

OPEN SPACE AND RECREATION PLAN UPDATE - 2011

for the

Township of Roxbury
County of Morris

Adopted August, 2011



Compiled by



**The Land Conservancy
of New Jersey**
An accredited land trust

with



**Township of Roxbury
Open Space Acquisition
Advisory Committee**

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Produced by:

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EXECUTIVE SUMMARY



The Township of Roxbury is a resource rich community, both in its people and its environment. While geographically large (21.9 square miles), the community is close-knit with an active citizenry. Historically the area was well known for its rich iron ore resources and the pristine waters of Lake Hopatcong and Lake Musconetcong. While mining activities no longer continue, the area is still rich in natural resources – deep, contiguous forests, Category One waters, clean drinking water supplies, and two large lakes for swimming and public enjoyment. The Township also places a heavy emphasis on the maintenance of its high-quality recreation facilities and programs. The municipality has actively acquired new lands for their expanding park system, for both active and passive recreation, resulting in an excellent recreation program for people of all ages and abilities.

Roxbury Township is also heavily influenced by local commerce and its transportation networks. Interstate Route 80, Route 46 and Route 10 bisect the Township. These major transportation routes ensure that the Township's location and ease of access remain attractive to both residential and commercial development. Balancing this growth, the Township has worked diligently since the completion of its *1999 Open Space and Recreation Plan* to preserve recreational lands and watershed lands to serve its growing population.

The residents of Roxbury Township are supportive of open space preservation. In 1993 the Township voters supported a ballot referendum to establish an Open Space Trust Fund. The referendum passed with over two thirds of Roxbury voters in support of establishing a local trust fund at two cents per one hundred dollars of assessed value. Collection of the levy began in January of 1994. In 1999 the Township drafted and adopted its first *Open Space and Recreation Plan* (OSRP). The *1999 OSRP* reported a total of 3,042 acres considered as protected park or watershed land. Since the completion of the Township's *1999 OSRP*, the Township and its partners have protected an additional **608.5 acres**. Since the inception of the Township's Open Space Trust Fund in 1994, a total of 980.66 acres have been preserved by the municipality. The Township has also been successful at obtaining matching funds for its acquisition program. The Township and its partners have received **\$16,368,162** in grants from State and County funding programs for open space preservation in the Township.

Recreation facilities continue to be expanded and older structures renovated. Issues remain to be resolved over how to keep the playing fields in prime working condition due to the wear and tear of heavy use and needs of multiple sports with overlapping seasons.

The Township's Open Space Advisory Acquisition Committee seeks to expand upon their preservation successes and provide new direction to the open space program. This *Update* provides the residents of Roxbury Township with documentation of the program to date and provides a clear action plan to move forward into the future.

As part of the *2010 Update*, the Township hosted a public meeting in July 2010. This meeting was held during the Township Planning Board's regular meeting schedule. Residents and members of the Township's various boards were invited to provide valuable input and help determine priorities for municipal open space acquisition and recreation development. Based on the Township's *2005 Reexamination Report*, the Township Council of Roxbury, public input, and the recommendations of the Open Space Advisory Committee, the goals and objectives of the *1999 OSRP* were re-affirmed and given greater depth.

The *Roxbury Township 2010 Open Space and Recreation Plan Update* proposes the implementation of a comprehensive open space program that addresses the natural, recreational, and historical preservation needs expressed by Township residents. It identifies priority lands where preservation efforts should be focused. These were identified using computerized Geographic Information Systems (GIS) maps that incorporate data regarding ecologically sensitive plants, historic flooding, and water recharge areas. A timeline with one, three, and five-year goals is offered to guide the Township's preservation efforts. The Plan also lists potential preservation partners and funding mechanisms that will assist the Township realize its open space goals.

GOALS OF THE OPEN SPACE PROGRAM



The Open Space Program in Roxbury Township

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

Vision Statement

Our vision of Roxbury Township is one of a vibrant community that achieves a balance between economic growth and preservation of important resources. While we see a community with quality residential, commercial and retail development, we also see a community of: preserved open spaces, used for active and passive recreation, which are well-stewarded for the future; preserved ecological resources, including sensitive waterways, wetlands and animal habitats; and preserved cultural and historical resources, denoting a respect for our rich Township history and cultural assets.

Goals of the Open Space Program

The *Goals Section* of the *Open Space and Recreation Plan Update* acts as a guide for Roxbury Township's open space program. The Township has focused on the protection of its water resources, expanding opportunities for both active recreation and resource-based (or "passive") recreation, and preserving environmentally sensitive lands. Roxbury Township has a very successful open space program and has worked with a diversity of partners, including the Canal Society of New Jersey, The Land Conservancy of New Jersey, the State of New Jersey, the Morris County Park Commission, and the Morris County Municipal Utilities Authority.

Based upon *Roxbury Township's Master Plan (1990)*, *Master Plan Reexamination Report (2005)*, *Trails Plan (2005)*, *Morris Canal Greenway Strategic Preservation Plan (2005)*, numerous additional planning documents, public input, and the recommendations of the Township's Open Space Committee, the goals and objectives outlined in the *1999 Roxbury Township Open Space and Preservation Plan* have been reviewed and updated as follows:

- Preserve open spaces to maintain community character, quality of life, and protect natural resources
- Establish an integrated greenway system to connect local neighborhoods to their parks, natural areas, and schools

- Acquire and preserve land for expansion of existing parks and recreational facilities to meet the Township's need for both active and resource-based (passive) recreation
- Implement the Township's 2005 *Trails Plan* to link open spaces and recreational areas to create a walkable community through a network of trails and pathways
- Identify and preserve land in environmentally sensitive areas including stream corridors, wetlands, forests, and threatened and endangered species habitat
- Preserve remaining farmland
- Maintain and improve existing and future recreation facilities to ensure good repair and functionality for residents
- Preserve and maintain historically significant areas and structures in the community, including the Morris Canal
- Protect the Township's waters including the Musconetcong River, Drakes Brook, Flanders Brook, Black River, Stephens Brook, and the Rockaway River
- Encourage cooperative efforts to preserve regionally significant areas with neighboring towns
- Continue to work with Morris County Park Commission and Morris County Municipal Utilities Authority to expand Patriots' Path in Roxbury Township and protect the Alamatong Wellfield
- Protect the groundwater to ensure a continued supply of water for the Township
- Preserve and enhance the visual environment, including the many scenic vistas, wooded landscapes, historic sites and features - including the Morris Canal and its accompanying towpath, and the beautiful aesthetics of our parks and natural areas.

The Township's policy regarding municipal land preservation has been and continues to be to identify and acquire properties when there is a willing seller and when the site meets the aforementioned goals.

HISTORY OF THE OPEN SPACE PROGRAM



History of Roxbury Township's Open Space Trust Fund

In November 1993, following the establishment of Morris County's Open Space & Farmland Preservation Trust in December 1992, Roxbury Township voters supported a ballot referendum to establish an Open Space Trust Fund for the community. The referendum passed with over two-thirds of Roxbury voters in support of funding the Trust through the collection of local property taxes in the amount of two cents per one hundred dollars of assessed value. The funds were designated solely for the purchase of property or easements within the Township for open space preservation. Lands purchased with these funds cannot be sold or conveyed without the public's support through a binding referendum.

On March 8, 1994, the Roxbury Township Council passed Ordinance No. 4-94 that created an account in the General Capital Fund known as the "Reserve for Open Space Acquisition." The funds were to be used to acquire "by gift, purchase or by eminent domain proceedings...easements, vacant land, as well as land which has improvements upon it at the time of acquisition, where the principal purpose of the acquisition is to preserve open space." Ordinance 4-5-94, passed on November 22, 1994, specified that if the Township Council were to purchase property with improvements, the Council must do so through an ordinance that specifically charged the Open Space Reserve for acquisition funds and the Township's capital account for that portion of the acquisition costs attributable to improvements.

In January 1995 the special levy for the Open Space Reserve account was enacted and collection begun. Funds to be expended from the account follow the purposes outlined in the wording of the referendum question--open space preservation, active and passive recreation and conservation of environmentally sensitive areas. The funds can be used for direct acquisition, as a down payment upon the issuance of bonds for the appropriate purposes, and for the payment of principal and interest on such bonds. The ordinance also included a review provision.

At a tax rate of \$0.02 per \$100 of assessed value, the Township has collected \$4,871,488.55 since the Fund's inception in 1995 through 2009. For the 2009 tax year, the Fund generated \$413,238.55 from tax revenue.

Municipal Open Space Trust Fund	
Description	Tax Levy
Tax levy of 1994	\$143,835.00
Tax levy of 1995	\$145,095.00
Tax levy of 1996	\$71,337.00
Tax levy of 1997	\$148,026.00
Tax levy of 1998	\$150,318.00
Tax levy of 1999	\$160,411.00
Tax levy of 2000	\$388,577.00
Tax levy of 2001	\$395,386.00
Tax levy of 2002	\$402,302.00
Tax levy of 2003	\$406,938.00
Tax levy of 2004	\$408,176.00
Tax levy of 2005	\$409,763.00
Tax levy of 2006	\$409,673.00
Tax levy of 2007	\$408,953.00
Tax levy of 2008	\$409,460.00
Tax levy of 2009	\$413,238.55
TOTAL:	\$4,871,488.55

Land Acquisition Grants Received by the Township

In 1998, Roxbury Township hired The Land Conservancy of New Jersey (TLC-NJ) (then Morris Land Conservancy) to develop a comprehensive *Open Space and Recreation Plan*. Completed in 1999, this plan qualified the Township for enrollment in the New Jersey Department of Environmental Protection (NJDEP) Green Acres Planning Incentive (PI) Program. Since 1999, the Township has received **\$3,750,000** in grant funds from the Green Acres PI Program (*see table below*). Additionally, having an *Open Space and Recreation Plan* that is adopted and approved by the State of New Jersey (of which Roxbury Township's is) allows other organizations (such as non-profit land trusts) to contribute their Green Acres funding to land preservation projects in the Township. Funds awarded to Roxbury Township through the Green Acres PI Program are as follows:

Year	Green Acres Grant
2000	\$500,000
2001	\$750,000
2002	\$400,000
2003	\$400,000
2004	\$575,000
2005	\$575,000
2006	\$300,000
2009	\$250,000

The Township has received \$7,927,134 in Morris County grant awards through the Morris County Preservation Trust Fund for the following projects:

Award	Project	Year
\$500,000	AT&T Mooney Mountain	1995
\$175,000	Orben Drive	1996
\$200,000	Ledgewood Greenway/Emmans Road Tracts	1999
\$1,000,000	Mooney Mountain Meadows (I)	2000
\$1,000,000	Mooney Mountain Meadows (II)	2001
\$500,000	Mooney Mountain Meadows (III)	2002
\$425,000	Triple Lakes Greenway	2001
\$650,000	Kiwanis Park Addition	2002
\$900,000	Vickery Community Gardens	2003
\$1,749,600	The Villages	2005
\$427,534	Veterans Park-Emmans Greenway Link	2006
\$400,000	Landing Recreation Project*	2008

**Landing Recreation Project is pending - the property has not closed to date*

The Township has also partnered with the Morris County Municipal Utilities Authority (MCMUA) on land acquisition projects servicing and protecting the Alamatong Wellfield. The MCMUA has contributed \$4,274,778 on the following projects:

Projects funded jointly by the Township and MCMUA

Award	Project	Year
\$425,000	Triple Lakes Greenway	2001
\$4,650	Rothman	2002
\$165,800	Castellana	2004
\$14,000	Sweney	2004

Projects funded by MCMUA

Award	Project	Year
\$362,000	Stull Closure Technologies	1995
\$3,200,000	Farley	2002
\$103,328	Roman Catholic Diocese of Paterson	2002

Non-profit organizations are also eligible to apply for Morris County grant funding to purchase and preserve land in local municipalities. The Canal Society of New Jersey has applied for and received \$443,250 in grant funding for the following projects in Roxbury Township:

Award	Project	Year
\$300,000	Morris Canal Greenway – Riggs	2004
\$90,750	Morris Canal Greenway – Center Street	2007
\$52,500	Morris Canal Greenway - Shippenport	2009

In total, the Township and its partners have received **\$16,368,162** in grant funding through the New Jersey Department of Environmental Protection (NJDEP) Green Acres program and the Morris County Open Space Trust Fund to preserve land in Roxbury. A complete list of projects funded by Morris County is included in the *Appendix* of this Plan.

Open Space Preservation in Roxbury

Since the inception of Roxbury’s open space program, 980.66 acres of land have been preserved by the Township. An additional 58 acres have been preserved by the State as additions to the Berkshire Valley Wildlife Management Area. Through direct acquisitions and funding partnerships, Roxbury Township embarked on an ambitious open space program to meet the needs of its residents for recreation and natural resource protection. The following is an account of the program and the land preserved by the Township since the inception of the Open Space Trust Fund.

MUNICIPAL OPEN SPACE PROJECTS

Project (Former Owner)	Block/Lot	Acres	Closing Date
Veterans Memorial Park (AT&T)	7301/3	367.78	4-Apr-1996
Berkshire Valley (Two_Fifteen Associates)	13301/5, 10	109.65	29-Jan-1998
Orben Drive	10201/ 4	72.47	6-Oct-1999
Emmans Road Greenway I (Abadji)	6201/2	23.71	27-Jun-2000
Emmans Road Greenway II (Selengut)	5901/13	26.00	27-Jun-2000
Emmans Road Greenway III (Toohey)	5801/10, 11	40.84	29-Jun-2000
Veterans Park Addition (Marla Terrace)	7301/1	24.4	5-Jun-2001
Triple Lakes Greenway I (Rothman)	2001/3.02	14.87	1-Jan-2002
Emmans Road Greenway IV (Baron)	5901/10	0.37	2-Mar-2002
Triple Lakes Greenway II (Sweney)	2301/19	31.20	19-Jun-2002

Project (Former Owner)	Block/Lot	Acres	Closing Date
Kiwanis Park Addition I (Levitt)	801/1	11	19-Dec-2002
Orben Drive Addition	10201/3	4.2	7-Jul-2003
Kiwanis Park Addition II (Hamilton)	901/13	10.32	16-Dec-2003
Vickery Community Gardens (Lines)	2802/5	8.42	7-Oct-2004
Triple Lakes Greenway III (Polizzi)	2001/2	14.40	3-Jan-2005
Emmans Road Greenway V:Veterans Park (Castellana)	5901/1	25.50	11-Apr-2005
Mooney Mountain Meadows (Gottdeiner)	8101/1 & 9002/1.02	133.90	8-Aug-2005
Triple Lakes Greenway IV (Sweney Estate)	2301/19.02	2.55	8-Nov-2005
Morris Canal Greenway- Silas Riggs Historic Site (CSNJ)	6501/9,10	5.85	23-Jan-2006
Villages Preserve (The Villages)	11204.04/34	33.64	1-May-2008
Emmans Road Greenway Extension (SSC Holding)	4102/2 & 5503/1	18.96	22-Jul-2009
Horseshoe Recreational Complex Expansion (Dufford)	1802/1.02	0.63	30-Dec-2009

Roxbury has preserved 980.66 acres since the inception of its Open Space Trust Fund.

STATE OPEN SPACE ADDITIONS

Project (Former Owner)	Block/Lot	Acres	Closing Date
Berkshire Valley Wildlife Management Area Addition I: (Yoh)	12901/10, 32, 33, 34	32.02	22-May-2001
Berkshire Valley Wildlife Management Area Addition III: (Bird)	12501/2, 27, 31	26.30	18-Sep-2003

The State of New Jersey has added 58.32 acres to the Berkshire Valley Wildlife Management Area in Roxbury Township since 2001.

Township Open Space Projects

Land has been preserved in Roxbury Township to protect crucial wildlife habitat, conserve the Township's sensitive natural resources, and to expand and create recreational opportunities. Project areas have focused on:

- ✓ Emmans Road Greenway: Roxbury's *Open Space Plan* showed three properties, which if purchased and preserved, would bridge a gap in a six-mile greenway between county and state lands. Morris County Municipal Utilities Authority committed funding for the purchase as all three properties overlay the recharge area for the Allamontong Wellfield, one of Morris County's largest water supply sources. The 89-acre link is now permanently preserved open space which protects drinking water, wildlife habitat and has the potential for a recreational trail.
- ✓ Berkshire Valley Wildlife Management Area: This set of four Roxbury Township properties is a microcosm of the Berkshire Valley ecosystem, containing wetlands and forested slopes with scenic views of the valley. The property also provides additional public access from Berkshire Valley Road into the state wildlife lands. A percentage of funding for these valuable Highlands parcels was provided by New Jersey Green Acres.
- ✓ Triple Lakes Greenway: Roxbury Township, in conjunction with The Land Conservancy of New Jersey and the Morris County Municipal Utilities Authority (MCMUA), preserved this greenway as part of the recharge area of the Allamontong Well Field. The project has targeted a dozen properties in Roxbury that overlie the aquifer. Four have been preserved so far as part of the greenway. One of these is a 15-acre property which includes a portion of an eight acre lake and the Black River, near its headwaters. This property was generously donated to Roxbury Township and is a passive (resource-based) park. A conservation easement is held by the MCMUA.
- ✓ Kiwanis Park: An 11.4 acre parcel and a 15.1 acre parcel which contain significant wetlands and woodlands were added to the existing Kiwanis Park to provide a buffer for the park and the opportunity for additional active recreational uses. The wooded parcels connect municipal land in the Succasunna Plains section of the Township and adds to a greenway that connects residents in southern Roxbury with Kiwanis Park. A connection of land not only provides an alternative transportation route to the park, but also provides a break for water to seep into groundwater repositories. These acquisitions ensure that people have ready access to outdoor areas close-to-home. Morris County grants were secured to help fund this project.

- ✓ Vickery Community Gardens: A rural in-holding surrounded by houses, this property contained a small farm and market, a place where residents stopped to purchase fresh-grown vegetables. The Lines family had plans to build up to eight homes on the property consistent with the surrounding landscape. Residents protested the potential loss of this community landmark. The Township bought the property, with the help of funding from The Land Conservancy of New Jersey and Morris County Open Space Preservation Trust Fund. The land is a park and community garden, continuing a traditional land use enjoyed by Roxbury residents.
- ✓ Mooney Mountain Meadows: Mooney Mountain Meadows is a beautiful farm that straddles Mooney Mountain from its peak, down to Route 206. It is a critical piece of Roxbury's open space program and has been long determined as the key to preserving and maintaining the rural character of this Township. Funding was made possible by the Green Acres program, the Morris County Open Space Trust, and the Roxbury Open Space Trust.
- ✓ Morris Canal Greenway: The Canal Society of New Jersey completed the acquisition of a 6-acre parcel in Roxbury Township with the assistance of The Land Conservancy of New Jersey. The site contains an excellent section of the Morris Canal, including a rare lock site. It is the location of the 1823 Silas Riggs House (the contractor who built the very first section of the Morris Canal) which was a structure significant in the history of Roxbury and the Morris Canal. The acquisition was funded by the Canal Society's Green Acres Planning Incentive Grant and a Morris County Open Space Grant to the Society. Ownership of the site has been transferred to Roxbury Township and has been added to their park system. The Canal Society, in partnership with the Roxbury Historical Society, plans to construct a walking path and interpretive display featuring the history of the Morris Canal and its importance to the Township of Roxbury.
- ✓ Villages Preserve: This property in Roxbury Township is 33.65 acres which contains wetlands and is a transitional buffer area to the neighboring development. Eighteen houses could have been built on the property. It was preserved with funding from a Morris County Open Space grant and a Green Acres grant.
- ✓ Horseshoe Recreational Complex: A goal of the open space program is to expand existing municipal parks and create new opportunities for recreation for local residents. A unique opportunity presented itself to Roxbury Township, and the Township purchased and preserved a 0.63-acre property located along Righter Road to expand Horseshoe Lake Athletic Complex. Featuring trails, athletic fields, swimming, volleyball, indoor/outdoor basketball, volleyball, teen center, soccer, football, and a busy playground, Horseshoe Lake is used by residents from throughout the community and is home to the Township's Recreation Department. Actively for sale by the owner, this site could have been developed into a single-family residence, encroaching upon the existing park.

PLANNING CONSISTENCY



Roxbury Township Reexamination Report of the Master Plan and Development Regulations (2005)

Roxbury Township's last comprehensive *Master Plan* was authored in 1990. In 1998 a *Master Plan Reexamination Report* was issued. Based on that report, the *2000 Master Plan Land Use Element* was created, along with the *2001 Open Space Plan Element*. The most current document is the *2005 Reexamination of the Master Plan*. In 2009 the *Land Use Plan Element* was also updated.

The Roxbury Township *Reexamination Report (2005)* expresses considerable support for maintaining the health of Roxbury's natural environment, providing ample recreational opportunities for its residents, and preserving Roxbury's remaining undeveloped lands. The *Reexamination Report* includes specific goals and objectives related to environmental, economic, recreation, and quality of life attributes of the Roxbury Township community, which provide the working foundation for the *Open Space and Recreation Plan (OSRP) 2010 Update*:

Environmental:

- Increasing the protection of open space, environmentally sensitive areas and natural areas to promote and maintain the overall quality of life for residents throughout the Township.
- Ensuring future water supply and storage facilities in the Township's water system will adequately provide for public health and safety.
- To regulate storm drainage effectively and alleviate flooding damage in the Township and in downstream areas.
 - By preparation of a comprehensive drainage plan for the Township in accordance with regional drainage planning and newly adopted storm water regulations.
 - By preserving natural system corridors through various means including expansions of stream buffer setbacks.
 - By discouraging development in flood hazard areas.
- To preserve and maintain the ecological, historic, visual, agricultural and scenic resources of the Township; to preserve the environment and to maintain and enhance the overall quality of life for Township residents.
 - By limiting or prohibiting development in critical environmental areas and areas subject to environmental constraints.
 - By limiting environmental degradation and adverse impacts such as

- noise, run-off, water and air pollution due to improper use of land.
- By discouraging types and intensity of development which may cause, individually or cumulatively, significant environmental degradation or pollution.
 - By encouraging the highest quality site design which limits potential environmental degradation.
 - By discouraging land development that would aggravate existing drainage problems affecting the township.
 - By prohibiting stream channel relocation and development and by providing for suitable wildlife habitat.
 - By continuing to work with State and County officials to promote their efforts to identify and protect wellhead protection areas and other environmentally sensitive areas throughout the community.
 - By seeking open space funding from the State and the County whenever available.
 - By acquiring land through fee-simple acquisition, the acquisition of development rights and clustering for a linked open space system, along the major stream corridors and hillsides in Roxbury Township.
 - By protecting, maintaining and where possible, enhancing historical and cultural resources.
 - By developing regulations that require identification of viewsheds and mitigation of viewshed impacts.
 - By planning for appropriate stewardship of Township owned open space and recreation lands to protect the value and integrity of these resources over time.

