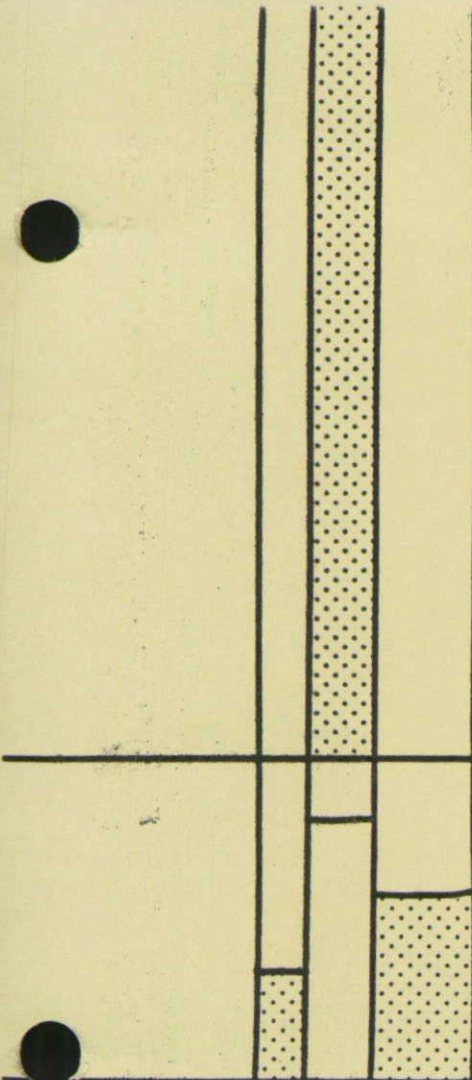
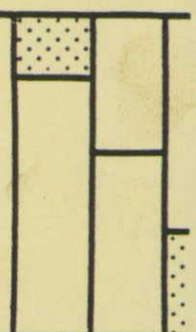




TOWNSHIP OF MONTGOMERY

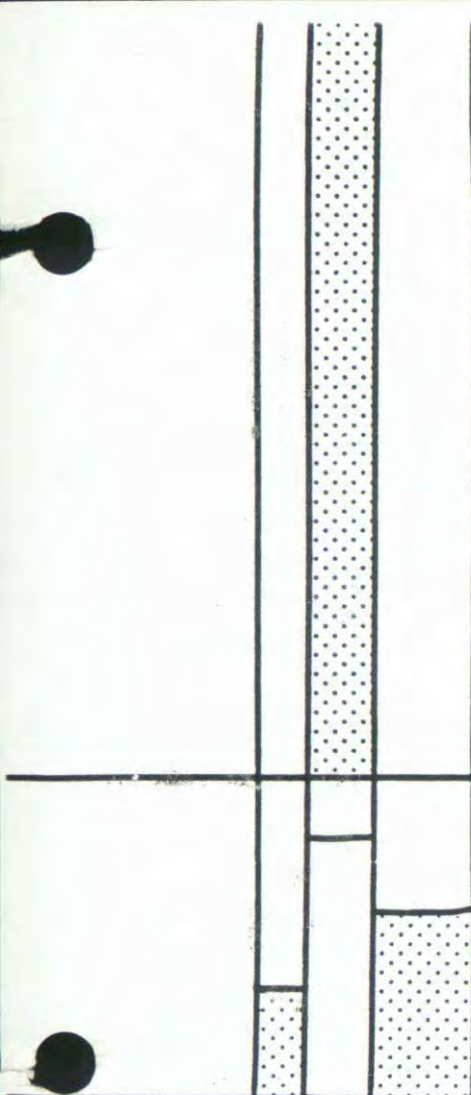
Somerset County • N J



MASTER PLAN PART IV: RECREATION PLAN AND CONSERVATION PLAN ELEMENTS

APRIL 1991
Revised July 1991

PREPARED BY: Richard Thomas Coppola and Associates,
Princeton • New Jersey



TOWNSHIP OF MONTGOMERY

Somerset County • N J



MASTER PLAN PART IV: RECREATION PLAN AND CONSERVATION PLAN ELEMENTS

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MONTGOMERY TOWNSHIP MASTER PLAN
RECREATION PLAN AND CONSERVATION PLAN ELEMENTS
APRIL 1991
(REVISED JULY 1991)

TABLE OF CONTENTS

	<u>page</u>
<u>PREFACE</u>	1
<u>STATEMENT OF GOALS AND OBJECTIVES</u>	3
<u>BACKGROUND INFORMATION</u>	8
Introduction	8
The Build-Out Base Map	9
Existing and Approved Land Use Distribution	9
Critical Areas	16
Publicly Owned Lands	19
Dedicated Open Space Lands	22
Existing Dedicated Stream Corridor Preservation And Conservation Easements	25
Sidewalks, Detention Basins And Cemeteries	25
Farmland Preservation	29
Existing Township Recreational Facilities Inventory	29
Assessment Of Existing Township Recreational Facilities Inventory	32
Township Recreational Facility Needs	34
<u>RECREATION PLAN ELEMENT</u>	37
Introduction	37
1983 Recreation Master Plan	37
Planning Districts	38
Facility Hierarchy	38
Recreation Plan Recommendations	40

CONSERVATION PLAN ELEMENT

Introduction	.	.	.	.	.	43
Pedestrian-Bikeway Corridor Plan			.	.	.	43
Corridor Design Specifications	.	.	.	.	.	46
Conservation Plan	.	.	.	.	.	47
Composite Open Space Plan	.	.	.	.	.	50
Conservation Plan Recommendations			.	.	.	52
Following Page	.	.	.	.	.	52

APPENDIX I: FARMLAND PRESERVATION MEMORANDA

APPENDIX II: GREEN ACRES APPLICATION

APPENDIX III: ORDINANCE NO. 91-709, Adopted April 4, 1991
Regarding Sidewalks And Pedestrian-Bikeway
Corridors

MONTGOMERY TOWNSHIP MASTER PLAN
PART IV: RECREATION PLAN AND CONSERVATION PLAN ELEMENTS
APRIL 1991
(REVISED JULY 1991)

LIST OF PLATES

BACKGROUND INFORMATION

PLATE 1:	Build-Out Base Map	.	.	.	.	.	10
PLATE 2:	Build-Out Base Map With 100-Year Flood Boundary	.	.	.	.	.	11
PLATE 3:	Map Of Existing Land Use, 1990	.	.	.	.	.	13
PLATE 4:	Existing Land Use Acreage Distribution, January 1990	.	.	.	.	.	14
PLATE 5:	Map Of Existing Land Use And Lands Approved For Development, January 1990, With "Dedicated Open Space Lands" Overlay	.	.	.	.	.	15
PLATE 6:	Existing Land Use And Approved Build-Out Acreage Distribution, January 1990	.	.	.	.	.	17
PLATE 7:	Map Of Critical Areas, April 1990	.	.	.	.	.	18
PLATE 8:	Map Of Publicly Owned Lands	.	.	.	.	.	20
PLATE 9:	Description Of Publicly Owned Lands	.	.	.	.	.	21
PLATE 10:	Map Of Dedicated Open Space Lands	.	.	.	.	.	23
PLATE 11:	Description Of Dedicated Open Space Lands	.	.	.	.	.	24
PLATE 12:	Map Of Existing Dedicated Stream Corridor Preservation And Conservation Easements	.	.	.	.	.	26
PLATE 13:	Description Of Existing Dedicated Stream Corridor Preservation And Conservation Easements	.	.	.	.	.	27
PLATE 14:	Map Of Sidewalks, Detention Basins And Cemeteries	.	.	.	.	.	28
PLATE 15:	Map Of Existing Recreational Facilities	.	.	.	.	.	30
PLATE 16:	Description Of Existing Recreational Facilities	.	.	.	.	.	31
PLATE 17:	Comparison Of Existing Township Recreational Facilities With National Standards	.	.	.	.	.	33

PLATE 18:	Description And Assessment Of Major Active Township Recreation Programs	.	.	.	35
PLATE 19:	Projected Township Recreation Committee's Immediate And Anticipated Recreational Facility Needs	.	.	.	36

RECREATION PLAN ELEMENT

PLATE 20:	Map Of Recreation Planning Districts	.	.	39
-----------	--------------------------------------	---	---	----

CONSERVATION PLAN ELEMENT

PLATE 21:	Map Of Pedestrian-Bikeway Corridor Plan	.	.	45
PLATE 22:	Map Of Conservation Plan	.	.	49
PLATE 23:	Map Of Composite Open Space Plan	.	.	51

PREFACE



PREFACE

The Master Plan of the Township of Montgomery is a guide which is adopted by the Planning Board to direct the development, growth and use of the lands within the municipality in a manner which protects public health and safety and promotes the general welfare. The Master Plan coordinates all relevant objectives, proposals and standards felt appropriate and necessary in determining and clarifying developmental decisions appropriate at the municipal level of government, inclusive of the use and accessibility of its land and the provisions of facilities and services.

In accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1, et. seq.), a Master Plan includes land use and development proposals, with maps, diagrams and text, and must include the following three (3) Master Plan Elements as a prerequisite for the adoption of zoning ordinance provisions within the municipality:

1. A Statement Of Objectives, Principles, Assumptions, Policies And Standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;
2. A Land Use Plan Element focusing upon the physical development of the municipality; and
3. A Housing Element designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to 'low' and 'moderate' income housing.

The above three (3) required Master Plan Elements are included in the document entitled "Master Plan Part III: Land Use Plan and Housing Plan Elements", dated November 1989 and adopted by the Montgomery Township Planning Board on November 20, 1989.

The Municipal Land Use Law also describes discretionary Master Plan Elements which may be included as part of a municipal Master Plan; this document includes two (2) such discretionary elements:

1. A Recreation Plan Element showing a comprehensive system of areas and public sites for recreation; and
2. A Conservation Plan Element providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species, wildlife and other resources, and which systematically analyzes the impact of each other component and element of the Master Plan on the present and future preservation, conservation and utilization of those resources.

The "Master Plan Part I: Background Studies" document dated October 1988 and adopted by the Planning Board on October 31, 1988 and the additional "Background Information" included in this report also significantly help form the basis for the policies and recommendations articulated in the various Master Plan Elements, since the information defines the capacities, limitations, opportunities and necessities of the Township's land area to absorb new development and provide the required infrastructure to serve the residents and workers in the municipality.

STATEMENT OF GOALS AND OBJECTIVES



STATEMENT OF GOALS AND OBJECTIVES

The Municipal Land Use Law, enacted by the State Legislature on January 14, 1976, empowers municipal governments with the right to control the physical development of the lands within their bounds. N.J.S.A. 40:55D-2 of the Municipal Land Use Law, as amended, lists fourteen (14) general purposes regarding the local planning process which are as follows:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which would result in congestion or blight;
- i. To provide a desirable visual environment through creative development techniques and good civic design and arrangements;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development of the particular site;

- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy sources; and
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to compliment municipal recycling programs.

Consistent with the general purposes of the Municipal Land Use Law which the Township of Montgomery embraces, the Township has extrapolated certain specific objectives and goals for its future development which are defined as follows and which were adopted as part of the "Part III: Land Use Plan and Housing Plan Elements" portion of the Township Master Plan:

- 1. The Development Plan of Montgomery Township should maintain the continuity of the Township's planning process and build upon and refine the past planning decisions of the municipality, consistent with present local and regional needs, desires and obligations.
- 2. The identity of the Township as a totality and the integrity of individual neighborhood areas should be preserved, enhanced and created to the maximum extent possible.
- 3. The Development Plan should recognize the physical characteristics of the Township and acknowledge the inherent capabilities and limitations of the land to host different types of community development at appropriate densities and intensities.
 - a. Conservation of existing natural resources should be an integral part of the planning process, with special attention to the constraints of environmentally critical and sensitive areas;
 - b. Applicable facilities, basin and area wide plans, especially concerning the regional potable water supply, should be implemented in order to prevent adverse environmental impacts upon lands within adjacent municipalities and the general vicinity of the Township; and
 - c. Open space and farmland should be preserved to the maximum extent possible.

4. The Development Plan should strive to prevent the homogenous spread of suburban development throughout the municipality. Specific areas of the Township should be designated for specific types of residential and non-residential development. The rural and country atmosphere which prevails throughout most of the municipality should be maintained.
5. Recognizing the housing obligations of the municipality, but attempting to prevent sprawl and maintain a development mix balanced between residential and non-residential construction, the Development Plan should guide and contain the principal commercial and higher density residential development within the municipality to specific areas of concentrated land uses. One of these areas, referred to as the Rocky Hill node, currently exists along Route 206 near its intersection with Route 518. A second area, originally proposed in the 1974 "Housing Report", is situated within the Belle Mead area of the Township at the northern terminus of Route 206 north of Crusier Brook and Belle Mead-Griggstown Road, and is referred to as the Belle Mead node.
6. Between the two (2) nodes of concentrated development along Route 206, both near the Route 518 intersection and in the Belle Mead area, the Development Plan should strive to prevent the evolution of strip commercial uses along Route 206. Clustered single-family residential development should be permitted, thereby providing a reasonable non-commercial use of the lands which abut the major traffic carrier.
7. The Development Plan shall provide that the future relatively high density housing to be permitted in the Belle Mead node be planned as part of relatively large scale developments in order to insure that adequate roads, recreational areas, drainage facilities, public water and sewerage facilities and other infrastructural improvements are constructed commensurate with the residential development.
8. The principal retail shopping facilities within the municipality should be provided within proximity to the two (2) nodes of concentrated residential development in order to avoid the proliferation of vehicular shopping trips.
9. Industrial, research and office acreage should be controlled with appropriate regulations, without denying the needs of modern research and manufacturing activities and without threatening the existing balance between residential and non-residential development within the municipality and the benefits of a balanced tax base.
10. Proper and adequate water supplies and sewerage facilities should be planned along the Route 206 corridor in order to provide the reasonable opportunity for the implementation of the foregoing Development Plan recommendations.
11. A policy of encouraging the preservation of historic districts, sites and structures, through the formulation of appropriate mechanisms to identify and protect those districts, sites and structures which are of value to Montgomery Township, should be pursued and implemented.

In addition to the preceding goals and objectives already adopted by Montgomery Township, the following courses of action specifically are proposed relative to the provision of recreational facilities and open spaces within the Township:

Recreational Facilities Development Goals

- ° Provide recreational facilities development, to the extent practicable, in accordance with the recommendations of the Recreation Plan Element;
- ° Create a neighborhood level park for each planning district within the Township and consider the development of at least one (1) more community park in the southern portion of the Township to augment the recreational facilities provided by Montgomery Park and the Board of Education facilities in the northern and central portions of the Township, with ease of access from both residential and employment areas;
- ° Provide to the extent possible a complete array of accessory facilities at each major recreation area in the Township, including restrooms, picnic areas, parking, lighting and storage facilities;
- ° Encourage the on-site development of recreational facilities within major residential development projects and consider the use of development impact fees as an alternative to providing on-site facilities; and
- ° Encourage the development of recreational facilities within private non-residential projects.

General Recreation Goals

- ° Exchange a dialogue between the Township and the Board of Education regarding the continued sharing of municipal and school recreational facilities; the development of new facilities on municipal and school lands; and, when appropriate, the creation of separate recreational facilities for municipal or school use;
- ° Expand maintenance programs as necessary to accommodate the development of new recreational facilities; consider the creation of a separate Department of Parks Development as opposed to the existing division within the Department of Public Works.
- ° Provide for the review of all major development projects by the Recreation Committee; and
- ° Encourage the use of creative recreation development, including adopt-a-park and donate-a-bench programs, in order to provide assistance to the Township in broadening its recreational inventory.

Greenbelts, Pedestrian-Bikeway Corridors and Sidewalks Goals

- ° Provide, to the extent possible, connections between the active recreation, school and open space facilities within the Township via a coordinated system of greenbelts, pedestrian-bikeway corridors and sidewalks;
- ° Preserve and protect environmentally sensitive lands and develop a continuous greenbelt coinciding primarily with the stream corridors within the Township;
- ° Preserve existing pathways found along streams, through wetlands and adjacent fields;
- ° Provide a pedestrian and bikeway circulation system which will encourage its utilization as an alternate to automobile vehicular movement; and
- ° Plan for and acquire public access corridors, in concert with the development of lands, to ensure that non-vehicular public rights-of-way will exist for future use by the Township residents for their enjoyment, recreation and movement.

Conservation Goals

- ° Preserve, protect and benefit from lands endowed with natural resources such as stream corridors and wetlands;
- ° Provide a source of passive recreational opportunities for the enjoyment of present and future Township residents;
- ° Provide for public and semi-public lands through municipal acquisition, private donations, deed restriction, easements and common open space (through clustering); and
- ° Identify standards for the future preservation of open lands within tracts to be developed, and consider and encourage innovative development design which provides for greater common open space.

Farmland Preservation Goals

- ° Preserve existing farmland, woodlands and open space and protect prime agricultural lands within the Township; and
- ° Encourage private and public support and participation in the New Jersey State Farmland Preservation Program.

BACKGROUND INFORMATION



RECREATION PLAN AND CONSERVATION PLAN ELEMENTS

BACKGROUND INFORMATION

INTRODUCTION

Montgomery Township has long recognized the need to balance the different types of land uses and growth within the Township while, at the same time, attempting to preserve the suburban-rural atmosphere and quality of life in the Township. The Land Use Plan and Housing Plan Elements of the Township Master Plan include specific goals and objectives addressing the need for open space lands, active and passive recreational facilities, and the preservation of existing farmland, natural resources, and 'critical' land areas.

While the Land Use Plan Element of the Master and the subsequent Land Development Ordinance include provisions for open space preservation and recreational facilities, the increasing physical development of the Township has threatened the remaining open spaces and farms. The Township Committee, recognizing that the preservation of open space areas is vital to the provision of recreational opportunities and the preservation of the Township's farming heritage, formed the Open Space Committee in early 1989 in order to aid the Township in the acquisition of open space lands. The Open Space Committee was charged to make recommendations on the acceptance of open space lands already offered to the Township; seek opportunities for the acquisition of additional open spaces, stream corridors and farms; and provide assistance in the formulation and implementation of open space, stream corridor and farmland preservation programs.

Another citizen group previously created by the Township Committee is the Recreation Committee which has been charged with the responsibilities to analyze the existing Township recreational facilities in order to determine what other facilities currently are needed and, further, to anticipate future needs for active and passive recreational facilities, including recreational equipment and land areas.

Both the Open Space and Recreation Committees were actively engaged during 1989 working in concert with the Township Planners to develop goals and strategies for the preservation and acquisition of open space, agricultural and recreational lands throughout Montgomery Township. The direction and information provided to Richard Thomas Coppola and Associates by the Open Space and Recreation Committees has been instrumental in the formulation of this report.

The information contained within this "Background Information" section of the report reflects existing conditions and restrictions on the lands within Montgomery Township and is supplemental to the information contained within the "Part I: Background Studies" and the "Part V: Existing Land Use Update And Build-Out Analysis" portions of the Township Master Plan. The inventory of existing conservation areas, open spaces and recreational facilities provides a foundation upon which the plans for "Conservation and Recreation" are based; primarily by linking those land areas already dedicated for such uses.

THE BUILD-OUT BASE MAP

The "Build-Out Base Map" used for the presentation of the graphic material within this document has been prepared from the Township Tax Maps, with information added from recent major residential developments which received preliminary and/or final approval as of December 31, 1989 and which did not appear on the Township Tax Maps revised to November 1989.

The first source of documenting the recent major subdivision activity in Montgomery Township was a map entitled "Approved Major Developments", revised to September 13, 1989 and prepared by the Montgomery Township Engineering Department. Information on additional major residential developments which were not delineated on the "Approved Major Developments" map or the revised Township Tax Maps was obtained through research of Township "Resolutions of Approval" for the years 1986 through 1989. However, several more recently approved major residential developments did not yet have filed resolutions of approval, in which case the needed information was researched with the assistance of the Montgomery Township Planning Department.

Certain of the mappings within this report use the "Build-Out Base Map With 100-Year Flood Boundary" as a graphic base. This map was prepared by overlaying, with a screen on the Build-Out Base Map, the 100-Year Flood Boundary taken from Flood Insurance Rate Maps for Montgomery Township dated April 1, 1981 and prepared by the Federal Emergency Management Agency.

As lands within the 100-year flood plain are restricted from most development, they can be assumed not to be readily available for future physical development. Therefore, the "Build-Out Base Map With 100-Year Flood Boundary" map indicates those areas of the Township where development has been approved to occur, and where future open space or recreation areas may be envisioned.

The results of each of these mappings were photographically reduced to a scale of approximately 1" = 3,200' to be printed on 11" x 17" sheets, as shown in this report. At this scale, one (1) square inch equals approximately 235 acres. The uses of the maps, therefore, should be aware of the inherent limitations of portraying graphic material at this scale; while the information is shown as accurately as possible, slight distortions in the drafting and reproduction process will necessarily be magnified several times due to the extreme reduction in the scale of the map.

EXISTING AND APPROVED LAND USE DISTRIBUTION

Montgomery Township is situated in the southeastern corner of Somerset County and contains approximately 32.26 square miles or 20,646 acres of land. It is traversed from north to south by State Route 206 and County Route 601 and from east to west by County Route 518. Approximately six (6) miles of railroad, formerly known as the Reading Railroad, but now known as the Delaware and Bound Brook Railroad, spans the Township in a northeast-southwest direction. Montgomery Township is bounded by Hillsborough Township to the north; Princeton Township to the south; Franklin Township to the east; Hopewell and East Amwell Townships to the west; and it surrounds the Borough of Rocky Hill on its north, west and south sides. The municipality is generally rural in character, with



BUILD-OUT BASE MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY



BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey * Revised January 1990
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey * January 1990

concentrations of development in the northeastern and southeastern portions. The landscape is characterized by many brooks, wooded areas, historic districts and farmland.

During January of 1990, a field survey was undertaken to update the existing land uses throughout the Township of Montgomery on a lot-by-lot basis. The findings of the survey are illustrated on Plate 3, the "Existing Land Use, January 1990" map photograph. Eight (8) land use categories were generated from the field survey to include all lands within the Township. Additionally, barns, cemeteries, and detention basins were noted on the map. The attached Plate 4, entitled "Existing Land Use Acreage Distribution, January 1990", indicates the approximate amount of land occupied by the various land use categories in 1990.

Vacant and agricultural land uses in Montgomery Township are illustrated in white on the January 1990 Existing Land Use map and comprise approximately 9,426 acres, or 45.66% of the Township's land area. Vacant and agricultural land uses are dispersed throughout the municipality and exemplify both the rural nature and the tradition of farming of Montgomery Township. Most of the tracts comprising the Vacant/Agricultural land use category are very large, making the category the largest in the Township in terms of acreage.

While not always considered a land use per se, significant wooded areas do occupy lands throughout Montgomery Township and are an important land use factor. Illustrated in brown on the January 1990 Existing Land Use map, approximately 3,714 acres, or 18% of the Township, is currently covered by significant stands of trees. The single greatest concentration of trees is within the northwestern portion of the Township amidst the rocky soils and rugged topography; elsewhere, the woods generally border the streams, brooks and tributaries throughout the municipality.

While these lands may be considered the undeveloped lands in Montgomery Township, the lands are not necessarily appropriate for development. The environmental, transportation and community facility limitations imposed upon the undeveloped lands in the Township significantly restricts their availability for future development. Additionally, legitimate policy decisions concerning the preservation of agricultural lands and open space conservation may limit further the amount of lands which may be considered available and appropriate for new development.

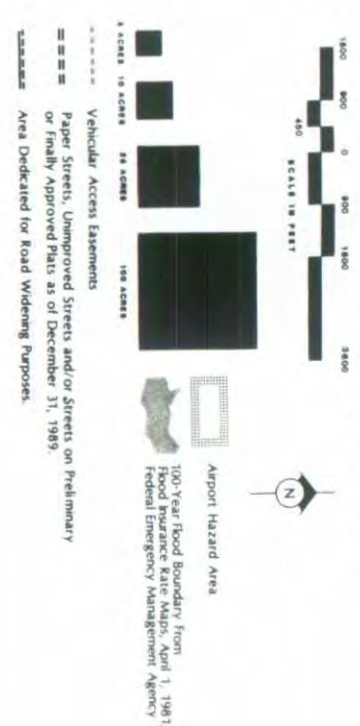
Barns, cemeteries and detention basins also are mapped on the 1990 Existing Land Use map for informational purposes. Barns generally indicate agricultural uses. Cemeteries and detention basins are a form of open space, since the land area is open and committed to a use which is essentially unimproved and which precludes other development.

Plate 5, the "Map of Existing Land Use And Lands Approved For Development, January 1990", with the "Dedicated Open Space Lands" overlay, adds appropriate coloring to Plate 3, thereby indicating the presumed future development of the following:

- ° Preliminary and/or finally approved major residential developments as of December 31, 1989 not appearing on the Montgomery Township Tax Maps revised to November 1989;



BUILD-OUT BASE MAP
WITH 100-YEAR FLOOD BOUNDARY
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY • NEW JERSEY



BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton • New Jersey • Revised January 1990
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton • New Jersey • January 1990
DISPLAY PREPARED BY: Richard Thomas Coppola and Associates, Princeton • New Jersey



January 1990

EXISTING LAND USE

- Single Family Residential
- Multiple Family Residential/Institutions
- Commercial/Office
- Public
- Quasi-Public
- Industrial
- Vacant/Agricultural
- Wooded
- Barn
- Cemetery
- Detention Basin

SOURCE: LUTHER, 1985; FIELD SURVEY

BUILD-OUT BASE MAP WITH 100-YEAR FLOOD BOUNDARY TOWNSHIP OF MONTGOMERY SOMERSET COUNTY-NEW JERSEY



Legend for Flood Hazard Zones:
 100 Year Flood Hazard Zone
 Flood Hazard Zone
 Flood Hazard Zone
 Flood Hazard Zone

Legend for Flood Hazard Zones:
 100 Year Flood Hazard Zone
 Flood Hazard Zone
 Flood Hazard Zone
 Flood Hazard Zone

BASE MAP PREPARED BY: Richard Thomas Cripps and Associates, Princeton, New Jersey • Revised January 1990
 BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Cripps and Associates, Princeton, New Jersey • January 1990
 FLOOD MAP PREPARED BY: Richard Thomas Cripps and Associates, Princeton, New Jersey

PLATE 4
MONTGOMERY TOWNSHIP
EXISTING LAND USE ACREAGE DISTRIBUTION, JANUARY 1990

<u>Land Use Categories</u>	<u>Approximate Acreage</u>	<u>Percentage Of Total</u>
Single-Family Residential	3,427.92	16.60
Multiple-Family Residential/Townhouse	147.50	0.71
Commercial/Office	477.94	2.31
Public	2,524.25	12.23
Quasi-Public	729.66	3.53
Industrial	197.95	0.96
Vacant/Agricultural/Roads	9,426.21	45.66
Wooded	<u>3,714.57</u>	<u>18.00</u>
TOTALS:	20,646.00	100.00

- NOTES:
- ° Montgomery Township contains 32.26 square miles or 20,646 acres.
 - ° Yellow square designations for "residential" uses were attributed one (1) acre each.

SOURCE: Richard Thomas Coppola and Associates planimetric measurement of "Existing Land Use" map dated January 1990.

- ° Existing individual buildable residential lots incapable of further subdivision under current zoning as they appear on Montgomery Township Tax Maps revised to November 1989;
- ° Approved non-residential site plans as of December 31, 1989 not yet constructed or under construction; and
- ° Dedicated open space lands, currently used or planned to be used.

As shown on Plate 6, "Existing Land Use And Approved Build-Out Acreage Distribution" January 1990, the acreage distributions by land use category existing in January 1990 and with the approved build-out have been listed and compared in terms of acreage change and total percentage change.

As noted on the chart, all of the land use categories will increase in acreage between January 1990 and the eventual construction of approved build-out lands except for the "Vacant/Agricultural/Roads" and "Wooded" land use categories which will experience a decrease in acreage. The "Single-Family Residential" land use category will experience the largest increase in acreage; an increase of approximately 2,671 acres, or 12.94%. The "Multiple-Family Residential/Townhouse", "Commercial/Office", "Public" and "Quasi-Public" land use categories will increase modestly, while the "Industrial" land use category will not change.

The "Vacant/Agricultural/Roads" land use category will experience a net loss of approximately 2,112 acres or a total percentage change of -10.24%; and the "Wooded" land use category will experience a net loss of approximately 1,189 acres or a total percentage change of -5.77%.

CRITICAL AREAS

Plate 7, the "Critical Areas" map dated April 1990, delineates the flood plains (100-year flood boundaries), steep slopes (15% or greater), and wetlands (riverine and palustrine) within the Township. As noted on the map, the basis for delineation of flood plain areas were the Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency, dated April 1981, the basis for delineation of the wetlands were the National Wetlands Inventory Maps prepared by the U.S. Department of the Interior, dated November 5, 1975, and the basis for delineation of steep slope areas were the U. S. Geological Survey Slope Maps, 1975. Regarding flood plain areas, however, it is recognized that more flood plain areas exist in the Township than those already mapped. Moreover, the State Department of Environmental Protection, Division of Water Resources, in accordance with the Flood Hazard Area Control Act (N.J.S.A. 58-16A-50 et seq.), has adopted N.J.A.C. 7:13 and has commenced its mapping of the "flood hazard areas" in Montgomery Township. The Department of Environmental Protection mapping shall take precedence when completed.

Importantly, the three (3) physical characteristics designated as "critical areas" are capable of being specifically drawn on a site plan and/or subdivision submissions.

It is intended that the "Critical Areas" map continue to be used as a reference in administering the residential density and nonresidential density provisions of the Land Development Ordinance in order to safeguard the conservation of

PLATE 6

MONTGOMERY TOWNSHIP EXISTING LAND USE AND APPROVED BUILD-OUT ACREAGE DISTRIBUTION JANUARY 1990

Land Use Categories	1990 Existing		Approved Build-Out		Acreage Change	Total % of Change
	Approx. Acreage	% of Total	Approx Acreage	% of Total		
Single-Family Residential	3,427.92	16.60	6,099.59	29.54	+2,671.67	+12.94
Multiple-Family Residential/Townhouse	147.50	0.71	269.68	1.31	+ 122.18	+ 0.60
Commercial/Office	477.94	2.31	594.89	2.88	+ 116.95	+ 0.57
Public	2,524.25	12.23	2,663.65	12.90	+ 139.40	+ 0.67
Quasi-Public	729.66	3.53	982.04	4.76	+ 252.38	+ 1.23
Industrial	197.95	0.96	197.95	0.96	-	-
Vacant/Agricultural/ Roads	9,426.21	45.66	7,313.53	35.42	-2,112.68	-10.24
Wooded	<u>3,714.57</u>	<u>18.00</u>	<u>2,524.67</u>	<u>12.23</u>	<u>-1,189.90</u>	- 5.77
TOTALS:	20,646.00	100.0	20,646.00	100.0	0	

- NOTES:**
- Montgomery Township contains 32.26 square miles or 20,646 acres.
 - Yellow square designations for "residential" uses were attributed one (1) acre each.
 - "Approved Build-Out" means all preliminary and/or finally approved major residential developments, and all approved site plans as of December 31, 1989 not appearing on Montgomery Township Tax Maps revised to November 1989, and existing individual buildable residential lots incapable of further subdivision under current zoning.

SOURCE: Richard Thomas Coppola and Associates planimetric and geometric measurement of "Existing Land Use And Lands Approved For Development" map dated January 1990, Montgomery Township Tax Maps revised to November 1989, and preliminary or finally approved subdivision plats and site plans as of December 31, 1989.



environmentally sensitive lands; this map already is part of the Township's Land Development Ordinance. On any given parcel, the permitted lot yield for planned developments and the intensity of development for nonresidential land uses is reduced on that part of the parcel containing steep slopes, 100-year flood-plains, and/or wetlands.

