and Recreation Plan Update*. Their contributions have been instrumental in the creation of the Plan.

Open Space Advisory Committee:

Louis Caruso, Chairman

James Kissane, Vice-Chairman

Linda Coriston, Secretary

Roy Aull, Member

Katie Besbris, Member

Daniel Conkling, Member

Marie Meyer, Member

Richard Vohden, Member

Mayor and Township Committee:

Daniel Conkling, Mayor

James Chirip, Deputy Mayor

Dede Esenlohr, Township Committee

Roger Michaud, Township Committee

Laszlo Raffay Jr., Township Committee

Borough Administrative Staff:

Linda Peralta, Municipal Clerk/Administrator

Linda Coriston, Deputy Clerk

Linda Padula, Chief Finance Officer/ Treasurer

Penny Hostenstein, Tax Assessor

Patricia Sullivan, Planning Board Secretary

John Miller, Township Engineer

The Association of New Jersey Environmental Commissions (ANJEC) contributed a Smart Growth Planning Grant, with funding from the Geraldine R. Dodge Foundation, to help fund the development of this Open Space and Recreation Plan Update.

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EXECUTIVE SUMMARY



Without traffic lights or street lights, Green Township is a place where children can ponder the mysteries of the depth of the night sky. Traveling through Green Township evokes a feeling of peaceful days from a time in history long forgotten. Its rolling hillsides, quiet country lanes dotted with historic farm houses, grazing cattle, acres of corn in the summer, and white church spires reaching skyward contribute to a strong sense of place among Green Township's residents.

Rich with a diversity of plant life and wildlife, Green Township supports a multitude of natural communities of exceptional quality. Unique habitats, such as limestone fens, support globally rare plant and animal species. As evidence of the high value habitat located within the Township, the New Jersey Department of Environmental Protection (NJDEP) has documented six Natural Heritage Priority Sites located within Green Township. The pristine local environment also produces abundant supplies of clean, potable water resources and offers a myriad of outdoor recreational activities for area residents.

A growing community, Green Township's population increases are predicted at 10% or more per decade (*Green Township Master Plan Re-examination Report 2008, page 16*). Located at the southern tip of Sussex County, Green Township is within close proximity to Route 80, giving its residents access to major employment centers, and many residents commute long distances in order to live in a more quiet, rural environment.

Green Township is a place where institutional memory among residents runs deep; many farms are still referred to by the owners of a generation ago, despite those who live there now. However, regardless of the differences in origin between those who were born living in Green Township and those who chose to relocate to Green, they all share a deep appreciation for the natural beauty and tranquility of the municipality.

In keeping with these values, Green Township was the first municipality in Sussex County to establish a dedicated open space trust fund. Created in 1998, the Open Space Trust Fund, has been funded at a rate of three cents per \$100 of assessed valuation since 1999. For the 2008 tax year, the Fund generated \$163,405; bringing its balance to \$861,203.

Since the inception of the open space program, the Township has preserved 151 acres of land. Green Township's landowners are actively preserving agricultural land through the Sussex County Agriculture Development Board (CADB) farmland preservation program. Agriculture represents the largest, single use of land in the Township (over 50%), thus preservation of this resource is an integral part of Green Township's open space program. As of March 2009, 656 acres of farmland have been permanently preserved, with an additional 711 acres pending preservation.

The Committee seeks to expand upon their preservation successes and provide new direction to the open space program. This update provides the residents of Green Township with documentation of the program to date, and provides a clear action plan to move forward into the future. To ensure the Township's goals and objectives for the preservation of open space and farmland were up-to-date, the Open Space Committee reviewed their *2001 Open Space and Recreation Plan (OSRP)*.

As part of the *2009 Update*, the Township hosted a public hearing in November of 2008 to listen to Township residents and members of the Township's various boards to help determine the priorities for municipal open space acquisition and recreation development. Based upon the Township's *2003 Master Plan*, the *Master Plan Reexamination Report of September 2008*, public input and the recommendations of the Township's Open Space Committee, the goals and objectives of the *2001 OSRP* were re-affirmed and given greater depth.

The Green Township *2009 Open Space and Recreation Plan Update* proposes the implementation of a comprehensive open space program that addresses the natural, recreational, agricultural, and historic land preservation needs expressed by Township residents. It identifies priority lands where preservation activities are to be focused. These were identified utilizing a computerized GIS maps that incorporates data regarding ecologically sensitive lands, (including NJDEP identified Natural Heritage Priority Sites, wetlands, and Category One waters) as well as farm parcels that meet the State Agriculture Development Committee (SADC) minimum eligibility criteria for tillable lands. A timeline with one, three, and five year goals is offered that will guide the Township's preservation efforts. The Plan also lists potential preservation partners and funding mechanisms that will assist the Township realize its open space goals.

Green Township is facing development pressure both internally as developers target large unprotected parcels, and also from neighboring municipalities. The planned widening of Route 206 (in Byram Township) and the potential reactivation of the Lackawanna Cutoff for light passenger rail service will serve to open the Township to increased pressure to develop. Using this Plan and its accompanying maps as a guide, the Township can continue to chart a course of preserving cultural and ecological resources and lands, for the enjoyment and benefit of future residents.

THE OPEN SPACE PROGRAM IN GREEN TOWNSHIP



“... accumulating evidence indicates that open space conservation is not an expense but an investment that produces important economic benefits.”
Will Rogers, President, The Trust for Public Land

Preservation of open space must be planned just as any municipal infrastructure. The development of an Open Space and Recreation Plan, and the Township governing body’s commitment to implement the Plan, are essential in maintaining a community’s character, and to preserve and improve the quality of life for its residents.

Goals of the Open Space Program

The *Goals Section* of the *Open Space and Recreation Plan Update* acts as a guide for Green Township to preserve open space and create recreation areas for residents. Green Township’s goals focus on preserving farmland and environmentally sensitive land, protecting water resources, and creating recreational opportunities for both passive and active recreation.

As part of the 2009 Update, the Open Space Committee hosted a public meeting in order to better understand open space and recreational needs of Township residents. Members of the Environmental Advisory Committee, Recreation Advisory Committee, Planning Board, and Historical Society worked with the Open Space Committee to further determine the priorities for municipal open space acquisition. Based upon Green Township’s *Master Plan* (2003) and *Master Plan Reexamination Report* (2008), public input, and the recommendations of the Township’s Open Space Committee, the goals and objectives outlined in the *2001 Green Township Open Space and Recreation Plan* have been updated and expanded as follows:

Preserve existing farmland:

- Encourage private landowners to work with the Sussex County Agriculture Development Board (CADB) to preserve their farms.
- Develop a program of landowner outreach whereby the Open Space Committee can communicate with the Township farmland-owner base to provide information on preservation programs and opportunities.
- Work with regional nonprofits such as the Foodshed Alliance, New Jersey Agricultural Society, and Northeast Organic Farming Association of New Jersey to increase agri-tourism opportunities in Green Township.
- Add programming to Green Township Day that celebrates the agrarian traditions of the community and promotes local farms and local farm products.

Preserve large, contiguous areas in the Township:

- Continue to develop a wildlife corridor of protected lands that connects Whittingham Wildlife Management Area, the Johnsonburg Swamp Preserve, and Allamuchy Mountain State Park.
- Expand existing parkland in the Township by targeting properties that would enhance both passive and active recreational opportunities.
- Regularly meet with leaders from neighboring communities to collaborate on and integrate open space and recreation planning efforts. This collaborative effort shall result in the creation of greenways, blueways, and preserved farmlands that share connectivity between municipalities.

Expand existing parkland in the Township and target those properties that would enhance the recreational opportunities in the Township both for passive and active recreation:

- Create a recreational blueway along the Pequest River and work with the New Jersey Department of Environmental Protection (NJDEP) to keep the waters free of fallen trees and other potential obstructions to ensure navigability.
- In partnership with the NJDEP and local nonprofit land trust organizations create a footpath along the Lehigh Hudson Railway.
- Create an interpretive trail along the rail footbed to highlight the history of both Green Township and the historic railroad industry of region.
- Periodically survey the community to assess if the recreational needs of the community are being met.
- Expand recreational facilities as needed.

Conserve the natural features and protect the environmentally sensitive lands within the Township, especially the Pequest River corridor:

- Work with partnership organizations and local landowners to protect land located within designated Natural Heritage Priority sites.
- Preserve and protect the Kittatinny Ridge Forest and limestone forest through conservation easements and direct acquisition of properties of exceptional ecological value.
- Target properties along the Pequest River for acquisition or protection through the use of conservation easements, donations, and fee acquisition.
- Protect both water quality and quantity including:
 - Groundwater recharge areas.
 - Designated Community Well Head Protection Areas by limiting development in their vicinity.
 - Category One Waters and their tributaries by creating buffer areas, either through direct acquisition or by conservation easements.

Encourage the State Division of Parks and Forestry and Division of Fish and Wildlife to expand their holdings in the Township:

- Encourage the expansion of Whittingham Wildlife Management Area (WMA) through either direct acquisition or conservation easements aimed at creating a buffer zone around the WMA.

- Encourage NJDEP to expand Allamuchy Mountain State Park through either direct acquisition or conservation easements aimed at creating a buffer zone surrounding the Park.
- In years where State funding is limited, continue to work with nonprofit land trust organizations to acquire and hold title to land until the State is able to accept properties.

Preserve and enhance the rural character of the Township through preservation of the existing road corridors and scenic vistas:

- Preserve and enhance the rural character of the Township through preservation of the existing road corridors and scenic vistas.
- Protect scenic roadway entrances to Green Township.
- Codify policies to create vegetated buffer zones between new developments and scenic, rural roadways.
- Continue to work with the Planning Board to acquire conservation easements with private landowners and new developments to protect the scenic beauty and sensitive natural resources of the Township.
- Implement a systematic procedure to digitally record easements, including updated parcel surveys.
- Preserve and protect remaining historic properties throughout the Township as identified by the Historical Society.

History of the Open Space Program

“The Township continues to work with the Open Space Committee to identify, support, and fund open space and farmland acquisition projects throughout the Township.”
Green Township Master Plan Reexamination Report 2008 (page 10)

Green Township was the first municipality in Sussex County to establish a dedicated tax for the acquisition of open space. In November 1997, the referendum creating the Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund passed by 55% of Green voters. The referendum language did not include a sunset provision, therefore the fund continues to collect revenues.

Following the passage of the Trust Fund referendum, the Township Committee adopted Ordinance No. 24-97, that established a reserve in the general Capital Fund designated as the “Reserve for Open Space Acquisition” (*see Appendix*). This ordinance created a five member Open Space Committee consisting of the following representatives: one member of the Township Committee and four citizens of the Township appointed by the Township Committee (*see list of Committee Members in the Acknowledgements*). The Township representative is appointed for one year, and the citizen members’ terms are for three years. The duties of the Open Space Committee are to prepare a report recommending which parcels of land should be acquired by the Township and to submit a prioritized list of properties to the Township’s governing body for review.

Funds collected by the municipality are to be used for the preservation of open space, recreation, and farmland and/or historic preservation in Green Township. Thus, funds may be used to

acquire vacant land, as well as land which has improvements upon it, as long as the principle purpose of the acquisition meets the preservation and/or protection criteria. The fund is supported through a municipal tax levy, not to exceed three cents per \$100 of assessed valuation. Collections for the fund began in 1998 at \$0.015. In 1999, the Township Committee authorized this levy at the full rate of three cents per \$100 of assessed valuation, and collections continue today at the three cent rate. If the municipality does not purchase any property within a five year period, the Township Committee may review the activities of the Open Space Committee and issue a recommendations report. From the Fund's inception in 1998 through 2007, it has collected \$1,046,687 and has made distributions of \$306,958. For the 2008 tax year, it is anticipated that the fund will generate \$163,405; bringing the fund's balance to \$861,203.

Shortly after implementing their open space tax in 1998, the Green Township Open Space Committee hired The Land Conservancy of New Jersey (TLC-NJ) (formerly Morris Land Conservancy) to work with them to develop a comprehensive *Open Space and Recreation Plan*. Completed in 2001, this Plan qualified the Township for enrollment in the New Jersey Department of Environmental Protection (NJDEP) Green Acres Planning Incentive (PI) program. After careful consideration of the potential restrictions and constraints that would be placed by the state on municipally owned parkland, the Township Committee withdrew their application to the state. Having an *Open Space and Recreation Plan* that is adopted and approved by the State of New Jersey (of which Green Township's is) allows other organizations (such as nonprofit land trusts) to contribute their Green Acres funding to land preservation projects in the Township. This has been done by The Nature Conservancy and The Land Conservancy of New Jersey for projects within the Township.

Open Space Preservation in Green Township

Since the inception of the Green Township open space program, **151 acres of land has been preserved**, with an additional 55 acres under contract for purchase. Through direct acquisitions, conservation easements, and funding partnerships, Green Township has embarked on an ambitious open space program that meets the needs of its residents for recreation and natural resource protection. The following is an account of the program from 2001 to 2008.

In 2003, the Township began acquiring lands utilizing its Open Space Trust Fund. To add its existing recreational infrastructure, the Township purchased the six acre parcel known as Wesley Field located on Kennedy Road. This acquisition ensured the continued usage of the baseball fields it had been leasing from the Tranquility Methodist Church.

Also in 2003, the Township partnered with The Nature Conservancy and Ridge and Valley Conservancy to purchase 85 acres of open space from the Green Village Meat Packing Company. Additional preservation funding was provided by the Sussex County Open Space Trust Fund. Within these 85 acres are some of the most ecologically sensitive lands in the Great Limestone Valley, as well as regionally important archeological sites. Originally preserved as part of The Nature Conservancy's Johnsonburg Swamp, today it is known as the Dark Moon Preserve with stewardship provided by the Ridge and Valley Conservancy.

Since 1990, The Nature Conservancy (TNC) has been working in the region to protect New Jersey's limestone forest. The Johnsonburg Swamp Preserve, spans both Frelinghuysen

Township and Green Township. Following the preservation of the Green Village Meat Packing Company, TNC protected an additional 40 acres in Green Township as part of the Preserve.

In 2007, The Land Conservancy of New Jersey (TLC-NJ) launched an initiative to preserve and protect the Pequest River by acquiring a 19 acre parcel located off Creek Road. Known as the Pequest River Preserve, this landscape of marsh and wetlands provides essential habitat for breeding birds and amphibians, as well as representing the “stake in the ground” from which TLC-NJ, Green Township, and other conservation groups will create a greenway along the River’s course.

Currently under contract for purchase, the a 55-acre site located along Phillips Road near the Whittingham Wildlife Management Area (WMA) will be protected for open space and natural resource protection. Within the New Jersey Natural Heritage Priority site “First Time Fen,” this site consists of limestone forest, emergent limestone wetlands and ecological habitat critical for state threatened species. This property is part of a planned linkage between Whittingham WMA and the proposed Pequest River Blueway.

The lands preserved and protected by Green Township and its partners are as follows:

Project Name	Size (acres)	Year Preserved	Block and Lot	Funding	Final Owner
Wesley Field	6.5	2003	Block 13, Lot 6	Green Township Trust Fund	Green Township
Dark Moon Preserve	85	2003	Block 9, Lot 1	The Nature Conservancy Sussex County Trust Fund Green Township Trust Fund	Ridge and Valley Conservancy
Johnsonburg Swamp Preserve	40.35	2003	Block 8, Lots 2, 2.02, 6	The Nature Conservancy	The Nature Conservancy
Pequest River	19.20	2007	Block 19, Lot 4	NJDEP Green Acres nonprofit grant	The Land Conservancy of New Jersey
Total:	151.05				
<i>Pending</i>	55.29	<i>Under contract</i>	<i>Block 21, Lot 6</i>	<i>Green Township Trust Fund County funding through the NJDEP Green Acres Program</i>	<i>Green Township</i>
Total:	206.34				

Farmland Preservation in Green Township

Green Township is deeply connected to its agrarian tradition. Preservation of remaining farmland has been a central focus for the Green Township Open Space Committee, as maintaining farmland can provide both economic and environmental benefits for the entire community. Through the Sussex County Agriculture Development Board (CADB), seven farms have been preserved, 657 acres of farmland.

In 2008 four farms applied for preservation funding through the Sussex CADB, totaling 667 acres. Two farms, totaling 48.4 acres, have reached final approval and are pending preservation. The remaining two farms are in the early stages of the preservation process with the Sussex CADB. If all of these farms are preserved, the total preserved farmland in Green Township will be approximately 1,367 acres, representing 13% of all of land in Green Township and 26% of all lands eligible for farmland preservation through the Sussex CADB.

Farms preserved in Green Township through the CADB

Name	Funding Round	Total Cost/ Acre	Total Ease. Cost	SADC Cost	County Cost	Block/ Lot	Acreage within Green Twp.
Kirby*	1990	\$5,914.92	\$436,964.98	\$329,616.00	\$107,348.98	22/ 11.01, 19, 21; 25/ 3	58.823
Mooney	1998	\$3,738.00	\$1,099,245.25	\$777,176.39	\$322,068.81	19/16 27/ 2 30/1 31/2 32/2	294.073
Cahill	1999	\$3,648.00	\$131,520.61	\$ 93,333.49	\$ 38,187.12	22/ 1 24/6 26/ 3	39.1128
Hoitsma	2001	\$4,700.00	\$351,068.38	\$240,519.19	\$110,549.19	10/ 1.01	74.6954
Tranquility	2001	\$3,400.00	\$341,038.24	\$307,696.60	\$33,341.64	15/ 3 113/ 3	90.499
Luckey	2004	\$3,200.00	\$261,859.20	\$189,847.92	\$72,011.28	9/ 5	81.831
Hunt*	2006	\$3,800.00	\$341,034.80	\$240,519.28	\$100,515.52	1/ 6	17.540
Total:							656.57

*These projects span multiple municipalities; funding numbers are inclusive of all acreage, regardless of municipality.

Source: www.sussex.nj.us/documents/planning/farmland/Preserved%20Farms.pdf

Planning Consistency

Green Township Master Plan (2003)

The *Green Township Master Plan* expresses considerable support for maintaining the health of Green's natural environment, providing ample recreational opportunities for its residents, and preserving Green Township's rural character. The *Master Plan* includes specific goals and objectives related to environmental, economic, quality of life, recreation, and agricultural attributes of the Green Township community, which provide the working foundation for the *Open Space and Recreation Plan (OSRP) 2009 Update*:

Environmental:

- To retain the current large lot zoning in order to respect the carrying capacity of natural systems within the Township.
- Protect the sole source aquifer upon which the majority of Green Township depends.
- Make certain that the development which does occur in Green Township takes place in areas and at densities which are appropriate considering environmental factors such as potential groundwater supply, septic suitability of soils, steep slopes, floodplains and prime agricultural soils.
- Reserve environmentally sensitive and scenic areas from over-development.
- Encourage innovation in the development of larger tracts so that land can be preserved for conservation purposes for agricultural use and for recreation.
- Preserve all wetlands and flood prone areas, all wooded steeply sloping areas and ridgelines, at least one half of all mature woodlands and as much viable agricultural land as possible.

Quality of Life:

- Protect the rural/ agricultural character of the area.
- Retain open space.
- Evaluate commercial recreation as a land use, for example golf courses.

Agricultural:

- Encourage farmland preservation.
- Promote current state-wide objectives for agricultural land retention and open space preservation.
- Promote the local, regional and statewide interest in retaining land in agricultural use.

The *Green Township Master Plan Land Use Element* further emphasizes the need to balance resource conservation with appropriate development. To make certain this balance is achieved, Green Township has employed water supply standards to serve as a basic balancing test to safeguard the community from over-development. In summary, the Plan states "... *the Proposed Township Development Scheme reflects a density based upon safe sustained yields of water in the various aquifers (Precambrian, shale and limestone) in order to minimize development*

effects on water quality.” (*Green Township Master Plan 2003, page 106*) The Township recognizes that developments will contribute to the character of the communities and natural landscapes in which they are located. While Green Township currently does not have a State Planning Commission designated Town Center, the historic center of Greendell is “*considered to be an appropriate area for formal designation as a Hamlet.*” (*page 111*) and therefore, some limited growth in the area of Greendell is encouraged.

Green Township Master Plan Reexamination Report (2008)

The reexamination report was prepared in order to satisfy the 6-year review requirement of the State of New Jersey. The report serves as an update on progress the municipality has made towards its Goals and Objectives set forth in the *Green Township Master Plan (2003)*, as well as providing recommendations for the Township to address in the future. The plan reports the following goals (as they relate to this *ORSP Update*) to be achieved:

- “*Increase the minimum size of lots wherever possible based on reasonable and objective criteria.*” This was achieved by eliminating the AR-3.5/2 and AR-5/3 Agricultural Zoning Districts and rezoned those portions of the Township to the AR-5/2 Zoning District based on a nitrate dilution model for septic suitability and ground water quality protection.
- “*Encourage innovation in the development of larger tracts so that land can be preserved for conservation purposes, for agricultural use, and for recreation.*” In a recent development project, the Planning Board insisted upon innovated designs methods throughout the development approval process that required the preservation of natural features and the extension of historic hedgerows to preserve the rural landscape. However, the innovated design methods utilized by the Planning Board have not been codified as requirements of the Township.

Additionally, it is noted that the Township continues to work with the Open Space Committee to identify, support, and fund open space and farmland acquisition projects through the Township (*Green Township Master Plan Reexamination Report, September 2003, page 10*).

The Township has also taken steps to encourage small-scale shopping and local service development for its citizens in historic “crossroads” locations by adopting the NC Neighborhood Commercial Zone District that will encourage development for the benefit of the local economy and its residents while prohibiting the proliferation of strip shopping centers. The RB (Rural Business Zone) also was adopted, which provides support for businesses that promote tourism, such as bed and breakfasts, antique stores, and farmers markets.

Sussex County Open Space and Recreation Plan (2003)

The *Sussex County Open Space and Recreation* plan serves as a guide for the allotment of monies from the Sussex County Open Space Trust Fund. The purpose of this Plan is to provide direction and resources to accomplish land preservation in a manner consistent with the priorities of Sussex County’s residents. The following list of goals for open space and recreation in Sussex County was developed from municipal surveys and public outreach gathered during the

open space planning process. They reflect the preservation priorities of County residents, and are consistent with the objectives outlined by Green Township:

- Maintain water quality and quantity
- Protect plant and wildlife habitat
- Meet recreation needs
- Link trails by creating greenways
- Preserve views, vistas and community character
- Enhance historic and cultural resources
- Promote Tourism

The County Trust Fund is distributed among Sussex County municipalities in an annual competitive grant process. Green Township was awarded funding from the Sussex County Open Space trust Fund in 2003 for the Green Village Meat Packing Company ensuring continuity between the preservation priorities of the County and Green Township.

Sussex County Farmland Preservation Plan (2008)

Sussex County allocates 90% of its Open Space and Farmland Preservation Trust Fund to farmland preservation projects (*Sussex County Comprehensive Farmland Preservation Plan, 2008 Update, Chapter 4, page 13*). Since 1983, Sussex County has preserved 12,346 acres of farmland. The County is committed to the continuation of their open space and farmland preservation programs. Farmland that is eligible for preservation through the Sussex County Agriculture Development Board (CADB) is limited to parcels designated to be in the Agriculture Development Area (ADA). Lands within the ADA are those which have “*the potential for long term agriculture and is located in an area where agriculture still exists*” (*Sussex County Comprehensive Farmland Preservation Plan, 2008 Update, Chapter 4*). Specifically, the ADA defines lands as having the potential for long-term agriculture viability via the following criteria:

- All farm assessed property in Andover, Frankford, Fredon, Green, Hampton, Hardyston, Lafayette, Montague, Sandyston, Sparta, Stillwater, Vernon, and Wantage Townships as cited by tax assessments as of July 2006.
- The ADA does not include farm assessed property that is in an existing sewer service area or designated Center as per State Development and Redevelopment Plan.
- Land is currently in agricultural production or has strong potential for agricultural production or is farm assessed through a woodland management plan.
- Agriculture is the preferred, but not necessarily the exclusive use.
- Agriculture is permitted by current municipal zoning ordinance or is a protected, pre-existing, non-conforming use.

Within Green Township there are **5,299 acres** of Qfarm assessed property within the ADA that are eligible for preservation through the CADB (*Sussex County Comprehensive Farmland Preservation Plan 2008 Update, Chapter 4, page 3*). As of October 2008, **656 acres** have been permanently preserved, with an additional 711 acres pending preservation. Thus, **75%** of Green Township’s farmland is **still eligible for preservation**.

Sussex County Strategic Growth Management Plan (2007)

The *Sussex County Strategic Growth Management Plan* was endorsed by the New Jersey State Planning Commission in May of 2007. It recommends specific land use policies for the County to follow and establishes consistency between these policies and the more general land use policies outlined in the State Development and Redevelopment Plan. The Strategic Growth Plan identifies five different Sussex County landscapes in which these policies will be differentially applied:

- Rural/ Agricultural
- Centers Landscape
- Job Creation Centers
- Parklands and Public Water Supply Lands
- Lake Communities

Green Township falls almost entirely within the **Rural/ Agricultural** landscape zone, with a small area surrounding Lake Tranquility designated as a Lake Community area. Additionally, Whittingham Wildlife Management Area and Allamuchy Mountain State Park are classified as Parklands and Public Water Supply Lands.

The Rural/ Agricultural Landscape is described as:

Areas of low density residential development, active and fallow farmlands and small commercial service groupings (often configured as strips along highway frontage), natural resource development (quarries), golf courses, and ski areas. Large areas of land are preserved as agricultural properties or open space. The road network is generally comprised of two-lane County roads and older municipal streets with scattered direct access to homes and businesses. There is a combined sense of openness and human presence (Sussex County Strategic Growth Management Plan, page 10).

The Strategic Growth Plan recommends the following administrative policies for the **Agricultural/ Rural Landscape** that are consistent with the goals of Green Township:

- Provide guidelines for municipal use in redirecting development from the environs to centers
- Continue to refine and focus the farmland preservation and open space programs in the County
- Assist landowners and coordinate with the Natural Resources Conservation Service, the Resource Conservation and Development Program, County Board of Agriculture and County Agriculture Development Board to publicize the numerous agriculture support programs of the State. (*Sussex County Strategic Growth Management Plan, page 76*).

The areas of Green Township within the Whittingham Wildlife Management Area and Allamuchy Mountain State Park fall inside the **Parklands and Wildlife Management Area Landscape**. The Sussex County Strategic Growth Management Plan describes this landscape as:

More than one-third of the total County land area, they are expansive, with minimal disturbance and are used for camping, hunting, hiking, wildlife appreciation and other low intensity activities. They are home to threatened and

endangered species of plants and animals, pristine streams, and are a place isolated from the fast pace of daily living (Sussex County Strategic Growth Management Plan, page 15).

In Sussex County, the **Parklands and Wildlife Management Area Landscape** is non-developable and provides a source of recreation opportunities. The *Strategic Growth Plan* recommends the following administrative policies within this landscape:

- In concert with the State and Federal park managers, publicize the recreational opportunities available in the parks and wildlife management areas.
- With municipalities and nonprofit corporations, identify wildlife corridors and green belts.
- Employ the open space systems mapping from the *County Open Space and Recreation Plan* to prioritize land and easement acquisition. Rank criteria by overall importance. For example, aquifer protection versus acquisition of an in-holding.
- With assistance from the State and Federal governments, establish Gateway Information Centers to inform the public of the numerous opportunities available in the parks and wildlife management areas.
- Preserve and interpret the County's significant historic and cultural resources.
- Preserve and interpret State identified Natural Heritage Priority Sites.
- Preserve and interpret examples of the County's rich bedrock and surficial geologic past.
- Add to external boundaries where resource protection, buffer establishment, or recreational potential is evident.
- Determine the need for recreation opportunities.
- Analyze the character of various recreation uses in order to ensure that only low impact uses are permitted in this landscape. (*Sussex County Strategic Growth Management Plan, pages 78-79*)

The area surrounding Lake Tranquility is designated as within the **Lake Community Landscape**. These communities can be found throughout Sussex County. Many of these communities began as summer retreats that were accessible via train with limited provision for automobiles. As the railways were dismantled, provisions were made for vehicular traffic. While they have retained their small lot, small building character, most of these lake cottages were converted to year round residences. This conversion necessitated creating support systems to deal with higher waste disposal loads and traffic volumes. Additionally, as people began living in these homes year round, substantial increases in building size occurred without a corresponding increase in lot areas or improvements to service infrastructure (*Sussex County Strategic Growth Management Plan, pages 15 -16*):

These lake communities face special challenges, and their specialized needs require the support of the larger community and its governing bodies. In particular, the quality of the water is of primary concern. Water quality can be adversely impacted by a number of factors, including the degree of development surrounding the lake, the condition of adjacent septic systems, and untreated storm water runoff. Thus, in order to effectively address these issues, lake associations and communities must allocate considerable attention and dollars to restore and maintain the quality of their lakes.

The goals and subsequent recommendations of the *Strategic Growth Plan* are aimed at the long term preservation of a lake community's water quality, both above and below ground, which is consistent with Green Township's preservation objectives as outlined in the Master Plan.

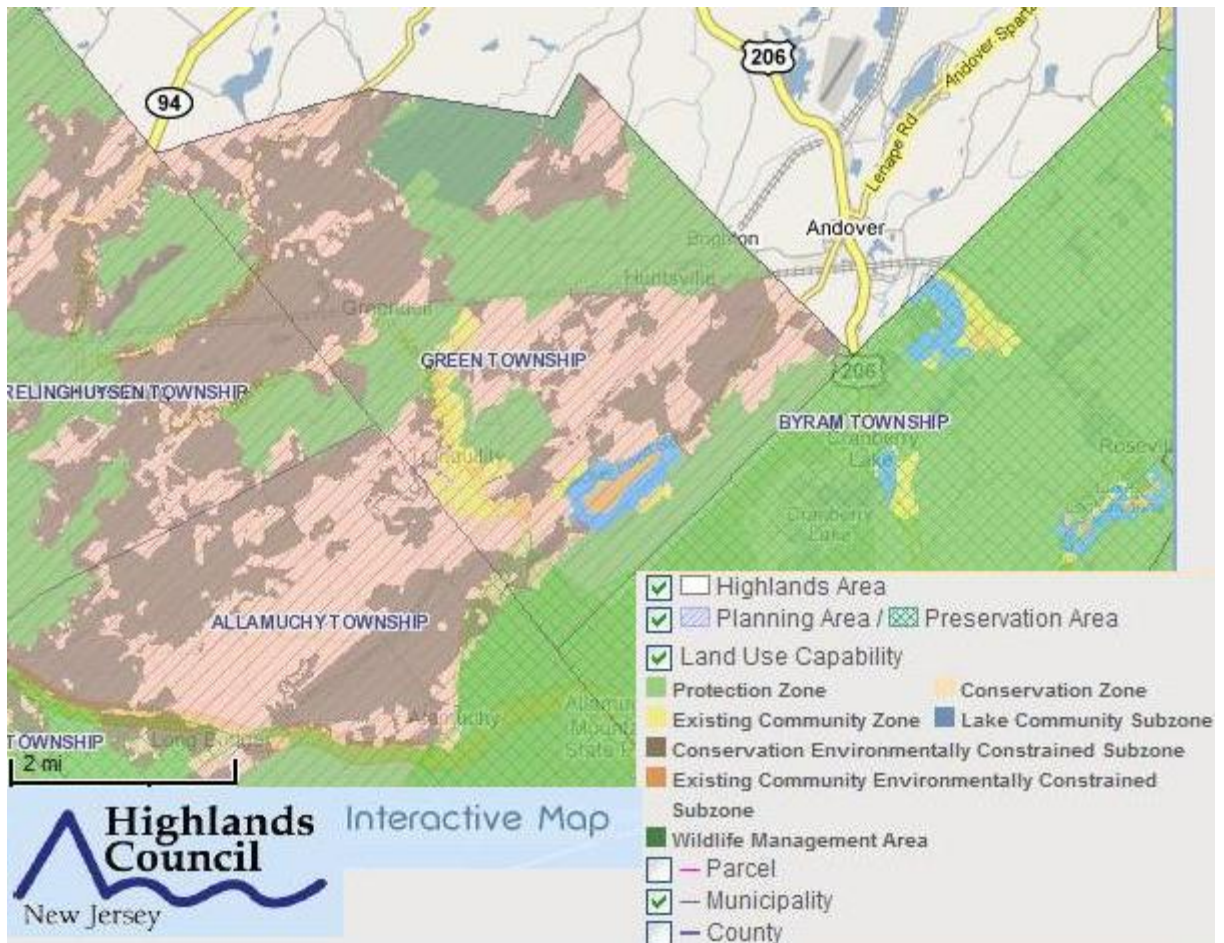
Highlands Regional Master Plan (2008)

The New Jersey Highlands Region, an area of 859,358 acres, is located in the northwest region of the State and includes 88 municipalities and portions of seven counties. This region represents a vital source of drinking water for over half of New Jersey's residents. Recognizing the necessity to protect and preserve the State's drinking water supply, the State Legislature enacted the Highlands Water Protection and Planning Act (Highlands Act) on August 10, 2004 to promote environmental protection, as well as economic viability for the communities of the Highlands Region. On July 17, 2008, the Highlands Council approved the final version of the Highlands Regional Master Plan. The Plan was then approved by Governor Corzine on September 5, 2008.

The Highlands Act designated specific boundaries within the Region as the Preservation Area and the Planning Area. Within the Preservation Area, municipal and county conformance with the Highlands Regional Master Plan is required; it is voluntary in the Planning Area. In Sussex County, 46% (59,092 acres) of the land base is within the planning area, with 54% (70,773) falling in the preservation area. In Green Township, 97% of the municipality is within the Planning Area (10,198 acres) with only 3% (281 acres) located in the Preservation Area; all lands within the Preservation Area are within Allamuchy State Park (*Highlands Regional Master Plan, page 22*).

The *Regional Master Plan* highlights areas of ecological importance in both the Planning Area and Preservation Zones through the Land Use Capability Zone Map. This map assigns an overlay zone that "best represents the requirements of the Highlands Act. (*Highlands Regional Master Plan, page 110*) The Highlands Council developed three primary overlay zones (the Protection Zone, Conservation Zone, and Existing Community Zone) and four subzones (Wildlife Management Sub-Zone, Conservation Zone – Environmentally Constrained, and Lake Community Zone) that apply within both the Preservation and Planning Areas. (*Highlands Regional Master Plan, page 110*)

The land area of Green Township falls predominately within the primary overlay zones of both the Protection Zone and Conservation Zone. Additionally, a significant portion of the landbase has been designated as within the Conservation – Environmentally Constrained Sub-Zone. The area along Kennedy Road, through Tranquility has been designated as an Existing Community Zone, and the area surrounding Lake Tranquilly has been designated as a Lake Community Zone. Land within the Whittingham Wildlife Management Area is designated as a Wildlife Management Subzone. (*see Highlands Regional Master Plan Land Use Capability Zone Map*)



Source: N.J. Highlands Council

The *Regional Master Plan* describes these zones as follows:

Protection Zone: consists of high natural resource value lands that are important to maintaining water quality, water quantity and sensitive ecological resources and processes. Land acquisition is a high priority in the Protection Zone and development activities will be extremely limited; any development will be subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.

Conservation Zone: consists of areas with significant agricultural lands and interspersed with associated woodlands and environmental features that should be preserved when possible. Non-agricultural development activities will be limited in area and intensity due to infrastructure constraints and resource protection goals.

Existing Community Zone: consists of areas with regionally significant concentrated development signifying existing communities. These areas tend to have limited environmental constraints due to previous development patterns, and may have existing infrastructure that can support development and redevelopment provided that such development is compatible with the protection and character of the Highlands environment, at levels that are appropriate to maintain the character of established communities.

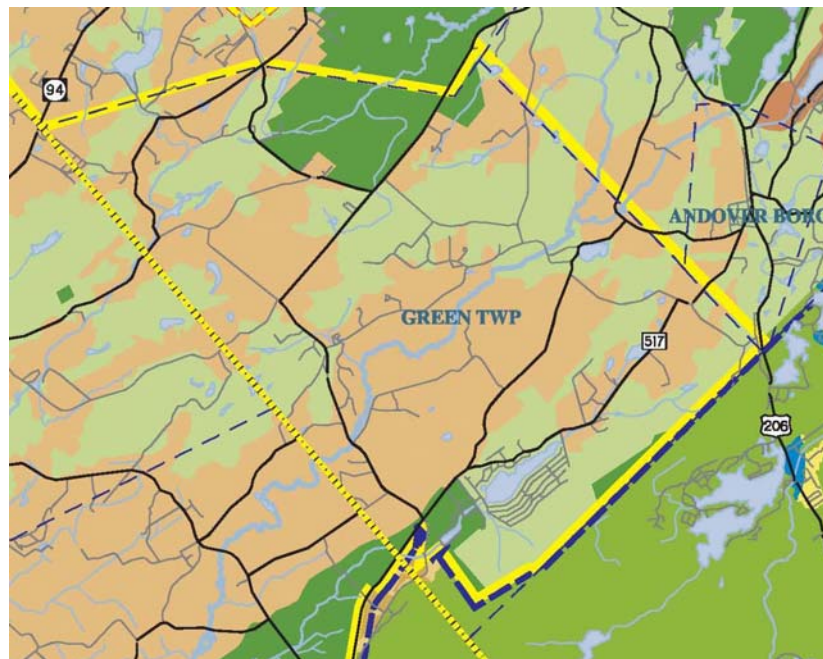
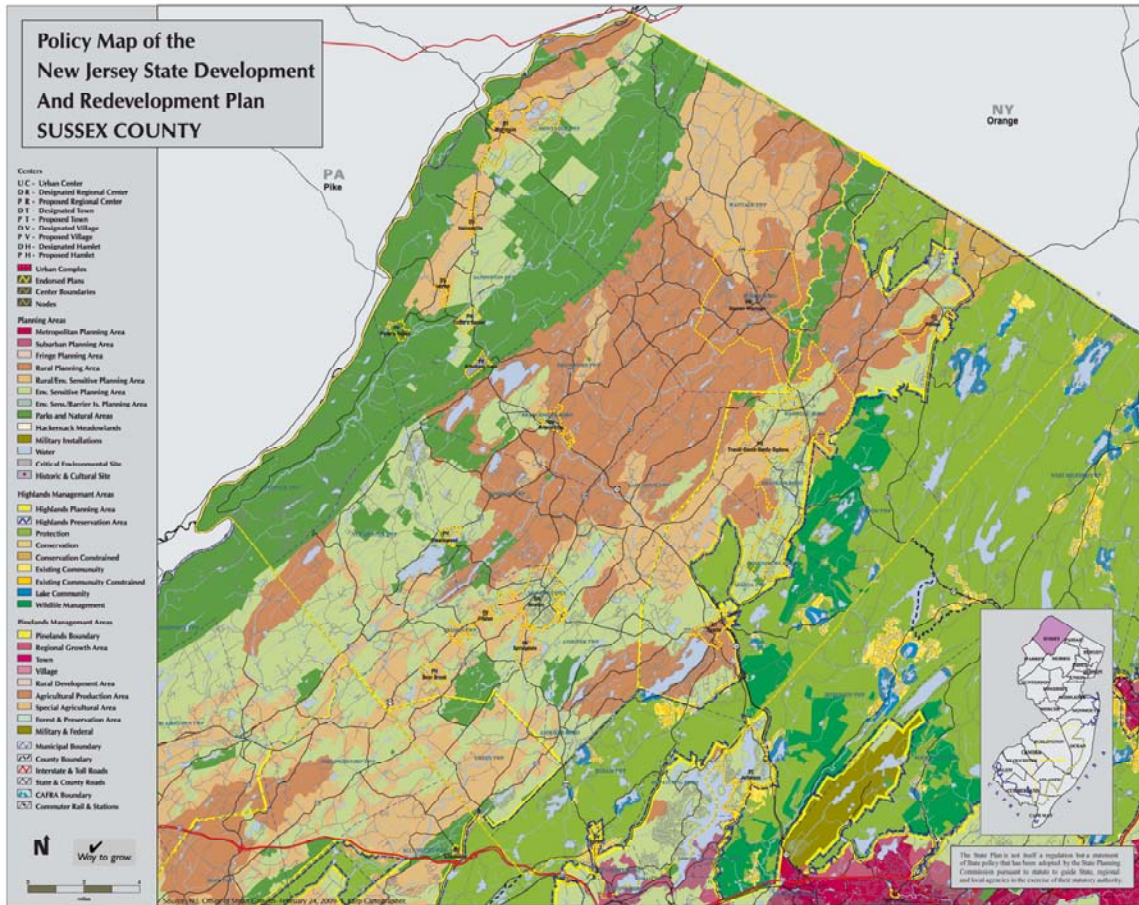
Wildlife Management Sub-Zone: consists of both areas managed by the United States Fish and Wildlife Service as part of the National Wildlife Refuge System and Wildlife Management Area System administered by the NJDEP Division of Fish & Wildlife's Bureau of Land Management. These areas are part of a network of lands and waters for conservation, management, and where appropriate, restoration of fish, wildlife, and plant resources and their habitats and permit compatible wildlife-dependent recreational uses such as hunting, fishing, wildlife observation and photography, and environmental education and interpretation. There is no minimum mapping threshold for the delineation of the Wildlife Management Sub-Zone.

Conservation – Environmentally Constrained Sub-Zone: consists of significant environmental features within the Conservation Zone that should be preserved and protected from non-agricultural development. Development activities will be limited and subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.

Lake Community Sub-Zone: consists of patterns of community development that are within the Existing Community Zone within 1,000 feet of lakes. The Highlands Council focused on lakes that are 10 acres or greater and delineated lake management areas consisting of an area of up to 1,000 feet (depending on the protection focus) from the lake shoreline in order to protect water quality, resource features, shoreline development recreation, scenic quality and community character. A future management area is planned, encompassing the full lake watershed, for protection of the lake water quality. This zone has unique policies to prevent degradation of water quality, and watershed pollution, harm to lake ecosystems, and promote natural aesthetic values within the Existing Community Zone (*Highlands Regional Master Plan, pages 111-112*).

New Jersey State Development and Redevelopment Plan (2001)

The State Planning Commission adopted the State Development and Redevelopment Plan (SDRP) on March 1, 2001. The primary objective of the SDRP is to guide development to areas where infrastructure is available; new growth and development should be located in compact 'centers' rather than in developments that 'sprawl' across the landscape. Thus, the overall goal of the SDRP is to promote development and redevelopment that will consume less land and natural resources, and use the State's infrastructure more efficiently. The 2001 SDRP, identifies Green Township as a part of the PA 4B Rural Environmentally Sensitive Planning Area (3,946.7 acres or 49.6% total land area); PA 5 Environmentally Sensitive Planning Area (5,162.1 acres or 37.9% total land area) and various park designations (1,299.7 acres or 12.4% total land area) (*Green Township Master Plan Re-examination Report 2008, page 33*). The portions of Green Township identified as being part of the PA 4B Rural Environmentally Sensitive Planning Area are located in the farmland belt that lies along the Pequest River to below Route 603. An additional larger portion of the PA 4B is located to the north of the Greendell hamlet. Portions of Green Township identified as belonging to the PA 5 Environmentally Sensitive Planning Area are Natural Heritage Priority sites and the lands that provide connectivity between sites (*see Policy Map of the New Jersey State Development and Redevelopment Plan below*).