Economic:

- Siting (major office and industrial development) in a manner to preserve the greatest amount of open space avoid environmentally sensitive areas, minimize adverse impacts to adjacent properties and reduce impervious coverage.
- By continuing to improve design standards for building and site improvements and examining current architectural guidelines with the goal of providing enhanced visual character for all new or renovated structures.
- By reviewing and upgrading the design standards for landscaping, particularly in nonresidential areas and in connection with buffer yards, detention basin location and landscaping associated with the roadside environment.
- By regulating the quality of the roadside environment, reducing visual clutter, increasing landscaping, increasing parking setbacks from adjoining roadways and reducing the number of driveways.

Recreation:

- To provide a network of publicly owned and other park areas and permanently preserved open space of appropriate type and location to support a full range of active and passive recreational activities; of sufficient size and quality to maintain an ecologically balanced community; located within walking or bicycling distance to serve residential, school and employment locations.

- By prioritizing and addressing the needs for the continued maintenance of the existing parks, recreation and open space areas.
- By identifying priority acquisition sites to enlarge existing open space lands.
- By encouraging County acquisition of parklands.
- By encouraging the long-term preservation of private and semi-public park and open space areas.
- By protecting valuable conservation areas and preserving them for limited recreational use.
- By requiring future higher density development to provide useable open space and recreational areas, and by requiring proper development and continuing maintenance of on-site recreational facilities.
- By developing park facilities with an emphasis on broadening the outdoor recreation opportunities within neighborhoods, and with an emphasis on good ecology and sound development and maintenance practices.
- By developing a Trails and Greenways Plan connecting residential neighborhoods to recreational areas, and schools and encouraging adoption of the Plan as an element of the Master Plan.
- By updating the open space plan regularly in consideration of changing needs of the community.
- By pursuing acquisition of open space as described in the open space plan.

Quality of Life:

- Preserve the integrity of existing residential areas.
- Encouraging cluster development where it is beneficial and appropriate to protect the character of the area and to create usable patterns of open space that benefit the community.
- Preventing direct vehicular access into existing residential zones and neighborhoods from non-residential development.
- Developing a sidewalk plan linking residential areas to schools, public uses, recreation and non-residential areas.
- By continuing to encourage development of bikeway and walkway systems, particularly in and between residential developments, with connections, to public land.

Trails Plan for the Township of Roxbury (2005)

The *Trails Plan* for the Township of Roxbury identified existing local and regional trail systems and offered a design for an interconnected trail system within the Township to connect neighborhoods to local parks, schools, and cultural centers. The Plan is based upon the vision of the Trails Committee, objectives of the governing body, and the comments from residents who participated in the public workshops. Within the Plan, a number of goals and objectives are outlined. Those of particular relevance to this document are:

- To create a network of trails and pathways accessible to a variety of pedestrian and non-motorized vehicle users that will link the users with schools, recreation facilities, parks and other places of public assembly, areas of scenic beauty, areas of historic and cultural importance, and other regional trail networks
- To provide methods for the protection of environmentally sensitive areas and thoughtful stewardship of public lands in the township so that they may enhance the quality of life for the citizens of Roxbury through the generations
- Educational efforts that will emphasize respect for natural resources and the protection of special or fragile ecosystems; and the important contribution of green-space to the quality of life

The trails identified in the *2005 Trails Plan* are shown on the *Greenway Map* included within the *Maps Section* of this Plan.

Morris County Master Plan Open Space Element (1988)

The Morris County Master Plan Open Space Element was developed “to provide a framework for county and municipal planning efforts so that open space can be preserved for an increasing population” (pg. iii). In 1988, the County recognized that lands, which were assumed to be forever open, such as watershed lands, golf courses and private recreation clubs, were being developed, thus reducing the open space available to a growing population. The following list of principles for open space and recreation in Morris County was developed with input from the Morris County Planning Board and the Morris County Park Commission. They reflect the priorities of the County residents, and are consistent with the objectives outlined by the Township of Roxbury:

- Enhancement of the quality of life in Morris County
- Protection of the environment
- Expansion of recreational opportunity

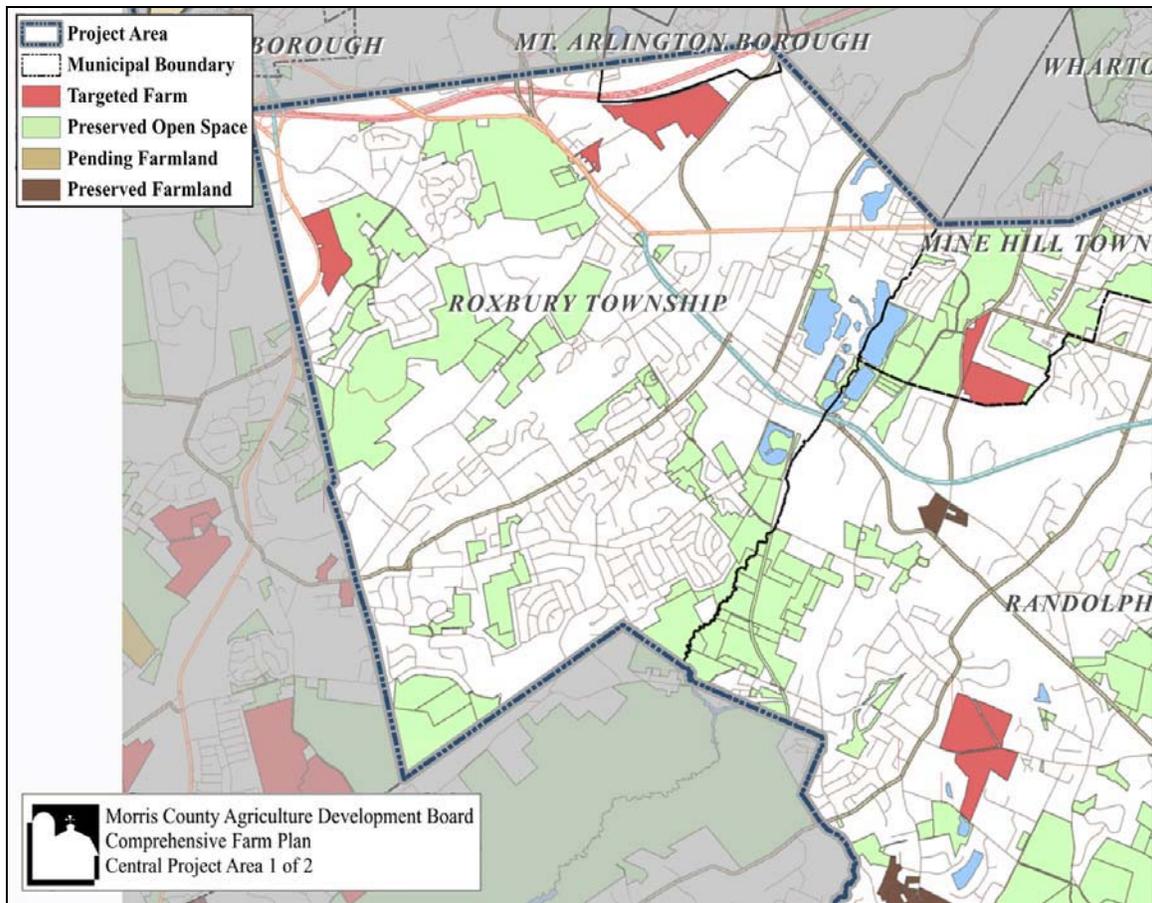
The County also maintains the Morris County Open Space and Farmland Preservation Trust Fund. Of the funds collected, 25% are directed to municipal and/or qualified charitable conservancies for open space preservation projects with an additional 20% of the fund allocated toward “discretionary projects” which can include grants for open space.

Morris County Comprehensive Farmland Preservation Plan (2008)

Morris County allocates 25% of the Morris County Open Space and Farmland Trust Fund to farmland preservation projects (www.morrispreservation.org). The County is committed to the continuation of the open space and preservation programs. Funding for the farmland preservation program is administered through the Morris County Agriculture Development Board (CADB) and is limited to parcels designated within the County’s Agriculture Development Area (ADA). Land designated as within the ADA “has the potential for long-term agricultural viability” (*Morris County Comprehensive Farmland Preservation Plan, 2008, Chapter 4*).

As of May 2009, 108 farms, totaling 6,916 acres have been permanently preserved in Morris County. Roxbury Township is located in the Central Project Area of the County’s

ADA. There are currently no farms preserved in Roxbury Township, although there are several parcels that are located within the ADA. Within Roxbury Township, there are 169 acres of farm assessed property within the ADA that are potentially eligible for preservation through the CADB. These farms parcels are: Block 8701/Lot 1, Block 8901/Lot 2.01, and Block 9002/Lot 1.01, and are located on the map below (*Morris County Farmland Comprehensive Plan, 2008, Report: List of Farms Eligible for Preservation*).



Source: *Morris County Farmland Preservation Plan (2008)*
<http://www.morrispreservation.org/CPEligibleFarms.pdf>.

Morris Canal Greenway in Morris County: Strategic Preservation Plan (2005)

The Morris Canal Greenway extends across New Jersey along the original alignment of the Morris Canal. The *Preservation Plan* focuses on the historic, environmental, and recreational opportunities along approximately one-third of the overall canal corridor. Roxbury Township is located within the Morris Canal Greenway and the municipality has been actively engaged in working with the Canal Society of New Jersey to preserve and protect the portion of the Morris Canal located within the Township. The goals of the *Strategic Preservation Plan (2005)* are preservation of historic and environmental resources, education through interpretation, recreation and stewardship (p.13).

Roxbury contains an extensive length of the Canal, including five inclined planes, one lift lock and one guard lock. Additionally, the *Strategic Preservation Plan* lists the remains of Morris Canal Plane 1 West as a high priority for preservation.

The Morris Canal Greenway in Roxbury Township is shown on the *Greenway Map* included within the *Maps Section* of this Plan.

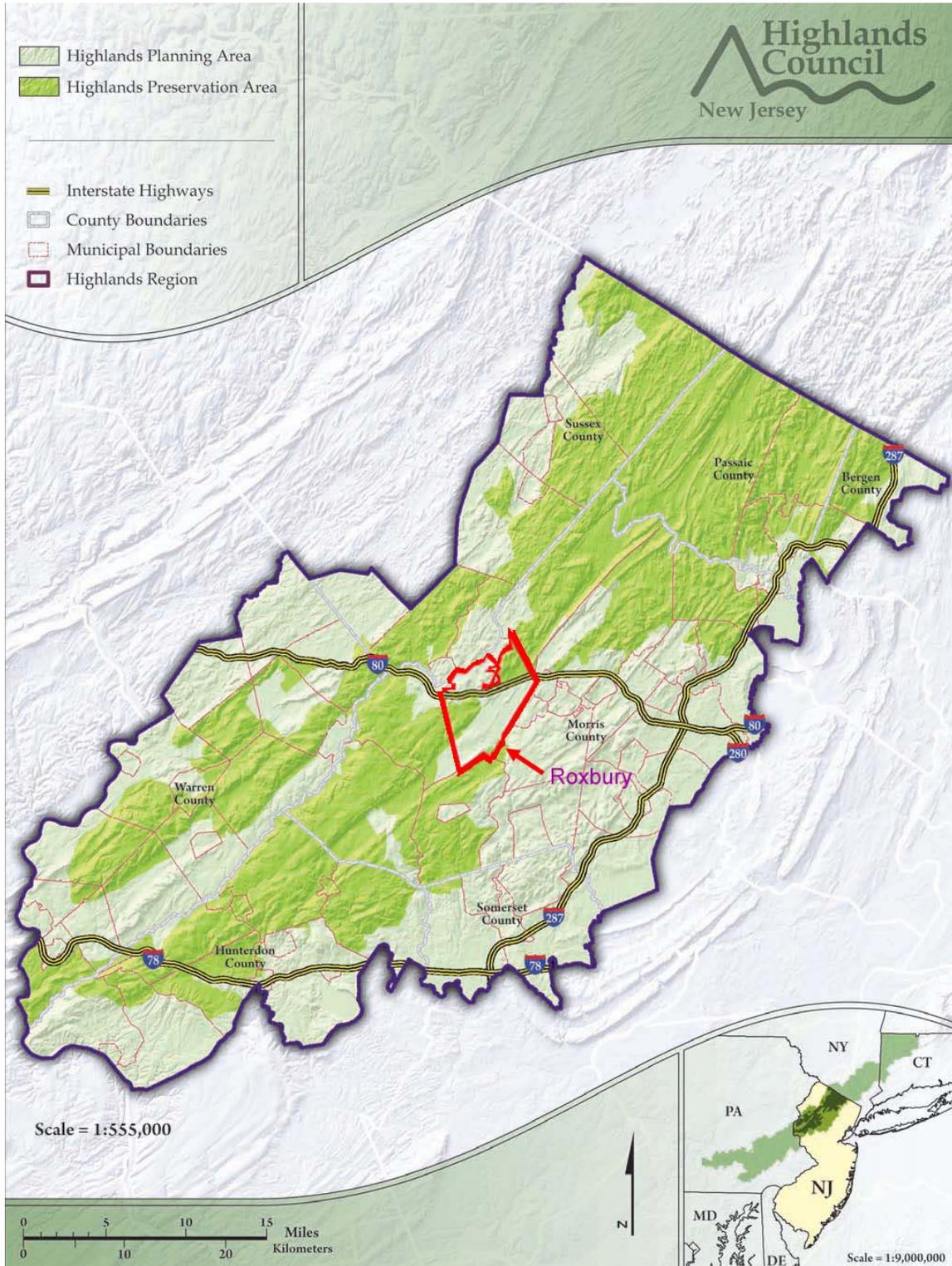
Highlands Regional Master Plan (2008)

The New Jersey Highlands, an area of 859,358 acres, is located in the northwest region of the state and includes 88 municipalities and portions of seven counties. The State Legislature enacted the Highlands Water Protection and Planning Act (Highlands Act) on August 10, 2004. On July 17, 2008, the Highlands Council approved the final version of the *Highlands Regional Master Plan*. The Plan was approved by Governor Corzine on September 5, 2008.

The Highlands Act designated specific boundaries within the Region as the Preservation Area and the Planning Area. Within the Preservation Area, municipal and county conformance with the *Highlands Regional Master Plan* is required; it is voluntary in the Planning Area. In Morris County, 56% (155,486 acres) of the land base is within the planning area, with 44% (120,123) falling in the preservation area. In Roxbury Township, 69% of the municipality is within the Planning Area (9,719 acres) with 31% (4,301 acres) located in the Preservation Area (*Highlands Regional Master Plan, page 21*).

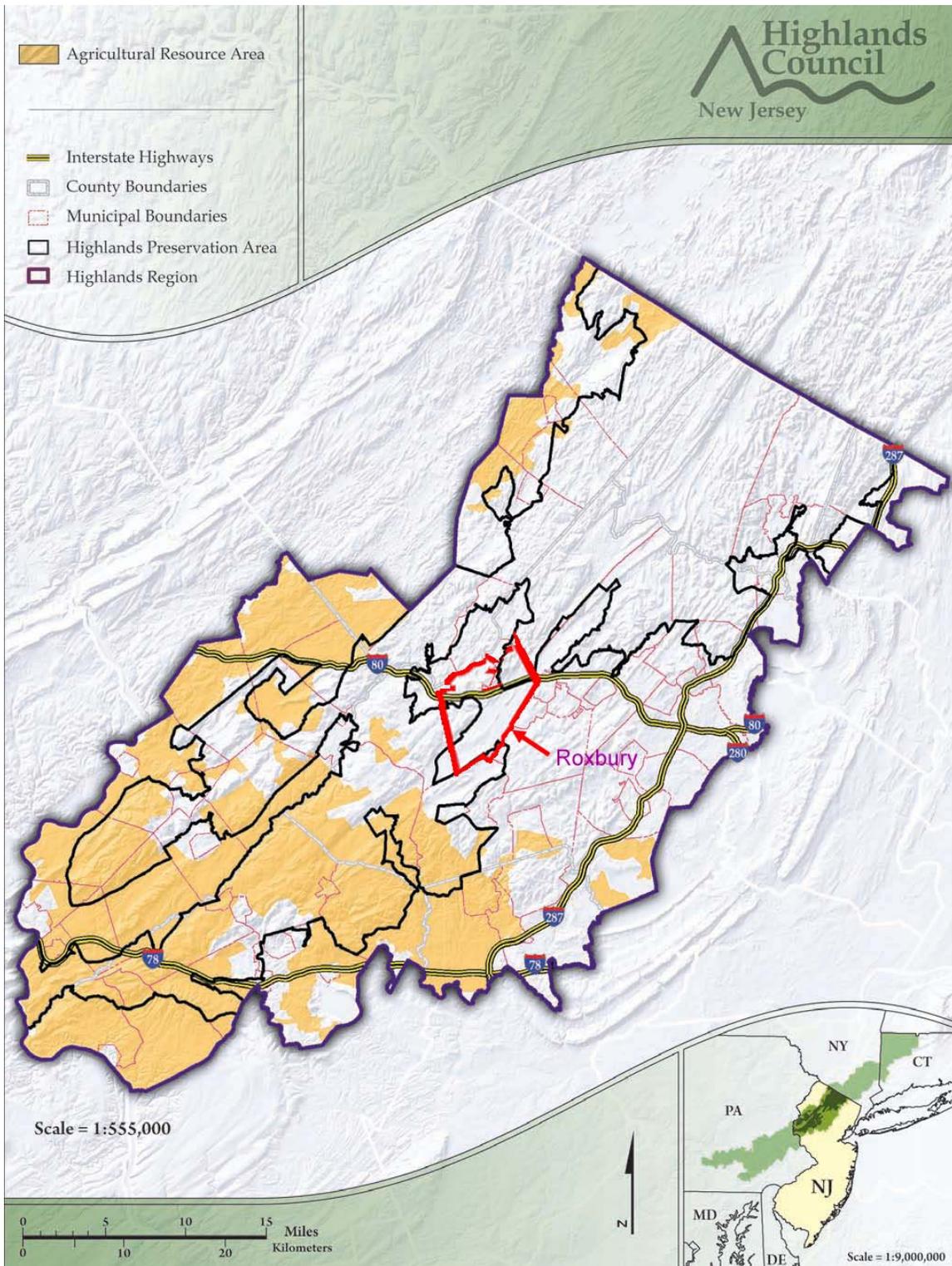
The Highlands Regional Master Plan identifies land of high conservation priority within the Highlands. These lands are shown in the map below for Roxbury Township.

Highlands Regional Planning Area



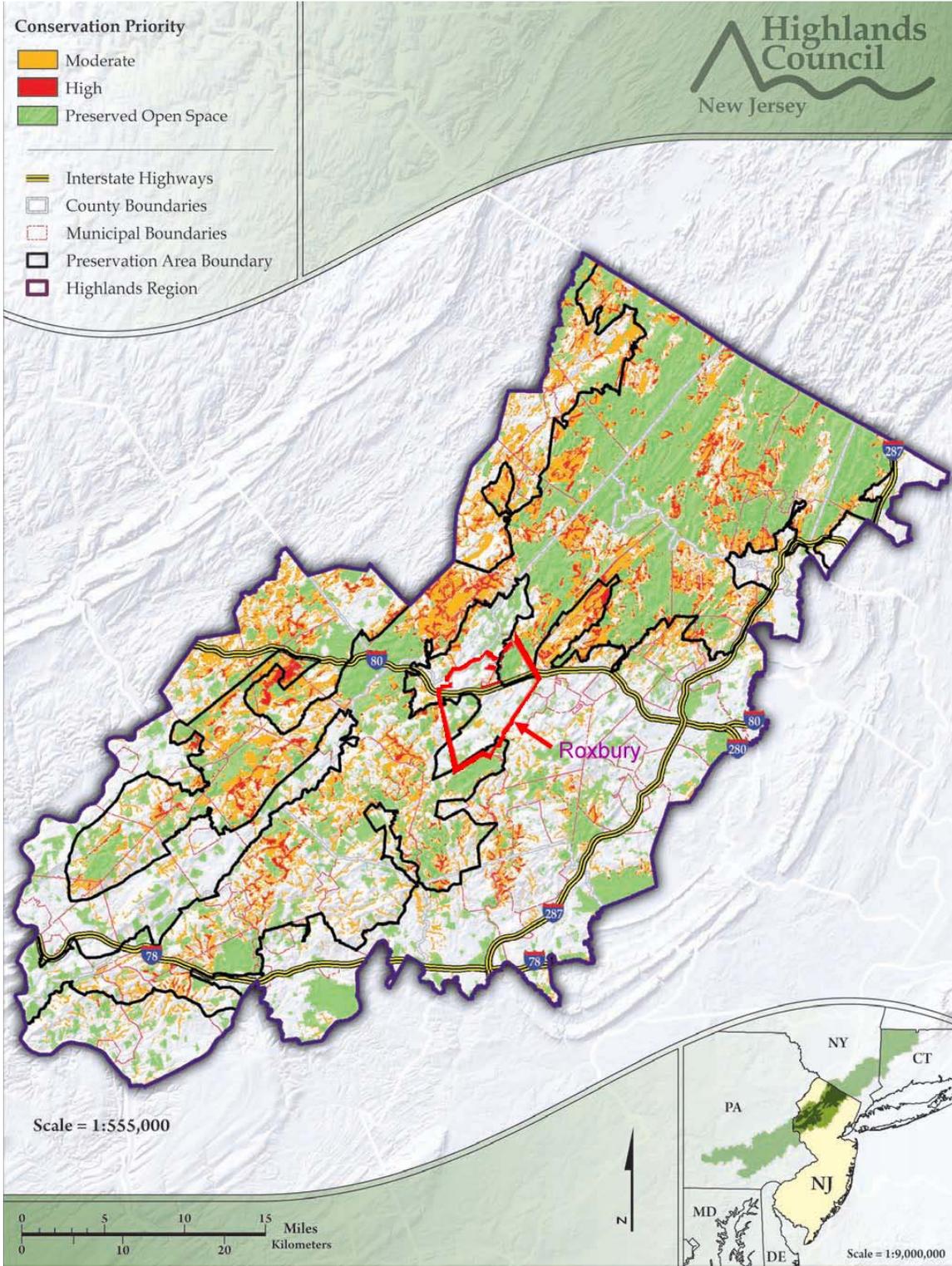
Source: Highlands Regional Master Plan (2008)

Highlands Agricultural Resource Areas



Source: Highlands Regional Master Plan (2008)

Highlands Conservation Priority Areas



Source: Highlands Regional Master Plan (2008)

New Jersey State Development and Redevelopment Plan (2001)

The State Planning Commission adopted the *State Development and Redevelopment Plan (SDRP)* on March 1, 2001. The *State Plan* serves as a guide for public and private sector investment in New Jersey, looking toward the year 2020. The vision that it presents is Livable Communities and Natural Landscapes. The primary objectives of the *State Plan* are the redevelopment, maintenance, and revitalization of existing communities and the development of new communities in compact forms with a mix of uses. Thus, the overall goal of the *State Plan* is to promote development and redevelopment that will consume less land and natural resources, and use the State's infrastructure more efficiently.