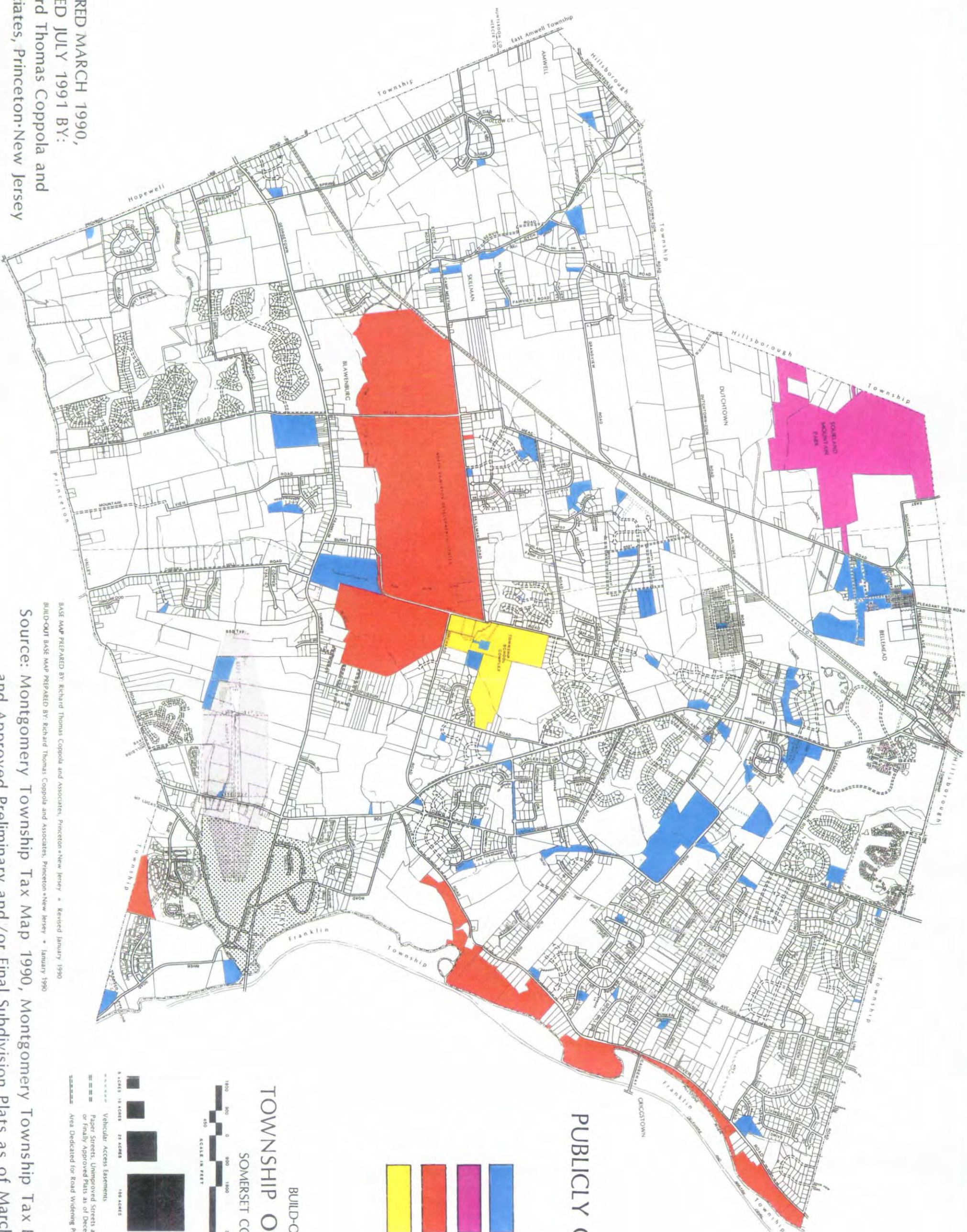
It should be noted that while the information depicted on the "Critical Areas" map has been prepared as accurately as possible, detailed information mapped at such a large scale may not represent the actual conditions on any one particular parcel of land. Moreover, the information is not intended to take the place of specific on-site engineering data presented to the Township at the time applications are submitted for approval of a subdivision, site plan, construction permit, and/or any other application which considers the "critical areas" categories of information depicted on the map.

PUBLICLY OWNED LANDS

Plate 8, the map of "Publicly Owned Lands", indicates those properties within the Township that are owned by Montgomery Township, Princeton Township, Somerset County, the State of New Jersey, or the Montgomery Township Board of Education; all as indicated in the Montgomery Township Tax Book updated through February 1991. Additionally, the map identifies properties that are shown to be dedicated to, but not necessarily accepted at this time, by Montgomery Township on approved preliminary and final subdivision plats as of March 1991. Most of these smaller lots are detention basins; others are open space lands for public purpose uses. Two (2) other parcels have been dedicated to and accepted by the Township (Block 34001, Lots 43 B and C, and Block 10001, Lot 20) but have not yet been recorded by deed. Plate 9 identifies the properties by lot and block number, acreage and current use.

Montgomery Township owns varying sized tracts of land scattered throughout the Township totalling approximately 593 acres; the lands consist of unimproved open spaces, public parks, dedicated detention basins, and public facilities. The largest single lot under Montgomery Township ownership is Montgomery Park on Harlingen Road, consisting of approximately 100 acres. Other lands which are currently being considered for acceptance by the Township may eventually be included as Township owned properties; a portion of the property known as Headquarters Park (Block 20001, Lot 10) adjacent Route 206 and Orchard Road is one such land area.

Somerset County owns one property within Montgomery Township, the Sourland Mountain Park located in the northwestern corner of the Township and consisting of 433 acres. The State of New Jersey owns much of the land along the Millstone River which comprises the Delaware and Raritan Canal Park; other State properties include the North Princeton Developmental Center lands and dedicated land for future road rights-of-way. The Montgomery Township Board of Education lands are clustered together on Orchard and Burnt Hill Roads upon which the Township school complex is located; the lands total approximately 165 acres.



PUBLICLY OWNED LANDS

- TOWNSHIP
- COUNTY
- STATE
- BOARD OF EDUCATION

BUILD-OUT BASE MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY NEW JERSEY

1500 900 0 900 1800 3600
450 0 450
SCALE IN FEET

5 ACRES 10 ACRES 25 ACRES 100 ACRES

Vehicular Access Easements

Paper Streets, Unimproved Streets and/or Streets on Preliminary or Finally Approved Plats as of December 31, 1989.

Area Dedicated for Road Widening Purposes.

Airport Hazard Area

PREPARED MARCH 1990,
REVISED JULY 1991 BY:
Richard Thomas Coppola and
Associates, Princeton-New Jersey

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey * Revised January 1990
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey * January 1990
Source: Montgomery Township Tax Map 1990, Montgomery Township Tax Book 1991,
and Approved Preliminary and/or Final Subdivision Plats as of March 1991.

PLATE 9

DESCRIPTION OF PUBLICLY OWNED LANDS AS SHOWN ON MONTGOMERY TOWNSHIP TAX MAPS REVISED TO 1990, MONTGOMERY TOWNSHIP TAX BOOK 1991, AND APPROVED PRELIMINARY AND/OR FINAL SUBDIVISION PLATS AS OF MARCH 1991

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
MONTGOMERY TOWNSHIP	4002	46	0.26	V
	4002	47	0.24	V
	4007	12	18.74	Lubas Field
	4008	13	6.18	V
	4008	32	0.20	V
	4009	14	10.77	V
	4010	3	8.12	V
	4010	5	1.13	V
	4011	1	12.10	V
	4012	1	27.29	Broadway Fields
	4065	16	16.80	Detention & Stream Corridor
	5001	8	9.47	Sewer Plant
	6001	12	9.62	V
	6001	16	12.94	V
	6001	19	18.58	V
	6001	26.07	5.96	Passive Recreation
	6002	4	3.30	Public
	6002	5	0.92	Public
	6007	5	1.11	Conservation
	6009	6	4.46	V
	7001	29	3.39	V
	7001	49	6.88	Quasi-Public
	7002	5	1.03	V

(continued)

PLATE 9

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
MONTGOMERY TOWNSHIP	7007	5	0.76	V
	7033	7	4.23	V
	8004	9	2.54	V
	10001	18	0.11	V
	10001	20	10.23	V
	11001	No Lot #	1.94	Detention Basin
	11002	40	2.38	V
	11002	42	2.00	V
	12001	10,11	2.72	V
	12001	10,12	0.77	Detention Basin
	12001	17	4.07	Public
	12001	38	2.20	V
	12001	39	5.04	V
	15001	No Lot #	5.66	V
	15001	No Lot #	3.23	Detention Basin
	15001	24	3.13	Detention Basin
	15001	70	11.69	Public
	15003	5	1.74	V
	15009	6	4.60	V
	15009	7	4.50	V
	15009	8	4.40	V
	15010	1	4.50	V
	15018	27-34	1.75	V
	16001	1.03	9.36	Park
	16001	No Lot #	2.26	Detention Basin

PLATE 9

(continued)

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
MONTGOMERY TOWNSHIP	16001	No Lot #	1.49	Detention Basin
	16001	7.03	0.13	Cemetery
	17001	7	100.05	Farm & Montgomery Park
	17001	13	1.17	Mill Pond
	17001	14	0.92	Mill Pond
	17002	2	1.70	Harlingen Green
	18001	7	2.21	Detention Basin
	18020	24	2.00	Detention Basin
	18022	9	1.32	Detention Basin
	18022	22	3.08	Detention Basin
	19001	8.06	1.19	Sewer Site
	19001	13	7.45	Schuss Woods
	20001	10	1.66	Detention Basin
	20001	25	0.97	Detention Basin
	21001	8.01	2.19	V
	21001	No Lot #	0.96	V
	21010	8	2.52	Detention Basin
	21012	1	2.46	V
	21016	1	2.27	Detention Basin
	22001	5	12.06	V
	22001	11	4.38	Detention Basin
	24001	No Lot #	3.56	Detention Basin
	25001	7.01	1.37	Bessie Grover Park
	27001	6	64.29	V
	28001	7.01	0.99	V
	31001	14	1.55	Detention Basin

PLATE 9

(continued)

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
MONTGOMERY TOWNSHIP	32001	1	49.45	Park
	32001	1.01	0.09	V
	33004	1	9.20	V
	34001	38.02	14.00	Public
	34001	43 B	5.20	V
	34001	43 C	3.49	V
	34001	57.01	1.12	Quasi-Public
	34001	No Lot #	1.51	Detention Basin
	37003	1.158	0.02	Pump Station
	38001	3.01	10.00	Stage II Treatment Plant
		Subtotal:	593.32	Acres
PRINCETON TOWNSHIP	37001	12	7.20	V
		Subtotal:	7.20	Acres
MONTGOMERY TOWNSHIP BOARD OF EDUCATION	19001	8.04	71.60	Township School Complex
	19001	8.05	3.87	V
	19001	12	59.86	Township School Complex
	19001	14	15.00	Township School Complex
	19001	15	14.79	Township School Complex
		Subtotal:	165.12	Acres
SOMERSET COUNTY	1001	1	433.00	Sourland Mountain Park
		Subtotal:	433.00	Acres
STATE OF NEW JERSEY	9001	1	8.47	Delaware and Raritan Canal
	9001	2	37.04	Delaware and Raritan Canal
	9001	5.02	0.32	Delaware and Raritan Canal
	9001	6	2.85	Delaware and Raritan Canal
	9001	6.01	0.73	Delaware and Raritan Canal
	9001	6.04	0.47	Delaware and Raritan Canal

PLATE 9

(continued)

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
STATE OF NEW JERSEY	9001	6.05	0.66	Delaware and Raritan Canal
	9001	7	7.20	Delaware and Raritan Canal
	9001	7.01	0.95	Delaware and Raritan Canal
	9001	8	0.77	Delaware and Raritan Canal
	9001	9	0.75	Delaware and Raritan Canal
	9001	10	0.62	Delaware and Raritan Canal
	9001	11	2.52	Delaware and Raritan Canal
	9001	12	1.03	Delaware and Raritan Canal
	9001	13	1.50	Delaware and Raritan Canal
	9001	14	0.26	Delaware and Raritan Canal
	16001	24	1.51	Public
	23001	1	0.25	Delaware and Raritan Canal
	23001	1.01	0.30	Delaware and Raritan Canal
	23001	1.02	0.32	Delaware and Raritan Canal
	23001	2	45.79	Delaware and Raritan Canal
	23001	3.02	2.70	Delaware and Raritan Canal
	23001	3.04	0.89	Delaware and Raritan Canal
	23001	3.09	0.24	Delaware and Raritan Canal
	23001	4	44.02	Delaware and Raritan Canal
	23001	8	13.09	Delaware and Raritan Canal
	23001	8.01	0.15	Delaware and Raritan Canal
	23001	8.02	0.06	Delaware and Raritan Canal
	23001	8.03	0.07	Delaware and Raritan Canal
	23001	8.05	0.04	Delaware and Raritan Canal

PLATE 9

(continued)

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
	23001	8.07	16.90	Delaware and Raritan Canal
	23001	8.08	24.57	Delaware and Raritan Canal
	23001	9	23.02	Delaware and Raritan Canal
	23001	17.01	7.78	Delaware and Raritan Canal
	25001	27	278.80	Skillman Training Center
STATE OF NEW JERSEY	26001	1	560.18	North Princeton Developmental Center
	27001	1)	215.05	V
	27001	7)		North Princeton Developmental Center
	37001	6.01	29.55	V
	37002	5.01	<u>8.91</u>	V
	Subtotal: 1,340.33 Acres			

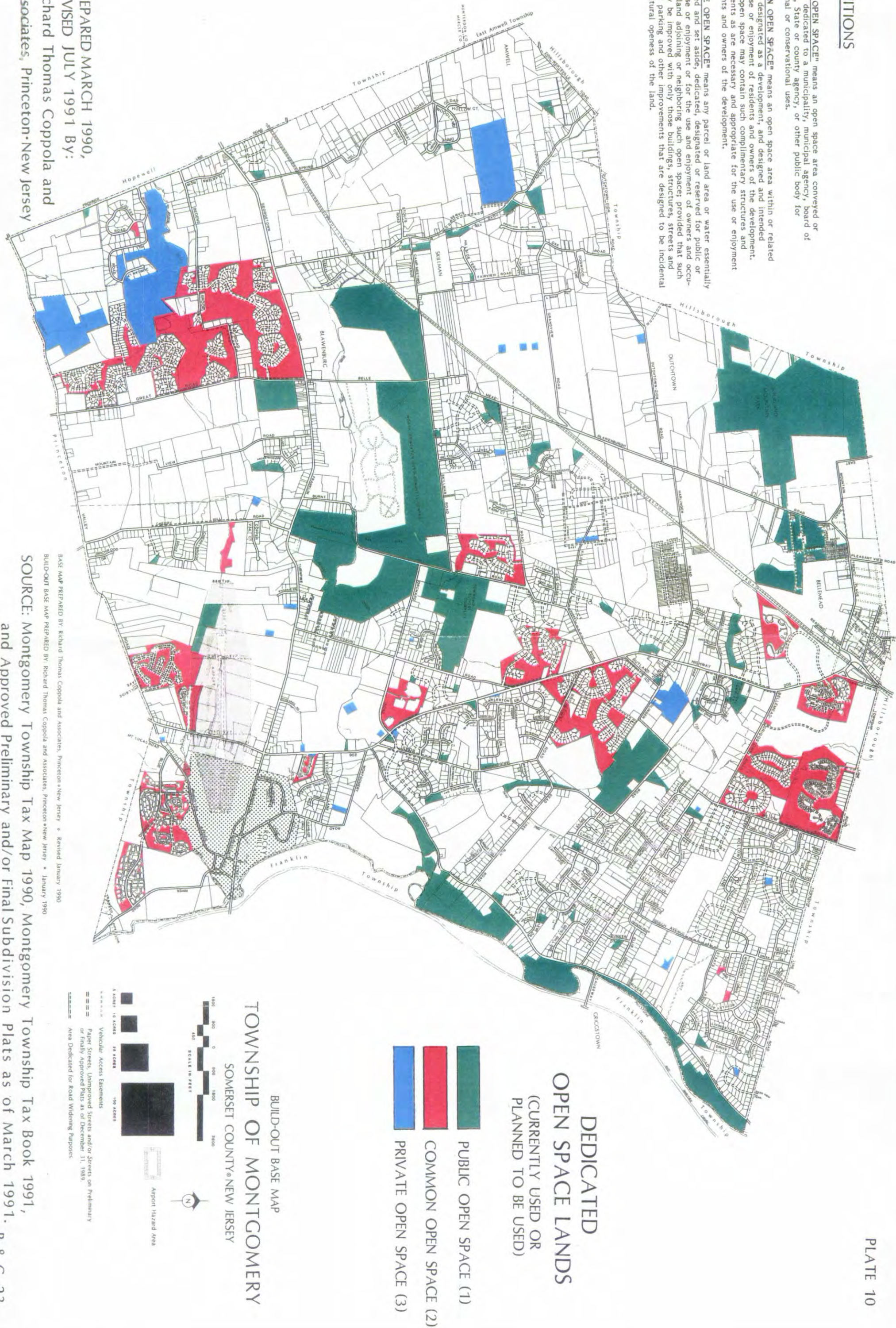
NOTE: "V" means vacant.

SUMMARY AND TOTALS

MONTGOMERY TOWNSHIP	593.32 AC
PRINCETON TOWNSHIP	7.20
MONTGOMERY TOWNSHIP BOARD OF EDUCATION	165.12
SOMERSET COUNTY	433.00
STATE OF NEW JERSEY	<u>1,340.33</u>
TOTAL: 2,538.97 ACRES	

DEFINITIONS

- (1) "PUBLIC OPEN SPACE" means an open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, State or county agency, or other public body for recreational or conservation uses.
- (2) "COMMON OPEN SPACE" means an open space area within or related to a site designated as a development, and designed and intended for the use or enjoyment of residents and owners of the development. Common open space may contain such complimentary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development.
- (3) "PRIVATE OPEN SPACE" means any parcel or land area or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open spaces; provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.



PREPARED MARCH 1990,
REVISED JULY 1991 BY:
Richard Thomas Coppola and
Associates, Princeton-New Jersey

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey • Revised January 1990
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey • January 1990
SOURCE: Montgomery Township Tax Map 1990, Montgomery Township Tax Book 1991,
and Approved Preliminary and/or Final Subdivision Plats as of March 1991. R & C -23

DEDICATED OPEN SPACE LANDS

Plate 10, the map of "Dedicated Open Space Lands", indicates the lands dedicated for open space use in Montgomery Township. The land either is currently being used as a form of open space or is planned to be used for open space when the land is finally developed as approved by the Township.

Plate 11 describes each parcel indicated on Plate 10 regarding ownership, lot and block numbers, acreage and current use. As noted, a total of approximately 3,369 acres or 16.3% of Montgomery Township is dedicated or used as open space areas.

Three (3) classifications of the open space areas have been delineated and described. The first classification is the "public open space" lands. These lands are defined as an open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, state or county agency, or other public body for recreational or conservational uses. It should be noted that these lands include detention basin lots, a form of conservation or open space use. Moreover, portions of properties that are developed or improved for uses other than recreational or conservational uses have been excluded in the mapping, based upon a review of aerial photographs as well as field inspections of the subject properties.

As indicated, a total of 1,935 acres or 9.4% of the Township's land area is devoted to "public open space"; of the total, 749 acres is owned by Montgomery Township, 433 acres is owned by Somerset County, 613 acres is owned by the State of New Jersey, and 139 acres is owned by the Montgomery Township Board of Education.

The second classification of open space lands includes "common open space" which is owned and maintained by a condominium or homeowner's association or some other form of joint or shared ownership. "Common open space" means an open space area within or related to a site designated as a development, and designed and intended for the use or enjoyment of residents and owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development. As indicated, a total of approximately 1,031 acres or 4.99% of the Township's land area is devoted to "common open space".

The third classification of open space lands is "private open space" which includes any privately owned parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

As indicated, approximately 402 acres or 1.95% of the Township's land area is devoted to "private open space". Included in this classification is the one private farm currently under the Farmland Preservation Program and one farm which use is restricted by a conservation and agricultural easement granted to the New Jersey Conservation Foundation.

Whether all the areas of dedicated open space lands as shown on Plate 10 remain as open space in the future depends on whether deed restrictions or easements exist on the property to protect the land from development.

PLATE 11

DESCRIPTION OF DEDICATED OPEN SPACE LANDS

I. PUBLIC OPEN SPACE

"Public Open Space" means an open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, State or county agency, or other public body for recreational or conservational uses.

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
SOMERSET COUNTY	1001	1	433.00	Sourland Mountain Park
		Subtotal:	433.00 Acres	
MONTGOMERY TOWNSHIP	4002	46	0.26	V
	4002	47	0.24	V
	4007	12	18.74	Lubas Field
	4008	13	6.18	V
	4008	32	0.20	V
	4009	14	10.77	V
	4010	3	8.12	V
	4010	5	1.13	V
	4011	1	12.10	V
	4012	1	27.29	Broadway Fields
	4065	16	16.80	Detention and Stream Corridor
	6001	16	12.94	Municipal Complex
	6001	26.07	5.96	Passive Recreation
	6007	5	1.11	Conservation
	6009	6	4.46	V
	7001	29	3.39	V
	7033	7	4.23	V
	8004	9	2.54	V
	9001	1, 2	45.51	Delaware and Raritan Canal

PLATE 11

(continued)

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
MONTGOMERY TOWNSHIP	9001	5.02	0.32	Delaware and Raritan Canal
	9001	6.01	0.73	Delaware and Raritan Canal
	9001	6.04, 6.05	1.13	Delaware and Raritan Canal
	9001	7-14	14.65	Delaware and Raritan Canal
	10001	20	10.23	V
	11001	No Lot #	1.94	Detention Basin
	11002	40	2.38	V
	11002	42	2.00	V
	12001	10.11	2.72	V
	12001	10.12	0.77	V
	12001	17	4.07	Public
	12001	38	2.20	V
	12001	39	5.04	V
	15001	No Lot #	5.66	V
	15001	No Lot #	3.23	Detention Basin
	15001	24	3.13	Detention Basin
	15001	70	11.69	Public
	16001	1.03	9.36	Park
	16001	No Lot #	2.26	Detention Basin
	16001	No Lot #	1.49	Detention Basin
	16001	7.03	0.13	Cemetery
	17001	7	100.05	Farm and Montgomery Park
	17001	13	1.17	Mill Pond
	17001	14	0.93	Mill Pond
	17002	2	1.70	Harlingen Green
	18001	7	2.21	Detention Basin

PLATE 11

(continued)

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
MONTGOMERY TOWNSHIP	18020	24	2.00	Detention Basin
	18022	9	1.32	Detention Basin
	18022	22	3.08	Detention Basin
	19001	13	7.45	Schuss Woods
	20001	10	1.66	Detention Basin
	20001	25	0.97	Detention Basin
	21001	No Lot #	0.96	V
	21010	8	2.52	Detention Basin
	21012	1	2.46	Detention Basin
	21016	1	2.27	Detention Basin
	22001	5	12.06	V
	22001	11	4.38	Detention Basin
	23001	1, 1.01, 1.02, 2	46.66	Delaware and Raritan Canal
	23001	3.02	2.70	Delaware and Raritan Canal
	23001	3.04	0.89	Delaware and Raritan Canal
	23001	3.09	0.24	Delaware and Raritan Canal
	23001	4	44.02	Delaware and Raritan Canal
	23001	8, 8.01- 8.03	13.37	Delaware and Raritan Canal
	23001	8.05	0.04	Delaware and Raritan Canal
	23001	8.07, 8.08	41.47	Delaware and Raritan Canal
	23001	9	23.02	Delaware and Raritan Canal
	23001	17.01	7.78	Delaware and Raritan Canal
	24001	No Lot #	3.56	Detention Basin

(continued)

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
MONTGOMERY TOWNSHIP	25001	7.01	1.37	Bessie Grover Park
	27001	6	64.29	V
	28001	7.01	0.99	V
	31001	14	1.55	Detention Basin
	32001	1	49.45	Park
	32001	1.01	0.09	V
	33004	1	9.20	V
	34001	38.02	14.00	Public
	34001	34 B	5.20	V
	34001	34 C	3.49	V
	34001	No Lot #	1.51	Detention Basin
		Subtotal:	749.18 Acres	
MONTGOMERY TOWNSHIP BOARD OF EDUCATION	19001	8.04 (partial)	55.34	Township School Complex
	19001	8.05	3.87	Township School Complex
	19001	12	59.86	Township School Complex
	19001	14 (partial)	9.96	Township School Complex
	19001	15 (partial)	10.11	Township School Complex
		Subtotal:	139.14 Acres	
STATE OF NEW JERSEY	25001	27 (partial)	152.97	Skillman Training Center
	26001	1 (partial)	299.42	North Princeton
	27001	1, 7 (partial)	161.59	Developmental Center
		Subtotal:	613.98 Acres	

II. COMMON OPEN SPACE

"Common Open Space" means an open space area within or related to a site designated as a development, and designed and intended for the use or enjoyment of residents and owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development.

PLATE 11

(continued)

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
Bellemead Development Corp.	4001	33.01	32.80	Common Open Space
Oakmont C.C.	5001	2.01	81.05	Golf Course
Oakmont C.C.	5001	2.06	18.28	Golf Course
* Bellemead Development Corp.	5001	No Lot #s	24.24	Common Open Space
Bellemead Development Corp.	5004	1	53.03	Common Open Space
Bellemead Development Corp.	5005	1	4.09	Common Open Space
Bellemead Development Corp.	5006	1	3.72	Common Open Space
Bellemead Development Corp.	5007	1	3.77	Common Open Space
Larken Associates	7021	31	2.08	Detention Basin
Larken Associates	7021	38	2.60	Detention Basin
3 M	13001	13 (partial)	1.00	Playground
East Country	16001	30	26.06	Common Open Space
East Country	16001	38	2.56	Common Open Space
East Country	16001	64	13.68	Common Open Space
Benenson Capital Co.	17001	2	5.35	Common Open Space
Benenson Capital Co.	17001	6	54.15	Common Open Space
Benenson Capital Co.	17005	1	18.79	Common Open Space

* Acreage figure for common open space in Phase I residential area west of proposed Route 206 taken from concept plan.

PLATE 11

(continued)

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
Benenson Capital Co.	17006	1	8.27	Common Open Space
Benenson Capital Co.	17007	1	8.10	Common Open Space
Benenson Capital Co.	21001	1	12.35	Common Open Space
Colfax Land Group	19001	No Lot #s	49.99	Common Open Space
E.R. Squibb & Sons	20001	10	47.69	Common Open Space
Montgomery Knoll (Condo owner- ship)	29004	1	13.24	Common Open Space
DKM Residential Properties Corp.	30001; 31001	(Various)	347.91	Common Open Space
Colfax Homeowners Association	31001	14	2.02	Detention Basin
Morrison Properties	34001	13.11	2.85	Detention Basin
Morrison Properties	34001	13.16	8.99	Common Open Space
Larken Associates	34001	58	27.69	Open Space (Deed Restricted)
EDRA Associates	34001	48	19.61	Common Open Space
EDRA Associates	34020	1	1.33	Common Open Space
EDRA Associates	34021	1	6.24	Common Open Space
EDRA Associates	34022	1	6.65	Common Open Space
EDRA Associates	34023	1	13.78	Common Open Space
EDRA Associates	34024	1	9.81	Common Open Space

PLATE 11

(continued)

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
Kingsway Commons (Condo ownership)	35003	1	2.55	Common Open Space
The Manors at Montgomery H.A.	37001	4	5.83	Common Open Space
The Manors at Montgomery H.A.	37002	4	6.96	Common Open Space
Scribner Village	37001; 37002	No Lot #s	37.36	Common Open Space
Montgomery Woods H.A.	37002	1	19.12	Common Open Space
Montgomery Woods H.A.	37003	1	11.83	Common Open Space
Woodbridge Con- struction Corp.	37003	2	3.54	Common Open Space
Woodbridge Con- struction Corp.	37004	1	<u>10.52</u>	Common Open Space

Subtotal: 1,031.48 Acres

III. PRIVATE OPEN SPACE

"Private Open Space" means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
Summerskill	6001	37	30.70	Vineyard under 8-year Farmland Preservation Program
North Hills Development Corp.	7001	23	1.55	Detention Basin
K.A.T. Builders	7001	40	2.15	Detention Basin

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>pproximate Acreage</u>	<u>Use</u>
Scribner Village	8001	No Lot #	1.26	Detention Basin
N.J. Beagle Club	11001	30	103.40	Beagle Club
Milkap Corporation	15008	10	2.70	Detention Basin
Milkap Corporation	15010	7	1.30	Detention Basin
Highfield Developer's Inc.	16009	8	2.72	Detention Basin
TMS-1	21001	15	1.71	Detention Basin
Ingersoll-Rand	29001	5 and 5.01 (partial)	3.90	Playground
Bedens Brook C.C.	30001	38, 39	168.76	Golf Course
Raymond	31001	20	<u>82.21</u>	Agricultural
		Subtotal:	402.36 Acres	

SUMMARY TOTALS

PUBLIC OPEN SPACE: 1,935.30 Acres
 COMMON OPEN SPACE: 1,031.48 Acres
 PRIVATE OPEN SPACE: 402.36 Acres

3,369.14 Acres

NOTES:

- Block and lot numbers within preliminary approved major residential subdivisions may change at the time of final approval.
- Detention basins not located on a separate lot have not been included in this description or the acreage totals.

EXISTING DEDICATED STREAM CORRIDOR PRESERVATION AND CONSERVATION EASEMENTS

In recognition of the need to preserve natural resources such as woodlands and to protect stream corridors, Montgomery Township has been requesting the dedication of easements for such preservation and protection on applicable lands within proposed subdivision developments as part of the application review process. The easements are deed restrictions on the use of the land which generally remains in private or common ownership. The language of the easement agreement between the property owners and Montgomery Township may include provisions for pedestrian or pedestrian-bikeway usage within the easements where such uses are deemed desirable and in concert with the Township's Master Plan. Additionally, a conservation and agricultural easement granted to the New Jersey Conservation Foundation in 1989 exists on a large portion of a 100-acre tract of land fronting on Cherry Valley Road and owned by the Raymond family.

The "stream corridor preservation easements" exist along stream corridors that traverse common open space lands or private property. "Conservation easements" also can be found along stream corridors as well as woodlands or hedge rows, landscaped buffer areas, and environmentally fragile or critical land areas.

The general location of these stream corridor preservation and conservation easements offered for dedication to Montgomery Township as of March 1991 are indicated on Plate 12, the "Existing Dedicated Stream Corridor Preservation and Conservation Easements" map. The easements are described on Plate 13 in terms of the type of easement and the name, block and lot number of the subdivision development within which the easement is located. Specific metes and bounds description of the easements and the particular restrictions and provisions of the easements are noted on the tax maps and within individual deeds of the properties, respectively.

SIDEWALKS, DETENTION BASINS AND CEMETERIES

Plate 14 indicates the location of existing concrete sidewalks (on one or both side(s) of a street), detention basins (both public and private), and cemeteries within Montgomery Township. Additionally, the location of proposed sidewalks as approved by the Township as part of preliminary and/or final subdivision applications also are shown on Plate 14.

As can be seen, there is no discernible pattern of sidewalk construction in Montgomery Township at this time. The location of existing sidewalks provides a basis for the formulation of an overall system of pedestrian circulation, possibly coupled with the plan for off-street pedestrian and bikeway corridors in the Township.

As previously stated, detention basins are forms of open space; while their location was included on the "Dedicated Open Space Lands" map, they were not identified specifically as detention basins and therefore not specifically differentiated from other forms of open space. Cemeteries also are forms of open space; their locations were not identified on the "Dedicated Open Space Lands" map as most of the cemeteries exist on properties serving other principal uses, primarily residential uses. Plate 14 includes cemeteries and should be considered supplemental to the "Dedicated Open Space Lands" map and part of the open spaces existing in Montgomery Township.

