Master Plan:
Open Space and Recreation Plan Element

Union Township
Hunterdon County, New Jersey

Planning Board
Township of Union
DRAFT – October 7, 2020

Open Space and Recreation Plan Element

Township of Union
County of Hunterdon

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An Element of the Master Plan

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Open Space and Recreation Plan Element

EXECUTIVE SUMMARY

The Open Space and Recreation Plan Element is a part of the municipal Master Plan. It summarizes Union Township's vision for open space and recreation and establishes a framework for protection and preservation of open space and recreational opportunities. This document replaces the Township's 2002 Open Space and Recreation Plan.

Union Township has a long history of support for preservation of open space, natural resources and rural character as demonstrated in its planning and policy documents. The goals and objectives for open space and recreation focus on protecting and preserving the Township's natural resources, its agricultural heritage and scenic views, and on expanding and connecting preserved open space and providing recreational opportunities for Township residents.

The municipality has 265.49 acres of parks and open space, excluding Hoffman Park which is jointly owned with Hunterdon County. Altogether, there are five municipally owned open space sites, one jointly owned site and two county owned open space sites, for a combined total of 809.91 acres of municipal and county open space. In addition, State-owned open space totals just over 3,777 acres, and there are also approximately 1,324 acres of privately owned development restricted properties and preserved farmland in the Township. Altogether, the public and privately owned open space and preserved farmland in Union Township totals approximately 5,911 acres.

The Township's Recreation Committee coordinates and supports youth sports programs in the fall and spring, and municipal parks are also used by several adult soccer leagues and other private recreational organizations and groups. No additional field space is required at this time; however, fields will need to be maintained and equipment replaced and upgraded as needed. There is also an ongoing need for additional volunteers to support the youth recreation programs.

The plan identifies 26 sites for potential open space preservation, based on criteria including the size of the parcel, proximity to and potential for connections with preserved open space and/or farmland, presence of ecological resources and/or agricultural soils, and location outside the Highlands Preservation Area, where there is greater development pressure. More detailed assessment would be needed prior to any decisions; and funding availability as well as timing of land availability will also be critical factors.

The Open Space and Recreation Plan concludes with an action plan to help guide implementation of the Township's goals and objectives for open space and recreation.

INTRODUCTION

The Open Space and Recreation Plan Element is a part of the municipal Master Plan. It combines a recreation plan element with the conservation of land for open space and farmland. It summarizes Union Township's vision for open space and recreation and establishes a framework for protection and preservation of open space and recreational opportunities. This document replaces the Township's 2002 Open Space and Recreation Plan.

Open space provides opportunities for recreation, land for the protection of environmentally sensitive land and water resources, preservation of wildlife habitats and other natural environments, a gathering place for community events and visual relief from urbanization. Setting aside land for these purposes also supports property values.

Open space includes active recreation, passive recreation, and conservation lands. While preserved farmland may also be considered a form of open space, in this document the emphasis will be on the other three types. Active recreation consists of organized sports or leisure activities that usually require specialized fields or equipment and have a list of rules. Passive recreation includes less formal activities, such as hiking, horseback riding or bird watching. Conservation areas are intended to be left in their natural state for wildlife refuges, as buffers between developments or to protect environmentally sensitive land and water resources.

Preserved farmland may offer opportunities for passive recreation; however, active agricultural operations can also be intensive and not compatible with recreational uses. Its function as open space is focused on preservation of soils and ecological resources, and maintaining the Township's agricultural heritage and scenic landscapes.

OPEN SPACE POLICY AND REGULATORY BACKGROUND

Union Township Master Plan

The Township has a long history of support for preservation of open space, natural resources and rural character as demonstrated in its planning and policy documents. The Township's 1999 Comprehensive Master Plan Park and Recreation Plan included recommendations for land use controls such as deed restrictions to help protect natural resources and for preservation of scenic corridors to create linkages to open space. In 2002, the Township adopted a new Open Space and Recreation Plan that further emphasized the importance of preserving open space to protect the Township's natural resources and to preserve its agricultural heritage and scenic views. In 2003, a Natural Resources Inventory (NRI) was completed for the Township that documented the key environmental features and resources present in Union. The NRI mapping, together with analysis of demographic data, land use trends and recommendations from

regional planning initiatives, formed the basis for recommendations in the 2004 Master Plan Land Use Element that focused on expanding the Township's Watershed Management zone and reducing the intensity of development along the I-78 corridor.

As noted in the Township's 2013 Master Plan Reexamination Report, Union has continued to preserve farmland and open space, and has also continued its policy of limiting the density of development to address the critical groundwater quality and quantity limitations of soils and hydrology. Preparation of a new Recreation Plan Element is included as one of the recommendations in the 2013 Reexamination Report.

Highlands Regional Master Plan

The Highlands Act was enacted by the State Legislature on August 10, 2004 for the purpose of protecting, enhancing, and restoring Highlands natural resources, in particular water resources, which provide drinking water to over 5 million New Jersey residents. The Highlands Act created the Highlands Water Protection and Planning Council (the "Highlands Council") and charged it with adopting a Regional Master Plan, which was completed in 2008. The Act requires that jurisdictions having lands in the Preservation Area conform to the Highlands RMP with respect to that area, while for lands located in the Planning Area, conformance is voluntary.

The majority of the Township's land area, 10,502 acres or nearly 80%, is located in the Highlands Preservation Area. The extent of Township lands included within the Preservation Area emphasizes the need to ensure clean and healthy stream corridors and water quality for the overall health of regional water supplies. The regulation of this area under the Highlands RMP has also decreased development pressure in an effort to preserve natural resources and mitigate sprawl. The Township is continuing to evaluate the benefits of Highlands RMP conformance for its Planning Area as weighed against its policy of very limited development and the potential loss of municipal control of the approval process.

Hunterdon County Strategic Park and Open Space Plan

The County's Strategic Park and Open Space Plan, adopted in 2018, is intended to provide direction for the location and improvement of future County parks, trails and greenways. The plan draws upon a number of background studies, including analysis of demographic changes in the region, recreational trends, and findings from a community survey regarding the County's parks and open space. The plan includes a recommendation for development of Hoffman Park, within Union Township, as one of four General Use Parks within the county's system. The plan notes that this park was acquired through a joint effort of the County and Township, and that both the County and the Township could take part in preparation of a master plan as recommended for park, including selection of recreational activities. The Strategic Plan also recommends acquisition of additional open space and easements within

Union Township, as well as development of segments of a proposed County-wide trail system.

NJDEP Green Acres Program

The New Jersey Department of Environmental Protection established the Green Acres Program in 1961 to meet New Jersey's growing recreation and conservation needs. Its Local Governments and Nonprofit Funding program area includes the Planning Incentive Program which provides grant and loan funding to municipalities and counties that have enacted an open space tax and have adopted an open space and recreation plan. In addition, matching grants are only awarded for preserved lands identified in an open space and recreation plan.