The *State Plan* designates five Planning Areas to reflect the distinct geographic and economic units within the state, and it establishes specific policy objectives for each Planning Area suitable to its needs and characteristics. These planning areas are: Metropolitan, Suburban, Fringe, Rural and Environmentally Sensitive Areas. The SDRP also identifies Designated Centers where future development and redevelopment activities are most appropriate and will be actively promoted. Centers are categorized as Urban Centers, Regional Centers, Towns, Villages, and Hamlets corresponding to criteria including size, regional location, population, residential and employment densities, and available housing stock. The combination of Planning Areas and Designated Centers establishes a comprehensive framework for pursuing land use and development regulation throughout New Jersey.

Roxbury Township is located within the Planning Area 1 (Metropolitan Planning Area), Planning Area 2 (Suburban Planning Area), and Planning Area 5 (Environmentally Sensitive Planning Area).

Metropolitan Planning Areas (PA1) are comprised of the most intensely developed regions in the state. The goals in this planning area revolve around revitalizing existing cities and towns by encouraging compact growth and redevelopment. The Metropolitan Planning Area is identified as the most appropriate location for future development in New Jersey. The Succasunna-Kenvil region of the Township is designated as within the Metropolitan Planning Area (PA1).

Areas located within the Metropolitan Planning Area typically contain communities with mature settlement patterns, older infrastructure, and a small supply of vacant land for new development. In PA1, one of the *State Plan's* intentions is to protect the character of existing stable communities. The Policy Objectives for PA1 that apply to the *Roxbury Township OSRP Update* include:

Policy Objective 1 Land Use: Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single-use developments and enhance their linkage to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.

Policy Objective 5 Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, wildlife habitats, and to Critical Environmental Sites and Historic and Cultural Sites. Use open space to reinforce neighborhood and community identity, and protect natural linear systems including regional systems that link to other Planning Areas.

Policy Objective 7 Recreation: Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local, and regional levels by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding and linking the system through redevelopment and reclamation projects.

The *State Plan* calls on PA1 communities to implement its Statewide Policies through a variety of actions, including developing strategic acquisition plans for open space, preparing and maintaining Environmental Resource Inventories (ERIs) and incorporating ERI data into municipal master plans, and mapping and protecting Critical Environmental Sites and Historic and Cultural Sites.

Suburban Planning Areas (PA2) support much of the new development that will occur in New Jersey while maintaining the character of existing communities there. Growth in suburban town centers is especially encouraged in order to help protect and preserve the natural resources that exist in these areas. The Suburban Planning Area is meant to complement metropolitan areas, and is most commonly found outside heavily urban areas. The area along Howard Boulevard and into Mount Arlington is within the Suburban Planning Area. The Policy Objectives for PA2 that apply to the *Roxbury Township OSRP Update* include:

Policy Objective 1 Land Use: Guide development and redevelopment into more compact forms—Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities. Plan and zone for a wide range of land uses and users, in order to achieve more balanced communities. Seek to better integrate different land uses, and remove or mitigate physical barriers between them. Encourage densities capable of supporting transit. Preserve the Environs as parkland, farmland, or partially developed low-density uses without compromising the Planning Area’s capacity to accommodate future growth.

Policy Objective 2 Housing: Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate the area’s projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with maximum access to a full range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain the existing character.

Policy Objective 3 Economic Development: Guide opportunities for economic development into Centers or existing pedestrian- and transit-supportive single-use areas and target new jobs to these locations.

Policy Objective 4 Transportation: Maintain and enhance a transportation system that links Centers and existing large single-use areas to each other, to Metropolitan Planning Areas and to major highway and transit corridors. Emphasize the use of public transportation systems and alternative modes of transportation where appropriate and feasible, and maximize circulation and mobility options (including pedestrian and bicycle connections between developments) throughout. Encourage significant redevelopment and intensification around existing and planned rail stations along transit corridors and ferry stations along waterfronts. Promote flexible (variable route) transit and support employer-operated shuttle services. Preserve and stabilize general aviation airports and, where appropriate, encourage community economic development, transportation intermodal hubs, and complementary uses for airport property such as business centers.

Policy Objective 5 Natural Resource Conservation: Conserve continuous natural systems, strategically locate open space, and buffer Critical Environmental Sites. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link into other Planning Areas.

Policy Objective 7 Recreation: Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels, by concentrating on the maintenance and rehabilitation of existing parks and open space, while expanding and linking the system through redevelopment and reclamation projects. In the undeveloped portions of this Planning Area, acquire and improve neighborhood and municipal parkland within Centers, and regional parkland and open space either in or within easy access of Centers.

Policy Objective 8 Redevelopment: Encourage redevelopment efforts in existing Centers and single-use areas which can be redeveloped into mixed-use areas, and areas within walking distance of train stations or other major public transit facilities. Redevelop at transit-supportive densities, while creating pedestrian-oriented environments. Take full advantage of the opportunities available under the state's redevelopment statutes to promote new Centers and retrofit existing areas with mixed-uses and higher densities.

Policy Objective 9 Historic Preservation: Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to develop or redevelop. Coordinate historic preservation with tourism efforts.

Fringe Planning Areas (PA3) serve as an appropriate interface between suburban and rural areas. They are not as developed as metropolitan and suburban areas, but support more development activity than nearby rural lands. Fringe Areas play the important role as a buffer between these largely incompatible land uses. Consequently, they are often the frontlines of urban sprawl, and must be carefully planned to ensure that development is appropriately restricted to existing urbanized areas. Roxbury Township does not contain any land within the Fringe Planning Area.

Rural Planning Areas (PA4) are suitable for the preservation of large contiguous areas of farmland. Sustaining the agricultural industry while confining development and redevelopment within existing towns are included among the policy objectives applicable to these areas. Roxbury Township does not contain any land within the Rural Planning Area.

Environmentally Sensitive Planning Areas (PA5) contain lands where natural resource preservation should be the primary planning consideration. Development should be minimized or constrained to existing centers while large contiguous natural areas should be preserved as open space. Areas located within the PA5 typically contain large, contiguous land areas with valuable ecosystems. The State recognizes that the future environmental and economic integrity of the state rests in the protection of these irreplaceable resources. Environmentally Sensitive Planning Areas are characterized by watershed of pristine waters, drinking water supply reservoirs, recharge areas for potable water aquifers, habitats for endangered and threatened species. Perhaps most important, because the areas in the Environmentally Sensitive Planning Areas are by definition more sensitive to disturbance than other environs in other Planning Areas, new development in these areas has the potential to destroy the very characteristics that define the area. Much of the Township, particularly the area of Mooney Mountain and Drakes Brook, is within the Environmentally Sensitive Planning Areas (PA5). The Policy Objectives for PA5 that most greatly apply to the *Roxbury Township OSRP Update* include:

Policy Objective 1 Land Use: Protect natural systems and environmentally sensitive features by guiding development and redevelopment into Centers and establishing Center Boundaries and buffers and greenbelts around these boundaries. Maintain open space networks, critical habitat and large contiguous tracts of land in the Environs by a variety of land use techniques. Development and redevelopment should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public investments in open space preservation have been made. Development and redevelopment in the Environs should maintain and enhance the natural resources and character of the area.

Policy Objective 5 Natural Resource Conservation: Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes

of exceptional value, critical slope areas, scenic vistas and other significant environmentally sensitive features.

Policy Objective 7 Recreation: Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisitions and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems. Ensure meaningful access to public lands.

Policy Objective 9 Historic Preservation: Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability for a Center to develop or redevelop. Outside Centers, coordinate historic preservation needs with open space preservation efforts. Coordinate historic preservation with tourism efforts.

Additionally, the State has designated the lands within the Berkshire Valley Wildlife Management Area as “parkland.”

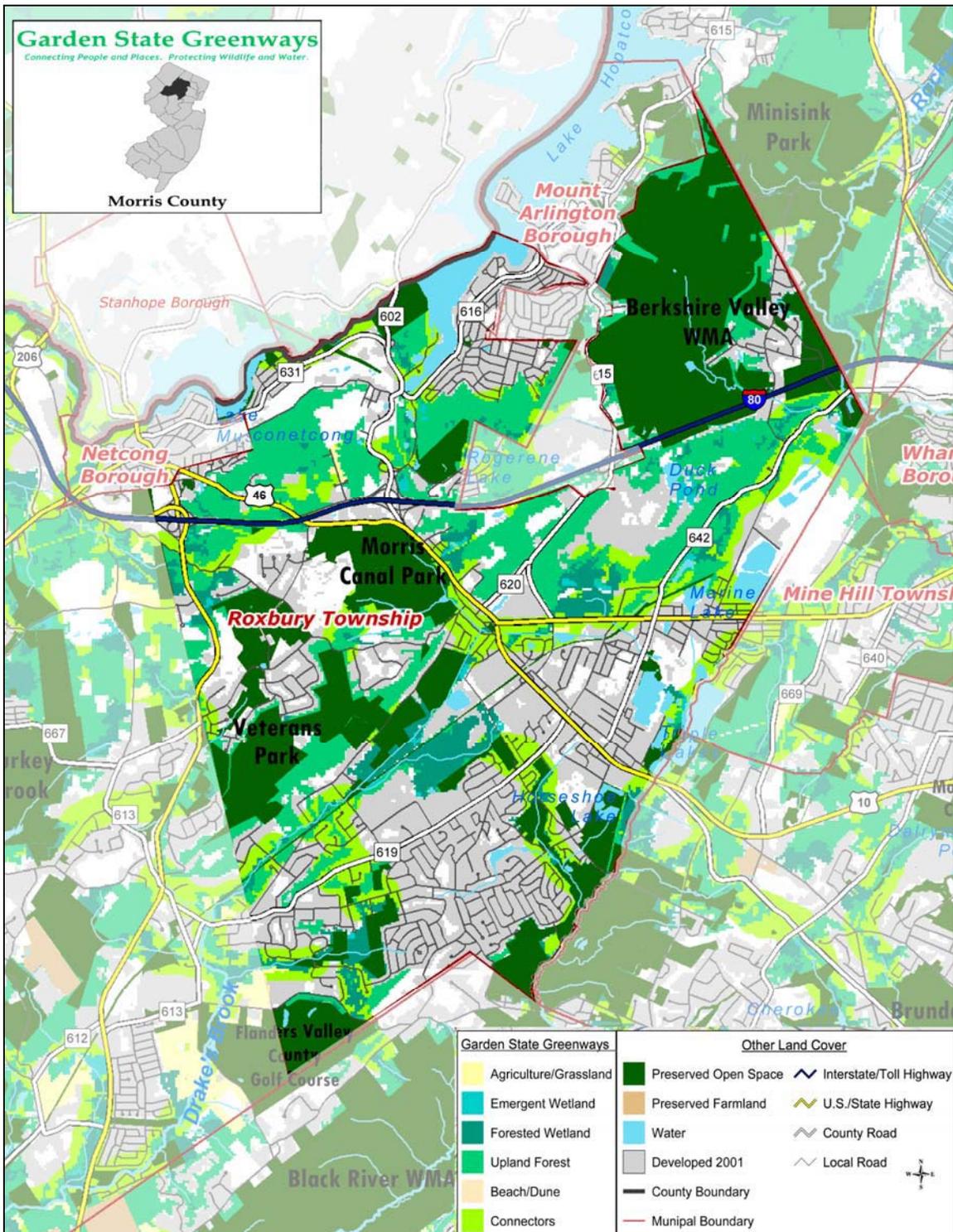
Garden State Greenways

As a tool for open space planning, *Garden State Greenways* shows municipalities working to preserve the best natural and recreational resources where to get started. *Garden State Greenways* is a vision for a statewide system of interconnected natural lands, or greenways, in New Jersey. The project defines greenways as “hubs” and “connectors.”

Hubs represent non-fragmented natural areas remaining in New Jersey’s landscape. These natural resources—wetlands, forests, fertile soils, grasslands, beaches and diverse plant and animal habitat—provide New Jersey residents with clean water, clean air, a healthy food supply, scenic areas and recreation. These resources maintain a healthy environment for people to live in New Jersey.

Connectors link the hubs. One goal of the *Garden State Greenways* is to have an outdoor area within a ten-minute walk or bike ride from people’s homes. *Garden State Greenways* connect people to the outdoors, physically, by inviting exploration of New Jersey’s nature, and intellectually by showing people how nature is working to keep our home state healthy and safe.

Due to stretches of forestlands and streams, and large parcels of open space like Berkshire Valley Wildlife Management Area, Morris Canal Park, Veterans Park, and the Flanders Valley Golf Course, Roxbury Township has many hubs from which connectors can be established. The *Garden State Greenways* map highlights areas where connectors are possible. In Roxbury Township, these connectors follow Drakes Brook, the streams running through the Triple Lakes area into the Lamington River, as well as the path of the Morris Canal Greenway (see *Garden State Greenways Hubs and Connectors* map below).



Source: Garden State Greenways

PRESERVATION PRIORITIES AND RECOMMENDATIONS



A system of open space considers the needs of the Township together with its resources to weave a comprehensive plan that identifies areas called out by their distinctive attributes and capacities for meeting the community’s specific open space goals. The areas of focus are referred to as “greenways.” Greenways are a loosely interconnected system of open space weaving through areas of a community. They link recreational, cultural, historic and scenic features to maintain a sense of place and character and thus improve the quality of life for everyone.

Greenways favor public spaces that welcome and engage the community. Their purpose is to:

“expand the opportunities for urban recreation, to provide alternative ways to move through the city, and to enhance the experience of nature and city life”
(Vancouver Greenways Program)

A Greenway does not establish any new or restrictive zone, or require any enforcement. Nor does it reduce the right of a property owner to utilize their property in their best interest.

Included in the Maps Section is a series of maps used to identify and develop the Township’s *Greenway Map for Roxbury Township*. These include the:

Land Use/Land Cover Map: Identification of forested land, wetlands, and agricultural land in the Township.

Natural Features Map: Identification of significant natural areas including the location of Natural Heritage Priority Sites, stream corridors (including Category 1 waterways), watershed boundaries, high risk flood zones, and wetland areas.

Historic Districts Map: The Township has four historic districts identified by the Historic Advisory Committee. These include the Ledgewood Historic District (“Drakesville”), McCanesvilles Historic District, Lower Berkshire Valley Historic District, and the Succasunny Historic District.

Preserved Lands Map: Identifies the preserved lands in the Township, including municipal, county and state lands.

The *Greenway Map* is a tool to guide the Township in the planning for its parks, recreation, and the preservation of its natural and cultural features; inclusion within a greenway on the *Greenway Map* does not, in and of itself, preclude development.

Along with the identified greenways, the historic districts of the Township also have the potential to serve as the base for community involvement. Continued preservation of the Township's history as living parts of the community will also contribute to maintaining its character and quality of life.

The greenways identified within Roxbury Township are:

- Morris Canal Greenway
- West Morris Greenway
- Berkshire Valley Greenway
- Eyland Woods Greenway
- Drakes Brook Greenway
- Mooney Mountain Greenway
- Ledgewood Greenway

The seven named greenways are illustrated on the *Greenways Map*. The Lower Berkshire Valley Historic District, the McCanesvilles Historic District, the Succasunna Historic District, and the Ledgewood Historic District (“Drakesville”) have been highlighted to show their locations.

Morris Canal Greenway

The Morris Canal Greenway traverses Roxbury Township from the northwestern edge of the Township, along the Musconetcong River, across the Township and exiting the Township on the western edge, near Stephens Brook and Mine Hill Township. The Greenway highlights the path of the Morris Canal in Roxbury Township. The Morris Canal moved commodities such as timber and coal, from western New Jersey, across the hills of northern New Jersey, to industries and markets in the eastern cities of Newark, Jersey City, and New York. The presence of the canal in Roxbury gave rise to the areas today known as Ledgewood, Shippenport, Landing, and Port Morris (<http://www.roxburynewjersey.com/canal.htm>). In Roxbury, there were three inclined planes, two in Ledgewood and one in Shippenport. Additionally, there were two sawmills in the area of Ledgewood (called “Drakesville” during the mid-1800’s) (<http://www.roxburynewjersey.com/history.htm>).

The Canal itself was utilized from the late 1820’s through the 1920’s. Usage of the Canal peaked in 1866, when nearly 13,000 boatloads of cargo used the system. However, by the late 1800’s use of the canal was declining and by 1900 commercial traffic was negligible. In 1924 the State formally abandoned the line and shortly thereafter, it was dismantled. Today, portions of the canal are preserved in various locations around the state. A prime location to view the remaining canal features is at Roxbury Township’s Canal Park, located off Main Street, near the intersection of Routes 46 and 10. Canal Park includes the remnants of Inclined Planes 2 and 3 East, a long stretch of dry canal prism, and a canal basin that still contains water. Here, one can imagine the canal boats waiting in the basin to go up or down the planes.

Today the Canal Society of New Jersey spearheads the preservation of the Morris Canal. The Society has cleared many miles of the former towpath to create walking trails, as well as inventoried and identified the historic features of the Canal that remain today. The *Morris Canal Greenway* is a project of both the Canal Society and Roxbury Township. Working together, and with the help of local service groups, much of the Canal in Roxbury has been preserved, along with the renovation of historic sites, including the King's Store.

The vision of this greenway is to:

- Create a continuous recreational and historical trail for public use. The trail will have interpretive signage “that will include historic photographs, stories, and information about the canal, how it operated, and the lives of the canal workers and businessmen who helped in its creation and success.”
(<http://www.njskylands.com/hsmorriscanal.htm>)
- Continue to work with the Canal Society of New Jersey and its partners, such as the New Jersey Division of Parks and Forestry, Friends of the Morris Canal, and the Morris County Park Commission to continue acquiring parcels of land along the greenway.
- Work with area groups, such as the Roxbury Rotary Club, to continue improving the historical and environmental attributes of the greenway.
- Partner with groups, such as the Canal Day Association and the Roxbury Area Chamber of Commerce, to create events and programs which raise awareness and funding for future restoration work along the greenway in Roxbury Township, as well as create tourism opportunities for promoting local businesses.

West Morris Greenway

The West Morris Greenway is a regional greenway initiative led by the Morris County Park Commission (MCPC). The MCPC's goal for the greenway is to provide a trail link from Patriots' Path in Chester Township to the historic Newfoundland Train Station on the Morris and Passaic County border. This will be accomplished by following the Chester Branch railroad right-of-way north from the Black River Wildlife Management Area (WMA) along the eastern border of Roxbury. Before reaching Interstate 80, the rail line turns east into Wharton Borough where the greenway will continue through Hugh Force County Park into Rockaway Township, where it will meet a proposed extension of the Fanny Highlands Trail. In Roxbury Township, the Township's *West Morris Greenway* expands upon the vision of the MCPC to include ecologically sensitive lands, protect water resources, and provide recreational opportunities for residents.

In the southern portion of the Township, the Lamington River borders the greenway on the east. The Lamington River has its headwaters in Roxbury Township near the jughandle turn that leads drivers either onto Sussex Turnpike or back onto Route 10. The river is a tributary of the North Branch Raritan River. It traverses Roxbury for only about a mile until entering the nearby Black River Wildlife Management Area. The Lamington River supports a significant stretch of wetlands, as well as a State designated Natural Heritage Priority Site (see *Natural Features Map*). This portion of the greenway is considered to be highly significant for the protection and continued utilization of the

Morris County Municipal Utilities Authority's (MCMUA) Alamatong Well Field. The six wells operating at the field have the capacity to pump 3,850 gallons per minute, with a diversion of 128 million gallons per month.

(<http://www.mcmua.com/water/watersystem.htm>)

The MCMUA provides drinking water to 35,000 residents in Morris County in the following municipalities: Denville Township, Jefferson Township, Mine Hill Township, Mount Arlington Borough, Parsippany-Troy Hills Township, Randolph Township, Roxbury Township, and Wharton Borough. These wells also serve customers of the New Jersey American Water Company, as well as the Southeast Morris County MUA, which serves Morristown, Morris Township, Morris Plains and Hanover Township, along with some service in Mendham Township and Harding Township.