Source: New Jersey Department of Community Affairs, Office of Smart Growth. New Jersey State Development and Redevelopment Plan.

The New Jersey State Development and Redevelopment Plan defines these areas as follows:

PA 4B Rural/ Environmentally Sensitive Planning Area: This sub-area contains valuable ecosystems or wildlife habitats. Rural/ Environmentally Sensitive Planning Areas are supportive of agriculture and other related economic development efforts that ensure a diversity within New Jersey. Any development of redevelopment planned in the Rural/ Environmentally Sensitive Planning Area should respect the natural resource and environmentally sensitive features of the area (*SDRP, page 214*).

PA 5 Environmentally Sensitive Planning Area: ... contains large contiguous land areas with valuable ecosystems, geological features, and wildlife habitats particularly in the... Highlands Region. The future environmental and economic integrity of the state rests in the protection of these irreplaceable resources (*SDRP, page 215*).

Lands in both the PA 4B and PA 5 are by definition more sensitive to disturbance than locations in other planning areas, as new development has the potential to irreparably damage or destroy the very characteristics that define the area. The State Plan's intention is within these areas is to:

- Protect environmental resources through the protection of large contiguous areas of land
- Accommodate growth in Centers
- Protect the character of existing stable communities
- Confine programmed sewers and public water service to centers
- Revitalize cities and towns (*SDRP, pages 216-217*).

Therefore, the *State Plan* recommends that new developments should be "guided into Centers to preserve open space, farmland, and natural resources and to preserve or improve community character, increase opportunities for reasonably priced housing and strengthen beneficial economic development opportunities (*SDRP, page 217*)."

In addition to its overall rural aesthetic, Green Township includes portions of one State Park (Allamuchy Mountain State Park) and one Wildlife Management Area (Whittingham WMA). These two areas of the Township are designated as a Park and Recreation Area on the State Planning Map.

The *State Plan* recognizes two existing hamlets in Green Township at Greendell and Tranquility. The *State Plan* also notes an existing village in Green Township at Lake Tranquility (*SDRP, page 277*). A hamlet is defined as "a small scale, compact residential settlement with one or more community-related functions that accommodates development (*SDRP, page 298*)." A village is "a small, compact center of predominantly residential character but with a core of mixed-use commercial, residential and community services. Often, local economic and social functions are integrated with housing in a village (*SDRP, page 313*)".

INVENTORY OF OUTDOOR RESOURCES IN GREEN TOWNSHIP



This section of the Open Space and Recreation Plan inventories the open space lands in the Township of Green as depicted on the *Open Space Map* (see *Maps* in the *Appendix*). The *Open Space Map* was developed with the ESRI's ArcGIS 9.3 software. It utilizes tax data from the Township's tax assessor and the New Jersey Tax Board. The acreages within this section are derived from the Parcel Data Tables in the *Appendix*. The parcel data tables are sourced directly from the tax data noted above. The vacant lands and outdoor recreation sites listed below may have structures or other improvements on them, but could have potential for open space acquisition.

Public Land

State Land

New Jersey Department of Environmental Protection – Class 15C

The New Jersey Department of Environmental Protection (NJDEP) owns 1,027 acres of land in Green Township. The majority of this land, 708 acres, makes up Whittingham Wildlife Management Area. The remaining 318 acres are part of Allamuchy Mountain State Park, which extends into neighboring Byram and Allamuchy Townships.

New Jersey Department of Transportation – Class 15C

The Department of Transportation (NJDOT) owns 150 acres in Green Township. Nearly all of this land, 148 acres, is in the Lackawanna Cutoff railroad that runs through the center of Green Township.

Municipal Land

Preserved Municipal Land – Class 15C

The only piece of preserved municipal property is Wesley Field, a 6 acre parcel off of Kennedy Road. Located adjacent to several unpreserved municipal properties, the field contains a baseball diamond that provides recreation for the Township's residents.

Unpreserved Municipal Land – Class 15C

There are 211 acres of unpreserved land owned by Green Township. The two largest lots, together 98 acres, make up Evergreen Park off of Kennedy Road. A cluster of unpreserved municipal lands are located adjacent to the preserved Wesley Field. Another large property owned by the Township is 27 acres along Highland Avenue.

Board of Education – Class 15A

The Green Township Board of Education owns only one parcel: the 23 acre property of Green Hills School on Mackerley Road. Green Hills School serves students from preschool through 8th grade.

Nonprofit Organizations

The Land Conservancy of New Jersey

The Pequest River Preserve, owned by The Land Conservancy of New Jersey, is a 19 acre parcel off of Kennedy Road. This property is open to the public for passive recreation such as bird watching and non-motorized boating.

The Nature Conservancy

The Nature Conservancy owns 44 acres in Green Township. All of this land, with the exception of a half acre parcel, makes up the Johnsonburg Swamp Preserve. The preserve extends into Frelinghuysen Township, and occupies a total of 462 acres of land between the two Townships. Johnsonburg Swamp Preserve contains hiking trails that are open to the public from dawn until dusk.

Ridge and Valley Conservancy

A total of 84 acres off of Hibler Road are owned by the Ridge and Valley Conservancy. This property is known as Dark Moon Preserve and was the site of a Native American hunting ground and village.

Private Land

Undeveloped Land – Class 1

There are 280 acres of vacant land in Green Township. Lake Tranquility, owned by the Lake Tranquility Community Club occupies 62 of these acres. There is an undeveloped 33 acre property near White Hall Road along the Byram Township border, and a 31-acre lot along the southern edge of Lackawanna Cutoff.

Residential Land larger than 2 acres – Class 2

Green Township has 1,851 acres of residential properties greater than 2 acres. The largest of these properties is a 48 acres lot on Kennedy Road. Other large residential properties include 30 acres off of Greentree Drive and 26 acres off of Mountain View Drive.

Preserved Farm Assessed Property – Classes 3A & 3B

There are 671 acres of preserved farmland in Green Township. The largest of these farms is the Raymond Mooney Dairy, which protects 299 acres of farmland in the Township. Tranquility Farms, totaling 95 acres, is the second largest preserved farm in Green and is home to a greenhouse and fruit and vegetable stand. *(Note: The acreages in this section may differ slightly from the acreages provided by the CADB because they were calculated using ArcGIS).*

Farm Assessed Property Pending Preservation – Classes 3A & 3B

Two farms, the Chirip Farm and Frascella Farm, have applied for farmland preservation and are pending preservation as they have received final approvals. Once preserved, these farms will contribute an additional 48 acres of preserved farmland to the Township.

Unpreserved Farm Assessed Property – Classes 3A & 3B

Unpreserved farm assessed property occupies 4,849 acres in Green Township. The largest of these properties is 337 acres on Decker Pond Road owned by Tri-Farms, Inc. Another large property, owned by Seventh-Day Adventist, encompasses 304 acres and is the site of the Tranquil Valley Retreat Center.

Commercial & Industrial Property larger than 2 acres – Classes 4A & 4B

There are 98 acres of commercial and industrial property in the Township larger than 2 acres. The largest of these properties include a 23-acre property on Whitehall Road, a 12.9-acre parcel owned by KCR along Pequest Road near the Andover border, and a 12.8-acre lot.

Religious, Charitable, and Cemetery Property – Class 15B, 15D & 15E

Religious, charitable, and cemetery property occupies 100 acres in Green Township. Religious and charitable groups hold approximately 67 acres in the Township. The largest property in this category is owned by the Seventh-Day Adventists and is the site of the Tranquility Seventh-Day Adventist Church and a Pre-K through 8th grade school known as Tranquility Adventist School. There are 33 acres of cemetery property in the Township. The largest of these is owned by Good Shepherd Catholic Church and consists of nearly 19 acres. The Tranquility Cemetery Association owns a 12 acre parcel on Maple Lane Road.

Preserved Land in Green Township

The Township of Green encompasses a total of 10,432 acres. Of these, 1,851 acres, or 17.7%, are permanently preserved.

NJDEP Land	1,027 acres
The Land Conservancy of New Jersey	19 acres
The Nature Conservancy	44 acres
Ridge and Valley Conservancy	84 acres
Preserved Farmland	671 acres
<u>Preserved Municipal Land</u>	<u>6 acres</u>
<i>Total Preserved Lands</i>	<i>1,851 acres</i>

Township of Green Open Space Inventory

The Open Space Inventory lists lands that the Township should look towards when planning for open space preservation. In order to increase the amount of preserved land within the municipality, the *Open Space and Recreation Plan Update* recommends that Green Township utilize a diverse inventory of lands to prioritize properties for acquisition or easement purchase. This list is comprehensive and therefore may include lands that are not traditionally considered to be open space, including lands that may currently have structures on them. Of the 10,432 acres in Green Township, 7,487 acres, or 71.7%, are potentially available for open space and farmland preservation.

NJDOT Land	150 acres
Unpreserved Township Property	211 acres
Private Undeveloped Land	280 acres
Residential Land (> 2 Acres)	1,851 acres
Commercial and Industrial Land (> 2 Acres)	98 acres
<u>Unpreserved Farm Assessed Property</u>	<u>4,897 acres</u>
<i>Total Inventory of Lands</i>	<i>7,487 acres</i>

OPEN SPACE AND RECREATION NEEDS ASSESSMENT FOR GREEN TOWNSHIP



Green Township contains a variety of public open spaces and recreational areas. This section of the *Open Space and Recreation Plan Update* identifies the open space needs in Green Township and the challenges that the Township faces in meeting them. These needs were largely derived from the preservation priorities outlined in the goals section of this Plan. They reflect the community's natural, agricultural, historic, and recreational resources, as well as the anticipated future demand for these amenities. These needs will help direct the Township's open space program and future municipal expenditures on preservation projects.

Active Recreation Programs

*"You practically have to wait on line to play."
Parent of a Soccer Player, Green Township Open Space Hearing, November 12, 2008*

Green Township's recreation program is dedicated to providing a diversity of recreational opportunities for the community. The Recreation Advisory Committee develops and maintains the recreational programs for the community, while the Township Committee plans the development of facilities and parks. Additionally, the Township Committee appoints persons to serve on the Master Plan Recreation Committee to research the needs in the community; this Master Plan Recreation Committee functions on an as-needed basis, as directed by the Township Committee.

Facilities

The Township owns four recreational facilities and utilizes the elementary school's fields for municipal recreational programs. In recognizing the importance of recreational opportunities for the long-term well-being of its residents, the Township has invested heavily in the development of Evergreen Park. Located on Kennedy Road, Evergreen Park is the municipality's largest active recreation site. Construction on Evergreen Park began in 1998 and the Park opened for recreational use in the 2000 season. Evergreen Park includes three soccer fields, two softball fields, tennis courts, basketball hoops, a playground, a paved walking path and an interpretive trail. Since the park opened, demand for the facility has been overwhelming. The park is used year-round by the residents of the Township and is home to the majority of the Township's recreation activities.

Other town facilities include Papa Park, Firemen's Field, and Wesley Field. Papa Park, located at Lake Tranquility, is used for soccer and includes a children's playground. Firemen's Field is located behind the firehouse in Greendell and has a practice soccer field for the younger players

in the municipality. Wesley Field is the Township’s newest addition to its recreational facilities. Located on Kennedy Road, it has one Little League baseball field. The Township purchased the property from the Tranquility Methodist Church in 2003 after many years of leasing the field. The municipal recreation program also uses the fields of the Green Hills Elementary School.

The following chart lists the current recreational facilities in the Township:

Type of Recreation Facility	Location
Soccer	
<i>Regulation Size Field</i>	Evergreen Park (1)
<i>Younger Division Fields</i>	Evergreen Park (2)
<i>Practice Fields</i>	Fireman’s Field (1) Papa Park (1) Green Hills Elementary School (1)
Softball	Evergreen Park (2)
Baseball	
<i>Little League</i>	Wesley Field (1) Green Hills Elementary School (1)
<i>Regulation Size</i>	Evergreen Park (1) <i>Under development; anticipated completion Fall 2009)</i>
Tennis Courts	Evergreen Park (1)
Basketball	
<i>Hoops</i>	Evergreen Park (end of Parking Lot)
<i>Courts</i>	Evergreen Park (6 nets & resurfacing to be installed at former Roller Hockey site, anticipated completion Fall 2009)
Playgrounds	Evergreen Park (1) Papa Park (1) Green Hills Elementary School (1)
Interpretive Walking Trail	Evergreen Park (0.4 mile paved, remainder is unpaved)

Recreation Program Adapts to Changing Needs

The recreation program in Green Township has been working to meet the changing needs of the community. In 2001 the Township began a roller hockey program and constructed a certified roller hockey rink at Evergreen Park. However, in 2003 the program was discontinued due to a lack of youth interest, with the walls of the roller rink taken down in 2008. The Township is now the process of redesigning that portion of Evergreen Park, with the intention to create two to three basketball courts (*Dan Conklin, personal communication, September 2008*).

Soccer Programs

In the 2001 OSRP, it was reported that the soccer program was growing at a rapid pace; this continues to be the case today. In Green Township, children participate in both municipal soccer

programs and private clubs. Both are quite popular and have seen an increase in growth. The municipal Recreation Department’s program is open to preschoolers (age 4 plus) through 8th Grade and is active in both spring and fall. Pre-K through Grade 2 play only Green Township teams; Grades 3 and up compete with other municipal teams from nearby communities. In addition to the municipal recreation program, Highland Soccer, a private traveling soccer program, offers recreational soccer for older divisions in a number of towns, including Green Township. This program competes in the Morris County Youth Soccer Association. The home base for the traveling soccer program is in Andover Township and most of the practices for this program are in Andover. Many “home” games for the traveling soccer program are played at Evergreen Park. Similar to the municipal program, Highland Soccer has seen increased participation. In 2007, they expanded the program by introducing the Highland Power Soccer team for 8 and 9 year old players.

Baseball & Softball

Children in Green Township are also avid baseball and softball players. While there is no municipal Little League Baseball, Green Township is a sending district for the Lackawanna Little League program, based in Andover Township. The League typically has between 240 to 280 players who live in Andover Township and Borough, Green Township, and Allamuchy Township. Of these players, it is estimated that 40% are from Green Township, with little fluctuation in enrolment from Green Township in recent years (*personal communication, Scott Price, January, 2009*). The Township provides playing space for the Little League program at Wesley Field, Evergreen Park, and Green Hills Elementary School. Wesley Field receives the heaviest use from the League players and as a result is in need of being re-clayed. Additionally, there is no water supply at the field; adding a water fountain would be a welcomed improvement. The municipality does have a girls softball program which is open to grades K-12. Enrollment in the municipal program has been reduced in recent years as a private traveling team has become increasingly popular.

Basketball

The Recreation Committee also sponsors a basketball program for boys and girls in Grade 3 through 8 and the Township has seen steady growth in this program. Currently this program is available only during the winter months at the elementary school. The Township is moving forward with installing two to three outdoor basketball courts at Evergreen Park, on the site of the former roller hockey rink. Once these courts are completed, it may be possible to provide an outdoor league.

The following chart indicates the number of recreation participants served by Township facilities in 2001 and the 2007/2008 seasons:

Township Activity	Number of Participants	
	2001	2007/ 2008
Spring and Fall Soccer (Pre-Kindergarten through 8 th grade)	140 (<i>boys & girls</i>)	200 (<i>boys & girls</i>)
Girls Softball (Grades 1 through 9)	108	85
Roller Hockey	20	<i>Program discontinued</i>
Basketball	N/A	149 (<i>boys & girls</i>)

Football

The Township does not offer a football program through the recreation department. However, children from Green Township are eligible to participate in the Newton Youth Football program. Children between the ages of 5 and 14 are invited to play; 170 children participated in their programs in 2008 (see <http://www.njal.org/football.htm>, last accessed January 20, 2009). Home games are played at Memory Park in Newton.

Adult Recreation

In terms of adult recreational opportunities, there is a co-ed volleyball program sponsored by the Recreation Committee that plays at the Green Hills Elementary School Gym during the winter. There is also a men's basketball team sponsored by the recreation department that plays during the school year. The tennis court at Evergreen Park is used heavily throughout the season on a first come, first serve basis. The closest golf course is the Rolling Green Golf Course in Andover Township.

Private Recreation

Lake Tranquility has a private beach, which is open to residents outside of the lake community at a yearly fee. Green Valley Beach Campground in the Township is a seasonal camping facility with a beach and pool. The Campground is open to residents on a limited basis for a fee. Hackettstown has a large outdoor public pool and residents of Green Township take advantage of this swimming facility, at a nominal charge.

Challenges to Active Recreation in Green Township

Evergreen Park is continuing to be improved with additional recreation facilities. Currently there is a regulation size Little League field being built; the outfield has already been completed. However the Township Committee feels the Park is almost at full capacity and it would be difficult to fit additional recreation facilities at the site. Space is limited and constructing new facilities is expensive due to the existing topography and soils. Yet the need for more fields is still pressing and the Committee would like to see another full-size soccer field created.

Evergreen Park was built through low-interest loans and the municipality prides itself on its ability to keep its tax rate stable over time. At this point in time, the municipality has limited funding for recreation infrastructure. If funds for recreation facilities become available (either through the municipal budget or via grants), the sub-divided portion of Trinca Airport may be explored as an additional location for municipal facilities. Due to the level topography of the area, it would be less expensive for the municipality to install new fields at this site, than to expand into undeveloped areas of Evergreen Park. For now, Evergreen Park is answering most of the Township's active recreational needs, and the Recreation Committee looks to answer existing and future recreational needs, while keeping municipal expenditures steady.

The Recreation Committee has determined that scheduling games and practices to be one of its greatest challenges, as demand has increased and participation has grown in the community. The Township residents feel a strong sense of community and participate in the Township recreational programs. Volunteers coach the leagues, and these positions are filled with willing

members of the local community. However, the Township is in need of more volunteers to help organize and run the recreation department (*personal communication, Linda Peralta, January 2009*). The Township is currently without a staff member specifically assigned to handle the recreation programs. The Recreation Committee would like to add more municipal park space to the Township both for active recreational and passive, resource-based recreational use. The Recreation Committee would like a balanced park system that is able to service the needs of all the residents in the Township.

The need to provide recreational facilities for a growing population has been a challenge for the municipality since it first began its recreation program. Through the acquisition of new lands, the Township is working to meet those needs. However, the demographic statistics for Green Township clearly illustrate the need for a comprehensive recreation infrastructure will only continue to grow. Currently, the dominant age group for the population in Green Township is between 25 and 44, the “childbearing years.” The second largest group are children between 5 and 17 years of age (*Green Township Master Plan, 2003*). Population growth in Green Township continues to be in excess of 10% per decade and is projected to continue growing at approximately the same rate (*Green Township Master Plan Reexamination Report, September 2008, page 16*). Clearly, Green Township is a young, family centered community, and as such meeting the recreational needs of the population will continue to be important for the years to come.

Trail Systems in Green Township

Existing Trails

Residents from throughout the Township use the paved, handicapped accessible walking path in Evergreen Park. The paved walking path is used heavily by both walkers and rollerbladers. Building upon the success of the walking path, the Recreation Committee, working with the Township Environmental Committee and local boyscouts, created an interpretive nature trail adjacent to developed portion of Evergreen Park (*see Appendix: Evergreen Trail*). The interpretive trail is located on a fairly rocky portion of the Park and thus, not as conducive for active recreational facilities. The Township received two grants to develop the trail on this property. The first was a \$15,000 recreational grant from the NJDEP Division of Parks and Forestry to construct the trailhead opening. The Township used volunteer labor to build the trail itself. Green Township’s Environmental Commission received a \$2,500 matching grants from the NJDEP for the interpretive trail in the park.

In addition to trail developed by the municipality, Green Township residents have easy access to two State owned facilities both located partially in the Township, Whittingham Wildlife Management Area (WMA) and Allamuchy State Park. Whittingham WMA is managed by the NJ Division of Fish and Wildlife, and includes 1,929 acres where the public may enjoy hunting, hiking trails, horseback riding, cross-country skiing, as well as take advantage of a dog training area (*see map “Whittingham Wildlife Management Area” in the Appendix for detailed trail and facilities locations*). Allamuchy Mountain State Park includes 9,200 acres of parklands located in Morris, Warren and Sussex Counties. Activities available at Allamuchy Mountain State Park include fishing, hiking, cross country skiing, rock climbing, mountain biking, horseback riding, camping, hunting and boating. There are more than 14 miles of marked trails available for

hiking, mountain biking, and horseback riding with an additional 20 plus miles of unmarked trails in the Northern section of the Park. Both the Sussex Branch Trail and the Highlands Trail traverse the Park. In addition to on-land trails, there is a three mile blueway trail along the Musconetcong River that is available for canoes, kayaks, and rowboats.

Proposed Municipal Trails

In 2002 the Township acquired the Trinca Airport facilities and landholdings, a total of 96 acres. In 2008, the property was subdivided to remove a 60 acre parcel from the airport, proper. However, the Township has yet to determine what direction the 60 acre parcel will take. This property is connected to Evergreen Park via the old Lehigh Hudson Railway bed. The railroad bed is municipally owned. Using the parking lot at Evergreen Park, the Township could create an out-and-back trail along the rail bed which connects Evergreen Park to Trinca Airport. These types of “rails-to-trails” systems are extremely popular for people of all ages and levels of physical abilities. Furthermore, by creating this type of trail infrastructure, it would most likely increase usage of the interpretive trail at Evergreen Park.

In addition to creating a trail between Evergreen Park and Trinca Airport, developing the Lehigh Hudson Railway into a trailway from the airport to the Andover Borough town-line would provide connections to the Sussex Branch Trail, thereby providing access into Allamuchy Mountain State Park. These direct connections could open up a vast network of active recreational sites for Green Township’s residents as neighboring communities have already begun planning for and implementing their trailways for Green Township to connect to.

In addition to land based trails, the Pequest River through Green Township offers the opportunity for the development of a “blueway”, highlighting the aquatic resources of the Township. The Pequest River Preserve, located off Creek Road was preserved in 2007 by TLC-NJ as the first section of a proposed blueway.

In 2001 the State of New Jersey completed the purchase of all outstanding portions of the Lackawanna Cutoff with the intention to restore passenger service from Scranton, Pennsylvania to Hoboken and New York Penn Station (via transfer to Midtown Direct service by connecting to the existing NJ Transit Montclair-Boonton and Morris & Essex Lines). Currently, the reinstatement of the Lackawanna Cutoff is in question, primarily due to funding issues but it is strongly supported by the NJ Department of Transportation (NJDOT) and Sussex County. As an alternative to active train service, there is an option to convert the rail bed to a multi-use trail that would extend from Hopatcong, northwest into Andover, eventually leading to the Delaware River near the Delaware River Water Gap and the Appalachian Trail. While it would be difficult to provide both train service and a multi-use pathway throughout the entire length of the Cut-Off, there are many places where they could exist side-by-side. This possibility should be explored and planned for in Green Township to ensure the maximum utilization of the rail bed. Currently, the rail bed is being utilized by ATVs creating a safety hazard; NJ Transit should work toward preventing illegal trespass on the rail bed.

Challenges to Trail Systems in Green Township

Trailways and recreational facilities in Green Township have been thoughtfully planned for and supported by the residents. Yet not all of the established resources are being fully utilized. For

example, while many residents utilize the paved trail at Evergreen Park, few are taking advantage of the new, unpaved interpretive trail. The Township Committee has noticed the parking lot is often empty and therefore the lot needs more frequent maintenance. In public meetings, people cited the need to drive to the parking lot as a major deterrent for visiting the trail. The Township Committee is in the beginning stages of developing alternative use scenarios for the parking lot portion of the facility. While doing so, the Committee should simultaneously consider methods to increase visitation at the site. With so much time, effort, and money spent in the development of the interpretive trail, the Township could work to better promote the trail's usage. Additional outreach to the school district, Boy and Girl Scout organizations, Audubon Society and other outdoor oriented groups, as well as local residents via the Green Grapevine, may help boost visitation.

In general, Township residents expressed a desire to walk on trails that begin near their homes. While Green Township has few clusters of residential development, there are areas of higher density housing. The Lake Tranquility Community is ideally situated next to Allamuchy Mountain State Park and through coordination with the State and other stakeholders; the Township could establish trail resources that would provide these residents access to State trails within walking distance of their homes.

Due to the criss-crossing network of abandoned railways, Green Township has the opportunity to provide a substantial trail network system for its residents. The Township can capitalize on these railways as the foundation to creating a multi-use trail network for walking and cycling that will provide connectivity to already established trail systems in adjacent towns and on State parklands. While the municipality owns the majority of the Lehigh Hudson Railway, many sections need significant investment into vegetation removal and establishing an adequate traveling surface. However, by investing in a system of trail networks that provides multiple access points, interconnectivity with other trail systems and multiple recreation facilities, the visitation rate and usage of *all* resources is likely to be significantly higher.

The development of a blueway along the course of the Pequest in Green Township would be a worthwhile endeavor. Currently, residents report that the river is often un-navigable, as fallen trees and other debris necessitate portaging ones' water craft. This would not be problematic if easements for public access were on both sides of the river. Currently, these lands are private and using the riverbanks to portage would be an act of trespass. Residents of Green Township that enjoy kayaking and fishing could create a "Friends of the Pequest" group that would coordinate clean-up events along the river, keeping the watercourse free of debris. By working as a group, landowner permissions could be obtained in advance of designated clean-up days.

Natural Resource Protection

Wildlife Habitat & Unique Natural Communities

Within Green Township, there are a multitude of natural communities of exceptional quality, rich with diverse wildlife and plantlife. Habitats such as limestone fens create unique wetland communities that support many globally rare plant and animal species. The fields and dense thickets of Whittingham Wildlife Management Area support State threatened and endangered bird species. These diverse natural communities are among the most valued natural treasures.

As evidence of the high value habitat located within the Township, New Jersey Department of Environmental Protection (NJDEP) has documented six Natural Heritage Priority Sites. They are:

- Johnsonburg Site
- Springdale Site
- Buckmire Pond Site
- Greendell Powerline Site
- First Time Fen
- Buckmire Pond North Site

These sites have been classified as important habitats for threatened and endangered flora and fauna. All of the subject priority sites were found to contain globally rare plant communities and/or critically imperiled state plants. Consequently, the NJDEP considers them vital for the preservation of biological diversity and calls for their protection.

The presence of multiple Natural Heritage Priority Sites makes conservation planning in Green Township even more critical, as few municipalities have the opportunity to safeguard such a diversity of our region's ecological resources. When working to protect wildlife, it is critical to preserve a diversity of habitats, including the transition zone between habitat types. This zone is typically referred to as the "edge." These edges, or margins between different types of vegetation (or between land and water), are some of the most species rich areas. By preserving multiple vegetational community types (forest, fields, and marshes) and the transitional areas between them (wetlands, brushy field-forest borders), wildlife has greater accessibility to the resources they need (forage, cover, mating grounds) (*Working with Your Woodland, pages 41-47*).

Open space planning in Green Township should not only prioritize the preservation of specific, rare habitat types identified by NJDEP, it should also consider protecting adjacent lands. These areas will serve as a buffer to the interior habitat type and build linkages from one area of prime habitat to another. In doing so, high-value conservation lands (Natural Heritage Priority Sites) will become inter-connected through a network of preserved properties. By providing connectivity between prime habitats, Green Township will be effective at preserving the overall species diversity of the region, and protection of threatened and endangered species. Green Township is ideally situated as state and regional nonprofit organizations are working in the area to preserve lands. Geographically, the Township is "framed" by conservation lands, as Green Township is bordered by Whittingham Wildlife Management Area and Allamuchy Mountain State Park.

Challenges to Preserving Wildlife Habitat & Unique Natural Communities

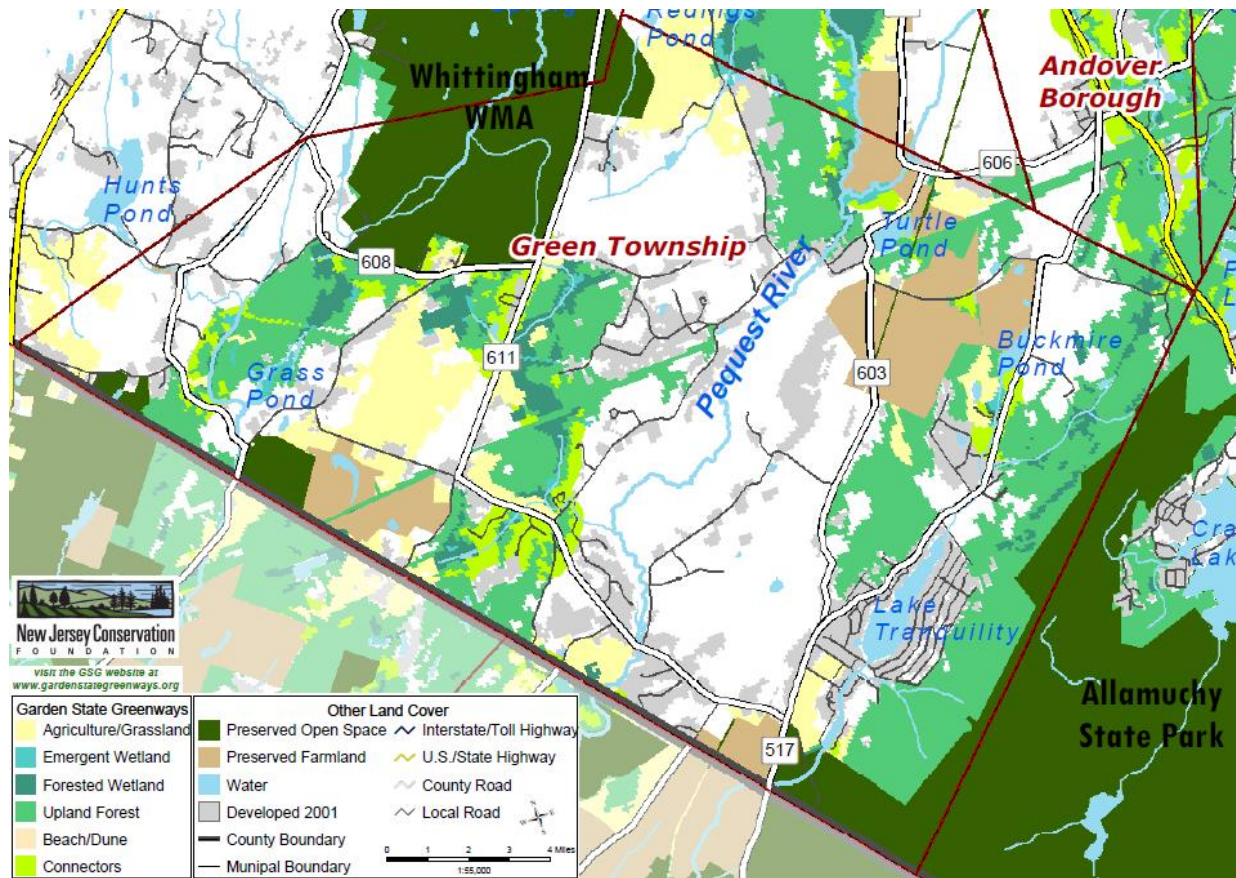
Much of Green Township's protected natural areas are currently unconnected and could easily become "isolated islands of nature" if development on the lands connecting the wild areas fragments these critical habitats. Regional protection of critical natural resources will ensure continuity of habitat and preservation of environmental areas. The "wild areas" need buffering from the developed land use in the surrounding properties. Whittingham Wildlife Management Area and Allamuchy Mountain State Park provide the largest contiguous areas of protection for wildlife and plant species in the Township, respectively.

Whittingham Wildlife Management Area protects a diverse complex of freshwater wetlands, upland forests and is the headwaters of the Pequest River (*New Jersey Wildlife Viewing Guide, page 30*). This site is one of northern New Jersey's most pristine upland forests with a fertile limestone valley and supports the preservation of a large variety of waterfowl, amphibians, and other species that require wetland habitat.

Allamuchy Mountain State Park is a mature mixed oak and hardwood forest with maintained old fields, ponds, streams and the Musconetcong River. Diverse wildlife inhabits this large natural area, species indigenous to freshwater wetlands and marshes, mountainous terrain, and upland areas.

While both the State Park and Wildlife Management Area provide large areas of protection for wildlife, with increasing development pressure, fragmentation of established wildlife habitat corridors will occur. This will lead to a reduction in wildlife diversity and habitat. Additionally, many rare wildlife species in Green Township depend upon specific habitat conditions in order to survive. Landowner negligence and development can upset the sensitive balance of natural conditions that makes the Township suitable for some species. Runoff from impervious surfaces, pesticide residues from lawns, and leakage from underground septic tanks pose a significant threat to water quality in wetlands and riparian areas. Development in natural areas directly displaces some upland species by fragmenting their forested habitats and allowing invasive species, which often thrive in disturbed environments, to compete with them for the area's remaining resources. Without the exercise of careful planning and land management techniques, human activities will reduce the Township's variety of wildlife. Thus, preserving the habitats that sustain the rich natural heritage of Green Township is a high priority for open space projects.

The work of multiple stakeholders working in the Township and the region can be visualized as a coordinated effort through the Garden State Greenways program (*see <http://www.gardenstategreenways.org/>*). Their analysis of preservation efforts in the municipality indicate the need to protect areas that can establish connection between already preserved parcels. In Green Township, their modeling reveals possible connections that can be built from Whittingham WMA, across Route 611 and into the area surrounding Wesley Field (*see Map, Green Township, Garden State Greenways*).



Source: Garden State Greenways

Water Resource Protection

Green Township residents rely on a sole source aquifer to provide their drinking water. Development of the land which provides recharge and protects the quality of the underlying aquifer will harm the quality and quantity of water available to residents. There are no plans in place at this time to develop a public water system to the community so protection and enhancement of the groundwater aquifer is integral to public health. The streams providing recharge to the aquifer also require buffering from adjacent land uses. Marshes, wetlands and floodplains provide natural filtering to pollutants and protect the quality and quantity recharge to the aquifer. Within Green Township, the area of greatest groundwater recharge potential lies in the vast swath of land south of the Pequest River, above Trout Brook and Decker Pond Road (*Sensitive Environmental Features, Ground Water Recharge, Figure 4: Green Township Groundwater Recharge Map*). This area is known as the Pequest River Hidden Corridor. This major stream corridor lies primarily underground, and lacks a defined stream channel. The drainage pattern appears erratic as a result of a fragmented pattern of hydric and erodible soils where surface run-off percolates into the permeable soils and channels in the underlying bedrock (*Sensitive Environmental Features: Stream Corridors, page 9*).

Above ground, the Township is home to three beautiful waterways. Bear Brook flows through the Johnsonburg Swamp Preserve. The Pequest River traverses the Township from Brighton to Tranquility, and Trout Brook flows through the Township into Lake Tranquility and the Pequest River. These surface waters all support trout, an indicator of good water quality. The Pequest

River is classified by NJDEP as “FW2-TM.” “TM” refers to the waterway’s capability to support trout throughout the year. Bear Brook and Trout Brook are both classified by NJDEP as “FW2-TPC1.” “TP” refers to Trout Production waters, indicating a waterway of the highest quality waterway for its ability to provide a place for trout to use for spawning. “C1” refers to its designation as a Category One (C1) waterway. These C1 waters are protected from measurable changes in water quality characteristics determined by their clarity, color, scenic setting, other characteristics of aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resource(s). The C1 classification also signifies the highest level of protection for a stream in New Jersey; among other regulations, no new development can occur within 300 feet of category one waterway (*see <http://www.state.nj.us/dep/wms/bwqsa/c1adoption.htm>*).

Challenges to Water Resource Protection

In 2008, Sussex County wells ranked second worst for contamination across the State. Wells in the County have been found to be contaminated with fecal coliform and E. coli bacteria, volatile organic contaminants, as well as exceeding the allowable contaminant levels of nitrates (*NJ Herald, 10/6/2008*). As described previously, the area of land between the Pequest River and Trout Brook is Green Township greatest resource for groundwater recharge. This area is vulnerable to non-point source pollution in the form of fertilizers, pesticides, fecal matter, and oils from farm fields, lawns, septic systems, and roadway runoff. Additionally, this region is highly susceptible to development pressure. Decker Pond Road, Airport Road, and Kennedy Road all provide easy access through this portion of the municipality and much of the land here is unpreserved farms. To protect this vital source for groundwater recharge, Green Township works with landowners to conserve these lands. In areas where development has already taken-hold, residents can work to reduce their impact on water resources. The Lake Tranquility Club has created a website with a list of steps that residents can take to help reduce non-point source pollution (*see <http://laketranquility.org/LakeMaint.aspx>*). However, eutrophication has still been problematic at Lake Tranquility and in recent years, the Club has been working with an environmental firm to monitor the rate of algal growth and they have been utilizing herbicide application to keep the algal blooms under control.

As encroaching development and advancing sprawl from western Morris County continues, water quality, trout production, clarity of water and health of these aquatic ecosystems will begin to degrade if a system of stream corridor buffers is not put in place. Limiting development along waterways and protection of sensitive lands will preserve water quality and enhance the natural pollutant filtering capabilities of the associated wetlands. Additionally, streamside vegetation enhances the natural beauty of a stream corridor and provides valuable habitat, and shading to maintain temperature control and thus, trout production viability.

Additionally, the Pequest River is largely unprotected throughout Green Township. With farmlands backing-up to the river, there are places along the watercourse where there are little or no buffers to absorb runoff, contributing to a decline in water quality. In the northern section of the Township, Bear Brook is also largely unprotected. This area of the Township is quite beautiful, with vistas and scenic view sheds, these attributes, coupled with the beautiful Bear Brook have the makings for attractive sub-divisions and new home sites. Construction in this

area of steeper topography can lead to increased siltation in the waterways, additional run-off, and an overall decline in water quality.

A Rural Landscape

Rural Roadways & Scenic Vistas

Green Township is a modern community living in the landscape of days long since passed in much of New Jersey. Without street lights, traffic signals, or billboards, it is easy to notice the farm fields, old stone homesteads, and the stars at night. Green Township can be readily accessed by 18 roadways, all of which are still rural in character. Perhaps the most picturesque entrance is at Tranquility, where visitors are transported to a small New England village as they pass rolling farm fields, the tall white church spire of the Methodist church and neighboring cemetery with its old headstones askew. Where new development has occurred in recent years, the Township, through the Planning Board, has been careful to require deep set-backs from rural roadways. These setbacks are fully vegetated to retain the rural quality of Green Township's country roads.

Traveling the roadways of Green Township by car, motorcycle, bicycle, or foot is a pastime for many. The rolling topography provides many vantage points that highlight the beauty of this rural community. Due to the change in vegetation from forest to farm, to streams and wetlands, scenic vistas are frequent and often create vignettes of landscapes that could have been featured by the Hudson River School painters in the 19th century.

Bicycling Resources

In particular, these bucolic roadways are becoming quite popular with cycling enthusiasts. Many bicycle touring clubs, such as the Morris Area Freewheelers, Skylands Cycling, and the Bicycle Touring Club of Northern New Jersey have rides which either begin in Green Township or travel through the municipality. The "variety to terrain" makes Green Township an exceptional resource for cyclists, as rides can be routed to match different levels of abilities (*Blake Hargrave, Skylands Cycling President, personal communication, November 2008*). In 2008, the Skylands Cycling Club hosted a two day, three stage race in the region called the *Giro del Cielo*. The stage which started and finished in Green Township was cited as being the most popular by riders because of the challenging climbs, rolling terrain, and "just for the pure beauty of the countryside." The Township was extremely supportive of the racers and the Club has plans to stage races in Green in future years.

As cycling continues to grow in popularity and the population centers located in Morris County within close proximity to Green become more congested from development, it is possible that cyclists will become even more enthusiastic about riding the country roads of Green Township and the surrounding environs. Green Township can capitalize on the increased interest in regional cycling by openly welcome cyclists, and promoting Green Township as a cycling destination. Through partnerships with local businesses, such as bed and breakfasts, campgrounds and area farms, Green Township is ideally situated to promote a unique "brand" of eco-tourism/ agricultural tourism. The Green Township Master Plan (2003) strongly supports promoting bicycling by requiring bicycle lanes on all new streets and, when possible, working with the County to re-strip portions of the County roadways to incorporate a four or five foot

bike lane on at least one side of all County roads. The municipality can also encourage the County to add signs along roadways reminding drivers to share the road, as well as paint the universal bicycle symbol directly on roadways with the greatest bicycle usage. These efforts will help alert drivers to the presence of cyclists, while clearly showing municipal support for cycling.

Historical Resources

The pastoral landscapes of Green Township are populated with many historical resources worthy of preservation. Of particular importance to Township residents are the remaining lime kilns. Of the seven original kilns, only four remain in their original location (*Historic and Cultural Inventory, Update June 2005*). Two of these kilns are protected by easements. A comprehensive listing of remaining historic structures and cultural sites can be found in several local documents. The *Historic and Cultural Inventory*, prepared through a state grant in 1998 for the Green Township Environmental/Heritage Commission, contains detailed site maps and etchings. A *History of Green Township* by local historians, Elizabeth G. Orr & Emmett Smith is another valuable resource that provides a tour of historic sites in Green Township. The Township also has a very active historical society, complete with a well-maintained website (*see Preservation Partners*). Additionally, Kelsey Falkowski, a local young person working on an Eagle Scout service project, recently produced an hour long DVD about the history of the Township, which is available both online and at the local library.

Challenges to Preserving the Rural Quality of the Township

Green Township's authentic rural character is remarkable, given its proximity to major population centers. It is perhaps this aspect of Green Township that its residents value most, as evidenced by the long commuting times that people are willing to travel in order to raise their families in a rural environment. In the 2000 U.S. Census Green Township's residents reported a mean commute time of 41 minutes. In addition to commuting long distances, Green's residents are vocal in their support for maintaining the Township's rural character through open space preservation. When asked in a 2002 survey "Should land preservation and open space be our top priority in an attempt to restrict future development of any kind" 127 respondents, or 65%, said yes (*Green Grapevine, Winter 2003, Vol. 7 issue 3, page 3*).

However, as development progresses through the western reaches of Morris County, Green Township's quiet country lanes and rural character could become a thing of the past as additional homes are built in the community and adjacent municipalities. Additional vehicular traffic, combined with a growing population of young families with children, greater number of cyclists and pedestrians along the narrow country lanes of Green Township can create a dangerous situation. Likewise, while the *Green Township Master Plan 2003* provides traffic planning within Green, it is largely based on predicted growth *within the municipality*. However, the traffic that runs through the Township is heavily influenced by the neighboring communities whose residents travel through Green Township. Land parcels with rolling hills and sweeping views are particularly at risk of being developed, as these lots command high prices on the real estate market. New homes built in the middle of pristine scenic views will degrade the overall quality of life for all Green Township's residents, as once pastoral views are interrupted by new developments.

Like its vistas, many of the Township's historic sites and regions remain unprotected. The majority of historic properties are privately held and if land development proceeds, these areas become at risk. In particular, the remaining lime kilns of the Township are vulnerable to vandalism as they are located near roadways and thus, readily accessible. Likewise, the many picturesque barns, silos and other farm buildings are an important part of the rural fabric and beauty of Green Township. Many of these buildings are in need of restoration and further protection. In addition to historic structures, large sites where Native American artifacts have been located are at risk of being lost, since many of these areas are located on unprotected farm fields. With their loss would also come a social cost, as many long time residents Green Township have grown up telling stories of finding an artifact or two; many of today's children have the same "arrowhead hunting" stories to tell, as well. Should these sites be developed, this cultural pastime would disappear along with these irreplaceable resources, Thus, the challenge is not only preserving the developed historic sites, but to retain the "historic environment" itself.