PLATE 13

DESCRIPTION OF EXISTING DEDICATED STREAM CORRIDOR PRESERVATION AND CONSERVATION EASEMENTS

I. APPROVED PRELIMINARY MAJOR RESIDENTIAL SUBDIVISIONS

	<u>Development Name</u>	<u>Block/Lot</u>	<u>Easement Type</u>
1.	Cruser Brook	4001/1-15; /27-29	Conservation
2.	Stony Brook at Montgomery	7001/2, 3, 29-33, /35-43	Conservation
3.	North Hills Estates	7001/1-14	Conservation
4.	Hickory Brook	15001/1-5, /9-14, 29	Conservation
5.	Ridgeview Estates	15001/15.19, /15.20	Conservation
6.	Fox Meadow	15001/8-13, /15-17	Conservation
7.	Saxon Ridge	16001/17-19	Conservation
8.	Westwinds Farm	16001/30	Conservation
9.	Oxbridge	17001/6; 21001/1	Stream Corridor
10.	Opossum Road	20001/11-15, /19-24	Conservation
11.	Dead Tree Farms	22001/3, 4	Conservation
12.	Wethersfield	22001/4-8; /14-19	Conservation
13.	Planter's View	24001/1-4, 7, /11-13	Conservation
14.	Orchard View	27001/3, 4, /7, 8	Conservation Conservation
15.	Cherry Hill Road	33001/28.03- /28.12	Conservation

PLATE 13

(continued)

	<u>Development Name</u>	<u>Block/Lot</u>	<u>Easement Type</u>
16.	Rosewood Estates	8001/7-10	Conservation
17.	Hi-Ridge	31001/2, 3, 6-10, 12, 13	Conservation

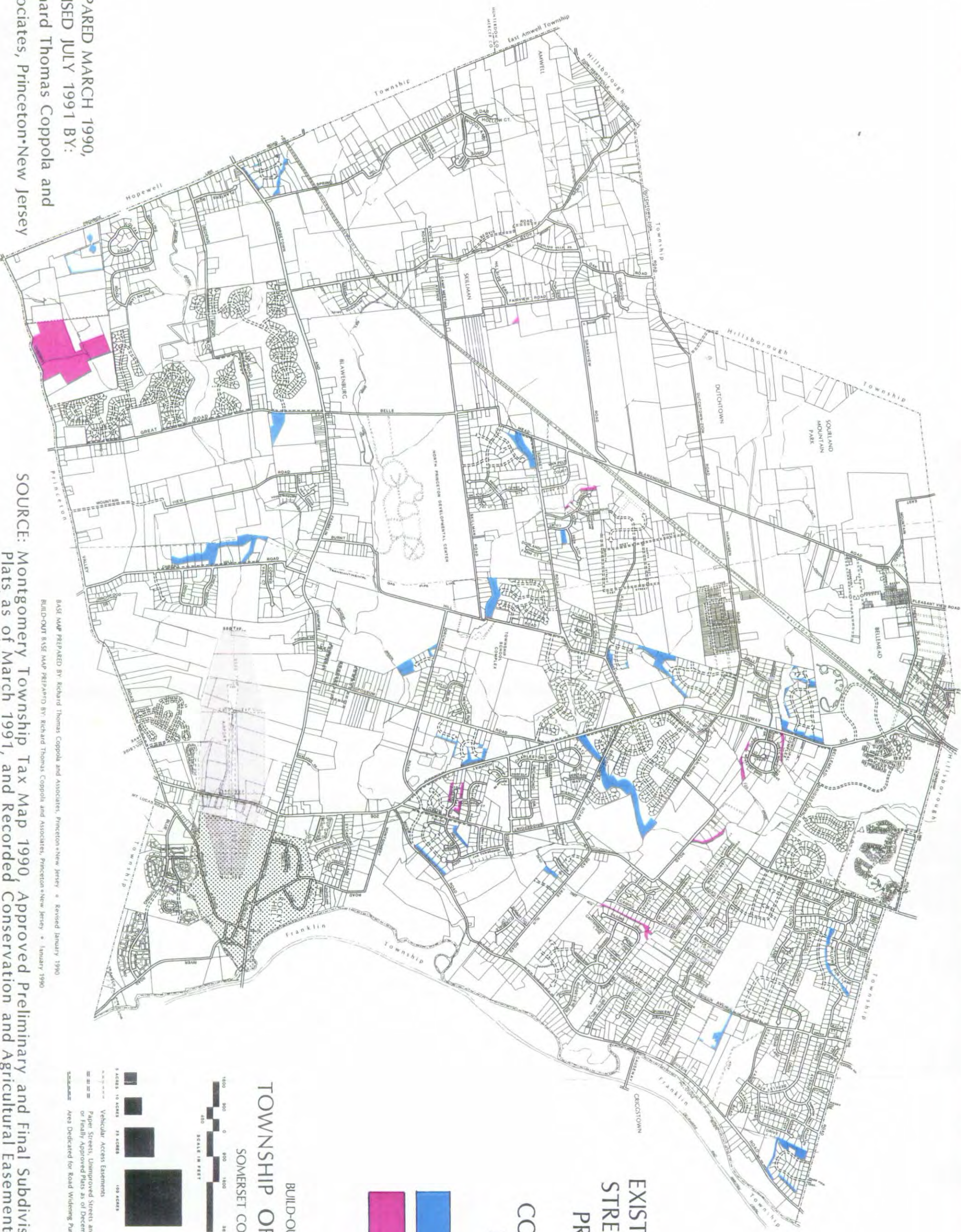
NOTE: Block and lot numbers within preliminary approved major residential subdivisions may change at the time of final approval.

II. APPROVED FINAL MAJOR RESIDENTIAL SUBDIVISIONS

	<u>Development Name</u>	<u>Block/Lot</u>	<u>Easement Type</u>
1.	Block 6001/Lot 26	6001/26.05, 26.06, /26.07, 26.08	Conservation
2.	Foxbrook	6007/1-6 6009/3-6	Conservation Conservation
3.	Woodcrest Estates	15001/69, 71, /73-75	Conservation
4.	Wellington Estates	21012/20-25 21015/1-3	Conservation Conservation
5.	Riversedge	18020/17-27	Stream Conservation

III. OTHERS

1.	Great Road Park (Municipal) (Shown as Preliminary)	32001/1	Conservation
2.	Raymond Farm (Shown as Final)	31001/20	Conservation (dedicated to the N.J. Conservation Foundation)



EXISTING DEDICATED
STREAM CORRIDOR
PRESERVATION
AND
CONSERVATION
EASEMENTS

PRELIMINARY

FINAL

BUILD-OUT BASE MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

1600 800 0 800 1600
SCALE IN FEET

9 ACRES 10 ACRES 20 ACRES 100 ACRES

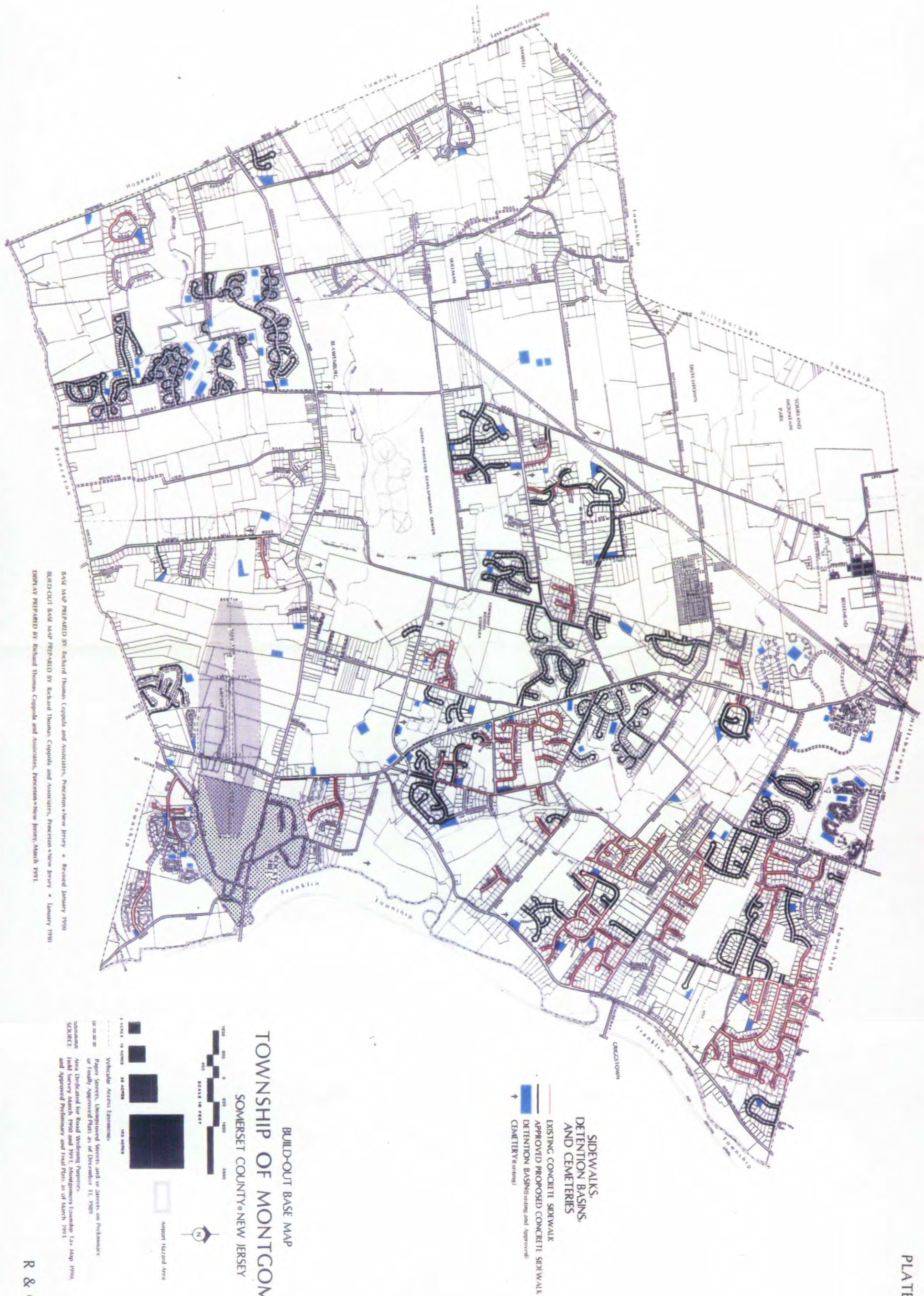
Vehicular Access Easements
Paper Streets, Unimproved Streets and/or Streets on Preliminary
or Finally Approved Plats as of December 31, 1989
Area Dedicated for Road Widening Purposes

Airport Hazard Area

PREPARED MARCH 1990,
REVISED JULY 1991 BY:
Richard Thomas Coppola and
Associates, Princeton-New Jersey

SOURCE: Montgomery Township Tax Map 1990, Approved Preliminary and Final Subdivision
Plats as of March 1991, and Recorded Conservation and Agricultural Easement for
portion of Block 31001, Lot 20.

R & C -26



SIDEWALKS,
DETENTION BASINS,
AND CEMETERIES

EXISTING CONCRETE SIDEWALK
APPROVED PROPOSED CONCRETE SIDEWALK
DETENTION BASIN (Existing and Approved)
CEMETERY (Existing)

BUILD-OUT BASE MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY • NEW JERSEY



BAS MAP PREPARED BY Richard Thomas Coppola and Associates, Princeton New Jersey • Revised January 1990
BUILD-OUT BAS MAP PREPARED BY Richard Thomas Coppola and Associates, Princeton New Jersey • January 1990
DISP AV PREPARED BY Richard Thomas Coppola and Associates, Princeton New Jersey, March 1991.

FARMLAND PRESERVATION

Over the years, Montgomery Township has identified within its Master Plan the preservation of farmland as one of its primary goals. Somerset County and the State of New Jersey also have recognized the need to preserve remaining agricultural lands throughout the State.

The Montgomery Township Committee assigned the Township Open Space Committee with the responsibility to actively encourage private property owners within the Township to voluntarily participate in the Farmland Preservation Program established by the State of New Jersey and administered by Somerset County. Additionally, the Open Space Committee was requested to develop a methodology to assist the Township in determining what farms qualifying for inclusion in the Farmland Preservation Program would be most desirable from a municipal viewpoint to be preserved.

The Open Space Committee first developed a list of the farms within Montgomery Township that might qualify under the criteria established by the Somerset County Agricultural Development Administration. Thereafter, the Open Space Committee formulated its own weighted criteria listing which is being used to prioritize those farms which Somerset County might approve for farmland preservation.

On June 1, 1989, the Township Committee formally adopted a Farmland Preservation policy. Appendix I of this report includes the Township's adopted policy and the information developed and compiled for and by the Open Space Committee relative to Farmland Preservation.

All property owners on the compiled list were sent information regarding the preservation program and were encouraged to attend scheduled public meetings to inform the public of the preservation program at the municipal level. Currently, eleven (11) Township landowners have applied to enter the State Farmland Preservation Program which would purchase the farms' development rights, limiting the development of the land to agricultural uses only. While the available monies are limited at the State, County and local levels for the purchase of development rights of farmland, future monies or other legal mechanisms may become available to allow for the preservation of other farmland within the Township at a later date.

EXISTING TOWNSHIP RECREATIONAL FACILITIES INVENTORY

An inventory of existing recreational facilities in Montgomery Township was conducted as an initial step in the preparation of the Recreation Plan Element portion of this document. The inventory relies on information contained in the Community Facilities Analysis section of the Township's current Master Plan, Part I: Background Studies, October 1988, as well as detailed discussions with the Montgomery Township Recreation Committee and Recreation Director. The existing recreational facilities inventory for the Township is graphically depicted on Plate 15, the "Existing Recreational Facilities" map.

As indicated on the map, the existing recreational facilities inventory includes fifteen (15) Township recreation areas (including Board of Education facilities), six (6) major private recreational facilities, and two (2) parks, one each owned by Somerset County and the State of New Jersey. Plate 16 identifies each of the twenty-three (23) facilities in the Township by size, facility type, purpose and ownership.

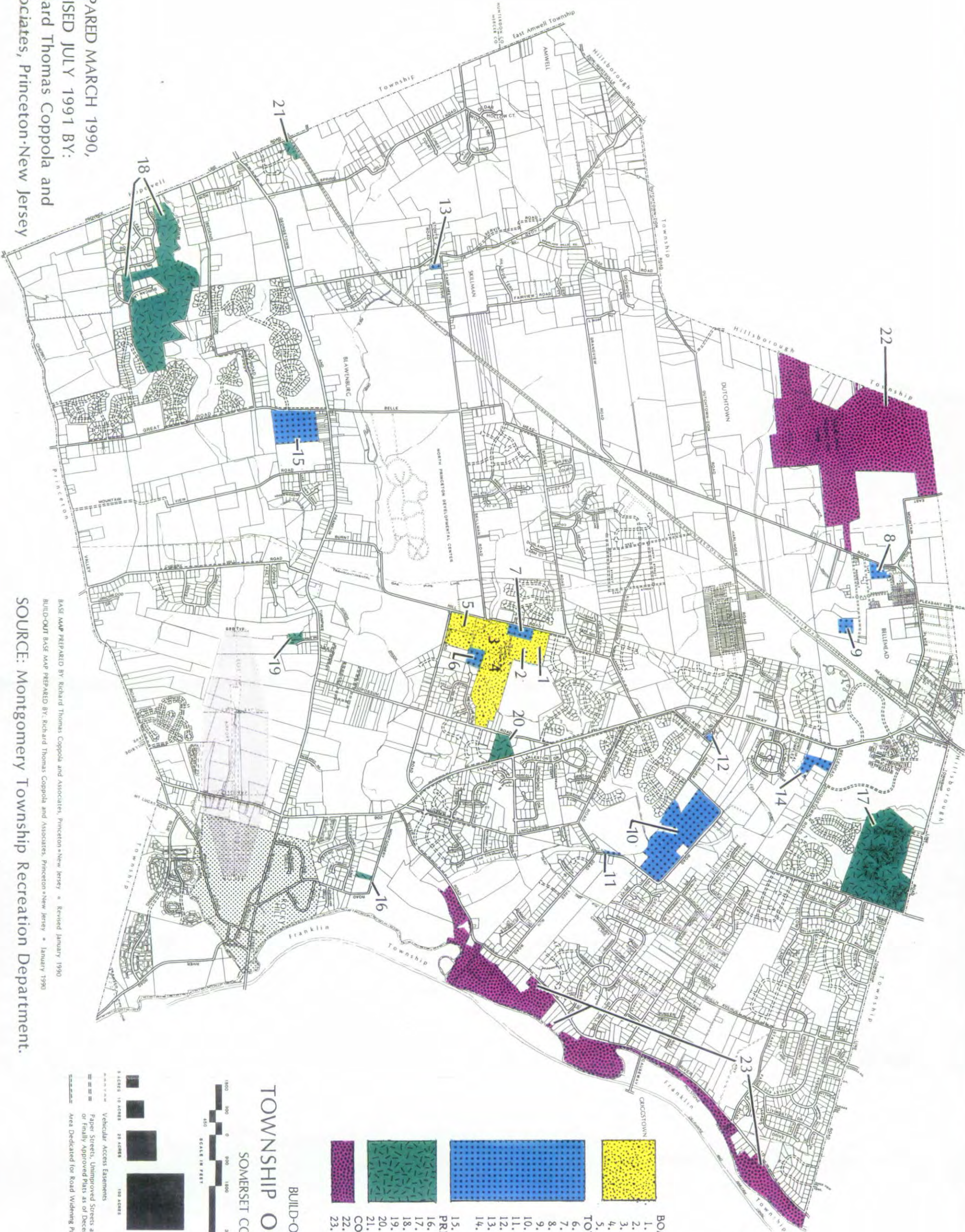
EXISTING
RECREATIONAL
FACILITIES

- BOARD OF EDUCATION FACILITIES
- 1. Regulation Baseball Field
 - 2. Track and Field
 - 3. Soccer Fields
 - 4. Regulation Baseball Field
 - 5. Softball Fields and Playground
- TOWNSHIP OWNED REC. FACILITIES
- 6. Schuss Woods
 - 7. Tennis Courts
 - 8. Lubas Fields
 - 9. Broadway Fields
 - 10. Montgomery Park
 - 11. Mill Pond
 - 12. Harlingen Green
 - 13. Bessie Grover Park
 - 14. Municipal Complex Park Site (to be acquired)
- PRIVATELY OWNED REC. FACILITIES
- 15. Hoebler Park
 - 16. Ingersoll-Rand Playground
 - 17. Pike Brook Country Club
 - 18. Bedens Brook Country Club
 - 19. Lenape Swim Club
 - 20. Nassau Racquet and Tennis Club
 - 21. Province Line Swim Club
- COUNTY AND STATE REC. FACILITIES
- 22. Sourland Mountain Park
 - 23. Delaware and Raritan Canal Park

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY



PREPARED MARCH 1990,
REVISED JULY 1991 BY:
Richard Thomas Coppola and
Associates, Princeton-New Jersey

BASE MAP PREPARED BY Richard Thomas Coppola and Associates, Princeton-New Jersey • Revised January 1990
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey • January 1990
SOURCE: Montgomery Township Recreation Department.

RECREATION PLAN ELEMENT



PLATE 16

DESCRIPTION OF EXISTING RECREATIONAL FACILITIES MONTGOMERY TOWNSHIP 1991

<u>Map No.</u>	<u>Name of Facility</u>	<u>Approx. Size (Acres)</u>	<u>Facility Type</u>	<u>Purpose/Use</u>	<u>Ownership</u>
1 - 5	Baseball Field; Track and Field; Soccer Fields; Baseball Field; Softball Fields	Included in school grounds	Community	Active Recreation; jointly used by schools and Township residents	Board of Education
6	Schuss Woods	7.50	Neighborhood	Nature Study (passive)	Township
7	Tennis Courts	14.00	Community	10 Tennis Courts (daytime use by Board of Ed.; public use at other times; 2 courts always available to public); 1 Soccer Field; 1 Softball/Baseball Field	Board of Ed. (leased to Township)
8	Lubas Field	3.25 (18.8)*	District	1 Softball Field (lighted)	Township
9	Broadway Fields	3.62 (27.3)*	District	2 Softball Fields	Township

(continued)

PLATE 16

<u>Map No.</u>	<u>Name of Facility</u>	<u>Approx. Size (Acres)</u>	<u>Facility Type</u>	<u>Purpose/Use</u>	<u>Ownership</u>
10	Montgomery Park	100.1	Community	3 Softball/ Baseball Fields, 2 Soccer Fields, 1 Basketball Ct., 1 Playfield, 1 Volleyball Ct., 1 Bicycling/Running Trail, Picnicking, Fishing, Playground, Open Space	Township
11	Mill Pond	0.5	Neighborhood	Fishing, Ice Skating	Township
12	Harlingen Green	2.01	Neighborhood	Passive Rec./ Gazebo	Township
13	Bessie Grover Park	1.4	Neighborhood	Small Tot Lot; Boat Launch Ramp; Picnicking	Township
14	Municipal Complex Park Site	13.0	To be determined	To be determined	To be acquired by Township
15	Hoebler Park	49.4	To be determined	To be determined	Township
16	Ingersoll-Rand Playground	3.9 (8.2)*	Neighborhood	1 Basketball Ct., 1 Baseball Field, 1 Playfield, Playground	Ingersoll- Rand (leased to Township)
17	Pike Brook Country Club		Private	Golf Course, Swimming Pool	Private

PLATE 16

(continued)

<u>Map No.</u>	<u>Name of Facility</u>	<u>Approx. Size (Acres)</u>	<u>Facility Type</u>	<u>Purpose/Use</u>	<u>Ownership</u>
18	Bedens Brook Country Club		Private	Golf Course, Tennis & Paddle- Ball, Swimming Pool	Private
19	Lenape Swim Club		Private	Swimming Pool	Private
20	Nassau Raquet & Tennis Club	13.0	Private	Tennis/Swimming Pool	Private
21	Province Line Swim Club	2.5	Private	Swimming Pool	Private
22	Sourland Mountain Park	1,700 in Township	Regional	Nature Preserve and Future Development	County
23	Delaware and Raritan Canal Park		Regional	River Access, Open Space Conservation	State

NOTE: Other private recreation facilities in the Township include one swim club, two swim and tennis clubs, and four riding stables.

SOURCE: Montgomery Township Recreation and Open Space Inventory Form, Green Acres Application, 1990;
Montgomery Township Recreation Master Plan, 1983;
Master Plan Part I: Background Studies, 1988; and
Montgomery Township Recreation Department, 1989.

* Total Tract Acreage

At the Township level, existing municipal and Board of Education facilities cover approximately one hundred thirty-nine (139) acres of land. The major Township facilities are Montgomery Park and the Board of Education school site; these two (2) community park facilities provide most of the Township's ballfields, all its public tennis courts, and a variety of additional recreational uses. The Township also owns two (2) parks classified as district parks - Lubas Field and Broadway Fields - which provide additional ballfields for the municipality. The balance of Township facilities are all classified as neighborhood parks and include Schuss Woods, Mill Pond, Harlingen Green, Bessie Grover Park, and the Ingersoll-Rand playground, which is leased by the Township from Ingersoll-Rand.

The Township inventory also identifies one (1) privately owned tract of land that will soon be acquired by Montgomery Township and one (1) tract recently dedicated to the Township for recreation purposes. These tracts, identified as the "Municipal Complex Park Site", currently owned by Bellemead Development Corporation, and the "Hoebler Park", dedicated to the Township by DKM Residential Properties, include a total of approximately sixty-two (62) acres. The specific recreational use of these facilities has not yet been finalized.

Major private facilities within the Township include the Pike Brook Country Club, Bedens Brook Country Club, Lenape Swim Club, Nassau Racquet and Tennis Club and the Province Line Swim Club. Additionally, the Township recently has granted preliminary and final approval for the phased construction of the Cherry Valley Country Club, a major recreational residential development to be located along Great Road south of Route 518 in the southwestern corner of the Township. A private eighteen hole golf course is proposed as part of this Residential Cluster Development in addition to an extensive amount of open space bordering the stream corridors.

Regional parks in the Township include the Sourland Mountain Park, a Somerset County facility covering one thousand seven hundred (1,700) acres in Montgomery Township, and the Delaware and Raritan Canal Park, owned by the State of New Jersey. Both facilities provide passive recreational opportunities for the greater Montgomery area.

ASSESSMENT OF EXISTING TOWNSHIP RECREATIONAL FACILITIES INVENTORY

The existing inventory of Township recreational facilities can be assessed using both nationally recognized recreation standards and the recreation program evaluation prepared by the Recreation Committee and Recreation Director. Regarding nationally recognized recreation standards, the Township inventory of recreational facilities has been compared to the "National Park, Recreation and Open Space Standards" prepared by the National Recreation and Park Association. Recognizing that the national standards are designed as a general guide for facility planning, this Master Plan element also has considered the local experiences with Montgomery's various recreational facilities and programs.

The National Recreation and Park Association (NRPA) standards presented on Plate 17 assess the adequacy of the local system with respect to the Township's current population. As indicated by the NRPA standards, the existing Township baseball, softball, tennis and soccer facilities exceed the nationally recommended levels of recreational facilities. However, the Township fails to meet NRPA standards for all of the special facilities shown on Plate 17.

COMPARISON OF EXISTING TOWNSHIP RECREATIONAL FACILITIES
WITH NATIONAL STANDARDS

<u>Facility</u>	<u>Standard Per Size of Population</u>	<u>Facilities Needed for 1988 Population (9,202)(2)</u>	<u>Total Facilities in Existing Inventory</u>	<u>Surplus or (Deficiency)</u>
Baseball Field	1 per 6,000	1.5	11	6.5
Softball/Youth Baseball Fields	1 per 3,000	3.0	)	)
Tennis Courts	1 per 2,000	4.5	10	5.5
Swimming Pool (25 meters)	1 per 10,000	0.9	0	0.9
Community Center	1 per 25,000	0.4	0	0.4
Amphitheater	1 per 20,000	0.5	0	0.5
Golf Course	1 per 25,000	0.4	0	0.4
Handball	1 per 5,000	1.8	0	1.8
Shuffleboard	1 per 2,000	4.5	0	4.5
Horseshoes	1 per 2,000	4.5	0	4.5
Football/Soccer Fields	1 per 5,000	1.8	4 (Soccer)	2.2
Outdoor Skating Rink	1 per 30,000	0.3	0	0.3

(continued)

PLATE 17

NOTES:

1. These standards are provided as a general guide only.
2. Population estimate as of July 1, 1988.

SOURCES:

"National Park, Recreation and Open Space Standards", National Recreation and Park Association; "Population Estimates for New Jersey, July 1, 1988", New Jersey Department of Labor; and consultant calculations.

The evaluation of the Township's existing recreational facilities conducted through input from the Recreation Committee and Recreation Director involved a review of detailed comments collected for each of the Township's major recreation programs, each of which relies heavily on the availability of local fields, courts and similar facilities. A summary of this information for each of the subject programs appears on Plate 18. As indicated, virtually all of the Township's major recreation programs are realizing major scheduling problems due to the limited inventory of facilities. Other problems include a growing number of participants within certain programs; the sharing of Township and Board of Education facilities for popular sports such as tennis and youth basketball; the limited opportunity for facility maintenance due to the tight scheduling evident at most facilities; and the growing use of Township fields by corporate users.

TOWNSHIP RECREATIONAL FACILITY NEEDS

In addition to the preceding Township evaluation of existing recreation programs and facilities, Township officials were interviewed in order to establish the acceptable levels of recreational facilities which have been determined to be needed in order to meet program scheduling and facility maintenance needs. This information was compiled for an "immediate need" scenario and, in order to illustrate long-term recreational facility needs, for a maximum "Township population of 15,000". The information and need estimates are indicated on Plate 19.

Each of the active recreation need estimates noted on Plate 19 indicate the new facilities needed in addition to the existing facilities. The "immediate need" column shows the facilities needed to bring the inventory up to acceptable scheduling and maintenance levels at this time. The "second need" column outlines facilities needed to address a Township population of 15,000 and includes the "immediate need" column. For example, the indoor basketball programs of the Township require three (3) additional courts immediately and two (2) more courts by the time the Township realizes a population of 15,000; therefore, the total court need is five (5) courts. Once again, it is noted that this projection of facility needs is intended only to illustrate the potential long-range recreational facilities impacts of an expanding population.

The major recreational facility needs include the aforementioned indoor basketball courts; lighted and unlighted ballfields; construction of new tennis courts and the renovation of existing courts; soccer fields; and outdoor basketball courts.

Additionally, the Recreation Director and members of the Recreation Committee have stated the need for a community center, a municipal swimming pool, and a football facility. Other stated needs include additional picnic tables, along with restrooms, gazebos, benches and related support facilities. One (1) tot lot in each major developed area of the Township in addition to the one (1) existing at Montgomery Park also is needed.

PLATE 18

DESCRIPTION AND ASSESSMENT OF MAJOR ACTIVE TOWNSHIP RECREATION PROGRAMS

<u>Program</u>	<u>Facilities Used</u>	<u>No. of Participants (estimate)</u>	<u>Program Assessment</u>
Youth Baseball	2 courts at Orchard and Burnt Hill Schools plus use of court at Princeton Day School (on rental basis) for practice.	215	Courts are generally available on weekday evenings only, presenting major scheduling problems and program limitations.
Little League/ Babe Ruth Baseball	3 fields at Montgomery Park; 1 high school field and 2 other school fields, 1 additional school field used when school is out of session.	600	Limited availability of fields and growing number of participants requires 6 to 7 day weekly scheduling of all fields, and virtually no opportunity for rain dates. Participants play 12 games per season; other programs in area play 20 games per season. Lighted fields would improve scheduling.
Adult Softball	Exclusive use of 3 fields and Lubas and Broadway facilities, plus use of 3 fields at Montgomery Park after completion of Little League.	40 teams; many of which are from industrial leagues.	Major scheduling limitation due in part to new corporate participation. As a result, Lubas and Broadway fields available for general public on Saturdays only. Lighted fields would improve scheduling.
Youth Soccer	3 to 4 fields at High School plus 2 fields at Montgomery Park.	16 teams/200 youths	Tight scheduling and expanding program has created maintenance and wear problems at park fields and high level of dependence on Board of Education facilities.

PLATE 19

PROJECTED TOWNSHIP RECREATION COMMITTEE'S IMMEDIATE AND ANTICIPATED RECREATIONAL FACILITY NEEDS

<u>Facility</u>	<u>Immediate Need</u>	<u>Facilities Needed For A Township Population of 15,000</u>
Basketball (indoor)	3 Courts	5 Courts
Baseball	1 Little League Field (lighted) 1 Babe Ruth Field (lighted)	4 Little League Fields (2 lighted) in a centralized complex 2 Babe Ruth Fields (lighted) in a centralized complex
Softball	3 Lighted Fields	-
Tennis	8 more Courts throughout the Township in Units of 2, plus complete renovation of existing 10 Courts	-
Soccer	4 Fields	8 Fields
Basketball (outdoor)	Add as needed to each 10+ acre Park	-

THE RECREATION PLAN ELEMENT

INTRODUCTION

As residential growth continues in Montgomery Township, sufficient opportunities for passive and active recreational activities also must increase in order to meet the needs of the residents. To plan accordingly, the inventory of existing recreational facilities documented in the "Background Information" portion of this report must be utilized as the basis for a determination of the extent and location of needed additional recreational facilities in the Township. Thereafter, guidelines for the acquisition and development of the additional recreation areas throughout the Township can and should be developed. As suggested in the 1983 Recreation Master Plan, "periodically the report should be reviewed and updated as recreational trends, zoning or population distribution modify."

It is the intent of this Recreation Plan Element to examine the previous 1983 Recreation Master Plan, to review the existing facilities and need assessments provided in the Background Information portion of this document in light of current development trends, and to recommend additional recreational facilities in various sections of Montgomery Township.

1983 RECREATION MASTER PLAN

Montgomery Township's last Recreation Master Plan was prepared by John C. Orr & Associates and was adopted by Montgomery Township on November 10, 1983. The central findings of the earlier plan are summarized as follows:

1. The 1983 Plan recognized Montgomery Park and the Board of Education recreation areas as the primary community parks in the Township. The Plan also divided other facilities in the Township into three (3) classifications: community, district and neighborhood, with the size, service areas and recommended facilities for each classification indicated.
2. The Plan divided Montgomery into seven (7) planning districts, and after examining land use and population trends for each, recommended recreation facility development on a district by district basis. Major recommendations included the development of Montgomery Park; the development of a community park adjacent to the school complex; the development of a fifty (50) acre park near the intersection of Great Road and Georgetown-Franklin Turnpike (Route 518); and the development of district and neighborhood parks in most of the seven (7) planning districts.
3. The Plan also established criteria for the location of recreational areas and urged developer participation in the acquisition and development of Township parks.
4. Other recommendations of the 1983 Plan included the use of quasi-public organizations, such as homeowner associations, for the ownership and management of neighborhood level parks; diversity in the types of parks provided by the Township; the treatment of multi-family developments as separate entities with respect to the provision of recreational facilities; the construction of bike lanes and other links between parks and throughout the Township; and the construction of a municipal swimming pool.

PLANNING DISTRICTS

The current Recreation Plan Element is intended to compliment the prior plan by the continued use of recreation planning districts. Reflecting the substantial land use changes in the Township since the last plan was prepared, the current plan presents a simplified district system as described below and mapped on Plate 20, entitled "Recreation Planning Districts".

Planning District 1 is located to the north of Georgetown-Franklin Turnpike (Route 518) and to the west of Belle Mead-Blawenburg Road (Route 601). This land area is characterized by rural residential development and is expected to generate relatively modest development activity over the next decade. With the exception of the Sourland Mountain Park, the only public recreation land in this district is Bessie Grover Park, a neighborhood facility.

Planning District 2 is located north of Georgetown-Franklin Turnpike (Route 518), between Belle Mead-Blawenburg Road (Route 601) to the west and Route 206 to the east. The district includes a number of existing and approved residential subdivisions throughout the Sunset Road area and a number of major public, institutional and office uses in the southern third of the district. At the center of the district lies the Board of Education recreation facilities, one of two (2) community recreation areas in the Township. At the northern end of the district are two (2) district parks.

District 3 is located to the east of Route 206 and to the north of Georgetown-Franklin Turnpike (Route 518). This area represents the largest suburban residential area of the Township, and includes Montgomery Park, the Delaware and Raritan Canal Park, and several neighborhood parks. The district also includes the municipal complex and the partially approved Bellemead Planned Residential Development (PRD) site. Certain lands located south of Bellemead-Griggstown Road between the PRD and the municipal complex are expected to be dedicated to the Township for recreational use; the site has been identified on Plate 15 as the "Municipal Complex Park" site.

District 4 is located to the south of Georgetown-Franklin Turnpike (Route 518) and represents, from a land use perspective, the most diverse area of the Township. This area includes the preliminary and/or finally approved Cherry Valley Country Club and Graystan Estates planned developments; multiple-family residential areas near Rocky Hill; other areas zoned for planned development; Princeton Airport; and large areas characterized by rural residential development. The district contains no public recreation facilities at this time; however, the recent dedication of a park site near the Cherry Valley Country Club (identified on Plate 15 as the "Hoebler Park" site) provides a fifty (50) acre tract of land to be developed as a district or community park. No specific plans for recreational facility improvements have been determined at this time.