(<http://www.mcmua.com/water/watersystem.htm>)

In addition to providing protection for drinking water resources, the *West Morris Greenway* supports numerous recreational opportunities for the community. Located in the central portion of the greenway is Horseshoe Lake Recreation Complex, the Township's prime recreation facility. The complex offers picnic areas, a lake with a designated swim area, fishing, lighted basketball courts, volleyball courts, softball and baseball fields, soccer fields, as well as a walking path, and paved bikeway. The facility is also equipped with a large pavilion, along with a covered stage area. Additionally, the Township, through the work of many volunteers, has recently rebuilt Imagination Station, one of the region's best children's playgrounds. The rebuilding of the playground was truly an act of community building, as residents worked together to raise the funds necessary for the project and then rebuilt the structures.

(www.imaginationstationplayground.com)

If residents wish to find a quiet spot, the *West Morris Greenway* also offers Midland Park, which supports a natural area with a wooded path and small pond.

The northern portion of the *West Morris Greenway* includes Marine Lake and Category One waters from Stephens Brook. This portion of the greenway runs adjacent to large portions of open space in the neighboring municipality of Mine Hill, including the heavily forested Irondale Mountain preserve.

The vision for this greenway is:

- Continue working with the Morris County Park Commission to build the West Morris Greenway trail system, as well as work collaboratively on preservation projects that will enhance the scenic value of the trail.
- Work with neighboring Chester Township and The New Jersey Conservation Foundation, which has established a regional Black River Greenway, to preserve and protect areas along the Lamington River.
- Protect ecologically sensitive lands along the Greenway, paying particular attention to properties located in the Natural Heritage Priority Site, as well as properties near the Alamatong Well Field.

- Partner with organizations such as the South Branch Watershed Association to utilize their education and outreach resources for the Roxbury community. Consider inviting these groups to municipal events and festivals.
- Keep the momentum going from the re-build of Imagination Station. Utilize the energy and enthusiasm of the volunteer group to work toward additional recreation projects.
- Review Township-owned parcels to determine viability of listing on the Township ROSI to secure future protection for these parcels.
- Continue work on trail systems proposed in the *Trails Plan* (2005). These trail systems will support connectivity between the high school, surrounding neighborhoods, and the Horseshoe Lake Recreation Complex, as well as the greater West Morris Greenway trail.
- Work to protect the valuable Category One Waters that flow into the northern portion of the greenway

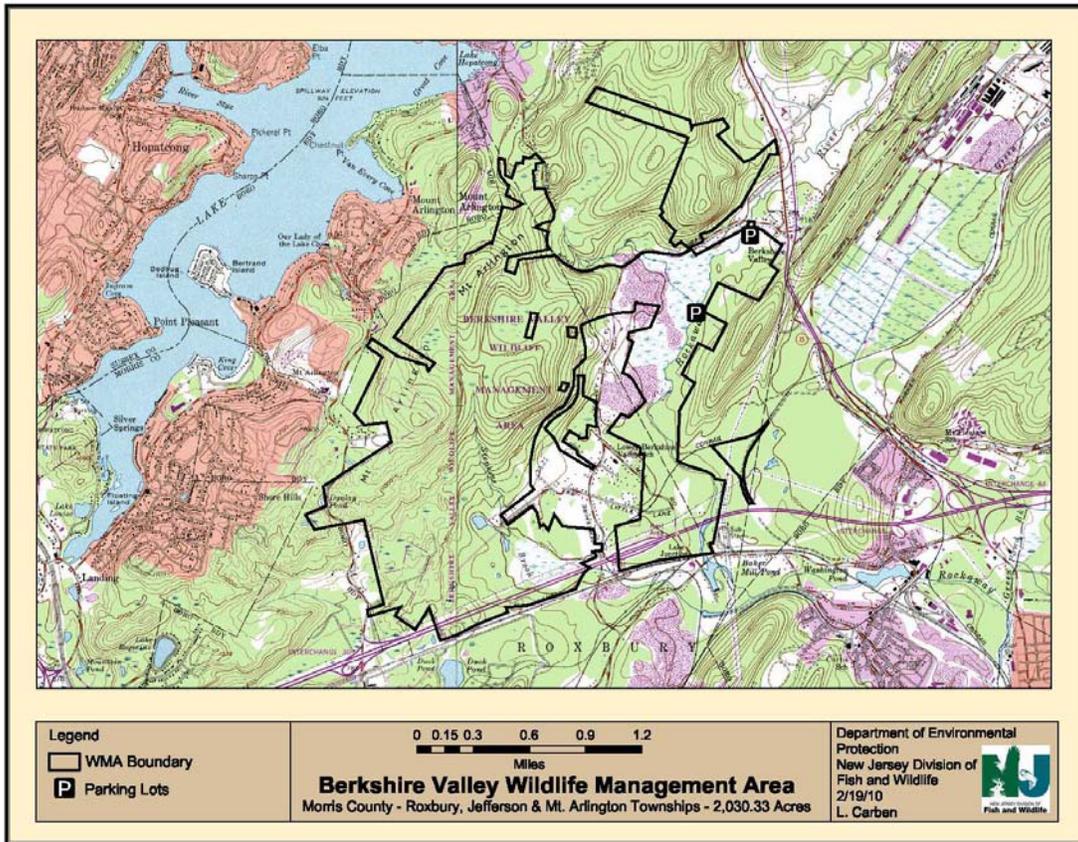
Berkshire Valley Greenway

Located in the northeast corner of the Township, and extending into Jefferson Township is the Berkshire Valley Wildlife Management Area (WMA). The *Berkshire Valley Greenway* seeks to build off of the preserved lands of the Wildlife Management Area. The WMA supports 2,030 acres of wetlands and upland mixed hardwood forest that provides valuable wildlife habitat and the conservation of important lands necessary for drinking water recharge. The management area is a prime location for birding, wildlife viewing and photography, cross country skiing, and hiking, as well as hunting and fishing. The management area is stocked with pheasant and quail by the New Jersey Department of Environmental Protection's Division of Fish, Game and Wildlife (*personal communication, Lisa Carben*). Additionally, the Rockaway River provides excellent fishing opportunities. For hikers, the Farny Highlands Trail Network runs through a small section of the management area, in the eastern Jefferson Township section. The Farny Highlands Trail Network is a greenway that links large, undeveloped areas. When completed, the Network will consist of 50 miles of hiking trails and will connect with the 150-mile Highlands Trail. Additionally, the West Morris Greenway trail system created by the Morris County Park Commission will also link with the WMA as it follows the Chester Branch Railroad right-of-way north along the eastern border of the Township. There are also a number of unmarked trails and dirt roads that wind throughout the management area.

The vision for this greenway is:

- Work with the State to acquire or permanently preserve lands within the *Berkshire Valley Greenway*; preserving these lands will help maintain the ecological integrity of WMA.
- Work with the Historical Advisory Committee to promote the nearby Lower Berkshire Valley Historic District and possible conservation connections between the WMA and the District.

Please see map below for the Berkshire Valley Wildlife Management location and parking facilities.



Source: NJDEP Fish and Wildlife Watershed Management Areas

Eyland Woods Greenway

The *Eyland Woods Greenway* is located in the far southern tip of the municipality. The greenway is heavily forested, both with upland woods and a hardwoods-wetland complex. Drakes Brook runs through a portion of the greenway, before feeding into the South Branch Raritan River. This region of the Township is also of great importance for protecting the Morris County Municipal Utilities Authority’s Flanders Valley Well Field in adjacent Mount Olive Township. The two wells located there provide 58 million gallons of water to the region.

(<http://www.mcmua.com/water/watersystem.htm>)

The greenway also includes ample recreation opportunities. The municipality owns several parks in the area including Eyland Woods, Kiwanis Park, and Walden Park. Additionally, the Township’s Environmental Commission launched a new community garden, the Vickery Community Gardens. The garden is located on the former Lines Farm, which the Township purchased in 2004, and offers residents an opportunity to rent a garden plot for a small fee. The garden area is protected from deer, while the remaining area is largely forested. There is a hiking trail and a small building on site, which is in the process of being converted to an environmental center.

The Flanders Valley Golf Course, a public course operated by the Morris County Park Commission, is also located within the *Eyland Woods Greenway*. The golf course is 409 acres and is frequently cited as one of the nation's most outstanding public courses. The course is 36 holes and features a golf shop, snack bar, and locker room facility. Each season more than 85,000 golfers play at Flanders Valley.
(http://www.morrisparks.net/golf/html/courses/description_flanders.html)

The vision for this greenway is:

- Protect the wetlands associated with the Drakes Brook.
- Continue to expand municipal recreation facilities and natural areas through direct acquisition.
- Review Township-owned parcels to determine viability of listing on the Township ROSI to secure future protection for these parcels.
- Work with the Morris County Park Commission to expand the natural areas surrounding the Flanders Valley Golf Course.
- Work with the Morris County Park Commission to explore implementing the Audubon Cooperative Sanctuary Program for Golf Courses (<http://acspgolf.auduboninternational.org>) at the Flanders Valley Golf Course. This program helps to enhance the valuable natural areas and wildlife habitats that golf course can provide, along with minimizing the potentially harmful impact of golf course operations.
- Review privately owned parcels and work with landowners to offer conservation easements on the forested sections of their property.

Drakes Brook Greenway

The *Drakes Brook Greenway* highlights significant patches of forest cover and wetlands associated with the Drakes Brook. This section of Drakes Brook is of particular significance, as the New Jersey Department of Environmental Protection has classified the entire length (within the *Greenway*) as a Category One watercourse. Drakes Brook is located within the South Branch Raritan River Watershed system. The South Branch of the Raritan River begins at Budd Lake in Mount Olive Township and flows for 51 miles down to Branchburg Township in Somerset County, where it joins the North Branch of the Raritan River. Here, it becomes the main stem of the Raritan River itself (<http://www.sbwa.org/watershed.html>). In addition to its water resources, the greenway supports active recreation at the Emmans Park. Located at 75 Emmans Road, the park has three baseball fields, two soccer fields and a dog park. The greenway also connects with the *Mooney Mountain Greenway*, creating a vast natural area in the heart of the Township.

The vision for this greenway is:

- Conservation easements should be considered across privately owned parcels to further protect wetlands and remaining forest stands.
- Work with the South Branch Watershed Association to develop educational materials for property owners in the *Greenway* which detail best management practices for continued water quality.
- Continue working on trailways as designated in the *2005 Trails Plan*.

- Work with State, County, and municipal Department of Public Works members to reduce road salt usage in areas which surround the *Drakes Brook Greenway*.
- Review Township-owned parcels to determine viability of listing on the Township ROSI to secure future protection for these parcels.
- Ensure pet waste is properly disposed of at the Emmans Road dog park.

Mooney Mountain Greenway

The *Mooney Mountain Greenway* is centered on the expansion of the already well-established municipal parks in the area. The greenway is located in the western portion of the Township, near the border with Mount Olive Township and terminates where Route 46 bisects the municipality. The greenway supports one of the largest contiguous forest patches in the municipality. As such it provides significant wildlife habitat, as well as acting as a natural buffer to Drakes Brook, along the southern portion of the greenway. The *Mooney Mountain Greenway* contains topographic changes, particularly the ridgeline located along the southern portion of Veterans Park, creating a number of expansive vistas with scenic outlooks of the Succasunna Valley. Veterans Park is 240 acres and contains a number of hiking trails. Nearby is Mooney Mountain Park and Conkling Pond. Mooney Mountain Park is a neighborhood park containing a playground area and a paved basketball court, while the neighboring Conkling Pond is a local favorite fishing spot.

Mooney Mountain Greenway also includes Ledgewood Park and Morris Canal Park, which together comprise over 250 acres of forestland, offering a fishing pond and hiking trails. Remnants of the Morris Canal are currently being restored (see *Morris Canal Greenway* description for more information on the Morris Canal). Within the Morris Canal Park are the remnants of the High Ledge Iron Mine. The iron mine was a source of magnetite ore and was started and closed in 1880 and again 1883. In 1911 the mine was reopened by the High Ledge Mines Company and worked until at least 1912; one of the few New Jersey iron mines still in operation by this point. It is believed that the mine produced approximately 2,000 tons of ore. The mine had two shafts; one was 55 feet deep, the other 30 feet deep.

(<http://www.mindat.org/loc-12602.html>)

(<http://www.ironminers.com/ironmines/high-ledge-mine-1.htm>)

This area also supports agricultural activities. The Morris County Agriculture Development Board (CADB) has identified Lot 1.01 of Block 9002 in the Township as being a key farmland parcel within the Greenway, belonging within the Agricultural Development Area (ADA) and eligible for preservation through the MCADB (*Morris County Comprehensive Farmland Preservation Plan, Central Project Area North Map*).

The vision for this greenway is:

- Continue working on trailways as designated in the *2005 Trails Plan*.
- Review Township-owned parcels to determine viability of listing on the Township ROSI to secure future protection for these parcels.
- Continue to expand municipal recreation facilities and natural areas through direct acquisition.

- Review privately owned parcels and work with landowners to offer conservation easements on the forested sections of their property.
- Continue to work with the Canal Society of New Jersey and its partners, such as the New Jersey Division of Parks and Forestry, Friends of the Morris Canal, and the Morris County Park Commission to continue acquiring parcels of land along the greenway.
- Work with area groups, such as the Roxbury Rotary Club, to continue improving the historical and environmental attributes of the greenway.
- Work with the CADB to preserve the remaining farmlands within the Agricultural Development Area.

Ledgewood Greenway

The *Ledgewood Greenway* is located in the central portion of the Township, sandwiched between Interstate Route 80 to the north and State Route 46 to the southwest and bordered in part by Howard Boulevard on the eastern edge. A large portion of the forests in the greenway are considered to be “High Ecological Value Forest,” meaning that they are highly suited to support natural ecological processes. (*Highlands Regional Master Plan*) Much of the greenway is a prime groundwater recharge area. Portions of the greenway are considered to be riparian areas of high resource value.

The vision for this greenway is:

- Protect aquifer and groundwater recharge through direct acquisition of key properties.
- Protect areas of high value forest habitat through direct acquisition and/or conservation easements.
- Across lower value forest stands, conservation easements should be considered on privately owned parcels.

ACTION PROGRAM



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

The *Action Program* suggests specific actions that the Township should take in order to implement the *Open Space and Recreation Plan Update*. These action steps were created in accordance with the *Goals and Objectives* outlined in this *Update* and in conjunction with a thorough review of the municipality’s *1999 OSRP*. The activities listed for the first year after completion of the *Plan Update* are the most urgent and will further Roxbury Township’s open space program immediately. The “three year” recommendations are focused on longer-term objectives that will serve to accomplish the Township’s open space needs. The “five year” projects will be achieved as the program continues to mature and as the opportunities arise.

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

Within One Year

- Adopt Roxbury Township *Open Space and Recreation Plan Update* as an element of the Township’s *Master Plan*.
- Review and prioritize the properties highlighted in the *Preservation Recommendations* section in light of established goals. Visit the properties and determine strategies and funding sources to pursue for the priority lands.
- Submit the final *Open Space and Recreation Plan Update* to NJDEP Green Acres. This will allow non-profit partners, such as The Land Conservancy of New Jersey, to contribute their Green Acres non-profit funding to local municipal open space projects. This will also allow the Township to be eligible for continued enrollment into the State’s Planning Incentive (PI) grant program.
- Review and update the Township’s Recreation and Open Space Inventory (ROSI) to be consistent with the findings of the *Open Space and Recreation Plan Update*. All

Township-owned parcels should be reviewed to determine viability of listing on the Township ROSI.

- Apply for funding from the Morris County Open Space Trust Fund for consideration of eligible projects.
- Meet with the Roxbury Township Historical Committee and the Roxbury Township Environmental Commission to review the Open Space Committee's preservation priorities and identify potential collaborative projects.
- Continue to work on the goals outlined in the *2005 Trails Plan* to increase recreational opportunities and provide alternative transportation routes between population centers, common destinations, and public parks.

Within Three Years

- Work to preserve lands surrounding Category One waters where possible and when funds are available.
- Create a "wish list" of community service open space/recreation projects to be publicized to the greater Roxbury Township community.
- Partner with organizations such as the South Branch Watershed Association to utilize their education and outreach resources for the Roxbury Community. Consider inviting groups like the SBWA to municipal events and festivals.
- Establish an education program for corporate and residential landowners living in floodplain areas about best management practices for lawn care and road salt usage to further reduce non-point source water pollution.
- Meet with the New Jersey Department of Transportation to discuss working on solutions for increasing pedestrian safety and access to the Route 10 corridor.
- Investigate the Morris County Division of Transportation Safe Routes to School program which aims to reduce roadway congestion resulting from school related traffic by providing children a way to safely walk and bike to school.
- Partner with groups, such as the Canal Day Association and the Roxbury Area Chamber of Commerce, to create events and programs which raise awareness and funding for future restoration work along the Morris Canal Greenway in Roxbury Township, as well as create tourism opportunities for promoting local businesses.
- Continue to work with the Canal Society of New Jersey, New Jersey Division of Parks and Forestry, Friends of the Morris Canal, and the Morris County Park Commission to continue acquiring parcels of land along the Morris Canal Greenway.

- Create a continuous recreational and historical trail along the Morris Canal Greenway for public use, when funds are available.
- Work with the State to acquire or permanently preserve lands adjacent to the Berkshire Valley Greenway; preserving these lands will help maintain the ecological integrity of the WMA.
- Work with the Morris County Agriculture Development Board to preserve the remaining eligible farmland parcel within the Agricultural Development Area.
- Investigate the Sustainable Jersey program and its associated grant opportunities.

Within Five Years/ On-going

- Continue to work with non-profit groups to preserve critical conservation areas.
- Continue working with the Morris County Park Commission to build the West Morris Greenway trail system, as well as work collaboratively on preservation projects that will enhance the scenic value of the trail.
- Apply for open space funding from NJDEP Green Acres and the Morris County Open Space Trust Fund.
- Celebrate and publicize all successful open space projects with community events.
- Meet regularly with adjacent municipalities to discuss open space objectives and common programs and goals.
- Update the Township's Natural Resource Inventory.
- Support the Recreation Committee's efforts to update the Recreation Master Plan that examines a variety of recreation activities and facility needs to accommodate Roxbury's existing and future residents.

PRESERVATION PARTNERS, TOOLS, AND FUNDING



Preserving open space and recreational lands results from engaging a network of residents, landowners, park managers, surrounding towns, and local non-profit groups. Included in the *Partners* section is a list of public agencies, regional land trust organizations, and local citizen groups that can serve as partners for the implementation and stewardship of future preservation projects. The *Tools* and *Funding Sources* sections of this chapter provide information about how to advance the land preservation process and leverage municipal expenditures on open space and historic preservation.

PRESERVATION PARTNERS

Federal Agencies

National Park Service

Rivers, Trails and Conservation Assistance Program

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

RTCA, National Park Service

200 Chestnut Street, Third Floor, Philadelphia, PA 19106

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

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

State Agencies

New Jersey Department of Environmental Protection (NJDEP), Office of Brownfield Reuse

The first major effort undertaken by the Office of Brownfield Reuse is the Brownfield Development Area (BDA) Initiative. This program works in partnership with municipalities and neighborhoods that are impacted by multiple brownfield sites. The Initiative will coordinate planning, resources and remediation in an effort to reuse

brownfield properties. The "Brownfields to Greenfields" initiative encourages the restoration of brownfield sites into recreational or natural areas.

*NJ Department of Environmental Protection Office of Brownfield Reuse
401 East State Street, Trenton, NJ 08625
Phone: (609) 292-1251
Website: www.nj.gov/dep/srp/brownfields/obr/*

NJDEP Division of Fish and Wildlife

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

*P.O. Box 400, Trenton NJ 08625-0400
Northern Region Office:
26 Route 173W, Hampton, NJ08827
Website: www.nj.gov/dep/fgw/*

NJDEP Recreational Trails Program

The NJDEP delegates funding from the National Recreation(al) Trails Program, which is provided by the U.S. Federal Highway Administration for the development and maintenance of recreational trails. Funds are awarded through a competitive process with a deadline normally set in mid-December.

*Office of Natural Lands Management, P.O. Box 404, Trenton, NJ 08625-0404
Phone: (609) 984-1339
Website: <http://www.state.nj.us/dep/parksandforests/natural/njtrails.html>*

New Jersey Department of Environmental Protection, Green Acres Program

The Green Acres program awards grants to further the goal of keeping a network of open spaces for scenic, historic, and recreational purposes. Green Acres runs the Planning Incentive program, which awards grants to municipalities projects relevant to these objectives. Roxbury Township has received funding through the New Jersey Green Acres program.

*501 East State Street
Station Plaza Building 5, Ground Floor Trenton, NJ 08625
Phone: (609) 984-0500
Website: <http://www.nj.gov/dep/greenacres/index.html>*

New Jersey Department of Community Affairs, New Jersey Historic Trust

The New Jersey Historic Trust is a program of the Department of Community Affairs devoted to preservation of New Jersey's heritage and preventing unchecked developmental sprawl. Grants are provided for projects relevant to the preservation of historic sites.

*P.O. Box 457 Trenton, NJ 08625-0212
Phone: (609) 984-0473
Website: www.njht.org*

New Jersey Department of Transportation

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

Division of Local Aid and Development

1035 Parkway Avenue, P.O. Box 600, Trenton, NJ 08625

Website: <http://www.state.nj.us/transportation/>

Sustainable Jersey Certification Program

Sustainable Jersey is a certification and incentive program for municipalities in New Jersey that want to go green, save money, and take steps to sustain their quality of life over the long term. Sustainable Jersey has required and elective "actions" that municipalities can implement to receive the certification. These actions address issues such as global warming, pollution, biodiversity, buying locally, community outreach, green building, and sustainable agriculture. Sustainable Jersey is an initiative of the New Jersey State League of Municipalities' Mayors' Committee for a Green Future, the Municipal Land Use Center at The College of New Jersey, The New Jersey Sustainable State Institute at Rutgers University, the NJ Department of Environmental Protection, the Rutgers Center for Green Building, the New Jersey Board of Public Utilities, and a coalition of NJ non-profits, state agencies, and experts in the field.