Farmland Heritage and Community

Since the first colonists settled in Green Township in the mid 1700's, agriculture has been an important part of life for the community. While the gristmills are no longer active, and all but one dairy has closed, much of the municipality remains essentially rural. Agriculture has provided a source of social and economic stability to Green Township throughout its history. Many of the families that operate farms in Green Township have done so for generations, and are among the Township's most knowledgeable residents. Agricultural land is the greatest, single use of land in the municipality. There are 5,568 acres in agricultural use land assessed land or 54% of the total acreage in Green Township. In short, the agrarian landscape, and the people who maintain that landscape, safeguard the very character of the Green Township community.

Challenges to Preserving Farmland Heritage and Community

While working farmland is intimately tied to the identity of Green Township, farming as a way of life is in a state of decline. The 1990 US Census reported 58 persons, or 4% of the total population in Green Township, were employed in the "Agriculture, Forestry, Fisheries" industries. Ten years later, this figure has dropped to 22 persons, or just 1.3%. This figure is even more startling, considering this employment category was expanded in the 2000 Census to include "Hunting and mining." In fact, only 4 people, 0.2% of Green's population, reported to the US Census in 2000 that their occupation was "Farming, Fishing or Forestry." Without farmers, there will be no farms, preserved or otherwise (*see www.census.gov*).

Farmers face a number of challenges in Green Township where high land prices and volatile market conditions make agricultural retention particularly difficult. Unfavorable conditions have persuaded many local farmers to sell their property or stop farming their fields. Aggressive efforts at the state and county levels have increased the social and financial viability of farmers in New Jersey and ensured the permanent preservation of land throughout the region, including 657 acres of farmland in Green Township. The Township's future preservation initiatives should continue to support this effort. Likewise, the Township's residents can become more actively involved with the fate of their farm community. Area farmers are producing crops that can be used by Green's residents, such as vegetables, fruits, eggs, and butchered meats and poultry. Yet few local residents are buying directly from their local farmers, even though their prices are

highly competitive with supermarkets (*personal communication, anonymous farmer in Green Township, September 2008*). If the people of Green Township are going to retain their pastoral community, one way is to directly support their local farmers and buy local.

Competing Interests Vie for Remaining Land in Green Township

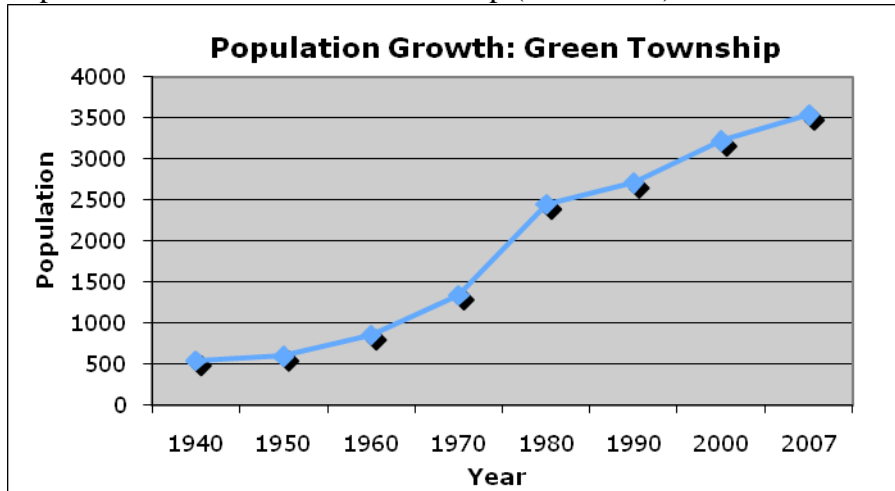
Every year New Jersey adds nearly 16,600 acres of new development, while losing more than 9,600 acres of farmland, 4,200 acres of forest, and 2,600 acres of wetlands. At this rate, New Jersey will be the first state in the nation to reach build-out (*Open Space Institute, http://www.osiny.org/site/PageServer?pagename=Places_NewJersey*). Multiple parties, often with conflicting uses, pressure landowners, local elected officials, municipal board members, and townspeople toward permanently altering the remaining natural landscapes within their communities. While growth and development are not inherently bad for communities, when unplanned and uncoordinated they can be. Similarly, the preservation of open space needs to be planned for in a coordinated and systematic fashion. Sustaining open space, both public and private, offers numerous tangible public benefits such as recreation opportunities, wildlife habitat, water quantity and quality. Additional intangible benefits such as being able to see stars at night and growing up with access to a “wild place” to build a fort, are, more and more, being recognized for their importance in maintaining healthy, vibrant societies.

Planning for and implementing an open space program is not without its challenges. Fundamentally, open space planning is a complex process that takes funding and fortitude. Behind every successful municipal open space program is a contingent of dedicated people, often volunteers who work collaboratively with residents, landowners, nonprofit and government agencies to ensure future generations inherit a landscape rich with natural resources and ample recreation opportunities.

Today the landscape of Green Township is one of farm fields, historic homes, and limited development. Little traffic flows through the country roads of Green. But that could all change rapidly because of the convergence of the following factors: raising land prices, competing interests for the same land, development pressures related to Council on Affordable Housing (COAH) obligations and impacts of the *Highlands Regional Master Plan*.

While the Township saw its greatest population growth during the decade between 1970 and 1980, the period between 1990 and 2000 saw an almost 20% growth in the population (*see Population Growth in Green Township*). With easy access to major employment centers via Route 80 and the possible re-establishment of the Lackawanna Cutoff, population in Green Township could surge again. If land values are an indicator of potential development, Green Township is poised for growth. Additionally, population growth figures of the previous decades reflect the ability of developers to work where they choose, throughout the Highlands region. Due to the Highlands Act, this is no longer the case and developers are actively seeking out municipalities outside of the Preservation Area.

Population Growth in Green Township (1940-2007).



Source: U.S. Census

Green Township has a total obligation of 84 units, including a five unit Rehabilitation Share, a 20 unit Prior Round obligation and a 59 unit obligation in Growth Share. (*Township of Green Housing Element and Fair Share Plan, December 2008*) The Council on Affordable Housing is the State agency responsible for facilitating the production of affordable housing throughout the State of New Jersey. However, under the Highlands legislation, municipalities residing in the planning area can choose to participate in the Highlands Regional Master Plan, and possibly see their COAH obligation reduced.

Green Township has an abundance of flat and gently rolling terrain, unprotected farmland, and is located primarily in the Planning Area. As population changes continue to occur, shifting ownerships could result in changing values, whereby open space preservation may no longer be a top priority for a new influx of residents. Therefore the Open Space Committee should continue act now.

Funding Challenges to Preservation

Municipalities are rightfully concerned with the financial impediments to land conservation. Land values are only increasing and preservation funding can be a scarce resource. To date, Green Township has been highly successful in acquiring funds. This is a direct result of having a dedicated open space fund for the municipality, a land base with exceptional natural resource attributes, and a local population committed to working toward open space preservation.

When allocating scarce dollars for conservation projects, various techniques can be employed to minimize the expenditure to the Township. Where appropriate, Green Township can consider alternative approaches to direct acquisition, such as conservation easements, over-layer zoning and other municipal legislative tools. Additionally, the State has access to funding sources for land acquisition not available to the Township. Matching Township Open Space priorities with the State's priorities can leverage resources. Learning the priorities of organizations and neighboring municipalities in regional land conservation activities attracts financial resources to accomplish Green Township's land preservation goals. Discussing joint projects with local land trusts will

bring funding to the Township. The Land Conservancy of New Jersey, The Nature Conservancy, and Ridge and Valley Conservancy all have defined project areas in the region, and sharing goals and objectives will maximize dollars and combine experiences and skills. While financing of open space projects can be challenging, Green Township is ideally situated to take advantage of federal, state, county funding as well as receiving funds from nonprofit organizations. Additionally, by working together with neighboring communities on regional projects, Green Township's open space projects will be even more competitive for funding.

An additional option available to Green Township is the preparation of a Comprehensive Farmland Preservation Plan and application to the State Agriculture Development Committee for a municipal Planning Incentive Grant (PIG) for farmland preservation funding. Like the County PIGs, Municipal PIGs require a local financial commitment for preserving farmland. Upon the completion of a municipal Farmland Preservation Plan and application to the SADC, grants are provided by the SADC in order to purchase development easements. The Farmland Preservation Plan Element describes the farms and programs that are the focus of the Municipal PIG. In order to qualify for this program, the town must have an agricultural advisory committee, a source of funding for farmland preservation, and a municipally approved Right to Farm ordinance. Currently there are no communities in Sussex County enrolled in the Municipal Planning Incentive Grant program. The Sussex CADB promotes the County Easement Purchase program for farmland preservation as the most effective and direct tool in Sussex County for farmland preservation. If the Township is interested in the municipal PIG program they should meet with the Sussex CADB to discuss extent of county support of the municipal program and whether Green Township is a viable candidate for this funding program.

A SYSTEM OF PRESERVATION FOR PRIORITY LANDS



A system of open space and preservation recommendations considers the needs of the Township together with its resources to weave a comprehensive plan that identifies areas called out by their distinctive attributes and capacities for meeting Green Township's specific open space goals. The areas of focus are indicated on the *Trail and Greenway Map* and described below. They are:

- Dark Moon – Springdale Greenway
- Limestone Fen Greenway
- Pequest River Blueway
- Agricultural Heartland
- Allamuchy Mountain Greenway

In addition to the *Trails and Greenway Map*, this plan includes a *Priority Lands Map* which highlights properties of extraordinary significance based on their ecological attributes and their agricultural capacity. To create a system of Priority Lands, a model was created using Geographic Information Systems where parcels were first classified as ecologically sensitive based on the following criteria: Category One waters present, location within a Natural Heritage Priority area, and parcels with significant forest or wetland coverage. In addition to lands of ecological significance, farmlands suitable for preservation based on the SADC minimum eligibility criteria for tillable lands were highlighted. Locations where these two values (preservation under SADC and ecologically sensitive) overlap were identified as being priority lands. Preservation of lands identified on the *Priority Lands Map* would represent a significant achievement for Green Township's open space program.

Dark Moon – Springdale Greenway

Originating in Frelinghuysen Township as the "Dark Moon Greenway," the Dark Moon – Springdale Greenway runs along the northern portion of Green Township and encompasses the Dark Moon Preserve, Whittingham Wildlife Management Area, Bear Brook (a Category One stream), and portions of the Johnsonburg Swamp Preserve. In addition to protecting these important resources, the Greenway provides an ecological link between the Johnsonburg and Springdale Natural Heritage Priority Sites. These two Natural Heritage Priority sites are home to numerous State threatened or endangered animal and plant species, including Coppers Hawk (*Accipiter cooperii*), Long-eared owl (*Asio otus*), Wood turtle (*Clemmys insculpta*), Showy Lady's Slipper (*Cypripedium reginae*), Hooker's Orchid (*Platanthera hookeri*), and glad fern (*Athyrium oycnocarpon*) (*Threatened and Endangered Species Survey, December 1993, page 9*). Additionally, the most northeastern section of the Dark Moon- Springdale Greenway provides a connection to the Muckshaw Ponds Greenway in neighboring Andover Township.

Much of this greenway is still forested, and features a high percentage of farmland assessed property. However, few parcels meet the SADB minimum eligibility criteria for tillable lands. The landscape is characterized by rolling hills with a few agricultural fields peaking between the trees or bordering the roadways. In addition to its ecological value, the greenway is a recreational treasure. There are numerous opportunities for viewing wildlife at the three ecological preserves, and the area is well known for its superior cycling opportunities. Hibler Road, Wintermute Road, and Wolfs Corner Road are all popular cycling roadways. In fact, Greendell Deli on Wolfs Corner Road has become a popular cycling stop, demonstrating how promoting eco-tourism and recreational opportunities in Green Township could contribute to the economic vitality of local business.

This Greenway also incorporates a number of historically significant sites. The majority of Native American archaeological sites within the Township are located here, as well as an impressive number of historic homesteads and the Hunts Grist Mill, which still stands (*Historic and Cultural Inventory, Updated June 2005*).

The vision for this Greenway is:

- Work with the State to acquire or permanently preserve lands adjacent to Whittingham Wildlife Management Area; preserving these lands will help maintain the ecological integrity of WMA.
- Continue seeking conservation opportunities for lands highlighted as “ecologically sensitive” as indicated on the *Priority Lands Map*; these lands form a connective “beltway” between the major conservation targets of the Johnsonburg Swamp Preserve, the Dark Moon Preserve, and Whittingham WMA.
- Consider working with current landowners in the above mentioned “beltway” to establish a trail way, via easements, that connects the major conservation targets of the Greenway; this trail way can be utilized by residents and incorporated into an overall eco-tourism campaign by the Township.
- Work with the Sussex CADB to preserve properties along Route 519 and Hunts School Road, as indicated on the *Priority Lands Maps*; preservation of these highlighted parcels will safeguard valuable farmland as well as provide additional protection of the Bear Brook watercourse.
- Establish an official cycling route with signage that clearly designates the route along the most heavily cycled roadways.

Limestone Fen Greenway

The Limestone Fen Greenway lies to the south of the Dark Moon-Springdale Greenway, bordered by Henry and Hibler Road to the north, and Pequest Road to the south. This greenway connects First Time Fen and the Greendell Powerline Natural Heritage Priority Sites. These sites contain rare limestone fens, which support a variety of animal and plant life. Likewise, the greenway encompasses a major portion of the Township’s wetlands, a community wellhead protection area, and lands important for groundwater recharge. While portions of the greenway have been developed, there are numerous parcels of land that are both ecologically significant as well as eligible for preservation through the CADB (see *Priority Lands Map and Tillable Lands Map*). In addition to the ecological and agricultural values of these parcels, the lands located between Hibler Road, Henry Road, and Sussex County Road 611 (Wolfs Corner Road), are

home to some of the most impressive views in the Township. From this vantage point, the rural beauty of the Township can be fully appreciated as it is possible to see farms and forests, homesteads and rural roads. The roadways are well traveled by bicyclists, with many using the parking lot at the Green Hills Elementary School on Mackerly Road.

The vision for this Greenway is to:

- Continue to work toward preserving lands located within the First Time Fen and the Greendell Powerline Natural Heritage Priority Sites.
- Protect the scenic views and vistas. This can be accomplished either by creating a science view overlay zone or by conservation easements.
- Establish an official cycling route that provides signage that clearly designates the route along the most heavily cycled roadways.
- Provide children and their families with the option of walking or bicycling to school. Housing in this portion of the Township is within close proximity to the school and located along roadways that can be conducive to cycling or walking. This can be accomplished by working with the Board of Education and the Safe Routes to School Program administered by the New Jersey Department of Transportation.
- Work with the CADB to preserve farmlands as identified in the *Farm Parcels that Meet the SADB Minimum Eligibility Criteria for Tillable Lands Map*.

Pequest River Blueway

The Pequest River Blueway is a continuation of the Blueway from Andover Township into Allamuchy Township and follows the course of the Pequest River. This blueway provides a buffer of approximately 500 feet on either side of the river and encompasses a swath of wetlands that follow the watercourse. Many of these wetlands are located at the back portion of cultivated lots and serve as an important biological filter for the river, by capturing runoff from farmlands. Preservation efforts along the Blueway have already begun. In 2007 the Land Conservancy of New Jersey acquired 19 acres of wetlands and wildlife habitat along the Pequest River. Many parcels with river frontage have been identified in the *Priority Lands Map* due to their ecological sensitivity and their eligibility for preservation within the CADB program.

The vision for this blueway is to:

- Provide residents of the region with an opportunity to recreate directly on the Pequest River.
- Protect the ecologically sensitive lands along the Pequest River as identified on the *Priority Lands map*.
- Preserve farmland along the blueway to maintain the character of the landscape and protect the waterway.
- Establish a “Friends of the Pequest” group to help implement the blueway, educate residents on the importance of the river, and assist with keeping the waters navigable for boats such as kayaks.
- Help direct farmland owners to resources, such as the Sussex County Soil Conservation District, Sussex County Rutgers Cooperative Extension, and the Natural Resource Conservation Service, which can provide educational and funding opportunities to assist farmers with implementing conservation strategies and best

management practices that will minimize farming's impact on the area's ecologically sensitive resources.

Agricultural Heartland

The Agricultural Heartland is centered on the preservation of a large swath of farmland that runs along (and overlaps) the Pequest River Blueway to Route 517 near Lake Tranquility. Preservation of these lands will help maintain the rural nature of the Township, which is central to the identity of the community. There are numerous farms that contain important agricultural features, such as tillable acreage, forest cover, natural habitats, as well as being places of historic value. Preservation efforts can utilize resources available from the Sussex County Planning Division, Sussex County Agriculture Development Board (CADB) and the State Agriculture Development Committee (SADC) to permanently deed-restrict these farms.

SADC Minimum Eligibility Criteria

Farm parcels that are eligible for preservation through the Sussex CADB must meet the SADC criteria for tillable lands. These parcels in Green Township are identified on the *Farm Parcels the meet the SADC Minimum Eligibility Criteria for Tillable Lands Map*. Tillable acreage was determined using the N.J. Department of Environmental Protection 2002 Land Use/Land Cover mapping for agricultural lands. Farm parcels were sorted by size based upon the State Agriculture Development Committee (SADC) Minimum Eligibility Criteria for tillable land.

Minimum Eligibility Criteria are based upon the SADC's recently adopted (*May 21, 2007*) rules for farmland preservation and project eligibility. In order to be eligible for preservation the site must be developable, have soils capable of supporting agricultural or horticultural production and meet minimum tillable land standards. (N.J.A.C. 2:76-6.20) In summary:

For all lands less than or equal to 10 acres:

- The land must produce at least \$2,500 worth of agricultural or horticultural products annually.
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be tillable.
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be capable of supporting agriculture or horticulture.
- The land in question must exhibit development potential as defined by the SADC (based upon zoning, ability to be subdivided, less than 80% wetlands, less than 80% slopes of 15% or more).
- The land must meet the above criteria or be eligible for allocation of development credits pursuant to a Transfer of Development Credits (TDR) program.

For lands greater than 10 acres:

- At least 50% or a minimum of 25 acres of land (whichever is less) must be tillable.
- At least 50% or a minimum of 25 acres of land (whichever is less) must have soils capable of supporting agriculture or horticulture.
- The land in question must exhibit development potential as defined by the SADC.
- The land must meet the above criteria or be eligible for allocation of development credits pursuant to a Transfer of Development Credits (TDR) program.

The minimum eligibility analysis involved a parcel-based screening of tax lot characteristics. Farmland preservation applications often include multiple lots; combining these lots may increase the acreage eligible for SADC cost share funding. These Minimum Eligibility Standards must be met in order for the State to provide matching funds on a farmland preservation project. The County may proceed without State funding on projects that do not meet these Minimum Eligibility Standards.

Greenway Description

Preservation efforts in this Greenway will also secure the Township's most important area for groundwater recharge, as well as the Buckmire Pond Natural Heritage Priority site, a marl fen which "*provides a high quality example of a globally rare wetland natural community with a concentration of State imperiled plant species*" (*Threatened and Endangered Species Survey, December 1993, page 8*).

The Agricultural Heartland embodies the Township's rural character. Entering Green Township via Kennedy Road at Tranquility, the picture for the Township is framed: a beautiful pastoral landscape that begs drivers to step out of their cars and experience farm-fresh produce or a countryside jaunt by bicycle. Within the Township a vast assortment of agricultural goods are produced such as beef, poultry, lamb, goat, ostrich, cheese, milk, butter, honey, eggs, flowers, mushrooms, and a large variety of fruits and vegetables. With an assortment of products available, easy access to major population centers, and its beautiful country atmosphere, one could argue that Green Township is perfectly situated to capitalize on the recent "locavore" movement. The area is already a bicycling haven and the Township could work to develop an eco-tourism program centered on the intersection of cycling and local farm products.

In addition to farmland, this Greenway incorporates the heart of the Township's recreation program: Evergreen Park. From this park, the Township can expand its recreation program by developing the abandoned Lehigh Hudson Railway into a multi-use pathway which will link with Allamuchy Township and Andover Township's proposed recreational pathways. Likewise, if the Lackawanna Cutoff is developed as a multi-use pathway, the Township can connect to that via the Lehigh Hudson Rail Trail. As the Township's recreation needs continue to expand, the recently acquired Trinca Airport parcel is an opportunity for an additional recreational facility. Creating the Lehigh Hudson multi-use trail will also expand opportunities for families to cycle together in a safer environment. An "out-and-back" route would be possible from Evergreen Park to the airport. Additional loop routes could be built off this backbone. For example, a short loop ride could travel the rail trail from Evergreen Park to Trinca Airport, turning right onto Airport Road, turning right on to Kennedy Road and returning to Wesley Field. A longer loop is possible if you stay on the railtrail from Evergreen Park until it intersects with Whitehall Road; then a right on to Whitehall Road, a right on to Route 517 and lastly right on to Kennedy Road, returning to Evergreen Park. With the implementation of the Lehigh Hudson Rail Trail and the development of facilities at the airport parcel, the Township will have a highly interconnected recreational network for its residents and visitors to the region.

The vision for this Greenway is to:

- Highlight the regional farmland heritage by preserving remaining farmlands eligible for preservation through the CADB (see *Priority Lands Map*)
- Work to preserve lands within the Buckmire Pond Natural Heritage Priority Site
- Work with the Rails to Trails program to support the initiative of the Lehigh Hudson multi-use trail into Green Township
- Work with the Historical Society to develop signage along the Lehigh Hudson Rail Trail that documents the influence of the railways on Green Township's development and history
- Establish partnerships between stakeholder groups such as the Historical Society, cycling organizations, local farmers, the Foodshed Alliance, the Sussex CADB, and the Sussex County Chamber of Commerce to develop a guide to the Township's farms and how to travel between farms by bicycle. This guide can highlight historical sites, local businesses, farm stands and markets as well as provide details on facilities such as parking, shopping, and restrooms.

Allamuchy Mountain Greenway

The Allamuchy Mountain Greenway creates a buffer of lands around the Allamuchy Mountain State Park. These lands are often forested, with steep topography, making their development problematic. Development in this area can degrade the water quality in and around Lake Tranquility, as well as in Trout Brook which, since the *2001 OSRP*, was upgraded to Category One water.

The vision for this Greenway includes:

- Work with the State Department of Environmental Protection, Division of Parks and Forestry, and the CADB (where appropriate) to expand Allamuchy Mountain State Park into Green Township
- Educate private landowners on the hazards of soil erosion on the health of water bodies such as Trout Brook and Lake Tranquility
- Once lands adjacent to Allamuchy Mountain State Park are preserved, new trails should be added to provide the residents of Lake Tranquility with better access to the trail network at the state park.

Designated Bikeways Connect Greenways

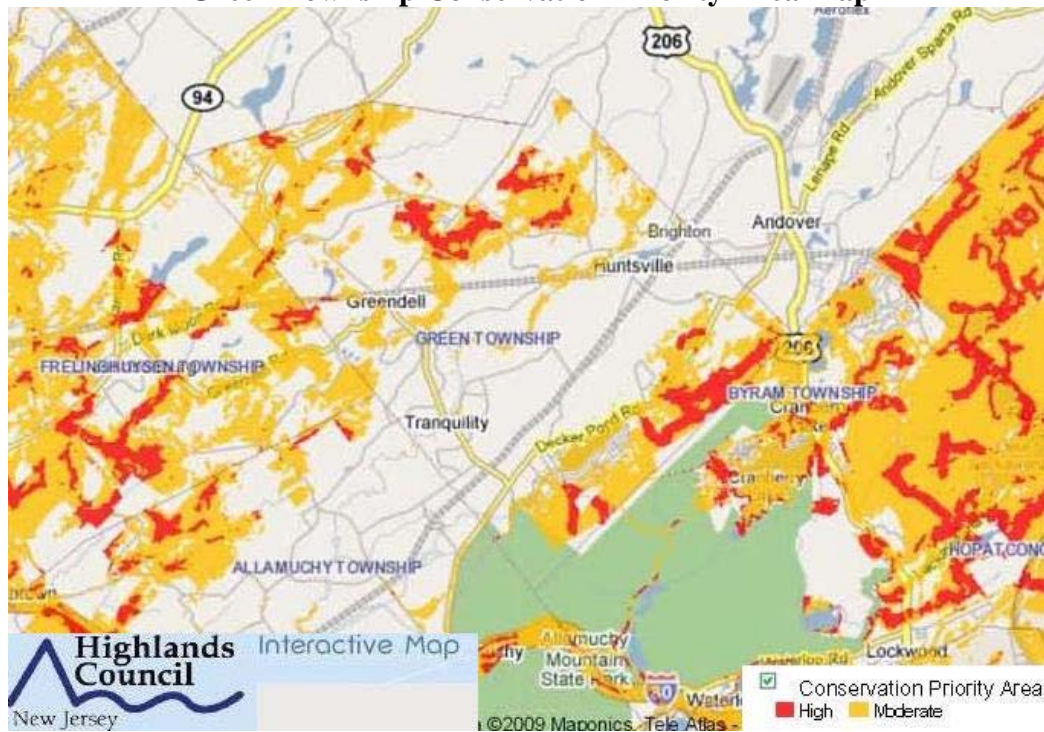
In addition to the establishment of these greenways, the Township should work toward creating a formal assessment of the roadways with a goal of creating a system of designated bikeways. The Township could develop a *Bicycle Circulation Element* to be incorporated into the *Master Plan*. Funding through the Association of New Jersey Environmental Commissions may be available to help create such plans. As mentioned previously, Green Township is already a destination for cycling enthusiasts. Creating designated bikeways will not only enhance their riding experience, but also bring greater accessibility to local residents who may not consider the bicycle as a viable means of transportation within their own community. With designated bikeways, signage, and proper striping on roadways, residents in the Township will be more likely to utilize their bicycles for trips to the park, visiting a friend's house, traveling to school or simply as a recreational activity.

Additional Support for Greenway Design

The greenways and priority lands are further supported by the *Garden State Greenways* program and the *Highlands Regional Master Plan*. The *Garden State Greenways* mapping for Green Township clearly indicates the need to continue preservation efforts in all four greenways, and places a particular emphasis on the expansion of Allamuchy Mountain State Park through the Allamuchy Mountain Greenway, as well as building connections between Whittingham WMA and the preserved lands at Johnsonburg Swamp in neighboring Frelinghuysen Township through the Dark Moon-Springdale Greenway.

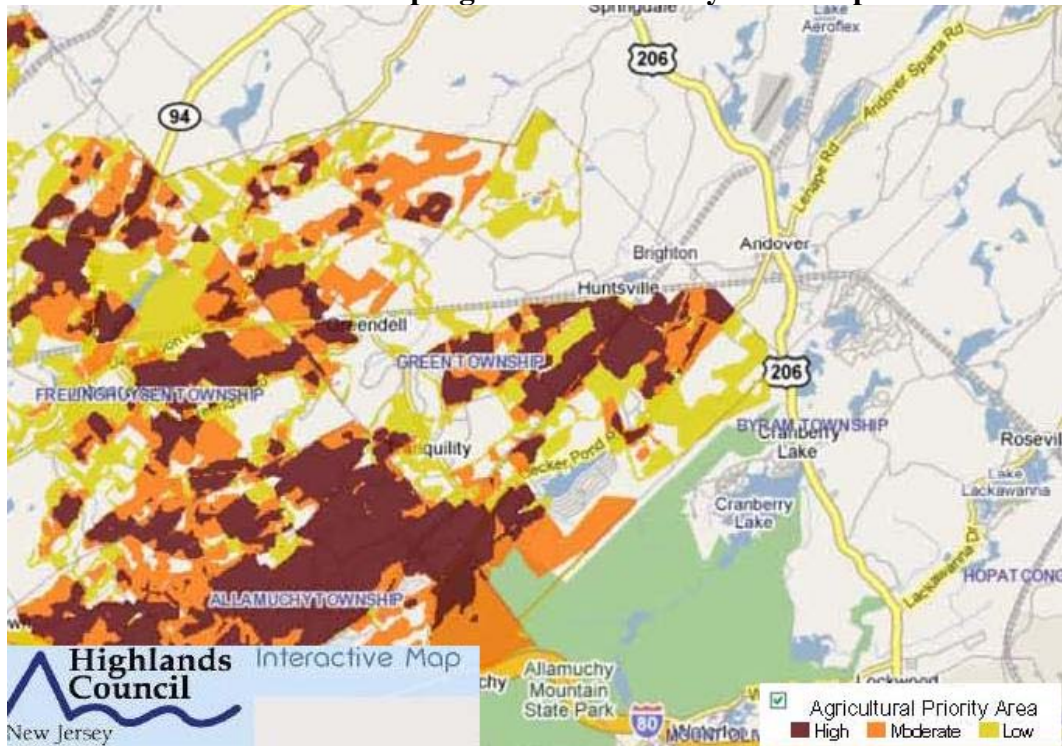
Mapping for the Highlands Regional Master Plan allows for the identification of lands that are high and moderate Conservation Priority Areas as well as high, moderate, and low Agricultural Priority Areas. The greenway design for Green Township works to preserve areas identified as both conservation and agricultural preservation priorities by the Highlands Council. Significant high value Conservation Priority lands can be found in the Limestone Fen Greenway and the Allamuchy Mountain Greenway. Likewise, the Highlands RMP places the greatest support for the preservation of farmland within the greenway designated as Green Township's Agricultural Heartland.

Green Township Conservation Priority Area Map



Source: New Jersey Highlands Council Interactive Map, Conservation Priority Area

Green Township Agricultural Priority Area Map



Source: New Jersey Highlands Council Interactive Map, Agricultural Priority Area

ACTION PROGRAM AND RECOMMENDATIONS



Green Township has benefited from comprehensive, long-range open space planning. This *Open Space Plan Update* offers an updated set of strategies and a timetable to implement the goals and recommendations within this Plan. This *Action Program* facilitates not only the Township's preservation programs but serves as a vehicle for continued dialogue about recreation and land preservation needs.

The *Action Program* suggests specific actions that the Township should take in order to implement the *Open Space and Recreation Plan Update*. These action steps were created in accordance with the *Goals and Objectives* outlined in this *Update* and in conjunction with a thorough review of the municipality's *2001 OSRP Action Program*. The activities listed for the first year after the completion of the *Plan Update* are the most urgent and will further Green Township's open space program immediately. The "three year" recommendations are focused on longer term objectives that will serve to accomplish the Township's open space needs. The "five year" projects will be achieved as the program continues to mature and as these opportunities arise.

The *Open Space and Recreation Plan Update* is not a static document and the *Action Program* should be updated every year, and progress reported to the governing body.

Within One Year

- Adopt Green Township *Open Space and Recreation Plan Update* as an element to the Township's *Master Plan*.
- Review and prioritize the properties highlighted in the *System of Preservation for Priority Lands* section in light of established goals. Visit the properties and determine strategies and funding sources to pursue for the priority lands.
- Submit the final *Open Space and Recreation Plan Update* to NJDEP Green Acres. This will allow nonprofit partners, such as The Land Conservancy of New Jersey, to contribute their Green Acres nonprofit funding to local municipal open space projects. This will also allow the Township to be eligible for enrollment into the State's Planning Incentive (PI) grant program, if they so choose in the future.
- Meet with the NJDEP Division of Parks and Forestry and Fish and Wildlife to discuss projects that will continue to develop a wildlife corridor of protected lands that connects Whittingham Wildlife Management Area and Allamuchy Mountain State Park.

- Work with local farmland owners to encourage enrollment and application for farmland preservation through the County and State farmland programs.
- Meet with the Sussex CADB to determine whether the Township should complete a Comprehensive Farmland Preservation Plan and enroll in the SADC municipal farmland Planning Incentive Grant (PIG) program. This program will offer new partnership opportunities for farmland preservation in Green Township.
- If the Township chooses to apply to NJDEP Green Acres PI Program, the Township should complete its Recreation and Open Space Inventory (ROSI) to be consistent with the findings of the *Open Space and Recreation Plan Update*.
- Apply for funding from the Sussex County Open Space Trust Fund for consideration of eligible projects. The Township should submit one application per year.
- Meet with NJDEP Division of Parks and Forestry to discuss the establishment of walking and bicycling trails along the abandoned railroad lines running through the Township.
- Review the Township's zoning standards and work with the Planning Board to codify the preservation and extension of historic hedgerows to preserve the rural landscape.
- Work with the Historical Society to create a master list of remaining historical properties and buildings throughout the Township that should be targeted for preservation.
- Establish an ordinance that protects the remaining lime kilns in the Township.
- Identify all roadway entrances to Green Township and consider overlay zoning to protect their rural character.
- Improve Wesley baseball field by installing a water fountain and new clay surfacing on the infield.
- Explore possible recreational uses of Trinca Airport property.

Within Three Years

- Establish Geographic Information Systems (GIS) and data management capacity that will allow the Township to expand its use of these technologies to manage and track land use and ownership.
- Begin establishing a multi-use trail along the Lehigh Hudson Railway bed.
- Meet with County transportation officials to request the incorporation of bicycle lanes along County roads, as well as appropriate signage.

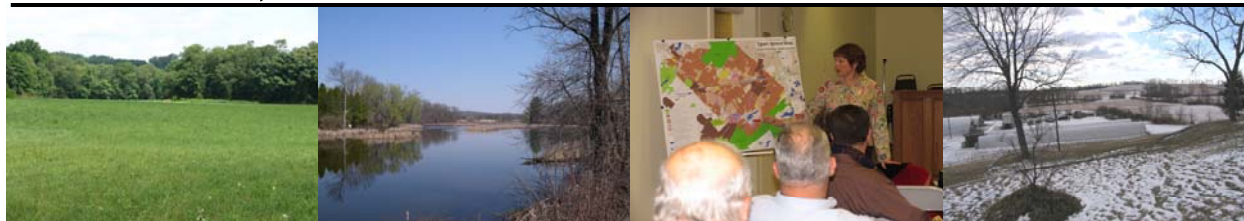
- Meet with regional cycling groups to discuss the development of a cycling network and cycling tourism opportunities within the Green Township; invite neighboring communities to participate.
- Explore forming a “Friends of the Pequest River” group to help establish and maintain a blueway along the river.
- Using GIS, implement a systematic procedure to digitally record conservation easements, including updated parcel surveys.
- Working with the Environmental Advisory Committee and the Historical Society, the Open Space Committee should create a “wish list” of community service open space/recreation projects to be publicized to the greater Green Township community.
- Survey the community to assess if the recreational needs of the community are being met.
- Host a multi-user recreation meeting where all organizations currently utilizing Green Township’s recreational facilities can share ideas and responsibilities for recreation improvements, both physical and organizational.
- Continue to visit properties identified as potential open space or farmland preservation projects and determine appropriate priorities, strategies, and funding sources to pursue their preservation.
- Review the *Open Space and Recreation Plan* yearly to update property information. Apply annually to the Sussex County Open Space Trust Fund.
- Continue to advance outreach efforts that educate local residents about the benefits of placing conservation, farmland, or historic easements on their properties.
- Develop a program of landowner outreach whereby the Open Space Committee can communicate with the Township farmland-owner base to provide information on preservation programs and opportunities.
- Consider hosting a series of meetings to focus on farming. Possible guests at these meetings may include local farmers, local farmland owners, the County Agriculture Development Board, the State Agriculture Development Committee, the Sussex County Division of Planning, the Food Shed Alliance, New Jersey Agricultural Society, and Northeast Organic Farming Association of New Jersey. Meetings shall focus on specific topics, such as expanding the farmland preservation program in the Township, increasing agri-tourism and eco-tourism opportunities in Green Township, and implementing best management practices with regard to water quality protection measures.
- Expand the festivities at Green Township Day by adding programming that celebrates the agrarian traditions of the community and promotes local farms and local farm products.

- Develop a list of local farms and their products available to the general public; add this list to the Green Grapevine.
- Continue to develop relationships with future preservation partners including the NJDEP, NJDOT, Sussex County Department of Planning, regional land trust organizations, historical societies and other local interest groups.
- Meet with Open Space Committees or Environmental Commissions in neighboring towns to share Green's Priority Lands Map and work to identify shared initiatives, particularly along the Lehigh Hudson Railway bed and the Pequest River.

Within Five Years

- Continue to contact large landowners requesting that the Township have a chance to purchase their property before the land is placed on the open market, as well as introducing the option of placing conservation easements on all or a portion of their land.
- Maintain an awareness of landownership changes and help inform new landowners of Green Township's open space programs.
- Celebrate the preservation and expansion of recreational, farmland, and open spaces with community events.
- Meet regularly with adjacent municipalities to discuss open space objectives and common programs and goals.
- Continue to discuss preservation priorities and other work done by nonprofits in the area to form partnerships including The Nature Conservancy, The Land Conservancy of New Jersey, and Ridge and Valley Conservancy.
- Pursue the listing of historic sites in Green Township on the state and national registers of historic places.
- Develop a comprehensive Trail Plan that includes bike paths and pedestrian trails that will provide alternative transportation routes between population centers and public parks. It may be appropriate to establish a specific committee to oversee this process.
- Continue to pursue opportunities to preserve properties around water bodies, aquifer recharge areas, and along streams to protect the health of these resources.

PRESERVATION PARTNERS, FUNDING SOURCES, AND TOOLS



This section provides information that will help guide the Green Township Open Space Committee to accomplish their goals and objectives. Included in this section is a comprehensive list of preservation partners, tools, and funding sources that may be used to preserve open space and farmlands within the Township.

Preservation Partners

There are a number of agencies and organizations that can assist Green Township in pursuing its open space and recreation objectives. Government agencies and nonprofit organizations will help leverage the Township's expenditures on parks and open spaces as well as provide technical expertise and volunteer assistance in maintaining the Township's facilities. A list of potential partners is provided below.

Federal Agencies

National Park Service

Rivers, Trails and Conservation Assistance Program

Rivers & Trails works in urban, rural, and suburban communities with the goal of helping communities achieve on-the-ground conservation successes for their projects. Our focus is on helping communities help themselves by providing expertise and experience from around the nation. From urban promenades to trails along abandoned railroad rights-of-way to wildlife corridors, our assistance in greenway efforts is wide ranging. Similarly, our assistance in river conservation spans downtown riverfronts to regional water trails to stream restoration. The Groundworks USA program works with communities to reclaim vacant lots, abandoned parks and brownfields sites.

RTCA, National Park Service, 200 Chestnut Street, Third Floor, Philadelphia, PA 19106

Phone: (215) 597-6477, Dave Lange, Program Manager

Web: <http://www.nps.gov/ncrc/programs/rtca>

United States Fish and Wildlife Service (USFWS)

The U.S. Department of Fish and Wildlife administers the Private Stewardship Program, which provides grants and other assistance on a competitive basis to individuals and groups engaged in local, private, and voluntary conservation efforts that benefit federally listed, proposed, or candidate species, or other at-risk species. They also offer a Landowner Incentive Program to

provide assistance to private landowners in their voluntary efforts to protect threatened, imperiled and endangered species.

Northeast Region:

Chief, Division of Endangered Species, U.S. Fish and Wildlife Service

300 Westgate Center Drive Hadley, MA 01035

Web: <http://northeast.fws.gov/Endangered>

Natural Resources Conservation Service

NRCS offers leadership to private landowners in conservation. NRCS administers the Wildlife Habitat Incentives Program (WHIP). This program offers matching grants to landowners to install conservation practices that will enhance habitat on agricultural land. Serving Sussex County is the North Jersey Resource Conservation & Development Council, which also serves Hunterdon, Morris, Somerset, Union, and Warren Counties, and the NRCS Service Center in Hackettstown, which also serves Warren and Morris Counties.

North Jersey Resource Conservation & Development Project Office

54 Old Highway 22, Suite 201 Clinton, NJ 08809-1389

Phone: (908) 735-0733, Fax: (908) 735-0744, E-mail: [njrcdcouncil@northjerseyrcd.org](mailto:njrccdouncil@northjerseyrcd.org)

Web: www.northjerseyrcd.org

and

Natural Resource Conservation Service Center

Hackettstown Commerce Park, Building #1, 101 Bilby Road, Hackettstown, NJ 07840

Phone: (908) 852-2576 ext 3, Fax: (908) 852-4666

State Agencies

New Jersey Department of Agriculture, State Agriculture Development Committee

The State Agriculture Development Committee (SADC) manages the State's farmland preservation program. It provides funding to counties, municipalities, and nonprofit groups for the protection of agricultural lands.

John Fitch Plaza

PO Box 330, Trenton, NJ 08625-0330, Phone: (609) 984-2504, Fax: (609) 633-2004

Web: www.state.nj.us/agriculture/sadc/sadc.htm

New Jersey Department of Community Affairs, New Jersey Historic Trust

The New Jersey Historic Trust receives an allocation (historically \$6 million) per year for historic preservation projects. These funds are awarded in the form of grants for restoration projects. The grants cannot be used for land acquisition; however, combining open space and historic preservation strengthens a project's position in the application process.

P.O. Box 457, 506-508 East State Street, Trenton, NJ 08625

Phone: (609) 984-0473, Web: www.njht.org

New Jersey Department of Environmental Protection, Green Acres Program

Green Acres administers the Planning Incentive program, which provides grants to municipalities and nonprofit organizations for open space acquisition and preservation and loans for recreation facility development. Funding requires a one to one dollar match. The Land

Conservancy of New Jersey preserved the 19-acre Pequest River property with funding provided by the NJDEP Green Acres Program.

P.O. Box 412, Trenton, New Jersey 08625-0412

Phone: (609) 984-0500, Fax: (609) 984-0608, Web: www.state.nj.us/dep/greenacres

New Jersey Department of Environmental Protection, Historic Preservation Office

New Jersey's Historic Preservation Office, located within the Department of Environmental Protection, offers a staff of historians, researchers, planners, architectural historians, architects, engineers, and archaeologists with specialized expertise in preserving historic resources.

P.O. Box 404, Trenton, New Jersey 08625-0404

Phone: (609) 984-0176, Web: www.state.nj.us/dep/hpo

New Jersey Department of Environmental Protection, Division of Parks and Forestry

The Division of Parks and Forestry maintains New Jersey's park system, which includes Allamuchy Mountain State Park and Kittatinny Valley State Park. Additionally, the Division of Parks and Forestry manages Sussex County's rail trails.

P.O. Box 402, Trenton, New Jersey, 08625-0402, Phone: (609) 984-0370

Web: www.nj.gov/dep/parksandforests/index.html

New Jersey Department of Environmental Protection, Division of Fish and Wildlife

The goal of the Division of Fish and Wildlife is to maintain the variety and healthy populations of New Jersey's wildlife and to foster positive coexistence between people and the outdoors. The Division oversees all of New Jersey's Wildlife Management Areas, including Whittingham WMA in northern Green Township.

P.O. Box 400, Trenton, NJ 08625-0400

Northern Region Office:

26 Route 173W, Hampton, NJ 08827, Phone: (609) 292-2965, Web: www.nj.gov/dep/fgw/

New Jersey Department of Transportation

The New Jersey Department of Transportation has established funding, through the Transportation Equity Act for the 21st Century, to maintain and enhance New Jersey's transportation system and improve the quality of life. The program focuses on projects that will preserve and protect environmental and cultural resources and help to promote alternative modes of transportation. Projects include land acquisition, bikeway and trail construction, historic preservation, and environmental mitigation to address water pollution and scenic or historic highway programs. The NJDOT owns the Lackawanna Cutoff line that bisects Green Township.