As a condition of applying for and receiving Green Acres funding, each municipality and county is required to prepare a recreation and open space inventory (ROSI). The ROSI lists all Green Acres-funded properties as well as all other lands held for conservation or recreation purposes at the time funding was last received from Green Acres. Once land has been included and certified as to its use for open space and recreation purposes, the ROSI becomes binding on the municipality and other levels of government. Any desire to remove the site from the ROSI requires an application to the NJ Statehouse Commission and typically requires strong public interest reasons as well as replacement with land and facilities of greater value in return.

Goals and Objectives

Goals and Objectives for Open Space and Recreation

The following goals and objectives pertaining to open space and recreation are drawn from the 2002 Open Space and Recreation Plan and from discussions with the Open Space and Recreation Plan Advisory Committee. The goals and objectives are intended to guide the Open Space and Recreation Plan.

- Protect and preserve the Township's natural resources, including ground water quantity and quality, wetlands, woodlands, wildlife habitat, groundwater recharge areas and stream corridors.
- Preserve Union's agricultural heritage, and historically significant areas in the community.
- Preserve scenic views in the Township.
- Expand and connect preserved open space through a system of multi-use trails.
- Provide recreational opportunities for Township residents.

Open Space and Recreation Inventory

In this section of the Plan, an inventory of existing open space in Union Township is provided along with a brief description of associated recreational facilities.

Municipal and County Open Space

Table 1 below lists open space owned by the Township and by Hunterdon County, including Hoffman Park which is jointly owned by the Township and County. As a co-owned property, Hoffman Park is listed on both the Township and County open space inventories (ROSI); however, the County is the majority owner and maintains the park, so it is generally identified as a County park. As indicated in Table 1, municipal open space excluding Hoffman Park totals 265.49 acres. If the 354.37 acreage of Hoffman Park is added to the municipal open space total, this figure would increase to 619.86 acres. Altogether, the five municipally owned sites, one jointly owned site and two county owned sites listed in Table 1 total 809.91 acres. The locations of these open space sites are shown on the Open Space and Recreation Plan, found at the end of this document, and accompanying tables listing parcels within each site by block and lot are provided in the appendix.

Table 1. Municipal and County Open Space

Map No.	Ownership	Name of Site	Acres	Facilities/Character
1	Union Twp	Village Square Open Space	9.085	Passive Recreation/Conservation
2	Union Twp	Millbrook Park	9.889	Soccer field, baseball/softball field
3	Union Twp	Polktown Road	0.110	Small lot adjacent to road
10-18	Union Twp	Milligan Farm	109.780	Passive Recreation/Conservation
19-25	Union Twp	Finn Road Park	136.63	Soccer fields, baseball/softball fields, playground, picnic pavilion
		Total Municipal Open Space	**265.49**	***(without Hoffman Park)***
9	Union Twp/ Hunt. Co.	Hoffman Park	354.37	Passive Recreation/Conservation
Total Municipal Open Space (w/Hoffman Park)			**619.86**	
4-7	Hunt. Co	Union Furnace Nature Preserve	183.44	Passive Recreation/Conservation
8	Hunt Co.	Spruce Run	6.61	Passive Recreation/Conservation
		Total Municipal and County Open Space	**809.91**	

Description of Municipal and County Facilities

A brief description of the larger municipal and county parks and open sites is provided below. (The name of each park is followed by its map location number.)

MILLBROOK PARK (2) – Located on the north side of the Village Square neighborhood, this municipal park is just under 10 acres in area. It includes a Little League baseball/softball field and a full-size soccer field.

FINN ROAD PARK (19-25) – Finn Road Park is a 136.63 acre municipal park that includes two Little League baseball/softball fields, a full-size baseball field, three soccer fields, a picnic pavilion, a playground, a snack shack, and portable bathroom facilities. It also includes a half mile walking path and a 5K hiking trail.

MILLIGAN FARM (10-18) – This tract was previously approved to be developed by K. Hovnanian as an inclusionary housing project. It was then purchased by the Township in 2006 and subdivided to cluster the affordable development, with the remainder of the site to be preserved as open space. However, under the Township's 2018 Housing Element and Fair Share Plan, the site was removed as an affordable housing site and the Township Council has now designated the entire site to be preserved as open space.

HOFFMAN PARK (9) - This site is the former farm of Albert and Joyce Hoffman. Pursuant to a 1999 Agreement and subsequent 2001 Ownership and Maintenance Agreement, the Township has a one-third ownership interest and County has a two-thirds ownership interest in the property. The land is managed by Hunterdon County whereas the remaining Hoffman farm buildings are under the jurisdiction of the Township. The park is 354.37 acres in area and is comprised of hardwood forests, grasslands and many ponds of various sizes that were created when the park was a working farm. The park provides paved and gravel paths, and several of the ponds offer good fishing.

UNION FURNACE NATURE PRESERVE (4 - 7) - This Hunterdon County nature preserve was named after the colonial-era ironworks that was founded at this location. A hiking trail runs through the 183.44 acre site that is part of the 150 mile Highlands Trail that extends from Storm King Mountain in New York to Riegelsville on the Delaware River in New Jersey.

In addition to the sites described above, the Township owns a small wooded parcel along Polktown Road and the County owns a 6.61 acre open space parcel located between the Union Furnace Nature Preserve and the Spruce Run Recreation Area.

State-Owned Open Space

As indicated in Table 2 on the following page, open space owned by the State of New Jersey totals just over 3,777 acres in Union Township, representing almost one third of its total area. Nearly all of this open space is associated with the Spruce Run Reservoir/Recreation Area and the surrounding Clinton Wildlife Management Area.

Table 2. State of New Jersey Open Space

Map No.	Ownership	Name of Site	Acres	Facilities/Character
37	NJ Water Supply Auth.	Spruce Run Reservoir/Recreation Area	1,740.74	Swimming/boating, campground, picnic areas, playground, basketball court
26	NJ Water Supply Auth.	CR 614 (abuts quarry)	58.68	Passive Recreation/Conservation
27-36, 38-47, 49-52	NJDEP	Clinton Wildlife Mgmt. Area	1957.97	Passive Recreation/Conservation; Shooting Range
48	NJ Economic Dev. Auth.	90 SR 173	3.28	Passive Recreation/Conservation
55	NJ Natural Land Trust	Mulhockaway Creek Preserve	16.37	Passive Recreation/Conservation
Total State of NJ Open Space			**3,777.04**	

Description of State Facilities

SPRUCE RUN RESERVOIR/RECREATION AREA (37) – Spruce Run Reservoir was one of the first water supply facilities to be constructed and operated by the state and provides 15 miles of shoreline for recreation. Motor boats, sail boats, canoe/kayaking, and windsurfing are permitted at the reservoir, and swimming is permitted at the designated swim area while lifeguards are on duty. During winter months, visitors can cross-country ski, ice fish and ice boat. In addition to the beach area, there is a campground within the recreation area, picnic areas, playground facilities, basketball courts, and a paved pathway system. A segment of the Highlands Trail crosses through the northern perimeter of the Recreational Area.

CLINTON WILDLIFE MANAGEMENT AREA (27-36, 38-47, 49-52) – The Clinton Wildlife Management Area totals almost 1,960 acres within Union and is comprised of a number of parcels that surround the Spruce Run Reservoir/Recreation Area. The Clinton WMA includes a hunter training area located off of Route 173 that includes shotgun, archery and rifle ranges. A dog training area is also provided on the north side of the Spruce Run Reservoir.