Care of: The New Jersey Sustainable State Institute

Municipal Land Use Center at The College of New Jersey

McCauley House, P.O. Box 7718, Ewing, NJ 08628-0718

Phone: (609) 771-2938

New Jersey Highlands Council

The New Jersey Highlands Council was created in 2004 by the Water Protection and Planning Act, with the goal of water, resource, and land conservation in northern New Jersey and maintenance of a Highlands *Regional Master Plan* (RMP). Roxbury lies entirely in the Highlands Region.

100 North Road, Chester NJ 07930

Phone: (908) 879-6737

Website: www.highlands.state.nj.us

County Agencies

Morris County Department of Planning and Development

The Department encompasses four programs: Community Development, Farmland Preservation, Planning, and Transportation Management. It administers the annual Morris County Open Space and Farmland Preservation Trust Fund Grants and is developing a bicycle and pedestrian system throughout the County.

30 Schuyler Place, Morristown, NJ 07960
Phone: (973) 829-8120
Website: www.morrispresrvation.org

Morris County Municipal Utilities Authority

Morris County Municipal Utilities Authority has partnered with Roxbury Township on a series of projects focusing on the protection of the Alamatong Wellfield.

300 Mendham Road, P.O. Box 370, Mendham, NJ 07945
Phone: (973) 285-8383
Website: www.mcmua.com

Morris County Park Commission

The Commission serves to maintain public parks in Morris County, including Flanders Valley Golf Course.

P.O. Box 1295, Morristown NJ 07962-1295
53 E Hanover Avenue, Morristown NJ
Phone: (973) 326-7600
Website: www.morrisparks.net

Morris County Heritage Commission

Created in 1970, this nine-member commission promotes awareness of Morris County's diverse history through educational and preservation programs. In 1986, Acroterion Historic Preservation Consultants prepared for the Commission a *Morris County Historic Sites Survey*, which identified several historic districts and numerous individual sites in the county.

P.O. Box 900, Morristown NJ 07963-0900
300 Mendham Road, Morris NJ
Phone: (973) 829-8117
Website: www.co.morris.nj.us/mchc

Non-Profit Organizations

Association of New Jersey Environmental Commissions

A non-profit organization helping New Jersey environmental commissions, open space committees, local and State agencies, and individuals to preserve natural resources and promote sustainable communities. ANJEC offers information, guidance, and referrals to specialists in preservation and sustainability, along with Smart Growth Planning grants for municipalities and counties with environmental commissions.

PO Box 157, Mendham, NJ 07945
Phone: (973) 539-7547
Website: anjec.org

Boy Scouts

The Boy Scouts of America (Council #358) is a not-for-profit organization that is dedicated to preparing young men to make ethical choices by instilling in them the values of good character, citizenship, and personal fitness. Each year it serves more than 20,000

youth members and 6,000 leaders in the counties of Morris, Somerset, Sussex, Union and parts of Middlesex, New Jersey. Boy Scouts voluntarily construct and maintain trails as part of their outdoor training.

Patriots' Path Council #358, 222 Columbia Turnpike, Florham Park, NJ 07932

Phone: (973) 765-9322

Website: www.ppbsa.org

Canal Society of New Jersey

The Canal Society of New Jersey is a member supported non-profit organization that was established in 1969. The Society fosters the preservation of the heritage of New Jersey's historic towpath canals – the Morris Canal and the Delaware & Raritan Canal. The Canal Society is interested in preserving sections of the canal and historic remains within Roxbury Township.

P.O. Box 737, Morristown, NJ 07963-0737

Website: www.canalsocietynj.org

Jersey Off Road Bicycle Association (JORBA)

JORBA's mission is to Advocate, Educate and Conserve. JORBA is dedicated to serving off road cyclists as a member, of equal standing, within the trail user community. Both an educational and charitable entity, it encourages volunteerism and responsibility, and advocates and foster off-road cycling as a healthy, environmentally sound, and sustainable activity.

PO Box 673, Princeton Junction, NJ 08550

Website: http://www2.jorba.org/index.php?title=Allamuchy_Chain_Gang

The Land Conservancy of New Jersey

The Land Conservancy of New Jersey is a non-profit, member-supported organization dedicated to preserving and permanently protecting open space lands in New Jersey. The Conservancy assisted Roxbury Township in the production of its *Trails Plan and Open Space and Recreation Plan Update*.

19 Boonton Ave., Boonton, NJ 07005

Phone: (973) 541-1010

Website: www.tlc-nj.org

Morris Area Freewheelers

The Morris Area Freewheelers Bicycle Club is a volunteer organization dedicated to promoting all aspects of road cycling.

Website: www.mafw.org

Morris County Historical Society

Founded in 1945, the Society includes 400 members with the stated goal “to discover, preserve, and make known the history of Morris County through exhibits, programs, publications, and preservation advocacy.”

68 Morris Ave, Morristown NJ

Phone: (973) 267-3465

Website: www.acornhall.org

Morris Trails Partnership

The Morris Trails Partnership is devoted to the design, construction, mapping, and maintenance of trails in Morris County.

P.O. Box 1295, Morristown NJ 07962-1295

Website: www.morristrails.org

Roxbury Township Historical Society

The Roxbury Historic Trust educates the public on the history of Roxbury Township and its importance in New Jersey's history. It has restored and preserved two township National Register properties, the King Store Museum at 211 Main Street, Ledgewood, and the King Homestead Museum at 209 Main Street, Ledgewood.

209 Main Street, Ledgewood, NJ 07852

Phone: (973) 927-7603 or (973) 584-7903

<http://www.roxburynewjersey.com/trust.htm>

Garden State Greenways

Garden State Greenways is a collaborative planning tool that helps New Jersey communities coordinate and plan for open space systematically and cooperatively with other municipalities and counties. Some available tools include suggested goals, detailed maps, and planning tools. Garden State Greenways is run by the New Jersey Conservation Foundation.

Email: info@njconservation.org

www.gardenstategreenways.org

National Wildlife Federation

The National Wildlife Federation has several programs that encourage individuals, schools, and communities to create and preserve wildlife habitat. There is the Certified Wildlife Habitat program for back yards. This entails creating an environment that has food, water, cover and a place for the young. There is also the Community Wildlife Habitat program which provides habitat for wildlife throughout the community--in individual backyards, on school grounds and in public areas such as parks, community gardens, places of worship and businesses. To help reconnect today's children to the outdoors, the National Wildlife Federation assists schools in developing outdoor classrooms called Schoolyard Habitats, where educators and students learn how to attract and support local wildlife.

National Wildlife Federation

11100 Wildlife Center Dr, Reston VA 20190

Phone: (800) 822-9919

<http://www.nwf.org/>

Preservation New Jersey

Founded in 1978, Preservation New Jersey is the only statewide private membership-supported historic preservation organization in the State. Its mission is to sustain and enhance the vitality of New Jersey's communities by promoting and preserving their diverse historic resources.

*Preservation New Jersey
30 S. Warren St., Trenton, NJ 08608
Phone: (609) 392-6409, Fax: (609) 392-6418
Website: www.preservationnj.org*

U.S. Golf Association/Audubon International

The Audubon Sanctuary Program is a cooperative effort between the United States Golf Association (USGA) and Audubon International, this program promotes ecologically sound land management and the conservation of natural resources. For a golf course to receive certification it must work towards environmental planning, wildlife and habitat management, outreach and education, chemical use and reduction as well as safety, water conservation, and water quality management.

*Audubon International Headquarters
46 Rarick Road, Selkirk, New York 12158
Phone: (518) 767-9051
Website: <http://auduboninternational.org/ge.html> and <http://www.usga.org>*

PRESERVATION TOOLS

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

Fee Simple Acquisition

Usually, the most expensive way to preserve property is direct acquisition through fee simple purchase. The title to the property changes hands from one owner to another. A disadvantage to this approach is the need to have the full purchase price available at the closing. Government agencies may not be able to raise the funds in time before an owner decides to sell the property to another buyer.

Municipal Preservation Tools

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

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

Roxbury Township can establish a relationship with a non-profit land trust, such as The Land Conservancy, to help reach out to inform property owners of preservation options.

Less Direct Acquisition: Easements

Another effective tool for preserving land is an easement. An easement grants an entity the right to use another's property for a specific purpose. There are many kinds of easements designed for many purposes. Easements most appropriate for land conservation in Roxbury Township include:

- trail easements: the right to traverse a specific path through a property
- scenic easements: the right to maintain a view and ensure that view is maintained
- conservation easements: purchases the right to a property to preserve the natural landscape of the site
- historic easements: purchases the right to restrict changes to the exterior or interior of a building and its surrounding landscape

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

Bonding

The municipality can issue bonds to borrow money to pay for acquisitions. The funds from an Open Space Trust can be used for the 5% down payment to issue the bonds as well as the debt service over time. The consistent, dedicated revenue from the Open Space Trust make revenue bonds an attractive alternative, but these bonds typically have a higher interest rate than the general obligation bonds.

Installment Purchases

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

Lease-Back Agreement

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

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

Donation/Bargain Sale

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

Long-term Lease

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

Zoning

Open space benefits may be achieved through the use of municipal tools, such as cluster zoning. This technique allows the same density on a tract of land but reduces individual lot sizes. It can be an attractive incentive to developers since they will spend less on construction and infrastructure costs. The dedicated open space resulting from cluster zoning should be monitored to ensure the open space values are maintained. If these lands are not under conservation easement restrictions, the Township should consider that action. Any open space dedicated as part of a developer's agreement should be placed under a conservation easement. Roxbury Township may also want to require the establishment of an endowment or trust supplied with funds to be used to maintain the easement. Protective zoning is a tool used to limit development in environmentally sensitive areas, such as wellhead protection areas, aquifer recharge zones, wetlands, steep slopes, stream corridors, natural and historic sites.

Eminent Domain

The Township has the right to condemn and acquire privately owned property for a public purpose. This technique should be considered only when negotiation options have been exhausted. The cost of the property is likely to be considerably higher than a negotiated price because of increased legal fees and the uncertain court determination of the land value.

FUNDING SOURCES

Roxbury Township's efforts to accomplish its open space goals will require funding support from a variety of sources. Fortunately, there are opportunities at the county, state,

and national levels for funding sources and partners. Morris County's Open Space Trust Fund has been dedicated to the preservation of open space and Farmland. The State of New Jersey Department of Environmental Protection also offers funding programs such as Green Acres which accepts funding applications for projects throughout New Jersey. Open space and historic preservation projects, however, are not limited to county and state government funding sources, more exist at the local, state and national level with non-profit and government organizations. Additional funding sources are found below.

Roxbury Township Open Space Trust Fund

The Township of Roxbury has established a dedicated source of funding for open space acquisition. This measure was created through a voter-approved referendum in 1995. Roxbury Township residents currently pay two cents for every \$100 of equalized assessed property value to a dedicated trust for conservation and recreation purposes as outlined in the municipal referendum.

Morris County Open Space Trust Fund

On December 22, 1992, the Morris County Board of Chosen Freeholders established the Morris County Open Space & Farmland Preservation Trust Fund. Collection of funds for the Trust Fund commenced on July 1, 1993 with a tax equal to one-half cent per \$100 of total county equalized real property valuation. The County Freeholders review the tax rate annually and may set the tax anywhere from \$0.00 to \$0.05. The levy for 2010 has been set at \$0.02, yielding \$12,000,000 for land preservation projects to be supported by the County this year. The Trust is used to acquire county watershed and parkland, municipal and non-profit parkland, and development rights for farmland. The Morris County Open Space and Farmland Preservation Trust Fund is a competitive grant program for municipalities in the County to apply for funding to preserve land. Roxbury Township is eligible to apply to this Fund for land acquisition grants. The Trust also provides money to preserve farmland through the County Agriculture Development Board as well as watershed land through the Morris County Municipal Utilities Authority. Non-profit land trusts can also apply for County grants. Partnership with a non-profit organization on a particular tract may provide access to additional funding from the County.

Morris County Improvement Authority

The Morris County Improvement Authority was established by the Freeholders to give towns and school boards an innovative method of funding public projects and saving tax dollars at the same time. Open space acquisition is an eligible use for this type of financing. State law gives improvement authorities more flexibility in financing and issuing bonds. By using the Morris County Improvement Authority to finance such projects, a town or school district could save tax dollars.

New Jersey Green Acres

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

space plans and open space taxes) and through the Standard Acquisition program (for towns without both a plan and a tax). Both applications can be submitted at any time throughout the year.

In order to receive funds from the Planning Incentive program a municipality needs to complete the following:

- Approved Recreation and Open Space Inventory (ROSI) documenting all municipally held land for recreation and conservation purposes. The ROSI is a contract between the Township and the State of New Jersey itemizing permanently protected municipal parkland in the Township.
- Adoption of the Open Space Plan as an element of the Master Plan.

Historic Preservation

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

Non-profit Land Conservation Organizations

The Land Conservancy and other non-profit land conservation organizations are eligible for non-profit grants from the State Green Acres program. Non-profit grant contributions to a project are typically no greater \$500,000 and require a dollar for dollar match. The land trust associations are good partners for acquiring lands with sensitive natural resources in Roxbury Township. These organizations also have experienced staff knowledgeable about benefits to a landowner interested in preserving property as well as strategies for open space preservation. Non-profit land trusts can also “sign on” to Roxbury Township’s Open Space and Recreation Plan registered with Green Acres. This process makes non-profits eligible for Green Acres funding to acquire land identified in the Township’s Open Space and Recreation Plan.

Safe, Accountable, Flexible, and Efficient Transportation Equity Act (SAFETEA)

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

successes of previous transportation acts (ISTEA, TEA-21), SAFETEA funding can jumpstart a community's bikeway and walking trail system.

Recreational Trails Program

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

Environmental Infrastructure Trust

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

Livable Communities Grant

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

Brownfields Redevelopment Funding

The New Jersey legislature has implemented several financial and liability incentives to encourage municipal involvement in brownfields redevelopment projects. Grants of up to \$2 million per municipality per year are available through New Jersey's Hazardous Discharge Site Remediation Fund (HDSRF). There are certain restrictions to accessing this funding. First, the municipality must have some control over the property. Second the town must have a redevelopment plan for the property. This funding is available on a rolling basis, and is applied for at a site-specific level. Federal monies are also available for local government brownfields remediation. Assessment Grants and Cleanup Grants are available from the United States Environmental Protection Agency. By utilizing existing infrastructure, brownfields redevelopment can be a financially attractive way to revitalize urban areas, restore local tax bases, lower overall development costs and preserve open space.

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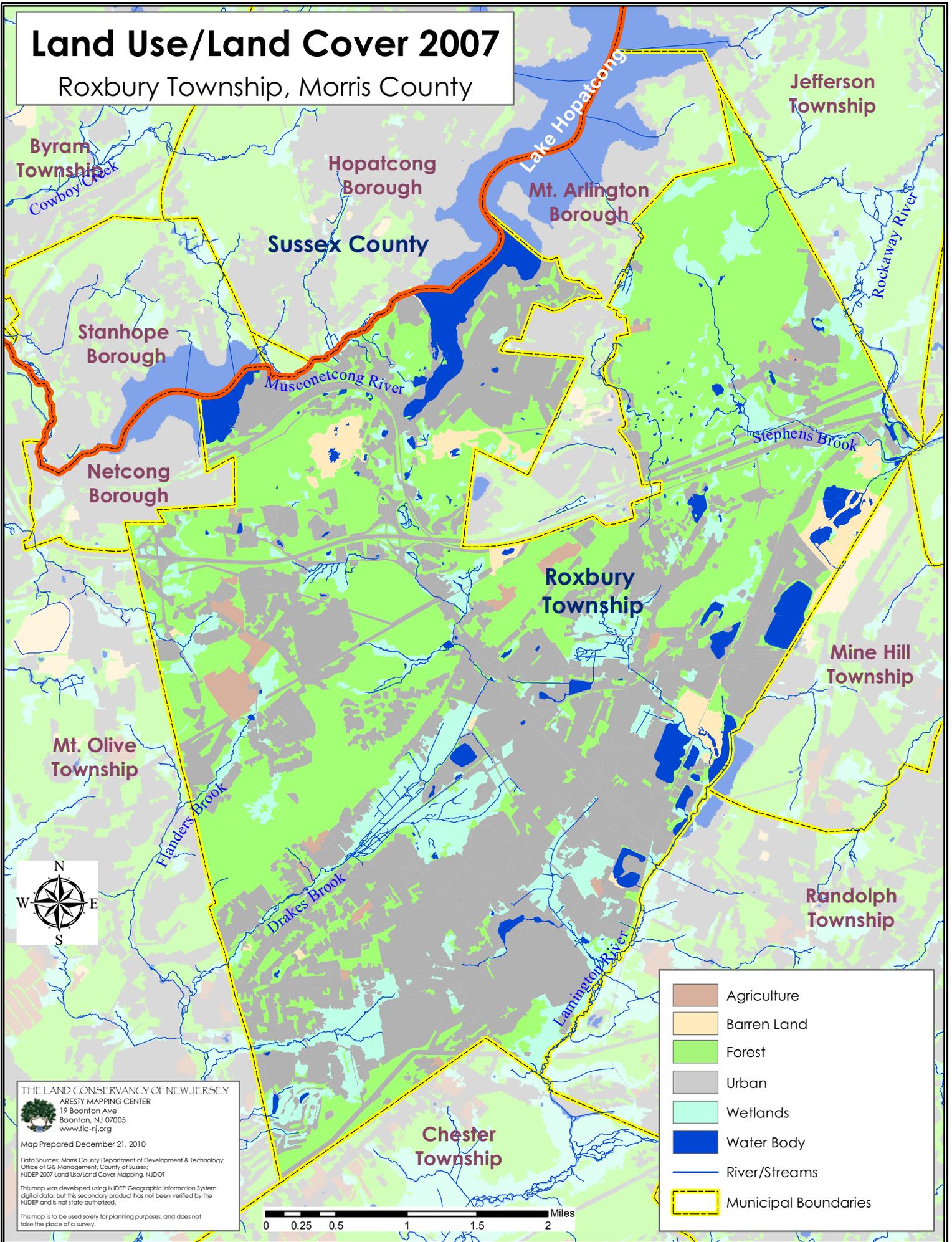
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Maps

1. Land Use/Land Cover
2. Natural Features
3. Historic Districts Map
4. Preserved Lands Map
5. Greenways Map

Land Use/Land Cover 2007

Roxbury Township, Morris County



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

Map Prepared December 21, 2010

Data Sources: Morris County Department of Development & Technology;
Office of GIS Management, County of Sussex;
NJDEP 2007 Land Use/Land Cover Mapping, NJDOT

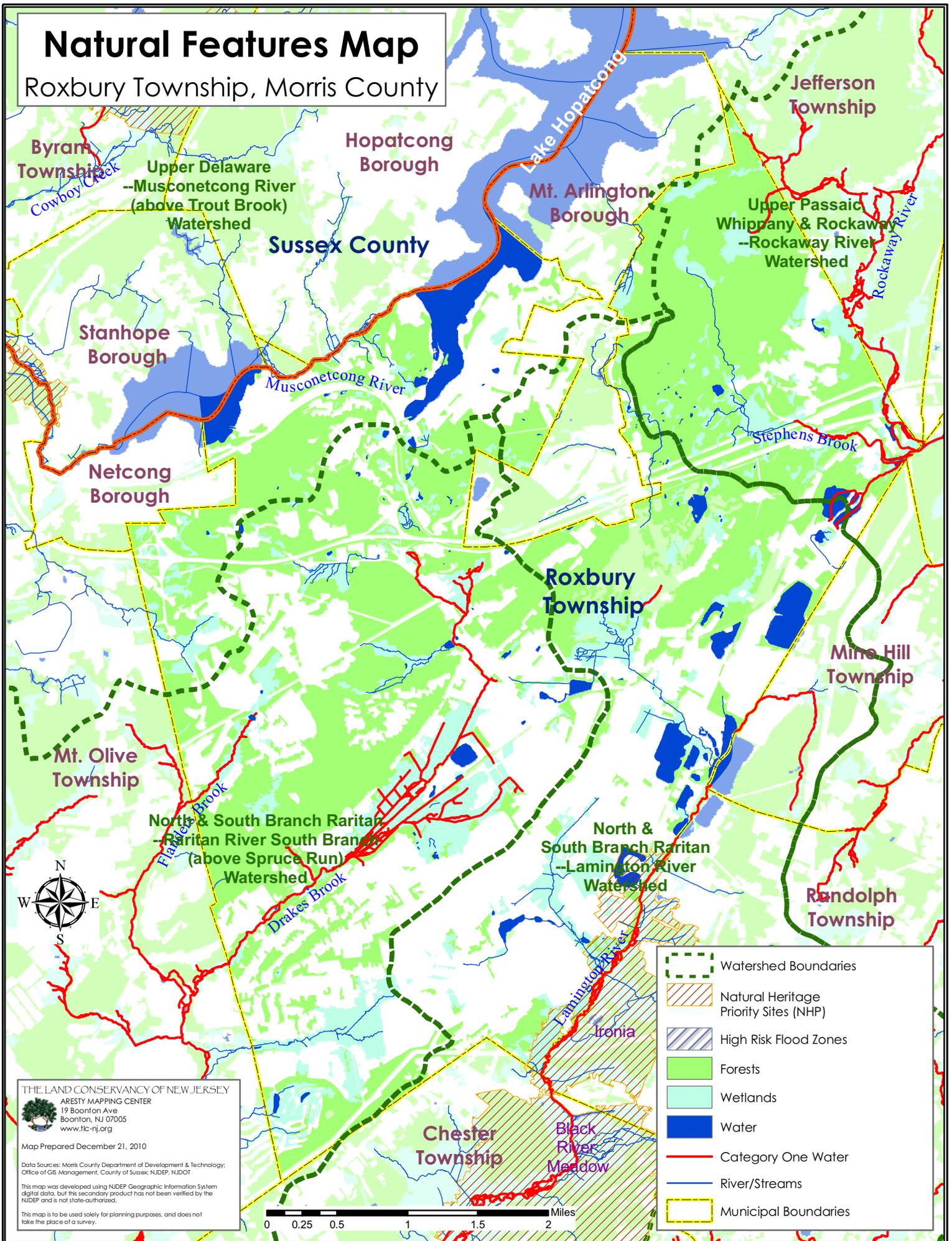
This map was developed using NJDEP Geographic Information System
digital data, but this secondary product has not been verified by the
NJDEP and is not state-authorized.