NJ Department of Transportation, Division of Local Aid and Development

1035 Parkway Avenue, P.O. Box 600, Trenton, N.J. 08625, Web: www.state.nj.us/transportation

New Jersey Highlands Council

The New Jersey Highlands Council was established in 2004 through the passage of the Water Protection and Planning Act, with the goal of water, resource, and land conservation in the Highlands of New Jersey and development and implementation of the Regional Master Plan. The vast majority of Green Township lies within the Highlands Planning Area.

100 North Road, Chester, NJ 07930, Phone: (908) 879-6737, Web: www.highlands.state.nj.us

New Jersey State Forest Service

The New Jersey State Forest Service offers private woodland owners written guidance and financial assistance to protect and improve timber, wildlife, fish, soils, water recreation, and aesthetic values of their forested lands. This program was authorized by Congress in the 1990 Farm Bill and administered by the United States Department of Agriculture (USDA) Forest Service and the National Association of State Foresters. The Forest Stewardship Program provides funding to private landowners to carry out woodland management plans.

PO Box 404, Trenton, NJ 08625-0404, Phone: (609) 292-2531, Fax: (609) 984-0378

Web: <http://www.state.nj.us/dep/parksandforests/forest/>

Northern Regional Office, N.J. State Forest Service

240 Main Street (Route 206 N) Wantage, NJ 07821

Phone: (973) 786-5035, Fax: (973) 786-6107 E-mail: fsnorth@ptd.net

County Agencies

Sussex County Division of Planning, Open Space and Farmland Preservation Program

The Sussex County farmland and open space preservation program actively seeks to permanently preserve natural and agricultural resource lands through competitive grant funding and administrative support. It also promotes agritourism in Sussex County to help support the economic needs of local farmers.

Contact: Donna Traylor, Phone: (973) 539-0500, Email: dtraylor@sussex.nj.us

Web: www.sussex.nj.us/Cit-e-Access/webpage.cfm?TID=7&TPID=857

Sussex County Agriculture Development Board

The Sussex County Agriculture Development Board (CADB) oversees farmland preservation in Sussex County. This program is open to any landowner with forty acres or more of farm-assessed land, or a lesser amount of acreage if it is contiguous to other deed-restricted farms. The Sussex CADB has helped preserve 671 acres of farmland in Green Township.

Sussex County Agriculture Development Board, Sussex County Division of Planning

One Spring Street, Newton, NJ 07860, Phone: (973) 539-0500,

Email: dtraylor@sussex.nj.us

Sussex County Historical Society

The Society promotes public knowledge and interest in the history of Sussex County and surrounding areas by publishing and disseminating information and preserving historical, genealogical, and archaeological records, and by maintaining a museum and library in Newton.

82 Main Street, P.O. Box 913/Newton, NJ 07860

Web: www.sussexcountyhistory.org/Default.html

Sussex County Chamber of Commerce

The Chamber of Commerce promotes economic interests in Sussex County. The Chamber is developing an ecotourism plan for Sussex County, which may increase tourism flows to the parks and historic sites in Green Township.

One Spring Street, Newton, NJ 07860, Phone: (973) 579-1811, Fax: (973) 579-3031

Email: mail@sussexcountychamber.org, Web: <http://sussexcountychamber.org>

Sussex County Division of Public Works

The Sussex County Division of Public Works manages the network of County roads, and may assist in the development of on-road pathways, sidewalks, and bicycle lanes.

Steven Losey, County Road Supervisor

One Spring Street, Newton, NJ 07860, Phone: (973) 579-0430, E-mail: dpw@sussex.nj.us

Web: <http://www.sussex.nj.us/Cit-e-Access/webpage.cfm?TID=7&TPID=905>

Sussex County Open Space Committee

The Sussex County Open Space Committee oversees the open space preservation program in Sussex County. The Committee reviews applications annually from local municipalities to preserve land in Sussex County. Applications are typically due in August.

Donna Traylor, Sussex County Office of Conservation and Farmland Preservation

Sussex County Division of Planning, One Spring Street, Newton, NJ 07860

Phone: (973) 539-0500, Email: dtraylor@sussex.nj.us

Regional Nonprofit Organizations

Association of New Jersey Environmental Commissions (ANJEC)

ANJEC's goal is to promote the public interest in natural resource protection, sustainable development and reclamation and to support environmental commissions and open space committees working with citizens and other nonprofit organizations. ANJEC provided a Smart Growth Planning Grant towards the completion of this plan.

P.O. Box 157 Mendham, NJ 07945, Phone: (973) 539-7547, Web: <http://www.anjec.org>

Bicycle Touring Club of North Jersey

BTCNJ is one of the largest cycling clubs in the Northeast, with a year-round schedule of club rides, tours and social events. In 2007, they held approximately 1,000 club rides, and more than 20 multi-day tours, both international and in the US. They actively ride in Green Township.

Web: <http://www.btcnj.com>

Boy Scouts of America

The Patriots' Path Council, Boy Scouts of America (Council #358) is a not-for-profit organization that is dedicated to preparing young people to make ethical choices over their lifetime by instilling in them the values of good character, citizenship and personal fitness. Each year it serves over 20,000 youth members and 6,000 leaders in the counties of Morris, Somerset, Sussex, Union and parts of Middlesex, New Jersey. Some 400 local organizations have a Cub Pack, Scout Troop, Venture Crew, Varsity Team or Explorer Post as a part of their service to youth. Local Boy Scout units may be able to help with trail building and maintenance in the parks and outdoor classroom.

222 Columbia Turnpike, Florham Park, NJ 07932, Phone (973) 765-9322

Al Thomas, Sussex District Executive:

Office: (973) 765-9322 x229, Cell: (973) 919-0389, or Email: athomas@bsamail.org

Web: <http://www.ppbsa.org>

Conservation Resources Inc.

CRI is a nonprofit organization providing financial and technical services to the conservation community in New Jersey. CRI is currently working with the Ridge and Valley Conservancy on the preservation of lands in Green Township at the Buckmire Pond Natural Heritage Site.

100 North Road Suite Two, PO Box 594, Chester, NJ 07930

Web: <http://www.conservationresourcesinc.org>

Foodshed Alliance

The Foodshed Alliance is a grassroots, nonprofit devoted to promoting profitable, sustainable farming and locally-grown, fresh, healthy food in northwestern New Jersey. The Foodshed Alliance is currently working with farmers in Green Township to bring people to their farms and raise awareness of agriculture in the region.

P.O. Box 713, 16 Main Street, Blairstown, NJ 07825

Phone: (908) 362-7967, Web: www.foodshedalliance.org

Highlands Coalition

The Highlands Coalition seeks to protect natural communities in the Highlands region of Pennsylvania, New Jersey, New York, and Connecticut. At the regional level, the group secures federal and state funding for land protection and development planning. At the local level, members work with community groups and municipalities to promote wise development decisions. The coalition is comprised of more than 150 local, state, regional, and national conservation organizations.

520 Long Street, Bethlehem, PA 18018, Phone: (610) 868-6915

Web: www.highlandcoalition.org

The Land Conservancy of New Jersey

Founded in 1981, The Land Conservancy of New Jersey (formerly Morris Land Conservancy) is a nonprofit, member-supported organization dedicated to preserving and permanently protecting open space lands in northern New Jersey. The Conservancy assisted Green Township with its Open Space and Recreation Plan and is currently helping it secure funding for land preservation. The Conservancy preserved its first property in Green Township in 2007, a 19 acre site along the Pequest River.

19 Boonton Avenue, Boonton, NJ 07005, Phone: (973) 541-1010, Web: www.tlc-nj.org

Morris Area Freewheelers

The Morris Area Freewheelers Bicycle Club is an all-volunteer organization dedicated to promoting all aspects of road cycling. The members of the Club primarily reside in the following New Jersey counties: Morris, Sussex, Hunterdon, Essex, Somerset, Warren, Union, and Passaic and often sponsor rides throughout the region, including Green Township.

Web: www.mafw.org

The Nature Conservancy, New Jersey Chapter

Since 1955, the Nature Conservancy (TNC) has protected more than 56,000 acres of land in the Garden State. The Conservancy currently focuses on species and natural communities at risk throughout, including the Skylands region that encompasses all of northern part of the state. Skylands-unique issues the Conservancy focuses on include white-tailed deer overpopulation,

forest degradation, and threatened species such as the bog turtle and bobcat. The Conservancy manages Johnsonburg Swamp Preserve, located in Green Township and partnered with the municipality and the Ridge and Valley Conservancy to preserve the former Green Village Meat Packing Company site.

New Jersey Office

200 Pottersville Road, Chester, NJ 07930

Phone: (908) 879-7262, Web: www.nature.org/wherewework/northamerica/states/newjersey/

New Jersey Agricultural Society

The New Jersey Agricultural Society is the oldest agricultural organization of its type in the nation. Established in 1781, its mission is to preserve and enhance agriculture, farming and related activities and businesses in New Jersey through educational, informational, and promotional programs.

P.O. Box 331, Trenton, NJ 08625, Phone: (609) 984-2520, Web: www.njagsociety.org

New Jersey Audubon Society

The New Jersey Audubon Society strives to foster environmental awareness and a conservation ethic while conserving New Jersey's local flora and fauna. Whittingham Wildlife Management Area is often used by Society members for bird viewing.

9 Hardscrabble Road, Bernardsville, N.J. 07924

Phone: (908) 204-8998, Web: www.njaudubon.org

New Jersey Conservation Foundation

This statewide conservation organization preserves land and natural resources throughout New Jersey. NJCF also spearheads the Garden State Greenways program, which is a collaborative planning tool that helps New Jersey communities coordinate and plan for open space systematically and cooperatively with other municipalities and counties.

Bamboo Brook, 170 Longview Road, Far Hill, NJ 07931

Phone: (908) 234-1225, Web: www.njconservation.org

New Jersey Highlands Coalition

The NJ Highlands Coalition was founded “to advocate for the protection, preservation, and enhancement of the water, forests, wildlife, farmland and other natural, historic and cultural resources of the New Jersey Highlands, and to enhance the sustainability of natural and human communities and the quality of life for current and future generations.” The coalition has information and resources to help communities with Highlands regional Master Plan conformance.

508 Main Street Boonton, NJ 07005

Phone: (973) 588-7190, Fax: (973) 588-7193, Web: www.njhighlandscoalition.org

Rails to Trails Conservancy

The Rails-to-Trails Conservancy focuses on creating trails from unused railroad lines, such as the Lackawanna Cutoff and the Lehigh and Hudson rail line in Green Township.

2121 Ward Court NW, 5th Floor Washington, DC 20037

Phone: (202) 331-9696, Web: www.railtrails.org

Sussex County Historical Society

Over a century old, the Sussex County Historical Society focuses on research, archiving, education, and preservation relevant to County history, from prehistoric times to the modern era.

P.O. Box 91, Newton, NJ 07860

Phone: (973) 383-6010, Fax: (973) 383-4911, Web: www.sussexcountyhistory.org

New York-New Jersey Trail Conference

The NY-NJ Trail Conference is dedicated to creating and maintaining over 1,500 miles of safe hiking trails in the New York/ New Jersey area, including the Highlands Trail, located in nearby Sparta Township.

156 Ramapo Valley Road, Mahwah, N.J. 07430, Phone: (201) 512-9348, Web: www.nynjtc.org

Northeast Organic Farmer's Association of New Jersey

NOFANJ is a nonprofit organization serving the New Jersey/Pennsylvania region as a catalyst in the development of a sustainable organic agricultural system. NOFANJ educates diverse audiences about the significance and meaning of organic practices for food and the environment, and helps organic and progressive conventional farmers build and maintain sustainable operations. NOFANJ can be a resource to the farm community in Green Township.

334 River Road, Hillsborough, NJ 08844, Phone: (908) 371-1111, Web: www.nofanj.org

Rails to Trails Conservancy

The Rails-to-Trails Conservancy works with communities to transform unused rail corridors into trails with the intention of enhancing the health of America's environment and communities. In Green Township, Rails to Trail Conservancy can assist with the expansion of the rail trail hiking system.

Northeast Regional Office

2133 Market Street, Suite 222, Camp Hill, PA 17011

Phone: (717) 238-1717, Web: www.railtrails.org/whoweare/index.html

Ridge and Valley Conservancy

The Ridge and Valley Conservancy was created to protect and preserve the natural resources and rural character of the Kittatinny Ridge and Valley Province of northern New Jersey. The Conservancy strives to acquire important lands for the public benefit, assist in stewardship activities, and offer advice for environmentally sound development, particularly in Northwestern New Jersey. Ridge and Valley Conservancy manage the Johnsonburg Swamp Preserve in Green Township.

P.O. Box 146, Blainstown, N.J. 07825-0146

Phone: (980) 362-7989, Web: www.rvclandtrust.org

Skylands Cycling

Skylands Cycling is a community-based nonprofit touring and racing club, centered in rural Sussex County, in northwest New Jersey. The club is run completely by volunteers. Its mission is to "make bike riding as much fun and accessible as possible." They actively ride in Green Township and recently held a bike race in Green.

Web: <http://www.skylandscycling.com>

Local Organizations

Green Township Historical Society

The Society is devoted to research, preservation, and education relevant to Green Township's local history.

P.O. Box 203, Tranquility, NJ 07879, Web: www.greentownshiphistory.tk

Lake Tranquility Community Club

The Lake Tranquility Community Club oversees recreation on the lake, and exists for the leisure and education of its members as well as preservation of the waters.

P.O. Box 13, Tranquility, NJ 07879, Web: <http://www.freewebs.com/laketranquilitycc/index.htm>

Lake Tranquility Environmental Committee

The Committee oversees maintenance of Lake Tranquility in Green Township, including caring for both plant and animal aquatic life and keeping the waters safe for recreation.

P.O. Box 13, Lake Tranquility, NJ 07879, Web: <http://laketranquility.org>

Green Township Recreation Committee

Manages municipal recreational programs and field space in Green Township. The Recreation Committee is currently seeking to expand the recreational land base in the Township and improve its existing facilities.

Municipal Building

150 Kennedy Road, Andover, N.J. 07821, Web: <http://www.greentwp.com/copy/recreation.html>

Preservation Tools

There are a variety of mechanisms that Green Township may use to preserve open space. This section provides a description of a number of these tools. Although it is not meant to be an exhaustive or a complete listing, information about some of the most commonly used and successful techniques are described below.

Fee Simple Acquisition

Usually, the most expensive way to preserve property is direct acquisition through fee simple purchase. The title to the property changes hands from one owner to another. The full purchase price must be available at the closing.

Less Direct Acquisition: Easements

Another effective tool for preserving land is an easement. An easement can be sold by a landowner to the Township which then allows the Township to use the landowner's property for a specific purpose. There are a variety of easements designed for different purposes. Easements most appropriate for land preservation in Green Township include:

- conservation easements: the right to preserve the natural resources of a property.
- Agricultural easements: purchases the development rights to the property and preserves its agricultural use and value.
- trail easements: the right to traverse a specific path through the property.
- scenic easements: the right to maintain and protect a view.

- historic easements: the right to restrict changes to the exterior or interior of a building and/or its surrounding landscape.

The advantages of easements include the lower costs to the buyer to acquire a particular use on a piece of property. Conservation easements generally cost from 70% to 80% of the fair market value of the land. Trail easements may be used to create corridors along and around water bodies. Another advantage of easements is that the land remains in private ownership. Green Township will still collect property taxes from the owner. The amount and type of easement right that is sold will typically lessen the owner's tax liability. Written into the deed, an easement will be associated with a tract of land despite an ownership change. Public access is not necessarily a condition for an easement. Easements can provide a conservation solution for the municipality and the private landowner. They represent a flexible tool that can be written to satisfy public uses as well as private landowners' needs.

In Green Township, the Planning Board has been active in obtaining easements at new development sites. In addition to obtaining the easements, the Township will need to create a more comprehensive approach to working with conservation easements. This should include a system to digitally map and record the easements, as well as provide guidelines for monitoring and enforcing the terms of the easement. Likewise, setting an educational program in place so that new property owners are aware of proper stewardship practices and restrictions within the easement area will be helpful. To provide additional awareness and reduce the likelihood of infractions, the Township may want to consider posting areas with conservation easements.

Municipal Preservation Tools

One preservation tool at the disposal of the municipality is tax foreclosure. If a parcel falls under Green Township ownership through tax foreclosure, the municipality may want to consider holding the property as part of its lands for recreation and conservation purposes if it falls within an identified preservation or recreation area. Periodic examination of properties with tax liens upon them may also yield opportunities for the Township to purchase the lien and preserve the land for environmental or recreational uses.

The Township may want to develop educational materials that target property owners to describe various financial approaches to preserving land. For example, some owners may want to work out an arrangement where they sell blocks of their land over time to the Township or some other preservation partner. Other landowners may sell their land to the Township at a bargain sale to receive deductions for a charitable contribution on federal income tax. Donations of property may also be considered charitable contributions. Green Township has established a relationship with The Land Conservancy of New Jersey to help the Township reach out to inform property owners of preservation options and opportunities.

Bonding

The municipality can issue bonds to borrow money to pay for acquisitions. The funds from an Open Space Trust can be used for the 5% down payment to issue the bonds as well as the debt service over time. General obligation bonds require voter approval and can impair the tax credit of the municipality. The consistent, dedicated revenue from the Open Space Trust make revenue

bonds an attractive alternative, but these bonds typically have a higher interest rate than the general obligation bonds.

Installment Purchases

The municipality may work out an arrangement with a landowner that allows an incremental purchase over time. The property owner receives the purchase price over time as well as interest on the unpaid, negotiated balance. Funds from the Open Space Trust can be committed for this payment. This arrangement may result in tax benefits for the seller, and the Township is not obligated to pay the full price of the land in one payment.

Lease-Back Agreement

If the land is not needed for immediate use, the Township can purchase a piece of property and lease it back to the owner or another entity for use. Owners who want to remain on their property can sell a life estate.

Partial reimbursement of the purchase price can be repaid through rental fees, and maintenance costs are reduced. This technique is most useful when the Township identifies an important tract and wants to ensure its availability in the future. The landowner may realize estate tax advantages through these methods.

Donation/Bargain Sale

Donating or selling land to a nonprofit organization or to a municipality may provide tax advantages to the owner. Landowners who own property that has escalated in value may reduce their capital gains liabilities through donating the property or selling it at a bargain sale or less than the appraised value. Estate taxes may also be reduced with proper planning. Conservation easements are effective tools for estate planning. The Township may want to discuss land priorities with a nonprofit land trust. The land trust will contact owners to discuss general tax advantages of donations and bargain sales. This is a cost effective method of obtaining open space.

Long-term Lease

Green Township may be able to negotiate a long-term lease with a landowner unwilling to transfer complete ownership. This method may be a useful option for trail easements or athletic fields. The Township will have to weigh the cost advantages of long-term rental payments to outright acquisition costs.

Zoning

Open space benefits may be achieved through municipal zoning. Many zoning techniques are available to Green Township.

- Carrying capacity zoning utilizes scientific analysis that determines the appropriate development densities that the local environmental resources can support and assigns zoning restrictions accordingly.
- Cluster zoning allows builders to develop a tract of land with as many structures as its zoning permits, but reduces individual lot sizes and concentrates them away from sensitive environmental or agricultural portions of the property. Clustering can be an attractive incentive to developers because it requires less investment in construction and

infrastructure costs. The remaining land becomes dedicated to open space at no cost to the municipality.

- Lot size averaging permits builders to subdivide land for development in a way that creates different sized building lots without reducing the number of by-right units they can construct. This allows some parcels with desirable environmental features to be made larger with a smaller percentage falling within its building footprint.
- Protective zoning (or overlays) sets additional development standards in areas where environmentally sensitive features, such as aquifer recharge zones, wetlands, steep slopes, stream corridors, or limestone bedrock, exist. These overlays are applied in addition to existing zoning regulations.

Funding Sources

Green Township's efforts to accomplish its open space goals will require funding support from a variety of sources. Fortunately, there are opportunities at the county, state, and national levels for funding sources and partners. Sussex County's Farmland, Recreation, and Open Space Trust Fund is dedicated to the preservation of these lands. The State of New Jersey Department of Environmental Protection also offers funding programs such as Green Acres and Brownfields Redevelopment and cleanup opportunities, which accepts funding applications for projects throughout New Jersey. Open space and historic preservation projects, however, are not limited to county and state government funding sources, more exist at the local, state and national level with nonprofit and government organizations. Additional funding sources are found below.

Green Township Open Space Trust Fund

Green Township has established a dedicated source of funding for open space acquisition. This measure was created through a voter-approved referendum in November 1997. Collections for the fund began in 1998 at \$0.015. In 1999, the Township Committee authorized this level at the full rate of three cents per \$100 of assessed valuation. These funds are held in a dedicated trust for conservation and recreation purposes as outlined in the municipal referendum.

Sussex County Farmland, Recreation, and Open Space Trust Fund

The Sussex County Open Space and Farmland Preservation Trust Fund was established in 2000, with the support of 73% of the voters. The Trust was initially set at two cents, with 90% of the income from the Trust allocated towards farmland preservation. Prior to the establishment of the dedicated Trust, Sussex County funded farmland preservation through a \$3 million bond issued in 1987. In 2005 the voters of Sussex County approved a second dedicated fund of one and one-half cents. This second source of funding is competitive and is shared between open space and farmland preservation. Green Township is eligible to apply to this Fund for land acquisition grants. The initial 2000 Trust Fund was established with a sunset provision; its term of collection has lapsed as of January 2009.

New Jersey Green Acres

The Green Acres program provides funding assistance for the acquisition of local park and recreation areas. Through its Planning Incentive Program, Green Acres provides grants that cover up to 50% of the land acquisition costs of a particular tract. The money is granted to municipalities through the Planning Incentive program (for towns with open space plans and

open space taxes) and through the Standard Acquisition program (for towns without both a plan and a tax). Both applications can be submitted at any time throughout the year, but funding decisions are made annually, typically in the spring.

Historic Preservation

Funding is available from the New Jersey Green Acres program for the historic preservation of land. Applicants who match historic preservation and open space goals improve their access to this funding. The New Jersey Historic Trust is a state nonprofit historic preservation organization created to provide financial support, protection, and assistance in historic preservation projects. They have five programs that can provide various financial resources for Green Township and its preservation partners to preserve historic resources throughout the Township. These programs include: the Garden State Historic Preservation Trust Fund, a Revolving Loan Fund, the New Jersey Legacies Program, the Historic Preservation Bond Program, an Emergency Grant and Loan Program, and a Preservation Easement Program. Eligible applicants are entities of county or municipal government and nonprofit organizations that are certified tax exempt and comply with New Jersey charity registration laws.

State Land Management Agencies

The State is a likely partner to help the Township protect large resources. The New Jersey Division of Parks and Forestry and the Division of Fish and Wildlife have access to Green Acres funds. The Garden State Preservation Trust, source of Green Acres funds, includes funding for historic preservation, farmland preservation, and public parkland acquisition. Almost a third of the public parkland allocation goes to state land-managing agencies with the rest to municipalities and nonprofit organizations. The Township needs to share its open space priorities with the State land managers and make a case for State acquisition of large sites.

State Agricultural Development Committee

The State Agriculture Development Committee (SADC) provides funding for farmland preservation, and farmland enhancement projects. The SADC coordinates its operations with the County Agriculture Development Board (CADB), and the local municipality. The traditional Farmland Preservation Program offered by the SADC is an owner-driven program, one in which the owner applies to the State to preserve their farm. In order for a farm to receive state funding, the farm must be in a County Agricultural Development Area (ADA). The SADC provides grants for municipal and county governments to purchase farmland development easements to permanently protect large blocks of reasonably contiguous farmland in identified project areas. Entitled the Planning Incentive Program (PIG), this flexible based program allows a municipality or county to define their project area and negotiate with farmland owners within that region.

Federal Land & Water Conservation Fund

Federal funding from the Land & Water Conservation Fund is channeled through the Conservation and Reinvestment Act (CARA). This is a comprehensive, bipartisan effort to provide money to New Jersey for a variety of purposes including open space acquisition, urban park and recreation recovery, coastal conservation, wildlife conservation, historic preservation, payment in lieu of taxes, and conservation easement/species recovery efforts. Large, environmentally significant areas will be likely candidates for funding and will most likely be distributed through the Green Acres program.

Nonprofit Land Conservation Organizations

The Land Conservancy of New Jersey and other nonprofit land conservation organizations are eligible for nonprofit grants from the State Green Acres program. Nonprofit grant contributions to a project require a dollar for dollar match. The land trust associations are good partners for acquiring lands with sensitive natural resources in Green Township. These organizations also have experienced staff knowledgeable about benefits to a landowner interested in preserving property as well as strategies for open space preservation. Nonprofit land trusts can also "sign on" to Green Township's Open Space and Recreation Plan registered with Green Acres. This process makes nonprofits eligible for Green Acres funding to acquire land identified in the Township's Open Space and Recreation Plan.

Transportation Enhancement Act (TEA-21)

The U.S. Department of Transportation has established that funding for trail development and enhancement is an eligible expenditure from the Federal Transportation Trust. The amount of funding for these purposes is substantial, and funds for land acquisition are available. A special category of funding is dedicated to enhancement of National Recreation Trails. An eligible project must show that the trail is part of the community's overall transportation system. Funds can be used for facilities such as signage, bike racks, surfacing, as well as acquisition of land through easement or fee simple. TEA-21 funding can jumpstart a community's bikeway and walking trail system.

Recreational Trails Program

The Department of Environmental Protection's Division of Parks and Forestry administers the National Recreation Trails Program. This program provides funding for development and maintenance of trails and trail facilities. Trails can be for non-motorized, multi-use, and motorized purposes. Projects are funded on an 80% Federal share, 20% matching share basis. Available funding varies from year to year, but the maximum grant is \$25,000.

Environmental Infrastructure Trust

The New Jersey Environmental Infrastructure Financing Program administered by the New Jersey Department of Environmental Protection provides low cost loans to acquire open space that will preserve water quality. This program is a partnership between the New Jersey Environmental Infrastructure Trust and Green Acres. The mission of the Trust is to assist in achieving a cleaner and healthier environment by providing low-cost financing for projects that enhance and protect ground and surface water resources, and ensure the safety of drinking water supplies.

Livable Communities Grant

The Department of Environmental Protection has a Livable Communities Grant program whereby municipalities and counties can apply for money to be used for maintenance and upgrading (but not purchase) of open space, parks, and playgrounds. These grants are up to \$100,000 for each municipality and/or county.

Brownfields Redevelopment Funding

The New Jersey legislature has implemented several financial and liability incentives to encourage municipal involvement in brownfields redevelopment projects. Grants of up to \$2 million per municipality per year are available through New Jersey's Hazardous Discharge Site Remediation Fund (HDSRF). There are certain restrictions to accessing this funding. First, the municipality must have some control over the property. Second the town must have a redevelopment plan for the property. This funding is available on a rolling basis, and is applied for at a site-specific level.

Federal monies are also available for local government brownfields remediation. Assessment Grants and Cleanup Grants are available from the United States Environmental Protection Agency. By utilizing existing infrastructure, brownfields redevelopment can be a financially attractive way to revitalize urban areas, restore local tax bases, lower overall development costs and preserve open spaces.

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Personal Communication

Daniel Conklin, Township of Green Deputy Mayor, November 2008

Blake Hargrave, President, Skylands Cycling, November 2008

Maps

Land Use/Land Cover 2002

Natural Features

Open Space Map

Preserved Lands

Farm Parcels that meet the SADC Minimum

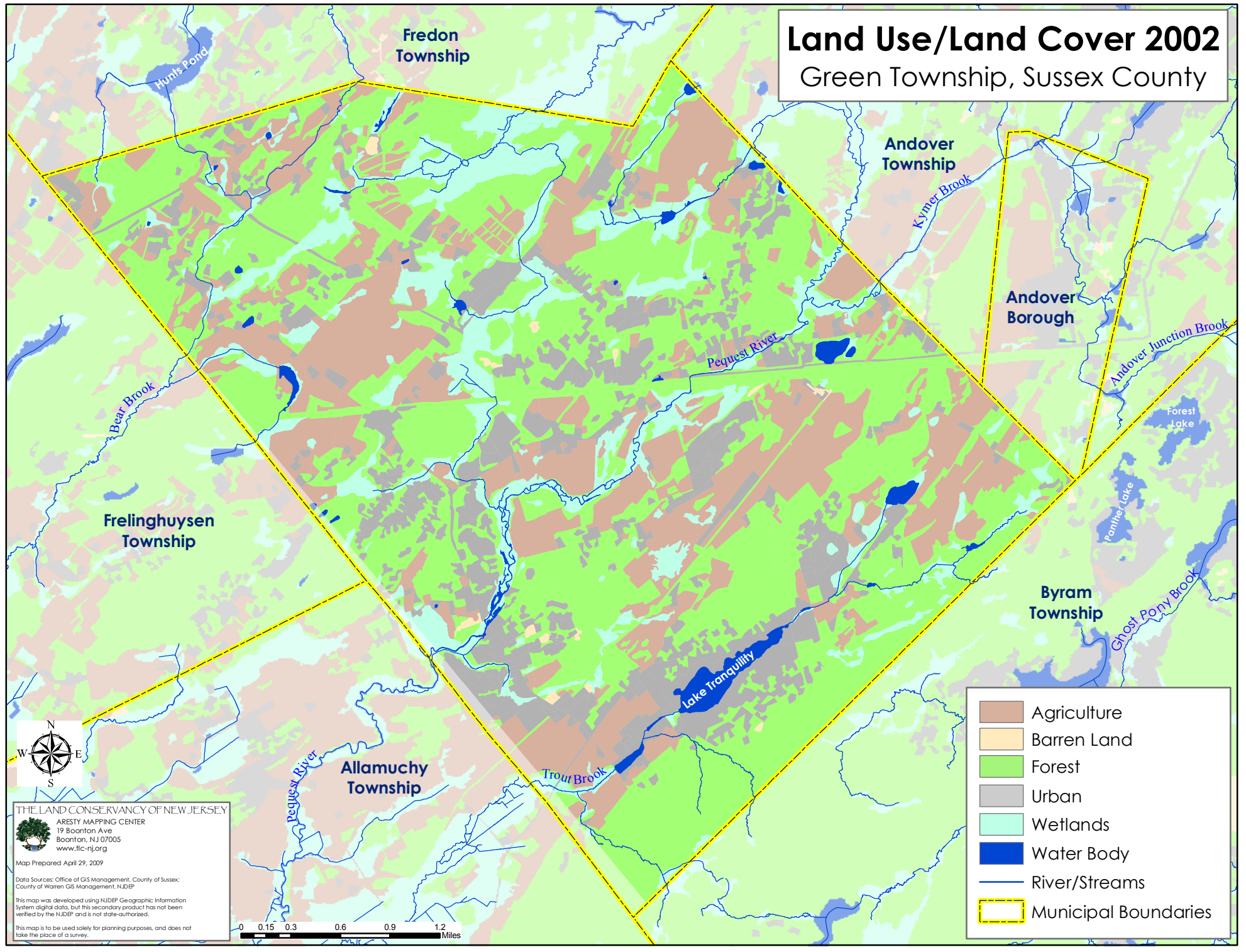
Eligibility Criteria for Tillable Land

Priority Lands

Trail and Greenway Map

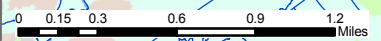
Land Use/Land Cover 2002

Green Township, Sussex County



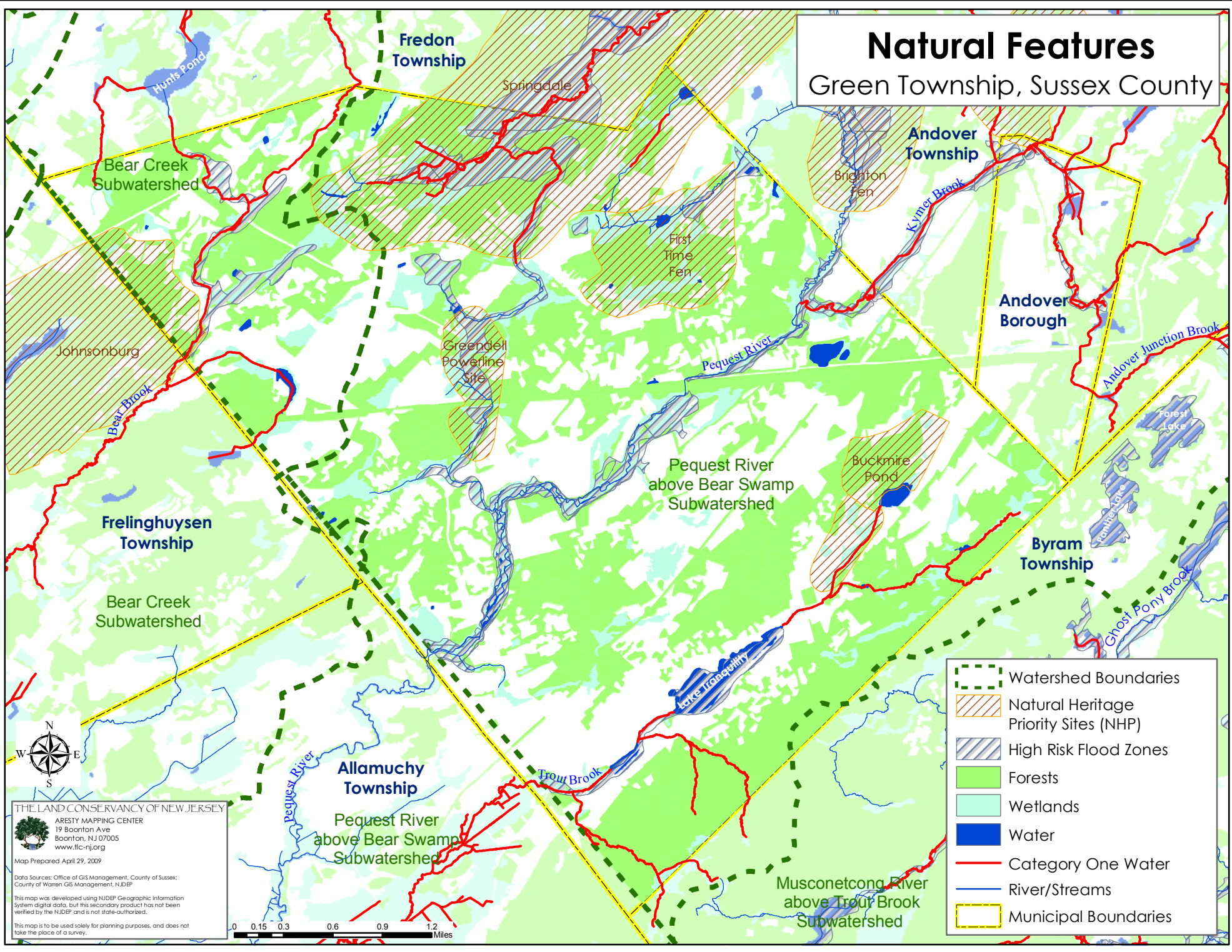
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

Map Prepared April 29, 2009
 Data Sources: Office of GIS Management, County of Sussex;
 County of Warren GIS Management, NJDEP
 This map was developed using NJDEP Geographic Information
 System digital data, but this secondary product has not been
 verified by the NJDEP and is not state-authorized.
 This map is to be used solely for planning purposes, and does not
 take the place of a survey.



Natural Features

Green Township, Sussex County



-  Watershed Boundaries
-  Natural Heritage Priority Sites (NHP)
-  High Risk Flood Zones
-  Forests
-  Wetlands
-  Water
-  Category One Water
-  River/Streams
-  Municipal Boundaries

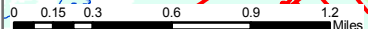


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 Map Prepared April 29, 2009

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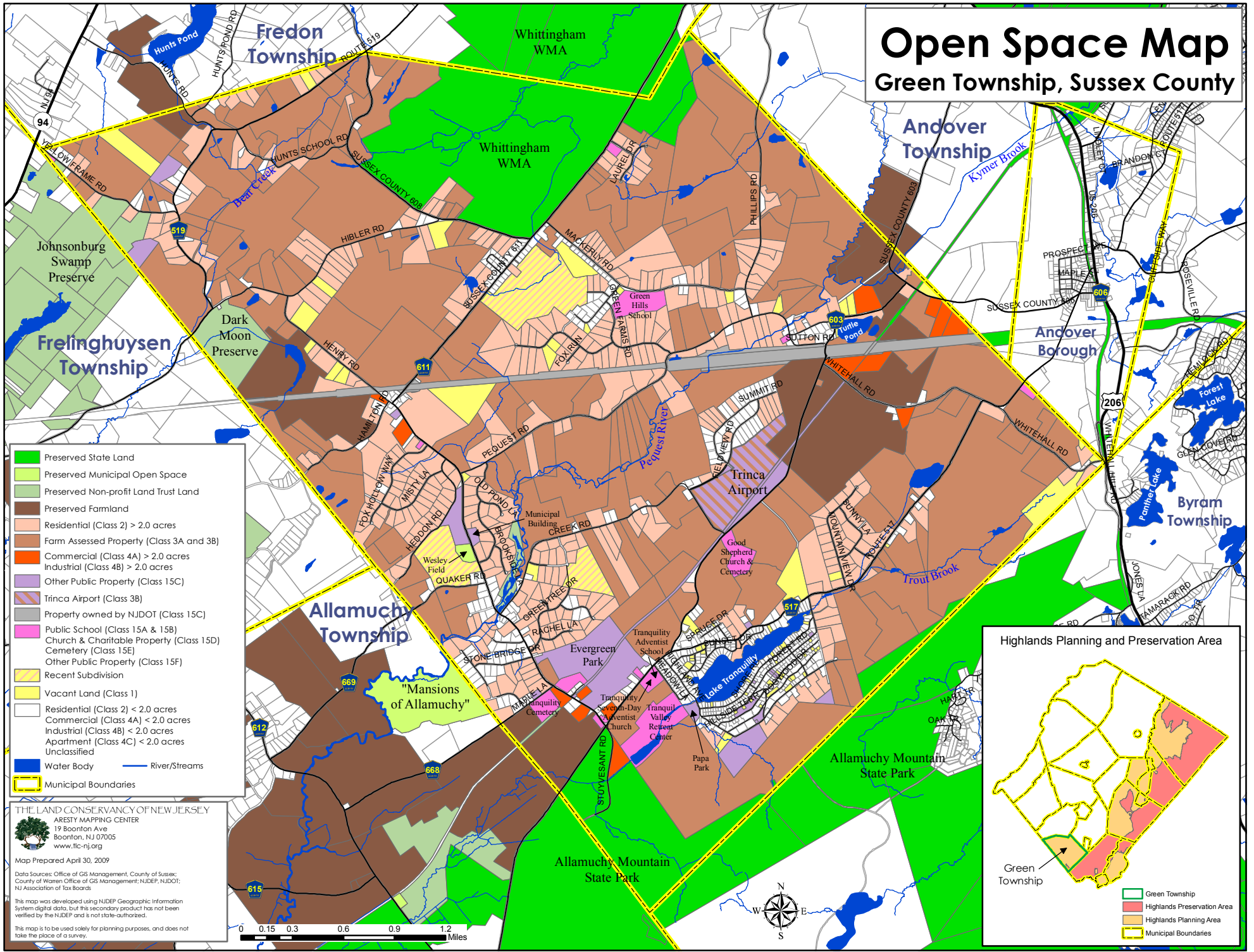
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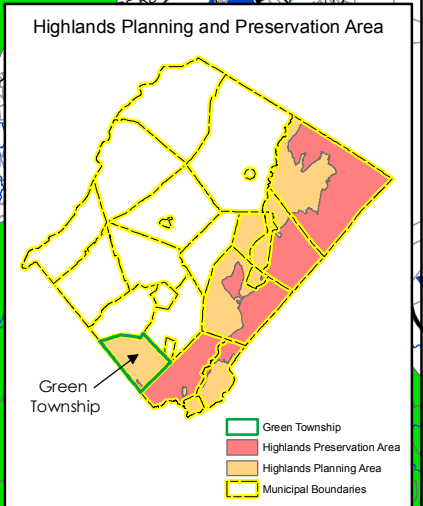


Open Space Map

Green Township, Sussex County



- Preserved State Land
- Preserved Municipal Open Space
- Preserved Non-profit Land Trust Land
- Preserved Farmland
- Residential (Class 2) > 2.0 acres
- Farm Assessed Property (Class 3A and 3B)
- Commercial (Class 4A) > 2.0 acres
- Industrial (Class 4B) > 2.0 acres
- Other Public Property (Class 15C)
- Trinca Airport (Class 3B)
- Property owned by NJDOT (Class 15C)
- Public School (Class 15A & 15B)
- Church & Charitable Property (Class 15D)
- Cemetery (Class 15E)
- Other Public Property (Class 15F)
- Recent Subdivision
- Vacant Land (Class 1)
- Residential (Class 2) < 2.0 acres
- Commercial (Class 4A) < 2.0 acres
- Industrial (Class 4B) < 2.0 acres
- Apartment (Class 4C) < 2.0 acres
- Unclassified
- Water Body
- River/Streams
- Municipal Boundaries



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Map Prepared April 30, 2009

Data Sources: Office of GIS Management, County of Sussex;
 County of Warren Office of GIS Management; NJDEP, NJDOT;
 NJ Association of Tax Board

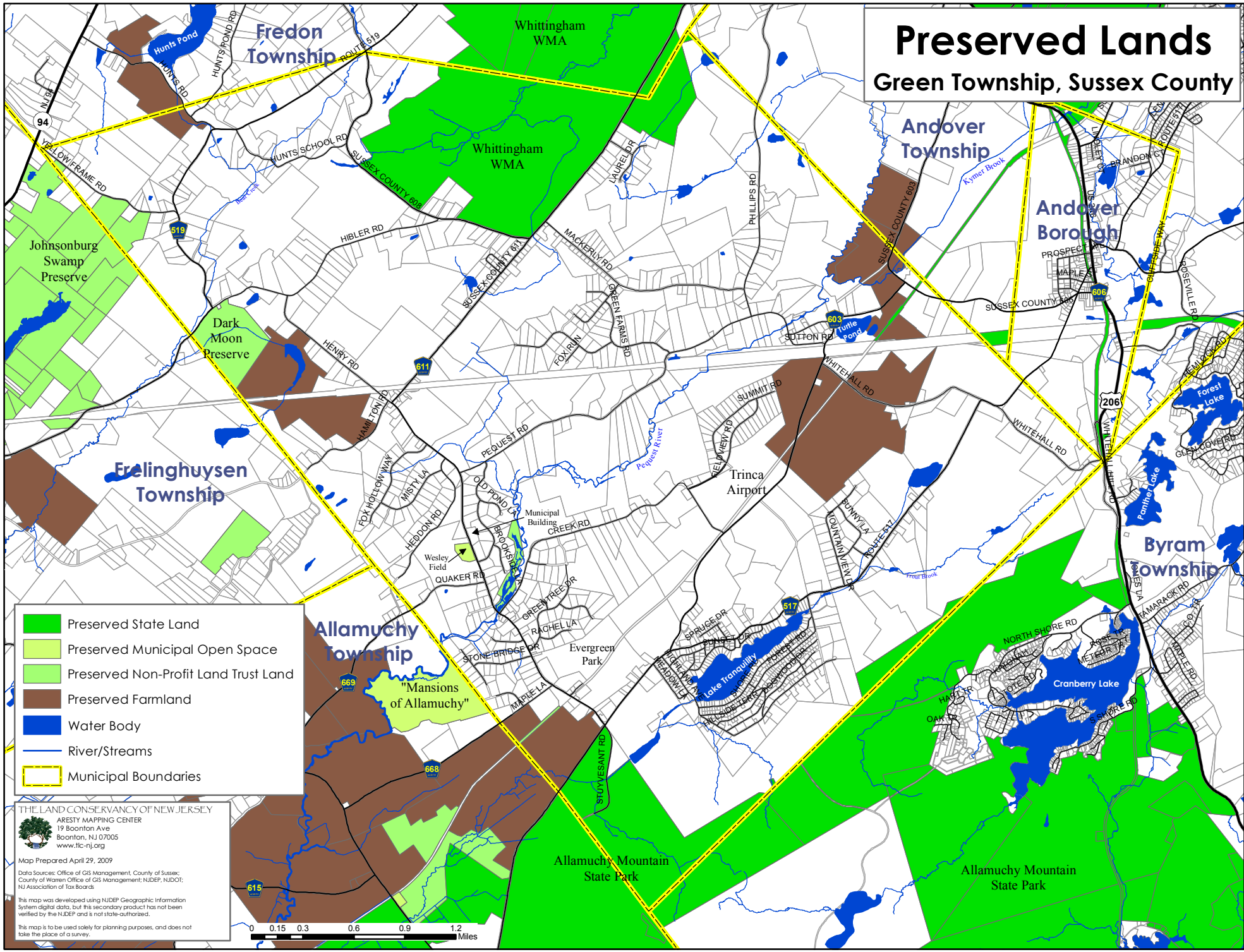
This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.