FACILITY HIERARCHY

Consistent with the 1983 Recreation Master Plan, the current plan recognizes three (3) types of parks within the Township. Community Parks are intended to serve Township-wide recreational needs and should be a minimum of twenty (20) acres in size. District Parks should provide facilities for specified planning



RECREATION PLANNING
DISTRICTS

BUILD-OUT BASE MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY



PREPARED MARCH 1990 BY:
Richard Thomas Coppola and
Associates, Princeton-New Jersey

BASE MAP PREPARED BY Richard Thomas Coppola and Associates, Princeton-New Jersey • Revised January 1990
BUILD-OUT BASE MAP PREPARED BY Richard Thomas Coppola and Associates, Princeton-New Jersey • January 1990

districts and range between three (3) and twenty (20) acres in size. Neighborhood Parks should provide relatively small scale and generally passive facilities for localized areas and should not exceed five (5) acres in size. (*)

In siting any future recreation facility, the plan recognizes and recommends as a general guide six (6) of the "Criteria For Locating Recreation Areas" established by the 1983 Recreation Master Plan. These criteria are as follows:

1. Land shall be easily and safely accessible from all areas of the development(s) to be served. It shall have access to a public road; however, it shall not be traversed by either roads or utility rights-of-way.
2. The land shall contain soil types that are suitable for park development.
3. Dedicated recreation areas shall have availability to all utilities, including electric, water, sewer, and gas.
4. Acceptable land shall have topography exhibiting a seven percent (7%) maximum slope throughout seventy-five percent (75%) of the tract.
5. The land shall be contiguous with a regular, useful configuration.
6. A maximum of twenty-five percent (25%) of dedicated lands may lie within the 100-year flood plain.

Criteria No. 6 should be expanded to include wetlands and wetland buffers in the twenty-five percent (25%) restriction, since such lands are required by the N.J. Department of Environmental Protection to remain in their natural state and are prohibited from improvement.

RECREATION PLAN RECOMMENDATIONS

Unlike the Land Use Plan Element for Montgomery Township, the Recreation Plan Element does not contain a map recommending site specific lands and facilities. Instead, the Recreation Plan Element seeks to incorporate and consolidate the previously described goals and objectives, siting criteria and recommended planning districts in an appropriate manner that provides flexibility in developing additional recreational facilities for the residents of Montgomery Township.

The Recreation Plan Element recognizes the limitations and problems of the existing recreation programs within the Township, as described on Plate 18, and the numerous new facilities that the Township needs to remedy these current

- - - - -

- * This Recreation Plan Element is consistent with the 1983 Plan in that both embrace the concept of a park hierarchy system. The plans differ in that the earlier plan used different park size recommendations than those contained herein. The park size recommendations discussed in this plan have been adjusted from the earlier plan to reflect the actual size of various existing facilities in the Township.

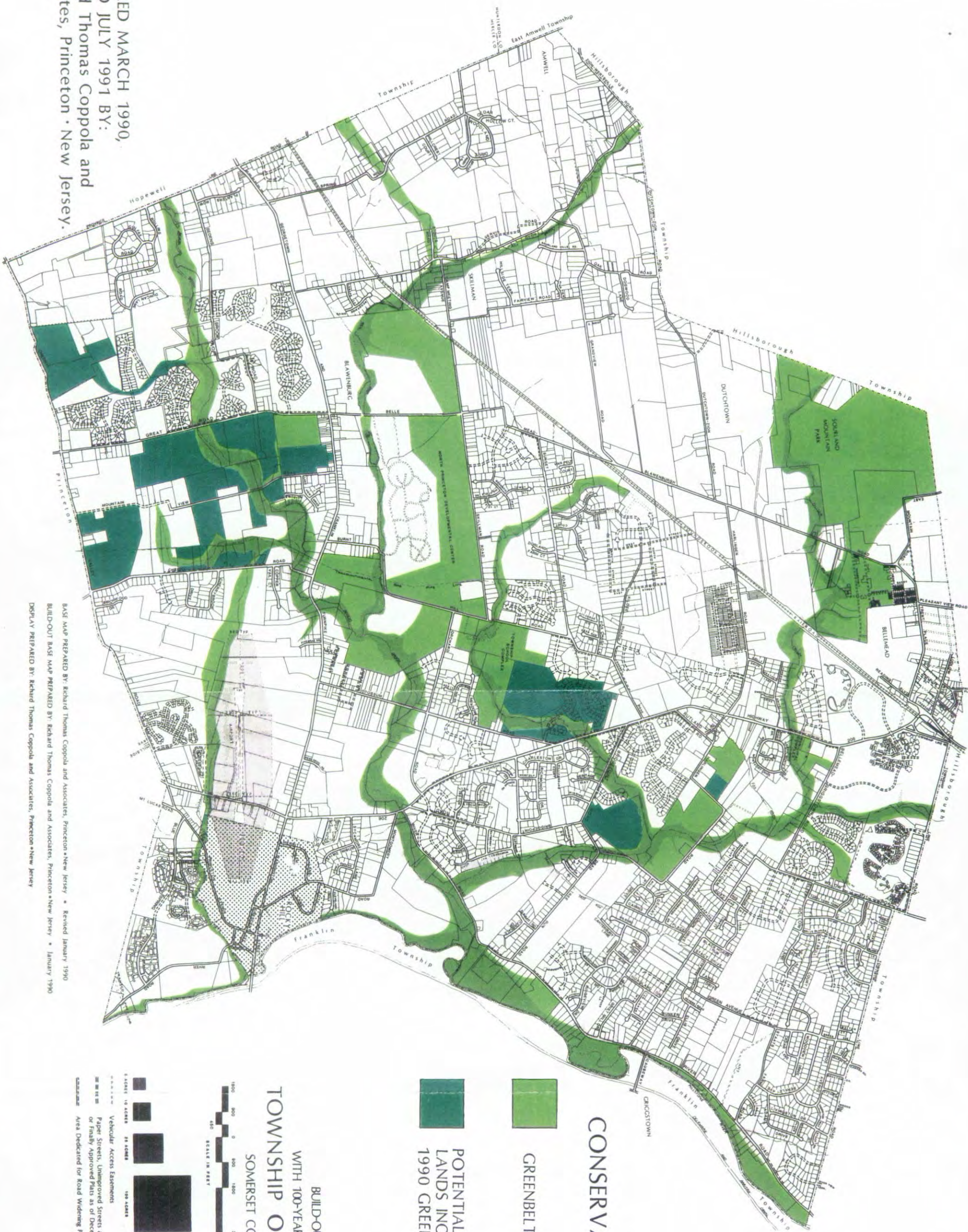
shortcomings as described on Plate 19. The Recreation Plan Element also recognizes the substantial financial burden of developing all the "immediate need" facilities outlined on Plate 19 in the near future. When combined with other practical considerations, including environmental constraints, land use impacts, liability concerns and siting difficulties, it is noted that many of the needed facilities may take many years to develop. With this in mind, the following recommendations for recreational facility development are offered as a general guide to meet at least the current needs of the Township; the recommendations should in no way be interpreted to undermine the general intent and purpose of the Recreation Plan and Conservation Plan Elements as described by the goals and objectives of this document.

1. A District Park is recommended for Planning District 1 in the area generally formed by Dutchtown-Zion Road, Belle Mead-Blawenburg Road and Grandview Road. This location will be relatively centralized in the district and will provide some overlap facilities for residents of District 2. At a minimum, the park should include one (1) baseball field, one (1) soccer field, and two (2) tennis courts. A Neighborhood Park also is recommended in the Grandview Road area.
2. A District Park is recommended for Planning District 2 in the area generally between Kildee Road and Skillman Road/Orchard Road. Such a facility should include one (1) baseball field, one (1) lighted softball field, one (1) soccer field, and two (2) tennis courts. At least two (2) Neighborhood Parks also are recommended for this area.
3. A District Park is recommended for the municipal complex section of Planning District 3. This park should include one (1) lighted baseball field, one (1) lighted softball field, one (1) soccer field, and two (2) tennis courts. Alternatively, these facilities may be divided into two smaller District Parks, with one at the municipal complex and one in the Bridgepoint Road area. While this district has three (3) existing neighborhood parks as well as Montgomery Park and the Delaware and Raritan Canal Park to serve local residents, additional Neighborhood Parks in the larger subdivisions may be warranted in light of the current and anticipated population density in this area.
4. A District Park is recommended for Planning District 4 to serve existing and anticipated residents. This park should contain one (1) baseball field, one (1) softball field, two (2) tennis courts, and one (1) soccer field. Locating the recommended park in the center of the district would provide a centralized location for the relatively higher density concentrations at the western and eastern ends of the district. The plan recognizes the Hoebler Park site, recently dedicated to the Township, as one potential location for such a park and also recognizes that a Community Park at this location may be an appropriate alternative to District Parks in Planning Districts 1, 2 and 4. Also, Neighborhood Parks appear warranted in the eastern and central portions of Planning District 4.
5. A site selection study should be undertaken as part of the long-term planning needed to develop a municipal community center, swimming pool and football facility.

6. It is a specific recommendation of this Recreation Plan Element to explore the use of development impact fees and other creative financing tools for recreational facility development.

CONSERVATION PLAN ELEMENT





CONSERVATION PLAN

 GREENBELT

 POTENTIAL ADDED GREENBELT LANDS INCLUDED IN 1989 AND 1990 GREEN ACRES APPLICATIONS

BUILD-OUT BASE MAP
WITH 100-YEAR FLOOD BOUNDARY
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY • NEW JERSEY



PREPARED MARCH 1990,
REVISED JULY 1991 BY:
Richard Thomas Coppola and
Associates, Princeton • New Jersey.

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton • New Jersey • Revised January 1990
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton • New Jersey • January 1990
DISPLAY PREPARED BY: Richard Thomas Coppola and Associates, Princeton • New Jersey

THE CONSERVATION PLAN ELEMENT

INTRODUCTION

Over the years, and particularly during recent years, Montgomery Township has been actively engaged in the preservation of open space and environmentally fragile lands. The Township's Land Development Ordinance implements this goal by encouraging open space and permitting residential clustering throughout much of the residentially zoned lands outside the Sourland Mountains. Additionally, the protection of 'critical' lands is acknowledged through Ordinance provisions addressing permitted lot yield and the carrying capacity of a particular lot to support the intended physical development.

Moreover, the Township Open Space Committee continues to pursue opportunities for conservation and open space preservation and provides the forum for discussion of other approaches for land conservation to be examined for future consideration. In addition to seeking participants in the Farmland Preservation Program, the Open Space Committee has successfully sought voluntary dedications of land to the Township, has met with property owners to discuss the Township's open space and conservation programs, has been involved in the development of the "Pedestrian-Bikeway Corridor" and the "Conservation" Plans included within this document, and continues to investigate other conservation mechanisms, such as land trusts and conservation easements, as well as the donation of other easements, lands and monetary contributions for conservation and open space preservation purposes.

The conservation and preservation of open spaces, woodlands, environmentally fragile land and farmland requires both individual property owners' and the Township's participation and efforts. While the Open Space Committee will continue to encourage individual participation and interest for the conservation and preservation of land areas in the Township, the Conservation Plan Element sets forth an overall Township plan for the accomplishment of this goal, including an integrated system of pedestrian-bikeway and greenbelt corridors linking major open space lands and public uses.

PEDESTRIAN-BIKEWAY CORRIDOR PLAN

Pedestrian paths and bike routes provide many positive amenities to a municipality; they link public areas, offer and encourage an alternative mode of travel to the automobile, provide relatively unique and enjoyable recreational opportunities, and increase pedestrian and bicycle safety via separating them from automobile traffic. While walking and bicycling as healthful recreational activities have been increasing during recent years in Montgomery Township, so has automobile traffic. Therefore, the need for dedicated and appropriately designed safe and continuous pedestrian and bicycle corridors has become more apparent, especially given the recent past rate of development and commensurate loss of open lands in the Township.

The "Pedestrian-Bikeway Corridor Plan" map shows the location of proposed pedestrian paths and bike routes in the Township. The pedestrian paths and bike routes follow stream corridors, existing paths and the Transcontinental Gas Pipeline Easement on properties that can provide for the establishment of the pedestrian-bikeway corridors at the time of their development. The provision of the pedestrian-bikeway corridors may be via the dedication to the Township of the lands or by the granting of a "conservation and pedestrian easement" or "conservation and pedestrian-bikeway path easement". In areas where development already has occurred and/or no natural course is available, pedestrian-bikeway corridors are planned to be located within existing and future road rights-of-way.

It should be noted that while the attached map reflects the general location of the proposed pedestrian-bikeway corridors, the exact location of the corridors must be determined on a site specific basis during the development application review process.

Additionally, there exist other pedestrian-bikeway corridors in the Township which are not shown on the "Pedestrian-Bikeway Corridor Plan" map and which serve more localized neighborhood areas. An earnest attempt should be made to preserve these additional corridors when a property is designed and approved for development, since these additional corridors provide recreational use for the future residents of the development and often reflect or delineate particular natural characteristics of the property. In order to allow for the continuation of these existing corridors, any existing paths or trails, natural or man-made, should be incorporated as part of any site plan or subdivision development application submitted to the Township for review and approval. Language currently exists in the Township Land Development Ordinance requiring the identification and location of all natural features on a property which are the subject of site plans and subdivision plans submitted to the Township; it should be understood that natural features include such paths and trails.

Importantly, sidewalks also serve as a "corridor" for pedestrian movement, and the implementation of the "Pedestrian-Bikeway Corridor Plan" must be coordinated with the established sidewalk policy of the Township. Plate 14 in the Background Information section of this document includes a mapping of the existing and approved sidewalks in the Township and the Ordinance provisions governing sidewalks and pedestrian-bikeway corridors adopted by the Township are attached to this document as Appendix III. As stated in the Ordinance provisions, sidewalk linkages are required between existing and/or previously approved sidewalks and between sidewalks within a development and existing and/or proposed pedestrian-bikeway corridors unless specifically waived. Moreover, all developments except those in the "R-3", "MR", "MR/SI" or "LM" Districts are to be linked to the "Pedestrian-Bikeway Corridor Plan" network via sidewalks.

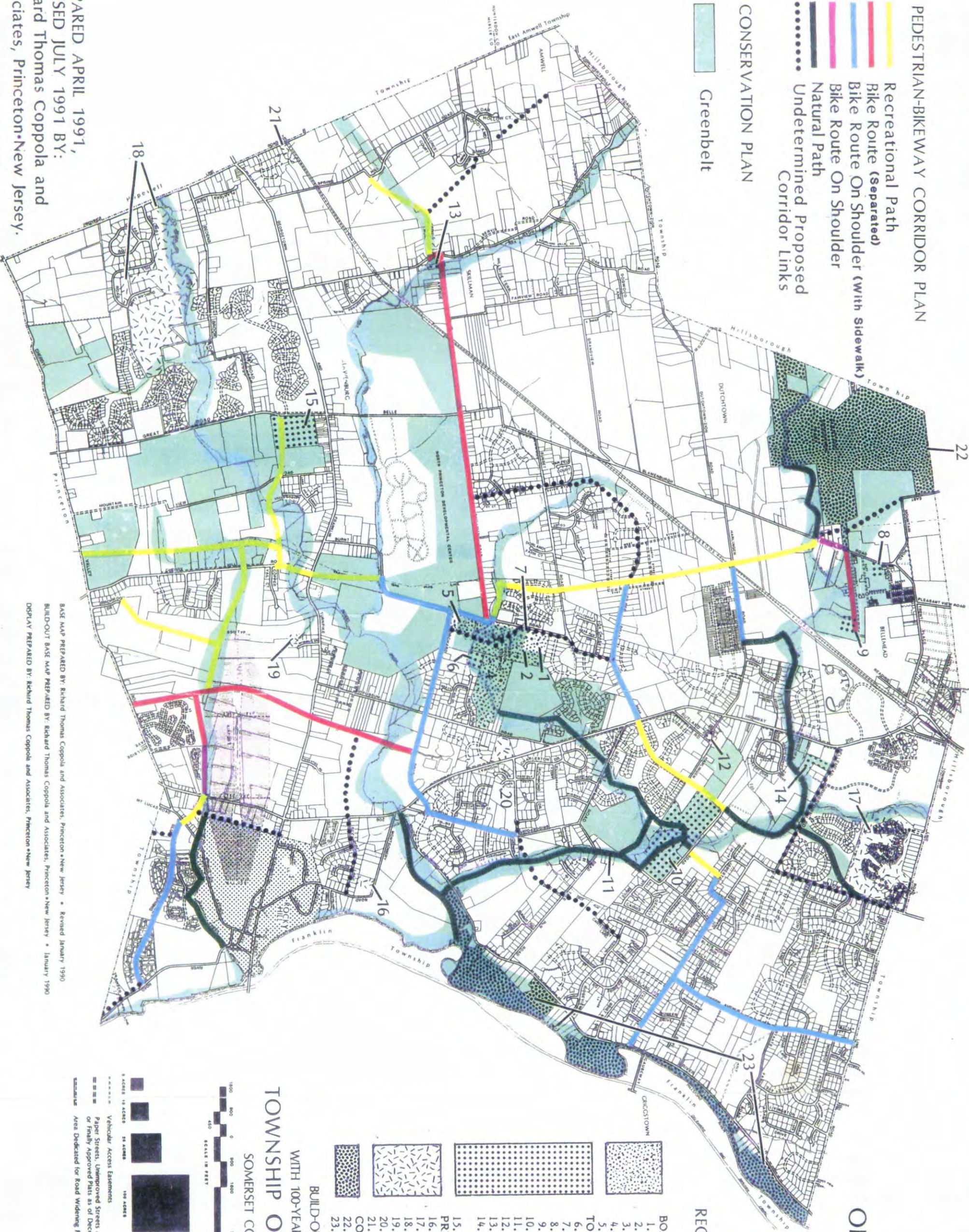
It is suggested that all pedestrian paths and bike routes be designated by a marker or some other form of signage to indicate the location of the pedestrian-bikeway corridor system throughout the Township. Since some of the corridor system will traverse private property through the granting of easements, the provision of the markers is particularly important to clearly delineate those areas of the property permitting public access.

PEDESTRIAN-BIKEWAY CORRIDOR PLAN

- Recreational Path
- Bike Route (Separated)
- Bike Route On Shoulder (with Sidewalk)
- Bike Route On Shoulder
- Natural Path
- Undetermined Proposed Corridor Links

CONSERVATION PLAN

- Greenbelt



COMPOSITE
OPEN SPACE PLAN

EXISTING

RECREATIONAL FACILITIES

BOARD OF EDUCATION FACILITIES

- 1. Regulation Baseball Field
- 2. Track and Field
- 3. Soccer Fields
- 4. Regulation Baseball Field
- 5. Softball Fields and Playground

TOWNSHIP OWNED REC. FACILITIES

- 6. Schuss Woods
- 7. Tennis Courts
- 8. Lubas Fields
- 9. Broadway Fields
- 10. Montgomery Park
- 11. Mill Pond
- 12. Harlingen Green
- 13. Bessie Grover Park
- 14. Municipal Complex Park Site (to be acquired)

PRIVATELY OWNED REC. FACILITIES

- 15. Hoebler Park
- 16. Ingersoll-Rand Playground
- 17. Pike Brook Country Club
- 18. Bedens Brook Country Club
- 19. Lenape Swim Club
- 20. Nassau Racquet and Tennis Club
- 21. Province Line Swim Club
- 22. County AND STATE REC. FACILITIES
- 23. Sourland Mountain Park
- Delaware and Raritan Canal Park

BUILD-OUT BASE MAP

WITH 100-YEAR FLOOD BOUNDARY

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY NEW JERSEY



PREPARED APRIL 1991,
REVISED JULY 1991 BY:
Richard Thomas Coppola and
Associates, Princeton-New Jersey.

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey • Revised January 1990
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey • January 1990
DISPLAY PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey

In instances where the pedestrian path and/or bike route is not located within a street right-of-way, a minimum easement width of ten feet (10') is suggested so that adequate shoulders of at least one foot (1') can be provided on both sides of the corridor to allow pedestrian and/or bicycle movement without interference from undergrowth. The design specifications for each type of corridor envisioned in the Township is discussed below.

On public or semi-public lands across which corridors meander, outdoor benches, trash cans and bicycle racks should be provided when feasible and appropriate.

CORRIDOR DESIGN SPECIFICATIONS

As shown on the "Pedestrian-Bikeway Corridor Plan" map, the corridors have been classified by use and location into five (5) types; recreational paths, separated bike routes, bike routes on shoulders with sidewalks, bike routes on shoulders, and natural paths.

Additionally, a sixth classification is identified as "undetermined proposed corridor links". The specific location and design specifications for these undetermined links has not been established at this time. These proposed links are envisioned to connect existing and approved residential subdivisions with each other and/or to the pedestrian-bikeway corridor. As development occurs in the vicinity of these proposed links, the determination of the type of corridor will become more apparent.

"Recreational Paths" are corridors across open lands permitting pedestrian and/or bicycle utilization depending upon the surface of the path, which is primarily to be dictated by physical and environmental conditions. "Separated Bike Routes" are to be located within road rights-of-way in order to provide a safe bike route apart from vehicular traffic via a landscaped or planted shoulder; pedestrians are not necessarily excluded from the use of this corridor. "Bike Routes On Shoulders" provide for bicycle movements within road rights-of-way. The bike routes will be within the road cartway on paved shoulders; any and all sidewalks provided for pedestrian movement will be constructed in accordance with the design standards specified in the Township Land Development Ordinance. The last type of corridor, the "Natural Path", is a pedestrian only corridor which is generally along streams.

The following design specifications are recommended for each classification of "corridor" as depicted on the "Pedestrian-Bikeway Corridor Plan" map.

Recreational Path

A minimum six foot (6') path width should be provided for pedestrian and bicycle traffic. A ten foot (10') wide "conservation and pedestrian-bikeway path easement" should be placed along the path so that a two foot (2') cleared shoulder is provided along each side of the path.

The surface materials shall be bituminous mix or macadam except where the path crosses wetlands and/or floodplain area. In these areas, the choice of surface materials, such as stone chips with quarry dust, elevated wood walkways, wood chips, gravel, or shale shall depend on the use of the path and shall be subject to review and approval by the Township and also by the Department of Environmental Protection, where required. Additionally, the path may be reduced to four feet (4') in width where environmental constraints dictate a surface material that would preclude bicycle use.

Bike Route (Separated)

Paved bike route(s) shall be provided within the street right-of-way, but separated from the cartway. They shall be a minimum of six feet (6') wide on one side of the street only and shall be separated from the cartway by a minimum of seven feet (7') of shoulder which is to be stabilized and planted. An additional two foot (2') stabilized shoulder shall be provided along the outside edge of the bike path. A "conservation and pedestrian/bikeway path easement" should be placed upon the entire fifteen feet (15') of lands within the street right-of-way.

Bike Route on Shoulder

Bicycle lanes shall be placed on the shoulder of the roadway within the cartway between the edge of the shoulder or the curb and the motor vehicle lane. They shall be a minimum of five feet (5') wide on each side. Bituminous paving and bicycle-safe drainage grates shall be used in these areas. Lanes shall be delineated with markings, preferably striping. Raised reflectors or curbs shall not be used to separate the bicycle lane from the motor vehicle lane.

Sidewalks, if required, shall be constructed within the road rights-of-way outside the cartway in accordance with the applicable provisions of the Traffic Circulation Plan Element of the Master Plan, the Land Development Ordinance, and the "Pedestrian-Bikeway Corridor Plan" map.

Natural Paths

These pathways border stream corridors for the most part and are primarily in wetlands and floodplain areas. They are intended only for pedestrian use. The width of these pathways will vary with the conditions of the terrain and are to be maintained in a natural state and not be paved. The use of any surface material on these paths, such as gravel, shall be determined by the Township at the time of site plan review, subject to New Jersey Department of Environmental Protection review and approval where required.

A one foot (1') cleared shoulder should be provided where deemed necessary by the Township. A ten foot (10') "conservation and pedestrian easement" should be placed along the path, and the path should be designated by markers as deemed appropriate by the Township.

CONSERVATION PLAN

Montgomery Township, through its planning and regulatory functions, has protected floodplains and other environmentally sensitive areas and has encouraged the dedication of open space through such mechanisms as residential and non-residential cluster provisions, the acquisition of public land for recreational facilities and preservation, and farmland preservation. With the formulation of the "Pedestrian-Bikeway Corridor Plan" and the adoption of an ordinance to regulate development in stream corridors, the concept of a greenbelt throughout the Township evolved as part of an overall plan for open space preservation.

In 1984, a Natural Resources Inventory was compiled for Montgomery Township by Rogers, Golden & Halpern. The inventory considered the benefits of protecting the environment, minimizing the cost of development, and maintaining cultural and natural amenities. Specific conclusions and recommendations relative to conservation and open space included the following, and these conclusions and recommendations were considered in the development of the "Conservation Plan":

- ° Large contiguous areas and continuous corridors are more supportive of wildlife;
- ° Natural vegetation should be retained to store nutrients, prevent excess runoff and erosion, protect rare vascular plants, provide noise buffering and visual screening, and protect the functions and integrity of aquatic systems;
- ° A stream protection zone should be provided which should be the landward edge of the aquatic buffer zone or the one hundred year floodplain, whichever is greater; and
- ° The protection of scenic and natural areas which contribute to the visual environment and the quality of life in the Township should be encouraged.

The purpose of the "Conservation Plan" (see "Conservation Plan" map) is to provide a continuous belt of open or forested land which is protected from further development and is to be maintained in a natural state except for the inclusion of pedestrian-bikeway corridors where recommended. The greenbelt will protect stream corridors and other environmentally sensitive areas and adjacent lands; buffer existing and future development from each other; preserve woodlands, wildlife habitats, aquatic buffer zones and parks; and provide greenery and open space throughout the Township.

The extensive stream and river corridors which tend to be heavily wooded in the Township provided the basic foundation for the formulation of the greenbelt. Other areas were included in recognition of the "Pedestrian-Bikeway Corridor Plan", existing public parks or dedicated open space, woodlands, flood plains and steep slopes or ridge lines.

The "Conservation Plan" map also designates lands that may be added to the greenbelt which are the subject of a Green Acres application to the New Jersey Department of Environmental Protection's "Green Trust Local Assistance Program". Appendix II of this document includes the 1990 application sent by the Township with a description of the subject properties and the objectives to be achieved. The New Jersey Conservation Foundation has been working with Montgomery Township on financing the acquisition of these properties. The 1989 application is for lands primarily located in the Borough of Rocky Hill but includes five (5) acres of the Schafer tract located in Montgomery Township directly south of the Borough and west of Princeton Avenue.

The "Conservation Plan" map includes particular properties envisioned for protection from future development due to environmental characteristics, existing development pressures, existing land uses, and a location within the overall greenbelt network. The "Conservation Plan" map should not be construed to preclude the addition of other lands which may be deemed appropriate to be included as part of the Township's greenbelt.

The implementation of a greenbelt system has a beginning in the current Township Land Development Ordinance provisions; stream corridors and one hundred year floodplains are protected under current ordinances. Stream corridors include the area within a flood hazard area and buffer strips one hundred feet (100') from the top of the channel banks of the stream, or where the flood hazard area extends for more than one hundred feet (100') from the top of the channel bank, the larger area shall be deemed to be the stream corridor.

In order to provide an adequate width and buffer for a wildlife corridor and aid in the preservation of the woodlands and aquatic buffer zone as defined in the Natural Resources Inventory, a minimum width of three hundred feet (300') is necessary and reasonable for the greenbelt. The exact location and width of the linear greenbelt should be established during the development application process; however, it is recommended, where reasonable and feasible, that the greenbelt be no less than three hundred feet (300') in width along any segment.

The greenbelt should be protected by a "conservation" easement. Where pedestrian-bikeway corridors traverse the greenbelt, a "conservation and pedestrian" or "pedestrian-bikeway path" easement also should be utilized to allow for public access only within the area designated for the corridor. Public access or use should not be permitted in other areas of the greenbelt except for inspection by the Township of the property to assure compliance with the terms of the easement.

The edge of the greenbelt, where the conservation easement begins, should be designated by some form of markers. Where necessary, reforestation of the greenbelt area, especially within the outer buffer areas, should be encouraged as part of any development plan and be placed under the supervision of the Township Shade Tree Committee.

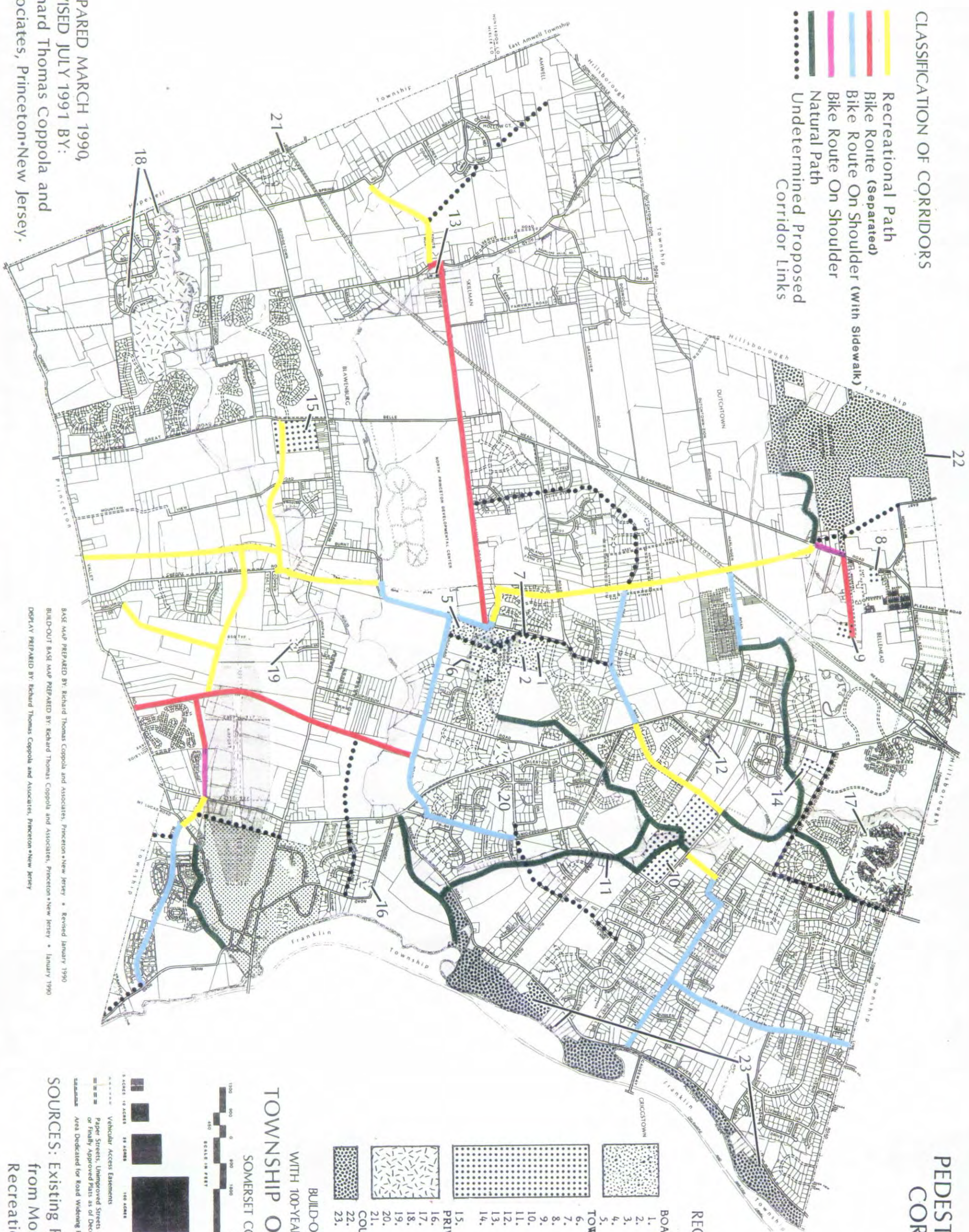
It is recommended that amendments to the Land Development Ordinance be considered to further implement the "Conservation Plan". Where the greenbelt crosses private property, Ordinance provisions to allow residential clustering or an increase in the net density or net floor area ratio on those tracts of land to be developed would provide equity to a property owner while maintaining the underlying zone requirements.

COMPOSITE OPEN SPACE PLAN

A primary purpose of the "Pedestrian-Bikeway Corridor Plan" is to link public uses and public open spaces. Plate 23, entitled "Composite Open Space Plan", reflects the "Pedestrian-Bikeway Corridor Plan" transposed onto the "Conservation Plan" in order to provide a composite view of how the pedestrian-bikeway corridors link the designated areas for conservation. Most of the pedestrian-bikeway corridors lie within the greenbelt; however, some corridors are proposed across lands outside the greenbelt in order to provide more direct linkages where existing development does not allow for open spaces or where no greenbelt is proposed.