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

	Agriculture
	Barren Land
	Forest
	Urban
	Wetlands
	Water Body
	River/Streams
	Municipal Boundaries

Natural Features Map

Roxbury Township, Morris County



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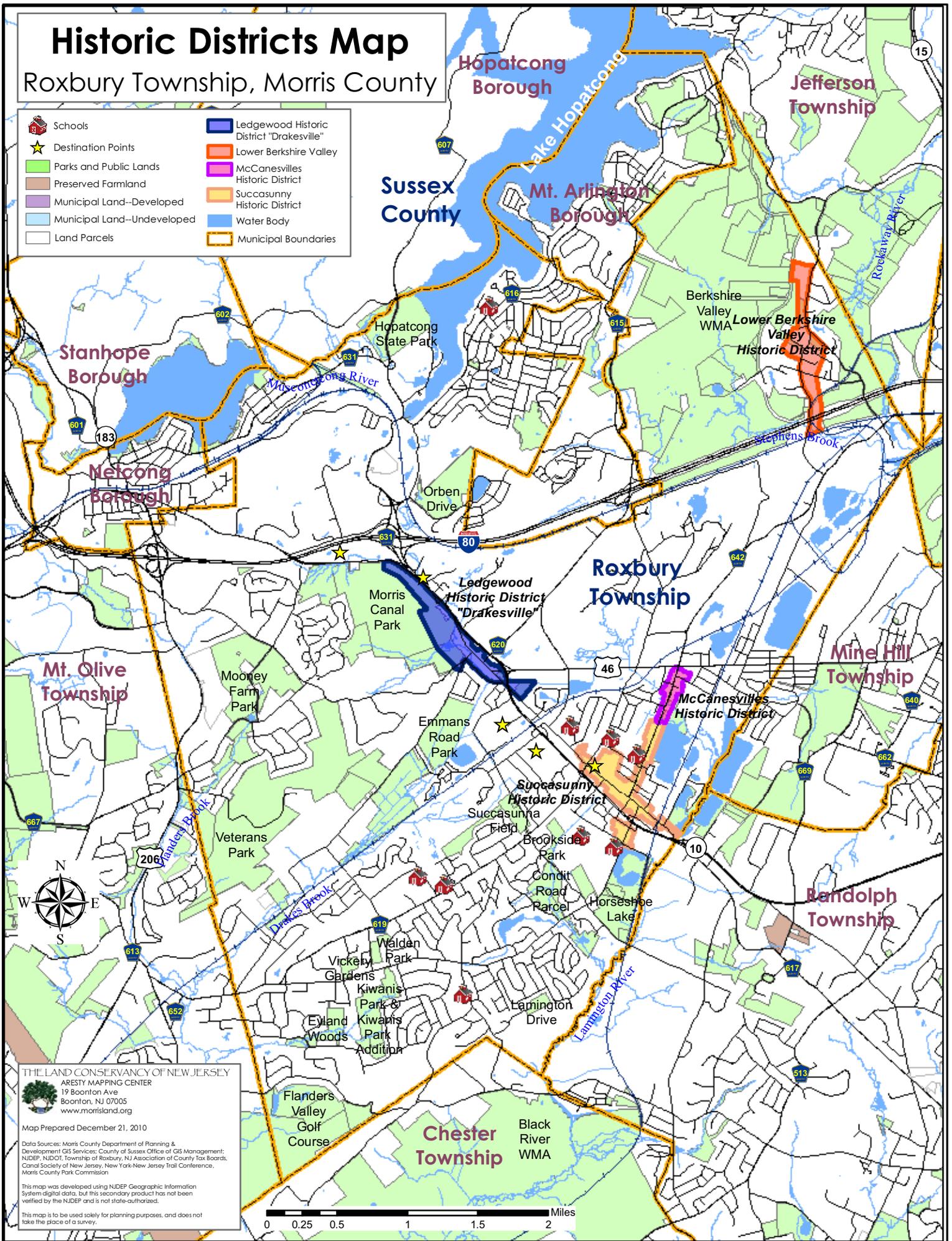
- Watershed Boundaries
- Natural Heritage Priority Sites (NHP)
- High Risk Flood Zones
- Forests
- Wetlands
- Water
- Category One Water
- River/Streams
- Municipal Boundaries



Historic Districts Map

Roxbury Township, Morris County

- | | |
|-----------------------------|---|
| Schools | Ledgewood Historic District "Drakesville" |
| Destination Points | Lower Berkshire Valley |
| Parks and Public Lands | McCanesvilles Historic District |
| Preserved Farmland | Succasunna Historic District |
| Municipal Land--Developed | Water Body |
| Municipal Land--Undeveloped | Municipal Boundaries |
| Land Parcels | |



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

Map Prepared December 21, 2010

Data Sources: Morris County Department of Planning & Development GIS Services; County of Sussex Office of GIS Management; NJDEP, NJDOT, Township of Roxbury, NJ Association of County Tax Boards, Canal Society of New Jersey, New York-New Jersey Trail Conference, Morris County Park Commission

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

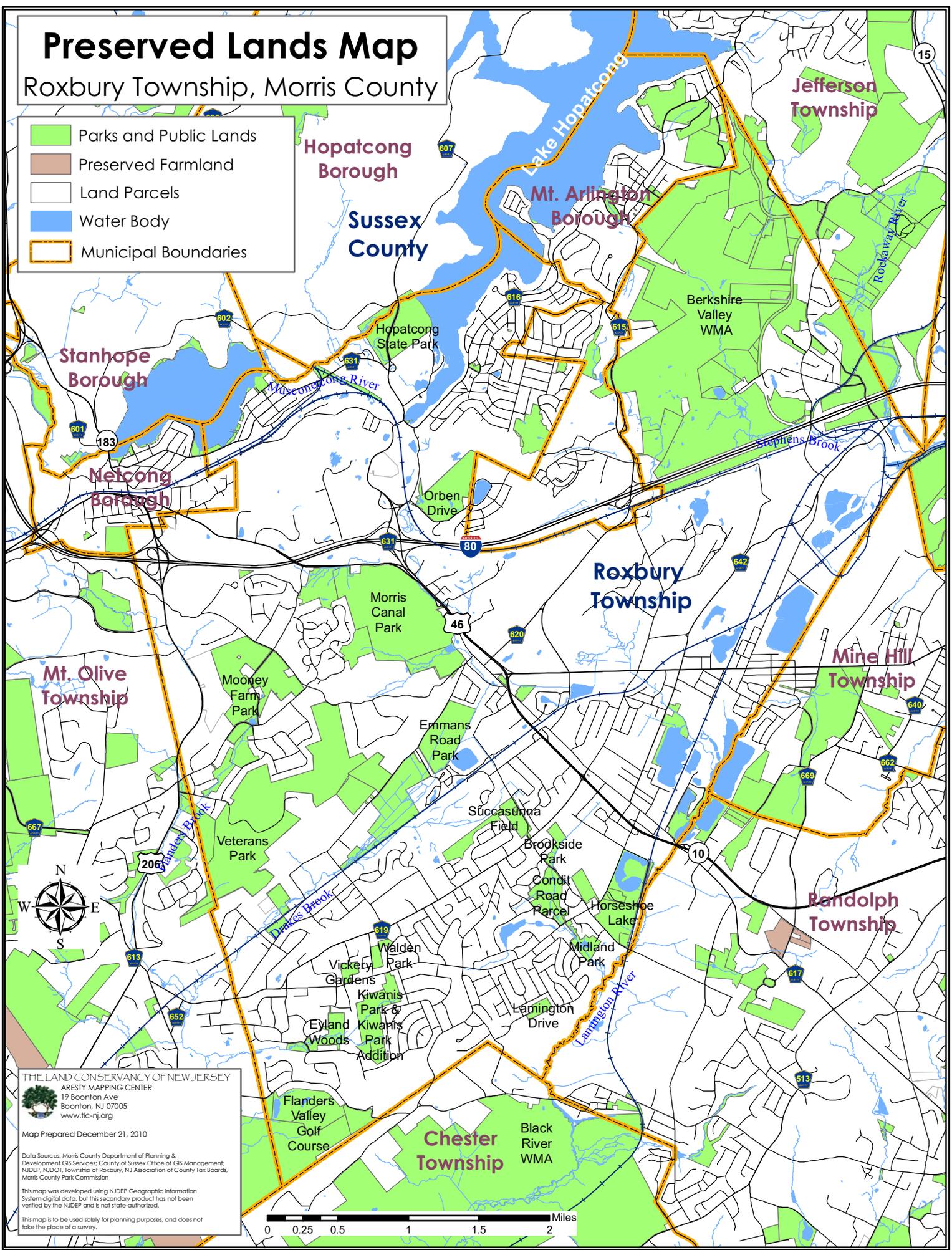
This map is to be used solely for planning purposes, and does not take the place of a survey.



Preserved Lands Map

Roxbury Township, Morris County

-  Parks and Public Lands
-  Preserved Farmland
-  Land Parcels
-  Water Body
-  Municipal Boundaries



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

Map Prepared December 21, 2010

Data Sources: Morris County Department of Planning & Development; GIS Services: County of Sussex Office of GIS Management; NJDEP, NJDOT, Township of Roxbury, NJ Association of County Tax Boards, Morris County Park Commission

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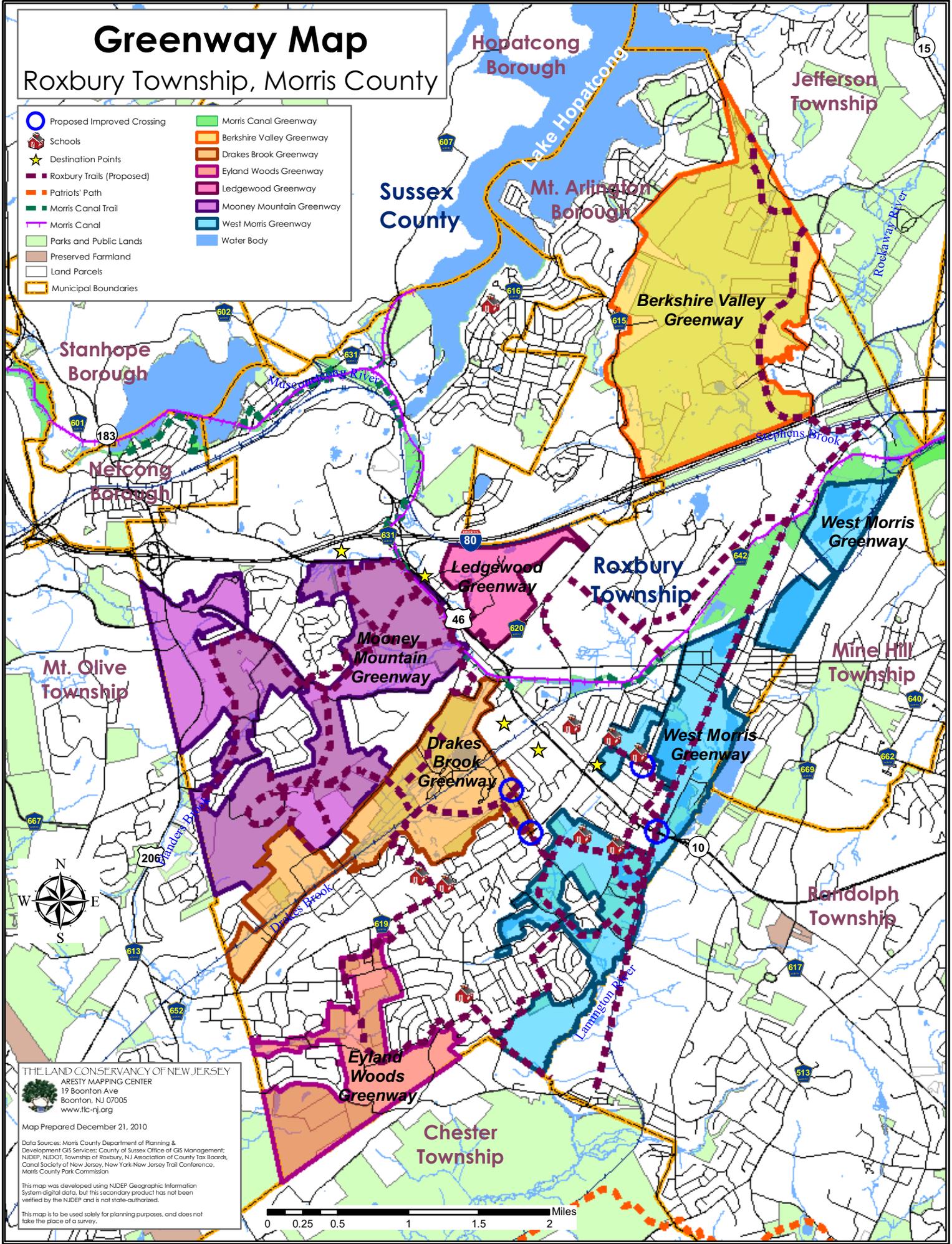
This map is to be used solely for planning purposes, and does not take the place of a survey.



Greenway Map

Roxbury Township, Morris County

- | | |
|--|---------------------------|
| | Morris Canal Greenway |
| | Berkshire Valley Greenway |
| | Drakes Brook Greenway |
| | Eyland Woods Greenway |
| | Ledgewood Greenway |
| | Mooney Mountain Greenway |
| | West Morris Greenway |
| | Water Body |
| | |
| | |
| | |



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Map Prepared December 21, 2010

Data Sources: Morris County Department of Planning & Development; GIS Services; County of Sussex Office of GIS Management; NJDEP, NJDOT, Township of Roxbury, NJ Association of County Tax Boards, Canal Society of New Jersey, New York-New Jersey Trail Conference, Morris County Park Commission

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Appendix

1. Public Hearing – July 7, 2010: Notice and Agenda
2. Recreation and Open Space Inventory: August 2009
3. Morris County Preservation Trust Projects Located in Roxbury Township
4. Roxbury Recreation: Stewardship Memo - December 11, 2007

Affidavit of Publication

Publisher's Fee \$8.32 Affidavit \$35.00

State of New Jersey } SS.

Morris County

Personally appeared Anne Pugliese

Of the **Daily Record**, a newspaper printed in Secaucus, New Jersey and published in Parsippany, in said County and State, and of general circulation in said county, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

7/01/10

A.D. 2010

Sworn and subscribed before me, this
1 day of July, 2010

Kathleen A. Gibson

Notary Public of New Jersey

Kathleen A. Gibson

Notary Public State of New Jersey

My Commission Expires Dec. 18, 2014

TOWNSHIP OF ROXBURY

**LEGAL NOTICE
PLANNING BOARD**
Notice is hereby given that the Planning Board of the Township of Roxbury will conduct a public hearing on the Draft Open Space Map/Plan Update. There will also be a Greenway map discussion. This public hearing will take place on Wednesday, July 7, 2010 at 7:30 p.m. at the Roxbury Township Municipal Building, 1715 route 470, Lodgewood, NJ
Eugenia Wiles, Secretary
Roxbury Township Planning Board
(908) 321-185725

Affidavit of Publication

Publisher's Fee \$23.40 Affidavit \$35.00

State of New Jersey } SS.

Morris County

Personally appeared

Debbie Davis

Of the **Daily Record**, a newspaper printed in Secaucus, New Jersey and published in Parsippany, in said County and State, and of general circulation in said county, who being duly sworn, deposes and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

7/12/10

A.D. 2010

Debbie Davis

Sworn and subscribed before me, this
12 day of July, 2010

Kathleen A Gibson

Notary Public of New Jersey

TOWNSHIP OF ROXBURY

NOTICE OF ACTION TAKEN

NOTICE is hereby given by the Planning Board of the Township of Roxbury that a Regular meeting was held on July 7, 2010, at 7:30 p.m. in the Municipal Building at 1715 Rt. 46, Ledgewood, N.J. and the following action was taken:

MINUTES: June 2, 2010 - Approved

RESOLUTIONS:

PBA-10-004 DUNKIN DONUTS (PARA Java LLC) Block 12201 Lot 10, 10A, 10B

Howard Blvd.

Minor Sign Plan Application to put a second sign on the parking lot elevation - Approved.

Amendment to Approved Resolution for

Minor Subdivision Approval in the Matter

of PBA-09-002 Frank Zaccaro, Block

10410 Lot 4 Center Street - Approved

APPLICATIONS:

PBA-10-002 JCHJ REALTY LLC Block

4101 Lots 801 and 802 288 and 290

Emmans Road

Minor Amendment of Conditions to

Approved Subdivision - Approved

PBA-09-013 A & E VENTURES OF

ROXBURY Block 3801 Lot 3 & Block

5002 Lot 10 215-241 Home 10 East

Preliminary Site Plan Application for

Burger King and Proposed Road. This

matter was carried to the August 4, 2010

meeting.

NEW BUSINESS: Presentation of the

Open Space and Greenway Plan

Appeals of the decision of the Board

must be taken within 45 days of the date

this appears in the newspaper. All resolu-

tions are on file with the clerk of the

Board.

FOR THE PLANNING BOARD

TOWNSHIP OF ROXBURY

Eugenia Wiss, Board Secretary

(923.46)

170017

Kathleen A. Gibson
Notary Public State of New Jersey
My Commission Expires Dec. 18, 2014

Roxbury Township

Open Space & Recreation Plan Update: Public Hearing

Roxbury Township Municipal Building
1715 Route 46
Ledgewood, NJ 07852

July 7, 2010 – 7:30 p.m.

Hosted by:
Roxbury Township Open Space Committee and Planning Board

AGENDA

Welcome – Scott Meyer, Planning Board Chairman

Introduction to Plan Update – Andy Tybus
Open Space Committee Chairman

Forum on Open Space and Recreation Plan Update:
Facilitated by The Land Conservancy of New Jersey
Samantha Rothman

- Goals and Objectives
- Presentation of draft Preserved Lands Map
- Presentation of draft Greenways Map
- Public Comment & Participation

For further information please contact:



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



Roxbury Township Open Space Committee
1715 Route 46
Ledgewood, NJ 07852
(973) 448-2111 website: www.roxburynj.us

Goals of the Open Space Program

Based upon Roxbury's Township's Master Plan (1990), Master Plan Reexamination Report (2005), Trails Plan (2005), Morris Canal Greenway Strategic Preservation Plan (2005), numerous additional planning documents, public input, and the recommendations of the Township's Open Space Committee, the goals and objectives outlined in the 1999 Roxbury Township Open Space and Preservation Plan have been reviewed and updated as follows:

- ❖ Preserve open spaces to maintain community character, quality of life, and protect natural resources
- ❖ Establish an integrated greenway system to connect local neighborhoods to their parks, natural areas, and schools
- ❖ Acquire and preserve land for expansion of existing parks and recreational facilities to meet the Township's need for both active and resource-based recreation
- ❖ Implement the Township's 2005 Trails Plan to link open spaces and recreational areas to create a walkable community through a network of trails and pathways
- ❖ Identify and preserve land in environmentally sensitive areas including stream corridors, wetlands, forests, threatened and endangered species habitat.
- ❖ Preserve remaining farmland
- ❖ Maintain and improve existing and future recreation facilities to ensure good repair and functionality for residents
- ❖ Preserve and maintain historically significant areas and structures in the community, including the Morris Canal
- ❖ Protect the Township's waters including the Musconetcong River, Drakes Brook, Flanders Brook, Black River, Stephens Brook, and the Rockaway River
- ❖ Encourage cooperative efforts to preserve regional significant areas with neighboring towns
- ❖ Continue to Work with Morris County Park Commission and Morris County Municipal Utilities Authority to continue to expand Patriots' Path in Roxbury Township and protect the Alamatong Wellfield in the Township
- ❖ Protect the groundwater to ensure a continued supply of water for the Township
- ❖ Preserve and enhance the visual environment including the many scenic vistas, wooded landscapes, historic features including the Morris Canal and its accompanying towpath, historic sites, and the beautiful aesthetics of our parks and natural areas.
- ❖ Balance the provision of open space with other land uses

Greenways in Roxbury Township

The following greenways are proposed in the **2010 Plan Update**:

- ❖ Morris Canal Greenway
- ❖ Berkshire Valley Greenway
- ❖ Drake's Brook Greenway
- ❖ Eyland Woods Greenway
- ❖ Ledgewood Greenway
- ❖ Mooney Mountain Greenway
- ❖ Kingtown Greenway
- ❖ West Morris Greenway

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

A Local Unit which receives a loan or grant from the State of New Jersey, Office of Green Acres shall not dispose of, or divert to a use for other than recreation and conservation purposes, any lands (1) acquired or developed with Green Acres or Federal Land and Water Conservation Fund assistance or (2) held by the Local Unit for recreation and conservation purposes at the “time of receipt of Green Acres funds” (the restricted lands) N.J.S.A. 13:8A-47. The primary purposes of this recreation and open space inventory (ROSI) are to document all restricted lands and to provide notice of the restrictions to title searchers.

Instructions

All restricted lands must be described on the completed ROSI by their block and lot identification numbers as shown on the current, official tax map and specify whether or not each parcel is funded or unfunded parkland. The Local Unit shall submit a tax map current as of the date of Green Acres application showing each parcel of parkland listed on the ROSI, with the approximate boundaries of each such parcel clearly marked in colored ink. Staff knowledgeable of the Local Unit’s land use regulations and the uses of its land holdings must complete this ROSI. If only a portion of a current tax lot is to be restricted, the phrase *part of* or *portion of* shall be used on the ROSI. Deletion or omission of lands listed on previously submitted ROSI’s is prohibited without prior written approval of the Office of Green Acres (See N.J.A.C. 7:36-20.3).