Preserved Lands

Green Township, Sussex County



- Preserved State Land
- Preserved Municipal Open Space
- Preserved Non-Profit Land Trust Land
- Preserved Farmland
- Water Body
- River/Streams
- Municipal Boundaries

THE LAND CONSERVANCY OF NEW JERSEY
 ARESTY MAPPING CENTER
 19 Boonton Ave.
 Boonton, NJ 07005
 www.lc-nj.org

Map Prepared April 29, 2009

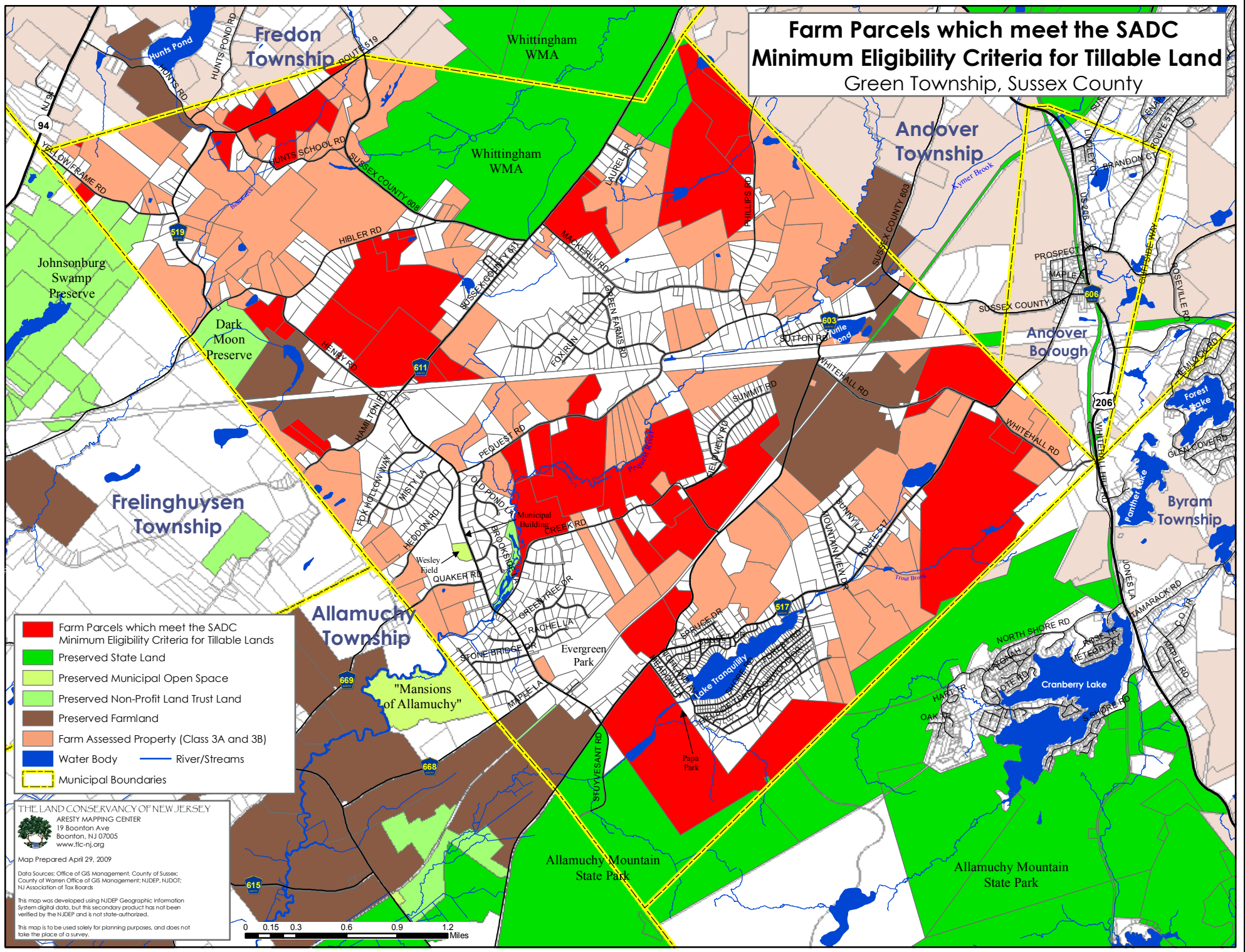
Data Sources: Office of GIS Management, County of Sussex;
 County of Warren Office of GIS Management; NJDEP, NJDOT;
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Farm Parcels which meet the SADC Minimum Eligibility Criteria for Tillable Land Green Township, Sussex County



- Farm Parcels which meet the SADC Minimum Eligibility Criteria for Tillable Lands
- Preserved State Land
- Preserved Municipal Open Space
- Preserved Non-Profit Land Trust Land
- Preserved Farmland
- Farm Assessed Property (Class 3A and 3B)
- Water Body
- River/Streams
- Municipal Boundaries

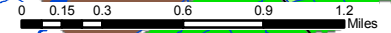
THE LAND CONSERVANCY OF NEW JERSEY
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 Boonton, NJ 07005
 www.tlc-nj.org

Map Prepared April 29, 2009

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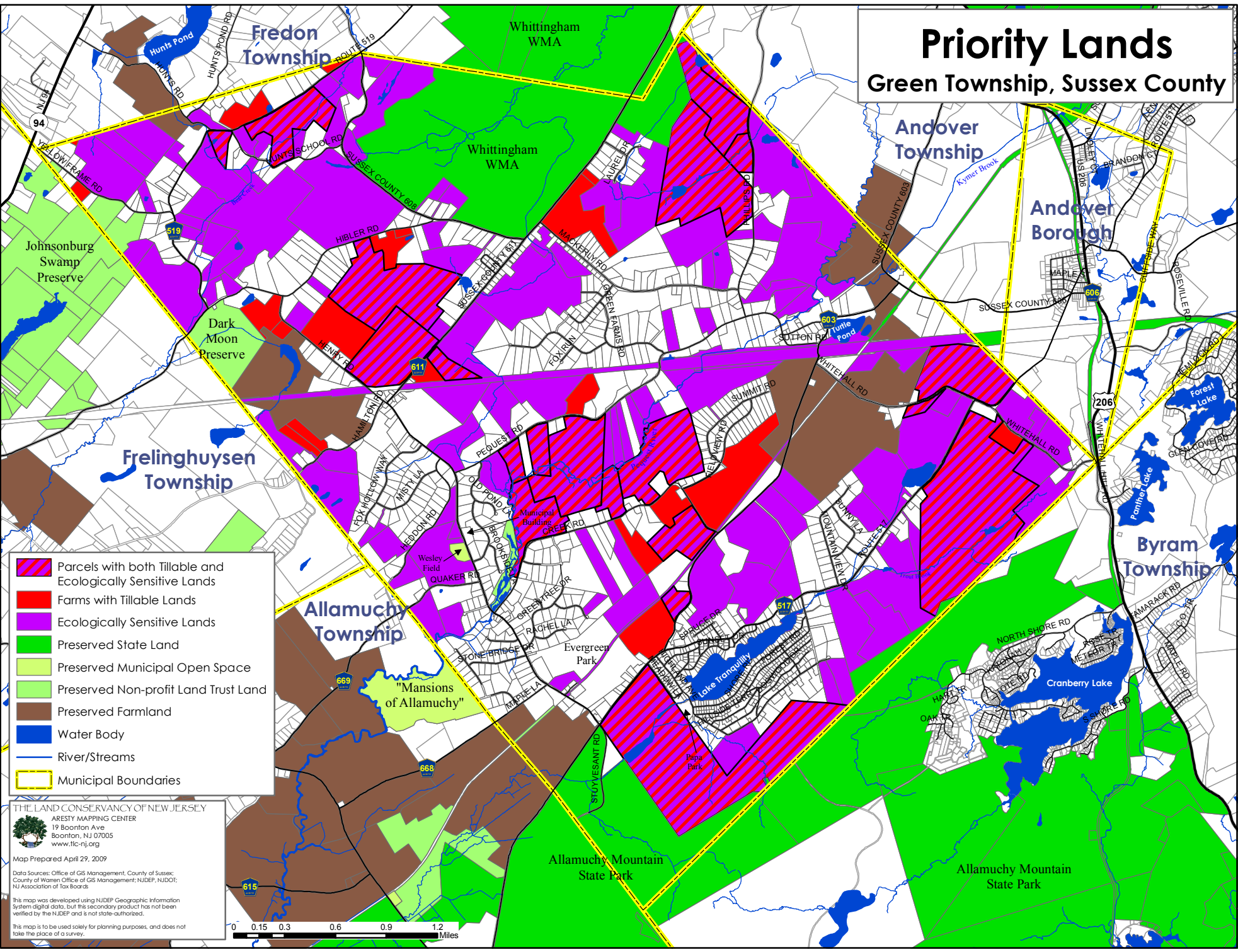
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This map is to be used solely for planning purposes, and does not take the place of a survey.



Priority Lands

Green Township, Sussex County



-  Parcels with both Tillable and Ecologically Sensitive Lands
-  Farms with Tillable Lands
-  Ecologically Sensitive Lands
-  Preserved State Land
-  Preserved Municipal Open Space
-  Preserved Non-profit Land Trust Land
-  Preserved Farmland
-  Water Body
-  River/Streams
-  Municipal Boundaries

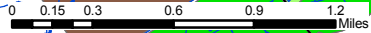
THE LAND CONSERVANCY OF NEW JERSEY
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Map Prepared April 29, 2009

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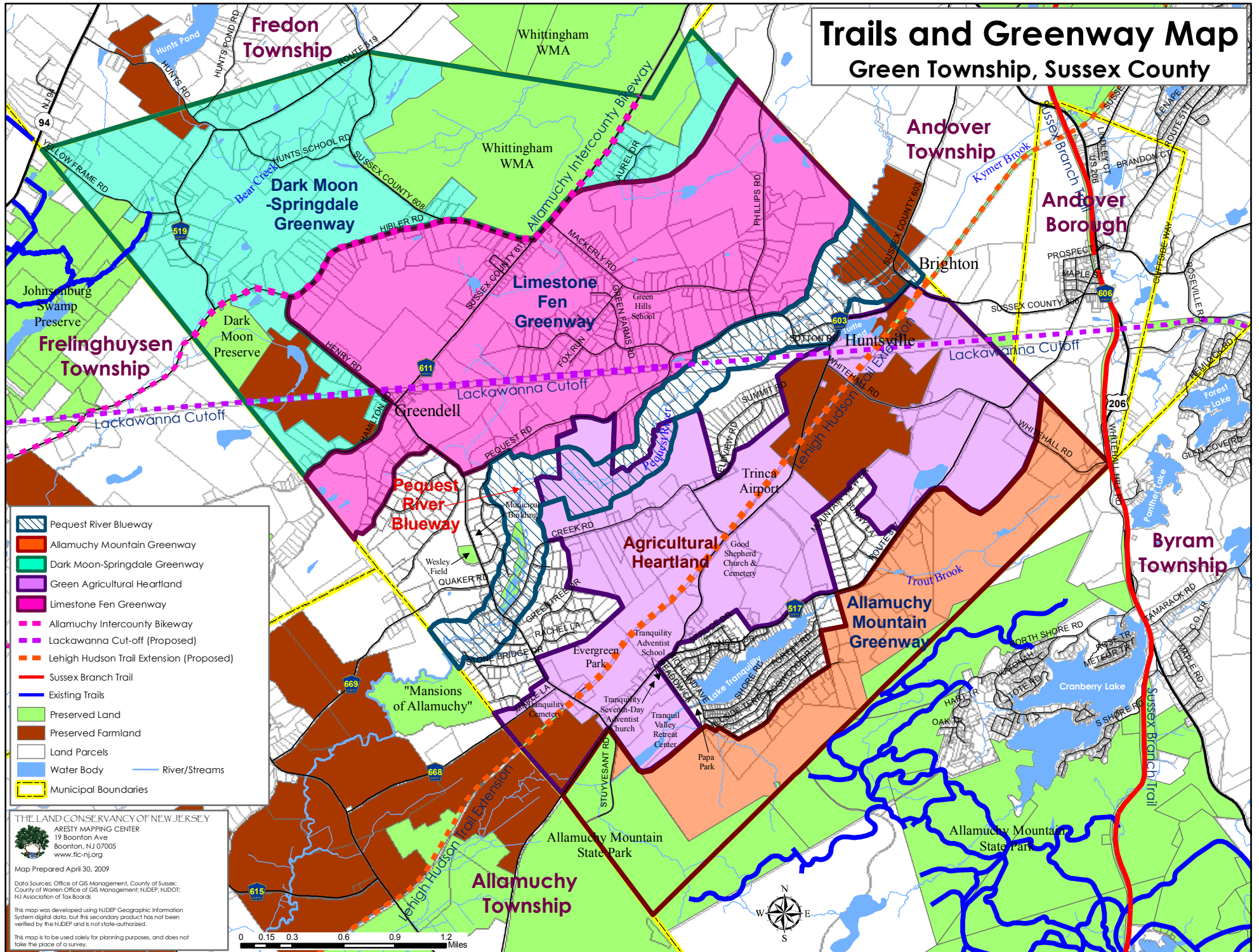
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Trails and Greenway Map

Green Township, Sussex County



- Pequest River Blueway
- Allamuchy Mountain Greenway
- Dark Moon-Springdale Greenway
- Green Agricultural Heartland
- Limestone Fen Greenway
- Allamuchy Intercounty Bikeway
- Lackawanna Cut-off (Proposed)
- Lehigh Hudson Trail Extension (Proposed)
- Sussex Branch Trail
- Existing Trails
- Preserved Land
- Preserved Farmland
- Land Parcels
- Water Body
- River/Streams
- Municipal Boundaries

THE LAND CONSERVANCY OF NEW JERSEY
 ARESTY MAPPING CENTER
 19 Boonton Ave
 Boonton, NJ 07005
 www.tlc-nj.org

Map Prepared April 30, 2009

Data Sources: Office of GIS Management, County of Sussex;
 County of Warren Office of GIS Management; NJDEP; NJDOT;
 NJ Association of Tax Boards

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

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Appendix

- A. Public Hearing #1 – November 12, 2008
 - a. Invitation
 - b. Legal Notice
 - c. Agenda
- B. Public Hearing #2 – April 13, 2009
 - a. Invitation
 - b. Legal Notice
 - c. Agenda
- C. Open Space Ordinance No. 24-97
- D. Evergreen Park Map
- E. Whittingham WMA Map
- F. Parcel Data Tables
- G. Fact Sheet: Design of Trails with Rails

October 22, 2008

Dear Neighbor,

The Green Township Open Space Committee cordially invites you to an open space meeting of residents, neighbors, and partners to discuss land preservation goals and opportunities in our corner of Sussex and Warren Counties. The Open Space Committee in Green Township wants to hear from you to share our open space projects and listen to what your conservation objectives are.

Green Township is in the process of updating our Open Space and Recreation Plan. We completed our original plan in September of 2001 and with the passage of the Highlands legislation and changes in open space and farmland programs, we felt it was time to take a second look at our plan and refine our greenways and identify new opportunities for land conservation and recreation.

You are most welcome to join us for this program on November 12, 2008, beginning at 8:00 p.m. We will have light refreshments for you in our downstairs Public Meeting Room and easels will be available to display your open space maps and projects. The Land Conservancy of New Jersey (formerly Morris Land Conservancy), our Open Space Advisors, will facilitate the discussion. We plan to start the meeting promptly at 8:00 p.m. so we can adjourn at 9:30 p.m. to allow time for informal discussions and networking.

Please call Linda Coriston, Secretary to the Open Space Committee at the Green Township Municipal Building (908-852-9333) and let us know who will be attending from your community or organization. If you have any questions please feel free to give Barbara Heskins Davis, Vice President of Program, at The Land Conservancy a call at (973) 541-1010, extension 33 or an email at bhdavis@tlc-nj.org.

Thank you for your interest and support in open space preservation. We look forward to seeing you on November 12th.

Sincerely,

Lou Caruso
Chairman, Green Township Open Space Committee

Subject: Re: Public Notice
From: Legals <legals@njherald.com>
Date: Wed, 05 Nov 2008 08:55:50 -0500
To: Linda Coriston <depclk@greentwp.com>

Thank you -ad will run as requested.
Lois

On 11/3/08 1:34 PM, "Linda Coriston" <depclk@greentwp.com> wrote:

Lois
Please publish the attached notice on Friday, Nov. 7 and Sunday, Nov. 9, 2008. Thank you.
Linda Coriston

**TOWNSHIP OF GREEN
OPEN SPACE ADVISORY
COMMITTEE
FIRST PUBLIC HEARING**

PLEASE TAKE NOTICE the Township of Green Open Space Advisory Committee will conduct a public hearing on the draft updated Open Space and Recreation Plan. There will also be a Greenway Map discussion. This will take place on Wednesday, November 12, 2008 at 8:00 p.m. The meeting will be held at the Township of Green Municipal Building, 150 Kennedy Road, Tranquility, NJ. The public is invited to attend.

A quorum of the Green Township Committee and other various Boards or Committees may be present at this meeting due to the nature of the discussion. Formal action is not expected to be taken.

Linda Coriston,
Secretary

Nov. 7, '08 pfs23.10
00230933 NJH

**TOWNSHIP OF GREEN
OPEN SPACE ADVISORY
COMMITTEE
FIRST PUBLIC HEARING**

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Linda Coriston,
Secretary

Nov. 7, '08 pfs23.10
00230933 NJH

11/9/08

Township of Green

Update to the Open Space and Recreation Plan Regional Workshop and Public Meeting

Green Township Municipal Building

November 12, 2008 – 8:00 pm

Hosted by
Green Township Open Space Committee

AGENDA

- 8:00 Welcome
Daniel Conkling, Deputy Mayor
- Introduction to Workshop
Lou Caruso, Chair, Open Space Committee
- 7:45 Update to Open Space Plan
Discussion Facilitated by The Land Conservancy of New Jersey
Barbara Heskins Davis
Samantha Rothman
- Group Introductions
 - Presentation of Updated Open Space Map and Regional Open Space Maps
 - Discussion
 - ✓ Local Connections
 - ✓ Regional Linkages
 - ✓ Natural Resource Protection
 - ✓ Recreation
 - ✓ Trails
 - ✓ Historic Preservation
 - ✓ Stewardship
 - ✓ Other items of Open Space Interest
- 9:30 Conclusion and Next Steps



Township of Green

P.O. BOX 65, 150 KENNEDY RD.
TRANQUILITY, N.J. 07879
TELEPHONE: (908) 852-9333
FAX: (908) 852-1972

April 1, 2009

Dear Neighbor,

The Green Township Open Space Committee cordially invites you to an open space meeting of residents, neighbors, and partners to discuss land preservation goals and opportunities in our corner of Sussex and Warren Counties. The Open Space Committee in Green Township wants to hear from you to share our open space projects and listen to what your conservation objectives are.

Green Township is in the process of updating our Open Space and Recreation Plan. We completed our original plan in September of 2001 and with the passage of the Highlands legislation and changes in open space and farmland programs, we felt it was time to take a second look at our plan and refine our greenways and identify new opportunities for land conservation and recreation.

You are most welcome to join us for this program on April 13, 2009, beginning at 6:00 p.m. We will have light refreshments for you in our downstairs Public Meeting Room and easels will be available to display your open space maps and projects. The Land Conservancy of New Jersey (formerly Morris Land Conservancy), our Open Space Advisors, will facilitate the discussion. We plan to start the meeting promptly at 6:00 p.m. so we can adjourn at 7:30 p.m. to allow time for informal discussions and networking.

Please call Linda Coriston, Secretary to the Open Space Committee at the Green Township Municipal Building (908-852-9333, ext. 11) and let us know who will be attending from your community or organization. If you have any questions please feel free to give Barbara Hcskins Davis, Vice President of Program, at The Land Conservancy a call at (973) 541-1010, extension 33 or an email at bhdavis@tlc-nj.org.

Thank you for your interest and support in open space preservation. We look forward to seeing you on April 13th.

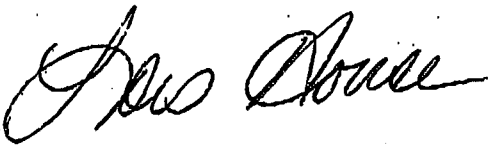
Sincerely,

for Lou Caruso,
Chairman, Green Township Open Space Committee

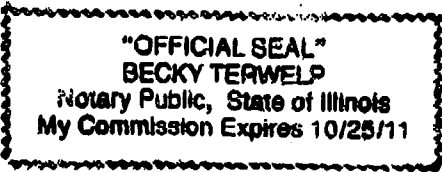
**GREEN TOWNSHIP
PO BOX 65
TRANQUILITY NJ 07879**

Acct Number: 02100067
Ad Number: 00247947
Insertions: 1 Total: \$11.20
Affidavit: \$7.50
Total: \$18.70

**AFFIDAVIT OF PUBLICATION
NEW JERSEY, SUSSEX COUNTY, ss.**
Lois House, of full age being duly sworn, did depose and say that the notice hereto attached was published in THE NEW JERSEY HERALD and/or NEW JERSEY SUNDAY HERALD a newspaper printed and circulated in said county on 04/05/2009,.



Sworn and subscribed before me this 6th day of April 2009



For Immediate Release**Thursday, April 2, 2009**

Green Township hosts 2nd Public Meeting on its Open Space and Recreation Plan

Green Township - The Mayor, Township Committee, and the Open Space Committee invite residents, neighbors and all members of Township Boards and Committees to attend a Public Meeting to discuss the Township's Draft Updated Open Space and Recreation Plan. The Public Meeting will start at 6:00pm on Monday April 13th in the Meeting Room of the Green Township Municipal Building, located at 150 Kennedy Road in Tranquility.

The Township is updating its Open Space and Recreation Plan to document the open space lands in the Township and establish priorities for future land acquisitions in the community. The Public Meeting on April 13th is the second step in that process. The Township is working with The Land Conservancy of New Jersey, a nonprofit land trust, to devise this Plan and the relevant maps.

"Planning for open space creates a "green" infrastructure for a community," explains Barbara Davis, Vice President of Programs for the Conservancy. "An Open Space and Recreation Plan results in increased funding and guides a municipality to target its land acquisition program to develop a system of preserved land to protect the quality of life for residents."

The Land Conservancy of New Jersey, formerly Morris Land Conservancy, is a member supported non-profit organization founded in 1981. The Conservancy is dedicated to preserving and permanently protecting open space lands in New Jersey. These lands are critical to protect the clean drinking water, diverse plant and wildlife habitat, scenic landscapes, and outdoor recreation opportunities that define the region.

This Public Meeting will be facilitated by the Conservancy and the public is invited to participate and provide their input on the Township's open space program and land use trends impacting open space in the community. For questions, directions or information, call the Township of Green at (908) 852-9333, extension 11 or The Land Conservancy of New Jersey at (973) 541-1010, extension 33.

OPEN SPACE AND RECREATION PLAN UPDATE

for

Township of Green

Public Hearing #2

Green Township Municipal Building - Downstairs Meeting Room
150 Kennedy Road

April 13, 2009 - 6:00 pm

Hosted by
Mayor and Township Committee, Green Township Open Space Committee

AGENDA

Welcome – Mayor Daniel Conkling, Township Committee

Introductions – Lou Caruso, Chair, Open Space Committee

Draft Open Space and Recreation Plan Update

Facilitated by The Land Conservancy of New Jersey,
Barbara Heskins Davis, Vice President, Programs
Samantha Rothman, Project Consultant

* * * * *

Presentation: Open Space and Recreation Plan Update
Open Space and Greenways Maps
Next Steps

* * * * *

Public Comment & Participation

Closing Remarks

For further information please contact:



The Land Conservancy of New Jersey
19 Boonton Avenue
Boonton, NJ 07005
(973) 541-1010
Fax: (973) 541-1131
www.tlc-nj.org



Township of Green
Open Space Committee
150 Kennedy Road
Andover, NJ 07821
(908) 852-9333
www.greentwp.com

Goals of the Open Space Program

The *Goals Section* of the *Open Space and Recreation Plan Update* acts as a guide for Green Township for land conservation and preservation. Green Township's open space goals focus on preserving farmland and environmentally sensitive land, protecting water resources, and creating recreational opportunities for residents.

- Preserve existing farmland
- Preserve large, contiguous areas in the Township
- Expand existing parkland in the Township and target those properties that would enhance the recreational opportunities in the Township both for passive and active recreation
- Conserve the natural features and protect the environmentally sensitive lands within the Township, especially the Pequest River corridor
- Encourage the State Division of Parks and Forestry and Division of Fish and Wildlife to expand their holdings in the Township
- Preserve and enhance the rural character of the Township through preservation of the existing road corridors and scenic vistas

Preserved Land in Green Township

The Township of Green encompasses a total of 10,432 acres. Of these, 1,851 acres, or 17.7%, are permanently preserved.

NJDEP Land	1,027 acres
The Land Conservancy of New Jersey	19 acres
The Nature Conservancy	44 acres
Ridge and Valley Conservancy	84 acres
Preserved Farmland	671 acres
<u>Preserved Municipal Land</u>	<u>6 acres</u>
<i>Total Preserved Lands</i>	<i>1,851 acres</i>

Township of Green Open Space Inventory

The Open Space Inventory is the list of lands in the municipality that the Township should look towards when planning for open space preservation. This list is comprehensive and may include lands that are not traditional 'open space'. Of the 10,432 acres in Green Township, 7,487 acres, or 71.7%, are potentially available for open space and farmland preservation.

NJDOT Land	150 acres
Unpreserved Township Property	211 acres
Private Undeveloped Land	280 acres
Residential Land (> 2 Acres)	1,851 acres
Commercial and Industrial Land (> 2 Acres)	98 acres
<u>Unpreserved Farm Assessed Property</u>	<u>4,897 acres</u>
<i>Total Inventory of Lands</i>	<i>7,487 acres</i>

Proposed Greenways and Trails

The Open Space and Recreation Plan Update identifies a series of greenways, trails and parks to expand opportunities for recreation and natural resource conservation in the Borough. These include:

- * Dark Moon - Springdale Greenway
- * Limestone Fen Greenway
- * Pequest River Blueway
- * Agricultural Heartland
- * Allamuchy Mountain Greenway
- * Bicycle Paths and Trails including:
 - Allamuchy Intercounty Bikeway
 - Lackawanna Cut-off
 - Lehigh Hudson Trail Extension
 - Sussex Branch Trail and Neighboring Municipal and State Trails

TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

**AN ORDINANCE OF THE TOWNSHIP OF GREEN
ESTABLISHING A MUNICIPAL OPEN SPACE, RECREATION,
FARMLAND PRESERVATION AND HISTORIC
PRESERVATION COMMITTEE, PROVIDING FOR ITS
MEMBERSHIP, ITS POWERS, AND A SOURCE OF FUNDING
FOR THE ACQUISITION OF MUNICIPAL OPEN SPACE,
RECREATION, FARMLAND PRESERVATION AND HISTORIC
PRESERVATION**

WHEREAS, the voters of the Township of Green approved by an overwhelming majority a referendum which recommended to the Township Committee the creation of a municipal Open Space, Recreation, Farmland Preservation, and Historic Preservation Trust Fund for the acquisition and preservation of municipal open space, recreation, farmland preservation, and historic preservation (hereinafter referred to as the "Open Space Trust Fund"); and

WHEREAS, the Township Committee has determined that this referendum be implemented by and through the creation of an Open Space, Recreation, Farmland Preservation, and Historic Preservation Committee (hereinafter referred to as the "Open Space Committee").

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Green, County of Sussex, and State of New Jersey, as follows:

SECTION 1. Establishment of an Open Space Committee.

There is hereby established an Open Space Committee which shall consist of five (5) members whose terms and powers are hereinafter set forth.

SECTION 2. Membership.

The Open Space Committee shall be comprised of the following persons:

(a) One (1) member of the Township Committee of the Township of Green appointed by the Township Committee.

(b) Four (4) citizens of the Township appointed by the Township Committee.

SECTION 3. Terms of Office

(1) The member of the Township Committee appointed to the Open Space Committee shall have a term of one (1) year.

(2) The terms of the citizen members shall be for three (3) years, except that the terms of not more than two (2) citizen members shall expire in any one (1) year; provided, however, that the terms of

two (2) citizen members first appointed shall not exceed one (1) and two (2) years respectively.

SECTION 4. Power and Functions of the Open Space Committee.

(1) The Open Space Committee shall initially prepare a report recommending which parcels of land should be acquired in fee and/or those parcels of land from which the Township should acquire development rights only.

(2) The Open Space Committee shall submit to the Township Committee a prioritized list of properties which it recommends that the Township acquire and/or properties from which it recommends that development rights should be acquired. The Township Committee shall review the list as submitted and make a determination as to which properties are to be acquired and shall state the amount of funds that the Committee shall make available for such acquisition.

(3) After selection of the properties to be acquired referred to in subsections (1) and (2) above, the Township may proceed to acquire by gift, purchase, or by eminent domain proceedings, pursuant to N.J.S.A. 20:3-1, et seq., the identified parcels within the financial constraints established by the Township Committee.

(4) The Open Space Committee shall hold public meetings, which public meetings shall be held in accordance with the Open Public Meetings Act, and the committee shall give appropriate notification of said meetings.

(5) The Open Space Committee shall select from among its members a Chairman and a Vice Chairman to serve as the presiding officer in the absence of the Chairman. The Committee shall also select a Secretary whose function shall be to maintain minutes of the committee's meeting and records of the proceeding of the Committee.

SECTION 5. Organization Meeting.

The Open Space Committee shall hold its initial organization meeting shortly after this Ordinance takes effect.

SECTION 6. Fund for Open Space Acquisition.

There is hereby established a reserve in the general Capital Fund which shall be known and designated as the "Reserve for Open Space Acquisition." A separate bank account shall be opened and maintained for this purpose. Funds from the Reserve for Open Space Acquisition may, as directed by the Township Committee, be utilized to acquire vacant land, as well as land which has improvements upon it at the time of acquisition, where the principal purpose of the acquisition is to preserve open space, recreation, farmland preservation and/or historic preservation. In the event that the Township Committee shall find it appropriate to apportion the cost of acquisition between open space and improvements, it may do so and charge the Reserve for Open Space acquisition for the approximate value that it deems appropriate

relative to open space and the Township's Capital Account for the value that it determines shall be attributed to improvements.

SECTION 7. Funding of the Reserve for Open Space Acquisition.

The reserve for open space acquisition shall be funded through the dedication to the fund of an amount of three cents (\$.03) per one hundred dollars (\$100.00) of assessed valuation of each annual tax levy commencing with the year 1998. The reserve shall also be permitted to accept donations and testamentary bequests. The funds accumulated within the reserve may be utilized for the acquisition of land or development rights in land or as a down payment for the issuance of bonds for the same purpose at the discretion of the Township Committee or for the payment of debt service or indebtedness issued or incurred by the Township for any purpose contemplated by this Ordinance. Any and all interest accruing shall remain in the reserve and may be utilized for the above-described purposes.

SECTION 8. Sale of Property.

(a) No property acquired with these funds from the Reserve for Open Space Acquisition shall be leased or sold, until the sale or lease has been authorized by the Township Committee in the manner prescribed by law.

(b) The Mayor and Township Committee, after at least one public hearing thereon, and upon a finding that the purposes of this Ordinance might otherwise be better served or that any land acquired by the Township pursuant to this Ordinance is required for another public use, may by Ordinance convey, through sale, exchange, transfer or other disposition, title to, or a lesser interest in, that land, provided that the Township shall replace any land conveyed under this section by land of at least equal fair market value and reasonably equivalent usefulness, size, quality and location to the land conveyed. Any money derived from the conveyance shall be deposited into the Fund created thereunder.

(c) Any conveyance made pursuant to this Section shall be made in strict accordance with the "Local Lands and Buildings Law" (N.J.S.A. 40A:12-1 et seq.). In the event of conveyance by exchange, the land or improvements thereon to be transferred to the Trust shall be at least equal in fair market value and of reasonably equivalent usefulness, size, quality and location to the land or improvements transferred from the trust.

SECTION 9. Review.

In the event that no property is acquired under this ordinance for a period of five (5) consecutive years, then the Township Committee shall review the activities of the Open Space Committee and issue a report with recommendations and conclusions concerning the Reserve for Open Space Acquisition.

SECTION 10. All ordinances of the Township of Green which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 11. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 12. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

PUBLIC NOTICE is hereby given that the above entitled ordinance was introduced and passed at first reading at a meeting of the Township Committee of the Township of Green held on Monday, Dec. 8, 1997 at the Municipal Building, 150 Kennedy Rd., Tranquility, NJ. A public hearing regarding same will be held at a meeting beginning at 8:00 pm on Monday, Dec. 22, 1997 at the Municipal Building, 150 Kennedy Rd., Tranquility, NJ at which time all persons interested both for and against said ordinance shall be given an opportunity to be heard concerning same.

E.C. Stanzlaus
Clerk/Administrator

Introduction: The subject property is situated within the *Pequest River Watershed*. Although no watercourses are located on this property, the undulating site topography generally slopes to the southwest toward Kennedy Road. The Pequest River flows under Kennedy Road in Tranquility, and eventually flows to the Delaware River.

POINTS OF INTEREST

1. **Rock Outcrop:** Most of Green Township, including the Evergreen Trail property, is located within the "**Ridge and Valley Province**" which is underlain by sedimentary rocks including limestone, sandstone, and shale. The rocks that are more resistant to erosion, such as sandstone and shale, form the ridges and rock outcrops, and the rocks that are more easily eroded, such as the limestone and dolomite that can be seen at this location, form the valleys.

2. **Mature Woodland:** The woodland you are standing in is a mature mesic upland forest that consists of a mixed hardwood overstory, with a limited shrub and herbaceous understory. Primary vegetation within the canopy consists of sugar maple, black walnut, black cherry, red oak, white oak, and white ash. The dominant groundcover species in the herbaceous layer includes white snakeroot, maidenhair fern and mayapple.

3. **Natural Succession - Field to Woodland:** When an agriculturally maintained field is left fallow, after active farming ceases, the successional growth of natural vegetation begins. Looking out over the shrubby field, various stages of successional fields can be observed. During the first few years, the fallow field consists of a weedy meadow dominated by timothy grass, meadow fescue, bluestem grass, deer tongue grass, foxtail grass, common milkweed, goldenrod, Queen Anne's lace, mullein, bull thistle, Canada thistle, and small red cedar seedlings. In fields that are left fallow for several years longer, sun tolerant tree and shrub species such as tartarian honeysuckle, Russian olive, red cedar, quaking aspens, ailanthus, gray birch, sassafras and white ash become dominant. During advanced successional stages, hardwood trees including mixed oaks, sugar maples and black cherry, eventually overtop the pioneer shrubs, cedars and aspens, because these earlier successional species cannot grow in their own shade. When the canopy becomes closed with the hardwoods, the pioneer species eventually die from lack of sun.

4. **Railroad Grade:** This former railroad line, known as the "Lehigh and Hudson (L&H) River Railway", once connected Mansfield, NJ to Maybrook, NY, and was the main north/south rail line in Warren and Sussex Counties. The L&H was the first railroad to use specially constructed railcars for the transportation of milk. The L&H transported the *Ringling Brothers Barnum and Bailey Circus* twice a year from its winter home in Florida to its summer performances in villages in NJ and NY. The former Green Township Municipal building was the Tranquility train station.

5. **Mature Forested Wetlands:** Red maple, American elm, and green ash trees dominate the wetland forest *canopy* in this area. Shorter trees and wetland shrubs, including silky dogwood and spicebush, form a discontinuous *understory* layer, and a jewelweed groundcover blankets the *herbaceous* layer during the Spring season. This wooded area would be classified as a semi-permanent Palustrine forested broad-leaved deciduous freshwater wetland, because of the presence of *hydrophytic* (wetland) vegetation, the evidence of long-term surface *hydrology* including standing water during Spring, buttressed trees with moss covered trunks, and *hydric* (reduced) soils.

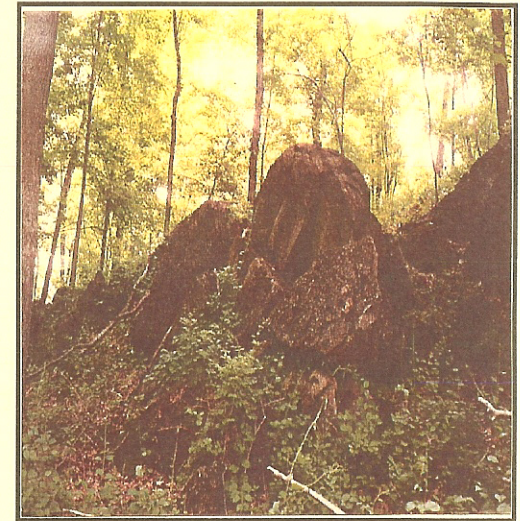
6. **Ailanthus (Tree of Heaven) Grove:** This area is dominated by Ailanthus, the fastest growing woody plant in our area, which can grow between 80 to 100-feet high. People admired the beautiful foliage of the *Tree of Heaven*, and for over a century it has been planted as an ornamental, although the male Ailanthus often emits a foul-smelling odor. The Ailanthus is an Oriental species, which has become an invasive plant in this country. The ailanthus tree will thrive under extremely adverse conditions, growing as much as 8-feet per year. Ailanthus trees also produce toxins that prevent the establishment of other plant species, and once established, it can quickly take over and form an impenetrable thicket, which is clearly evident in this area.

Trail Rules:

- Please, no motorized vehicles on this trail.
- Keep the trail litter free. Carry out what you carry in, and clean up after those who do not.
- Respect adjacent private property owners and **please** stay on the trail.
- No hunting allowed.