CLASSIFICATION OF CORRIDORS

- Recreational Path
- Bike Route (separated)
- Bike Route On Shoulder (with Sidewalk)
- Bike Route On Shoulder
- Natural Path
- Undetermined Proposed Corridor Links



EXISTING
RECREATIONAL FACILITIES

- BOARD OF EDUCATION FACILITIES
1. Regulation Baseball Field
 2. Track and Field
 3. Soccer Fields
 4. Regulation Baseball Field
 5. Softball Fields and Playground
- TOWNSHIP OWNED REC. FACILITIES
6. Schuss Woods
 7. Tennis Courts
 8. Lubas Fields
 9. Broadway Fields
 10. Montgomery Park
 11. Mill Pond
 12. Hartlingen Green
 13. Bessie Grover Park
 14. Municipal Complex Park Site (to be acquired)
 15. Hoebler Park
- PRIVATELY OWNED REC. FACILITIES
16. Ingersoll-Rand Playground
 17. Pike Brook Country Club
 18. Bedens Brook Country Club
 19. Lenape Swim Club
 20. Nassau Racquet and Tennis Club
 21. Province Line Swim Club
- COUNTY AND STATE REC. FACILITIES
22. Sourland Mountain Park
 23. Delaware and Raritan Canal Park

BUILD-OUT BASE MAP
WITH 100-YEAR FLOOD BOUNDARY
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY • NEW JERSEY



PREPARED MARCH 1990,
REVISED JULY 1991 BY:
Richard Thomas Coppola and
Associates, Princeton • New Jersey.

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton • New Jersey • Revised January 1990
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton • New Jersey • January 1990
DISPLAY PREPARED BY: Richard Thomas Coppola and Associates, Princeton • New Jersey

SOURCES: Existing Recreational Facilities
from Montgomery Township
Recreation Department.

July 5, 1989

TO: Montgomery Township Committee

FROM: Montgomery Township Open Space Committee/
Richard Thomas Coppola and Associates

SUBJECT: Farmland Preservation

Attached is a list of suggested criteria for participation in the 'Farmland Preservation Program', established by the Farmland Preservation Bond Act, the Right to Farm Act and the Agricultural Retention and Development Act. These criteria have been recommended by the Open Space Committee for consideration by the Governing Body.

All candidates for the Farmland Preservation Program must qualify with the State and County requirements. The municipal criteria would be applied in addition to the State and County criteria. These criteria have been assigned a value by a point system based on 100 points which will provide a mechanism for the municipality to rank specific sites under consideration for the Farmland Preservation Program. Charts are attached which indicate the point value of each criteria, the rating sheet to be utilized in the process and examples of results of the process.

Also attached is a map indicating existing agricultural lands, farms, and/or other undeveloped parcels of land that are potential candidates for inclusion in the Farmland Preservation Program, as viewed from the Open Space Committee's perspective. A listing of block and lot numbers, acreage, ownership and classifications have been attached for cross-reference to the map.

Finally, the County and State criteria have been included herewith for information purpose.

cc:

Robert W. Kress, Mayor
Joan Blessing, Member Township Committee
Daniel Huttar, Member Township Committee
Donald Matthews, Member Township Committee
Alexander Robinson, Member Township Committee
Peter N. Rayner, Township Administrator
Jo Anne Stransky, Township Clerk
Kristina P. Hadinger, Esq.
Donald Johnson, P.E.
Michelle Tufano, Executive Secretary
Nancy Schlesinger, Administrative Officer
file

FARMLAND PRESERVATION - MONTGOMERY TOWNSHIP

Montgomery Township historically is a rural community which has been farmed for many years. The rapid growth experienced by the Township in the last decade has resulted in a loss of much valued agricultural land and open space. In an effort to encourage the preservation of existing farms and to protect the remaining agricultural lands within the Township, the Township Open Space Committee recommends that the Township actively encourage participation in the Farmland Preservation Program established by the State of New Jersey and regulated by the Somerset County Agriculture Development Board.

Both the State and County have established criteria for participation in the Farmland Preservation Program. The Open Space Committee recommends additional criteria be considered by the Township when qualifying parcels of land for inclusion in the Farmland Preservation Program. These criteria are not in conflict with those of the State and County, nor do they supercede any of the State or County requirements. These criteria are suggested to be used for qualifying and ranking existing farms and agricultural lands within the Township so that the Township may determine which parcels are most desirable from a municipal standpoint for the inclusion in the Farmland Preservation Program and the expenditure of public funds for such program.

The County criteria for inclusion in either a municipally approved or non-municipally approved Farmland Preservation Program sets a minimum size of twenty-five (25) acres comprised of one (1) or more farms; however, smaller areas may be allowed based on specific operations and viability. The State Agricultural Development Committee has further specified that these lands be reasonably contiguous to other agricultural lands within the Agricultural Development Area as established by the County. Attached are copies of the

Somerset County criteria for both the Agricultural Development Area and for participation in the eight (8) year Farmland Preservation Program. The State Agricultural Development Committee also has established a policy for the prioritization of project areas and individual application under the Farmland Preservation Program and for utilization in identifying agricultural development areas. These also are attached for reference.

Additional criteria for consideration at the municipal level for lands to be included in the Farmland Preservation Program are as follows:

1. Visibility from public lands or public rights-of-way;
2. Proximity to other open spaces, active farms or agricultural areas;
3. Protection of scenic areas, natural features, ridge lines, woodlands, and/or vistas;
4. Protection or preservation of historic sites, districts or structures;
5. Single ownership of the required minimum tract of twenty-five (25) acres with consideration for owner operation of the farm;
6. Protection and/or preservation of a long-standing family owned farm;
7. Location within zoning districts where farms are a permitted use ("R", "R-1", "R-2", "R-3", "MR", "MR/SI", "REO-1", "REO-2", "REO-3 and "LM" Districts);
8. Location within the Tier 6 designation as identified by the State Development and Redevelopment Plan; however, Tier 5 designation is acceptable;
9. The inclusion of any unique or special geologic natural formations, streams, forests or endangered wildlife species or habitat;
10. Technical considerations such as the existence of functional barns or fencing, the protection of specialized crops and animal husbandry, or the presence of exceptional soils.

The attached map indicates contiguous parcels of land located in groupings throughout the Township which have been identified as parcels most favorable for inclusion within the Farmland Preservation Program. While the above criteria have not been site-specifically applied to these parcels, general consideration

of the criteria have been considered in the mapping. Application of the criteria should be on a site-specific basis when application is made for inclusion in the Farmland Preservation Program.

The purpose of the application of the criteria is to provide a method of prioritizing and evaluating potential agricultural participants in the Farmland Preservation Program that would provide the most benefit to the Township at large.

MUNICIPAL CRITERIA FOR RANKING APPLICATIONS FOR FARMLAND PRESERVATION

Maximum Points

- | | | |
|-----|--|----|
| 1. | Visibility from public lands or public rights-of-way. | 15 |
| 2. | Proximity to other open spaces, active farms or agricultural areas. | 15 |
| 3. | Protection of scenic areas, natural features, ridge lines, woodlands, and/or vistas. | 15 |
| 4. | Protection or preservation of historic sites, districts or structures. | 15 |
| 5.* | Single ownership of the required minimum tract of twenty-five (25) acres, with consideration for owner operation of the farm. | 15 |
| 6. | Protection and/or preservation of a long-standing family owned farm. | 5 |
| 7. | Location within zoning districts where farms are a permitted use ("R", "R-1", "R-2", "R-3", "MR", "MR/SI", "REO-1", "REO-2", "REO-3" and "LM" Districts). | 5 |
| 8. | Location within the Tier 6 designation as identified by the State Development and Redevelopment Plan; however, Tier 5 designation is acceptable. | 5 |
| 9. | The inclusion of any unique or special geologic natural formations, streams, forests or endangered wildlife species or habitat. | 5 |
| 10. | Technical considerations such as the existence of functional barns or fencing, the protection of specialized crops and animal husbandry, or the presence of exceptional soils. | 5 |

* Individual properties less than twenty-five (25) acres will be ranked according to the municipal criteria as inclusive in municipal farming districts. These adjoining properties may seek to apply for Farmland Preservation individually but will not receive the maximum fifteen (15) points that individual tracts over twenty-five (25) acres may. If adjoining property owners organize and submit a joint application as a district which would then comprise over twenty-five (25) acres, then the ranking can be reviewed and revised.

RATING SHEET FOR INDIVIDUAL PROPERTIES CONSIDERED FOR FARMLAND PRESERVATION BASED ON MUNICIPAL CRITERIA OF MONTGOMERY TOWNSHIP

No. on Map	No. of Tax Sheet	Block	Lot	Acreage	Property Classification	Ownership	Point Evaluation
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1. Visibility & Access

2. Proximity to Open Spaces

3. Scenic Areas

4. Historic Sites

5. Single Ownership

6. Family Ownership

7. Zoning

8. State Designation

9. Unique Natural Features

10. Technical Considerations

Other Remarks:



SOMERSET COUNTY AGRICULTURE DEVELOPMENT BOARD

P. O. Box 3000
County Administration Building
Somerville, N.J. 08876

Anthony McCracken
Principal Planner
Somerset County Planning Board

Florence Levine
Administrative Clerk
201-231-7000 ext. 7540
201-231-7000 ext. 7243

Board of Members
Thomas Everett, Chairperson
James Staats, Vice Chairperson
Steve Selody, Secretary/Treasurer
Robert Graft
Cynthia Jacobson
William Turnbull
J. Peter Vermeulen

Ex-Officio/non-voting
Otto Kaufman, County Planning Board
Harold N. Repair, County Agricultural Agent
Ernest Thurlow, County Soil Conservation District

CRITERIA FOR PARTICIPATION IN EIGHT YEAR PROGRAM

An Agricultural District shall be formed to provide a positive impact to viable farm operations and to allow an operating base for related agribusiness and agriservices.

A. Criteria for formation of a Non-Municipally Approved Eight-Year Program

1. Meet the requirements of an Agricultural Development Area.
2. Application approved by the Somerset County Agriculture Development Board.
3. Have a minimum size of twenty-five (25) acres comprised of one or more farms. However, smaller areas may be allowed based on specific operations and viability.
4. Compatability with federal, state and county master plans and federal state and local capital improvement programs.
5. One or more of the above criteria may be waived by the Board conditioned upon a favorable judgement by said Board.

B. Criteria for formation of a Municipally Approved Eight Year Program

1. Meet the requirements of an Agricultural Development Area.
2. Application approved by the Somerset County Agriculture Development Board.
3. Ordinance of municipality indicating approval.
4. Have a minimum size of twenty-five (25) acres comprised of one or more farms. However, smaller areas may be allowed based on specific operations and viability.
5. Compatability with federal, state and county master plans and federal, state and local capital improvement programs.
6. One or more of the above criteria may be waived by the Board conditioned upon a favorable judgement by said Board.

(Adopted by Resolution, February 19, 1986)

SOMERSET COUNTY AGRICULTURAL DEVELOPMENT AREAS

The Somerset County Agriculture Development Board has established the following criteria for Agricultural Development Areas.

1. The land must encompass productive agricultural lands which are currently in production or have a strong potential for future production in agriculture.
2. Agriculture must be a permitted use under current municipal zoning or in which agriculture is permitted as a nonconforming use.
3. Is reasonably free of suburban and/or conflicting commercial development.
4. Somerset County's Agricultural Development Areas will consist of no greater than ninety (90) percent of Somerset County's agricultural land mass.
5. For a parcel of agricultural land to be considered an Agricultural Development Area the owner of said parcel must be eligible to qualify for differential property tax assessment, pursuant to the Farmland Assessment Act of 1964, PL1964, Chapter 48.
6. Woodland owners following forest management plans are eligible for inclusion in Agricultural Development Areas.

***SPECIAL NOTE:**

Landowners within Agricultural Development Areas who volunteer to participate in subsequently created agricultural retention and development programs should be aware that additional criteria will be specified.

SADC GUIDELINES FOR IDENTIFYING
AGRICULTURAL DEVELOPMENT AREAS

The "SADC Guidelines for identifying Agricultural Development Areas" are intended to provide a clarification of the rules adopted pursuant to N.J.A.C. 2:76-1.4, Other Criteria. The County Agriculture Development Board is required to evaluate whether or not to include any of the optional criteria listed in N.J.A.C. 2:76-1.4 and any other factors which come to mind as the final, identifying criteria for an ADA. In short, the board must consider whether or not it wants to include any or all of the factors listed under Other Criteria, or even if it wants to consider other criteria not listed.

What is ultimately important is that the board uses sound reasoning for the ADA criteria it adopts because it is the application of these adopted criteria that will determine the boundaries of an ADA.

Agricultural Development Areas

The Agriculture Retention and Development Act of 1983, N.J.S.A. 4:1C-11 et al gives County Agriculture Development Boards the authority to identify agricultural development areas, (ADAs). These are areas where agriculture shall be the preferred, but not necessarily the exclusive use of land if that area:

1. Encompasses productive agricultural lands which are currently in production or have a strong potential for future production in agriculture and in which agriculture is a permitted use under the current municipal zoning ordinance or in which agriculture is permitted as a non-conforming use;
2. Is reasonably free of suburban and conflicting commercial development;

Agricultural Development Areas continued:

3. Comprises not greater than 90% of the agricultural land mass in the county;
4. Incorporates any other characteristics deemed appropriate by the board.

Effects of Inclusion in an ADA

1. Establishes eligibility for participation in either eight year "farmland preservation programs" or eight year municipally approved farmland preservation programs". These eight year programs and ADAs are also mandated requirements for eligibility for the sale of development rights or for soil and water conservation cost share grants.
2. A municipality may require that any person proposing any non-agricultural development in an ADA prepare and submit an agricultural impact statement to the board. The board's comments or recommendations, based on the impact statement, may influence the municipality's decisions regarding the proposed development.
3. Any public body or public utility which intends to exercise the power of eminent domain for the acquisition of land included in an ADA, or which intends to advance a grant, loan, interest subsidy or other funds within an ADA for the construction of dwellings, commercial or industrial facilities, transportation facilities, or water or sewer facilities to serve non-farm structures must file a notice of intent with the board and the State Agriculture Development Committee (SADC) at least 30 days prior to the initiation of the action.

Effects of Inclusion in an ADA continued:

The notice must state the reasons for the acquisition and an evaluation of alternatives which would not include action in the ADA.

If either the board or the SADC finds that the proposed project would cause unreasonably adverse effects on the ADA or State agricultural preservation and development policies, the proposed action may be halted for 60 days. During the 60 day period, either the board or SADC must hold a public hearing in the affected ADA to develop recommendations concerning the proposed project.

Regardless of the recommendations of either the board or the SADC, neither of those bodies has the authority to further halt the proposed project.

4. Approval of the ADA by the board shall be in no way construed to authorize exclusive agricultural zoning or any zoning which would have the practical effect of exclusive agricultural zoning, nor shall the adoption be used by any tax official to alter the value of the land or the assessment of its taxes.

Other Criteria boards must consider adopting as ADA criteria.

1. Soils

The most basic element for most types of agriculture is the soil. Its basic properties, coupled with its management determine which commodities can be produced. Many other factors are also involved in what is actually produced on a given parcel of ground at any time.

If a board chooses to include the quality of soils among or as its ADA criteria, it may utilize one or more of the soil classification systems such as important farmland designations (prime, unique, state-wide importance and local importance), land capability (classes I, II, III, etc.), soil productivity and soil potential.

Specific information on each of these methods is available from the local Soil Conservation District.

Another related classification of land (A, B, C, D or E) is available to local tax assessors for administering the provisions of the Farmland Assessment Act of 1964.

2. Current and anticipated local land use plans and regulations

The future viability of farmland will be influenced by the use of the land in the local vicinity. The board may include present or anticipated land use plans as a criteria for ADA identification.

The legislation (N.J.S.A., 4:1C-21) mandates that "agriculture is a permitted use under the current municipal zoning ordinance or in which agriculture is permitted as a non-conforming use." If it wishes, the board may preclude lands in non-conforming uses to be eligible for an ADA.

The board might also consider future township plans as well as present and anticipated ordinances affecting agriculture.

Land use plans and ordinances in adjacent townships might also need consideration.

3. Farmland Assessment status

The farmland assessment status or eligibility of land is not a legislative requirement for an ADA. However, the land must be at least eligible for Farmland Assessment as a legislative criteria for an eight year program (N.J.S.A. 4:1C-23,24). Therefore, the board may:

- a. require Farmland Assessment eligibility as a criteria;
- b. require Farmland Assessment enrollment as a criteria;
- c. determine that Farmland Assessment eligibility or enrollment is not a criteria.

4. Anticipated approvals for non-agricultural development

Most farmland has the potential to be converted to non-agricultural uses. The likelihood of conversion within the short term or long term will vary from place to place according to the owner(s) plans and social conditions. Preliminary approvals for "development" often, but certainly not always, signal an imminent change in the land use and may be incorporated as an ADA criteria.

Final approvals for non-agricultural use are generally conclusive and also affect eligibility for Farmland Assessment.

5. Accessibility to publicly funded water and sewer systems

Access to water or sewer systems is often a catalyst for non-agricultural development. The board may wish to consider:

- a. present areas of excess capacity;
- b. plans for future water and/or sewer service.

6. Compatibility with comprehensive and special purpose county and state plans

Regional and state land use plans generally influence the agricultural environment; particularly in the way they address infrastructure development and seek to guide local land use. The board may consider incorporating the county master plan, the state development guide plan, 208 water quality plans or other such plans as part of the ADA criteria.

7. Proximity and accessibility to major highways and interchanges

The relationship of transportation facilities to non-agricultural development is obvious. What should particularly concern the board is how to view farmland near the major highways. Should the board "write off" all farmland within a given distance from the road or interchanges, or should it try to encourage agriculture in all but those areas where development is imminent. The board may also want to take future federal and state roadways into account.

8. Minimum size of an ADA

There is no legislative mandate for a minimum ADA size. If a board chooses to adopt a minimum, it will be wise to carefully consider the types of agriculture presently in the county and what the minimum viable areas are. A corollary consideration is if more than one farm is required for an ADA. The basic objective remains to identify at least the key agricultural areas of a county.

9. Landowner sign-up

Prior to adopting its criteria for an ADA, the board must hold a public hearing (N.J.S.A. 4:1C-21). To minimize landowner concern about inclusion in an ADA, the board may elect to make landowner sign-up a criteria. Or it may wish to conduct informal meetings with landowners and others prior to the formal public hearing so that persons affected will have ample opportunity to understand the purpose and impact of an ADA.

10. Land within boroughs, towns or cities

The board may consider whether to include or exclude agricultural lands within towns, boroughs or cities.

11. Inclusion of entire lots and blocks

The criteria may allow tax lots and blocks to be split for an ADA if the board chooses. However, for 8 year programs, the practice may not be practical.

12. Land ownership

Consider who owns the land (farmer, investor, speculator, developer, etc.). This may be used more for background information than as a criteria.

13. Natural or special features

Consideration may be given to natural buffers and special features such as lakes, streams, wetlands, forests, valleys etc. when establishing boundaries for an ADA.

14. Type and distribution of agriculture

This is key background data needed for evaluation of ADA criteria. The board must have a firm understanding of the character of agriculture in the county.

It might be helpful to identify the various types of agricultural operations which occur and how they are distributed throughout the county.

Questions and Comments

Comments and questions may be directed to:

The State Agriculture Development Committee
CN 330
Trenton, New Jersey 08625
Telephone: (609) 934-2504



SOURCE: Montgomery Township Tax Assessor.

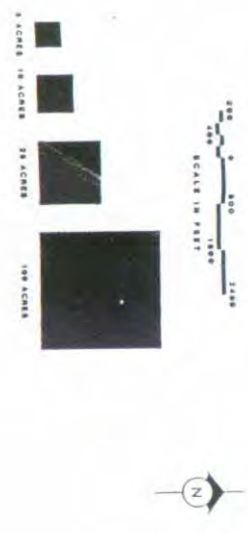
REVISED
JUNE 1989

PROPOSED AGRICULTURAL LANDS FOR FARMLAND PRESERVATION

CURRENTLY UNDER FARMLAND
PRESERVATION PROGRAM

PROPOSED AGRICULTURAL
LANDS FOR FARMLAND
PRESERVATION PROGRAM

TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY



XXXXXX Paper and/or Unimproved Streets
XXXXXX Airport Safety Zone

Effective Date: 12/15/88

STATE AGRICULTURE DEVELOPMENT COMMITTEE

POLICY

PRIORITIZATION OF PROJECT AREAS AND INDIVIDUAL APPLICATIONS

I. Purpose: To establish a priority ranking of project areas and individual applications to direct the expenditure of farmland preservation bond funds dedicated for the purchase of development easements.

II. Authority: N.J.A.C. 2:76-6
N.J.S.A. 4:1C-31

III. Policy: System for Ranking Project Areas and Individual Applications

A. Project Areas

Utilizing the criteria in N.J.A.C. 2:76-6.16, existing project areas will be ranked in order highest to lowest statewide. This ranking is based on a numeric score with subjective decisions made to address the special considerations criterion.

Soils: Weight 30

Formula: % Prime soils x .30 =
% Statewide soils x .20 =
% Unique soils x (0 or .25) =
% Local soils x .10 =

Total weight = the sum of the above

* A determination must be made as to whether the soil is being used for its unique purpose.

Boundaries and Buffers: Weight 20

Formula: Weight of x % perimeter of = Total weight
buffer project area
affected by buffer

The following weights have been assigned:

Deed restricted farmland (permanent)	20
Deed restricted wildlife areas	18
Eight year programs and E.P. applic.	13
Farmland (Unrestricted)	6
Streams and wetlands	18
Parks (limited public access)	14
Parks (high use)	5
Military installations	14
Highways (limited access), Railroads	10
Residential development	0
Other	*

* value to be determined at time of review

Local commitment: Weight 20 Max.

Zoning ordinances and densities which discourage conflicting nonagricultural development. 5 points

(Assignment of points will be based on an overall gross density of 6 acres or more. Cluster provisions will be evaluated.)

Special Note: In actuality, score points have only been given for zoning of 6 acres or more.

Absence of sewer or other growth leading infrastructure. 3 points

Consistency with municipal, county, state and regional plans. 2 points

Municipal commitment to actively participate in the Agriculture Retention and Development Program.

- a. Municipal liaison with CADE.
- b. Planning board actions regarding nonagricultural development support farmland preservation.
- c. Municipal governing body actions regarding non-agricultural development support farmland preservation.
- d. Municipality has previously approved eight year programs.
- e. Development easements have already been purchased in the community.

1 point per factor

Right to Farm or other ordinances supporting agriculture. 1-3 points

Range will depend on the stringency of the specific ordinances.

Special Note: In actuality if a township had a Right to Farm ordinance and clustering 3 points were given.

Community support for the project area

Municipal funding provided. (Availability of local funds, % cost share of easement purchase and ancillary costs and anticipated funding will be considered.) Financial support will be construed as a strong local commitment. 1-5 points

Range was to reflect differences in local support. In actuality if there was local financial support the full 5 points were given.

Size and Density: Weight 20 Max.

Size: 15 points

Formula: $\frac{\text{Size area eval.} - \text{Size of smallest area}}{\text{Largest area} - \text{Smallest area considered}} \times 15$

Example:

Size of area (farm or project area) to evaluate: 600 acres
Size of smallest farm or project area statewide 50 acres
Size of largest farm or project area statewide 2300 acres

$$\frac{600 - 50}{2300 - 50} \times 15 = 3.67$$

Density: 15 points

Formula: $\frac{\text{Long Perim. (ft./ac)} - \text{Perim. (ft./ac.)}}{\text{Area eval.}} \times 15$
Long Perim. (ft./ac.) - Short perim. (ft./ac.)

Example: Using map meter

Longest perimeter of a farm or project area/acres: 474.13
Perimeter of farm or project area being evaluated: 200.00
Shortest perimeter of a farm or project area/acres: 32.04

$$\frac{474.13 - 200}{474.13 - 32.04} \times 15 = 9.30$$

Degree of Imminence of Change: Weight 5

A negative impact caused by the conversion of agricultural land to a non agricultural use. 5 points

Relative Best Buy: Weight 5

(This criterion will not be evaluated for ranking project areas.)

Index from formula x 5 points =

The negotiated landowner asking price will be used. If the negotiated landowner asking price is equal to the certified value of the easement, the index is 0. Therefore, no

points are assigned. Points are only allocated when the negotiated landowner asking price is less than the certified value of the easement.

Special Considerations:

A contribution to reduce the committees' percent cost share of the negotiated development easement value.

Points: 1 point for every 1 % reduction in states 80% cost share.

(This criterion will be used to evaluate the project provided all applications are subject to the same adjustment.)

(Project area(s)/application(s) must attain a score which warrants easement purchase.)

The first application(s) in the county to receive the committee's preliminary approval which ultimately results in the purchase of the development easement(s).

Historic contributions

Environmental contributions

Uniqueness of the agricultural operation

B. General points regarding ranking system

1. Individual applications-will be ranked statewide using a numeric score with subjective decisions to address the special considerations criterion.
2. Individual applications with Project areas-will be ranked using a numeric score with subjective decisions to address the special considerations criterion.
3. The general philosophy will be to acquire development easements on "key" farms which result in stabilizing agriculture in that area or act as a catalyst to encourage future participation in the project area.

The Committee may use its discretion to table or reject certain applications.

4. Timing- The Committee may use its discretion to delay action on certain applications to compare other applications still pending landowner acceptance of offers.

PROPOSED AGRICULTURAL LANDS FOR FARMLAND PRESERVATION PROGRAM

No. on Map	No. of Tax Sheet	Block	Lot	Acreage	Property Classification	Ownership
1	1	1001	28.01	5.55	4A	Olesky, Richard
2	1	1001	34	25.61	3A	Kukuruza, Benjamin
3	1	1001	35	48.0	3A	Wigley, Frances M.
4	1	4001	5	20.0	3A	Drift, James M. & Drift, Noel E.
* 5	6	6001	37, 37Q	30.7	3A, 3B	Summerskill, Miriam
6	3	8001	1	88.55	3A	Staats, Donald
7	3	8001	5	13.0	3A	Staats, Francis Lloyd
8	7	8001	7	22.997	1	Abrahamsen, Marie & Gold, Pepa
9	7	8001	7.01	11.95	3B	Staats, Francis Lloyd
10	7	8001	8	4.0	3B	Staats, Francis Lloyd
11	7	8001	20 & 20Q	8.22	3A, 3B	Sabatella, Joseph
12	7	8001	21, 21Q & 22Q	18.97	3A, 3B	White, Edward H.
13	4	11001	30	103.4	3A, 3B	N.J. Beagle Club (D.J. Mulligan)
14	8	11001	59 & 59Q	14.75	3A, 3B	Garces, Migel
15	8	11001	61	45.998	3B	Abrahamsen, Alf & Gold, Meyer
16	8	11001	62 & 62Q	84.257	3A, 3B	Medina, Mary D.

<u>No. of Map</u>	<u>No. of Tax Sheet</u>	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>	<u>Property Classification</u>	<u>Ownership</u>
17	8	11001	65	20.18	3B	Medina, Mary D.
18	8	11001	68	3.65	3B	Medina, Mary D.
19	5	13001	13	45.64	3B	Minn. Mining & Mfg. Co.
20	4	13001	14 & 14Q	97.70	3A, 3B	Thompson Realty of Princeton
21	5	13001	15 & 15Q	127.50	3A, 3B	Young, Helen B. & Raymond
22	5	13001	16	10.92	2	Masselos, George
23	5	13001	16.01	35.1	3B	Thompson Realty of Princeton
24	5	13001	16.02	37.5	3B	Thompson Realty of Princeton
25	5	13001	18	78.27	3B	Thompson Realty of Princeton
26	5	14001	5	3.25	3A	Maple Farms Co., Angelo Fabrics Co.
27	5	14001	10 & 10Q	19.0	3A, 3B	Maple Farms Co., Angelo Fabrics Co.
28	5	14001	17 & 17Q	24.2	3A, 3B	Esche, Emily & Paul
29	5	14001	18 & 18Q	12.2	3A, 3B	Wyckoff, Raymond A.
30	5	14001	30, 39	4.70	2	Cann, Richard L. & Sheehan, Jo Anne

No. Map	No. of Tax Sheet	Block	Lot	Areaage	Property Classification	Ownership
31	5	14001	31.01, 31.01Q, 32Q	10.35	3A, 3B	Peters, Arie & Paula
32	5	14001	31	2.03	4A	Brown, Edward L.
33	5	14001	33	6.0	2	Lewis, Claude F. & Sylvia A.
34	5	14001	34	2.36	2	Palacek, Joseph
35	8	14001	35	1.01	4A	Spinner, Max & Jaclyn
36	5	14001	36Q	1.0	(part of 17, 17Q) 3A, 3B	Esche, Emily & Paul
37	8	14001	37	30.628	3B	Esche, Paul & Emily
38	8	14001	38	7.327	4A	Truesdell Properties
39	5	15001	1	30.0	2	Harlingen Partnership
40	5	15001	2	13.832	2	Koepisch, Walter F. Jr. & Rose
41	5	15001	3 & 3Q	13.7	3A, 3B	Reith, Laura M. et als.
42	5	15001	24	41.0	3B	Lanwin Development Corp.
43	5	15001	25	107.75	3B	Raymond, Walter et al.
44	5	15001	26	33.64	3B	Platz, Zelma
45	5	15001	27 & 27Q	35.2	3A, 3B	Tucker, Barbara L. & Stephen A.
46	6	15001	34	21.23	3B	Tomenchok, Diane
47	5	15001	45 & 45Q	10.0	3A, 3B	Raymond, Henry F. Jr. & Joan M.

<u>No. on Map</u>	<u>No. of Tax Sheet</u>	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>	<u>Property Classification</u>	<u>Ownership</u>
48	5	15001	49 & 49Q	10.0	3A, 3B	Kammler, Patricia W.
49	5	16001	6, 6Q	21.812	3A, 3B	Drift, Frank H. & Noel E.
50	5	16001	11 & 11Q	98.34	3A, 3B	Nystrom, Joel E. & Doris Gray
51	5	16001	13 & 13Q	9.3	3A, 3B	Faherty, Charles A. & Paulette
52	6	17001	11 & 11Q	80.46	3A, 3B	Johnson, John A. & Charlotte K.
53	7	18001	12.01	8.169	1	Malinowski, Joanne M. & Edward (
54	6	19001	11 & 11Q	105.56	3A, 3B	McAlpin, David H. & Joan R.
55	6	21001	6, 6Q	10.32	3A, 3B	Howard, Edith S.
56	6	21001	7	25.0	3B	Howard, Charles B. & Edith S.
57	10	22001	20.01 & 20.01Q	52.4	3A, 3B	Weingart, Charles J. & Dorothy K.
58	10	22001	21, 21Q & 22Q	69.0	3A, 3B	Campbell, Duncan & Elizabeth
59	8	25001	26 & 26Q	27.17	3A, 3B	Medina, Mary
60	11	31001	14Q & 15Q	19.962	3B	Kirkpatrick, Nancy F.
61	11	31001	14, 15	6.747	3A	Kirkpatrick, Nancy F.
62	11	31001	20, & 20Q	99.79	3A, 3B	Raymond & Macsay, Joint Venture

<u>No. Map</u>	<u>No. of Tax Sheet</u>	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>	<u>Property Classification</u>	<u>Ownership</u>
63	11	31001	31 & 31Q	50.028	3A, 3B	Whittaker, Elizabeth M.
64	9	32001	2, 2Q	41.7	3A, 3B	Strode Creek Partners
65	12	32001	4	21.817	3B	Gallup, S. Van Allen
66	12	32001	4.01	19.574	3B	Gallup, S. Van Allen
67	12	32001	4.02	2.931	2	Gallup, Alec M.
68	12	32001	5, 4.03	135.83	3B	Mountainview Partnership c/o Gallup
69	12	32001	5.01	6.98	2	Laughlin, James B. & Julia G.
70	12	32001	5.02	39.934	3B	Gallup, c/o Sarah Van Allen
71	12	32001	5.03 & 5.03Q	25.439	3A, 3B	Gallup, Sarah Van Allen
72	12	32001	6	31.629	3B	Strode Creek Partners
73	12	33001	21	27.90	3B	Hagemen, Robert F.
74	12	33001	21.01	15.0	3B	Gallup, Sarah Van Allen
75	12	33001	21.02 & 21.02Q	14.92	3A, 3B	Gallup, George H. III & Kingsley H.
76	12	33001	22 & 22.01	4.00	3A	Webster E. McGraw c/o D. Moller, CPA
77	12	33001	22Q & 22.01Q	35.633	3B	Webster E. McGraw c/o D. Moller, CPA
78	12	33001	23	36.452	3B	Strode Creek Partners
79	12	33001	24 & 24Q	19.088	3A, 3B	Rossmassler, Peter R. & Frances S.

<u>No. of Map</u>	<u>No. of Tax Sheet</u>	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>	<u>Property Classification</u>	<u>Ownership</u>
80	12	33001	32	39.865	3B	Trust U/W E. R. Rossmassler
81	12	34001	13 & 13Q	30.582	3A, 3B	Dressler, Hans W. & Altmann, Horst
82	12	34001	13.01	41.786	3B	Hilaire, Paul & Katherine
83	6	15001	30	21.24	3A, 3B	Beekman, Virginia Manors
84	4	14001	27	14.04	3A, 3B	Pariso, J. Frances & Jean
85 **	13	34001	43	89.70	3B	Est. of G. Wilbur Drake
85 **	13	34001	43.01	6.96	3B	Est. of G. Wilbur Drake
85 **	13	34001	44	30.71	3A, 3B	Drake, Helen A.
85 **	13	34001	46	40.67	3B	Drake, Helen A.