MULHOCKAWAY CREEK PRESERVE (55) – This 16.37 acre property was accepted as a donation to the New Jersey Natural Lands Trust in 1955 and provides watershed protection to one headwater section of the Mulhockaway Creek. Deer hunting is permitted on the preserve.

Private Open Space, Farmettes, and Preserved Farmland

In addition to publicly-owned open space sites, there are privately owned open space sites in the Township, including common open space areas, deed-restricted land utilized for buffers and/or wastewater treatment, and deed-restricted properties that

were established to preserve prime agricultural land as part of clustered subdivision developments, known as "farmettes." Table 3 below provides a summary of these sites, including the name of the site, acreage, and the type and character of the site. The private open space and farmette sites total approximately 531 acres. In addition, as indicated in Table 4, there are approximately 793 acres of preserved farmland in the Township which is a form of privately-owned open space but is not included as part of the ROSI submission to Green Acres. Altogether, private open space, farmettes, and preserved farmland totals just over 1,324 acres in Union.

Table 3. Private Open Space and Farmettes

Type	Map No.	Name	Acres	Facilities/Character
Private OS/Deed Restricted Land	53	Pattenburg Quarry Industries	13.0	Quarry buffer
	54	Pattenburg Quarry Industries	30.96	Quarry buffer
	58	Fallone	55.45	OS/wastewater treatment lot per 2018 subdiv. approval
	61	Simpson	56.31	Development Easement
	68	Applied Water Treatment	6.14	Village Square waste treatment lot
	69	Applied Water Treatment	14.17	Brass Castle waste treatment lot
	70-73	Lookout Pointe HOA	15.1	Common open space
	74, 75	Union Gap Village Condo Assoc	52.27	Common open space
	76	P.S. Construction Inc.	3.73	Common open space
	77, 78	Lakeside Estates HOA	30.15	Common open space
	79	Highland Ridge HOA	13.4	Common open space
		Subtotal Acres	**290.69**	
Farmettes	59	Furneaux	22.58	Farmette
	60	Valentino	8.3	Farmette
	62	Kuchman	19.2	Farmette – Brass Castle
	63	Beylickian	38.62	Farmette – Brass Castle
	64	Natalizio	36.96	Farmette – Brass Castle
	65	Rossi	29.76	Farmette
	66	Aldrich	50.59	Farmette
	67	Vajas	34.28	Farmette
		Subtotal Acres	**240.29**	
Total Private Open Space/Farmettes (Acres)			**530.98**	

Table 4. Preserved Farmland

Type	Map No.	Name	Acres	Facilities/Character
Preserved Farmland	F1	Ravenberg*	37.52	Preserved Farmland
	F2	Delaney*	88.15	Preserved Farmland
	F3	Linden Associates	11.33	Preserved Farmland
	F4	Barrett	149.77	Preserved Farmland
	F5	Geiler	61.55	Preserved Farmland
	F6	Stothoff	59.79	Preserved Farmland
	F7	Gyuro-Sultzer	82.86	Preserved Farmland
	F8	Roerig	59.53	Preserved Farmland
	F9	Bowers	102.17	Preserved Farmland
	F10	Manzione	42.28	Preserved Farmland
	F11	Douglas	97.89	Preserved Farmland
Total Preserved Farmland (Acres)			**793.16**	

** Farm located in both Union and Bethlehem; acreage is for Union portion only*

GUIDELINES FOR THE ADEQUACY OF OPEN SPACE

Balanced Land Use Concept

The November 2013 Draft State Comprehensive Open Space and Recreation Plan (SCORP) discusses the Balanced Land Use Concept as a way to estimate open space needs in New Jersey. This approach targets a minimum of three percent of a municipality's developed and developable land for set aside as open space. Developable land excludes acreage of slopes greater than 12%, wetlands and preserved lands.

Union Township has an estimated 4,666 acres of developed and developable areas.[1] This results in a need for 140 acres of publicly accessible recreational land. Excluding Hoffman Park, the Township's 265.5 acres of parks and open space exceeds the minimum by 125.5 acres. If Hoffman Park is included in the municipal open space total, the resulting 620 acres of parks and open space would exceed the minimum recommended under the Balanced Land Use Guideline by 480 acres. This calculation does not include private open space sites within the Township as identified on Table 2 that are protected for environmental or agricultural purposes through deed restrictions, easements or other means that do not provide for direct public use. These sites are valuable for environmental and cultural protection, but are not considered part of the public open space supply.

[1] - 3225.4 developed (2015 LU/LC "urban" category) + 1440.6 developable (2015 LU/LC agricultural, forest & barren categories – preserved OS and steep slopes) = 4,666 acres

National Park and Recreation Association Guidelines

The NRPA has published a number of standards for "developed" open space. While the organization has moved away from a gross acreage basis for determining recreational needs (preferring a survey of users, instead), a range of 6.25 to 10.5 acres of developed park land per 1,000 residents had been previously used by them in estimating the necessary land area. It should be noted that these standards are intended to apply just to municipally-owned parks that are developed with "active recreation" facilities such as sports fields and thus exclude undeveloped open space owned by the Township as well as parks and recreational facilities owned by County and State. Based on the Township's estimated population of 4,059 residents[2], the amount of active recreation space should be a minimum of 25.4 – 40.6 acres of developed park land. The Township's developed park land (Finn Road and Millbrook Parks) totals 146.5 acres, or 36.1 acres per 1,000 residents, meeting this guideline.

Recreation Programs

Members of the Township's Recreation Committee volunteer their time to coordinate and support a variety of recreation programs. Youth sports programs offered by the Township include the following:

- Soccer: During the spring, there are approximately 125 boys and girls that play on soccer teams in U8 to U18 age divisions. During the fall, there are soccer teams for boys and girls in pre-K through 8th grade, with approximately 175 participants.

- Field Hockey is offered in the fall for kindergarten through 8th grade girls and boys as part of the Junior Lions Field Hockey program that feeds into the North Hunterdon High School district. There are approximately 125 participants in the field hockey program.

- Baseball is offered in the spring season, with games played at Finn Road and Millbrook Parks. The T-ball program is open to boys and girls in Pre K and Kindergarten, and baseball is open to boys and girls in 1st through 5th grades. There are approximately 50 participants in the baseball program.

There are also several private groups that offer recreational programs at the Township's parks. These include adult soccer programs offered by Pittstown FC (approximately 125 participants), Clinton Town FC (approximately 75 participants) and Hunterdon Union (estimate of participation not available), and local Boy Scout and Girl Scout groups. The

[2] The resident population excludes persons living within institutions, which in 2010 accounted for almost a quarter of the Township's total population (1,402 out of 5,908 total.) To estimate Union's 2019 resident population, the 2010 institutionalized population was subtracted from the NJ State Data Center's 2019 estimate of total population for Union Township: 5,461 – 1,402 = 4,059.

picnic pavilion at Finn Road Park is also rented for use by private parties approximately 5 to 10 times per year. The Pittstown Trail Association, an equestrian trail riding organization, uses trails at Finn Road Park and at Hoffman Park.

