

B U R G I S
ASSOCIATES, INC.

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

PRINCIPALS:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA

MEMORANDUM

To: Peapack and Gladstone Open Space and Recreation Committee
From: John P. Szabo, Jr., PP, AICP
Re: Updated Open Space and Recreation Plan
Date: November 23, 2021
BA#: 3778.05

Introduction

The Borough of Peapack and Gladstone participates in the New Jersey Green Acres program which provides state funding for the acquisition and development of open space and recreational facilities within a municipality. Continued participation in the Green Acres program and access to state funding requires that the Borough update its Open Space and Recreation Plan (OSRP) at least every 10-years. The Borough's most current OSRP was adopted in March 2011 and is now due for an update.

The Borough's Open Space and Recreation Committee (OSRP) is an advisory committee charged with reviewing and making recommendations concerning the Borough's OSRP and advising the Borough's Land Use Board in the development of the OSRP which is required to be adopted as an element of the Borough's Master Plan.

Process

The NJDEP Green Acres program requires ten (10) components for an OSRP:

1. Executive Summary

The Executive Summary should include a concise summary of the Plan's origin, purpose, planning processes and findings, major goals it establishes, and actions it proposes.

6. Action Plan

An action plan should be developed which provides direction for the orderly and coordinated execution of the OSRP.

7. General Open Space System Map

2. Goals and Policies

Goals and policies should clearly state the community's philosophy of open space and recreation and be responsive to identified needs.

3. Inventory

The OSRP should document the public and private resources that provide existing recreation and open space opportunities for the community. This inventory should include the size, location, ownership, and usage of these resources.

4. Needs Analysis

A needs analysis should be conducted to determine the adequacy of the municipality's current open space and recreation system to satisfy present and projected public recreational needs.

5. Resource Assessment

The OSRP should provide an assessment of those public and private land and water resources that have the potential for providing open space or recreation opportunities.

The OSRP must contain a map of the open space and recreation system which shows the location and general configuration of all existing public and private open space and recreation resources and sites identified as having open space and recreation potential.

8. Additional Parcel Data Requirements

To coordinate efficient open space planning in New Jersey, all plans throughout the state are entered into the Green Acres Program GIS, which utilizes ArcGIS Software. As such, a copy of the Borough's GIS information pertaining to open space and recreation must be submitted electronically.

9. Public Participation

The OSRP is to include a discussion of the public participation process that was used to gather citizen input and to assess community open space and recreation needs. Two public meetings are required.

10. Plan Adoption

Finally, the Planning Board must adopt the OSRP as an element of the local master plan.

Comments

The 2011 OSRP is a detailed document. Comments and specific areas that the OSAC should focus on for purposes of the update are presented below:

1. The Open Space and Recreation Plan is comprehensive and offers a strong foundation for policy decisions.
2. Page 4 Goals & Objectives of 2010: These appear to be still valid. Should be reviewed by OSAC to determine if any changes are needed (see goals and objectives below).
3. Page 6: update Open Space Trust Fund Table.
4. Page 7 references acquisitions. Add any additional acquisitions to pages 7 & 8.
5. Page 8 update status of land acquisition grants (both narrative and table).
6. Page 9 update table.
7. Pages 11-13 discusses State SDRP and Somerset County Master Plans. Add discussion of more recent Somerset County Investment Framework Map.
8. Page 17 references 2007 Somerset County Smart Growth Plan, add reference to Investment Framework Map here as well.
9. Page 20 references Sustainable Jersey and Green Team. Update status of what has been accomplished.
10. Pages 23-27 based upon tax assessment records update land classifications (however, we should not see much change here).
11. Page 28 is **KEY** which talks about Open Space Inventory and lands Borough should be looking at. Needs to be reviewed by OSAC and re-assessed.
12. The Borough's Recreation Open Space Inventory (attached) must be updated (See Appendix 3, Page 4 and map on Page 5 of 2011 (OSRP)).
13. Page 28 Preservation Priorities and Recommendations reaffirm priorities with OSAC which impacts map on Page 30.
14. Action Program describes public process to develop plan. The first meeting is scheduled for December 1, 2021 with the OSAC and the second with the LUB scheduled for December 15, 2021.
15. Page 35 the OSAC should review the Action Program as to what has been accomplished, what needs to be done and what should be added. Otherwise, if there is no change then readopt.

2010 Open Space Goals and Objectives: (for review)

Open Space and Agricultural Resources

- Preserve the open space resources within the Borough to maintain community character esthetics and quality of life, and to protect its natural resources.
- Identify and preserve productive agricultural land to ensure the conservation of the Borough's rural and equestrian legacies.
- Preserve and protect from development natural resources and environmentally sensitive lands characterized by the presence of wetlands, steep slopes, stream corridors, unique ecology and wildlife habitats.