* Lands currently under Farmland Preservation Program.

** Or a portion of the entire acreage.

SOURCE: Montgomery Township Tax Assessor, June 1989.

FARMLAND PRESERVATION POLICY

Formally Adopted June 1, 1989 by the Montgomery Township Committee

Montgomery Township will develop a prioritized list of candidate properties that are suitable for potential preservation under guidelines established by the State of New Jersey Farmland Preservation Act and the Somerset County Agricultural Development Board. The development of this list assumes that based upon current language of the proposed referendum the State will contribute eighty percent (80%) of the purchase price of development easements.

Somerset County has indicated that they will provide for ten percent (10%) of the purchase price of the development easements with the remaining ten percent (10%) to be provided for by the specific municipalities. Montgomery Township will further subdivide this ten percent (10%) between itself and the subject property owner in equal amounts of five percent (5%).

If the State provides less than an eighty percent (80%) contribution, a review of the other funding components would be necessary. At that point, a review of the priority list would be required.

August 1, 1989

TO: Montgomery Township Property Owner
FROM: Montgomery Township Open Space Committee
SUBJECT: Farmland Preservation

As a newly established Township Committee, the Open Space Committee has been faced with a number of urgent tasks which have required immediate and energetic attention. Our efforts are directed to the preservation of agricultural lands and open space within the Township and the maintenance of Montgomery Township's rural character and appeal.

The State government is proposing an Open Space Preservation Bond Act, slated to appear on the November ballot, a portion of which is to be used to subsidize Farmland Preservation. In preparation, our Committee felt need to do several things as soon as possible, primarily:

- ° Make a thorough review of Township lands to determine which properties might be logical candidates for a Farmland Preservation program;
- ° Develop a set of municipal criteria, separate and aside from both State and County criteria, by which the Township could determine its priorities regarding which proposals it would most readily subsidize with municipal funds; and
- ° Inform all potential candidates of the existence of the program and encourage applications.

A summary of our Committee's efforts is attached hereto; included is the following information:

- 1) a copy of the news release regarding the Township's Farmland Preservation program;
- 2) a questionnaire to help the Open Space Committee assess interest in the program;

. . .

- 3) an excerpt from a Farmland Preservation Memorandum explaining the Township's criteria for evaluating lands for inclusion in the program;
- 4) Somerset County's criteria for Agricultural Development Areas; and
- 5) a map of potential candidate properties in Montgomery Township.

The full report of the Committee is available for review at the Township Municipal Building, along with pertinent background material regarding former State and County programs for Farmland Preservation.

It is the hope of our Committee that some Montgomery Township landowners will apply for Farmland Preservation, and that owners of smaller tracts of land will consider the possibility of applying for the program in concert with neighbors, thereby creating municipal farming districts of greater size.

Whether the State's Open Space Preservation Bond Act will dedicate a sufficient amount of funds for Farmland Preservation to be effective in Montgomery Township is uncertain. Statewide, the competition for these funds may be great; however, our Committee and the Township Committee feel that it is well worth a try. Such a program of Farmland Preservation, implemented by direct State purchases of development rights of farmland, may not be likely to occur again in New Jersey, and therefore, we would like to be certain that landowners in our community have been given the best opportunity to participate.

Please fill out and send in the enclosed questionnaire if you feel you might consider applying for the Farmland Preservation Plan.

Please attend either the **August 24, 1989** meeting of the Open Space Committee or the **September 6, 1989** Township Committee Meeting if you have any questions.

Please feel free to call any of the individuals listed below for further information.

Robert Kress, Mayor of Montgomery Township	- 201/359-6388
Clem Fiori, Open Space Committee Member	- 609/466-1121
Ed Crotty, Open Space Committee Member	- 609/466-1976

attachment.

MONTGOMERY TOWNSHIP OPEN SPACE COMMITTEE
FARMLAND PRESERVATION QUESTIONNAIRE

(This is a non-binding questionnaire to aid the Township in the municipal Farmland Preservation Program)

1. Identify the property for which you are seeking or considering Farmland Preservation.

Block _____, Lot _____, Acreage _____.

2. Will any of this land be excepted from the application?

Yes _____, Excepted Acreage _____

Acreage to be Included _____.

No _____.

3. Specify ownership of land.

Owner(s) Name _____.

4. Has the land been family owned for more than one (1) generation?

Yes _____, How many years? _____.

No _____.

5. Does the property have any unique qualities?

	<u>Yes</u>	<u>No</u>	<u>Description</u>
Historic buildings or sites	_____	_____	_____
Streams	_____	_____	_____
Scenic Vistas	_____	_____	_____
Wetlands or hedgerows	_____	_____	_____
Trails	_____	_____	_____
Other	_____	_____	_____

Additional comments: _____

_____.

MONTGOMERY TOWNSHIP OPEN SPACE COMMITTEE
FARMLAND PRESERVATION QUESTIONNAIRE

continued -

6. What percentage of the land to be included under Farmland Preservation is now or has recently been under cultivation?

Percentage under cultivation _____ %

What crops? (list type) _____.

What livestock _____.

7. Do any liens, easements or rights-of-way exist on the land to be included under Farmland Preservation?

Yes _____, No _____.

8. Will you attend either the:

a) August 24, 1989 Open Space Committee Meeting

Yes _____, No _____.

b) September 6, 1989 Township Committee Meeting

Yes _____, No _____.

9. Would you like further information or a call from the Montgomery Township Open Space Committee?

Yes _____, No _____, Tel. No. _____.

10. Additional information or comments: _____

_____.

Please return by August 18, 1989 to:

Montgomery Township Open Space Committee
Montgomery Township Municipal Building
2261 Route 206
Belle Mead, New Jersey 08502

Appendix II

GREEN ACRES APPLICATION

MONTGOMERY TOWNSHIP ENABLING RESOLUTION
AUTHORIZING THE FILING OF AN APPLICATION FORM
FOR GREEN ACRES FUNDS

TRANSMITTAL LETTER, APPLICATION FORM,
AND DESCRIPTION OF OPEN SPACE CONSERVATION PLAN

MEMORANDUM 43-90 DATED NOVEMBER 29, 1990

ADDENDUM TO MONTGOMERY TOWNSHIP OPEN SPACE
CONSERVATION PLAN/GREEN ACRES APPLICATION

RESOLUTION #90-11-253 - ENABLING RESOLUTION AUTHORIZING THE FILING OF AN
APPLICATION FORM FOR GREEN ACRES FUNDS

WHEREAS, The New Jersey Green Acres and Recreation Opportunities Act provides for the making of loans and grants by the Commissioner of Environmental Protection to local units of government for assistance in the acquisition and development of lands for outdoor recreation/conservation purposes; and

WHEREAS, the Commissioner of Environmental Protection has solicited application information from Montgomery Township Committee in accordance with Section 7:36-1.5 of the Green Acres Rules and Regulations of the New Jersey Administrative Code;

WHEREAS, the Commissioner of Environmental Protection requires that the application form be submitted prior to November 30, 1990; and

WHEREAS, the Commissioner of Environmental Protection will prepare an annual statewide program of action for the disbursement of loan/grant funding from the local responses submitted; and

WHEREAS, the Montgomery Township Committee has prepared the application and open space inventory in accordance with N.J.A.C. 7:36-1 et seq.; and

WHEREAS the Montgomery Township Committee desires to acquire lands known as Block 19001, Lots 11 and 11Q; Block 17001, Lots 11 and 11Q; Block 19001 Lot 10; Block 32001, Lots 2 and 2Q; Block 33001, Lot 28; Block 6001, Lot 43;

NOW, THEREFORE, BE IT RESOLVED By the Montgomery Township Committee as follows:

- 1) That the 1990 application be submitted to the Commissioner of Environmental Protection.
- 2) That Peter N. Rayner, Township Administrator is hereby authorized and directed to:
 - Execute and file such form with the Commissioner of Environmental Protection.
 - Provide additional application information.
 - Furnish such documents as may be required.
 - Act as the authorized correspondent of the Montgomery Township Committee.

CERTIFICATION

I HEREBY CERTIFY THE ABOVE TO BE
TRUE COPY OF A RESOLUTION ADOPTED BY THE
TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MONTGOMERY AT A MEETING HELD

November 8, 1990


TOWNSHIP CLERK

TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

RESOLUTION #90-11-254 - TO AMEND GREEN ACRES APPLICATION RESOLUTION

BE IT RESOLVED By the Township Committee of the Township of Montgomery that Resolution #90-11-253 entitled ENABLING RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FORM FOR GREEN ACRES FUNDS be amended to include the following properties known as Block 33001, Lot 26; Block 33001, Lot 23; Block 33001, Lots 21.01 & 21.02; Block 32001, Lots 2, 4, 4.01, 4.02, 4.03, 5, 5.01, 5.02, 5.03, 6; Block 32002, Lot 21; Block 19001, Lots 4, 6, 7, 9; Block 31001, Lot 20, 25, 28, 31, 32, 38, 40.01

CERTIFICATION

I HEREBY CERTIFY THE ABOVE TO BE A
TRUE COPY OF A RESOLUTION ADOPTED BY THE
TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MONTGOMERY AT A MEETING HELD

November 29, 1990


TOWNSHIP CLERK



PETER N. RAYNER
Township Administrator

Municipal Building
2261 Route 206
Belle Mead, New Jersey 08502
(201) 359-8211

November 30, 1990

Ms. Lisa S. Lubow
New Jersey Department of Environmental Protection
Green Acres Program
CN 412
Trenton, New Jersey 08625-0412

Dear Ms. Lubow,

I am pleased to submit Montgomery Township's 1991 Green Acres application for acquisition of 998.1 acres of land that will form an addition to existing open space, a substantial greenway through the mid portion of the township. Through the diligent efforts of Open Space Committee Chairman Clem Fiori, David Moore of the New Jersey Conservation Foundation, and Township Consultants and staff, Montgomery Township has been able to develop a plan for the preservation of open space which will significantly enhance the quality of life for current and future residents, protect valuable water resources and environmentally sensitive areas, and undoubtedly add to the overall attractiveness of the Township.

Detailed application documents have been included as required. In addition to the materials provided, I offer the following:

Operating Expenses - These expenses should be minimal, as this land will remain naturally with only the possible addition of appropriate pathways, bridges over streams, and small wooden signs indicating the elements of nature found along particular areas of the greenway. An estimate of \$4,000 for labor and equipment per year should be sufficient to cover operating expenses.

Acquisition Cost Estimate - As you are aware, negotiations have been taking place between landowners and the New Jersey Conservation Foundation. The New Jersey Conservation Foundation has been instrumental in assisting Montgomery Township with this plan and will be working with us and for us on financing the acquisitions. We have estimated the total acquisition cost to be \$34,933,500.00 based on an average cost of \$35,000.00 per acre. Appraisal costs are estimated to be \$9,000.00 - \$10,000.00 for all parcels.

Ms. Lisa S. Lubow
New Jersey Department of Environmental Protection
Green Acres Program
CN 412
Trenton, New Jersey 08625-0412
Page 2 of 2

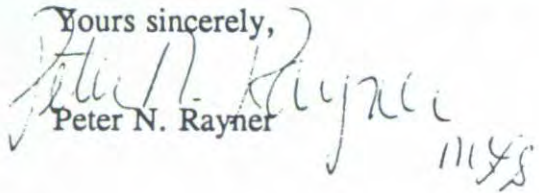
USGS Map - As per your conversation with Meredith Stengel, we have not included USGS maps, since much of the information has been submitted in previous applications and new information has been included in the documents submitted for this application.

In addition to other materials we have included press clippings from local newspapers that describe the project for the public, in addition to the minutes of public meetings held regarding this application.

Montgomery Township is extremely proud of this proposal and the improvements to the quality of life that this will make to residents of the Township. We hope for a favorable response from your office. Should you require any further information, please do not hesitate to call.

Thank you for the time you have taken to meet with us initially on this application and on subsequent phone conversations.

Yours sincerely,


Peter N. Rayner

NEW JERSEY STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION
Green Trust Local Assistance Program

FORM

FOR DEP USE
Date Received _____
Appl. No. _____

GREEN TRUST LOCAL PROGRAM APPLICATION FORM

Complete in full and submit with two copies of all required attachments to:

Green Trust Local Assistance Program
Department of Environmental Protection
CN 412
Trenton, New Jersey 08625-0404

1. Project Title: Montgomery Township Open Space Conservation Plan
2. County Somerset
3. a. State Legislative District 16
b. Congressional District 12
4. Applicant's federal identification number as assigned by IRS: 22-6002099
5. Project Sponsor:
Name of Local Unit Montgomery Township
Address 2261 Route 206
Belle Mead, N.J. 08502

Chief Executive Officer Mayor Robert W. Kress
Area Code 201 Telephone Number 359-8211
6. Type of Application (please check):

Development: _____ On lands owned in fee simple by Local Unit
(Copy of Deed and Tax Map must be provided)

_____ On lands leased to Local Unit
(Expiration date of lease _____)

Acquisition: _____ Acquisition in fee simple
_____ Acquisition of less than fee simple
_____ X Both

7. Location of Site: See attached information on sites
Street and other physical features _____
Lot(s) and Block(s) (Attach additional sheets as necessary.) _____
8. Total Size of Site: 998.1 acres; Acres to be developed 0
Acres to be acquired 998.1
9. Cost of Project:
\$ 34,943,500 Total Estimated Cost
\$ 26,207,625 Green Trust Loan Assistance Requested
\$ 8,735,875 Green Acres Grant Assistance Request
(Twenty-five percent available for environmental/historic/
donation acquisition project; 50% available for Urban
Aid projects).
10. Have there been previous grants/loans related to this project?
 Yes X No If yes, indicate:
Green Acres Application Number _____
IWCF Application Number _____
H.U.D. Application Number _____
Other _____
11. Has this project been submitted previously? Yes X No
If yes, former application number: _____
12. Area to be served:
 Neighborhood X Community/Town
 Metropolitan/region Statewide
 Other, explain _____
13. Current Community Profile: Area 32.26 (sq. mi.) Population 9,400 19 90
Population per square mile 291 Per capita income \$21,285
14. Estimated yearly operating expenses of the site after
acquisition/development: \$ 4,000
15. Existing use of the site and physical characteristics of land: _____
See attached information on sites.

16. Previous owner and use of land: All acquisitions are still being negotiated.
See attached list of proposed acquisitions.
17. Land use adjacent to the site: See enclosed information and maps.
18. Other major open space in area: See enclosed information and maps.
19. Relationship of project to adopted community and/or county master plans:
See enclosed memo 43-90 from Richard Thomas Coppola and Associates to
Meredith Stengel, Assistant Administrator.
20. Comment on the coordination with other public agencies regarding the preparation of this application (i.e. planning board, environmental commission, recreation department, board of education, etc.).

As you can see by the enclosed letters of support, Montgomery Township has made every effort to discuss this application with all applicable agencies, boards and committees. Clem Fiori, the Open Space Committee Chairman, met with representatives of various groups. These groups include the Planning Board, Recreation Committee, Environmental Committee, Shade Tree Committee, Landmarks Committee, D&R Canal Commission, Middlesex-Somerset-Mercer Regional Council, Inc., and Stony Brook Millstone Water Shed Association. Letters of support from these entities are enclosed.

21. Person having day to day responsibilities for this application:

Name Meredith L. Stengel

Title Assistant Administrator

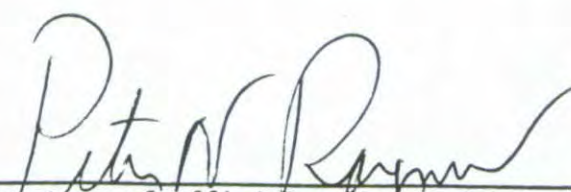
Address 2261 Route 206

Belle Mead, N.J. 08502

Telephone Number 201-359-8211

22. Signature

11/30/90
Date


Signature of official authorized to submit application as per
attached Enabling Resolution

ACQUISITION APPLICATION
Check List of Attachments
(two copies each)

1. XX Application Form: Are all questions answered? Is the application signed?
2. XX Enabling Resolution (sample enclosed)
3. XX Recreation & Open Space Inventory (form enclosed)
4. XX Current Official Map of Local Unit keyed to Recreation & Open Space Inventory
5. XX Appropriate tax sheets keyed to Recreation & Open Space Inventory with site boundaries outlined (use 11" x 17" R.E.D.I. Atlas)
- See Cover Letter 6. NA USGS Quadrant sheet(s) keyed to Recreation & Open Space Inventory with site boundaries outlined (one original quad sheet(s) required)
- See Cover Memo 7. XX Recreation & Open Space Facility Inventory (form enclosed) :
8. XX Acquisition Cost Estimate (land, survey and appraisal costs)
9. XX Project Reference Map (see instructions which follow)
10. XX Site Location Map (on legible street map)
- See Cover Memo 11. NA Site Location Map with project boundaries plotted (on USGS quad or legible copy of quad)
12. XX Tax Map of site(s) (use 11" x 17" tax sheet(s) from R.E.D.I. Atlas)
- **Not Available 13. ** Copy of existing Property Survey (if available)
14. XX Narrative description of proposal (corresponding to enclosed Priority System outline)
15. XX Letters of support and planning consistency (see Priority System Factor #7)
- See Cover Memo 16. XX Breakdown of annual operating expenses after acquisition of site
17. XX Public Hearing advertisement
18. XX Minutes from Public Hearings
Minutes from 11/29/90 Public Hearing to follow.
19. XX Photographic slides
20. XX County and municipal Master Plans (land use, recreation and conservation elements only)

21. XX Park ordinance (sample enclosed)

22. XX Local Planning Requirements (instructions enclosed)

Project Reference Map Components

Two copies of a "project reference" map are required for all acquisition proposals. The minimum size of these maps should be 22" x 36" and include the information listed below. (Please note that additional copies of this map will be required if the project is approved for funding.)

- (a) Project name and location.
- (b) Parcel number: a numerical listing assigned by local unit to each adjacent group of lots with one owner. Where lots under one ownership are physically separated, individual parcel numbers must be assigned.
- (c) Lot and block numbers and municipality in which the acquisition is located.
- (d) Current owner(s) of record.
- (e) Area given in acreage or square feet.
- (f) Dimensions of each lot marked on each perimeter boundary.
- (g) Improvements shown in approximate location on parcel.
- (h) Taking area - if a partial taking is proposed, both the taking and the remaining areas and sizes should be noted.
- (i) Location and acreage of existing easements, road rights-of-way, floodplains, wetlands, dune/beach areas, riparian rights, etc.
- (j) Adjacent landowners.
- (k) Scale of map. The map scale should be proportional to the size of the site to allow an appraiser to prepare an accurate appraisal.
- (l) North Arrow.

Green Acres Acquisitions

<u>Traot #</u>	<u>Block</u>	<u>Lot</u>	<u>Area</u>	<u>Owner</u>
<u>Gallup</u>				
6A-6C	32001	2	41.7	Gallup Family
		4.01	19.6	Gallup Family
		4.02	2.9	Gallup Family
		4.03	24.0	Gallup Family
		4	21.8	Gallup Family
		5	111.8	Gallup Family
		5.01	7.0	Gallup Family
		5.02	39.9	Gallup Family
		5.03	25.4	Gallup Family
		6	31.6	Gallup Family
	32002	21	1.8	Gallup Family
	33001	21.01	15.0	Gallup Family
		21.02	14.9	Gallup Family
		23	36.5	Gallup Family

Gallup Total =

~~392.1 Acres~~
393.9

REVISED
TOTAL

TM 10

4 33001 28 68.2 Acres Pipoo/TM-10, Inc.

Cherrywood

33001 26 111.6 Acres TM-10, Inc.

Benenson

6001 43 10.8 Acres Benenson Capital Co.

Johnson

1 17001 11 80.5 Acres John A. & Charlotte K. Johnson

Castle Chase II

19001	4	2.9	New Brunswick Savings Bank
	6	10.0	New Brunswick Savings Bank
	7	5.0	New Brunswick Savings Bank
	9	5.0	New Brunswick Savings Bank
	10	77.4	New Brunswick Savings Bank

Castle Chase II Total = 100.3 Acres

McAlpin

3 19001 11 105.6 Acres David H., Jr. & Joan R. McAlpin

Bedens Brook Tributary Protection

8A-8E	31001	20	99.8	MacPherson & Ramsey Raymond
	P/O	31	7.8	Elizabeth Whitaker
	P/O	38	3.2	Bedens Brook Club
	P/O	32	1.0	DKM Residential Properties
	P/O	40.01	7.9	DKM Residential Properties
	P/O	25	3.5	DKM Residential Properties
	P/O	28	4.0	DKM Residential Properties

Bedens Brook

Tributary Total = 127.2 Acres

Total Acreage

All Parcels = 998.1 Acres

OK

DESCRIPTION OF MONTGOMERY TOWNSHIP OPEN SPACE CONSERVATION PLAN

The Open Space Conservation Plan which Montgomery Township is seeking to finance with Green Acres Aid, is an attempt to create a continuous stretch of preserved open lands extending from the Mill Pond Park through Montgomery Park, in the northeastern section of the township, southward, through the center of the municipality, to the Princeton Township border at Cherry Valley Road. Preserved open lands would also extend west from this corridor toward Blawenburg and the Great Road, thus connecting a 50 acre parkland to the greenway. Also, recently added to the plan, would be a link westward from the northern Montgomery Park through a 10 acre parcel which would link the greenway to the farmland preserved LaFollette Vineyard and historic village of Harlingen.

For a number of years, township officials have been implementing a Greenbelt Plan in Montgomery. Such a plan acknowledges the prominent pattern made by streams and their tributaries throughout the municipality. This stream corridor based plan also, where appropriate, provides linkages with a system of public access pathways. Together, the Greenbelt Plan and the Pathways Plans serve major projected needs of open space and natural resources conservation, as well as future recreation needs in a municipality which has been experiencing the effects of extensive growth and development. The Pathways and Public Access Corridors element has been officially adopted, this past year, as part of the Master Plan, and the stream corridor preservation element -- The Greenbelt Plan -- is proposed for the current Conservation/Recreation Element update of the Master Plan. (See enclosure TC-23-90)

The Open Space Conservation Plan proposed in this Green Acres application would be a major step in the direction of completing a preserved Greenbelt/Pathway system which would, in later stages, serve all areas of the municipality and also connect at several paths with the D & R Canal Park and Sourland Mountain Park. This initial plan would provide for the preservation of lands along stream corridors, the preservation of adjacent farmlands and the views they provide, the connection, via a pathway, to Board of Education land, preserved state land, existing township recreation land, three historic districts, and a preserved vineyard, and it would add some land to the township inventory of recreation land.

The specific objectives of the project as they relate to the various properties identified in the proposal are as follows:

- 1) The Johnson Farm (Block 17001 Lot 11, 80.5 acres, Tract 1) Purchase of an Agricultural Easement allowing no further development on the property with the existing residential unit to remain in place. A conservation easement would preserve a viewshed and aquatic buffer zone on the high bank of the Back Brook - A public access pathway would go along the opposite floodplain. A conservation easement would allow public access via a pathway along the northeastern property line along the Pike Brook. Both pathways are to connect to the Montgomery Park to the north of the farm. The one pathway along the Back Brook will continue southwest toward Route 206, and the other pathway along Pike Brook will connect the park to the historic district of Bridgepoint.
- 2) Castle Chase II (a failed preliminary subdivision) (Block 19001 Lot 10, 77.4 acres, Tract 2) This subdivision attempted to achieve a total of 65 building lots. Our objective regarding this plan is to restrict the development potential to a total of two (2) units, and to impose a stream corridor preservation easement which would allow for a public access pathway through the property along the stream. If possible, we would also like to acquire, for recreation purposes, the area of land east of the Back Brook extending to Opossum Road and Route 206. The pathway along the brook is intended to permit travel northward through a donated corridor through the Oxbridge development, along the border of the Johnson farm to Montgomery Park. To the south, the pathway will travel along the brook through the McAlpin farm.
- 3) McAlpin Farm (Block 19001 Lot 11, 105.6 acres, Tract 3) Here the intention is to restrict development of the property to one additional unit and establish public ownership of the stream corridor with a public access pathway through. This link in the pathway will connect the Castle Chase II property to the north, with Board

of Education land. The pathway will then continue through Board of Education land south, along Burnt Hill Road through the preserved state lands of Princeton North Developmental Center, and into a parcel recently acquired for recreation by the township with the aid of Green Acres funding. (Block 27001 Lot 6, 63.3 acres,) Travelling through this tract and across Route 518, the pathway will eventually go along the south bank of Bedens Brook and meet the Transco pipeline. Utilizing the pipeline route, the path will continue along the back border of property belonging to the Waldorf school, and enter a 68 acre parcel of a proposed subdivision.

- 4) TM-10, Cherry Hill Road (Block 33001 Lot 28, 68.2 acres, Tract 4) Our plan here is to restrict by easement the development potential of the parcel to a maximum of six (6) units, with conservation easements along the Cherry Brook and other sensitive areas, and a public access trail easement through appropriate areas or along the pipeline. The pathway will continue south until it meets yet another proposed but failed subdivision.
- 5) Cherrywood II (Corner of Cherry Hill and Cherry Valley Roads) (Block 33001 Lot 26, 111.6 acres, Tract 5) This property, similar to the previous one, would be restricted by easement to six (6) units maximum, allow for a public access pathway through appropriate areas or along the pipeline, and have conservation easements for the many sensitive areas it contains.
- 6) Gallup Family Lands (Block 32001, Lots 2, 4, 4.01, 4.02, 4.03, 5, 5.01, 5.02, 5.03, 6 Block 32002 Lot 21, Block 33001 Lot 21.01, 21.02, 23, 391.1 acres, Tract 6a-6c) These lands lie to the west of the previously described properties in this Coservation Plan, and naturally connect to the other elements of the plan via:
 - a) a common border with the 68 acre Cherry Hill Road TM-10 parcel.
 - b) the floodplain along the Bedens Brook.As a vast viewshed incorporating many natural resources and supporting active agriculture, this con-

glomerate tract is also seen as a link for connecting municipal parkland near the historic village of Blawenburg, via a pathway, to the rest of the plan. Our Open Space Conservation Plan seeks to encumber all 393.9 acres of these tracts held by the Gallup family with an easement to allow a possible maximum development potential of only one (1) unit per fifty (50) acres. The plan also seeks to ensure stream corridor preservation along the Bedens Brook, and an access easement which will connect the township park land to the easterly greenway and trail. Also, if affordable to the township and agreeable to the landowner, we would like to purchase some or all of the approximately 43 acres adjacent to the parkland, which, for a time, could be leased back for farming until a future time when it would be needed for active recreation.

- 7) Benenson Development Corp. (Block 6001 Lot 43, 10.8 acres, Tract 7) This parcel provides a key link to the project which can incorporate yet another preserved property, the LaFollette Vineyard, and connect the whole greenway to the Harlingen Historic district. The LaFollette Vineyard is in the state Farmland Preservation program, and Harlingen is nominated to the state Register of Historic Places.
- 8) Bedens Brook Tributary Protection. (Block 31001 Lots 20, 25, 28, 31, 32, 38, 40.01, 127.2 acres, Tract 8a-8e) Here the aim is to provide protection of this tributary stream area and linkage to the greenway by acquisition of easement covering portions of several properties. In addition to stream protection, the easement acquisition will also provide greenbelt buffers of Township/County boundries along Cherry Valley Road.

In order to most effectively ensure the realization of this plan, and to take full advantage of the window of opportunity afforded by several failed developments and the current depressed state of the real estate market, the Montgomery Township Committee has requested the assistance of the New Jersey Conservation Foundation. Acting on behalf of the Township, this foundation has

entered into negotiations with property owners whose land is included in the plan. While no actual transactions have taken place at the time of this application, the Foundation is in a position to utilize its resources in securing title or contracts until such time as state funds are available.

ENVIRONMENT -- THE STREAMS

The environment in the areas of this Open Space Conservation Plan presents a variety of features. Most important are the streams that flow through many of the lands involved. They are Back Brook, Bedens Brook, Pike Brook (after having been joined by Cruser and Fox Brooks) and Cherry Brook. Water from all of these streams eventually feeds into the Millstone River, which parallels the D & R Canal Park.

Pike Brook originates north of the Montgomery Township border, in Hillsborough, and is a small stream until it is joined by Cruser and Fox Brooks, as well as several other small unnamed streams. After these junctures, this augmented stream flows through Montgomery Park. It is now a substantial feature of the park environment, and after yet another confluence with Back Brook at the southern border of the park, along the border of the Johnson farm, it feeds into a large mill pond, created by a dam, at the site of a historic mill in Bridgepoint. At this point the waters are at such a dimension to support a large variety of fish and aquatic life. Here the stream qualifies as a true fishing and recreational resource, including iceskating in the winter. Indeed, the Township has already taken initial steps to provide the recreational amenities of parking, picnic benches and tables, and a pathway. These fixtures are an invitation for public use of this combination natural resource and historic landmark. Fish and wildlife abundant in the mill pond include bass, sunfish, crappies, catfish, pike, frogs, turtles, and rabbits, groundhogs, and muskrat.

Back Brook originates in the area north of the railroad tracks near Route 601, and it very soon becomes a stream of scenic, if modest proportions. The Township, through its acceptance of an open space dedication along the stream near the Woodcrest Estates development just north of Sunset Road, is planning a parklike area here, with a pathway along the early stages of the stream. As the stream continues through Board of Education property, it gradually

widens and the bank cuts are significantly deeper. Walkways through Schuss Woods and along the stream at this point have been used by teachers in the grammar schools both as nature trails for study, and as a hiking and jogging resource for physical education. The creative imaginations of students have been further stimulated along this wooded stream corridor by discoveries of Indian artifacts.

The stream then flows through the McAlpin farm where it is bordered more sparsely by trees and more by open pasture land. Cattle water here. As the stream continues through the Castle Chase II tract, it is bordered by an open field to the one side, and sloping wooded floodplain on the other. It is through these tracts that the stream becomes a truly isolated and serene environment, screened from schools, homes and roads by the undulating land. It is along this section of stream that a pathway could afford the utmost solitude and potential for uninterrupted thought and reflection.

Crossing Route 206 northward, the stream flows through the Oxbridge development lands in the final stages of approval. A condition of approval for development of these mostly flat, cleared lands is the donation of a public access pathway along the stream. The path will continue to the point of confluence with Pike Brook at the southern end of Montgomery Park. Footbridges will be built across Pike Brook by the developer to permit the pathway to extend to Mill Pond Park.

Along the border of the Johnson farm the brook has an extremely steep bank on the farm side, so the pathway will have to follow along the lower floodplain. However, the view offered by the opposing steep bank and the trees along the top ridge are vital to the trail experience and to the protection of the stream. This bank and top border will have to be preserved by a conservation easement as a viewshed and buffer to the stream. As an aquatic buffer, it provides shade to the stream, protects the bank from extreme erosion, and separates the stream from the agricultural fields.

Cherry Brook, which is fed by several smaller tributaries, originates in Princeton Township. It enters the 68 acre TM-10 property along Cherry Hill Road. Ultimately, it empties into the Bedens Brook. It is a small stream, serving an area abundant in wetlands and steep slopes. The lands along the stream are heavily wooded, or, in semi-open areas densely foliated with lower story growth. Unless the summer season is exceptionally dry, this stream is active throughout the summer season. In a time when amphibian populations are on a decline, they seemed to do well along this

section of stream this year. At one point, near the Cherry Hill Road bridge, a Great Blue Heron is frequently seen in the stream bed. Smaller species of birds are afforded abundant supplies of berries and grapes in lower story vegetation and in fields nearby in early stages of succession back to forest.

Bedens Brook is the most substantial of all the streams included in this Open Space Preservation Plan. The brook originates far into Hopewell Township and traverses completely through Montgomery on its way to the Millstone River. Although not often of great depth, the stream frequently achieves a significant width. Indeed, the bridges needed to effectively span this brook are large at Great Road, Mountain View Road, Cherry Hill Road, Route 518, and Route 206 crossings.

At its stages through the Gallup lands, the brook plays a major role in the surrounding ecology, and it supports aquatic species from moderate size trout, sunnies, small bass, catfish in deeper pockets, turtles, bull frogs, snakes and crayfish. Along the banks and in trees and nearby fields, Hawks, Kingfishers, Great Blue Heron, Green Herons, Canada Geese, Mallards, Turkey Buzzards, several breeds of Owls, and Deer browse regularly. Upland but still on Gallup property served by this brook are several herds of white tailed deer, at least one sizable flock of wild turkeys, red foxes, coyotes, pheasant, opossum, racoons, groundhogs, squirrels, chipmunks, cottontail rabbits, black rat snakes and more.

Another unique feature of the Bedens Brook is that it follows along a geologic fault, observable at many places along the way through Gallup property and points further east, most predominantly near the Cherry Hill road crossing. Geologists from Princeton and Rutgers Universities include stops along the brook in these areas on field trips with students.