In general, participation in youth sports has declined in recent years, particularly in the baseball program. The Open Space and Recreation Plan Advisory Committee has noted that this trend correlates with a decline in the Township's school population in recent years, and it also correlates with a decrease in the Township's resident population growth rate as indicated by U.S. Census counts (3.6% growth rate between 2010 and 2000, versus an average 25% to 36% growth rate over the past two to three decades), and an estimated 10% decrease in the resident population between 2010 and 2019. In the 2018 Hunterdon County Strategic Park and Open Space Plan, background studies indicate a stable, but aging population in Hunterdon County and a trend toward individual recreational activities in place of team sports.

Based on the open space guidelines noted above, as well as local and regional recreation and demographic trends, the Advisory Committee believes that the existing field space will be sufficient to serve the Township's population over the 10 year planning period for the Open Space plan. However, fields will need to continue to be maintained and equipment replaced and upgraded as needed. The Township's Recreation Committee has also noted an ongoing need for additional volunteers to support the youth recreation programs.

Trail Network

Local and regional organizations have worked toward developing a network of recreational trails that serve Union Township and surrounding areas.

Pittstown Trail Association

The Pittstown Trail Association (PTA) is an equestrian trail riding organization that maintains a trail system encompassing large parts of Union and Franklin Townships. A link providing a connection to equestrian trails in Alexandria has also been established recently. PTA members utilize trails at Finn Road Park and at Hoffman Park, and there are also equestrian trails located on private land. To preserve the privacy of landowners, the PTA does not publish trail maps.

Highlands Trail

The Highlands Trail, under the stewardship of the New York- New Jersey Trail Conference extends across the northern portion of the Township, including trail segments in the Union Furnace Nature Preserve, the Spruce Run Recreation Area, and the Clinton Wildlife Management Area. The Highlands Trail extends the full distance of the Highlands from its northern to southern end, providing a 150-mile footpath network for the more than 1.1 million acres of this distinct physiographic province.

Hunterdon County Trail System

The 2018 Hunterdon County Strategic Park and Open Space Plan includes a concept plan for a proposed 150 mile interconnected trail system to serve the region. Within Union Township, the plan depicts the Musconetcong Mountain Trail in the same general location as the Highlands Trail that extends along the northwest perimeter of the Township. A new trail segment is proposed across the southern portion of the Township to connect the Musconetcong Mountain Trail with the Capoolong Trail, which is located just beyond the Township's eastern border. The Strategic Plan notes that much of this proposed trail connection consists of proposed trail easements across preserved farmland and may be difficult to implement.

Open Space Needs

Active recreation is only one component of a comprehensive open space plan. Non-active open space provides benefits for the ecology of the Township and region by supporting environmentally sensitive lands such as flood plains, freshwater wetlands, aquifer recharge areas, and the biota that depends on these resources. Open space also creates scenic vistas, including views of natural resources as well as agricultural lands and historic properties. Maintaining and preserving open space in the face of development pressure is difficult, and the land remaining undeveloped in Union Township is sought for different and often competing purposes. The ability to acquire additional open space is limited and the opportunity to do so will recede over time. Investment in open space today will yield far reaching benefits for the future.

Open Space Criteria

In considering potential future open space acquisition, the Open Space and Recreation Plan Advisory Committee has considered several criteria in assessing possible sites. These include the size of the parcel, proximity to and potential for connections with existing and proposed preserved open space and/or farmland, location along a stream corridor and/or presence of ecological resources such as identified by the New Jersey Conservation Blueprint mapping, presence of agricultural soils, and location outside the Highlands Preservation Area, where there is greater development pressure. More detailed assessment would be needed prior to any decisions; and funding availability as well as timing of land availability will also be critical factors.

Potential Open Space Sites

Sites that have been identified for potential open space preservation are identified in Table 5 on the following page, with descriptions of groups of sites, and several individual sites, provided below the table. The location of the potential open space sites is depicted in the map at the end of the document, and detailed parcel information is provided within a table in the appendix. Altogether there are 26 proposed open space sites, including the NJDOC site where only the undeveloped western portion is

proposed for preservation. Including the 320 acre NJDOC property, the potential open space sites total 881.84 acres. If funding is available, the Township should consider acquisition of these sites. In addition, the Township should encourage property owners to continue to maintain the property in its current undeveloped or agricultural use and to consider preserving the properties through farmland preservation programs, conservation easements, or other means.

Table 5. Potential Open Space Sites

(Groups of Sites and Individual Sites)

Key	Name/Location	Blocks	Lots	Acres
P1, P2, P3	Van Syckles Rd/Rte 635	6	4, 9, 10	200.46
P4	429 Route 614	1	4	11
P5, P6	Gravel Hill Road	15; 16	38; 5	35.2
P7 – P15	Driftway East	17; 19	1, 1.1, 3, 4.02; 2, 3, 6, 6.01, 14	126.31
P16, P17	Main St./Finn Rd.	28	10, 20	30.72
P18, P19, P20	Race Street	25	7, 10, 11	44.4
P21	NJDOC/I-78 Frontage	22	18	328.35*
P22	3 Finn Road	28	24	53.35
P23-P26	Route 579/Perryville Rd.	29; 30	18, 23; 7.02, 7.03	52.05
			TOTAL POTENTIAL OPEN SPACE	**±881.84**

**Lot acreage for NJDOC site includes developed eastern area of lot.*

Van Syckles Road/Route 635 (P1, P2, P3)

This group includes two large, wooded lots located to the north of Van Syckles Road that surround several smaller residential lots, and an adjacent wooded lot with access off of Henderson Hill Road. Preservation of these sites is important to protect the extensive woodlands and the ecological integrity of the parcels, which in headwaters areas as indicated by the NJ Conservation Blueprint mapping. Preserved open space within the Clinton WMA is located just to the south and east of the area, and the adjacent parcel to the southwest (Block 10, Lot 5) is targeted for preservation by the Agricultural Advisory Committee. The Hunterdon County 2018 Strategic Open Space Plan designates the area for proposed acquisition as a County park.

429 Route 614 (P4)

This is small farm and residential property that does not qualify for the farmland preservation program due to its size, but its provides a connection between preserved farmland to the north, a preserved open space to the south, and adjacent farms to the west that are targeted for farmland preservation. The NJ Conservation Blueprint

mapping also indicates that the rear perimeter of the property is a high priority for ecological preservation, due to its location along a stream corridor.

GRAVEL HILL ROAD (P5, P6)

This group includes two undeveloped wooded parcels located along Gravel Hill Road. The eastern parcel is used by hunters to access an adjacent preserved open space site owned by the Clinton WMA. The NJ Conservation Blueprint mapping designates the entire area as a high priority for ecological preservation.

DRIFTWAY EAST (P7 – P15)

This group of 9 parcels totals approximately 126 acres and is located along and to the north of Driftway East, on the southeast side of Hoffman Park. The area includes woodlands, farm fields, and several residences. Preservation of open space within this area would help make a trail connection more feasible between Hoffman Park and Finn Road, in conjunction with preservation of additional open space and farmland located to the east of the area (see P96 & 97, below). The NJ Conservation Blueprint mapping depicts extensive ecological resources within the area, concentrated along the stream corridor located on its eastern perimeter and in wetlands areas along its northern border with Hoffman Park.