Recreational Opportunities:

- Acquire and preserve land for expansion of existing parks and recreational facilities to meet the Borough's need for both active (facility-based) and resource-based recreation.
- Maintain and improve existing and future recreational facilities to ensure good repair and functionality for residents.
- Continue to work with Somerset County Park Commission to further expand the trails within Natirar, connecting Natirar to the Borough through a system of green corridors and linkages.
- Create a system of trails for hiking and riding to allow connections between parks and residential neighborhoods.

Water Resources

- Preserve the quality of the North Branch of the Raritan River and its tributaries within the Borough.
- Protect the Peapack Brook and its tributaries for wildlife and habitat protection.
- Create appropriate recreation opportunities along the river corridors.



Community Planning
Land Development and Design
Landscape Architecture

Principals:

Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA

RECREATION FACILITY ANALYSIS

PREPARED FOR:

LAND USE BOARD RECREATION SUBCOMMITTEE
BOROUGH OF PEAPACK AND GLADSTONE
SOMERSET COUNTY, NEW JERSEY

October 9, 2017

John P. Szabo, Jr., PP, AICP
BA# 3295.01

Introduction

The Borough of Peapack and Gladstone Land Use Board (LUB) established a Recreation Subcommittee for the purpose of analyzing the Borough of Peapack and Gladstone 2011 Open Space and Recreation Plan Update (2011 OSRP) to determine whether to recommend that the document be updated to address the community's "active" recreation needs. Burgis Associates has been engaged to assist in this effort.

To prepare this analysis, the Borough's 2011 OSRP and demographic characteristics were analyzed and compared to National Recreation and Park Association general standards to determine if the recreational needs of the community were being satisfied and if not, to identify deficiencies that should be addressed by the Borough in its recreational planning efforts. Interviews were conducted with the Borough's Recreation Program Director, and representative of the Borough's Trails Committee. Discussions were also held with subcommittee members to analyze need.

Based upon the ensuing analysis, it was determined that the active recreational needs of the community were being satisfied in several ways and that there was not an overwhelming demand or need for additional facilities or planning that would require an amendment to the 2011 OSRP at this time. This conclusion is based upon the following findings:

1. The Borough's population growth is stabilizing and not likely to change significantly over the next few years given present land use patterns and policies limiting future growth as expressed by the Borough's most recent Master Plan Reexamination report adopted by the LUB in 2015;
2. The Borough experienced a significant drop in its under 5 age cohort (-35%) which is a major component of future demand on recreational facilities;
3. The Borough manages sports programs for Pre-K through 8th grade that include Soccer, Basketball, Softball, T-Ball and Summer Camp. Winter programs are also provided for in the present gym facility located within the Municipal Complex at School Street. In discussions with the Recreation Program Director, it was evident that there are no scheduling issues and the programs offered can be accommodated with existing Borough Facilities.

4. Although there was a sharp increase in the 5-17 age cohort (51.6%) between 2000 and 2010, demand for sports programs and facilities for this age group are readily absorbed by private sport clubs utilizing existing developed recreational facilities located in neighboring communities. There was no overflow demand that required the Borough to create duplicate programs or expand existing Borough facilities.
5. Based upon National Parks and Recreation Association (NPRA) standards, the Borough's recreation needs are well satisfied and in some cases, greatly exceed NPRA requirements.

Analysis

Existing Open Facilities

The 2011 OSRP identifies Borough, County and State owned lands or conservation easements that are dedicated to open space and conservation purposes. These sites are specifically identified in the Borough's Recreation Open Space Inventory (ROSI) as presented in Table 1 below:

**Table 1
Existing Open Space Resources¹**

Category	Acreage
Komline Park	29.02
Gateway Park 1	17.40
Gateway Park 2	11.46
Rockabye Park	13.74
Liberty Park	4.8
Borough Municipal Fields	2.9
Preserved Farmland	54.0
Category	Acreage
County Parkland-Portion of Natirar Park w/in Borough of Peapack Gladstone	247.0*
Conservation Easements	352.0
Total Preserved Lands	746.0

*Natirar is a County facility of 411 acres of which 247 are within the Borough.

¹ Peapack and Gladstone Borough Recreation and Opens Space Inventory

The only active recreational facilities within the Borough are located at the Municipal Complex and Komline Park. Active facilities located at the Municipal Complex include ball fields and outdoor basketball court situated on 2.92 acres and an indoor basketball court located within the municipal building. Komline Park provides for tennis courts and hitting wall.

Demographics

Table 2
Historic Population Growth: 1930-2010

Year	Population	Numerical Change	Percent Change
1930	1,273		
1940	1,354	81	6.4
1950	1,450	96	7.0
1960	1,804	354	24.4
1970	1,924	120	6.6
1980	2,038	114	5.9
1990	2,111	73	3.6
2000	2,433	322	15.2
2010	2,582	149	6.1

Source: US Census Bureau: 2010 Census Summary File 1 (Table P1)

According North Jersey Transportation Planning Authority (NJTPA) population forecasts for the region, the Borough is projected to grow to a population of 3,040 persons by year 2040. This translates to a 0.5% annualized increase over the next 10 years.