ENVIRONMENT-THE LAND

The land along the streams just described varies. Alternating features of the tracts are oak-hickory or oak-maple woodlands, transitional flat or sloping fields, or well cleared agricultural fields. Soil characteristics also vary, and there are many steep slope and wetland areas included. In general, the wooded areas are those areas which were too wet, rocky or steep, or had shallow soil, making them unsuitable for farming. Some of the agricultural fields included in this purposal have just recently been left un-

cultivated, and the succession of vegetation back to forest is just now in initial stages.

The two Cherry Hill tracts, TM-10(Tract 4) and Cherrywood II (Tract 5), contain a mixture of oak-hickory and oak-maple forests, reflecting the transitional nature of these two properties as they change from flat upland areas to sloping wetlands and steep slopes leading to stream corridors. The fields show many small trees and shrubs: oak, cedar, juniper, blackberry, spicebush sassafras. The sloping and lower wet areas have sedges, skunk cabbage, grape, wine berry, honey suckle, jewel weed, and more.

The slides submitted with this application show the fields and woodlands of these two tracts, as well as a view along the cleared pipeline easement. Details of some of the wetlands and lower story foliage are also included. The trend to reforestation in this area can serve several useful environmental purposes:

- Noise abatement provided by a verdant canopy in an area near an active airport;
- Controlling runoff and erosion in many steep slope and wetland areas of the tracts;
- Moderating temperature in the streams, thus buffering aquatic organisms from temperature extremes and oxygen depletion.

The Gallup(Tract 6a-6c) lands comprise an area of over 350 acres, and there is still active agriculture here. A herd of 30 cattle, 6 horses, and a mule are accommodated by well maintained barns and fenced pastures. Silos are used for storage of crops harvested for feed and there are also pens with chickens and geese, and several goats.

Forested areas of the tract comprise about 20% of the total area and are mostly of the oak-hickory type but contain concentrations of white pine in several areas. Along the Bedens Brook are some stately sycamores and very old swamp oaks. A thickly treed hedgerow of butternut hickory separates several fields just west of Mountain View Road north of the Bedens Brook.

The soils in the cleared and farmed areas of the land are rated prime to good according to the Soil Suitability for Agriculture Purposes map in our Master Plan. A copy of this map is enclosed for reference.

An outstanding characteristic of this conglomerate of tracts is the dramatic view it presents from many angles. From any point

in the village of Blawenburg looking south, the view is spectacular. Likewise, from the high point of Mountain View Road looking north, all the valley land spreads out then rises up to the Sourland ridge. (see slides taken in panoramic sequence)

The best way to characterize the McAlpin(Tract 3) and Castle Chase II(Tract 2) lands is "undulating". From Oppossum Road, one looks down sloping pastures and along a long tree lined driveway to the Back Brook. The land then rises sharply up and to the horizon line. Both the horizon line and the pattern of the meandering stream have a visually lilting or rolling quality as they describe the contours of the land.

The eastern portion of the Castle Chase II property is open and readily visible from both Oppossum Road and Route 206. As one drives south on Route 206 toward the Oppossum Road intersection, the eye is actually drawn to the field on the right. A recreation area in this field would have high visibility and easy access.

The Johnson Farm(Tract 1) comprises land which is mostly flat and cleared for agriculture, except for the areas along the two streams at the borders. The farmstead has a house which dates back to 1740 and barns and other out-buildings, all located in the center of the tract.

The soils through the high central portion of the tract are shown as prime agricultural land, and the cleared portions of the entire tract are in active agriculture.

The farm is highly visible from the south, along Bridgepoint Road, and is also seen from the Mill Pond Park area. The historic district of Bridgepoint borders the farm, and the open farmland allows this historic site to stand out, emphasizing the scenic qualities of the preserved mill, pond, and unique three(3) arch stone bridge.

SUMMARY

In summary, this Open Space Conservation Plan incorporates streams, open lands(some of which are in active agriculture), wooded areas, steep slopes and wetlands which should never be developed, and diverse wildlife, both plant and animal. It is a cross section of the best natural resources of our community. By preserving the character of these lands, protecting the natural resources they contain, and linking them via a pathway to historic districts, existing parklands, and education lands, we feel that we are proposing a plan that will have long term benefits which will

far outweigh the expense of preservation at this time.

The most predictable environmental impact of this plan will be the protection of water quality and ecological balance of the streams. The allowable development, given the present zoning along these streams, the impervious coverage which would result, the discharge from septic systems and the general encroachment of lots on aquatic buffers would be negative impacts largely avoided by means of the limitations on development proposed by this plan.

Similarly, the preservation and potential increase of vegetation along these waterways will have additional positive effects, such as controlling run-off into the streams, stabilizing and controlling water temperature, thus benefitting aquatic life.

Information on the present conditions of water in our streams has been supplied by our Environmental Commission and is enclosed. The Open Space Conservation Plan can be seen as an important mitigating factor in preserving the declining water quality.

Demands on infrastructure will also be reduced by the limitation of development of these lands. Surrounding residential communities, including the three historic districts, will benefit from noise abatement, improved air quality, improved drainage and water quality afforded by the surrounding open spaces. The open vistas, like those provided by this plan, are a reward not only to adjacent residential communities, but to all those who drive through along the roads.

The historic districts, along with enjoying the obvious benefit of preserving their visual integrity by being buffered by these open spaces, will also benefit in another important way: less roadway traffic due to the diminished density of local population. It is the threat of ever widening roadways necessitated by increased traffic that is one of the greatest threats to these older communities whose historic homes and churches are right up along the roads. (Please also see enclosed letter from our Landmarks Commission)

On the negative side, the introduction of a public access pathway, if not properly executed and maintained, could present

problems. Litter, destruction of plant and animal life, and all the other abuses which can accompany public access are possibilities. As development does proceed through our community, we have observed that areas along stream corridors do become used for recreation, even though not publicly sanctioned, and some of these abuses do occur. However, it has been brought to our attention by James Amon, Executive Director of the D & R Canal Commission, that when areas such as these become sanctioned and officially maintained for public use, that abuse declines sharply. (See enclosed letters of support) We hope we can prove this in Montgomery when we do actually proceed with the proposed pathway, and even make our own connections to the D & R Canal Park and Sourland Mountain Park. We also would emphasize that it is not the specific intent of this application to use this funding to actually install the pathway. Rather, we are seeking only to finance the acquisition of land or easements necessary to make the pathway possible. We believe the pathway is a worthwhile goal and that the possible adverse effects to environment can be controlled. In our state, we are fortified in this belief by the successful examples of the D & R Canal Park, the Patriots Path, and the Appalachian Trail. We are confident that our plan can work.

November 29, 1990

TO: Meredith Stengel, Assistant Administrator

FROM: Richard Thomas Coppola and Associates

SUBJECT: Green Acres Application

Pursuant to your request, please find enclosed a copy of Somerset County's Master Plan; Montgomery Township's Master Plan Part I: Background Studies; Montgomery Township's Master Plan Part III: Land Use Plan and Housing Plan Elements; Memorandum TC-23-90 regarding the Recreation Plan and Conservation Plan Elements for Montgomery Township; and Memorandum TC-15-89 regarding the Pathways and Public Access Corridors Plan of the Conservation Plan Element. Additionally, we have provided the requested narrative hereinbelow regarding the relationship of the Green Acres proposal to the adopted Township and County Master Plans for your inclusion in the Green Acres application as follows:

Montgomery Township has long recognized the needs to balance different types of land uses and growth within its boundaries while at the same time attempting to preserve the suburban-rural atmosphere and quality of life in the Township. The "Land Use Plan and Housing Plan Elements" of the Township Master Plan, dated November 1989, include a "Statement of Goals and Objectives" for the future development of the Township; these "goals and objectives" address the need for open space lands, active and passive recreational facilities, and the preservation of existing farmland, natural resources and "critical" land areas. The Township's Land Development Ordinance includes provisions to provide for this goal by encouraging open space preservation and permitting residential cluster throughout much of the residentially zoned lands outside the Sourland Mountains. Additionally, the Ordinance protects the development of "critical" lands.

In early 1989, the Township Committee formed the "Open Space Committee" to aid the Township in acquisition of open space land. This Committee was charged to make recommendations on the acceptance of open space lands already offered to the Township; seek opportunities for the acquisition of additional open spaces, stream corridors and farm lands; and provide assistance in the formulation and implementation of open space, stream corridor and farmland preservation programs. The Committee has worked in concert with the Township Planner to develop goals and strategies for the preservation and acquisition of open space, agricultural and recreational land throughout Montgomery Township. The Open Space Committee in this effort has sought voluntary donations or dedications of land to the Township, met with property owners to discuss the Township's open space and conservation program and has been involved with the development of a "Pathways and Public Access Corridors" Plan and a draft "Greenbelt" Plan for the Township as well as investigating other conservation mechanisms such as land trusts and conservation easements. The Township Planner with the aid of the Open Space Committee is in the process of developing 'Recreation Plan and Conservation Plan Elements' of the Master Plan which will incorporate these efforts.

. . .

November 29, 1990
page two.

While this document has not been finalized or released to the public, the "Pathways and Public Access Corridors" Plan was adopted by the Planning Board in April 1989; this Plan is being expanded and refined to be included as one portion of the "Conservation Plan Element". A copy of the adopted "Pathways and Public Access Corridors" Plan has been included with this Green Acres application but must be viewed as a preliminary plan. Also released to the public under Memorandum TC-23-90 were maps to be included within the "Recreation Plan and Conservation Plan Elements" when finalized; these maps give background information upon which the plan is being developed.

It should be noted that the Somerset County Master Plan addresses open space and recreation to a limited extent, encouraging the preservation of environmentally sensitive lands, stream corridor protection, agricultural retention and open space corridors. The County also is in the process of developing an Open Space Master Plan which, as yet, has not been released in draft form to the public.

Both Somerset County and Montgomery Township in their planning for open space recognize the need for continuous chains of open space and preserved lands rather than randomly distributed or isolated parcels of open space. This is reflected in the adopted "Pathways and Public Access Corridors" Plan as well as the draft "Greenbelt" Plan for the Township which provides for a continuous belt of open or forested land which is protected from further development and to be maintained in its natural state. The basic foundation for the formulation of the "Greenbelt" Plan is the extensive stream corridors throughout the Township. However, it is noted that the "Greenbelt" Plan as a planning tool does not preclude the addition of other lands beyond those that will be mapped.

The proposed open space conservation plan presented for the Green Acres application is consistent with the "Recreation Plan and Conservation Plan Elements" of the Master Plan currently being finalized as well as the adopted "Pathways and Public Access Corridors" Plan, the draft "Greenbelt" Plan, and the Township's farmland preservation program. Montgomery Township realizes that planning for its growth and development is not static but is a continuing planning process of study, discussion, coordination and direct action which is intended to provide a perspective and understanding to development decisions as well as preservation.

Appendix III

ORDINANCE NO. 91-709
ADOPTED APRIL 4, 1991

REGARDING SIDEWALKS
AND PEDESTRIAN-BIKEWAY CORRIDORS

TOWNSHIP OF MONTGOMERY
ORDINANCE NO. 91-709

AN ORDINANCE AMENDING SUBSECTION 16-5.14c. OF THE
CODE OF THE TOWNSHIP OF MONTGOMERY (1984) PERTAINING
TO SIDEWALKS AND PEDESTRIAN-BIKEWAY CORRIDORS

BE IT ORDAINED by the Township Committee of the Township of Montgomery in Somerset County, New Jersey that the Code of the Township of Montgomery (1984) is amended as follows:

Section 1. Change Subsection 16-5.14c. of the Code of the Township of Montgomery (1984) in its entirety to read:

"c. Sidewalks and Pedestrian-Bikeway Corridors

1. Sidewalks (and related aprons) and Pedestrian-Bikeway Corridors shall be required by the reviewing municipal agency, and shall be constructed by the developer, in accordance with the following criteria:
 - (a) Existing sidewalks shall be extended throughout all areas of the Township when the roads upon which they are located are extended;
 - (b) Sidewalk linkages shall be provided throughout all areas of the Township between existing and/or previously approved sidewalks, unless specifically waived in specific locations by the reviewing municipal agency based upon good cause, such as the existence or proposal of alternate linkages for pedestrian movement, and/or a determination that such specific linkages will not be utilized, and/or other specific reasons;
 - (c) In the "R-1" and the "R-2" Districts, sidewalks shall be provided on both sides of all "Suburban Local" streets, excepting that:
 - (1) Permanent cul-de-sacs not more than seven hundred fifty feet (750') in length (measured from the centerline of the intersecting street to the center of the cul-de-sac bulb) and not providing access to more than ten (10) dwelling units shall not require sidewalks, but shall provide a paved area at both corners of the intersection for pedestrian waiting off-street; and
 - (2) Planned Developments (e.g., Residential Clusters, Planned Residential Developments and Montgomery Village Planned Developments) may not be required, at the discretion of the reviewing municipal agency, to include sidewalks on both sides of all "Suburban Local" streets, provided that an

alternate comprehensive plan for the movement of people and bicycles within the proposed development and between the proposed development and adjacent lands is submitted to and reviewed and approved by the reviewing municipal agency.

- (d) "Pedestrian-Bikeway Corridors" shall be provided throughout the Township in accordance with the adopted Pedestrian-Bikeway Corridor Plan;
 - (e) Sidewalk linkages shall be provided between sidewalks within a development and existing and/or proposed "Pedestrian-Bikeway Corridors", unless specifically waived in specific locations by the reviewing municipal agency based upon good cause, such as the existence or proposal of alternate linkages for pedestrian movement, and/or a determination that such specific linkages will not be utilized, and/or other specific reasons;
 - (f) All developments in the "R-1", "R-2", "APT/TH", "VN", "NC", "HC", "REO-1", "REO-2" and "REO-3" Districts, and all Planned Developments shall be linked to the "Pedestrian-Bikeway Corridor Plan network via sidewalks;
 - (g) No developments in the "R-3", "MR", "MR/SI" or "LM" Districts shall be required to provide sidewalks except in locations determined by the reviewing municipal agency to be necessary and/or desirable for safety purposes or for other good cause purposes.
2. Sidewalks may be located in the traditional manner between the proposed edge of pavement and right-of-way line of the street or, in the alternative, the reviewing municipal agency may require that the sidewalks be set back further from the proposed edge of pavement and be constructed in a meandering pattern. In such instances, the sidewalks ordinarily will be located both within the street right-of-way and an additional five foot (5') of the ten foot (10') strip of land adjacent the street right-of-way otherwise provided for the location of underground utilities and known as the "utility easement".

When the sidewalks are required to be constructed in a meandering pattern, the underground utilities will be located within the five foot (5') portion of the ten foot (10') utility easement furthest from the street centerline. The meandering sidewalk will be located within the remainder of the utility easement and the street right-of-way between the cartway and the utility easement.

Regarding landscaping, when sidewalks are constructed in the traditional manner set back approximately five feet (5') from and parallel to the edge of pavement, street trees shall be required between the edge of pavement and the sidewalk. However, when the meandering pattern of sidewalk construction is required, trees and shrubs shall be planted in concentrated areas at locations where the sidewalk turns as well as at other locations required and approved by the reviewing municipal agency.

3. Sidewalks, aprons, and sidewalks at aprons shall be concrete and shall be constructed in accordance with the "Standard Construction and Detail Sheets" as promulgated by the Township Engineer in accordance with law.

Sidewalks shall be at least four feet (4') wide and shall be appropriately reinforced. Sidewalks shall be constructed of 4,000 psi air-entrained concrete four inches (4") to six inches (6") thick on a gravel bed of clean stone at least four inches (4") thick. Expansion joints shall be constructed every twenty feet (20') and shall extend the full depth and width of the concrete. Construction joints shall be located every five feet (5'). Additionally, where subgrade is yielding or otherwise unsatisfactory in the opinion of the Township Engineer, all unsuitable material shall be removed and suitable material shall be applied until the subgrade is nonyielding to the satisfaction of the Township Engineer.

4. In the case of Planned Developments and/or in the case of "Pedestrian-Bikeway Corridors" where concrete sidewalks are not possible to construct because of environmental constraints, stone pathways may be permitted instead at the discretion of the reviewing municipal agency based upon testimony by the applicant. Stone pathways shall be at least four feet (4') wide and shall be in accordance with the "Standard Construction and Detail Sheets" as promulgated by the Township Engineer in accordance with law. Additionally, where subgrade is yielding or otherwise unsatisfactory in the opinion of the Township Engineer, all unsuitable material shall be removed and suitable material shall be applied until the subgrade is nonyielding to the satisfaction of the Township Engineer."

Section 2. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the Courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged, and the remainder of this Ordinance shall be deemed valid and effective.

Section 3. This Ordinance shall take effect upon final adoption, publication and the filing of a copy of said Ordinance with the Somerset County Planning Board, all in accordance with the law.

CERTIFICATION

I HEREBY CERTIFY THE ABOVE TO BE A TRUE COPY OF AN ORDINANCE AS

Adopted BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MONTGOMERY AT A MEETING HELD

April 4, 1991

TOWNSHIP CLERK

Appendix II

GREEN ACRES APPLICATION

MONTGOMERY TOWNSHIP ENABLING RESOLUTION
AUTHORIZING THE FILING OF AN APPLICATION FORM
FOR GREEN ACRES FUNDS

TRANSMITTAL LETTER, APPLICATION FORM,
AND DESCRIPTION OF OPEN SPACE CONSERVATION PLAN

MEMORANDUM 43-90 DATED NOVEMBER 29, 1990

ADDENDUM TO MONTGOMERY TOWNSHIP OPEN SPACE
CONSERVATION PLAN/ GREEN ACRES APPLICATION

MEMORANDUM

PB-15-91

July 11, 1991

TO: Montgomery Township Master Plan Committee

FROM: Richard Thomas Coppola and Associates

SUBJECT: Master Plan:
Recreation Plan and Conservation Plan Elements
Final Revisions

Pursuant to the Master Plan Committee's request, we have revised the draft Recreation Plan and Conservation Plan Elements as discussed at the July 2, 1991 meeting. Changes have been made to both the text and certain of the mappings in accordance with the requests of the Master Plan Committee.

This Memorandum summarizes the changes made to each of the sections of the draft Master Plan Elements. Attached herewith is an annotated version containing handwritten corrections to the text. In instances where mappings have changed, a description of the changes will be outlined in the appropriate section of this Memorandum, and the revisions will be annotated on the maps with the appropriate annotated changes to the text.

A. General Revisions (not included in the attached annotated pages)

1. Added plate and page numbers to all plates.
2. Added "Green Acres Addendum" to the Green Acres Application in Appendix II.
3. Added Revision Date (July 1991) to cover.

B. Revisions to "Background Information" Section

1. Added the following properties to the "Publicly Owned Lands" map and chart:
 - a. Block 34001, Lots 43 B and C; 8.7 acres; Twp., (Martinette)
 - b. Block 20001, Portion of Lot 10; --- acres (information yet to be aquired); Twp., (Squibb-Headquarters Park)
2. The above properties (1 a. and b.) were also added to the "Dedicated Open Space Lands" map and chart.
3. The Raymond land on Cherry Valley Road (a portion of Block 31001, Lot 20), which is encumbered by a conservation easement to the New Jersey Conservation Foundation, is included in the text, map and chart of "Dedicated Open Space Lands" and "Existing Dedicated Stream Corridor Preservation and Conservation Easements".

-
4. The "Existing Recreational Facilities" text, map and chart now reflect the name change of the Great Road Park site to "Hoebler Park" (this change is also reflected in the text of the Recreation Plan Element).

C. Revisions to the "Conservation Plan Element" Section

1. All references, both within the text and on the map, to the first classification of Pedestrian-Bikeway Corridors specified as "Pedestrian/Bike Path" was changed to "Recreational Path".
2. The designation of the path along Van Horn Brook as "yellow" or "recreational path" was changed to "green" or "natural path".
3. The portion of the Schaeffer tract within Montgomery Township which is part of a Green Acres Application will be reflected on the "Conservation Plan" and "Composite Open Space Plan" maps (actual location and acreage determination are in process).

attachment.

environmentally sensitive lands; this map already is part of the Township's Land Development Ordinance. On any given parcel, the permitted lot yield for planned developments and the intensity of development for nonresidential land uses is reduced on that part of the parcel containing steep slopes, 100-year flood-plains, and/or wetlands.

It should be noted that while the information depicted on the "Critical Areas" map has been prepared as accurately as possible, detailed information mapped at such a large scale may not represent the actual conditions on any one particular parcel of land. Moreover, the information is not intended to take the place of specific on-site engineering data presented to the Township at the time applications are submitted for approval of a subdivision, site plan, construction permit, and/or any other application which considers the "critical areas" categories of information depicted on the map.

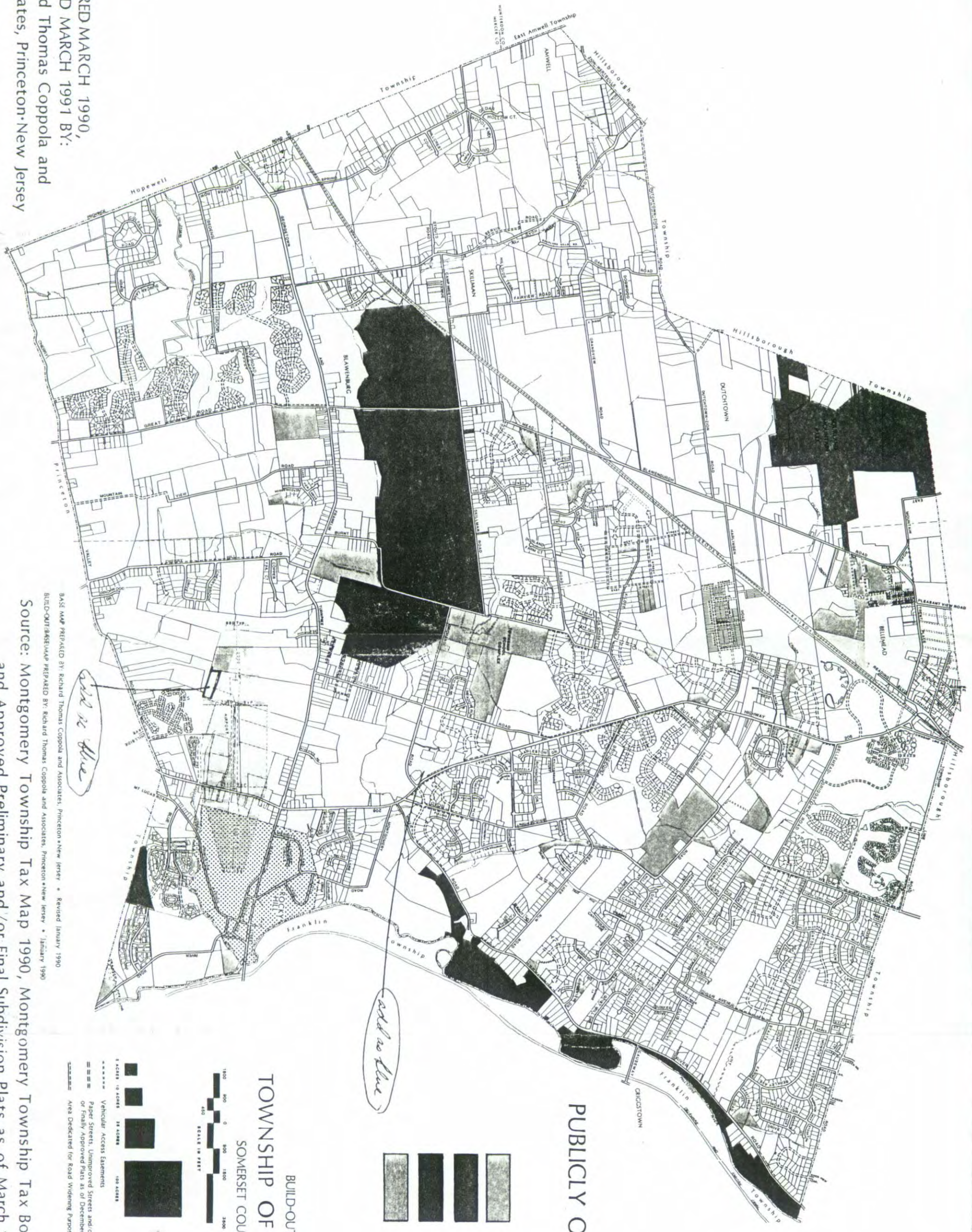
PUBLICLY OWNED LANDS

Plate 8, the map of "Publicly Owned Lands", indicates those properties within the Township that are owned by Montgomery Township, Princeton Township, Somerset County, the State of New Jersey, or the Montgomery Township Board of Education; all as indicated in the Montgomery Township Tax Book updated through February 1991. Additionally, the map identifies properties that are shown to be dedicated to, but not necessarily accepted at this time, by Montgomery Township on approved preliminary and final subdivision plats as of March 1991. Most of these smaller lots are detention basins; others are open space lands for public purpose uses. Plate 9 identifies the properties by lot and block number, acreage and current use.

Two other parcels have been dedicated to the Township by Montgomery Properties and but have not yet been recorded by deed. and accepted by

Montgomery Township owns varying sized tracts of land scattered throughout the Township totalling approximately 574 acres; the lands consist of unimproved open spaces, public parks, dedicated detention basins, and public facilities. The largest single lot under Montgomery Township ownership is Montgomery Park on Harlingen Road, consisting of approximately 100 acres.

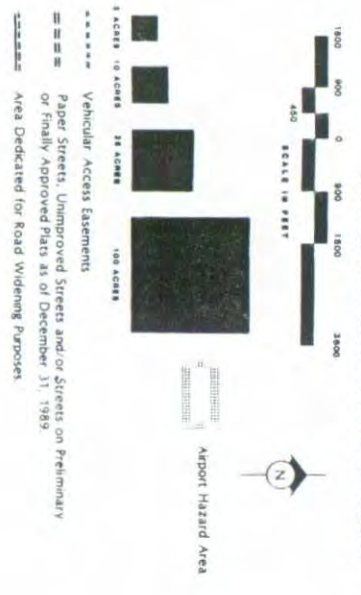
Somerset County owns one property within Montgomery Township, the Sourland Mountain Park located in the northwestern corner of the Township and consisting of 433 acres. The State of New Jersey owns much of the land along the Millstone River which comprises the Delaware and Raritan Canal Park; other State properties include the North Princeton Developmental Center lands and dedicated land for future road rights-of-way. The Montgomery Township Board of Education lands are clustered together on Orchard and Burnt Hill Roads upon which the Township school complex is located; the lands total approximately 165 acres.



PUBLICLY OWNED LANDS

- TOWNSHIP
- COUNTY
- STATE
- BOARD OF EDUCATION

BUILD-OUT BASE MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY



PREPARED MARCH 1990,
REVISED MARCH 1991 BY:
Richard Thomas Coppola and
Associates, Princeton-New Jersey

Source: Montgomery Township Tax Map 1990, Montgomery Township Tax Book 1991,
and Approved Preliminary and/or Final Subdivision Plats as of March 1991.

PLATE 9

(continued)

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
MONTGOMERY TOWNSHIP	16001	No Lot #	1.49	Detention Basin
	16001	7.03	0.13	Cemetery
	17001	7	100.05	Farm & Montgomery Park
	17001	13	1.17	Mill Pond
	17001	14	0.92	Mill Pond
	17002	2	1.70	Harlingen Green
	18001	7	2.21	Detention Basin
	18020	24	2.00	Detention Basin
	18022	9	1.32	Detention Basin
	18022	22	3.08	Detention Basin
	19001	8.06	1.19	Sewer Site
	19001	13	7.45	Schuss Woods
	20001	10	1.66	Detention Basin
	20001	10 (portion)	V	
	20001	25	0.97	Detention Basin
	21001	8.01	2.19	V
	21001	No Lot #	0.96	V
	21010	8	2.52	Detention Basin
	21012	1	2.46	V
	21016	1	2.27	Detention Basin
	22001	5	12.06	V
	22001	11	4.38	Detention Basin
	24001	No Lot #	3.56	Detention Basin
	25001	7.01	1.37	Bessie Grover Park
	27001	6	64.29	V
	28001	7.01	0.99	V
	31001	14	1.55	Detention Basin

PLATE 9

(continued)

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
MONTGOMERY TOWNSHIP	32001	1	49.45	Park
	32001	1.01	0.09	V
	33004	1	9.20	V
	34001	38.02	14.00	Public
	34001	43B	5.20	V
	34001	43C	3.79	V
	34001	57.01	1.12	Quasi-Public
	34001	No Lot #	1.51	Detention Basin
	37003	1.158	0.02	Pump Station
	38001	3.01	10.00	Stage II Treatment Plant
Subtotal:			574.40 Acres	
PRINCETON TOWNSHIP	37001	12	7.20	V
	Subtotal:		7.20 Acres	
MONTGOMERY TOWNSHIP BOARD OF EDUCATION	19001	8.04	71.60	Township School Complex
	19001	8.05	3.87	V
	19001	12	59.86	Township School Complex
	19001	14	15.00	Township School Complex
	19001	15	14.79	Township School Complex
Subtotal:			165.12 Acres	
SOMERSET COUNTY	1001	1	433.00	Sourland Mountain Park
	Subtotal:		433.00 Acres	
STATE OF NEW JERSEY	9001	1	8.47	Delaware and Raritan Canal
	9001	2	37.04	Delaware and Raritan Canal
	9001	5.02	0.32	Delaware and Raritan Canal
	9001	6	2.85	Delaware and Raritan Canal
	9001	6.01	0.73	Delaware and Raritan Canal
	9001	6.04	0.47	Delaware and Raritan Canal

PLATE 9

(continued)

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
	23001	8.07	16.90	Delaware and Raritan Canal
	23001	8.08	24.57	Delaware and Raritan Canal
	23001	9	23.02	Delaware and Raritan Canal
	23001	17.01	7.78	Delaware and Raritan Canal
	25001	27	278.80	Skillman Training Center
STATE OF NEW JERSEY	26001	1	560.18	North Princeton Developmental Center
	27001	1)	215.05	V
		)		
	27001	7)		North Princeton Developmental Center
	37001	6.01	29.55	V
	37002	5.01	<u>8.91</u>	V
Subtotal:			1,340.33 Acres	

NOTE: "V" means vacant.

SUMMARY AND TOTALS

MONTGOMERY TOWNSHIP	<u>574.40 AC</u>
PRINCETON TOWNSHIP	7.20
MONTGOMERY TOWNSHIP BOARD OF EDUCATION	165.12
SOMERSET COUNTY	433.00
STATE OF NEW JERSEY	<u>1,340.33</u>
TOTAL:	<u>2,520.05 ACRES</u>

DEDICATED OPEN SPACE LANDS

Plate 10, the map of "Dedicated Open Space Lands", indicates the lands dedicated for open space use in Montgomery Township. The land either is currently being used as a form of open space or is planned to be used for open space when the land is finally developed as approved by the Township.

Plate 11 describes each parcel indicated on Plate 10 regarding ownership, lot and block numbers, acreage and current use. As noted, a total of approximately ~~3,268~~ ^{3,258} acres or ~~15.8%~~ ^{16.2%} of Montgomery Township is dedicated or used as open space areas.

Three (3) classifications of the open space areas have been delineated and described. The first classification is the "public open space" lands. These lands are defined as an open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, state or county agency, or other public body for recreational or conservational uses. It should be noted that these lands include detention basin lots, a form of conservation or open space use. Moreover, portions of properties that are developed or improved for uses other than recreational or conservational uses have been excluded in the mapping, based upon a review of aerial photographs as well as field inspections of the subject properties.

As indicated, a total of 1,916 acres or 9.3% of the Township's land area is devoted to "public open space"; of the total, 730 acres is owned by Montgomery Township, 433 acres is owned by Somerset County, 613 acres is owned by the State of New Jersey, and 139 acres is owned by the Montgomery Township Board of Education.

The second classification of open space lands includes "common open space" which is owned and maintained by a condominium or homeowner's association or some other form of joint or shared ownership. "Common open space" means an open space area within or related to a site designated as a development, and designed and intended for the use or enjoyment of residents and owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development. As indicated, a total of approximately 1,031 acres or 4.99% of the Township's land area is devoted to "common open space".

The third classification of open space lands is "private open space" which includes any privately owned parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

As indicated, approximately ~~320~~ ⁴⁰² acres or ~~1.55%~~ ^{1.95%} of the Township's land area is devoted to "private open space". Included in this classification is the one private farm currently under the Farmland Preservation Program, and one farm whose use is restricted by a conservation and agricultural easement granted to the New Jersey Conservation Foundation. Whether all the areas of dedicated open space lands as shown on Plate 10 remain as open space in the future depends on whether deed restrictions or easements exist on the property to protect the land from development.