The completed ROSI must be duly executed and certified by the Local Unit’s Chief Executive Officer and planning board chairperson (or equivalent). The page number and the total number of pages in the completed ROSI must be entered at the top right corner of each page.

All pages, including this Page 1 and the following Page 2, of the ROSI must be submitted.

Special Notes

Lands held by school boards, parking authorities, housing authorities, and similar public agencies without primary recreation or conservation responsibilities should not be inventoried unless they are also held for recreation and conservation purposes by the Local Unit.

If lands held by the Local Unit for recreation and conservation purposes are omitted from this ROSI by mistake, inadvertence, or otherwise, such lands shall be subject to the same terms and conditions, covenants, and restrictions as they would be if they were included. This ROSI, as completed and duly executed, shall be incorporated into, and be a part of, both (1) the Green Acres Project Agreement and (2) the Declaration of Encumbrance.

Recommendations

The Local Unit’s planning board, and other boards or commissions, are encouraged to participate in the preparation and review of this ROSI. When preparing the ROSI, the listed parcels of parkland should be confirmed by reference to the tax maps that are required to be submitted as part of the Green Acres application (See N.J.A.C. 7:36-6.4(a)3ii or 12.4(a)4ii).

The Local Unit’s governing body and planning board should designate, with appropriate descriptive labels, all lands listed on this ROSI in any revision or update of the following master plan elements: recreation plan, conservation plan, and land use plan.

The Local Unit’s governing body should officially and permanently dedicate all lands held for recreation and conservation purposes. However, failure to do so shall have no effect on the validity of the Declaration.

Rev. 1/29/99

EXHIBIT 1 to DECLARATION**RECREATION AND OPEN SPACE INVENTORY*****Definitions***

For the purposes of this ROSI, the following definitions shall apply whenever the quoted words, or a form of the word are used:

“Declaration” means the recordable, written instrument executed by the Local Unit which declares that all of the Local Unit’s funded and unfunded parklands are subject to Green Acres restrictions.

“Development” means any improvement or physical alteration designed to expand or enhance the use of parkland for recreation and conservation purposes.

“Funded parkland” means parkland that a Local Unit has acquired or that a Local Unit has developed with Green Acres funding.

“Held” means owned, leased, or otherwise controlled (by the Local Unit for recreation and conservation purposes).

“Lands” means real property, including improvements, rights-of-way, riparian and other rights, easements, privileges, and any other rights or interests in, relating to, or connected with real property.

“Local Unit” means a municipality or county, or other local political subdivision of this State, or any agency thereof whose primary purpose is to acquire, administer, protect, develop, and maintain lands for recreation and conservation purposes.

“Parkland” means land acquired, developed, and/or used for recreation and conservation purposes.

“Recreation and conservation purposes” means the use of lands for parks, natural areas, forests, camping, fishing, reservoirs, water reserves, wildlife preserves, hunting, boating, winter sports and similar uses for either public outdoor recreation or conservation of natural resources, or both, pursuant to the Green Acres Bond Acts. This term also includes the use of historic areas pursuant to P.L. 1974, c.102; P.L. 1978, c.118; P.L. 1983, c.354; P.L. 1987, c.265; P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204; and the use of historic buildings and structures pursuant to P.L. 1992, c.88 and P.L. 1995, c.204; and the use of ecological and biological study areas pursuant to P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204.

“ROSI” mean the listing of all parcels of land held by a Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds, including a description sufficient to identify each such parcel.

“Time of receipt of Green Acres funds” means at all times beginning on the date of the letter from the Department under N.J.A.C. 7:36-6.7 or 12.5 notifying the Local Unit of the amount of the Green Acres funding award and ending on the date of receipt of the first transmittal of Green Acres funds.

“Unfunded parkland” means parkland, other than funded parkland, that is held by the Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds.

Legislative References

N.J.S.A. 13:8A-1 et seq.; N.J.S.A. 13:8A-19 et seq.; N.J.S.A. 8:A-35 et seq. (as amended and supplemented); N.J.A.C. 7:36-1 et seq.; 16 U.S.C. 460 s.1 et seq

**EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY**

Local Unit: Township of Roxbury County: Morris

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Recreation and Open Space Inventory and is dated August 2009.

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded?</u>
1	Roxbury	Berkshire Valley Park	13002	11	3.08	Unfunded
2	Roxbury	Emmans Road Park	6101	2	71.4	Funded
3	Roxbury	Horseshoe Lake	1802	part of 7, 8	77.6	Funded
			1802	11	1.42	Funded
				<i>Subtotal</i>	<u>79.02</u>	
4	Roxbury	Kiwanis Park	901	19	30	Funded
		Kiwanis Park Addition	901	13	10.32	Unfunded
				<i>Subtotal</i>	<u>40.32</u>	
5	Roxbury	Ledgewood Park	7501	11	30.6	Unfunded
			7501	10	4.3	Unfunded
			7501	23	0.1003	Unfunded
				<i>Subtotal</i>	<u>35.00</u>	
6	Roxbury	Midland Park	1705	5	15.59	Unfunded
7	Roxbury	Mooney Mountain Park	7701	27	18.8	Unfunded
8	Roxbury	Port Morris Park	10407	1	10.7	Unfunded
			10407	2	0.326	Unfunded
			10407	3	1.08	Unfunded
			10405	12	1.03	Unfunded
			10406	1	2.07	Unfunded
			10501	14	0.861	Unfunded
			10501	9	0.21	Unfunded
				River St. ROW	0.755	Unfunded
				Davis St. ROW	0.275	Unfunded
				<i>Subtotal</i>	<u>17.307</u>	
9	Roxbury	Succasunna Field	4901	1	15.038	Unfunded
			4901	2	3.631	Unfunded
			4801	40	0.207	Unfunded
				<i>Subtotal</i>	<u>18.876</u>	
10	Roxbury	Shore Hill Park	11408	2	1.59	Unfunded
11	Roxbury	King House	6408	2	1.69	Unfunded
12	Roxbury	Lines Farm	2802	5	8.42	Funded
13	Roxbury	Gottdiener	8101	1	48.60	Funded
			9002	1.02	143.39	Funded
				<i>Subtotal</i>	<u>191.99</u>	
14	Roxbury	Sweeney	2301	19	40.00	Funded
15	Roxbury	Riggs	6501	9	5.13	Funded
			6501	10	1.13	Funded
				<i>Subtotal</i>	<u>6.26</u>	
Sub total of Acres on <u>this</u> page					<u>549.34</u>	

**EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY**

Local Unit: Township of Roxbury County: Morris

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Recreation and Open Space Inventory and is dated August 2009.

Wholly Undeveloped Lands Held for Recreation and Conservation Purposes

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded?</u>
A	Roxbury	Alexandria Park	11705	9	3.105	Unfunded
B	Roxbury	Berkshire Valley Rifle Range	12901	15	5	Unfunded
C	Roxbury	Brookside Park	1703	24	6.05	Unfunded
			3403	23	18.561	Unfunded
			1801	1	12.147	Unfunded
				<i>Subtotal</i>	<i>36.758</i>	
D	Roxbury	Condit Road Swap Parcel	3303	1	13.85	Unfunded
E	Roxbury	Conkling Pond	9002	7	2.86	Unfunded
F	Roxbury	Eyland Woods	701	2	28.6	Unfunded
			701	1	0.52	Unfunded
			301	1	5.15	Unfunded
				<i>Subtotal</i>	<i>34.27</i>	
G	Roxbury	Freund Park	1801	14	14.07	Unfunded
H	Roxbury	Morris Canal Park	8501	5	233.965	Unfunded
			8501	7	2.39	Unfunded
			8501	8	6.27	Unfunded
			8501	12	0.298	Unfunded
			6408	2	1.554	Unfunded
				<i>Subtotal</i>	<i>244.477</i>	
I	Roxbury	Roxbury Knolls Park	7701	1	14.62	Unfunded
J	Roxbury	Sandra Park	5702	11	7.35	Unfunded
K	Roxbury	Walden Park	2904	9	9.297	Unfunded
L	Roxbury	Whitegate	1001	7	10.7	Unfunded
M	Roxbury	Lamington Drive	1505	1	8.19	Unfunded
N	Roxbury	Veterans Park	7301	3	367.78	Funded
O	Roxbury	Orben Drive	10201	4	72.47	Unfunded
			10201	3	4.2	Funded
				<i>Subtotal</i>	<i>76.67</i>	
P	Roxbury	Marla Terrace	7301	1	24.4	Funded
Sub total of Acres on <u>this</u> page					<u>873.40</u>	

EXHIBIT 1 to DECLARATION**RECREATION AND OPEN SPACE INVENTORY**Local Unit: Township of Roxbury County: Morris

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Recreation and Open Space Inventory and is dated August 2009.

Wholly Undeveloped Lands Held for Recreation and Conservation Purposes (continued)

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded?</u>
Q	Roxbury	Kiwanis Park/Levitt	801	1	11	Unfunded
R	Roxbury	Emmans Greenway / Toohey 2	5801	11	2.11	Unfunded
		Emmans Greenway / Toohey 1	5801	10	38.73	Unfunded
		Emmans Greenway / Abadji	6201	2	23.71	Unfunded
		Emmans Greenway / Selengut	5901	13	26	Unfunded
		Emmans Greenway / Armont	5801	12	13.75	Unfunded
		Emmans Greenway / Franklin Est	5801	13	4.39	Unfunded
		Emmans Greenway / Castellana	5901	1		
		Emmans Greenway / Baron	5901	10		
		Emmans Greenway / SSC 1	5503	1	11.884	Funded
		Emmans Greenway / SSC 2	4102	2	7.075	Funded
				<i>Subtotal</i>	127.649	
S	Roxbury	Rothman/Mark Lane	2001	3	14.87	Unfunded
T	Roxbury	Evergreen Ac. Replacement Parcel	7701	26	7.2218	Unfunded
U	Roxbury	Two_Fifteen Assoc. Property	13301	5	76.72	Unfunded
			13301	10	32.93	Unfunded
				<i>Subtotal</i>	109.65	
V	Roxbury	Polizzi	2001	2	14.4	Unfunded
W	Roxbury	The Villages	11201	part of 3	33.644	Funded

Sub total of Acres on this page **318.43****Total of all Wholly Undeveloped Lands for Park and Recreation area on all pages 1191.83****Total of Developed and Partially Developed Lands Held for Recreation and Conservation Purposes 549.34**

CERTIFICATION: I HEREBY CERTIFY that this Exhibit 1 to Declaration, comprising **5** total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this **12th** day of **August, 2009**, for recreation and conservation purposes during the time of receipt of Green Acres funding. This ROSI is being submitted to Green Acres as part of the project entitled **GA PROJECT # 1436-00-009, Roxbury Open Space Plan.**

Chief Executive Officer of Local Unit

Date: _____

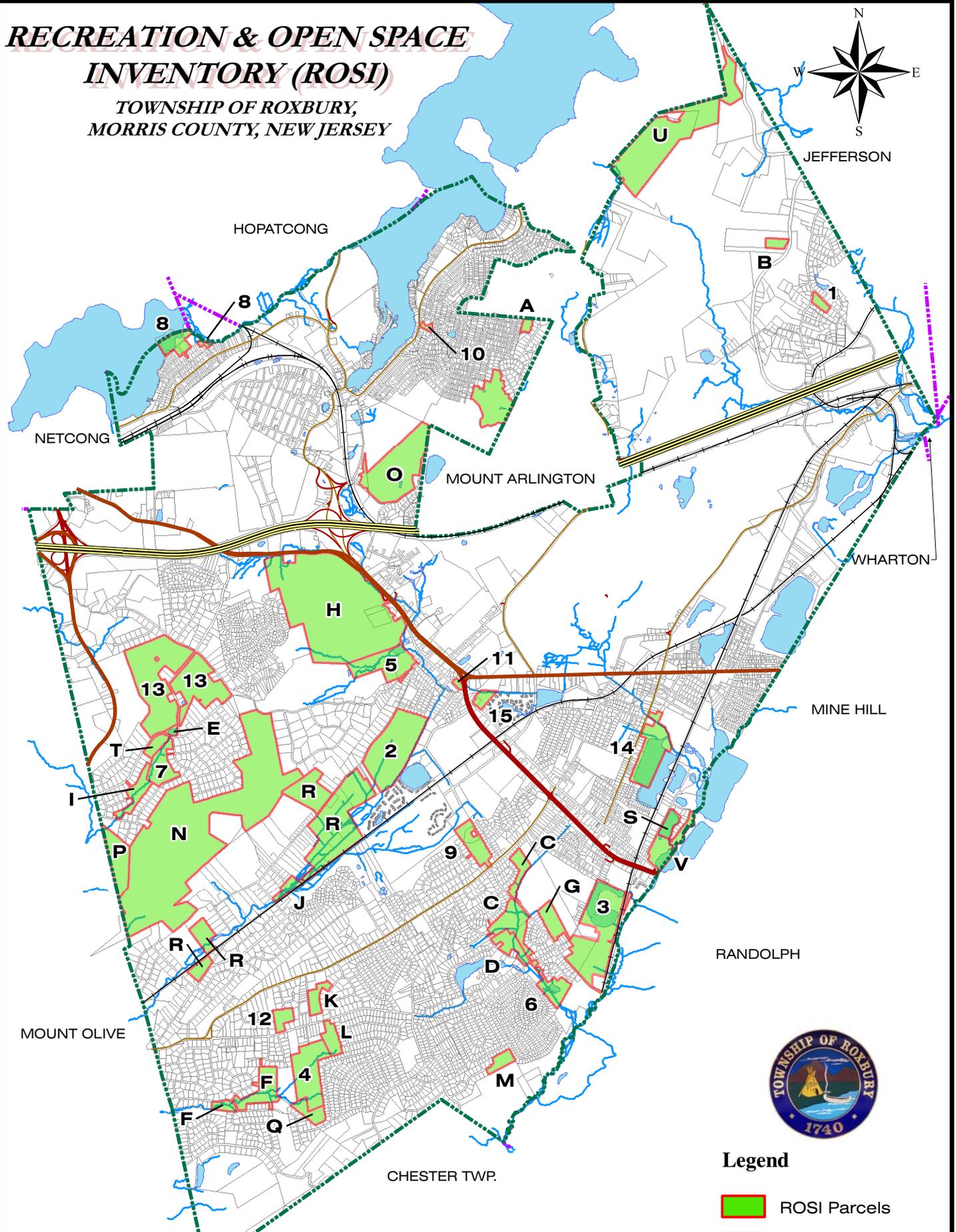
Planning Board Chairperson (or equivalent)

Date: _____

This Certification is to be signed only on this page, Page 5, of EXHIBIT 1 to DECLARATION.

RECREATION & OPEN SPACE INVENTORY (ROSI)

TOWNSHIP OF ROXBURY,
MORRIS COUNTY, NEW JERSEY



Legend

- ROSI Parcels
- Township Parcels

Appendix 2, Page 6



MORRIS COUNTY PRESERVATION TRUST FUND

P.O. Box 900 Morristown, NJ 07963-0900

PHONE: (973) 829-8120 FAX: (973) 326-9025 WEBSITE: www.MorrisPreservation.com

Office located at: 30 Schuyler Place, Morristown, NJ

Preserved Complete Morris County Preservation Trust Projects Located in Roxbury Twp.

Project Status:

Category:	# of Projects:	Acres:	Grant Year:	MC Grant Money:
Complete				
Municipal Projects:				
AT&T/Mooney Mountain		384.57	1995	\$500,000.00
Kiwanis Park Addition		21.53	2002	\$650,000.00
Ledgewood Greenway/Emmans Road Tracts		89.86	1999	\$200,000.00
Lines Farm		8.42	2003	\$900,000.00
Mooney Mountain Meadows		162.50	2000	\$1,000,000.00
			2001	\$1,000,000.00
			2002	\$500,000.00
Orben Drive		72.47	1996	\$175,000.00
The Villages		33.64	2005	\$1,749,600.00
Triple Lakes Greenway		14.40	2001	\$425,000.00
Veterans Park-Emmans Greenway Link		18.96	2006	\$427,534.00
Municipal Total:	9	806.35		\$7,527,134.00
MCMUA Projects:				
Castellana Property		26.00	2004	\$165,800.00
Farley		35.28	2002	\$3,200,000.00
Roman Catholic Diocese of Paterson		12.86	2002	\$103,327.72
Rothman		14.98	2002	\$4,650.00
Stull Closure Technologies		61.58	1995	\$362,000.00
Sweney		37.29	2004	\$14,000.00
Triple Lakes Greenway		14.40	2001	\$425,000.00
MCMUA Total:	7	202.39		\$4,274,777.72
Non-Profit Projects:				
Morris Canal Greenway - Riggs		5.52	2004	\$300,000.00
Non-Profit Total:	1	5.52		\$300,000.00

Roxbury Twp. has 16 Complete project(s) totalling 999.85 acres and \$12,101,911.72 of Morris County grant funds.

TOWNSHIP OF ROXBURY

Interoffice Memo

To: Mayor and Council

From: Township Manager
Dave Stierli

Date: December 11, 2007

Re: Roxbury Recreation Stewardship

The purpose of this memorandum is to prepare Council for revisions to the Park's and Recreation's Capital and Operating budget submission. The memorandum also outlines the progression of Recreational and Open Space programs from acquisition to stewardship.

Acquisitions

The Township has acquired 1,491 acres of open space since the implementation of the Open Space Tax. Since 2001, the Township has obtained 356 acres. The Township has invested over \$7.9 million towards open space acquisitions since the program's inception. County and State funds make up a significant portion of the funds expended to date. Furthermore, the Township has converted 49.5 acres of the open space parcels to recreational purposes. The Township is currently negotiating the purchase of an additional 63 acres. This additional acreage includes a 15-acre parcel in Landing. This acquisition is expected to address the need for recreational facilities in Landing as specified in the 2005 Roxbury Recreation Master Plan.

It should be noted that the Mayor and Council have done a premier job acquiring open space property for the residents of Roxbury. This past success provides the opportunity to transition from simple acquisition to stewardship and improvement of our open space while addressing other recreational needs.

Roxbury Township's Increased Recreational Needs

In November 2005, the Township's Recreation Committee created a comprehensive recreation plan. The plan presented the following conclusions:

- ❖ Roxbury's population has increased by 28% since the early 1990's.
- ❖ The recreational programs offered by Roxbury have increased by 25% since the 1990's.
- ❖ The participation in the recreational programs offered by Roxbury has increased by 30% in the same time frame.
- ❖ The report anticipated a population of 26, 589 by the year 2015.

- ❖ There are approximately 7,000 residents under the age of 19, the primary users of recreational facilities.
- ❖ According to the national standards, the overall acres dedicated to open space in Roxbury is favorable, however, the acres dedicated to active recreation is low.
- ❖ The number of athletic fields in Roxbury is low compared to the National Standards. The study indicates that Roxbury is in need of six additional fields.
- ❖ The case study included in the report evaluated activity levels and determined a much greater need for additional recreational facilities in the Township.
- ❖ The current staffing should be pooled or expanded to provide adequate stewardship over existing and expanding facilities.

Not included in the report but readily observed is the fact that a significant amount of the recreational opportunities are concentrated in one facility.

Recreational Report's Findings

1. Expand the Athletic fields

Finding to support this need (not in order of priority)

1. Growing demand for field use (scheduling conflicts).
2. Growing demand for safer field conditions.
3. Increase in athletic field usage both at the recreation and High School Level (field overuse).
4. Enrollment increasing in programs.
5. Demands to have more fields available during the year.
6. Some demand for indoor facilities for winter use.
7. Difficulty maintaining parks with the current static staffing levels.
8. Minimal ability to take fields off line for maintenance.
9. Rescheduling games is difficult, particularly after bad weather.
10. Growing need to use "out of town facilities" is expanding
11. Safety issues with poorly maintained fields.
12. Some fields do not have a usable field to play on (e.g. Lacrosse).
13. There is a need of a minimum of three new multi-purpose fields or equivalent thereof.

The recreation advisory team felt that all of the items above are the most pressing issues specific to current recreation needs.

2. Improve Recreational Facility Parking

Expansion of parking areas is required at locations such as Kiwanis Park to address the new demand on the ball fields. Creation of parking lanes along the fence area on Memory Lane would also aid in parking at Horseshoe Lake. Dell Avenue Park (under improvement) and Emmans Road must also be addressed.

3. Growing Need to Maximize Facility Usage

Coordinated with parking facility upgrades and a potential turf field at the HSL facility, there is a need for additional softball and lacrosse fields.

4. Growing Need for Field Maintenance

If fields are created that are not “turf based”, then additional resources will be required to maintain these new facilities.

5. Need to Investigate Implementing New Recreational Facilities in Other Areas of the Township

Procurement of the Landing Facility (McNear Tract) would be an excellent move for the Township. It creates a designated area that can be utilized to full fill future recreational needs by creating multi-purpose fields in an area of the Township that is lacking quality recreational facilities.

6. Other Intangibles

Financials

Perhaps the most misunderstood recreational issue is the cost to maintain recreational programs and facilities. Clearly, costs are rising and more and more of the financial burden is being placed on recreational groups to address the shortfalls. Projects to create lighted fields will help reduce temporary lighting requirements.

Volunteers

Concerted efforts are required by the Township to recruit coaches for expanding recreational programs. In addition, we need to address mandated educational requirements and applicable certifications.

Shared Services

A Concerted effort to create shared use facilities will only serve to benefit all. Field replication creates additional costs and service requirements for both the Township and School entities. Primarily, these fields should be used to address the needs of Township Recreation. However, where possible, new facilities should be established to address the needs of everyone. We are all Roxbury residents.