MAIN ST./FINN RD. (P16, P17)

These two sites are small farm assessed parcels that do not qualify for the farmland preservation program due to its size. The sites both include woodlands and the eastern site along Finn Road is impacted by a stream corridor and associated wetlands. The sites are located to the east and west of a larger farm that is targeted for farmland preservation; with preservation of all three of these properties, a trail connection between Hoffman Park and Finn Road Park may be feasible, in conjunction with other open space preservation (see P71-73/P76-80, above.)

RACE STREET (P18, P19, P20)

This group is comprised of three undeveloped parcels located along Sidney Brook, on the south side of Race Street. The NJ Conservation Blueprint mapping depicts extensive ecological resources within the area, due to its location along a stream corridor. The sites are located between preserved private open space (Lakeside Estates) to the west and Milligan Farm to the east; however, a trail connection through these sites is likely not feasible due to the extensive wetlands on these parcels.

NJDOC/I-78 FRONTAGE (P21)

The NJ Department of Corrections property along I-78 at the eastern edge of the Township is included as a potential open space site as the western half of this

approximately 328-acre property consists of undeveloped farmland. Preservation of this portion of the site would help protect fertile soils for agricultural use and maintain scenic views along the highway; protection of the wetlands area and associated stream corridor in the western area of the site is also a conservation goal. Preservation of open space and farmland is a priority within this area of the Township, which is outside of the Highlands Preservation Area and thus subject to greater development pressure.

3 FINN ROAD (P22)

Located along the west side of Finn Road, north of Cooks Cross Road, this farm and residential property includes 53.35 acres of farm assessed land. It includes 17 acres of tillable land but does not qualify for the farmland preservation program which requires a minimum of 25 acres of tillable land. There are extensive ecological resources within the site as depicted on the NJ Conservation Blueprint mapping, including woodlands, stream corridors and wetlands. The site is also within the headwaters area for the Sidney Brook. The site is located between a preserved farm (Stothoff) to the north and a farm to the south that is targeted for farmland preservation. An equestrian trail on the site connects to the Stothoff farm and also provide a link to the south, allowing connection with the equestrian trail system in Alexandria Township.

ROUTE 579/PERRYVILLE RD. (P23 – P26)

These four sites are small farm and residential properties that do not qualify for the farmland preservation program due to their size. The NJ Conservation Blueprint mapping depicts limited ecological resources within this area, with small wetlands areas located on the perimeter of two of the parcels. However, the sites are comprised of prime farmland soils and farmland soils of Statewide importance, and are all adjacent to preserved farmland and farmettes. They are also all located within the southern area of the Township that is outside of the Highlands Preservation Area and thus subject to greater development pressure.

CONSERVATION TECHNIQUES

There are a number of methods of preserving open space apart from direct purchase by government or by a private nonprofit conservation organization. Purchasing large tracts of land in fee simple is expensive and other avenues may be explored in order to fulfill the Township's open space goals. Techniques discussed here to conserve land include purchase or donation of development rights, conservation easements, and site design.

Purchase or Donation of Development Rights

Development rights may be separated from the property and sold or donated to governmental agencies or conservation organizations. The sale of development rights requires the landowner to pay federal capital gains taxes which may be offset depending on the individual landowner's tax situation. The donation of these rights,

however, can be treated as a charitable contribution and provide the donor with a tax deduction. The sale of development rights also reduces the property assessment for tax purposes. Since development rights are less than fee simple ownership, their cost is substantially less.

Conservation Easements

The dedication of easements is a technique that can be used to preserve wetlands, land within stream corridors, and other environmentally sensitive areas. While retaining ownership in private hands, conservation easements effectively protect lands of ecological importance. Donation of an easement and donation of development rights have similar tax advantages. Donations may include other general benefits, such as public access. Research on the existence of conservation easements throughout the Township was included as a recommendation in the 2002 Open Space and Recreation Plan. The Township has begun this research effort by identifying properties with conservation easements, including those in proximity to steams designated as Category One (C1) waterways for ecological value and fishery resources. However, continued research is needed to complete the list, including verification of the location and acreage of the easements, and the proximity to C-1 streams given the additional waterways included within this category per a 2019 amendment of the NJDEP Surface Water Quality Standards Rules.

Site Design

Site design, including the layout of buildings, circulation, and utilities, is an important factor in the preservation of environmentally sensitive lands. Restricting the use of environmentally sensitive lands, which in many cases are also protected by state environmental regulations, is a common condition of development approvals. The Township's land use ordinance also includes environmental performance standards that are intended to guide site development and subdivision design to limit impacts on environmentally constrained land and enhance open space preservation. The Township should continue to encourage site design that is sensitive to the preservation of natural and environmentally sensitive features as part of its development review process.

Funding For Open Space Acquisition

Purchasing the acreage necessary to establish additional parks and other open space is a significant financial cost to the Township. Under the Green Acres Planning Incentive program, a 50% matching grant is available for qualifying local governments to preserve lands identified in its Open Space and Recreation Plan (OSRP). In addition to adopting an OSRP, a qualifying local government must have established, and be collecting an open space tax pursuant to N.J.S.A. 40:12-15.7d.

In November 1998, Union Township established an open space tax of 2 cents per $100 of assessed valuation as a dedicated funding source. In 2020, the municipal open space tax generated approximately $139,501 in funds.

In 1999, voters in Hunterdon County approved an open space tax of 3 cents per $100 assessed property value. The County's Open Space Trust Fund includes a provision that allows municipalities to recapture 10% of what its taxpayers contribute. These funds can be utilized for eligible projects on a yearly basis or rolled over and banked for a period of up to five years.

Nonprofit land conservation organizations such as the New Jersey Conservation Foundation, Musconetcong Mountain Conservancy and the Hunterdon Land Trust are eligible for nonprofit grants from the Green Acres program. Nonprofit grants may total up to $500,000 and require a dollar for dollar match.

Action Plan for Open Space and Recreation

The following actions should help to fulfill the goals and objectives for open space in Union Township:

1) Participate in the Green Acres Planning Incentive Grant Program.

2) Seek to acquire open space for recreational and conservation purposes, including acquisition of identified potential open space parcels when possible, and conducting detailed assessment of potential open space parcels prior to any land acquisition.

3) Encourage property owners to continue to maintain potential open space parcels in their current undeveloped or agricultural use and to consider preserving the properties through farmland preservation programs, conservation easements, or other means.

4) Seek donations of land and funds for open space and recreation improvements.

5) Seek public and private partnerships for the acquisition of open space, including partnerships with the State of New Jersey, Hunterdon County, and local and regional land conservancy organizations.

6) Partner with Hunterdon County in the development of a master plan for Hoffman Park; begin to identify the Township's vision for the park, including key features and use areas, recreational activities and facilities.

7) Continue to maintain existing trails within the Township, including pedestrian, bicycle and equestrian trails; work with Hunterdon County and local and regional trails organizations to develop trail linkages between parks and open space sites and with regional trail networks.