<u>Owner</u>	<u>Block</u>	<u>Lot</u>	<u>Approximate Acreage</u>	<u>Use</u>
Scribner Village	8001	No Lot #	1.26	Detention Basin
N.J. Beagle Club	11001	30	103.40	Beagle Club
Milkap Corporation	15008	10	2.70	Detention Basin
Milkap Corporation	15010	7	1.30	Detention Basin
Highfield Developer's Inc.	16009	8	2.72	Detention Basin
TMS-1	21001	15	1.71	Detention Basin
Ingersoll-Rand	29001	5 and 5.01 (partial)	3.90	Playground
Bedens Brook C.C.	30001	38, 39	168.76	Golf Course
Raymond	31001	20	82.21	Agricultural
		Subtotal:	320.15 402.36	

SUMMARY TOTALS

PUBLIC OPEN SPACE: 1,916.38 Acres
 COMMON OPEN SPACE: 1,031.48 Acres
 PRIVATE OPEN SPACE: ~~402.36~~ 20.15 Acres

3,268.01 Acres
 3,350.22

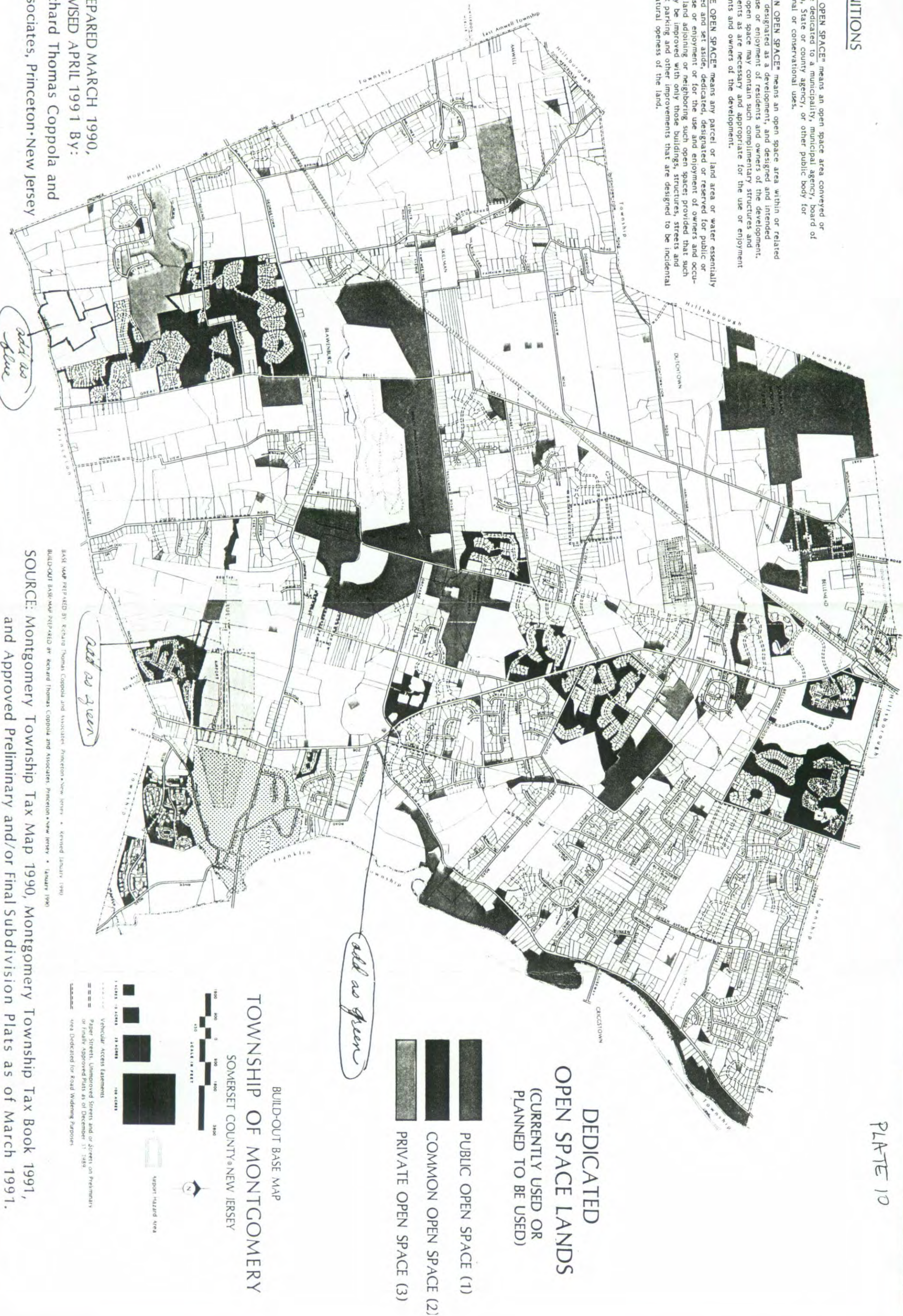
NOTES:

- Block and lot numbers within preliminary approved major residential subdivisions may change at the time of final approval.
- Detention basins not located on a separate lot have not been included in this description or the acreage totals.

DEFINITIONS

- (1) "PUBLIC OPEN SPACE" means an open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, State or county agency, or other public body for recreational or conservation uses.
- (2) "COMMON OPEN SPACE" means an open space area within or related to a site designated as a development, and designed and intended for the use or enjoyment of residents and owners of the development. Common open space may contain such complimentary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development.
- (3) "PRIVATE OPEN SPACE" means any parcel or land area or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

PLATE 10



EXISTING DEDICATED STREAM CORRIDOR PRESERVATION AND CONSERVATION EASEMENTS

In recognition of the need to preserve natural resources such as woodlands and to protect stream corridors, Montgomery Township has been requesting the dedication of easements for such preservation and protection on applicable lands within proposed subdivision developments as part of the application review process. The easements are deed restrictions on the use of the land which generally remains in private or common ownership. The language of the easement agreement between the property owners and Montgomery Township may include provisions for pedestrian or pedestrian-bikeway paths within the easements where such paths are deemed desirable and in concert with the Township's Master Plan. Additionally, a conservation easement exists on a large portion of an 100 acre tract of land along Cherry Valley Road owned by the Raymond family. This easement was granted to the New Jersey Conservation Foundation in 1989. The "stream corridor preservation easements" exist along stream corridors that traverse common open space lands or private property. "Conservation easements" also can be found along stream corridors as well as woodlands or hedge rows, landscaped buffer areas, and environmentally fragile or critical land areas.

The general location of these stream corridor preservation and conservation easements offered for dedication to Montgomery Township as of March 1991 are indicated on Plate 12, the "Existing Dedicated Stream Corridor Preservation and Conservation Easements" map. The easements are described on Plate 13 in terms of the type of easement and the name, block and lot number of the subdivision development within which the easement is located. Specific metes and bounds description of the easements and the particular restrictions and provisions of the easements are noted on the tax maps and within individual deeds of the properties, respectively.

SIDEWALKS, DETENTION BASINS AND CEMETERIES

Plate 14 indicates the location of existing concrete sidewalks (on one or both side(s) of a street), detention basins (both public and private), and cemeteries within Montgomery Township. Additionally, the location of proposed sidewalks as approved by the Township as part of preliminary and/or final subdivision applications also are shown on Plate 14.

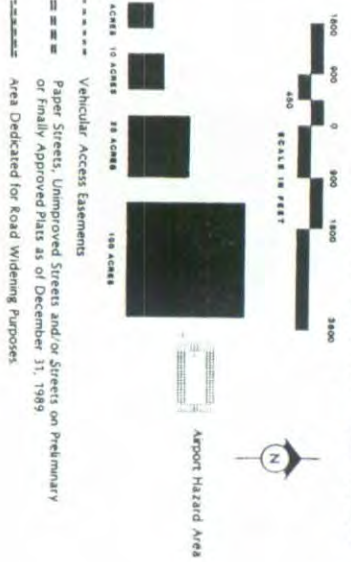
As can be seen, there is no discernible pattern of sidewalk construction in Montgomery Township at this time. The location of existing sidewalks provides a basis for the formulation of an overall system of pedestrian circulation, possibly coupled with the plan for off-street pedestrian and bikeway corridors in the Township.

As previously stated, detention basins are forms of open space; while their location was included on the "Dedicated Open Space Lands" map, they were not identified specifically as detention basins and therefore not specifically differentiated from other forms of open space. Cemeteries also are forms of open space; their locations were not identified on the "Dedicated Open Space Lands" map as most of the cemeteries exist on properties serving other principal uses, primarily residential uses. Plate 14 includes cemeteries and should be considered supplemental to the "Dedicated Open Space Lands" map and part of the open spaces existing in Montgomery Township.

EXISTING DEDICATED
STREAM CORRIDOR
PRESERVATION
AND
CONSERVATION
EASEMENTS

PRELIMINARY
FINAL

BUILD-OUT BASE MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY



PREPARED MARCH 1990,
REVISED MARCH 1991 BY:
Richard Thomas Coppola and
Associates, Princeton, New Jersey

add as purple

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey • Revised January 1990
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey • January 1990
SOURCE: Montgomery Township Tax Map 1990, and Approved Preliminary
and Final Subdivision Plats as of March 1991.

RTC-26

PLATE 13

(continued)

	<u>Development Name</u>	<u>Block/Lot</u>	<u>Easement Type</u>
16.	Rosewood Estates	8001/7-10	Conservation
17.	Hi-Ridge	31001/2, 3, 6-10, 12, 13	Conservation

NOTE: Block and lot numbers within preliminary approved major residential subdivisions may change at the time of final approval.

II. APPROVED FINAL MAJOR RESIDENTIAL SUBDIVISIONS

	<u>Development Name</u>	<u>Block/Lot</u>	<u>Easement Type</u>
1.	Block 6001/Lot 26	6001/26.05, 26.06, /26.07, 26.08	Conservation
2.	Foxbrook	6007/1-6 6009/3-6	Conservation Conservation
3.	Woodcrest Estates	15001/69, 71, /73-75	Conservation
4.	Wellington Estates	21012/20-25 21015/1-3	Conservation Conservation
5.	Riversedge	18020/17-27	Stream Conservation

III. OTHERS (Shown as Preliminary)

1.	Great Road Park (Municipal) ←	32001/1	Conservation
2.	Raymond Farm	31001/20	Conservation (dedicated to the NJ Conservation Foundation)

FARMLAND PRESERVATION

Over the years, Montgomery Township has identified within its Master Plan the preservation of farmland as one of its primary goals. Somerset County and the State of New Jersey also have recognized the need to preserve remaining agricultural lands throughout the State.

The Montgomery Township Committee assigned the Township Open Space Committee with the responsibility to actively encourage private property owners within the Township to voluntarily participate in the Farmland Preservation Program established by the State of New Jersey and administered by Somerset County. Additionally, the Open Space Committee was requested to develop a methodology to assist the Township in determining what farms qualifying for inclusion in the Farmland Preservation Program would be most desirable from a municipal viewpoint to be preserved.

The Open Space Committee first developed a list of the farms within Montgomery Township that might qualify under the criteria established by the Somerset County Agricultural Development Administration. Thereafter, the Open Space Committee formulated its own weighted criteria listing which is being used to prioritize those farms which Somerset County might approve for farmland preservation.

On June 1, 1989, the Township Committee formally adopted a Farmland Preservation policy. Appendix I of this report includes the Township's adopted policy and the information developed and compiled for and by the Open Space Committee relative to Farmland Preservation.

All property owners on the compiled list were sent information regarding the preservation program and were encouraged to attend scheduled public meetings to inform the public of the preservation program at the municipal level. Currently, eleven (11) Township landowners have applied to enter the State Farmland Preservation Program which would purchase the farms' development rights, limiting the development of the land to agricultural uses only. While the available monies are limited at the State, County and local levels for the purchase of development rights of farmland, future monies or other legal mechanisms may become available to allow for the preservation of other farmland within the Township at a later date.

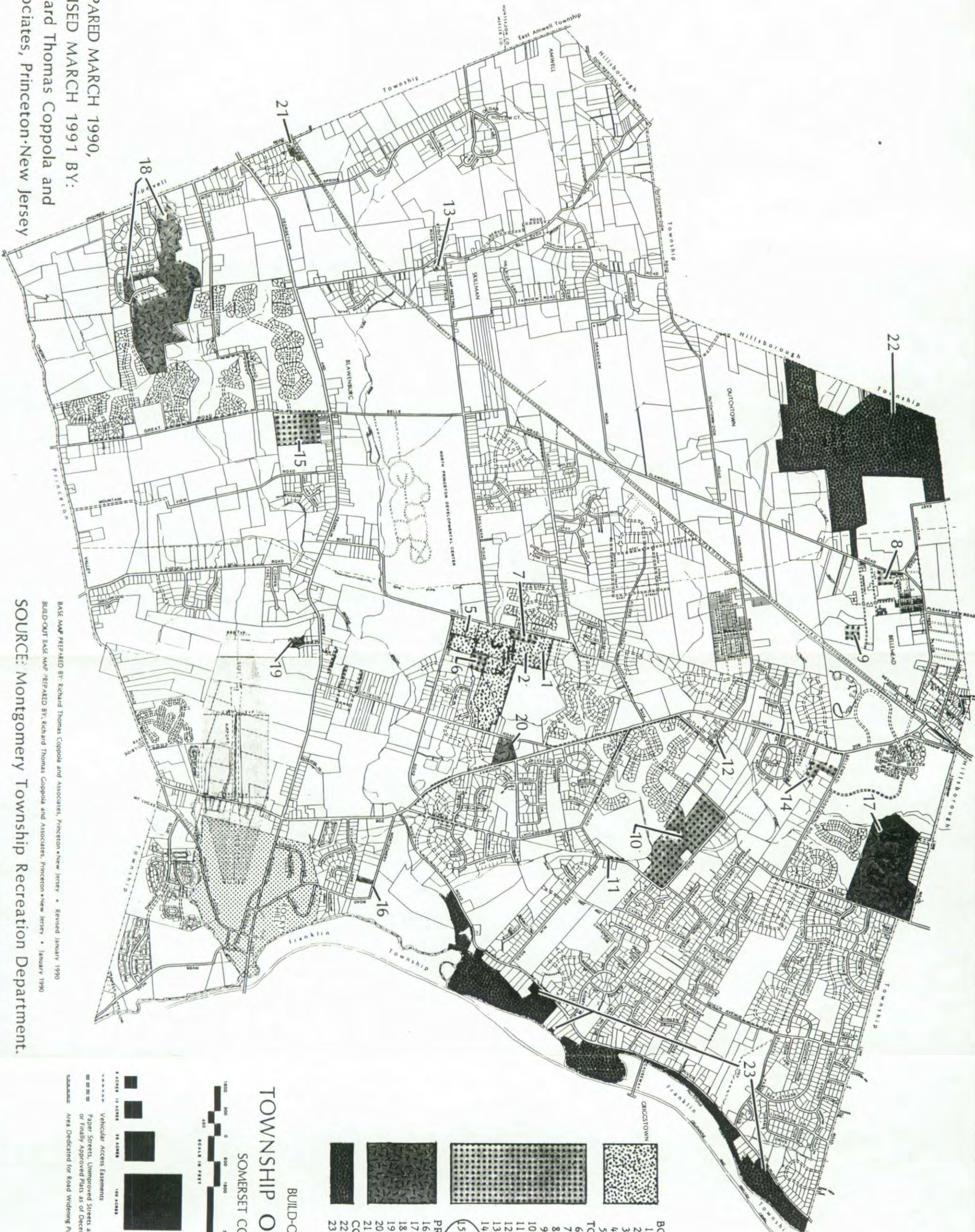
EXISTING TOWNSHIP RECREATIONAL FACILITIES INVENTORY

An inventory of existing recreational facilities in Montgomery Township was conducted as an initial step in the preparation of the Recreation Plan Element portion of this document. The inventory relies on information contained in the Community Facilities Analysis section of the Township's current Master Plan, Part I: Background Studies, October 1988, as well as detailed discussions with the Montgomery Township Recreation Committee and Recreation Director. The existing recreational facilities inventory for the Township is graphically depicted on Plate 15, the "Existing Recreational Facilities" map.

As indicated on the map, the existing recreational facilities inventory includes fifteen (15) ~~fourteen (14)~~ Township recreation areas (including Board of Education facilities), ~~five (5)~~ ^{six (6)} major private recreational facilities, and two (2) parks, one each owned by Somerset County and the State of New Jersey. Plate 16 identifies each of the ~~twenty-one (21)~~ ^{three} facilities in the Township by size, facility type, purpose and ownership. 3

EXISTING
RECREATIONAL
FACILITIES

- BOARD OF EDUCATION FACILITIES
- 1. Regulation Baseball Field
 - 2. Track and Field
 - 3. Soccer Fields
 - 4. Regulation Baseball Field
 - 5. Softball Fields and Playground
- TOWNSHIP OWNED REC. FACILITIES
- 6. Schuss Woods
 - 7. Tennis Courts
 - 8. Lubas Fields
 - 9. Broadway Fields
 - 10. Montgomery Park
 - 11. Mill Pond
 - 12. Hartlingen Green
 - 13. Bessie Grover Park
 - 14. Municipal Complex Park Site (to be acquired)
 - 15. Great Road Park Site (to be acquired)
- PRIVATELY OWNED REC. FACILITIES
- 16. Ingersoll Rand Playground
 - 17. Pike Brook Country Club
 - 18. Bedens Brook Country Club
 - 19. Lenape Swim Club
 - 20. Nassau Racquet and Tennis Club
 - 21. Province Line Swim Club
- COUNTY AND STATE REC. FACILITIES
- 22. Sourland Mountain Park
 - 23. Delaware and Raritan Canal Park



BUILD-OUT BASE MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY



PREPARED MARCH 1990,
REVISED MARCH 1991 BY:
Richard Thomas Coppola and
Associates, Princeton-New Jersey

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey • Revised January 1990
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey • January 1990
SOURCE: Montgomery Township Recreation Department.

(continued)

PLATE 16

<u>Map No.</u>	<u>Name of Facility</u>	<u>Approx. Size (Acres)</u>	<u>Facility Type</u>	<u>Purpose/Use</u>	<u>Ownership</u>
10	Montgomery Park	100.1	Community	3 Softball/ Baseball Fields, 2 Soccer Fields, 1 Basketball Ct., 1 Playfield, 1 Volleyball Ct., 1 Bicycling/Running Trail, Picnicking, Fishing, Playground, Open Space	Township
11	Mill Pond	0.5	Neighborhood	Fishing, Ice Skating	Township
12	Harlingen Green	2.01	Neighborhood	Passive Rec./ Gazebo	Township
13	Bessie Grover Park	1.4	Neighborhood	Small Tot Lot; Boat Launch Ramp; Picnicking	Township
14	Municipal Complex Park Site	13.0	To be determined	To be determined	To be acquired by Township
15	Hoebler Great Road Park Site	49.4	To be determined	To be determined	Township
16	Ingersoll-Rand Playground	3.9 (8.2)*	Neighborhood	1 Basketball Ct., 1 Baseball Field, 1 Playfield, Playground	Ingersoll- Rand (leased to Township)
17	Pike Brook Country Club		Private	Golf Course, Swimming Pool	Private

At the Township level, existing municipal and Board of Education facilities cover approximately one hundred thirty-nine (139) acres of land. The major Township facilities are Montgomery Park and the Board of Education school site; these two (2) community park facilities provide most of the Township's ballfields, all its public tennis courts, and a variety of additional recreational uses. The Township also owns two (2) parks classified as district parks - Lubas Field and Broadway Fields - which provide additional ballfields for the municipality. The balance of Township facilities are all classified as neighborhood parks and include Schuss Woods, Mill Pond, Harlingen Green, Bessie Grover Park, and the Ingersoll-Rand playground, which is leased by the Township from Ingersoll-Rand.

The Township inventory also identifies one (1) privately owned tract of land that will soon be acquired by Montgomery Township and one (1) tract recently dedicated to the Township for recreation purposes. These tracts, identified as the "Municipal Complex Park Site", currently owned by Bellemead Development Corporation, and the "Great Road Park Site", ^{Hocher} ~~to be~~ dedicated to the Township by DKM Residential Properties, include a total of approximately sixty-two (62) acres. The specific recreational use of these facilities has not yet been finalized.

Major private facilities within the Township include the Pike Brook Country Club, Bedens Brook Country Club, Lenape Swim Club, Nassau Racquet and Tennis Club and the Province Line Swim Club. Additionally, the Township recently has granted preliminary and final approval for the phased construction of the Cherry Valley Country Club, a major recreational residential development to be located along Great Road south of Route 518 in the southwestern corner of the Township. A private eighteen hole golf course is proposed as part of this Residential Cluster Development in addition to an extensive amount of open space bordering the stream corridors.

Regional parks in the Township include the Sourland Mountain Park, a Somerset County facility covering one thousand seven hundred (1,700) acres in Montgomery Township, and the Delaware and Raritan Canal Park, owned by the State of New Jersey. Both facilities provide passive recreational opportunities for the greater Montgomery area.

ASSESSMENT OF EXISTING TOWNSHIP RECREATIONAL FACILITIES INVENTORY

The existing inventory of Township recreational facilities can be assessed using both nationally recognized recreation standards and the recreation program evaluation prepared by the Recreation Committee and Recreation Director. Regarding nationally recognized recreation standards, the Township inventory of recreational facilities has been compared to the "National Park, Recreation and Open Space Standards" prepared by the National Recreation and Park Association. Recognizing that the national standards are designed as a general guide for facility planning, this Master Plan element also has considered the local experiences with Montgomery's various recreational facilities and programs.

The National Recreation and Park Association (NRPA) standards presented on Plate 17 assess the adequacy of the local system with respect to the Township's current population. As indicated by the NRPA standards, the existing Township baseball, softball, tennis and soccer facilities exceed the nationally recommended levels of recreational facilities. However, the Township fails to meet NRPA standards for all of the special facilities shown on Plate 17.

PLANNING DISTRICTS

The current Recreation Plan Element is intended to compliment the prior plan by the continued use of recreation planning districts. Reflecting the substantial land use changes in the Township since the last plan was prepared, the current plan presents a simplified district system as described below and mapped on Plate 20, entitled "Recreation Planning Districts".

Planning District 1 is located to the north of Georgetown-Franklin Turnpike (Route 518) and to the west of Belle Mead-Blawenburg Road (Route 601). This land area is characterized by rural residential development and is expected to generate relatively modest development activity over the next decade. With the exception of the Sourland Mountain Park, the only public recreation land in this district is Bessie Grover Park, a neighborhood facility.

Planning District 2 is located north of Georgetown-Franklin Turnpike (Route 518), between Belle Mead-Blawenburg Road (Route 601) to the west and Route 206 to the east. The district includes a number of existing and approved residential subdivisions throughout the Sunset Road area and a number of major public, institutional and office uses in the southern third of the district. At the center of the district lies the Board of Education recreation facilities, one of two (2) community recreation areas in the Township. At the northern end of the district are two (2) district parks.

District 3 is located to the east of Route 206 and to the north of Georgetown-Franklin Turnpike (Route 518). This area represents the largest suburban residential area of the Township, and includes Montgomery Park, the Delaware and Raritan Canal Park, and several neighborhood parks. The district also includes the municipal complex and the partially approved Bellemead Planned Residential Development (PRD) site. Certain lands located south of Bellemead-Griggstown Road between the PRD and the municipal complex are expected to be dedicated to the Township for recreational use; the site has been identified on Plate 15 as the "Municipal Complex Park" site.

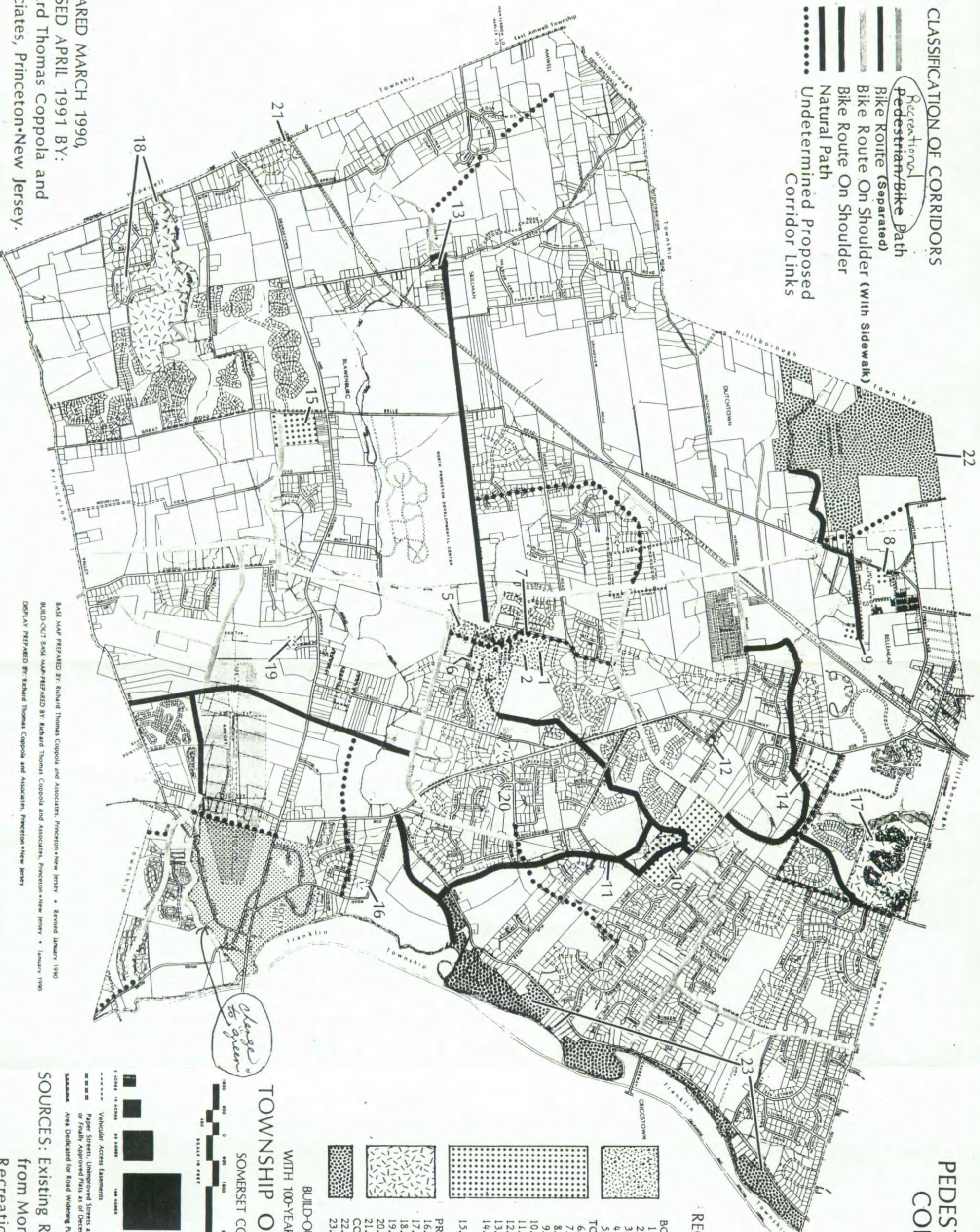
District 4 is located to the south of Georgetown-Franklin Turnpike (Route 518) and represents, from a land use perspective, the most diverse area of the Township. This area includes the preliminary and/or finally approved Cherry Valley Country Club and Graystan Estates planned developments; multiple-family residential areas near Rocky Hill; other areas zoned for planned development; Princeton Airport; and large areas characterized by rural residential development. The district contains no public recreation facilities at this time; however, the recent dedication of a park site near the Cherry Valley Country Club (identified on Plate 15 as the "Great Road Park" site) provides a fifty (50) acre tract of land to be developed as a district or community park. No specific plans for recreational facility improvements have been determined at this time.

FACILITY HIERARCHY

Consistent with the 1983 Recreation Master Plan, the current plan recognizes three (3) types of parks within the Township. Community Parks are intended to serve Township-wide recreational needs and should be a minimum of twenty (20) acres in size. District Parks should provide facilities for specified planning

CLASSIFICATION OF CORRIDORS

- Recreational
Pedestrian/Bike Path
- Bike Route (Separated)
- Bike Route On Shoulder (With Sidewalk)
- Bike Route On Shoulder
- Natural Path
- Undetermined Proposed Corridor Links



EXISTING

RECREATIONAL FACILITIES

BOARD OF EDUCATION FACILITIES

1. Regulation Baseball Field
2. Track and Field
3. Soccer Fields
4. Regulation Baseball Field
5. Softball Fields and Playground

TOWNSHIP OWNED REC. FACILITIES

6. Schuss Woods
7. Tennis Courts
8. Lubas Fields
9. Broadway Fields
10. Montgomery Park
11. Mill Pond
12. Hartigen Green
13. Bessie Grover Park
14. Municipal Complex Park Site (to be acquired)
15. Great Road Park Site (to be acquired)

PRIVATELY OWNED REC. FACILITIES

16. Ingersoll Rand Playground
17. Pike Brook Country Club
18. Bedens Brook Country Club
19. Lenape Swim Club
20. Nassau Racquet and Tennis Club
21. Province Line Swim Club
22. County and State Rec. Facilities
23. Soutland Mountain Park
- Delaware and Raritan Canal Park

BUILD-OUT BASE MAP

WITH 100-YEAR FLOOD BOUNDARY

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY, NEW JERSEY



- 100 Year Flood Boundary from Princeton University Flood Insurance Study, dated January 1, 1981, Federal Emergency Management Agency
- Area Dedicated for Road Widening Purposes
- Paper Streets, Unimproved Streets and/or Streets on Preliminary or Finally Approved Plans as of December 31, 1989
- Vehicular Access Easements

SOURCES: Existing Recreational Facilities

from Montgomery Township Recreation Department.

PREPARED MARCH 1990,
REVISED APRIL 1991 BY:
Richard Thomas Coppola and
Associates, Princeton-New Jersey.

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey • Revised January 1990
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey • January 1990
DISPLAY PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey

RDC-45

In instances where the pedestrian path and/or bike route is not located within a street right-of-way, a minimum easement width of ten feet (10') is suggested so that adequate shoulders of at least one foot (1') can be provided on both sides of the corridor to allow pedestrian and/or bicycle movement without interference from undergrowth. The design specifications for each type of corridor envisioned in the Township is discussed below.

On public or semi-public lands across which corridors meander, outdoor benches, trash cans and bicycle racks should be provided when feasible and appropriate.

CORRIDOR DESIGN SPECIFICATIONS

As shown on the "Pedestrian-Bikeway Corridor Plan" map, the corridors have been classified by use and location into five (5) types; ~~pedestrian/bike~~ ^{recreational} paths, separated bike routes, bike routes on shoulders with sidewalks, bike routes on shoulders, and natural paths.

Additionally, a sixth classification is identified as "undetermined proposed corridor links". The specific location and design specifications for these undetermined links has not been established at this time. These proposed links are envisioned to connect existing and approved residential subdivisions with each other and/or to the pedestrian-bikeway corridor. As development occurs in the vicinity of these proposed links, the determination of the type of corridor will become more apparent.

~~"Pedestrian/Bike"~~ ^{Recreational} Paths" are corridors across open lands permitting pedestrian and/or bicycle utilization depending upon the surface of the path, which is primarily to be dictated by physical and environmental conditions. "Separated Bike Routes" are to be located within road rights-of-way in order to provide a safe bike route apart from vehicular traffic via a landscaped or planted shoulder; pedestrians are not necessarily excluded from the use of this corridor. "Bike Routes On Shoulders" provide for bicycle movements within road rights-of-way. The bike routes will be within the road cartway on paved shoulders; any and all sidewalks provided for pedestrian movement will be constructed in accordance with the design standards specified in the Township Land Development Ordinance. The last type of corridor, the "Natural Path", is a pedestrian only corridor which is generally along streams.

The following design specifications are recommended for each classification of "corridor" as depicted on the "Pedestrian-Bikeway Corridor Plan" map.

~~"Pedestrian/Bike"~~ ^{Recreational} Path

A minimum six foot (6') path width should be provided for pedestrian and bicycle traffic. A ten foot (10') wide conservation and pedestrian-bikeway path easement should be placed along the path so that a two foot (2') cleared shoulder is provided along each side of the path.

The surface materials shall be bituminous mix or macadam except where the path crosses wetlands and/or floodplain area. In these areas, the choice of surface materials, such as stone chips with quarry dust, elevated wood walkways, wood chips, gravel, or shale shall depend on the use of the path and shall be subject to review and approval by the Township and also by the Department of Environmental Protection, where required. Additionally, the path may be reduced to four feet (4') in width where environmental constraints dictate a surface material that would preclude bicycle use.

Greenbelt



RECREATIONAL FACILITIES

1. Regulation Baseball Field
2. Track and Field
3. Soccer Fields
4. Regulation Baseball Field
5. Softball Fields and Playground

6. Schuss Woods
7. Tennis Courts
8. Lubas Fields
9. Broadway Fields
10. Montecenery Park
11. Mill Pond
12. Harlingen Green
13. Bessie Grover Park
14. Municipal Complex Park Site

PRIVATELY OWNED REC. FACILITIES

16. Ingersoll Rand Playground
17. Pike Brook Country Club
18. Bedens Brook Country Club
19. Lenape Swim Club
20. Nassau Racquet and Tennis Club
21. Province Line Swim Club
22. COUNTY AND STATE REG. FACILITIES
23. Souland Mountain Park
- Delaware and Raritan Canal Park

SOMERSET COUNTY • NEW JERSEY



BASE MAP PREPARED BY: Richard Thomas Coppla and Associates, Princeton • Revised January 1990
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppla and Associates, Princeton • January 1990
DISPLAY PREPARED BY: Richard Thomas Coppla and Associates, Princeton • New Jersey