EVERGREEN TRAIL

Kennedy Road Green Township



Produced by:
**Green Township
Environmental Advisory Committee**
Po Box 65
Tranquility, NJ 07879
tel (908) 852-9333

With the Assistance of:
**PK ENVIRONMENTAL
Planning & Engineering**
PO Box 1066
Chatham, New Jersey 07928
tel (973) 635-4011 fax (973) 635-4023

and

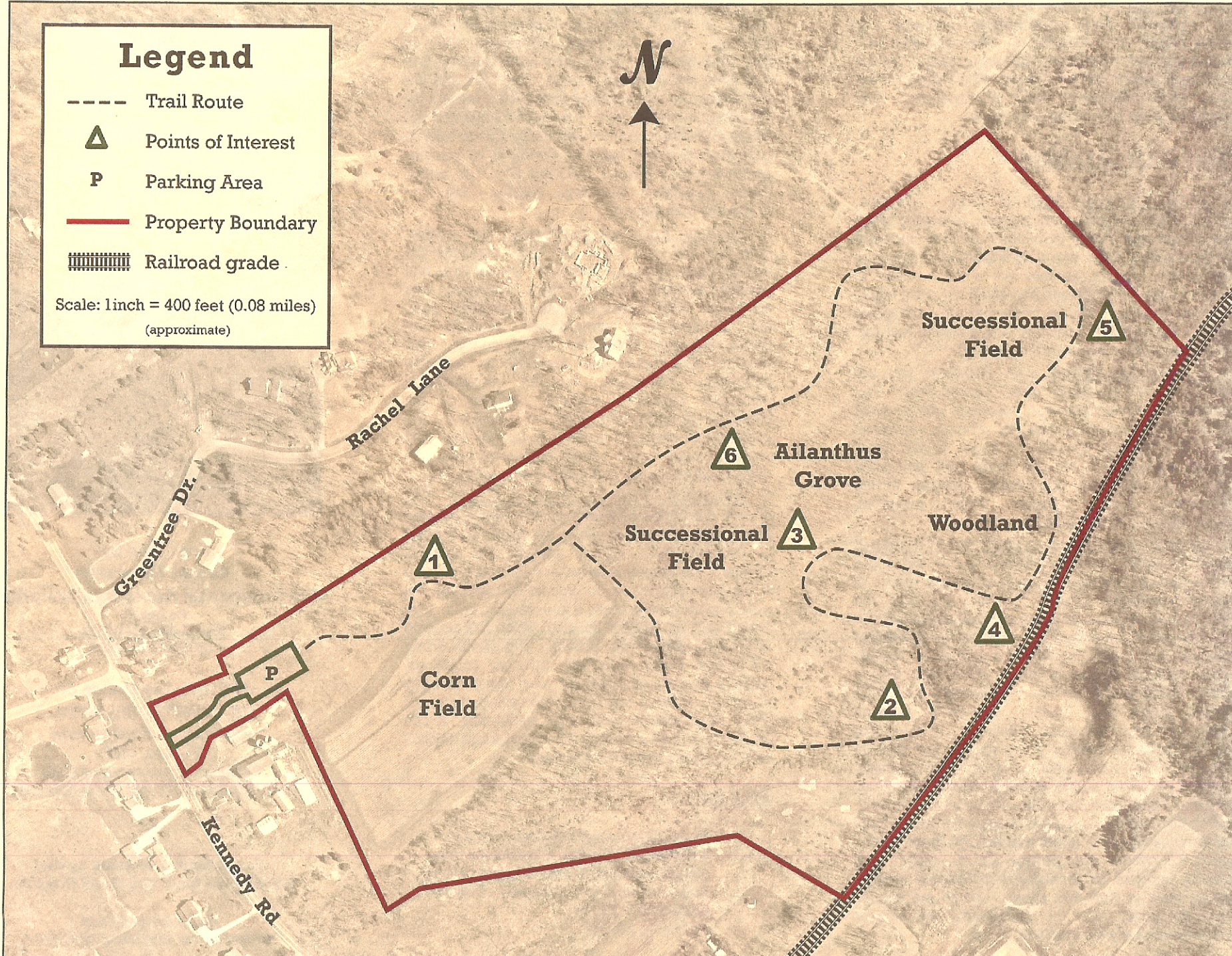
Grant Monies supplied by the
NJDEP OES Matching Grant Program

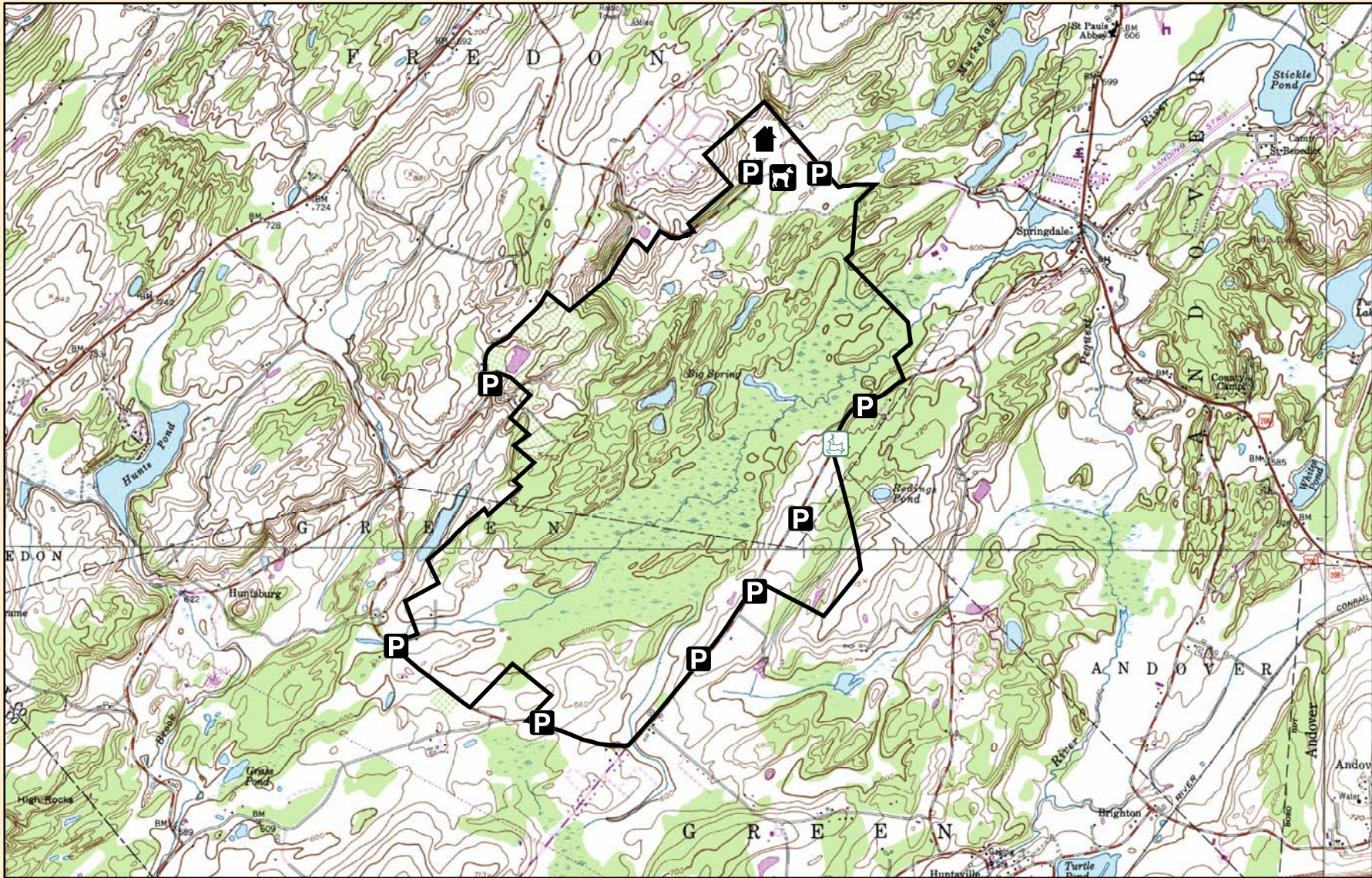
Map published 2003
Aerial Photograph Dated: April 1999

Legend






- Trail Route
- △ Points of Interest
- P Parking Area
- Property Boundary
- ▤ Railroad grade

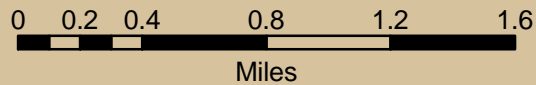
Scale: 1 inch = 400 feet (0.08 miles)
(approximate)





Legend

-  WMA Boundary
-  Parking Lots
-  Wildlife Viewing Site
-  Dog Training Area
-  Office



Whittingham Wildlife Management Area

Sussex County - Green & Fredon Townships - 1,930.15 acres
 Township of Green Open Space and Recreation Plan Update - 2009, Appendix E pg.1

Department of Environmental Protection
 New Jersey Division of Fish and Wildlife
 Created using ArcGis8
 10/9/03



Parcel Data Tables

The following class codes were used to develop Green Township's *Open Space Map*. These codes can also be found in the *Parcel Data Tables* in the *Appendix*. The tax assessor uses the class codes to assess property taxes for parcels in town.

Class 1 = Vacant Land

Class 2 = Residential Property

Class 3 = Farm Assessed Property

Class 4 = A: Commercial

Class 4 = B: Industrial

Class 4 = C: Apartment

Class 15 = A: Public School Property

Class 15 = B: Other School Property

Class 15 = C: Government Owned, Public Property – Municipally-owned, State-owned,
County-owned property

Class 15 = D: Church and Charitable Property

Class 15 = E: Cemeteries and Graveyards

Class 15 = F: Other Exempt Property

Preserved Lands - Open Space							
Block	Lot	Property Location	Acres	Class	Owner	Owner's Address	City, State
The Land Conservancy of New Jersey (formerly Morris Land Conservancy)							
19	4	KENNEDY RD	19.2	15C	MORRIS LAND CONSERVANCY	19 BOONTON AVE	BOONTON, NJ 07005
<i>Total The Land Conservancy of New Jersey:</i>			<i>19.2</i>				
The Nature Conservancy							
8	2	YELLOW FRAME RD	16.8	15C	NATURE CONSERVANCY	2350 ROUTE 47	DELMONT, NJ 08314
8	2.02	YELLOW FRAME RD	2.0	15C	NATURE CONSERVANCY	2350 ROUTE 47	DELMONT, NJ 08314
8	6	YELLOW FRAME RD	21.5	15C	NATURE CONSERVANCY	2350 ROUTE 47	DELMONT, NJ 08314
110	1	KENNEDY RD	2.6	15C	NATURE CONSERVANCY	2350 ROUTE 47	DELMONT, NJ 08314
21	16	OFF PHILLIPS RD	0.6	3B	NATURE CONSERVANCY C/O BARDACH	PO BOX 474	LYNN HAVEN, FL 32444
<i>Total Nature Conservancy:</i>			<i>43.6</i>				
Ridge and Valley Conservancy							
9	1	HIBLER RD	84.2	15C	RIDGE & VALLEY CONSERVANCY, ET AL	PO BOX 146	BLAIRSTOWN, NJ 07825
<i>Total Ridge and Valley Conservancy:</i>			<i>84.2</i>				
NJ DEP							
5	3.01	WOLFS CORNER RD	629.3	15F	STATE OF NEW JERSEY D E P	CN 229	TRENTON, NJ 08652
21	1	WOLFS CORNER RD	1.7	15C	STATE OF NEW JERSEY D E P	CN 229	TRENTON, NJ 08625
21	4.01	WOLFS CORNER RD	77.4	15C	STATE OF NEW JERSEY D E P	CN 229	TRENTON, NJ 08652
34	17	OFF DECKER POND RD	38.1	15C	STATE OF NEW JERSEY D E P	CN 229	TRENTON, NJ 08652
34	20	60 STUYVESANT RD	222.3	15C	STATE OF NEW JERSEY D E P	CN 229	TRENTON, NJ 08652
36	1	STUYVESANT RD	57.8	15C	STATE OF NEW JERSEY D E P	CN 229	TRENTON, NJ 08652
<i>Total DEP:</i>			<i>1026.7</i>				
Township of Green							
13	6	149 KENNEDY RD	6.0	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
<i>Total Township:</i>			<i>6.0</i>				
Total Preserved Acres:			1179.7				

Preserved Farms						
Block	Lot	Address	Farm Owner	Farm Name	FARMTYPE	Acres
1	6	HUNTS RD	Ralph Hunt	Ralph Hunt	CLOSED	17.5
9	5	67 - 69 HENRY RD	James Luckey	James Luckey	CLOSED	82.7
10	1.01	45 HAMILTON RD	Derek & Marissa Evans	John & Anita Hoitsma	CLOSED	74.7
15	3	MAPLE LANE RD	Larry Freeborn	Tranquility Farms	CLOSED	17.6
19	16	AIRPORT RD	Raymond Mooney	Raymond Mooney Dairy	CLOSED	57.4
22	1	311 PEQUEST RD	Robert Cahill	Robert Cahill	CLOSED	14.0
22	11.01	OFF PEQUEST RD	Coray Kirby	Coray Kirby	CLOSED	7.2
22	19	BRIGHTON RD	Coray Kirby	Coray Kirby	CLOSED	2.9
22	21	BRIGHTON RD	Coray Kirby	Coray Kirby	CLOSED	43.2
24	6	PEQUEST RD	Robert Cahill	Robert Cahill	CLOSED	14.9
25	3	141 BRIGHTON RD	Coray Kirby	Coray Kirby	CLOSED	5.5
26	3	OFF BRIGHTON AVE	Robert Cahill	Robert Cahill	CLOSED	14.1
27	2	WHITEHALL RD	Raymond Mooney	Raymond Mooney Dairy	CLOSED	56.0
30	1	184 AIRPORT RD	Raymond Mooney	Raymond Mooney Dairy	CLOSED	21.5
31	2	AIRPORT RD	Raymond Mooney	Raymond Mooney Dairy	CLOSED	161.9
32	2	AIRPORT RD	Raymond Mooney	Raymond Mooney Dairy	CLOSED	2.1
113	3	31 KENNEDY RD	Larry Freeborn	Tranquility Farms	CLOSED	77.8
				Total Acres:		671.1
Farms Pending Preservation						
10	1	1 HAMILTON RD	Michael Frascella	Michael Frascella		26.7
19	20	PEQUEST RD	James Chirip	James Chirip		21.6
				Total Acres:		48.4

Class 1						
Block	Lot	Acres	Class	Owner	Owner's Address	City, State
1	4	24.2	1	CARLSON, BARBARA E	219 HOPE ST	RIDGEWOOD, NJ 07450
3	3.03	4.1	1	SAKARIAS ENTERPRISES, LLC	PO BOX 99	W MILFORD, NJ 07480
6	1.07	5.0	1	NARDONE, ARMANDO	287 HORNBLOWER AVE	BELLEVILLE, NJ 07109
6	1.08	10.6	1	FLYNN, CHARLES F	183 THORN ST	JERSEY CITY, NJ 07300
6	13	9.8	1	HASHEMI, MAHMOOD REZA C/O HALSEY	193 RT 46	BUDD LAKE, NJ 07828
9	10	3.6	1	PUFFER, GUY M & BARBARA C	PO BOX 49	ANDOVER, NJ 07821
9	11	3.8	1	FEITELL, LEONARD A & LINDA J	28 HENRY RD	NEWTON, NJ 07860
9	16	2.0	1	GALLAGHER FAMILY COLLEGE TRUST	PO BOX 310	GREENDELL, NJ 07839
12.01	1	0.0	1	CIVILETTI, ROBERT A	PO BOX 8	GREENDELL, NJ 07839
16.01	15	3.3	1	TOLL LAND XXV, LP	60 MERRITT BLVD STE 100	FISHKILL, NY 12524
17	7	31.0	1	MEHRING, WARREN L	218 MOUNTAIN RD	FLANDERS, NJ 07836
18	61	4.4	1	TISCHIO, MICHAEL	PO BOX 9264	MORRISTOWN, NJ 07963
18	62	2.4	1	HOOVER, ROBERT C	52 ASH ST	STANHOPE, NJ 07874
18.01	26	2.1	1	BERDEJ, DARIUSZ B & BOZENA	3 MACKERLEY RD	NEWTON, NJ 07860
18.01	42	0.9	1	FOREST KNOLL, LLC C/O SALVIGSEN	PO BOX 99	W MILFORD, NJ 07840
18.02	50	1.1	1	FOREST KNOLL, LLC C/O SALVIGSEN	PO BOX 99	W MILFORD, NJ 07480
19	1	0.1	1	CONN, KEVIN & ELIZABETH	7 CREEK RD	ANDOVER, NJ 07821
19	5	0.4	1	SNYDER, NANCY L	14 CREEK RD	ANDOVER, NJ 07821
22	2.01	2.8	1	PEQUEST 201, LLC	11 BLACK BIRCH DR	DENVILLE, NJ 07834
22	2.02	3.4	1	PEQUEST 202, LLC	11 BLACK BIRCH DR	DENVILLE, NJ 07834
22	22	2.7	1	SNIFFEN, THOMAS JR	175 SPARTA STANHOPE RD	ANDOVER, NJ 07821
24	3	1.9	1	MILLER, MICHAEL A	260 PEQUEST RD	ANDOVER, NJ 07821
28	4.01	1.4	1	VER SPRILL, ROBERT	23 MORRIS-SUSSEX PIKE	ANDOVER, NJ 07821
28	6	1.4	1	FISK, BRYAN & MARY BETH	1 MORRIS-SUSSEX PIKE	ANDOVER, NJ 07821
31	12	2.1	1	MASCERN, LLC	3 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
33	12	3.4	1	VIERSMA, ROBERT	BOX 224	ALLAMUCHY, NJ 07820
34	9.01	0.3	1	A J ROVELL ASSOCIATES, LLC	14 PLENGE DR	BELLEVILLE, NJ 07109
34	15	33.0	1	GLADSTEIN, JANE B PERSONAL TST	44 MAPLE DR	NORTH CALDWELL, NJ 07006
38	1	0.4	1	CRISTO-RE INC C/O PETER GRILLO	1334 70TH ST	BROOKLYN, NY 11228
38	3	0.7	1	GRILLO, JOSEPH	1334 70TH ST	BROOKLYN, NY 11128
44	14	0.6	1	O DONNELL, ROBERT K	33 EDGEMERE AVE	MT ARLINGTON, NJ 07856
45	1	0.1	1	LAKE TRANQUILITY COMMUNITY CLUB	PO BOX 13	TRANQUILITY, NJ 07879
45	4	0.3	1	WLODARSKI, EDWARD R & LINDA L	3 SHORE RD	ANDOVER, NJ 07821
45	16	0.7	1	LAKE TRANQUILITY COMMUNITY CLUB	PO BOX 13	TRANQUILITY, NJ 07879
45	18	0.3	1	MONTICCIOLO, MARY ANN	9 KRISTI LN	WOODBURY, NY 11797

Block	Lot	Acres	Class	Owner	Owner's Address	City, State
45	22	0.4	1	JANSONS, MAIJA-SARMITE	BOX 22	TRANQUILITY, NJ 07879
45	35	0.3	1	VENTRA, FRANK G C/O J S VENTRA	2837 WORDEN ST	SAN DIEGO, CA 92110
45	53	0.3	1	LO PRESTI, ELVIRA	158 LAWRENCE DR	PARAMUS, NJ 07652
46	11	0.3	1	RICHTER, CAROL	21 HALL ST	CLIFTON, NJ 07014
46	12	0.3	1	RICHTER, WALTER	21 HALL ST	CLIFTON, NJ 07011
46	14	1.0	1	FAIRLIE, JOHN	181 THOMPSON ST, APT 23	NEW YORK, NY 10012
47	19	0.4	1	SHAMY, GARY & LUCY	26 JEFFERSON ST	METUCHEN, NJ 08840
48	20	3.5	1	HARRISON, HELENA M	1122 FENTON QUAY	CHESAPEAKE, VA 23320
55	19	0.2	1	JERMAN, JEFFREY	PO BOX 355	MONMOUTH BEACH, NJ 07750
56	12	0.2	1	SAVITTIERI, FRANCES CARR	5248 W HEARN RD	GLENDALE, AR 85306
56	15	0.2	1	SPAAN, JOHN C	227 WILLOWBROOK RD	STATEN ISLAND, NY 10302
56	18	0.2	1	BUONO, MICHAEL A	PO BOX 435	ANDOVER, NJ 07821
57	20	0.2	1	ESTENES, ANDREW	226 PROSPECT AVE	BAYONNE, NJ 07002
58	7	0.2	1	SMITH, VIRGINIA A	BOX 74	TRANQUILITY, NJ 07879
59	26	0.3	1	GORGAL, ANTHONY JR & GORGOL, JOSEP	10 DOROTHY LN	MILLTOWN, NJ 08850
59	31	0.6	1	FORSYTH, CAROLYN	240 WOOLLEY AVE	STATEN ISLAND, NY 10314
60	8	0.5	1	CAPUTO, JAMES & ANNAMARIE, ET AL	1865 SEAMONS NECK RD	SEAFORD, NY 11783
60	30	0.9	1	KENNEDY, DAVID & MARYANNE	19 NEAL DR	MANALAPAN, NJ 07726
61	12	0.2	1	VERNACCHIO, FRANK	8 SYCAMORE ST	SUSSEX, NJ 07461
61	13	0.5	1	KROPYWNCKYJ, LUCAS	24 HISSIM RD	GREAT MEADOWS, NJ 07838
61	19	0.3	1	JERMAN, JEFFREY R	52 SUNSET AVE	LONG BRANCH, NJ 07740
61	26	0.7	1	STEFANI, JENNIFER H	38 DOGWOOD DR	ANDOVER, NJ 07821
68	3	0.2	1	EVERSWICK, LISA M	7 DOGWOOD DR	ANDOVER, NJ 07821
68	6	0.2	1	JERMAN, JEFFREY R	PO BOX 355	MONMOUTH BEACH, NJ 07750
68	9	0.2	1	JERMAN, TODD M	10 CUPSAW DR	RINGWOOD, NJ 07456
68	10	0.2	1	JERMAN, JEFFREY R	PO BOX 355	MONMOUTH BEACH, NJ 07750
69	7	0.2	1	JONES, JAMES N	804 STAMFORD DR	NEPTUNE TOWNSHIP, NJ 07753
71	6	21.2	1	KOESTNER, F WILLIAM	PO BOX 514	HACKENSACK, NJ 07602
75	17	0.2	1	HOLOWINSKI, THOMAS	PO BOX 1380	BLAKESLEE, PA 18610
79	2	14.2	1	FOREST KNOLL, LLC C/O SALVIGSEN	PO BOX99	W MILFORD, NJ 07480
107	6	0.3	1	CECCARELLI, ENRICO & LAWRENCE	146 FRANKLIN AVE	WORTHINGTON, OH 43085
108	1	61.9	1	LAKE TRANQUILITY COMMUNITY CLUB	PO BOX 13	TRANQUILITY, NJ 07879
114	1	4.1	1	SALERNO, MICHAEL	14 MARLENE LN	NEWTON, NJ 07860
116	1	1.0	1	SILVERMAN, IRVING C/O FREEMAN	3333 HIBISCUS DR	FORT MYERS, FL 33901
Total Acres: 280.2						

Class 2 Greater Than 2 Acres							
Block	Lot	Acres	Property Location	Class	Owner	Owner's Address	City, State
1	7	14.0	121 WINTERMUTE RD	2	WERSHING, GLENN	121 WINTERMUTE RD	NEWTON, NJ 07860
1	8.03	2.3	85 WINTERMUTE RD	2	BIELSKI, ROBERT C & MARY ANN	BOX 83	GREENDELL, NJ 07839
1	16	3.3	21 YELLOW FRAME RD	2	CINTRON, ANGEL JR & WALTRAUD	21 YELLOW FRAME RD	NEWTON, NJ 07860
1	17	3.2	27 YELLOW FRAME RD	2	RAYMOND, BRUCE & CAROL	27 YELLOW FRAME RD	NEWTON, NJ 07860
3	3.02	2.1	159 HUNTS POND RD	2	MARTINO, PATICIA E	159 HUNTS POND RD	NEWTON, NJ 07860
3	3.04	4.9	155 WINTERMUTE RD	2	ENSEL, HOWARD W & GERALDINE	155 WINTERMUTE RD	NEWTON, NJ 07860
3	3.05	3.0	159 WINTERMUTE RD	2	BROWN, ARTHUR L & ISABEL R	159 WINTERMUTE RD	NEWTON, NJ 07860
3	3.06	2.9	161 WINTERMUTE RD	2	TEJA, PAUL G & DIANE L	161 WINTERMUTE RD	NEWTON, NJ 07860
3	4.01	3.7	157A HUNTS POND RD	2	MILLER, FANNIE E	157A HUNTS POND RD	NEWTON, NJ 07860
3	4.03	3.2	157B HUNTS POND RD	2	FUSCO, FRED & JUDITH	157B HUNTS POND RD	NEWTON, NJ 07860
3	4.04	3.6	157 HUNTS POND RD	2	MILLER, GEORGE M JR	157 HUNTS POND RD	NEWTON, NJ 07860
4	2.01	2.4	147 SHOTWELL RD	2	SHOTWELL, RALPH E & JUDITH	147 SHOTWELL RD	NEWTON, NJ 07860
4	4.08	2.5	29 HUNTS SCHOOL RD	2	RAFFERTY, WILLIAM D & MARY LOU	29 HUNTS SCHOOL RD	NEWTON, NJ 07860
5	1.01	3.8	150 SHOTWELL RD	2	HILDEBRANT, MARK & SUSAN	150 SHOTWELL RD	NEWTON, NJ 07860
5	4.01	6.4	72 SHOTWELL RD	2	DELBAGNO, JOSEPH SR & LINDA M	72 SHOTWELL RD	NEWTON, NJ 07860
5	4.02	2.9	70 SHOTWELL RD	2	BOZAN, JOHN & MARILYN	PO BOX 137	GREENDELL, NJ 07839
5	4.03	2.9	64 SHOTWELL RD	2	PASTOR, RICHARD & JANIS	64 SHOTWELL RD	NEWTON, NJ 07860
6	1.01	6.0	74 HIBLER RD	2	DECKER, GEORGE	74 HIBLER RD	NEWTON, NJ 07860
6	1.02	4.0	112 HIBLER RD	2	COLLEN, HAROLD & OLIVE H	112 HIBLER RD	NEWTON, NJ 07860
6	1.03	4.1	108 HIBLER RD	2	PIEPHO, MICHAEL J	108 HIBLER RD	NEWTON, NJ 07860
6	1.04	5.4	98 HIBLER RD	2	BESBRIS, TIMOTHY & WOHLGEMUTH, M	98 HIBLER RD	NEWTON, NJ 07860
6	1.05	4.8	88 HIBLER RD	2	ROBERTI, VICTOR	88 HIBLER RD	NEWTON, NJ 07860
6	1.06	4.6	104 HIBLER RD	2	TEAGUE, JOHN R & MILDRED J	104 HIBLER RD	NEWTON, NJ 07860
6	1.09	7.1	82 HIBLER RD	2	BURTT, LISA A	PO BOX 147	GREENDELL, NJ 07839
6	4.01	6.8	71 WOLFS CORNER RD	2	MILLER, WILLIAM	71 WOLFS CORNER RD	NEWTON, NJ 07860
6	4.02	3.0	61 WOLFS CORNER RD	2	CIBAK, HARRY C & DEANNE E	61 WOLFS CORNER RD	NEWTON, NJ 07860
6	4.04	6.3	73 WOLFS CORNER RD	2	MAYES, ROBERT J & CHRISTINE L	73 WOLFS CORNER RD	NEWTON, NJ 07860
6	4.05	6.8	75 WOLFS CORNER RD	2	BORGOGNONI, ANTHONY R & ABBI S	75 WOLFS CORNER RD	NEWTON, NJ 07860
6	4.06	8.9	77 WOLFS CORNER RD	2	GAFFNEY, GLORIA J	PO BOX 97	GREENDELL, NJ 07839
6	5.03	2.8	116 HIBLER RD	2	SCHOPPERTH, RONALD J & SUSAN C	116 HIBLER RD	NEWTON, NJ 07860
6	5.04	3.1	122 HIBLER RD	2	MC DERMOTT, JOHN	PO BOX 103	GREENDELL, NJ 07839
6	9	2.8	128 HIBLER RD	2	MURPHY, PATRICK J & MARY F	128 HIBLER RD	NEWTON, NJ 07860
6	10.01	2.8	27 SHOTWELL RD	2	MUELLER, BRUCE	27 SHOTWELL RD	NEWTON, NJ 07860
6	11	2.7	23 SHOTWELL RD	2	WAGNER, DENNIS	23 SHOTWELL RD	NEWTON, NJ 07860
6	12	2.8	19 SHOTWELL RD	2	WILLIAMSON, RONALD	19 SHOTWELL RD	NEWTON, NJ 07860

Block	Lot	Acres	Property Location	Class	Owner	Owner's Address	City, State
6	14	4.8	172 HIBLER RD	2	PERST, DANIEL F & LORI A	172 HIBLER RD	NEWTON, NJ 07860
6	15	11.7	168 HIBLER RD	2	LESSIN, ELLEN S	30 EAST 38TH ST 1C	NEW YORK, NY 10016
6	18	3.6	28 HENRY RD	2	FEITELL, LEONARD A & LINDA J	PO BOX 360	GREENDELL, NJ 07839
6	19	3.6	40 HENRY RD	2	HABA, JAN & STANISLAWA	40 HENRY RD	NEWTON, NJ 07860
7	1	4.8	28 WINTERMUTE RD	2	ELLSWORTH, BEVERLY	28 WINTERMUTE RD	NEWTON, NJ 07860
7	2.02	3.2	33 HIBLER RD	2	MANY, ROBERT H IV & DEBORAH	33 HIBLER RD	NEWTON, NJ 07860
7	4.05	3.5	101 HIBLER RD	2	APGAR, JONATHAN & REGENTHAI, MARIN	101 HIBLER RD	NEWTON, NJ 07860
7	4.06	4.9	107 HIBLER RD	2	ROSLAN, PAUL W & MARIA A	107 HIBLER RD	NEWTON, NJ 07860
7	4.07	5.9	111 HIBLER RD	2	FRACASSO, JOSEPHINE	PO BOX 96	GREENDELL, NJ 07839
7	4.08	7.4	105 HIBLER RD	2	DUFFY, KEVIN & LAURIE	105 HIBLER RD	NEWTON, NJ 07860
7	6	2.7	69 SHOTWELL RD	2	TUDDA, ANTHONY III & ALLYSON L	69 SHOTWELL RD	NEWTON, NJ 07821
7	6.05	3.5	165 HIBLER RD	2	HIND, THOMAS & MICHELLE	165 HIBLER RD	NEWTON, NJ 07860
7	8	3.1	52 HUNTS SCHOOL RD	2	RINALDI, LEN R & RENEE	52 HUNTS SCHOOL RD	NEWTON, NJ 07860
7	9	5.0	40 HUNTS SCHOOL RD	2	VALENTINO, RICHARD L & LISA M	40 HUNTS SCHOOL RD	NEWTON, NJ 07860
7	9.03	2.2	34 HUNTS SCHOOL RD	2	MANGELS, WILLIAM & SUSAN	34 HUNTS SCHOOL RD	NEWTON, NJ 07860
7	10	4.5	10 HUNTS SCHOOL RD	2	WILLIAMS, LISA	PO BOX 101	GREENDELL, NJ 07839
7	11	5.8	8 HUNTS SCHOOL RD	2	KLEMM, DAVID & DIANE	300 ROSEVILLE RD	ANDOVER, NJ 07821
7	15.01	7.5	86 WINTERMUTE RD	2	CARLSON, RICHARD A & GINA A	86 WINTERMUTE RD	NEWTON, NJ 07860
7	15.02	4.0	70 WINTERMUTE RD	2	SNYDER, JOHN E JR & REBECCA	70 WINTERMUTE RD	NEWTON, NJ 07860
7	15.09	5.2	44 WINTERMUTE RD	2	MEARS, PATRICA	44 WINTERMUTE RD	NEWTON, NJ 07860
7	16	3.2	34 WINTERMUTE RD	2	VIGORITO, STEVEN J & DEBRA A	34 WINTERMUTE RD	NEWTON, NJ 07860
8	2.05	3.5	46 YELLOW FRAME RD	2	HERRMANN, JAMES J & SUANN	46 YELLOW FRAME RD	NEWTON, NJ 07860
8	3	3.4	39 WINTERMUTE RD	2	SCHELL, JOHN K & CYNTHIA M	39 WINTERMUTE RD	NEWTON, NJ 07860
8	3.01	3.5	70 YELLOW FRAME RD	2	VALLOROSI, PETER & BERNADETTE	70 YELLOW FRAME RD	NEWTON, NJ 07860
8	3.02	3.6	45 WINTERMUTE RD	2	KRAWCHUK, MYRON	45 WINTERMUTE RD	NEWTON, NJ 07860
8	7	7.6	55 WINTERMUTE RD	2	CHADDA, SUSHIL K	119 LEONIA AVE	LEONIA, NJ 07605
8	8	5.3	90 YELLOW FRAME RD	2	KARETNICK, BARRY & NAOMI	90 YELLOW FRAME RD	NEWTON, NJ 07860
8	9	2.9	84 YELLOW FRAME RD	2	STURCHIO, KENNETH & BRIDGET	84 YELLOW FRAME RD	NEWTON, NJ 07860
8	11	2.4	94 YELLOW FRAME RD	2	ZONCA, WILLIAM & SHARON	94 YELLOW FRAME RD	NEWTON, NJ 07860
8	12	3.6	65 WINTERMUTE RD	2	FISCHER, JEFFREY ET AL	65 WINTERMUTE RD	NEWTON, NJ 07860
9	4	4.8	48 HIBLER RD	2	DAVIS, JERRY K	48 HIBLER RD	NEWTON, NJ 07860
9	6	2.6	19 HENRY RD	2	LEWIS, JERRY A	PO BOX 114	GREENDELL, NJ 07839
9	7	9.6	11 HENRY RD	2	GROSCHKE, BRIAN K	PO BOX 12	GREENDELL, NJ 07839
9	14	7.4	29 HENRY RD	2	MICHAUD, ROGER & SCHILLER, MARGARET	PO BOX 174	GREENDELL, NJ 07839
9	15	2.4	31 HENRY RD	2	GALLAGHER, JOHN G & MICHELLE M	PO BOX 355	GREENDELL, NJ 07839
10	1.02	5.1	31 HAMILTON RD	2	RAFFAY, LASZLO JR	PO BOX 91	GREENDELL, NJ 07839

Block	Lot	Acres	Property Location	Class	Owner	Owner's Address	City, State
10	1.03	2.6	11 HAMILTON RD	2	KAUFMAN, BARTON & KATHLEEN	11 HAMILTON RD	NEWTON, NJ 07860
10	1.04	2.6	7 HAMILTON RD	2	HESSLER, CORT L III & BARKAN, DAWN	7 HAMILTON RD	NEWTON, NJ 07860
10	4.01	5.6	63 HAMILTON RD	2	O'HANLON, JOHN J & CAROL E	PO BOX 111	GREENDELL, NJ 07839
12	10	3.6	11 HEDDEN RD	2	NUSBAUM, MEREDITH L	11 HEDDEN RD	ANDOVER, NJ 07821
12	10.01	2.3	9 HEDDEN RD	2	DEYOUNG, JAMES E	PO BOX 185	TRANQUILITY, NJ 07879
12	10.02	2.8	15 HEDDEN RD	2	PAGLIUCO, RICHARD	15 HEDDEN RD	ANDOVER, NJ 07821
12	14	2.9	63 HEDDEN RD	2	SCAIRPON, ROBERT J & DENISE A	63 HEDDEN RD	ANDOVER, NJ 07821
12	15	2.5	57 HEDDEN RD	2	DEMAREST, JON P	57 HEDDEN RD	ANDOVER, NJ 07821
12	16	2.6	53 HEDDEN RD	2	DANIELE, JOSEPH G & DEBORAH D	53 HEDDEN RD	ANDOVER, NJ 07821
12	17	2.5	49 HEDDEN RD	2	SPENCE, ROBERT H & XIOMARA E	49 HEDDEN RD	ANDOVER, NJ 07821
12	18	2.8	45 HEDDEN RD	2	BAHNKEN, JOSEPH & BEVERLY	45 HEDDEN RD	ANDOVER, NJ 07821
12	19	2.7	39 HEDDEN RD	2	MORRISON, MICHAEL T & KIMBERLY A	39 HEDDEN RD	ANDOVER, NJ 07821
12	20	5.3	35 HEDDEN RD	2	OCCHIFINTO, ROBERT	15 WHITEHALL RD	ANDOVER, NJ 07821
12	21	3.1	29 HEDDEN RD	2	HAMMOND, WRAY & TRACY B	29 HEDDEN RD	ANDOVER, NJ 07821
12	24	2.3	75 HEDDEN RD	2	BOZZONE, ROBERT S & ELIZABETH P	75 HEDDEN RD	ANDOVER, NJ 07821
12	25	2.0	1 MISTY LN	2	GRASSO, RON & BRENDA	1 MISTY LN	ANDOVER, NJ 07821
12	26	2.6	3 MISTY LN	2	PARKS, RONALD J SR & SHARON L	3 MISTY LN	ANDOVER, NJ 07821
12	27	2.6	5 MISTY LN	2	BERKOWITZ, JOEL & JERIE	5 MISTY LN	ANDOVER, NJ 07821
12	28	2.6	7 MISTY LN	2	SLEZAK, STEVEN & CHRISTINE	PO BOX 306	GREENDELL, NJ 07839
12	29	2.6	9 MISTY LN	2	POST, JOHN & MARGARET	PO BOX 24	TRANQUILITY, NJ 07879
12	30	2.9	11 MISTY LN	2	CHRUSTIC, THOMAS R & ERICA J	11 MISTY LN	ANDOVER, NJ 07821
12	31	3.0	13 MISTY LN	2	DIXON, BARRY & RENE	13 MISTY LN	ANDOVER, NJ 07821
12	32	6.5	15 MISTY LN	2	SEDLAK, JAMES A & MYRA E	PO BOX 132	GREENDELL, NJ 07839
12	33	2.7	17 MISTY LN	2	WERLEY, RICHARD L & DAWN M	17 MISTY LN	ANDOVER, NJ 07821
12	34	2.5	19 MISTY LN	2	PAOLONI, JOHN K & CAROL R	19 MISTY LN	ANDOVER, NJ 07821
12	36	2.5	23 FOX HOLLOW WAY	2	WANAMAKER, ROBERT D & SUSAN A	23 FOX HOLLOW WAY	ANDOVER, NJ 07821
12	37	2.7	25 FOX HOLLOW WAY	2	RITTIE, JASON & MARCIA	25 FOX HOLLOW WAY	ANDOVER, NJ 07821
12	38	5.7	27 FOX HOLLOW WAY	2	MARTZ, WILLIAM & JANIS	27 FOX HOLLOW WAY	ANDOVER, NJ 07821
12	39	2.5	28 FOX HOLLOW WAY	2	FERDENZI, PETER & JACQULYN	28 FOX HOLLOW WAY	ANDOVER, NJ 07821
12	40	2.2	26 FOX HOLLOW WAY	2	CASATELLI, COLLEEN	PO BOX 214	ANDOVER, NJ 07821
12	41	2.5	24 FOX HOLLOW WAY	2	BREWSTER, DAVID	24 FOX HOLLOW WAY	ANDOVER, NJ 07821
12	42	2.4	22 FOX HOLLOW WAY	2	WHITE, MARY E	PO BOX 29	GREENDELL, NJ 07839
12.01	10	3.9	2 FOX HOLLOW WAY	2	RUSSO, GEORGE & MARIA	2 FOX HOLLOW WAY	ANDOVER, NJ 07821
12.01	11	15.1	4 FOX HOLLOW WAY	2	GILLIGAN, EUGENE P & KATHLEEN S	4 FOX HOLLOW WAY	ANDOVER, NJ 07821
12.01	12	2.1	6 FOX HOLLOW WAY	2	PERETORE, JANIS M	PO BOX 175	GREENDELL, NJ 07839
12.01	13	2.0	8 FOX HOLLOW WAY	2	WHARTON, DONALD	8 FOX HOLLOW WAY	ANDOVER, NJ 07821

Block	Lot	Acres	Property Location	Class	Owner	Owner's Address	City, State
12.01	14	13.9	10 FOX HOLLOW WAY	2	STONE, STEVEN S & ANDREA L	10 FOX HOLLOW WAY	ANDOVER, NJ 07821
12.01	15	2.4	12 FOX HOLLOW WAY	2	STONE, CHARLES D & MARIAN P	12 FOX HOLLOW WAY	ANDOVER, NJ 07821
12.01	16	4.2	14 FOX HOLLOW WAY	2	DUGYALA, RAVIPRAKASH R & PAUL, S P	14 FOX HOLLOW WAY	ANDOVER, NJ 07821
12.01	18	2.1	18 FOX HOLLOW WAY	2	GIORDANO, ROBERT & KATHLEEN	18 FOX HOLLOW WAY	ANDOVER, NJ 07821
12.01	19	5.1	20 FOX HOLLOW WAY	2	BIDOT, SALVADOR & MARIA	20 FOX HOLLOW WAY	ANDOVER, NJ 07821
14	2.08	2.7	7 OLD FORGE LN	2	VINCE-CRUZ, JEREMY R & MCCARTHY, P	7 OLD FORGE LN	ANDOVER, NJ 07821
14	2.09	2.1	5 OLD FORGE LN	2	CORINO, MICHAEL & LISA	5 OLD FORGE LN	ANDOVER, NJ 07821
14	3.01	2.8	101 KENNEDY RD	2	KISSANE, JAMES P	BOX 14	TRANQUILITY, NJ 07879
14	9.01	3.3	89 KENNEDY RD	2	HATLEY, WILLIAM T ET AL	PO BOX 61	TRANQUILITY, NJ 07879
14	9.05	3.3	9 MILL RACE CT	2	YANNOTTI, FRANK J	9 MILL RACE CT	ANDOVER, NJ 07821
14	9.06	2.4	8 MILL RACE CT	2	MILLER, GARRET M & PAULA L	8 MILL RACE CT	ANDOVER, NJ 07821
14	29	6.3	12 STONE BRIDGE DR	2	FOX, MATTHEW & DIANE	12 STONE BRIDGE DR	ANDOVER, NJ 07821
14	32	3.7	10 SPRING HUNTER CT	2	IPPOLITO, WILLIAM M & DIANA	10 SPRING HUNTER CT	ANDOVER, NJ 07821
14	33	5.1	15 SPRING HUNTER CT	2	CRISTEA, PETER J & BARBARA	15 SPRING HUNTER CT	ANDOVER, NJ 07821
14	40	3.5	1 SPRING HUNTER CT	2	MAKAUS, MATTHEW & ZARRILLO, JOANN	1 SPRING HUNTER CT	ANDOVER, NJ 07821
16	11.01	2.2	2 GREENTREE DR	2	HERNANDEZ, GASPAR III & RAUSCHER, E	1 GREEN TREE DR	ANDOVER, NJ 07821
16	11.02	2.6	2 RACHEL LN	2	VANHOOREBEKE, RONALD & CHRISTINE M	2 RACHEL LN	ANDOVER, NJ 07821
16	11.03	2.4	4 RACHEL LN	2	DEFEO, JOSEPH & TINA MARIE	4 RACHEL LN	ANDOVER, NJ 07821
16	11.04	2.6	6 RACHEL LN	2	SELIMI, BUJAR	6 RACHEL LN	ANDOVER, NJ 07821
16	11.05	2.8	8 RACHEL LN	2	HOGAN, JAMES W & CATHERINE A	8 RACHEL LN	ANDOVER, NJ 07821
16	11.06	2.1	9 RACHEL LN	2	LIQUIDATION PROPERTIES, INC	2 CORPORATE DR, STE 300	SHELTON, CT 06484
16	11.07	2.1	7 RACHEL LN	2	RADULIC, JOHN & MAURA	7 RACHEL LN	ANDOVER, NJ 07821
16	11.08	2.0	5 RACHEL LN	2	ZAVODA, JOHN JR	5 RACHEL LN	ANDOVER, NJ 07821
16	11.09	2.1	3 RACHEL LN	2	SCHUMANN, GARY R & DENISE L	3 RACHEL LN	ANDOVER, NJ 07821
16	11.10	2.2	1 RACHEL LN	2	LAWREY, BRIAN T & JANICE	1 RACHEL LN	ANDOVER, NJ 07821
16	11.11	2.6	4 GREENTREE DR	2	DELANE, JERRY	28 DRAKE LN	LEDGEWOOD, NJ 07852
16	11.12	2.0	6 GREENTREE DR	2	MATULLO, MICHAEL & MARY	6 GREENTREE DR	ANDOVER, NJ 07821
16	11.13	2.0	2A HERON WAY	2	CASTELLANETA, KEN J & RANELLE R	2A HERON WAY	ANDOVER, NJ 07821
16	11.14	2.0	2 HERON WAY	2	ROSSI, LOUIS & ATHENA	PO BOX 161	TRANQUILITY, NJ 07879
16	11.17	2.1	8 HERON WAY	2	GORAB, RICHARD & DOREEN	8 HERON WAY	ANDOVER, NJ 07821
16	11.18	3.1	10 HERON WAY	2	DIBERNARD, ANDREW & MASIELLO, LISA	10 HERON WAY	ANDOVER, NJ 07821
16	11.19	5.9	11 HERON WAY	2	SCUDDER, RICHARD & SUZANNE	11 HERON WAY	ANDOVER, NJ 07821
16	11.20	5.1	9 HERON WAY	2	LAITE, CHRISTOPHER & DENISE	PO BOX 460	TRANQUILITY, NJ 07879
16	11.21	3.3	7 HERON WAY	2	DUNN, EDWARD J & KATHERINE	7 HERON WAY	ANDOVER, NJ 07821
16	11.22	2.3	5 HERON WAY	2	KOSAKOWSKI, JOSEPH & BETTY	5 HERON WAY	ANDOVER, NJ 07821
16	11.25	2.7	12 GREENTREE DR	2	FURTKEVIC, WILLIAM	12 GREENTREE DR	ANDOVER, NJ 07821