8) Continue to research existing conservation easements, and encourage use of conservation easements to preserve environmentally sensitive areas.

9) Continue to encourage development practices and site design that maximize open space and preserve natural resources.

10) Continue to upgrade and maintain existing park facilities and to develop a capital improvements plan for improvements as needed and as feasible.

11) Support and expand public education efforts to promote knowledge about and use and appreciation of park and open space sites, and outdoor recreation facilities and programs.

12) Continue to support regional efforts to preserve open space and to provide recreational opportunities, including coordination with adjacent municipalities, Hunterdon County, the Highlands Council, and regional non-profits and land conservancy organizations.

13) Continue to support State-wide efforts to preserve open space and provide recreational opportunities, including coordination with the NJDEP Green Acres Program, the New Jersey Farmland Preservation Program (in the NJ Dept. of Agriculture), and non-profits and other organizations that promote open space and recreation in New Jersey.

14) Review the Open Space and Recreation Plan regularly to update properties and information, and submit updates to Green Acres.

PUBLIC PARTICIPATION

The Open Space and Recreation Plan Advisory Committee includes members of the Township Committee, the Planning Board, the Environmental Commission, Recreation Committee, the Agricultural Advisory Committee, and the Pittstown Trail Association, thus providing critical input from key stakeholders as well as representing the community at large. The committee met virtually via monthly videoconference meetings to review open space goals and objectives, identify existing and potential open space sites, and to discuss plan recommendations. Informal communications with Committee members also brought important information and insights to the development of the plan.

As required by the Green Acres program, two noticed public meetings will be held on the Open Space and Recreation Plan, including the Planning Board's initial public information meeting on the draft plan scheduled for October 22, 2020, and a second public hearing scheduled for November 12, 2020 prior to adoption of the plan. The public hearings also address the State's Municipal Land Use Law requirements pertaining to adoption of the Open Space and Recreation Plan as an Element of the Township's Master Plan pursuant to *N.J.S.A.* 40:55D-28b(7) and –(8).

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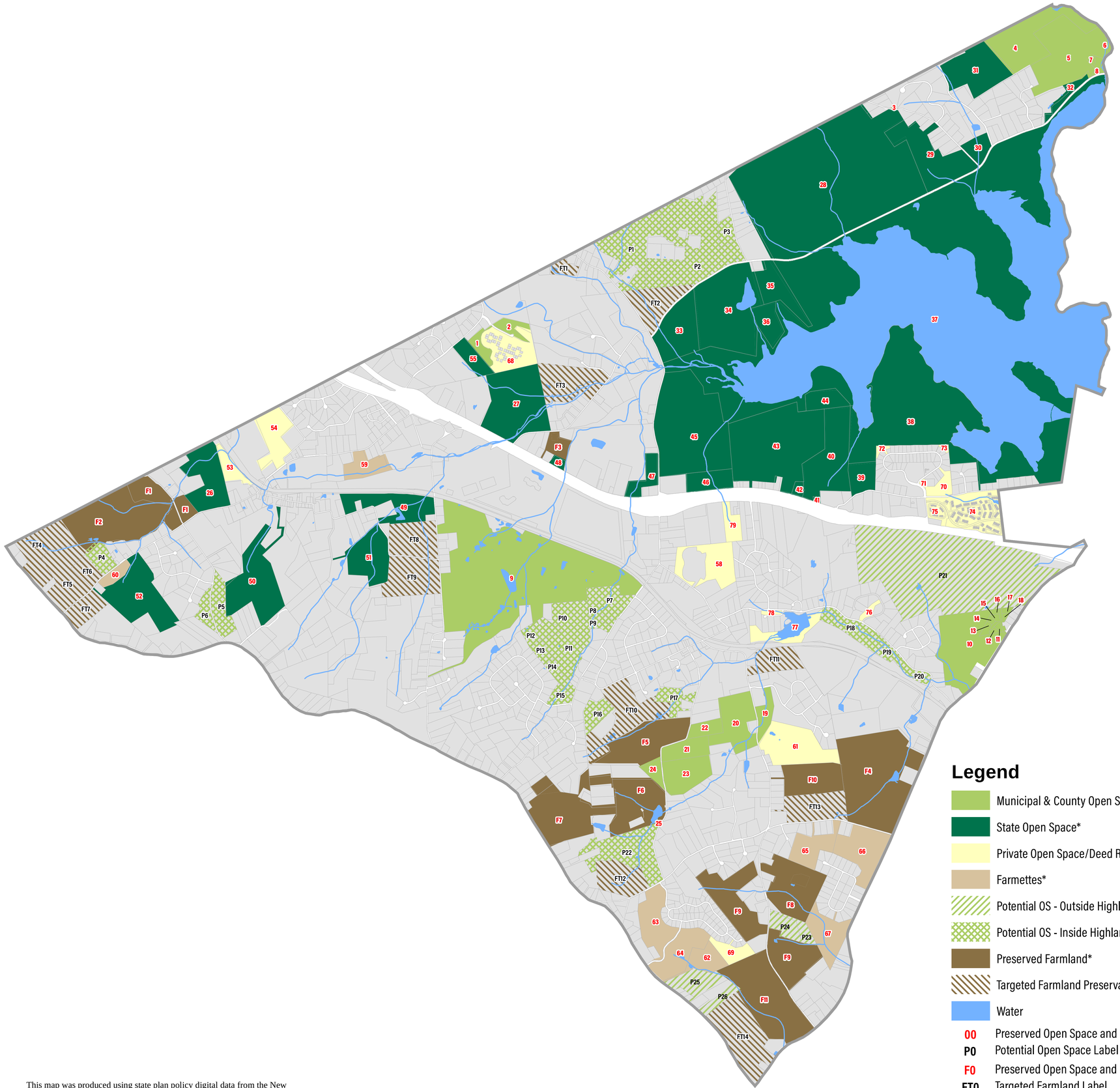
UNION TOWNSHIP OPEN SPACE AND RECREATION PLAN

Open Space and Recreation System

LOCATION:
Union Township, Hunterdon County, NJ

DATE:
October 2020



Legend

- Municipal & County Open Space*
- State Open Space*
- Private Open Space/Deed Restricted Land*
- Farmettes*
- Potential OS - Outside Highlands Preservation Area*
- Potential OS - Inside Highlands Preservation Area*
- Preserved Farmland*
- Targeted Farmland Preservation*
- Water

00 Preserved Open Space and Farmland Label
P0 Potential Open Space Label
F0 Preserved Open Space and Farmland Label
FT0 Targeted Farmland Label

* See tables in Open Space and Recreation Plan appendix for detailed parcel information