Reports Conclusions

- ❖ There is a deficiency in the amount of athletic fields available to the current participants. As the population of recreational users in Roxbury grows the deficiency will increase.
- ❖ There is a deficiency of multi-purpose athletic surfaces.
- ❖ Current facilities should be reconfigured to create sports complexes and should be spread throughout the community.
- ❖ Facilities should be designed to minimize maintenance.

Additionally the following items should be assessed:

- ❖ The Township should be better stewards of open space properties.
- ❖ Open space properties should be better utilized, such as the idea of Community Garden and Nature Center at Lines Farm.
- ❖ The Township should continue to develop and secure funding for the Trails Master plan.

In summary, the Township has had an aggressive and successful open space acquisition program. The Recreation Master Plan of 2005 identified finds deficiency in the amount of playing surfaces available and the Township should make additional improvements to address the Township's recreational needs which include additional demands for playing surfaces as a result of increases in programs and program participation.

How Do We Get There From Here

The task is to address the Recreation Committee's report goal of transitioning to better stewards of our property without increasing taxes. Although this sounds difficult, the following details a road map to achieve those goals.

Objective 1. Create additional playing surfaces.

1. Create fields that are multi-surface and multi-purpose (used by multiple sports).
2. Create playing surfaces, where possible, that allow the Township to expand programs without expanding the need for more fields.
3. Create high usage/high availability fields (7 days a week for as many hours as required)
 - Improve drainage
 - Improve playtime
4. Improve usage, top quality playing conditions regardless of the weather.
5. Minimize maintenance and eliminate need for mowing, lining, and fertilizing.

6. Maximize our existing open space areas for recreation and eliminate need to procure new land for recreation.
7. Improve Safety.
8. Reduce maintenance and impact on Township staff.

Conclusion: Create A multi-surface Turf Field

The 2005 Recreation Master Pan justifies the need for additional facilities for recreational athletics. This could mean three new fields or the replacement of one surface at an existing facility. A turf field will provide 3 to 4 sport surfaces including: Football, Soccer, Lacrosse, and possible Field Hockey. The following chart provides an estimated construction cost comparison for a mulit-surface turf field and grass fields.

SOD		TURF FIELD	
(1) Top Soil Stripping \$5,500 cu yard x \$500 cu yard	\$41,250		
(2) Bulk Grading \$24,000 Yard x 4 cu yard	\$144,000		
(3) Top Soil Replacement \$5,500 cu yard \$5.00 cu yard	\$49,500		
(4) Lighting System 3 at \$180,000	\$540,000	1 at \$180,000	\$180,000
(5) Transformer Pad	\$1,600	1 at \$1,600	\$1,600
(6) Irrigation Storage Tank	\$60,000		
(7) Irrigation System	\$40,000		
(8) Perimeter Fencing Three fields	\$54,000	One field	\$18,000
(9) Goals Three sets	\$9,000	Three sets	\$9,000
(10) Grand Stands 400 seats	\$72,000	200 seats	\$36,000
(11) Sod Finishing 28,000 sy x 4.20	\$176,400	Field Installation	\$800,000
(12) Marginal Finishing 20,000 sy @ 2.00 sy yd	\$60,000		
Subtotal	\$1,247,750	Subtotal	\$1,044,600
Contingency 15%	\$187,163	Contingency 15%	\$156,690
Land Acquisition	\$390,000	None Existing	\$0
Grand Total Sod	\$1,824,913	Grand Total Turf	\$1,201,290

According to the Roxbury Recreational Master Plan, a turf field also provided the following benefits:

1. **Usability-** one synthetic field is equivalent usage to 4 grass fields:
 - All weather usage fields drain faster than water can fall

- Can be used 12 months a year without damage
 - Can be used by multiple sports programs creating a true multi-purpose environment (e.g. Football, Soccer, Lacrosse, possible Field Hockey)
2. **Safety-** Shock attenuation rating and G-max rating are similar to the best natural grass systems.
 3. **Maintainability-** Reduce staff impact. No need to mow grass, reline field or fertilize.
 4. **Durability-** Turf is much more durable than grass fields.

The following chart compares Sod and Turf Usage.

Condition	Natural Field	Artificial Field
Raining today	No games	Games on
Heavy rain yesterday	No games	Games on
Football at 2PM	Yes	Yes
Soccer at 5 PM	No (can not reline)	Yes
Games per week	15 max	33 or more
Practices per week	15 max	60 or more

The next chart provides an estimated 10 year comparison analysis of ongoing expenses related to the grass field versus a synthetic turf field.

EXPENSE	GRASS FIELD	SYNTHETIC TURF
Maintenance/Labor	\$150,000	\$20,000
Equipment	\$40,000	-0-
Fertilizer, Etc.	\$20,000	-0-
Top seed/Re-Sod	\$40,000	-0-
Water	\$150,000	-0-
Sprinkler/Repair	\$10,000	-0-
Line Paint	\$15,000	-0-
Ten Year Total	\$425,000	\$20,000
Number of Events Annually	320	1095
Cost Per Event	\$1,328	\$18
Note: All prices above a strictly estimates; These are based on a 360'X 225' field		

The information provided in this report clearly indicates that a synthetic turf surface is more cost effective and yields more athletic opportunities than grass fields. It is not only more cost effective to maintain, but it also provides the Township with a more usable surface. A turf field is not a luxury, but a cost effective technological advancement.

Objective 2: Facilities should be reconfigured to create sports complexes throughout the community.

- ❖ The development of the Landing Road recreation facility will provide a softball/baseball complex, walking trail, an additional and necessary recreational facility in the Landing Area. When the Landing Road facility is completed with lights, the softball diamonds at Horseshoe Lake will be converted to an additional multi-purpose field surface.
- ❖ The lighting of the Landing Road Facility will also provide increased opportunity for Adult and Youth tournament play. This will provide a continuous revenue stream to the Parks Department and the retail community.
- ❖ The Township is currently rehabilitating Berkshire Valley Park, which will yield a walking track, improved playground area and a tennis complex.
- ❖ In the Spring, work will commence on the Dell Avenue Park Ball field. Three Little League fields will be constructed, creating a third baseball complex. The first in Kenvil, the fill material is to be donated. The Township received a grant for this opportunity.

The Township will have initiated the disbursement of recreational opportunities throughout Roxbury.

Objective 3: The established Trails Plan should be addressed without an increase in taxes.

In December of 2005, the Township of Roxbury Trails Committee completed its Trails Plan. The goal of the plan was to connect Roxbury's communities by foot and bicycle. The Township has addressed several short term objectives; including the creation of the Ledgewood Basin Trail, and in the summer of 2008 the Veteran's Trail Park should be opened. As you are aware, the Township was awarded a \$23,000 grant for Veteran's Park.

Funds from the Stewardship program could be available to complete the following if grant funds are not available.

- Patriot's Path extension
- Horseshoe Lake –Condit-Midland Park loop
- Connect Veteran's Park Trail with the Ledgewood Basin Trail

Objective 4. Improve the stewardship of existing properties.

The Township’s aggressive Open Space acquisitions over the past ten years has resulted in the acquisition of 1,500 acres of open space property and the Township will be acquiring an additional 66 acres in the next few months. Furthermore, 15 of those acres will be for active recreation, which will result in a 30% increase in acres to be maintained.

During the time frame of aggressive land purchase, the Township has not increased its workforce or per-capita expenditure for stewardship purposes.

The following chart reviews expenditures in the Park’s maintenance budget from 1996 to present.

Year	Amount	Per-Capita Expenditures	# of Full time Employees
1996	\$220,621	\$10.02	5
2000	\$214,220	\$9.20	5
2005	\$223,705	\$9.20	5*
2006	\$228,114	\$9.20	5

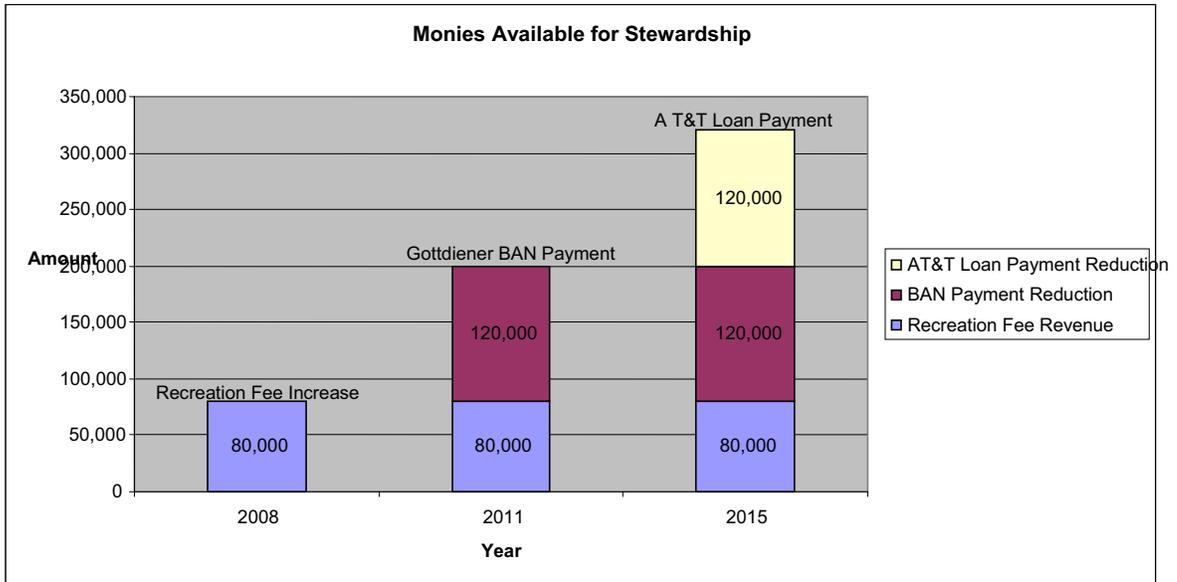
* Combined with Building and Grounds

During the same time frame, the Park’s Maintenance Department was assigned maintenance of the Township’s detention basin (23 total). A future option for Mayor and Council’s consideration is to dedicate a portion of the Open Space tax to offset outsourcing basin and some field maintenance. The cost associated with this service would be \$35,000. This would allow current employees to address additional needs, while not increasing the work force or the tax rate

Objective 5: Finance capital projects described in previous text without a tax increase. This section lays out a financial plan which will support the ability to pursue this objective without increasing taxes.

Graph 1- Monies Available This graph illustrates annual reoccurring funds that are available form the implantation of a Recreation Capital Trust and from the retirement of existing Open Space debt. Upon Council approval, the additional monies raised or redirected could be used to pursue the objectives outlined in this report.

Graph 1



1. In 2008, through the implementation of a Capital Fund Fee, approximately \$80,000 will be available for recreational programs. This fund would create recurring revenue that would be dedicated towards all initiatives set forth in this memorandum and issues described in the 2005 Roxbury Recreation Master Plan. The Capital charge supports the Capital Facilities enjoyed by the participants of our recreational programs. As illustrated in Graph 2, this user fee correlates into a bonding principle to be repaid over 15 years. In addition, table 1 compares Roxbury's current recreation fees with surrounding towns. As you can see the Township fees are comparable to the surveyed communities.

Graph 2

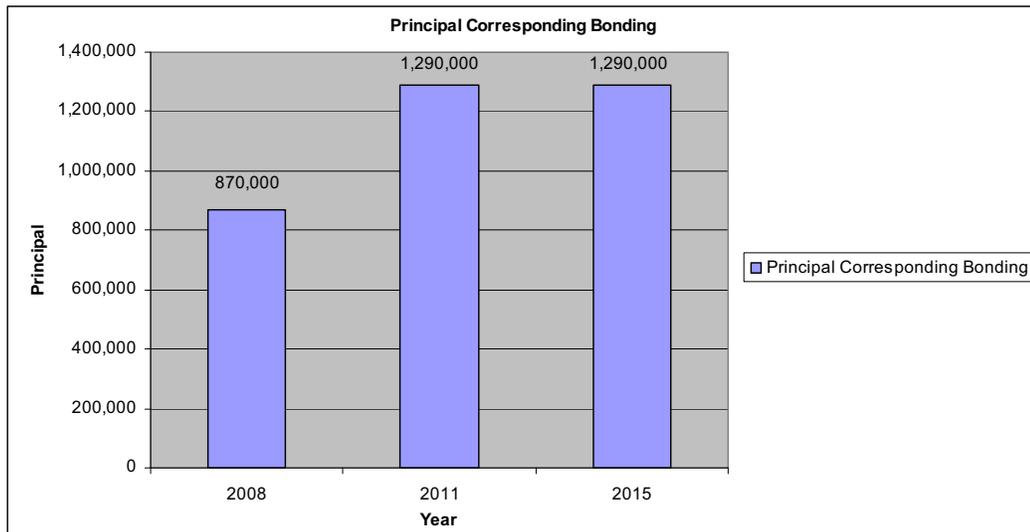


Table 1

Name of Activity	Roxbury	Montville	Mount Olive
Basketball Travel	\$60	\$250	\$100
Basketball In-Town	\$60	\$45	\$65 Clinic
			\$80
Cheerleading	\$65	\$120	\$60+\$100 for uniform
Football	\$150	\$135	\$110
Soccer Travel	\$95	\$150	\$125
Soccer In-Town	\$65	\$65	\$65
Baseball	\$80-\$120	\$100-\$150	\$70-\$125
Softball	\$50	\$100-\$150	\$70
Softball Travel	\$50+Uniform	\$200	\$70+uniform

2. In 2011 Bond anticipation notes through accelerated payments for the Gottdeiner Tract of approximately \$120,000 will be retired. This amount yields \$1,290,000 over 15 years in capital principle to support stewardship and recreational projects. **Please refer to Graph 2**
3. In 2016 Bond anticipation note payments of \$120,000 for the AT&T Project become available. This again correlates into \$1,290,000 over 15 years in capital that could be dedicated towards stewardship and recreational capital needs. **Please refer to Graph 2**

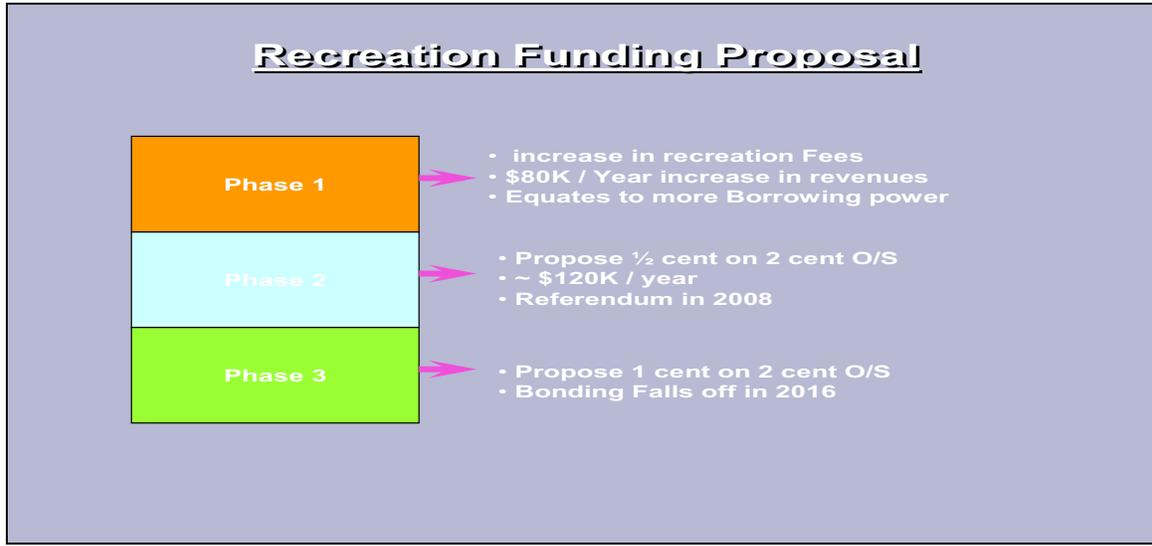
The \$240,000 in retired note payments equals slightly over 1 point on the Open Space tax. Upon converting the funds and retirement of debt, the Open Space Trust will not be negatively impacted. In-fact, as illustrated in Graph 3 under current conditions, the fund will grow from \$461,000 to \$820,000 by the year 2012. This amount does not include any obligated funds from the County or the \$1.8 million in State funding available. The 1 point off the tax rate equates to \$19.56 on a home assessed at \$200,000 based on the 2008 projected net valuation taxable.

As a result, debt retirement for previous open space procurements and the need to pay off that debt will be terminating in the future. At the same time assuming the Township does not enter a significant new Open Space purchased, the Open Space Trust will continue to grow.

Objective 6: Implement A Recreational Capital Program

This section summarizes a preliminary capital plan to increase the Township's recreation opportunities and stewardship of our properties without a tax increase upon our residents.

The following chart introduces the three phase approach.



Phase 1: This phase will utilize the proposed recreation capital fund fee to finance the following capital projects:

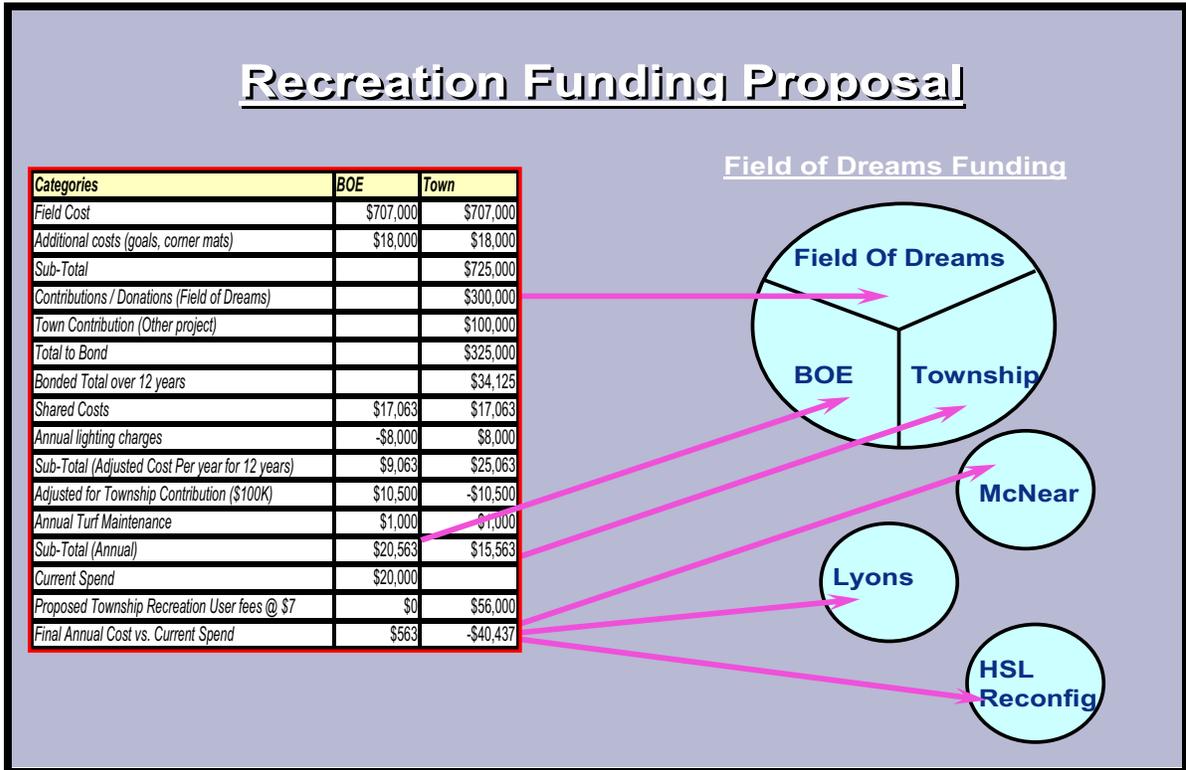
2008-2010

Capital improvements	Required Funding
1. Installation of Turf field	\$800,000
Less Fund Raising	\$(300,000)
Less School Contribution (\$20,000X12)	\$(240,000)
Less Revenue Contribution	<u>\$(100,000)</u>
Township Expense Turf Field	\$160,000
2. Landing Road Phase 1.	
Installation of Ball Fields and trails	\$400,000
3. Field 11 installation of Lights	\$100,000
4. Lyons Farms Environmental Education Center/Community Garden	\$30,000*
5. Dell Ave. Improvement excluding fill/grading **	\$150,000
Total Funding Required Phase 1	\$840,000

*This project may be eligible for an ANJAC grant.

**The Township has \$30,000 in grant funds for this project and the fill and grading should be provided at no cost.

The Chart below details the estimated net cost of the Recreational Facilities.



Attachment A Details proposed use of Shared Synthetic Athletic field at the High School

Phase 2: This phase will utilize the ability to finance capital improvements with the retirement of debt 2011 debt. See **Graph 1**

2011/2012

Capital Improvements	Required Funding
Landing Road	
Perimeter Fencing	\$75,000
Lighting	\$520,000
Total Landing Road Phase 2	\$595,000
Horseshoe Lake	
Reconfigure Men's softball (area 3)	\$338,000

Multipurpose Football/Lacrosse (area 2)	\$386,850
Total Horseshoe Lake Phase 2	\$724,850
Total Funding Required Phase 2	\$1,319,850

Phase 3: This phase will utilize the ability to finance capital improvements with retirement of 2016 debt. See **graph 1**

2015/2016

Capital Improvements	Required Funding
Multi-purpose Field 1 Horse Shoe Lake	\$800,000
Landing Rd Park Center	\$275,000
Total Phase 3	\$1,075,000

Current Capital Impact

Establishing a dedicated source of funding for stewardship and recreation capital also provides an extra benefit by reducing the annual tax outlay for recreation capital.

Approximately \$1 million of the currently requested Parks/Recreation capital program would be addressed through the funds.

An abbreviated summary of this concept has been well received by both the Open Space Committee and the Recreation Committee.

Final Observation

The Township has the unique opportunity to develop a sense of stewardship and pride for our community, such an opportunity may not be available for many years to come. In addition, the improvements described above will be accomplished without a tax increase to our residents. The return on this investment cannot be overstated.