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16	13	2.7	76 CREEK RD	2	GROSCHADL, ROBERT & DONNA	76 CREEK RD	ANDOVER, NJ 07821
16	13.01	30.2	16 GREENTREE DR	2	GREENWOOD, KEITH	16 GREENTREE DR	ANDOVER, NJ 07821
16	15.02	3.3	126 CREEK RD	2	GIBBONS, CHRISTOPHER & ROBBIN	PO BOX 488	TRANQUILITY, NJ 07879
16	15.03	17.2	88 CREEK RD	2	KURZWEIL, ROBERT H	88 CREEK RD	ANDOVER, NJ 07821
16	15.04	5.1	92 CREEK RD	2	IZZO, ALPHONSE JR & LUCILLE	92 CREEK RD	ANDOVER, NJ 07821
16	15.05	3.8	96 CREEK RD	2	RADIGAN, ALNETTA	PO BOX 493	ANDOVER, NJ 07821
16	15.08	2.9	110 CREEK RD	2	MASI, STEVEN A & LISA M	110 CREEK RD	ANDOVER, NJ 07821
16	15.09	3.9	114 CREEK RD	2	HEAVENER, PETER & PATRICIA	114 CREEK RD	ANDOVER, NJ 07821
16	15.10	10.1	124 CREEK RD	2	COMMENT, RAYMOND J	3891 NEW COLUMBIA RD	NEW COLUMBIA, PA 17856
16	29	2.5	24 GREENTREE DR	2	SMITH, WINSTON G & YVONNE P	24 GREENTREE DR	ANDOVER, NJ 07821
16	30	2.9	22 GREENTREE DR	2	SEYMOUR, STEVEN & ELIZABETH	22 GREEN TREE DR	ANDOVER, NJ 07821
16	31	2.5	20 GREENTREE DR	2	AHMAD, MAHMOUD & PATRICIA	20 GREENTREE DR	ANDOVER, NJ 07821
16.01	1	4.9	1 GREENTREE DR	2	FOLEY, EUGENE J	1 GREENTREE DR	ANDOVER, NJ 07821
16.01	4	4.0	86 KENNEDY RD	2	WOODRUFF, NELSON J & DEBRA S	PO BOX 213	TRANQUILITY, NJ 07879
16.01	5	2.9	88A KENNEDY RD	2	SHEEHAN, JOHN J & MARIE A	PO BOX 122	TRANQUILITY, NJ 07879
16.01	12	3.2	14 CREEK RD	2	SNYDER, NANCY L	14 CREEK RD	ANDOVER, NJ 07821
16.01	13	5.0	24 CREEK RD	2	ACKERMAN, CARL & SUZANNE	24 CREEK RD	ANDOVER, NJ 07821
16.01	16	2.5	4 STONE FORGE RD	2	VALLSWORTH, RALPH J & LIZETTE R	4 STONE FORGE RD	ANDOVER, NJ 07821
16.01	17	2.7	6 STONE FORGE RD	2	CARDONE, PAUL	6 STONE FORGE RD	ANDOVER, NJ 07821
16.01	18	2.9	8 STONE FORGE RD	2	DOBROSKOK, PETER P & ROSEMARIE	8 STONE FORGE RD	ANDOVER, NJ 07821
16.01	19	3.0	9 GREENTREE DR	2	SOUSA, NELSON & LISA	9 GREEN TREE DR	ANDOVER, NJ 07821
16.01	20	3.7	7 GREENTREE DR	2	BUCKALEW, GREGORY & JACQUELINE	PO BOX 157	TRANQUILITY, NJ 07879
16.01	21	3.4	2 CARRIAGE DR	2	VASSOLER, CHRISTIAN R	8 GLENN DR	FLANDERS, NJ 07863
16.01	22	3.6	4 CARRIAGE DR	2	ZAPPE, DION H & THERESA D	4 CARRIAGE LN	ANDOVER, NJ 07821
16.01	23	2.8	6 CARRIAGE DR	2	SCERBO, LOUIS & DANIELLE ET AL	6 CARRIAGE DR	ANDOVER, NJ 07821
16.01	24	2.5	3 CARRIAGE DR	2	SQUASHIC, CRISTOPHER & MARIAN	3 CARRIAGE DR	ANDOVER, NJ 07821
16.01	25	2.6	3 GREENTREE DR	2	BOYER, MARK D & KRISTEN H	3 GREENTREE DR	ANDOVER, NJ 07821
17	6	47.6	KENNEDY RD	2	MEHRING, WARREN L	218 MOUNTAIN RD	FLANDERS, NJ 07836
17	8.01	12.4	11 PEQUEST RD	2	POST, JOHN A	PO BOX 24	TRANQUILITY, NJ 07879
17	8.03	12.9	35 PEQUEST RD	2	CLEAVE, JAMES M & SHARON A	35 PEQUEST RD	ANDOVER, NJ 07821
17	10.01	4.0	91 PEQUEST RD	2	ROBINSON, HELEN A	91 PEQUEST RD	ANDOVER, NJ 07821
17	10.02	20.6	99 PEQUEST RD	2	OZDEN, MEHMET K	21802 SWEETGRASS CI	LAKE FOREST, CA 92630
17	11	3.2	111 PEQUEST RD	2	MCCLAIN, SCOTT & YVONNE	111 PEQUEST RD	ANDOVER, NJ 07821
17	12.01	7.4	117 PEQUEST RD	2	BANKS, CAROL A	PO BOX 50	TRANQUILITY, NJ 07879
17	12.02	3.0	139 PEQUEST RD	2	DELANE, JERRY & JUDE	4 GREENTREE DR	ANDOVER, NJ 07821
17	13	8.5	49 PEQUEST RD	2	REID, RICHARD H ET AL TRUSTEE	BOX 112	GREENDELL, NJ 07839

Block	Lot	Acres	Property Location	Class	Owner	Owner's Address	City, State
17	16	6.4	PEQUEST RD	2	CLEAVE, RICHARD J & BARBARA B	PO BOX 45	TRANQUILITY, NJ 07879
18	27	4.3	3 GREEN FARM RD	2	REILLY, PETER J & TONI MARIE	PO BOX 425	TRANQUILITY, NJ 07879
18	28	3.1	7 GREEN FARM RD	2	MCCARTHY, DEBRA M & KEVIN	7 GREEN FARM RD	ANDOVER, NJ 07821
18	29	3.2	9 GREEN FARM RD	2	SWENSON, KENNETH A	9 GREEN FARM RD	ANDOVER, NJ 07821
18	30	3.2	11 GREEN FARM RD	2	TOON, BARRY S & DEBORAH BERRY-	11 GREEN FARM RD	ANDOVER, NJ 07821
18	31	2.8	13 GREEN FARM RD	2	LYNCH, EDWARD J & MARY P	13 GREEN FARM RD	ANDOVER, NJ 07821
18	48	5.2	1 WOODS TR	2	QUENTZ, KELLEE	1 WOODS TR	ANDOVER, NJ 07821
18	49	4.4	14 WOODFIELD RD	2	O'KEEFE, JAMES G & DEMARCO, TRACEY	14 WOODFIELD RD	ANDOVER, NJ 07821
18	50	5.2	16 WOODFIELD RD	2	KAZAWIC, JOHN & LISA	16 WOODFIELD RD	ANDOVER, NJ 07821
18	51	2.8	18 WOODFIELD RD	2	ABITA, JOSEPH F	18 WOODFIELD RD	ANDOVER, NJ 07821
18	52	3.1	20 WOODFIELD RD	2	PEIRANO, MARK & JANET	20 WOODFIELD RD	ANDOVER, NJ 07821
18	53	3.7	22 WOODFIELD RD	2	EWER, DAVID R & GERRARDA M	22 WOODFIELD RD	ANDOVER, NJ 07821
18	54	4.1	24 WOODFIELD RD	2	NICOL, GARY & MOREHOUSE, JILL	24 WOODFIELD RD	ANDOVER, NJ 07821
18	55	12.7	26 WOODFIELD RD	2	HEIL, HELGA G ET AL TST	26 WOODFIELD RD	ANDOVER, NJ 07821
18	56	12.9	27 WOODFIELD RD	2	GIAQUINTO, GLEN & PATRICIA	27 WOODFIELD RD	ANDOVER, NJ 07821
18	57	6.9	25 WOODFIELD RD	2	WILLIAMS, JEFFREY & JEANNE	25 WOODFIELD RD	ANDOVER, NJ 07821
18	58	4.6	23 WOODFIELD RD	2	MOCERINO, CELESTINE & MARK	23 WOODFIELD RD	ANDOVER, NJ 07821
18	59	4.4	21 WOODFIELD RD	2	SESERA, MICHAEL F & NATALIE	21 WOODFIELD RD	ANDOVER, NJ 07821
18	60	5.6	19 WOODFIELD RD	2	KAZAR, EDWARD & CAROLYN	19 WOODFIELD RD	ANDOVER, NJ 07821
18	63	2.3	13 WOODFIELD RD	2	GRANGER, JOHN E	PO BOX 501	TRANQUILITY, NJ 07879
18	64	3.3	11 WOODFIELD RD	2	BUZEK, JOHN W & JO ANN G	11 WOODFIELD RD	ANDOVER, NJ 07821
18	65	2.7	4 FOX RUN	2	ROSSELLI, ROBERT & JUDITH	PO BOX 486	TRANQUILITY, NJ 07879
18	66	3.9	6 FOX RUN	2	FREUND, PETER & LEWANDOWSKI, M	6 FOX RUN	ANDOVER, NJ 07821
18	67	3.4	3 FOX RUN	2	MARGIOTTI, LOUIS A & MARIE A	3 FOX RUN	ANDOVER, NJ 07821
18	68	2.6	1 FOX RUN	2	ANTERO, RICHARD W & KAREN A	PO BOX 163	GREENDELL, NJ 07839
18	69	3.6	7 WOODFIELD RD	2	BRESLAUER, JOHN & KATHRYN	7 WOODFIELD RD	ANDOVER, NJ 07821
18	70	2.8	5 WOODFIELD RD	2	MAY, DANIEL T & KIMBERLY ANN	5 WOODFIELD RD	ANDOVER, NJ 07821
18	71	3.2	3 WOODFIELD RD	2	MURPHY, BROOKE B	PO BOX 88	LITTLE FALLS, NJ 07424
18	72	4.2	1 WOODFIELD RD	2	SELF, ROBERT V & EVELYN	1 WOODFIELD RD	ANDOVER, NJ 07821
18	73	3.7	15 GREEN FARM RD	2	DEFOE, GARY S & PATRICIA L	15 GREEN FARM RD	ANDOVER, NJ 07821
18.01	6	4.7	2 GREEN FARM RD	2	LOSIER, THOMAS P & CAROL O	2 GREEN FARM RD	ANDOVER, NJ 07821
18.01	8	8.7	47 MACKERLEY RD	2	MC COLE, DOROTHY	47 MACKERLEY RD	NEWTON, NJ 07860
18.01	16	3.7	31 MACKERLEY RD	2	TULLY, MATTHEW D & ROSE MARY	31 MACKERLEY RD	NEWTON, NJ 07860
18.01	20	4.5	195 PEQUEST RD	2	JONES, BRADFORD & DENISE KELLY	195 PEQUEST RD	ANDOVER, NJ 07821
18.01	21	3.6	199 PEQUEST RD	2	POSSE, MIGUEL A & FRACHIA, ROSANA E	199 PEQUEST RD	ANDOVER, NJ 07821
18.01	22	3.4	205 PEQUEST RD	2	JACINTO, LUIS & AMY ET AL	205 PEQUEST RD	ANDOVER, NJ 07821

Block	Lot	Acres	Property Location	Class	Owner	Owner's Address	City, State
18.01	23	3.1	27 MACKERLEY RD	2	TARANTINO, MARGARET M	PO BOX 871	NEWTON, NJ 07860
18.01	24	5.3	21 MACKERLEY RD	2	LUCIANI, VINCENT & SHARON	21 MACKERLEY RD	NEWTON, NJ 07860
18.01	25	2.8	15 MACKERLEY RD	2	ROSA, MANUEL & CROSS, JILL I	15 MACKERLY RD	NEWTON, NJ 07860
18.01	32	3.1	16 GREEN FARM RD	2	LYNCH, WILLIAM T & MAUREEN R	16 GREEN FARM RD	ANDOVER, NJ 07821
18.01	33	5.5	14 GREEN FARM RD	2	RIZZO, ANTHONY & EVA	14 GREEN FARM RD	ANDOVER, NJ 07821
18.01	34	6.4	12 GREEN FARM RD	2	GRIBLER, LARRY & MARILYN	12 GREEN FARM RD	ANDOVER, NJ 07821
18.01	35	6.1	10 GREEN FARM RD	2	LYNCH, JOHN & SUZANNE	10 GREEN FARM RD	ANDOVER, NJ 07821
18.01	36	3.9	8 GREEN FARM RD	2	MOSSAD, MAJID & LOLA	8 GREEN FARM RD	ANDOVER, NJ 07821
18.01	37	6.2	6 GREEN FARM RD	2	BIENKO, ANNIE	PO BOX 2	TRANQUILITY, NJ 07879
18.01	38	3.0	18 GREEN FARM RD	2	HURTA, GLENN M & KATHLEEN	18 GREEN FARM RD	ANDOVER, NJ 07821
18.01	39	2.6	20 GREEN FARM RD	2	VENA, RAYMOND S JR & ANNEMARIE	20 GREEN FARM RD	ANDOVER, NJ 07821
18.02	40	2.1	23 GREEN FARM RD	2	SNYDER, JODIANNE D	23 GREEN FARM RD	ANDOVER, NJ 07821
18.02	41	2.6	21 GREEN FARM RD	2	LEIFKEN, GREGORY & DENISE	21 GREEN FARM RD	ANDOVER, NJ 07821
18.02	42	3.3	19 GREEN FARM RD	2	NEARY, AUSTIN M & LINDA J	19 GREEN FARM RD	ANDOVER, NJ 07821
18.02	43	3.7	2 WOODFIELD RD	2	IRMITER, CHARLES & DEBORAH D	2 WOODFIELD RD	ANDOVER, NJ 07821
18.02	44	2.4	4 WOODFIELD RD	2	CORFIELD, REGINALD & LYDIA	4 WOODFIELD RD	ANDOVER, NJ 07821
18.02	45	2.6	6 WOODFIELD RD	2	D'APRIX, BARRY R & SYLVIA M	6 WOODFIELD RD	ANDOVER, NJ 07821
18.02	46	3.2	8 WOODFIELD RD	2	HOFFMAN, STEVEN L & SUZANE J	8 WOODFIELD RD	ANDOVER, NJ 07821
18.02	47	2.9	10 WOODFIELD RD	2	CASSIDY, THOMAS O & DOLORES H	30 HELLER RD	BLAIRSTOWN, NJ 07825
19	10.01	5.8	89 CREEK RD	2	BOYLE, ROBERT & JANIS	89 CREEK RD	ANDOVER, NJ 07821
19	10.04	2.9	119 CREEK RD	2	HAUMACHER, ARTHUR T	119 CREEK RD	ANDOVER, NJ 07821
19	18.02	4.6	140 PEQUEST RD	2	VAN DER GROEF, ADRIAN	140 PEQUEST RD	ANDOVER, NJ 07821
19	18.04	16.3	144 PEQUEST RD	2	BLANCHARD, HERBERT	144 PEQUEST RD	ANDOVER, NJ 07821
19	19.01	2.5	70 PEQUEST RD	2	ZAMBARDI, ROBERT & SHELLEY	70 PEQUEST RD	ANDOVER, NJ 07821
19	19.02	2.4	76 PEQUEST RD	2	SELTMAN, WILLIAM	PO BOX 88	TRANQUILITY, NJ 07879
19	21	8.3	38 PEQUEST RD	2	MATULEWSKI, LENARD & ASTRID	38 PEQUEST RD	ANDOVER, NJ 07821
19	23	2.7	14 OLD POND LN	2	GRANT, JOHN L	PO BOX 33	TRANQUILITY, NJ 07879
19	24	2.7	26 OLD POND LN	2	WARDEN, MARY LOU & MARY JANE	PO BOX 1448	WAYNE, NJ 07474
19	25	2.8	34 OLD POND LN	2	COLELLO, MATTHEW S	PO BOX 8	TRANQUILITY, NJ 07879
19	26	3.6	41 OLD POND LN	2	ZAREMSKI, MICHAEL	41 OLD POND LN	ANDOVER, NJ 07821
19	27	5.5	42 OLD POND LN	2	CAICO, JARAD & GRACE	42 OLD POND LN	ANDOVER, NJ 07821
19	28	3.1	35 OLD POND LN	2	YOST, BRIAN T & CAROL L	35 OLD POND LN	ANDOVER, NJ 07821
19	29	2.7	29 OLD POND LN	2	SYLVESTER, WILLIAM & PAMELA	29 OLD POND LN	ANDOVER, NJ 07821
19	30	2.9	32 AUTUMN RIDGE RD	2	GREMBOWIEC, SIGMUND J	PO BOX 39	TRANQUILITY, NJ 07879
19	31	3.1	24 AUTUMN RIDGE RD	2	BRADY, DAVID B & LYNN	PO BOX 53	TRANQUILITY, NJ 07879
19	32	3.6	18 AUTUMN RIDGE RD	2	ECKENRODE, JOHN & ANDREA	18 AUTUMN RIDGE RD	ANDOVER, NJ 07821

Block	Lot	Acres	Property Location	Class	Owner	Owner's Address	City, State
19	33	2.9	3 BROOKSIDE LN	2	MERLO, GREGORY S & WANDA L	3 BROOKSIDE LN	ANDOVER, NJ 07821
19	34	2.9	7 BROOKSIDE LN	2	DEUTSCHE BANK NAT'L TRUST	3 ADA	IRVINE, CA 92618
19	35	2.8	13 BROOKSIDE LN	2	STEIN, RICHARD A	PO BOX 21	TRANQUILITY, NJ 07879
19	36	2.9	18 BROOKSIDE LN	2	WILSON, RICHARD A	18 BROOKSIDE LN	ANDOVER, NJ 07821
19	37	3.1	16 BROOKSIDE LN	2	LANCE, EVELYN M	PO BOX 115	TRANQUILITY, NJ 07879
19	38	3.4	10 AUTUMN RIDGE RD	2	WOOD, MICHAEL S & KATHLEEN A	10 AUTUMN RIDGE RD	ANDOVER, NJ 07821
19	39	2.7	2 AUTUMN RIDGE RD	2	KOMSA, REBECCA V	PO BOX 52	TRANQUILITY, NJ 07879
19	44	2.1	5 FIELDVIEW RD	2	RYAN, TIMOTHY & MARY K	5 FIELDVIEW RD	ANDOVER, NJ 07821
19	45	2.8	7 FIELDVIEW RD	2	BEFUMO, PHILLIP J & JULIE L	7 FIELDVIEW RD	ANDOVER, NJ 07821
19	51	2.4	13 SUMMIT RD	2	MULL, STEPHEN J & KATHLEEN H	13 SUMMIT RD	ANDOVER, NJ 07821
19	52	2.9	15 SUMMIT RD	2	CASTLE, GREGORY & KATHERINE	15 SUMMIT RD	ANDOVER, NJ 07821
19	53	2.2	17 SUMMIT RD	2	KAISER, ALBERT J & NANCY T	17 SUMMIT RD	ANDOVER, NJ 07821
19	54	2.3	19 SUMMIT RD	2	VELEZ, MELVIN & RODON, CARMEN	19 SUMMIT RD	ANDOVER, NJ 07821
19	57	2.0	27 SUMMIT RD	2	JOST, DONALD F JR	27 SUMMIT RD	ANDOVER, NJ 07821
19	67	2.6	44 SUMMIT RD	2	THIEL, FREDERICK W & MAUREEN P	44 SUMMIT RD	ANDOVER, NJ 07821
19	68	2.5	42 SUMMIT RD	2	MATONIS, ROBERT JR	42 SUMMIT RD	ANDOVER, NJ 07821
19	69	2.6	40 SUMMIT RD	2	CERCONE, JOSEPH A & CAROL J	40 SUMMIT RD	ANDOVER, NJ 07821
19	70	3.0	38 SUMMIT RD	2	YOUNG, DAVID & SUSAN	38 SUMMIT RD	ANDOVER, NJ 07821
19	71	2.1	24 FIELDVIEW RD	2	POST, STEVEN & KRISTIN B	24 FIELDVIEW RD	ANDOVER, NJ 07821
19.01	5	2.1	11 FIELDVIEW RD	2	THOMPSON, ALAN & VITA	11 FIELDVIEW RD	ANDOVER, NJ 07821
20	5	4.6	214 PEQUEST RD	2	NEILAN, WILLIAM M & FAYE S	214 PEQUEST RD	ANDOVER, NJ 07821
20	5.01	4.7	212 PEQUEST RD	2	DEAN, VICTOR JR	212 PEQUEST RD	ANDOVER, NJ 07821
20	7	3.6	184 PEQUEST RD	2	VITZ, ROBERT	184 PEQUEST RD	ANDOVER, NJ 07821
20	8	3.7	168 PEQUEST RD	2	GALDI, ALFRED S & FRANCES	BOX 03052831	SIOUX FALLS, SD 57186
20	9	10.2	218 PEQUEST RD	2	WALKER, DENNIS K & MARY B	218 PEQUEST RD	ANDOVER, NJ 07821
20	10	8.4	196 PEQUEST RD	2	STAGNARI, ANNE D	196 PEQUEST RD	ANDOVER, NJ 07821
20	11	8.3	200 PEQUEST RD	2	MAZZOTTA, BEVERLY A & MAENDRALLA, B	200 PEQUEST RD	ANDOVER, NJ 07821
20	12	4.0	172 PEQUEST RD	2	HOLZHAUER, SCOTT J & MARY BETH	172 PEQUEST RD	ANDOVER, NJ 07821
21	3.01	2.3	87 PHILLIPS RD	2	CONKLING, DANIEL C & HEIDI M	87 PHILLIPS RD	NEWTON, NJ 07860
21	4.02	2.9	208 WOLFS CORNER RD	2	D'ANDREA, JERRY & MARIA	208 WOLFS CORNER RD	NEWTON, NJ 07860
21	4.04	3.1	11 JAMES ST	2	BALL, EDWARD & KATHERINE	BOX 62	GREENDELL, NJ 07839
21	6.01	2.7	59 PHILLIPS RD	2	O'BRIEN, THOMAS IV & P DIANE	59 PHILLIPS RD	NEWTON, NJ 07860
21	6.03	3.0	29 PHILLIPS RD	2	SPROFERA, JOSEPH H	29 PHILLIPS RD	NEWTON, NJ 07860
21	6.04	2.8	35 PHILLIPS RD	2	FERREIRA, MARIANN	35 PHILLIPS RD	NEWTON, NJ 07860
21	6.05	4.8	37 PHILLIPS RD	2	FELDMAN ESTATE, LLC	37 PHILLIPS RD	NEWTON, NJ 07860
21	6.06	3.8	47 PHILLIPS RD	2	FRASER, HERBERT	47 PHILLIPS RD	NEWTON, NJ 07860

Block	Lot	Acres	Property Location	Class	Owner	Owner's Address	City, State
21	7.02	3.4	34 MACKERLEY RD	2	BEAULIEU, CARL A	34 MACKERLEY RD	NEWTON, NJ 07860
21	7.03	4.0	28 MACKERLEY RD	2	STERN, GARY	28 MACKERLEY RD	NEWTON, NJ 07860
21	7.04	3.1	21 PHILLIPS RD	2	CRISSEY, JENNIFER	21 PHILLIPS RD	NEWTON, NJ 07860
21	7.06	3.4	30 MACKERLEY RD	2	BOLICH, ROBERT	30 MACKERLEY RD	NEWTON, NJ 07860
21	9	6.7	52 MACKERLEY RD	2	KOHL, MARGARET V	52 MACKERLY RD	NEWTON, NJ 07860
21	9.01	2.7	58 MACKERLEY RD	2	DUDA, RICHARD A & DOWNEY, KELLY	58 MACKERLEY RD	NEWTON, NJ 07860
21	10	24.0	94 MACKERLEY RD	2	REGENTHAL, JOHN A	15 W ASPEN WAY	ABERDEEN, NJ 07747
21	10.01	3.1	62 MACKERLEY RD	2	MILLER, BRUCE & JOAN	62 MACKERLY RD	NEWTON, NJ 07860
21	10.02	3.0	66 MACKERLEY RD	2	MOHAN, TIMOTHY & MELISSA	66 MACKERLY RD	NEWTON, NJ 07860
21	10.03	20.6	92 MACKERLEY RD	2	TOMPKINS, RAYMOND F JR & KAREN V	92 MACKERLEY RD	NEWTON, NJ 07860
21	10.04	2.5	70 MACKERLEY RD	2	WINCH, WALTER D	70 MACKERLEY RD	NEWTON, NJ 07860
21	11	2.0	80 MACKERLEY RD	2	MILLER, OSCAR	BOX 32	GREENDELL, NJ 07839
21	12	2.8	88 MACKERLEY RD	2	FRANCO, EMILIANO	88 MACKERLEY RD	NEWTON, NJ 07860
21	14.03	2.6	194 WOLFS CORNER RD	2	STARK, ROBERT	194 WOLF'S CORNER RD	NEWTON, NJ 07860
21	14.04	2.8	198 WOLFS CORNER RD	2	DOUGLAS, DAVID A & VERONICA	198 WOLFS CORNER RD	NEWTON, NJ 07860
21	14.05	5.0	12 JAMES ST	2	BOYLE, RICHARD J & PENELOPE L	12 JAMES ST	NEWTON, NJ 07860
21	14.06	3.6	1 LAUREL DR	2	DILLARD, CHARLES E & MARY K	1 LAUREL DR	NEWTON, NJ 07860
21	15.01	3.3	4 LAUREL DR	2	DOMINGUEZ, FRANK J	4 LAUREL DR	NEWTON, NJ 07860
21	15.02	3.5	10 LAUREL DR	2	RICCIARDI, JODI	10 LAUREL DR	NEWTON, NJ 07860
21	15.03	3.7	2 PEBBLES RD	2	BOLSTER, CONRAD J	PO BOX 45	GREENDELL, NJ 07839
21	15.05	3.6	14 LAUREL DR	2	EICH, CRAIG J & KATHLEEN R	PO BOX 415	ANDOVER, NJ 07821
22	3	6.9	271 PEQUEST RD	2	DENNIS, BRITA & ANDREW	PO BOX 24	ANDOVER, NJ 07821
22	4	7.5	261 PEQUEST RD	2	NEWSOME, PATRICK J	261 PEQUEST RD	ANDOVER, NJ 07821
22	5	2.8	249 PEQUEST RD	2	RICHERT, CHARLENE V	249 PEQUEST RD	ANDOVER, NJ 07821
22	14.02	2.1	20 PHILLIPS RD	2	RICHARD, DONALD	20 PHILLIPS RD	NEWTON, NJ 07860
22	14.03	7.3	40 PHILLIPS RD	2	KLAPMUTS, THOMAS & CANDACE	40 PHILLIPS RD	NEWTON, NJ 07860
22	14.04	5.0	30 PHILLIPS RD	2	INMAN, CULLEN L	30 PHILLIPS RD	NEWTON, NJ 07860
22	14.05	2.8	24 PHILLIPS RD	2	SIEGEL, RICHARD M & LEIGH T	24 PHILLIPS RD	NEWTON, NJ 07860
22	14.06	2.1	18 PHILLIPS RD	2	HOGAN, TIMOTHY J & SANDRA E	18 PHILLIPS RD	NEWTON, NJ 07860
22	14.07	4.9	48 PHILLIPS RD	2	DIVINCENT, ANTHONY D	48 PHILLIPS RD	NEWTON, NJ 07860
22	15	3.5	74 PHILLIPS RD	2	MONTAGNE, MIRIAM	386 RT 94 SO	NEWTON, NJ 07860
22	16	2.8	76 PHILLIPS RD	2	MASTROGIOVANNI, JOHN J & HELEN	76 PHILLIPS RD	NEWTON, NJ 07860
22	24	4.2	215 PEQUEST RD	2	BOWERS, THOMAS & FLORENCE M	215 PEQUEST RD	ANDOVER, NJ 07821
22	26	2.6	42 PHILLIPS RD	2	BYRNE, KELLY	42 PHILLIPS RD	NEWTON, NJ 07860
23	2	2.4	15 SUTTON RD	2	NEHRINGS, JOHN	15 SUTTON RD	ANDOVER, NJ 07821
24	5	9.9	296 PEQUEST RD	2	DEVINE, TIMOTHY & MAUREEN	296 PEQUEST RD	ANDOVER, NJ 07821

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24	7	3.1	312 PEQUEST RD	2	WEBER, DENISE RUTH	312 PEQUEST RD	ANDOVER, NJ 07821
25	2	2.6	221 BRIGHTON RD	2	FOLEY, EDWARD A	BOX 646	ANDOVER, NJ 07821
28	4	4.8	189 WHITEHALL RD	2	NELSON, SHIRLEY	PO BOX 201	STILLWATER, NJ 07875
28	5	0.5	189 WHITEHALL RD	2	NELSON, SHIRLEY	PO BOX 201	STILLWATER, NJ 07875
31	8.03	3.5	303 DECKER POND RD	2	CAFARO, FRANK J JR & JOAN M	PO BOX 417	ANDOVER, NJ 07821
31	10	3.4	211 DECKER POND RD	2	GIALANELLA, HENRY J & COLLEEN A	211 DECKER POND RD	ANDOVER, NJ 07821
31	10.01	26.0	11A MOUNTAIN VIEW DR	2	BRANDINGER, NORMAN & ALICE	11A MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	11	2.3	1 MOUNTAIN VIEW DR	2	MASON, ROBERT F & CLORINDA A	1 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	13	2.1	5 MOUNTAIN VIEW DR	2	GOLDSHTEYN, FELIKS & VELA	5 MOUNTAINVIEW DR	ANDOVER, NJ 07821
31	14	2.1	7 MOUNTAIN VIEW DR	2	SAINT-PREUX, JONATHAN	210 TILLOU RD	SOUTH ORANGE, NJ 07079
31	15	2.1	9 MOUNTAIN VIEW DR	2	SHIELDS, PATRICIA ET AL	9 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	16	2.3	11 MOUNTAIN VIEW DR	2	IRIZARRY, WALTER & KIMBERLY	11 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	17	2.8	13 MOUNTAIN VIEW DR	2	LA PADULA, JOHN J & ANN M	13 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	18	2.5	15 MOUNTAIN VIEW DR	2	FORD, JEROD C & KELLY A	15 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	19	2.5	17 MOUNTAIN VIEW DR	2	DUPONT, JAMES M II & PATRICE	17 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	20	3.0	19 MOUNTAIN VIEW DR	2	TAO. LIN & FULLER, JOHN	19 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	21	2.5	21 MOUNTAIN VIEW DR	2	OCHESKI, KEITH & JANET	21 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	22	2.5	23 MOUNTAIN VIEW DR	2	RISK, ROBERT S & MICHELE E	23 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	23	2.6	25 MOUNTAIN VIEW DR	2	ASSANTE, PAUL	25 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	24	3.3	27 MOUNTAIN VIEW DR	2	DOLAK, TERENCE M & ACHENBACH, PEGGY	27 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	25	3.3	26 MOUNTAIN VIEW DR	2	CHOMOW, MARK & DEBRA	26 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	26	3.4	24 MOUNTAIN VIEW DR	2	BUNDA, ROBERT	24 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
31	27	2.7	12 SUNNY LN	2	MOTT, WILLIAM D & JO ANNE	12 SUNNY LN	ANDOVER, NJ 07821
31	28	3.1	10 SUNNY LN	2	MUDULI, PRADIPTA	PO BOX 158	TRANQUILITY, NJ 07879
31	29	2.5	8 SUNNY LN	2	GREENBERG, MARIA C	8 SUNNY LN	ANDOVER, NJ 07821
31	30	7.8	6 SUNNY LN	2	ARONOFF, HARVEY & CAROLE	6 SUNNY LN	ANDOVER, NJ 07821
31	31	4.9	2 COURTNEY LN	2	COPLON, QUENTIN D & FRANCINE R	2 COURTNEY LN	ANDOVER, NJ 07821
34	1	2.5	1 LAKEVIEW DR	2	REYELT, ERIC W & VICTORIA M	1 LAKEVIEW DR	ANDOVER, NJ 07821
34	6	2.6	244 DECKER POND RD	2	IWANOWSKI, HENRY ET AL	244 DECKER POND RD	ANDOVER, NJ 07821
34	11.02	5.4	282 DECKER POND RD	2	THORSDEN, CAROL E	PO BOX 351	ANDOVER, NJ 07821
34	11.04	5.5	294 DECKER POND RD	2	COSTELLO, JOHN	294 DECKER POND RD	ANDOVER, NJ 07821
34	12	2.0	302 DECKER POND RD	2	DARNSTEADT, DARRIN L	302 DECKER POND RD	ANDOVER, NJ 07821
34	13.02	6.2	114 WHITEHALL RD	2	TRI-FARMS, INC	PO BOX 870	NEWTON, NJ 07860
34	14	3.9	WHITEHALL RD	2	NEILL, PATRICK J & JANINE	179 WHITEHALL RD	ANDOVER, NJ 07821
34	22	4.5	WHITEHALL RD	2	WROBLESKI, JOHN & LYNN	PO BOX 665	ANDOVER, NJ 07821
34	27	5.3	13 LAKEVIEW DR	2	PFEIFER, DEAN & JOANNE	13 LAKEVIEW DR	ANDOVER, NJ 07821

Block	Lot	Acres	Property Location	Class	Owner	Owner's Address	City, State
34	28	5.3	11 LAKEVIEW DR	2	DELLAMO, ERNEST J & LAURA ANN	11 LAKEVIEW DR	ANDOVER, NJ 07821
34	30	3.9	3 HIGHLAND AVE	2	SAAR, WILLIAM & ELIZABETH M	3 HIGHLAND AVE	ANDOVER, NJ 07821
34	34	4.7	9 LAKEVIEW DR	2	STICKLES, EDWARD H JR & DEBRA A	9 LAKEVIEW DR	ANDOVER, NJ 07821
34	35	4.5	7 LAKEVIEW DR	2	HIND, WILLIAM	7 LAKEVIEW DR	ANDOVER, NJ 07821
34	36	3.2	3 LAKEVIEW DR	2	RUSSELL, JEFFREY	3 LAKEVIEW DR	ANDOVER, NJ 07821
34	37	3.1	5 LAKEVIEW DR	2	FALZARANO, LOUIS J JR	314 MAIN ST	HACKETTSTOWN, NJ 07840
35	1.01	2.9	45 AIRPORT RD	2	LAWREY, JOHN	45 AIRPORT RD	ANDOVER, NJ 07821
35	7	3.1	67 DECKER POND RD	2	ESTELL, HERBERT	BOX 46	TRANQUILITY, NJ 07879
44	27	3.5	2 LAKE TERR	2	LAKE TRANQUILITY COMMUNITY CLUB	PO BOX 13	TRANQUILITY, NJ 07879
48	19	5.5	46 SCENIC DR	2	ANTONELLIS, JOSEPH	PO BOX 172	TRANQUILITY, NJ 07879
48	21	4.3	34 HIGHLAND AVE	2	DIMARZO, MICHAEL & KATHLEEN	34 HIGHLAND AVE	ANDOVER, NJ 07821
48	22	4.4	28 HIGHLAND AVE	2	VIERSMA, MICHAEL & ANGELA	PO BOX 108	TRANQUILITY, NJ 07879
48	23	4.3	26 HIGHLAND AVE	2	ASHLEY, LAWRENCE E & NIELD, FRANCES	26 HIGHLAND AVE	ANDOVER, NJ 07821
48	24	5.3	18 HIGHLAND AVE	2	THOMSON, KIRK & THERESA	18 HIGHLAND AVE	ANDOVER, NJ 07821
48	25	5.7	10 HIGHLAND AVE	2	NOLAN, MICHAEL	10 HIGHLAND AVE	ANDOVER, NJ 07821
48	26	4.0	8 HIGHLAND AVE	2	DELAHANTY, SHAWN & HEIDI	8 HIGHLAND AVE	ANDOVER, NJ 07821
71	7	2.7	185 DECKER POND RD	2	CLOUGHSEY, THOMAS	185 DECKER POND RD	ANDOVER, NJ 07821
75	6	2.4	149 DECKER POND RD	2	SCHEFFLER, KEITH S & ROBIN	149 DECKER POND RD	ANDOVER, NJ 07821
75	6.01	2.3	2 SPRUCE DR	2	SALVADOR, ALDO	2 SPRUCE DR	ANDOVER, NJ 07821
76	1	5.1	155 DECKER POND RD	2	MILLER, LEWIS D JR	PO BOX 149	TRANQUILITY, NJ 07879
76	8	2.5	5 ESTELL WAY	2	BENE, WILLIAM & CAROL	5 ESTELL WAY	ANDOVER, NJ 07821
77	20.02	3.1	9 SHOTWELL RD	2	HILLMAN, DOUGLAS	9 SHOTWELL RD	NEWTON, NJ 07860
77	20.03	3.4	15 SHOTWELL RD	2	AGRESTI, ANGELO & BRINCK, ERIN	15 SHOTWELL RD	NEWTON, NJ 07860
79	5	2.3	4 FAWN HOLLOW DR	2	GAVILANES, LUIS E	4 FAWN HOLLOW DR	NEWTON, NJ 07860
79	6	2.3	6 FAWN HOLLOW DR	2	NOLL, KENNETH M & NORA L	6 FAWN HOLLOW DR	NEWTON, NJ 07860
79	7	2.1	8 FAWN HOLLOW DR	2	VANDENBERG, JOHN C III & CHRISTINE	8 FAWN HOLLOW DR	NEWTON, NJ 07860
80	8	2.0	106 WOLFS CORNER RD	2	RIBEIRO, JOAO & LUZ	106 WOLFS CORNER RD	NEWTON, NJ 07860
104	2	2.5	112 MACKERLEY RD	2	OLSON, ROBERT E & PATRICIA C	112 MACKERLEY RD	NEWTON, NJ 07860
104	3	2.7	110 MACKERLEY RD	2	IORE, PAUL F & MARARET A	110 MACKERLEY RD	NEWTON, NJ 07860
104	4	2.6	106 MACKERLEY RD	2	ROMANO, LOUIS & JOSEPHINE	106 MACKERLEY RD	NEWTON, NJ 07860
104	5	2.4	102 MACKERLEY RD	2	MAC KINNON, LARA	102 MACKERLEY RD	NEWTON, NJ 07860
104	6	2.6	100 MACKERLEY RD	2	SCALICI, AUGUST & SUSAN	100 MACKERLEY RD	NEWTON, NJ 07860
104	7	2.8	98 MACKERLEY RD	2	MURRAY, DANIEL J & BETSY J	98 MACKERLEY RD	NEWTON, NJ 07860
116	2	3.4	5 OLD POND LN	2	LUFF, THOMAS A & DIANE L	5 OLD POND LN	ANDOVER, NJ 07821
116	3	3.1	9 OLD POND LN	2	KILLIAN, EDWARD J JR & MICHELLE	PO BOX 102	TRANQUILITY, NJ 07879
116	4	2.9	17 OLD POND LN	2	ANTONELLIS, PETER	17 OLD POND LN	ANDOVER, NJ 07821

Block	Lot	Acres	Property Location	Class	Owner	Owner's Address	City, State
116	5	3.1	23 OLD POND LN	2	MOYE, JAMES R & DAWN M	23 OLD POND LN	ANDOVER, NJ 07821
116	6	2.8	41 AUTUMN RIDGE RD	2	SIROCKY, WILLIAM F	PO BOX 44	TRANQUILITY, NJ 07879
116	7	3.1	35 AUTUMN RIDGE RD	2	ACHINAPURA, PETER & RECHELE	35 AUTUMN RIDGE RD	ANDOVER, NJ 07821
116	8	2.8	31 AUTUMN RIDGE RD	2	STOTE, FREDERICK	PO BOX 128	GREENDELL, NJ 07839
116	9	2.8	21 AUTUMN RIDGE RD	2	WARDEN, JEFFREY W & MAUREEN L	21 AUTUMN RIDGE RD	ANDOVER, NJ 07821
116	10	2.8	11 AUTUMN RIDGE RD	2	OPIEKUN, JAMES H	PO BOX 94	TRANQUILITY, NJ 07879
116	11	3.2	1 AUTUMN RIDGE RD	2	KAHN, PETER & MARY E	1 AUTUMN RIDGE RD	ANDOVER, NJ 07821
117	1	2.6	1 STONE FORGE RD	2	PEGEL, ROBERT & ZULMA	1 STONE FORGE RD	ANDOVER, NJ 07821
117	2	2.4	54 CREEK RD	2	BRAUN, THOMAS H & MARANO, JEAN A	54 CREEK RD	ANDOVER, NJ 07821
117	3	2.3	15 GREENTREE DR	2	HUMPHREY, MEWBURN H & AGNES A	15 GREEN TREE DR	ANDOVER, NJ 07821
117	4	3.3	7 STONE FORGE RD	2	WEISSENSE, PAUL & MONIKA	7 STONE FORGE RD	ANDOVER, NJ 07821
117	5	2.6	5 STONE FORGE RD	2	BIST, MAHENDER S & ANITA S	5 STONE FORGE RD	ANDOVER, NJ 07821
117	6	2.7	3 STONE FORGE RD	2	NIEMIEC, GARY R & GAIL M	3 STONE FORGE RD	ANDOVER, NJ 07821
118	1	4.5	2 MOUNTAIN VIEW DR	2	BURKE, JOHN J & MARY E	2 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
118	2	2.6	4 MOUNTAIN VIEW DR	2	MASLONKA, TOMASZ & DONNA	4 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
118	3	2.6	2 SUNNY LN	2	RIEKEN, BRIAN K & CELIA I	2 SUNNY LN	ANDOVER, NJ 07821
118	4	5.7	1 COURTNEY LN	2	CONNELLY, JOHN R	1 COURTNEY LN	ANDOVER, NJ 07821
119	1	2.5	8 MOUNTAIN VIEW DR	2	NAZAIRE, PIERRE & CAROL	8 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
119	2	2.4	10 MOUNTAIN VIEW DR	2	BROWN, ROBERT L & DEBBIE	10 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
119	3	2.0	12 MOUNTAIN VIEW DR	2	SAKS, WILLIAM J SR & MARIANNE	12 MOUNTAIN VIEW DR	ANDOVER, NJ 07821
119	4	2.5	14 MOUNTAIN VIEW DR	2	VITIELLO, ROBERT S & CAROL	14 MOUNTIAN VIEW DR	ANDOVER, NJ 07821
119	5	2.5	7 SUNNY LN	2	EFFENBERGER, ROBERT J & CAROLINE M	7 SUNNY LN	ANDOVER, NJ 07821
119	6	5.3	5 SUNNY LN	2	SINGE, HERBERT R JR & BELINDA R	900 HAVILAND DR	HILLSIDE, NJ 07205
119	7	2.5	3 SUNNY LN	2	SLUTSKY, MARTIN W & SUSAN I S	3 SUNNY LN	ANDOVER, NJ 07821
123	1	3.0	74 HEDDEN RD	2	MOCCIA, KATHLEEN M	74 HEDDEN RD	ANDOVER, NJ 07821
123	2	2.9	80 HEDDEN RD	2	D'AMICO, ROBERT S & CAROL A	80 HEDDEN RD	ANDOVER, NJ 07821
124	1	5.8	1 FOX HOLLOW WAY	2	ROBINSON, BROOKS D & LINDA L	1 FOX HOLLOW WAY	ANDOVER, NJ 07821
124	2	2.8	3 FOX HOLLOW WAY	2	ATHENS, JAMES P	3 FOX HOLLOW WAY	ANDOVER, NJ 07821
124	3	2.6	5 FOX HOLLOW WAY	2	REINBOLD, CATHI & FRANK	5 FOX HOLLOW WAY	ANDOVER, NJ 07821
124	4	2.5	7 FOX HOLLOW WAY	2	MAY, CHARLES P & MAUREEN A	7 FOX HOLLOW WAY	ANDOVER, NJ 07821
124	5	2.1	9 FOX HOLLOW WAY	2	STRASSER, ROBERT & RIGBY, MICHELLE	9 FOX HOLLOW WAY	ANDOVER, NJ 07821
124	6	2.0	11 FOX HOLLOW WAY	2	KIRBY, TIMOTHY P & MICHELLE C	11 FOX HOLLOW WAY	ANDOVER, NJ 07821
124	7	2.3	13 FOX HOLLOW WAY	2	LANE, PATRICIA	13 FOX HOLLOW WAY	ANDOVER, NJ 07821
124	8	2.1	16 MISTY LN	2	O'BRIEN, TERENCE P & SUSAN L	16 MISTY LN	ANDOVER, NJ 07821
124	9	2.0	14 MISTY LN	2	ALVES, JOAO & ANA	14 MISTY LN	ANDOVER, NJ 07821
124	10	2.1	12 MISTY LN	2	STUNGER, ALAN F & BARBARA T	12 MISTY LN	ANDOVER, NJ 07821