PRESERVED OPEN SPACE AND FARMLAND	
Map Key	**Description**
Municipal and County Open Space	
1	Village Square Open Space (TWP)
2	Millbrook Park (TWP)
3	Polktown Road (TWP)
10 - 18	Milligan Farm (TWP)
19 - 25	Finn Road Park (TWP)
9	Hoffman Park (TWP/CO)
4 - 7	Union Furnace Nature Preserve (Co)
8	Spruce Run (Co)
State Open Space	
37	Spruce Run Reservoir/Recreation Area
26	CR 614 (abuts quarry)
27-36, 38-47, 49-52	Clinton Wildlife Management Area
48	90 SR 173
55	Mulhockaway Creek Preserve
Private Open Space / Deed Restricted Land	
53	Pattenburge Quarry Industries
54	Pattenburge Quarry Industries
58	Fallone
68	Applied Water Treatment
69	Applied Water Treatment
61	Simpson Development Easement
70-73	Lookout Pointe
74-75	Union Gap Village
76	PS Construction
77-78	Lakeside Estates
79	Highland Ridge
Farmettes	
59	Furneaux
60	Valentino
62	Kuchman
63	Beylickian
64	Natalizio
65	Rossi
66	Alrich
67	Vajas
Preserved Farmland	
F1	Ravenburg
F2	Delaney
F3	Linden Association
F4	Barrett
F5	Geiler
F6	Stothoff
F7	Gyuri-Sultzer
F8	Roerig
F9	Bowers
F10	Manzione
F11	Douglas

0 1,300 2,600 3,900 5,200 Ft

Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

This map was produced using state plan policy digital data from the New Jersey Department of Environmental Protection Geographic Information System, but this secondary product has not been verified and is not state authorized.

PRESERVED MUNICIPAL AND COUNTY OPEN SPACE						
Map Key	**Block**	**Lot**	**Acerage**	**Owner**	**Address**	**Description**
1	5	3	9.085	Union Township	Strotz Road	Village Square Open Space
2	5	3.02	9.889	Union Township	Strotz Road	Millbrook Park
3	8	7	0.110	Union Township	Polktown Road	Small woodlot next to road
4	9	3	88.100	Hunterdon County	Van Syckel Road	Furnace Nature Preserve
5	9	4	91.900	Hunterdon County	Van Syckel Road	Furnace Nature Preserve
6	9	4.01	1.940	Hunterdon County	Van Syckel Road	Furnace Nature Preserve
7	9	5	1.500	Hunterdon County	Van Syckel Road	Furnace Nature Preserve
8	9	5.01	6.610	Hunterdon County	Van Syckel Road	Spruce Run
9	19	12	354.370	Hunterdon County/Union Twp.	26 Baptist Church Road	Hoffman Park
10	22	20	99.400	Union Township	CR 513	Milligan Farm
11	22	20.03	1.110	Union Township	Milligan Road	Milligan Farm
12	22	20.04	1.080	Union Township	Boss Lane	Milligan Farm
13	22	20.05	2.340	Union Township	Boss Lane	Milligan Farm
14	22	20.06	1.030	Union Township	Boss Lane	Milligan Farm
15	22	20.07	1.230	Union Township	Milligan Road	Milligan Farm
16	22	20.08	1.060	Union Township	Milligan Road	Milligan Farm
17	22	20.09	1.460	Union Township	Milligan Road	Milligan Farm
18	22	20.10	1.070	Union Township	Milligan Road	Milligan Farm
19	25	31	14.360	Union Township	88 Perryville Road	Finn Road Park
20	26	12	45.170	Union Township	95 Perryville Road	Finn Road Park
21	26	13	20.260	Union Township	28 Finn Road	Finn Road Park
22	26	14	11.750	Union Township	36 Finn Road	Finn Road Park
23	27	1	36.720	Union Township	22 Finn Road	Finn Road Park
24	28	22	8.080	Union Township	Finn Road	Finn Road Park
25	28	53	0.289	Union Township	Finn Road	Finn Road Park

PRESERVED OPEN SPACE - STATE OF NEW JERSEY						
Map Key	Block	Lot	Acerage	Owner	Address	Description
26	1.08	16	58.680	NJ Water Supply Authority	CR 614	Abuts Quarry Buffer
27	5	19	93.430	NJ DEP	SR 173	Cinton WMA
28	7	3	500.580	NJ DEP	68 Van Syckel Road	Cinton WMA
29	7	8	65.117	NJ DEP	60 Van Syckel Road	Cinton WMA
30	8	5.13	136.590	NJ DEP	Polktown Road	Cinton WMA
31	9	2.02	60.460	NJ DEP	22 Anderson Road	Cinton WMA
32	9	6	7.129	NJ DEP	4 Van Syckel Road	Cinton WMA
33	11	1	54.310	NJ DEP	176 Van Syckel Road	Cinton WMA
34	11	2	103.000	NJ DEP	117 Van Syckel Road	Cinton WMA
35	11	3	32.984	NJ DEP	109 Van Syckel Road	Cinton WMA
36	11	3.02	20.780	NJ DEP	113 Van Syckel Road	Cinton WMA
37	11	4	1,740.740	NJ Water Supply Authority	15 Van Syckel Road	Spruce Run Reservoir
38	11	4.05	255.400	NJ DEP	68 Van Syckel Road	Cinton WMA
39	11	9	18.590	NJ DEP	15 Ruppel Road	Cinton WMA
40	11	10	71.356	NJ DEP	22 SR 173	Cinton WMA
41	11	14	0.770	NJ DEP	20 SR 173	Cinton WMA
42	11	15	3.500	NJ DEP	24 SR 173	Cinton WMA
43	11	23	151.920	NJ DEP	26 SR 173	Cinton WMA
44	11	23.01	16.750	NJ DEP	SR 173 W	Cinton WMA
45	11	24	157.989	NJ DEP	CR 635	Cinton WMA
46	11	24.02	20.910	NJ DEP	SR 173 W	Cinton WMA
47	12	8	15.350	NJ DEP	SR 173 W/CR 635	Cinton WMA
48	12	13	3.275	NJ Economc Development Authority	90 SR 173	
49	14	22.04	46.534	NJ DEP	Main Street, Pattenburg	Cinton WMA
50	15	3.07	11.007	NJ DEP	Main Street, Pattenburg	Cinton WMA
51	15	8.05	45.315	NJ DEP	Main Street, Pattenburg	Cinton WMA
52	16	3.01	68.198	NJ DEP	CR 614	Cinton WMA
55	5	1.02	16.373	NJ Natural Land Trust	Strotz Road	Mulhockaway Creek Preserve

PRIVATE OPEN SPACE AND FARMETTES

Private Open Space/Deed Restricted Land

Map Key*	Block	Lot	Acerage	Owner	Address	Description
53	1.08	18.01	13.000	Pattenburg Quarry Industries LLC	CR 614	Quarry Buffer
54	1.08	23	30.960	Pattenburg Quarry Industries LLC	CR 614	Quarry Buffer
58	22	34	55.450	Fallone	Perryville Road	OS/wastewater treatment lot per 2018 subdivision approval
61	25	32	56.310	Simpson	88 Perryville Road	Development Easement
68	5.01	40	6.144	Applied Water Management	Grandin Court	OS/wastewater treatment
69	29.03	17	14.172	Applied Water Management	Stevens Lane	Brass Castle Waste Treatment
70	11	8.33	10.56	Lookout Point HOA.	Albert Drive	Common open space
71	11	8.34	0.91	Lookout Point HOA.	Albert Drive	Common open space
72	11	8.36	2.31	Lookout Point HOA.	Albert Drive	Common open space
73	11	8.37	1.32	Lookout Point HOA.	Albert Drive	Common open space
74	24	2	44.52	Union Gap Village Condo Assn.	Union Gap Village	Common open space
75	24	2.01	7.75	Union Gap Village Condo Assn.	Union Gap Village	Common open space
76	22	27	3.732	PS Consturction, Inc.	22 Race Street	Common open space
77	25	2.08	27.98	Lakeside Estates HOA	Gephardt Farm Road	Common open space
78	25	2.09	2.17	Lakeside Estates HOA	Gephardt Farm Road	Common open space
79	22.02	26	13.4	Highland Ridge HOA	Frontage Road	Common open space