Block	Lot	Acres	Property Location	Class	Owner	Owner's Address	City, State
124	11	2.1	10 MISTY LN	2	QUINN, JAMES & KATHLEEN	10 MISTY LN	ANDOVER, NJ 07821
124	12	2.6	8 MISTY LN	2	MONCHO, GEORGE & MARIA	8 MISTY LN	ANDOVER, NJ 07821
124	13	2.5	6 MISTY LN	2	DEGOLIER, JOHN S & DIANE T	6 MISTY LN	ANDOVER, NJ 07821
124	14	2.7	4 MISTY LN	2	DRISLANE, WILLIAM G & MARGARET A	4 MISTY LN	ANDOVER, NJ 07821
124	15	7.3	2 MISTY LN	2	SPILSBURY, MONICA M & CANTALUPO, G	2 MISTY LN	ANDOVER, NJ 07821
125	2	4.1	4 BLUEBERRY LN	2	LAX, HARRIET 1999 LVG TRUST	4 BLUEBERRY LN	ANDOVER, NJ 07821
125	3	6.2	6 BLUEBERRY LN	2	SPEER, MICHAEL J & SUSAN H	6 BLUEBERRY LN	ANDOVER, NJ 07821
125	4	2.8	2 SPRING HUNTER CT	2	HERN, RICHARD & KATHLEEN	2 SPRING HUNTER CT	ANDOVER, NJ 07821
125	10	3.0	5 STONE BRIDGE DR	2	MOLLAHAN, MONICA L & EDWARD S	5 STONE BRIDGE DR	ANDOVER, NJ 07821
125	11	2.6	3 STONE BRIDGE DR	2	STONE, RALPH D & SANDRA M	3 STONE BRIDGE DR	ANDOVER, NJ 07821
125	12	2.2	63 KENNEDY RD	2	DOMINGUES, ADRIANO & MARIA	8 PAVONIA AVE	KEARNY, NJ 07032
125	13	2.3	61 KENNEDY RD	2	VANDENBERG, JOHN C	61 KENNEDY RD	ANDOVER, NJ 07821
125	14	2.3	57 KENNEDY RD	2	SIESTA, VINCENT	57 KENNEDY RD	ANDOVER, NJ 07821
125	15	2.5	53 KENNEDY RD	2	BEVERLY, THOMAS A & ANN C	53 KENNEDY RD	ANDOVER, NJ 07821
125	16	4.5	51 KENNEDY RD	2	MOONEY, JOHN L & MERVILLE, DANA J	51 KENNEDY RD	ANDOVER, NJ 07821
126	1	4.9	9 MAPLE LANE RD	2	SMOLEN, RICHARD E & SHARON R	PO BOX 370	TRANQUILITY, NJ 07879
126	6	2.7	7 BLUEBERRY LN	2	SHUBERT, FREDERICK & JENNIFER	7 BLUEBERRY LN	ANDOVER, NJ 07821
Total Acres: 1851.3							

Class 3							
Block	Lot	Acres	Property Location	Class	Owner	Owner's Addresss	City, State
7	15.08	8.1	64 WINTERMUTE RD	3A	STRUBLE, CHRISTINE M	64 WINTERMUTE RD	NEWTON, NJ 07860
12	35	6.7	21 MISTY LN	3A	GLYNN, CHARLES & ANNIE	21 MISTY LN	ANDOVER, NJ 07821
14	2.07	14.3	10 OLD FORGE LN	3A	CUROVIC, VASILIJ & GORICA	10 OLD FORGE LN	ANDOVER, NJ 07821
16	21.02	6.6	50 KENNEDY RD	3A	CHURCH, KENNETH & TASOULAS, EVELYN	50 KENNEDY RD	ANDOVER, NJ 07821
18.01	19	8.6	187 PEQUEST RD	3A	ENGLEHART, SHAWN	187 PEQUEST RD	ANDOVER, NJ 07821
30	1.01	0.9	198 AIRPORT RD	3A	MOONEY, C RAYMOND	196 AIRPORT RD	ANDOVER, NJ 07821
1	3	61.2	YELLOW FRAME RD	3B	KIRBY DEVELOPMENT CORP	67 WESTWAY RD	SOUTHPORT, CT 06890
1	5	32.2	WINTERMUTE RD	3B	HENRICH, PAUL L & DIANE G	103 WINTERMUTE RD	NEWTON, NJ 07860
1	7.01	6.7	103 WINTERMUTE RD	3B	HENRICH, PAUL L & DIANE	103 WINTERMUTE RD	NEWTON, NJ 07860
1	8.05	5.8	WINTERMUTE RD	3B	REDLICH, DAVID H & LORRAINE ET AL	85 YELLOW FRAME RD	NEWTON, NJ 07860
1	11	6.8	85 YELLOW FRAME RD	3B	REDLICH, DAVID & LORRAINE, ET AL	85 YELLOW FRAME RD	NEWTON, NJ 07860
1	12.03	1.7	YELLOW FRAME RD	3B	YURGA, KENNETH & SEELING, BARBARA	85 YELLOW FRAME RD	NEWTON, NJ 07860
1	20	5.1	OFF RT 94	3B	NORMAN, JEANINE DENISE	653 RT 94	NEWTON, NJ 07860
1	21	1.1	OFF RT 94	3B	SCHRADER-VAN DYKE, DONNA TST	65 KELLER AVE	ROCKAWAY, NJ 07866
2	1	2.4	HUNTS RD	3B	HUNT, RALPH	78 FARMHOUSE RD	NEW HARBOR, ME 04554
2	2	1.4	HUNTS RD	3B	FULLER, CYNTHIA Q TST	4157 HIGHLANDS CI	BIRMINGHAM, AL 35213
3	2	7.8	HUNTS RD	3B	HUNT, RALPH	78 FARMHOUSE RD	NEW HARBOR, ME 04554
3	3	14.9	WINTERMUTE RD	3B	MILLER, CATHY A	147 WINTERMUTE RD	NEWTON, NJ 07860
3	4.02	3.1	HUNTS RD	3B	SANSONE, THOMAS & CHRISTINE C	147 HUNTS POND RD	NEWTON, NJ 07860
3	5	4.6	WINTERMUTE RD	3B	FAZENBAKER, DORSEY F JR & DIANE K	70 FREDON GREENDELL RD	NEWTON, NJ 07860
3	6	21.6	WINTERMUTE RD	3B	MILLER, CATHY A	147 WINTERMUTE RD	NEWTON, NJ 07860
3	7	4.5	145 WINTERMUTE RD	3B	ADY ASSOCIATES, LLC C/O MILLER	147 WINTERMUTE RD	NEWTON, NJ 07860
4	1	3.4	HUNTS RD	3B	COLLINS, CLARITA EST C/O K MAGILL	135 LONGWOOD AVE	CHATHAM, NJ 07928
4	2	13.1	SHOTWELL RD	3B	SHOTWELL PARTNERSHIP, LLC	140 SHOTWELL RD	NEWTON, NJ 07860
4	2.02	8.4	SHOTWELL RD	3B	SHOTWELL PARTNERSHIP, LLC	140 SHOTWELL RD	NEWTON, NJ 07860
4	3	18.3	SHOTWELL RD	3B	KERWIEN, HENRY F & STACEY L	6 GEORGE HILL RD	AUGUSTA, NJ 07822
4	4	64.8	WINTERMUTE RD	3B	BLANCHARD, L C/O VIOLA ROSSI	245 E 63RD ST	NEW YORK, NY 10021
4	4.01	12.2	206 WINTERMUTE RD	3B	DRIESSE, JAMES & JUDITH	206 WINTERMUTE RD	NEWTON, NJ 07860
4	4.03	8.2	21 HUNTS SCHOOL RD	3B	SKOVE, B CATHERINE	21 HUNTS SCHOOL RD	NEWTON, NJ 07860
4	4.05	6.4	3 HUNTS SCHOOL RD	3B	WARE, MICHAEL A & SHEILA	53 HUNTS SCHOOL RD	NEWTON, NJ 07860
4	4.06	11.6	55 HUNTS SCHOOL RD	3B	GRUENDIG, KENNETH K & PATRICIA	PO BOX 81	GREENDELL, NJ 07839
4	4.07	6.7	25 HUNTS SCHOOL RD	3B	SKOVE, MARK C	PO BOX 3075	NEWTON, NJ 07860
5	1	9.9	SHOTWELL RD	3B	SHOTWELL PARTNERSHIP, LLC	140 SHOTWELL RD	NEWTON, NJ 07860
5	2	10.4	SHOTWELL RD	3B	SHOTWELL, PHOEBE H	140 SHOTWELL RD	NEWTON, NJ 07860
5	2.02	63.2	SHOTWELL RD	3B	SHOTWELL PARTNERSHIP, LLC	140 SHOTWELL RD	NEWTON, NJ 07860

Block	Lot	Acres	Property Location	Class	Owner	Owner's Addresss	City, State
5	4	9.5	SHOTWELL RD	3B	PINSEN, JACK & ANN	246 CAMBRIDGE AVE	ENGLEWOOD, NJ 07631
5	4.04	2.8	SHOTWELL RD	3B	AMBJOR, ERIK R & RACHEL M	52 SHOTWELL RD	NEWTON, NJ 07860
5	4.05	3.0	SHOTWELL RD	3B	AMBJOR, ERIK R & RACHEL M	52 SHOTWELL RD	NEWTON, NJ 07860
6	2	53.2	HENRY RD	3B	A P KIRBY, JR TRUSTEE	PO BOX 90	MENDHAM, NJ 07945
6	3	91.2	HENRY RD	3B	DOBSON, ANNE C ET AL	10 LONGWOOD DR	WESTWOOD, MA 02090
6	4.03	6.1	55 WOLFS CORNER RD	3B	GUIDI, RICHARD & ROSEMARY	154 HIBLER RD	NEWTON, NJ 07860
6	5.01	143.3	HIBLER RD	3B	GUIDI, RICHARD	154 HIBLER RD	NEWTON, NJ 07860
6	5.05	18.3	154 HIBLER RD	3B	GUIDI, RICHARD & ROSEMARY	154 HIBLER RD	NEWTON, NJ 07860
6	10	6.7	35 SHOTWELL RD	3B	SERRATELLI, JOHN R & CLAIRE A	35 SHOTWELL RD	NEWTON, NJ 07860
6	10.02	6.9	35 SHOTWELL RD	3B	SERRATELLI, JOHN Q & CLAIRE A	35 SHOTWELL RD	NEWTON, NJ 07860
6	16	2.8	162 HIBLER RD	3B	GUIDI, RICHARD	154 HIBLER RD	NEWTON, NJ 07860
6	17	27.3	17 SHOTWELL RD	3B	CASQUEIRA, ELIO B & SUSANA	17 SHOTWELL RD	NEWTON, NJ 07860
7	1.01	17.3	22 WINTERMUTE RD	3B	QARMOUT, BADER G & JENNIFER S	22 WINTERMUTE DR	NEWTON, NJ 07860
7	2	6.4	27 HIBLER RD	3B	MANY, ROBERT & GEORGENE, ET AL	27 HIBLER RD	NEWTON, NJ 07860
7	2.01	6.0	43 HIBLER RD	3B	DEOLD, GEORGE R & MAXINE	43 HIBLER RD	NEWTON, NJ 07860
7	4.01	6.9	51 HIBLER RD	3B	ESENLOHR, ALLAN & FRANCES	PO BOX 34	GREENDELL, NJ 07839
7	4.02	13.2	HIBLER RD	3B	SODERSTROM, BENGT	BOX 63	GREENDELL, NJ 07839
7	4.03	14.8	71 HIBLER RD	3B	SODERSTROM, BENGT	BOX 63	GREENDELL, NJ 07839
7	4.04	11.9	HIBLER RD	3B	SODERSTROM, BENGT	PO BOX 63	GREENDELL, NJ 07839
7	5	150.1	HIBLER RD	3B	COLLINS, CLARITA EST C/O K MAGILL	135 LONGWOOD AVE	CHATHAM, NJ 07928
7	7	1.3	SHOTWELL RD	3B	SHOTWELL PARTNERSHIP, LLC	140 SHOTWELL RD	NEWTON, NJ 07860
7	9.01	11.4	24 HUNTS SCHOOL RD	3B	WARGO, JEANNE A	PO BOX 120	GREENDELL, NJ 07839
7	12	11.5	134 WINTERMUTE RD	3B	PELLEGRINO, DOUGLAS D & TARA L	134 WINTERMUTE RD	NEWTON, NJ 07860
7	13.01	155.5	WINTERMUTE RD	3B	BILLING, SHERYL L	PO BOX 47	GREENDELL, NJ 07839
7	14	19.5	WINTERMUTE RD	3B	RANLEY, JUSTIN S TRUSTEE	183 HIGH ST, STE 1400	NEWTON, NJ 07860
7	15	17.7	WINTERMUTE RD	3B	WILLIAMS, RICHARD P & DONNA M	PO BOX 28	GREENDELL, NJ 07839
7	15.06	7.8	58 WINTERMUTE RD	3B	RUTENBERG, MARTIN L	58 WINTERMUTE RD	NEWTON, NJ 07860
8	2.01	3.2	28 YELLOW FRAME RD	3B	BAGGOTT, CATHERINE	28 YELLOW FRAME RD	NEWTON, NJ 07860
8	2.04	5.6	38 YELLOW FRAME RD	3B	JONES, ROBERT ET AL	PO BOX 175	TRANQUILITY, NJ 07879
8	4	71.0	WINTERMUTE RD	3B	STITES, PHILIP A	13 BRIGHTON AVE	ANDOVER, NJ 07821
9	3	8.0	42 HIBLER RD	3B	STREITER, RICHARD	PO BOX 173	GREENDELL, NJ 07839
9	4.01	21.6	81 HENRY RD	3B	TURKO, JUDITH	81 HENRY RD	NEWTON, NJ 07860
9	17	5.3	71 HENRY RD	3B	TURKO, JUDITH	81 HENRY RD	NEWTON, NJ 07860
10	1.05	9.8	21 HAMILTON RD	3B	KELLY, DOUGLAS & DANIELLE	21 HAMILTON RD	NEWTON, NJ 07860
10	1.06	8.4	17 HAMILTON RD	3B	LALLY, NICHOLAS J & THERESA M	17 HAMILTON RD	NEWTON, NJ 07860
12	11	17.3	23 HEDDEN RD	3B	KUHL, PHILLIP & BELINDA	PO BOX 356	ALLAMUCHY, NJ 07820

Block	Lot	Acres	Property Location	Class	Owner	Owner's Addresss	City, State
12	11.01	9.4	HEDDEN RD	3B	POTTEN, KEITH J	76 POSSUM HOLLOW RD	HACKETTSTOWN, NJ 07840
12	12	17.6	HAMILTON RD	3B	KAERCHER, JAMES G & MORGAN, JANENE	PO BOX 138	GREENDELL, NJ 07839
12	12.01	52.6	HAMILTON RD	3B	MORGAN, JANENE	PO BOX 138	GREENDELL, NJ 07839
13	4	12.1	14 HEDDEN RD	3B	MEIER, BART C	PO BOX 47	TRANQUILITY, NJ 07879
13	5	10.5	1 QUAKER RD	3B	SZEWCZYK, FRANK	1 QUAKER RD	ANDOVER, NJ 07821
14	1	22.1	6 QUAKER RD	3B	ZANE, ALICE & TREMBLAY, DONALD	6 QUAKER RD	ANDOVER, NJ 07821
14	2	16.2	38 QUAKER RD	3B	GIBBS, ALICE TST, C/O GOODENOUGH	BOX 200	KESWICK, VA 22947
16	14	21.6	82 CREEK RD	3B	RUSBY, LLC C/O C FRAGNITO	8301 GOSHEN VIEW DR	GAITHERSBURG, MD 20882
16	15	43.5	CREEK RD	3B	CALASIBETTA, JOHN ET AL	PO BOX 46	STILLWATER, NJ 07875
16	15.01	19.0	130 CREEK RD	3B	PITTENGER, LORI	143 CREEK RD	ANDOVER, NJ 07821
16	15.06	18.5	100 CREEK RD	3B	MULLIGAN, RICHARD A JR	BOX 105	TRANQUILITY, NJ 07879
16	15.07	21.2	104 CREEK RD	3B	HEIN, RONALD E & AIMEE L	PO BOX 236	TRANQUILITY, NJ 07879
16	19	21.3	OFF CREEK RD	3B	QUARTER MOON FARMS, LLC	1087 RT 519	NEWTON, NJ 07860
16	20	31.4	OFF CREEK RD	3B	QUARTER MOON FARMS, LLC	1087 RT 519	NEWTON, NJ 07860
17	8	25.4	PEQUEST RD	3B	COSTABEL, CARLOS A & FRACCHIA, M	37 PEQUEST RD	ANDOVER, NJ 07821
17	8.02	31.6	KENNEDY RD	3B	POST, JOHN A	PO BOX 24	TRANQUILITY, NJ 07879
17	8.04	7.2	PEQUEST RD	3B	FRACCHIA, MAGELA B	37 PEQUEST RD	ANDOVER, NJ 07821
17	9	44.4	PEQUEST RD	3B	CARRETTA, MICHAEL	PO BOX 11	TRANQUILITY, NJ 07879
17	10	17.5	PEQUEST RD	3B	CARRETTA, MICHAEL	PO BOX 11	TRANQUILITY, NJ 07879
18	3	47.7	50 WOLFS CORNER RD	3B	LUDWIG, MELVIN R	50 WOLFS CORNER RD	NEWTON, NJ 07860
18	3.01	9.3	24 WOLFS CORNER RD	3B	ZEPKA, GARY & VIVIAN	24 WOLFS CORNER RD	NEWTON, NJ 07860
18	3.04	16.9	40 WOLFS CORNER RD	3B	EIGNER, JOHN F	PO BOX 95	GREENDELL, NJ 07839
18.01	14	21.7	PEQUEST RD	3B	SIDOTI, MISTY V	93A RT 183	STANHOPE, NJ 07874
18.01	17	10.2	PEQUEST RD	3B	MELILLO, DARYL & MISTY	93 RT 183	STANHOPE, NJ 07874
19	7	57.5	53 CREEK RD	3B	PITTENGER, RUSSELL G.	19 GEORGE ST	SARATOGA SPRINGS, NY 12866
19	9	4.3	CREEK RD	3B	RUSBY LLC C/O C FRAGNITO	8301 GOSHEN VIEW DR	GAITHERSBURG, MD 20882
19	10	20.5	CREEK RD	3B	SCILLIERI, TAMMY K ET AL	1314 LINCOLN AVE	POMPTON LAKES, NJ 07442
19	13	101.0	145 CREEK RD	3B	PITTENGER, JENNIE	145 CREEK RD	ANDOVER, NJ 07821
19	13.01	6.3	143 CREEK RD	3B	PITTENGER, LORI ELAINE	143 CREEK RD	ANDOVER, NJ 07821
19	15	91.3	93 AIRPORT RD	3B	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
19	17	59.0	21 SUMMIT RD	3B	MICIKAS FAMILY, LLC	11 ROGER DR	ANDOVER, NJ 07821
19	18.01	10.6	PEQUEST RD	3B	CLOSE, WILLIAM K	51 CRYSTAL AVE	WEST ORANGE, NJ 07052
19	18.03	16.1	PEQUEST RD	3B	VOHDEN, RICHARD A III	239 PEQUEST RD	ANDOVER, NJ 07821
19	18.05	11.0	PEQUEST RD	3B	MOYANO, FAUSTO	PO BOX 135	GREENDELL, NJ 07839
19	18.06	10.1	116 PEQUEST RD	3B	GUTOWSKI, MARTIN R & SUSAN	116 PEQUEST RD	ANDOVER, NJ 07821
19	18.07	9.8	120 PEQUEST RD	3B	GIGANTE, JOSEPH & NANCY	120 PEQUEST RD	ANDOVER, NJ 07821

Block	Lot	Acres	Property Location	Class	Owner	Owner's Addresss	City, State
19	18.08	9.7	124 PEQUEST RD	3B	ELWELL, ARTHUR F	PO BOX 113	GREENDELL, NJ 07839
19	19	114.7	PEQUEST RD	3B	POST, JOHN	PO BOX 24	TRANQUILITY, NJ 07879
19	21.01	14.9	PEQUEST RD	3B	KOMSA, REBECCA V	PO BOX 52	TRANQUILITY, NJ 07879
19	21.02	22.8	PEQUEST RD	3B	KOMSA, REBECCA V	PO BOX 52	TRANQUILITY, NJ 07879
21	2	11.5	PHILLIPS RD	3B	KIRBY, ALLAN P JR	PO BOX 90	MENDHAM, NJ 07945
21	3	75.8	PHILLIPS RD	3B	KIRBY, ALLAN P JR	PO BOX 90	MENDHAM, NJ 07945
21	3.02	17.8	89 PHILLIPS RD	3B	CHRISTIE, RUSSELL III & JOHN	68A PHILLIPS RD	NEWTON, NJ 07860
21	4.03	7.0	216 WOLFS CORNER RD	3B	SAWYER, DENNIS & OLIVER, BARBARA	216 WOLFS CORNER RD	NEWTON, NJ 07860
21	4.05	3.7	PEBBLES RD	3B	SAWYER, DENNIS & OLIVER, BARBARA	216 WOLFS CORNER RD	NEWTON, NJ 07860
21	5	162.6	PHILLIPS RD	3B	KIRBY, CORAY S	91 PHILLIPS RD	NEWTON, NJ 07860
21	6	54.2	PHILLIPS RD	3B	THE POLOWY PARTNERSHIP	12 KASPER RD	ANDOVER, NJ 07821
21	7	8.8	20 MACKERLEY RD	3B	BOYER, BONNIE	20 MACKERLEY RD	NEWTON, NJ 07860
21	7.05	16.2	12 MACKERLEY RD	3B	BRESLOF, STEPHEN & CLARE	12 MACKERLEY RD	NEWTON, NJ 07860
21	13	4.9	OFF MACKERLEY RD	3B	SNYDER, STEPHEN	PO BOX 145	GREENDELL, NJ 07839
21	14.01	56.4	150 WOLFS CORNER RD	3B	KROTJE, JACOB & JOSEPHINE I	190 WOLFS CORNER RD	NEWTON, NJ 07860
21	14.07	3.0	190 WOLFS CORNER RD	3B	KROTJE, JACOB & JOSEPHINE I	190 WOLFS CORNER RD	NEWTON, NJ 07860
21	14.08	2.9	186 WOLFS CORNER RD	3B	KROTJE, JACOB & JOSEPHINE I	190 WOLFS CORNER RD	NEWTON, NJ 07860
21	15	29.2	LAUREL DR	3B	VOHDEN, RICHARD A JR & FAITH	239 PEQUEST RD	ANDOVER, NJ 07821
21	15.04	69.9	PEBBLES RD	3B	SNYDER, STEPHEN R	PO BOX 145	GREENDELL, NJ 07839
22	11	13.0	231 PEQUEST RD	3B	DERBY, ERIC T	231 PEQUEST RD	ANDOVER, NJ 07821
22	12	10.3	PEQUEST RD	3B	K & O ASSOCIATES	227 PEQUEST RD	ANDOVER, NJ 07821
22	13	14.4	PHILLIPS RD	3B	SAND SPRINGS PROPERTIES	1 BOWERS LN	CLOSTER, NJ 07624
22	14	12.0	PHILLIPS RD	3B	MEYER, RICHARD P & MARIE J	58 PHILLIPS RD	NEWTON, NJ 07860
22	14.01	13.4	68 PHILLIPS RD	3B	CHRISTIE, JANET R	68 PHILLIPS RD	NEWTON, NJ 07860
22	17	70.8	PHILLIPS RD	3B	CHRISTIE, JANET R	68 PHILLIPS RD	NEWTON, NJ 07860
22	18	62.7	OFF PHILLIPS RD	3B	KIRBY, ALLAN P JR	PO BOX 90	MENDHAM, NJ 07945
22	20	75.7	OFF PHILLIPS RD	3B	SAND SPRING PROPERTIES	1 BOWERS LN	CLOSTER, NJ 07624
24	1	11.2	AIRPORT RD	3B	MOONEY, C RAYMOND	196 AIRPORT RD	ANDOVER, NJ 07821
25	1	4.6	225 BRIGHTON RD	3B	CALECA, ERIC	PO BOX 605	ANDOVER, NJ 07821
26	1.01	0.9	OFF BRIGHTON AVE	3B	SUSSEX PROPERTIES, C/O WISS & CO	354 EISENHOWER PKWY	LIVINGSTON, NJ 07039
26	4	18.7	BRIGHTON RD	3B	TAB MICROFILM SERVICES, INC	248 BRIGHTON RD	ANDOVER, NJ 07821
27	6.02	91.0	WHITEHALL RD	3B	WASHER, RICHARD JR	BOX 334	ANDOVER, NJ 07821
27	7	0.7	ADJOINS ANDOVER TWP	3B	SUSSEX PROPERTIES, C/O WISS & CO	354 EISENHOWER PKWY	LIVINGSTON, NJ 07039
27	9	12.0	OFF WHITEHALL RD	3B	OCCHIFINTO, ROBERT C/O NVE	15 WHITEHALL RD	ANDOVER, NJ 07821
28	1	50.3	WHITEHALL RD	3B	TRI-FARMS, INC	PO BOX 870	NEWTON, NJ 07860
28	1.02	9.0	WHITEHALL RD	3B	TRI-FARMS, INC	PO BOX 870	NEWTON, NJ 07860

Block	Lot	Acres	Property Location	Class	Owner	Owner's Addresss	City, State
31	1	27.0	AIRPORT RD	3B	VAN HORN, RICHARD D & ESTELLA A	PO BOX 285	HOPE, NJ 07844
31	1.01	22.6	134 AIRPORT RD	3B	JMM REALTY HOLDINGS LLC	PO BOX 517	TRANQUILITY, NJ 07879
31	6	7.0	WHITEHALL RD	3B	WASHER, RICHARD JR	BOX 334	ANDOVER, NJ 07821
31	7	74.9	DECKER POND RD	3B	TRI-FARMS, INC	PO BOX 870	NEWTON, NJ 07860
31	7.01	10.7	DECKER POND RD	3B	TRI-FARMS, INC	PO BOX 870	NEWTON, NJ 07860
31	8	58.0	DECKER POND RD	3B	ZECKENDORF, R & FROELICH, C ET AL	1 AUDUBON DR	DENVILLE, NJ 07834
31	8.02	19.9	275 DECKER POND RD	3B	FELDSTEIN, STUART & CAROL	275 DECKER POND RD	ANDOVER, NJ 07821
33	1	43.8	DECKER POND RD	3B	ESTELL, BRUCE J ET AL	NAUMAN RD	CRESCO, PA 00000
33	2	56.3	AIRPORT RD	3B	VAN HORN, RICHARD	PO BOX 285	HOPE, NJ 07844
33	4	54.4	AIRPORT RD	3B	VIERSMA, ROBERT	BOX 224	ALLAMUCHY, NJ 07820
34	3	47.9	228 DECKER POND RD	3B	LUTZ, HENRY & LUCILLE	76 GINGERBREAD CASTLE RD	HAMBURG, NJ 07419
34	4	42.7	232 DECKER POND RD	3B	SMITH, RICHARD E	232 DECKER POND RD	ANDOVER, NJ 07821
34	5	55.9	236 DECKER POND RD	3B	SMITH, LESLIE E III	236 DECKER POND RD	ANDOVER, NJ 07821
34	7	2.8	258 DECKER POND RD	3B	ROVELL, FRANK D & STEVEN	14 PLENGE DR	BELLEVILLE, NJ 07109
34	8	23.8	DECKER POND RD	3B	A J ROVELL ASSOCIATES, LLC	14 PLENGE DR	BELLEVILLE, NJ 07109
34	8.01	4.7	DECKER POND RD	3B	A J ROVELL ASSOCIATES, LLC	14 PLENGE DR	BELLEVILLE, NJ 07109
34	11.03	9.0	290 DECKER POND RD	3B	MILLER, RANDY & GINA	290 DECKER POND RD	ANDOVER, NJ 07821
34	13	315.0	DECKER POND RD	3B	TRI-FARMS, INC	PO BOX 870	NEWTON, NJ 07860
34	13.01	21.6	DECKER POND RD	3B	TRI-FARMS, INC	PO BOX 870	NEWTON, NJ 07860
34	18	359.3	DECKER POND RD	3B/15D	NEW JERSEY CONF 7TH DAY ADVENTISTS	2160 BRUNSWICK AVE	TRENTON, NJ 08648
34	22.01	0.0	OFF WHITEHALL RD	3B	MASLOW, RINA	PO BOX 439	ANDOVER, NJ 07821
34	29	6.2	1 HIGHLAND AVE	3B	TURBA, GLENN & DIANA	1 HIGHLAND AVE	ANDOVER, NJ 07821
34	31	16.8	2 HIGHLAND AVE	3B	CINOTTI, MICHAEL	2 HIGHLAND AVE	ANDOVER, NJ 07821
34	32	12.0	4 HIGHLAND AVE	3B	SHELTON, ROBERT C JR	PO BOX 607	ANDOVER, NJ 07821
34	33	11.3	WHITEHALL RD	3B	TRI-FARMS, INC	PO BOX 870	NEWTON, NJ 07860
35	2	12.2	AIRPORT RD	3B	QUARTER MOON FARMS, LLC	1087 RT 519	NEWTON, NJ 07860
35	3.02	42.8	DECKER POND RD	3B	QUARTER MOON FARMS, LLC	1087 RT 519	NEWTON, NJ 07860
81	26	7.6	111 MACKERLEY RD	3B	SMITH, MARIAN C	111 MACKERLEY RD	NEWTON, NJ 07860
Total Acres:		4849.0					

Class 4 Greater Than 2 Acres								
Block	Lot	Acres	Location	Class	Owner	Owner's Address	City, State	
10	5	2.1	73 HAMILTON RD	4A	MASSER, PAUL M C/O KEY ENVIROMENTAL	PO BOX 546	DOVER, NJ 07802	
12.01	7	6.6	237 KENNEDY RD	4A	RUTKOWSKI, BONNIE	PO BOX 2	GREENDELL, NJ 07839	
15	1	4.1	35 KENNEDY RD	4A	ADLER & KARD	PO BOX 222	TRANQUILITY, NJ 07879	
22	2	12.9	289 PEQUEST RD	4A	KCR, LLC	236 RIDGEDALE AVE	CEDAR KNOLLS, NJ 07927	
26	1	9.5	254 BRIGHTON RD	4A	REILLY REALTY, LLC	67 KIMBLE LN	SPARTA, NJ 07871	
26	2	9.6	252 BRIGHTON RD	4A	BRIGHTON REALTY C/O J-BAR	1 BRIGHTON AVE	ANDOVER, NJ 07821	
26	4.01	5.0	248 BRIGHTON RD	4A	TAB MICROFILM SERVICES, INC	248 BRIGHTON RD	ANDOVER, NJ 07821	
31	5	5.5	58 WHITEHALL RD	4A	ASSANTE BROTHERS, LLC	58 WHITEHALL RD	ANDOVER, NJ 07821	
34	21	9.0	50 STUYVESANT RD	4A	GANGEMI, NICOLA & TURNER, MICHAEL A	PO BOX 138	TRANQUILITY, NJ 07879	
35	8	3.5	57 DECKER POND RD	4A	VNB 7TH DAY ADVENT PROP MANAGE DEPT	1455 VALLEY RD	WAYNE, NJ 07470	
35	12	2.6	22 KENNEDY RD	4A	STITES, PHILIP A & GAIL	13 BRIGHTON AVE	ANDOVER, NJ 07821	
113	2.03	4.3	17 KENNEDY RD	4A	HENRICH PROPERTIES, LLC	103 WINTERMUTE RD	NEWTON, NJ 07860	
27	1	10.5	17 WHITEHALL RD	4B	OCCHIFINTO, ROBERT C/O NVE	15 WHITEHALL RD	ANDOVER, NJ 07821	
27	11	12.8	15 WHITEHALL RD	4B	OCCHIFINTO, ROBERT C/O NVE	15 WHITEHALL RD	ANDOVER, NJ 07821	
Total Acres:		97.9						

Class 15							
Block	Lot	Property Location	Acres	Class	Owner	Owner's Address	City, State
Green Township Board of Education							
18.01	7	69 MACKERLEY RD	23.3	15A	GREEN TOWNSHIP BOARD OF EDUCATION	PO BOX 14	GREENDELL, NJ 07839
<i>Total Board of Education Acres:</i>			<i>23.3</i>				
New Jersey Department of Transportation							
9	9	OFF HENRY RD	0.4	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
10	6	OFF HAMILTON RD	0.3	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
11	5	WOLFS CORNER RD	0.2	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
17	14	WOLFS CORNER RD	0.9	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
18	1.01	WOLFS CORNER RD	0.5	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
26	5	OFF BRIGHTON AVE	0.1	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
26	6	OFF BRIGHTON AVE	0.5	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
27	8	OFF WHITEHALL RD	0.6	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
27	10	OFF WHITEHALL RD	1.4	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
109	1	FORMER RR RIGHT-A-WAY	15.6	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
109.01	2	FORMER RR RIGHT-A-WAY	2.9	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
109.02	3	WOLFS CORNER RD	33.3	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
109.03	4	FORMER RR RIGHT-A-WAY	40.1	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
109.03	4.01	FORMER RR RIGHT-A-WAY	11.4	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
109.03	4.02	FORMER RR RIGHT-A-WAY	6.0	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
109.04	5	FORMER RR RIGHT-A-WAY	11.3	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
109.05	6	FORMER RR RIGHT-A-WAY	24.0	15C	NJ DEPT OF TRANSPORTATION	CN 600	TRENTON, NJ 08625
<i>Total NJDOT Acres:</i>			<i>149.6</i>				
New Jersey Department of Environmental Protection (NJDEP)							
110.03	4	OFF ARIPORT RD	3.4	15C	STATE OF NJDEP	PO BOX 93	TRENTON, NJ 08625
110.05	5.01	OFF BRIGHTON RD	3.8	15C	STATE OF NJDEP	PO BOX 93	TRENTON, NJ 08625
110.06	6	OFF BRIGHTON AVE	0.5	15C	STATE OF NJDEP	PO BOX 93	TRENTON, NJ 08625
<i>Total NJDEP Acres:</i>			<i>7.8</i>				
Township of Green							
1	8	WINTERMUTE RD	11.0	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
8	4.01	OFF YELLOW FRAME RD	11.7	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
13	2	173 KENNEDY RD	11.8	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
16	21	50 KENNEDY RD	55.5	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
19	7.01	CREEK RD	0.3	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
19	79	FIELDVIEW RD	1.0	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
32	1	93 AIRPORT RD	15.2	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879

Block	Lot	Property Location	Acres	Class	Owner	Owner's Address	City, State
35	11	14 KENNEDY RD	42.4	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
48	2	34 SCENIC DR	4.2	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
48	27	LAKEVIEW DR	3.6	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
48	28	HIGHLAND AVE	27.3	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
54	9	31 HIGHLAND AVE	1.5	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
54	15	33 HIGHLAND AVE	0.2	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
56	17	72 FOREST RD	3.2	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
58	20	64 SHORE RD	0.2	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
59	9	46 FOREST RD	0.3	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
59	10	44 FOREST RD	0.3	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
59	27	33 HILLSIDE TERR	0.3	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
59	28	35 HILLSIDE TERR	0.3	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
70	3	3 FOREST RD	0.4	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
76	5	161 DECKER POND RD	0.8	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
110.01	2	KENNEDY RD	10.2	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
110.02	3	OFF AIRPORT RD	5.6	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
116	12	150 KENNEDY RD	3.2	15C	TOWNSHIP OF GREEN	PO BOX 65	TRANQUILITY, NJ 07879
<i>Total Township of Green Acres:</i>			<i>210.4</i>				
Religious and Charitable Property							
35	15	4 KENNEDY RD	0.8	15B	TRANQUILITY UNITED METHODIST CHURCH	PO BOX 15	TRANQUILITY, NJ 07879
28	1.01	DECKER POND RD	3.3	15D	GOOD SHEPHERD R C CHURCH	PO BOX 464	ANDOVER, NJ 07821
34	18	DECKER POND RD	55.0	15D	NEW JERSEY CONF 7TH DAY ADVENTISTS	2160 BRUNSWICK AVE	TRENTON, NJ 08648
113	4	5 KENNEDY RD	1.6	15D	TRANQUILITY UNITED METHODIST CHURCH	PO BOX 15	TRANQUILITY, NJ 07879
16	21.01	40 KENNEDY RD	7.2	15D	WESTERN HILLS CHRISTIAN CHURCH	PO BOX 187	TRANQUILITY, NJ 07879
1	1	1 YELLOW FRAME RD	0.1	15D	YELLOW FRAME PRES	1 YELLOW FRAME RD	NEWTON, NJ 07860
33	3	AIRPORT RD	18.6	15E	GOOD SHEPHERD ROMAN CATHOLIC CHURCH	PO BOX 464	ANDOVER, NJ 07821
<i>Total Religious/ Charitable Acres:</i>			<i>86.6</i>				
Cemetery Property							
20	2	2 SUTTON RD	1.2	15E	HUNTSVILLE CEMETERY	2 SUTTON RD	ANDOVER, NJ 07821
15	2	MAPLE LANE RD	12.1	15E	TRANQUILITY CEMETERY ASSOC	PO BOX 74	TRANQUILITY, NJ 07879
8	1	2 YELLOW FRAME RD	1.3	15E	YELLOW FRAME CEMETERY C/O HUNT	567 RT 94	NEWTON, NJ 07860
<i>Total Cemetery Acres:</i>			<i>14.7</i>				
Other Class 15							
125	17	25 MAPLE LANE RD	1.3	15C	ALLAMUCHY-GREEN FIRST AID SQUAD INC	25 MAPLE LN	ANDOVER, NJ 07821
12.01	5	245 KENNEDY RD	1.4	15C	GREEN TOWNSHIP VOL FIRE DEPT	PO BOX 68	GREENDELL, NJ 07839
35	4.01	87 DECKER POND RD	1.4	15F	CENTER FOR HUMANISTIC CHANGE NJ INC	12 BYRAM TOWNSQUARE CN	STANHOPE, NJ 07874

Block	Lot	Property Location	Acres	Class	Owner	Owner's Address	City, State
21	14.02	6 JAMES ST	2.7	15F	NORA G, INC	8 WILSON DR	SPARTA, NJ 07871
12.01	9	223 KENNEDY RD	0.9	15F	SINGER, DONALD	PO BOX 54	GREENDELL, NJ 07839
Total Acres:			500.1				

Factsheet: Design of Trails with Rails

United States Department of Transportation: Federal Highway Administration

Source:

Rails-With-Trails: Lessons Learned – Executive Summary

http://www.fhwa.dot.gov/environment/rectrails/rwt/execsumm_a.htm#es4 (Accessed April 2009)

Design

No national standards or guidelines dictate Rails With Trails (RWT) facility design. Guidance must be pieced together from standards related to shared use paths, pedestrian facilities, railroad facilities, and/or roadway crossings of railroad rights-of-way. Useful documents include the *Manual on Uniform Traffic Control Devices*, the *AASHTO Guide for the Development of Bicycle Facilities* (1999), Americans with Disabilities Act publications for trails and pedestrian facilities, and numerous Federal Railroad Administration (FRA) documents regarding grade crossing safety and trespass prevention.

Trail designers should work closely with railroad operations and maintenance staff to achieve a suitable RWT design. The research in this report has shown that well-designed RWTs meet the operational needs of railroads, often providing benefits in the form of reduced trespassing and dumping. A poorly designed RWT will compromise safety and function for both trail users and the railroad.

Setback distance

The term "setback" refers to the distance between the paved edge of an RWT and the centerline of the closest active railroad track. Although RWTs currently are operating along train corridors of varying types, speeds, and frequencies, there simply is no consensus on an appropriate setback recommendation. Thus, trail planners should incorporate into the feasibility study an analysis of technical factors relating to setback distance. These should include the following factors:

- Type, speed, and frequency of trains in the corridor;
- Separation technique;
- Topography;
- Sight distance;
- Maintenance requirements; and
- Historical problems.

Another determining factor may be corridor ownership. Trails proposed for privately owned property, particularly on Class I railroad property, will have to comply with the railroad's own standards.

Trail planners need to be aware that the risk of injury should a train derail will be high, even for slow-moving trains. Discussions about liability assignment need to factor this

into consideration. For example, an RWT in a constrained area along a low frequency and speed train could be located as close as 3 m (10 ft) from the track centerline assuming that (a) the agency indemnifies the railroad for all RWT-related incidents, (b) separation (e.g., fencing or a solid barrier) is provided, (c) the railroad has no plans for additional tracks or sidings that would be impacted by the RWT, and (d) the RWT is available to the railroad for routine and emergency access. In contrast, along a high speed line located on private property, the railroad may require 15.2 m (50 ft) or more setback or not allow the trail at all.

Because every case is different, the setback distance should be determined on a case-by-case basis after engineering analysis and liability assumption discussions. The minimum setback distance ranges from 3 m (10 ft) to 7.6 m (25 ft), depending on the circumstances. In many cases, additional setback distance may be recommended. The lower setback distances may be acceptable to the railroad company or agency, RWT agency, and design team in such cases as constrained areas, along relatively low speed and frequency lines, and in areas with a history of trespassing where a trail might help alleviate a current problem. The presence of vertical separation or techniques such as fencing or walls also may allow for a narrower setback.

Separation

This refers to the treatment of the space between an RWT and the closest active railroad tracks, including fences, vegetation, ditches, and other items. More than 70 percent of existing RWTs utilize fencing and other barriers (vegetation, vertical grade, walls, and/or drainage ditches) for separation from adjacent active railroads and other properties. Fencing style varies considerably from chain link to wire, wrought iron, vinyl, steel picket, and wooden rail.

From the trail manager's perspective, fencing is considered a mixed blessing. Installing and maintaining fencing is expensive. Improperly maintained fencing is a higher liability risk than no fencing at all. In all but the most heavily constructed fencing, vandals find ways to cut, climb, or otherwise overcome fences to reach their destinations. Fencing may detract from the aesthetic quality of a trail.

To the extent possible, RWT planners should adhere to the railroad company's request or requirements for fencing.

Crossings

The point at which trails cross active tracks is the area of greatest concern to railroads, trail planners, and trail users. When it is necessary to intersect a trail with an active railway, there are three options: an at-grade crossing, a below-grade (underpass) crossing, or an above-grade (overpass) crossing.