Farmettes

Map Key	Block	Lot	Acerage	Owner	Address	Description
59	14	5	22.580	Furneaux	556 CR 614	Agricutural/Consv. Easement
60	16	3	8.300	Valentino	430 CR 614	Farmette
62	29	27	19.200	Kuchman	727 CR 579	Farmette - Brass Castle
63	29.02	1	38.620	Beylickjian	2 Stires Way	Farmette - Brass Castle
64	29.03	18	36.960	Natalizio	6 Groom Road	Farmette - Brass Castle
65	30	1	29.760	Rossi	20 Red Jacket Lane	Farmette
66	30	11	50.590	Aldrich	210 CR 513	Farmette
67	30	12	34.280	Vajas	32 Grove Farm Road	Farmette

**Map Key #s 56 and 59 omitted due to sites removed from map.*

POTENTIAL OPEN SPACE SITES						
Map Key	**Block**	**Lot**	**Acerage**	**Owner**	**Address**	**Description**
P1	6	4	64.87	Amherst College/Attn Rosely Levay	Route 635	Potential OS
P2	6	9	126.07	Amherst College/Attn Rosely Levay	Van Syckels Rd.	Potential OS
P3	6	10	9.52	Saunders, Marcia T & EtAl Trustees	Van Syckels Rd.	Potential OS
P4	1	4	11.5	Bogush, Jennifer/David Del Vecchio	429 Route 614	Potential OS
P5	15	38	22	Saunders, Marcia T & EtAl Trustees	Gravel Hill Road	Potential OS
P6	16	5	13.2	Saunders, Marcia T & EtAl Trustees	Gravel Hill Road	Potential OS
P7	19	2	24.1	Stein, Joseph	747 Route 625	Potential OS
P8	19	14	4.48	Stein, Joseph	Route 625	Potential OS
P9	19	3	5.67	Stein, Joseph	Route 625	Potential OS
P10	19	6.01	7.88	Sujet, Dylan P.	121 Driftway East	Potential OS
P11	19	6	58.59	Sujet, Andrew P. Trustee	115 Driftway East	Potential OS
P12	17	3	5	Schuyler, Gregory B & Susan K	124 Driftway East	Potential OS
P13	17	1	5.85	Sujet, Andrew P. Trustee	16 Driftway East	Potential OS
P14	17	1.10	8	Sujet, Andrew P. Trustee	116 Driftway East	Potential OS
P15	17	4.02	6.74	Beyer, William J & Rose	731 Route 625	Potential OS
P16	28	10	14.74	Stanlis, Broni Keight & Nancy	206 Main St	Potential OS
P17	28	20	30.79	Nace Kathryn Est	37 Finn Road	Potential OS
P18	25	7	28.3	AOD, LLC	Race Street	Potential OS
P19	25	10	5.8	Cozze, Richard A. Jr	Race Street	Potential OS
P20	25	11	10.3	Arpaia Govanni & Filomena	Race Street	Potential OS
P21	22	18	328.35	NJ Dept. of Corrections	30 Route 513	Potential OS
P22	28	24	53.35	Stiger, Sandra E.	3 Finn Road	Potential OS
P23	30	7.02	6	Lazorchak Stephen & Lilly F	32 Perryville Road	Potential OS
P24	30	7.03	13.63	Mathews Michael K & Katherine O	28 Perryville Road	Potential OS
P25	29	23	22.82	Chartwell Equestrian Holdings LLC	731 Route 579	Potential OS
P26	29	18	9.6	Smalley, Chester R III & Kris	771 Route 579	Potential OS

Preserved Farmland						
Map Key	**Block**	**Lot**	**Acerage**	**Owner**	**Address**	**Description**
F1	1	11	8	Ravenburg	465 Route 614	Preserved Farm
F1	1	13	19.2	Ravenburg	79 Gravel Hill Road	Preserved Farm
F1	1.08	25	10.22	Ravenburg	60 Gravel Hill Road	Preserved Farm
F2	1	12	88.15	Delaney	10 Case Lane	Preserved Farm
F3	12	1.01	11.33	Linden Assoc	237 Van Syckels Road	Preserved Farm
F4	25	35	149.77	Barrett	150 Route 513	Preserved Farm
F5	28	21	61.55	Geiler	23 Finn Road	Preserved Farm
F6	28	23	59.79	Stothoff	15 Finn Road	Preserved Farm
F7	28	33	73.25	Gyuro-Sultzer	647 Route 579	Preserved Farm
F7	28	37	5.03	Gyuro-Sultzer	Route 579	Preserved Farm
F7	28	44	5	Gyuro-Sultzer	Route 579	Preserved Farm
F8	30	8	59.53	Roerig	42 Perryville Road	Preserved Farm
F9	29	10	57.24	Bowers	Perryville Road	Preserved Farm
F9	30	8	44.93	Bowers	14 Perryville Road	Preserved Farm
F10	25	37.09	42.28	Manzione	72 Perryville Road	Preserved Farm
F11	29	13	97.89	Douglas	304 Route 513	Preserved Farm

Sites Targeted for Farmland Presevation						
Map Key	**Block**	**Lot**	**Acerage**	**Owner**	**Address**	**Description**
FT1	5	4	8.84	Nevins, Arthur G	35 Route 635	Target FP
FT2	6	5	34.33	Saunders, Marcia T & EtAl Trustees	198 Van Syckels Rd.	Target FP
FT3	5	17	47.53	Campo Grance Acres LLC	214 Van Syckels Rd.	Target FP
FT4	1	1	43.04	Stria, Paula	413 Route 579	Target FP
FT5	1	2	49.41	Hickory Corner of Hunterdon Co	Route 614	Target FP
FT6	1	3	10.23	Parese, James & Maureen	419 Routte 614	Target FP
FT7	16	1	21.67	Hickory Corner of Hunterdon Co	Route 614	Target FP
FT8	14	23	38	Roth, S. c/o Rosenblatt	683 Main St.	Target FP
FT9	15	9	45.5	Roth, S. c/o Rosenblatt	Baptist Church Rd.	Target FP
FT10	28	12	58.1	Christoff, George S. & Barbara T.	210 Main St	Target FP
FT11	25	27	26.95	Apostolik, Thomas & Elizabeth B.	104 Perryville Rd.	Target FP
FT12	28	25	30.79	Tobin, William D./Sandra Foster	64 Cooks Cross Rd.	Target FP
FT13	25	37	40.87	Cooks Cross LLC	22 Cooks Cross Rd.	Target FP
FT14	29	17	70	Happel, Helen D.	340 Route 513	Target FP