Table 3
Population by Age Group: 2000 – 2010

	2000		2010		Percent Change
	Total	Percent	Total	Percent	
Under 5	183	07.5	119	04.6	(35.0)
5-17	372	15.3	564	21.8	51.6
18-24	210	08.6	170	06.6	(19.0)
25-34	263	10.8	230	08.9	(12.5)
35-44	469	19.3	314	12.2	(33.0)
45-54	394	16.2	542	21.0	33.0
55-64	246	10.1	333	12.9	35.36
65+	296	12.2	310	12.0	4.72

Source: US Census Bureau, 2010 Census, SF1 (Table P12)

Between the 2000 and 2010 Census, the Borough experienced a substantial decline in its youngest age cohort (the under 5 age group) as well as experiencing declines within the 18 to 44 age groups. The Borough's school age population of between 5 to 17 increased by the largest percentage. The Borough also experienced significant increases in the 45-54 and 55 and over age groups indicating that the Borough's population is aging.

General Open Space Need

There are three basic methods to analyze community recreation and open space needs. The first methodology utilizes a standardized formula calling for a municipality to have a minimum of 3 percent of its developed and developable land for open space/recreation purposes. The Borough of Peapack and Gladstone has approximately 3,746 acres of total land area. Of this area, 746 acres are protected or dedicated to open space/recreation purposes, which translate to 19.9% or almost 20% percent. Of this total acreage, 93 acres are municipally owned as parkland or preserved open space with the remaining acreage either preserved as conservation easements, farm land or as County open space.

This methodology suggests that the Borough has an adequate amount of open space in relation to its overall land area.

A second method used to determine open space and recreation needs is based on the National Recreation and Park Association (NRPA) criteria outlined in the publication entitled *Recreation, Park and Open Space Standards and Guidelines*. These criteria are based on the existing and projected population for the municipality. The guidelines indicate that there should be a minimum of 10 acres of open space for every 1,000 population. Of this, it recommends that 6 acres per 1,000 population be provided at the local level and the remainder be provided by County, State or other regional authority. Based on the NJTPA population estimate for the Borough, the imposition of the NRPA guidelines suggests a need for 30.4 acres of open space to accommodate the community's projected population, including 18.4 acres at the local level. This standard also suggests that the Borough has more than adequate amount of open space in relation to its overall land area based upon projected population growth.

However, population and land area ratios are two basic means of assessing whether an appropriate amount of open space exists in the Borough. Using these as the only means of assessing the adequacy of existing recreation does not necessarily consider important issues such as types of recreational activity, accessibility, population density, physical character, and the actual usage of each existing facility.

The third methodology used to determine open space need is based on a more practical reliance on local experience, knowledge of the local population, and recognition of the unique character of the individual community. To determine the mix of recreational facilities that may be considered appropriate for a community, the NRPA offers the following general guidelines:

1. Mini Park: Play lots. This is an active recreation facility for school age children. They generally range in size from $\frac{1}{4}$ to $\frac{1}{2}$ acre, with a one acre lot considered the maximum size for such a category. They will generally have miscellaneous play equipment for toddlers, benches and areas shaded from direct sunlight. The lots can be combined with play equipment for older children if properly separated from the younger age groups.
2. Mini Park: Neighborhood Playground. These are larger facilities accommodating adults as well as school age children. They generally average about 6 acres in size to provide adequate separation of activities. They are typically developed with ball fields, courts, a children's playground and often, a small shelter. They are provided at a ratio of 1.25 acres per 1,000 population and each facility should be designed to serve a population of 4,000 to 5,000 people.

3. Neighborhood Parks. These are passive facilities for all ages. They are designed for walking and sitting rather than active games and sports. The main features include walkways, benches and landscaping. The site size for neighborhood parks is comparable to that of a neighborhood playground. There should be about one acre of park space per 1,000 population, ranging in size from one to five acres.
4. Community Parks. These facilities accommodate both active and passive space and are considerably larger than the neighborhood type facility. They should be provided at a ratio of 1.25 acres per 1,000 populations, serving from 12,000 to 20,000 people living in a one mile radius. They are designed for field sports requiring large open areas and should contain from 12 to 20 acres of land. They should also include an indoor recreation center to accommodate a comprehensive active and passive recreation program

Additional facilities should also be provided including open space areas maintained in their natural state, hiking and riding trails, shelters and special features such as community gardens. These parks generally encompass areas of 100 acres and are designed at a ratio of 2.5 acres per 1,000 population.

The public open space purchased, maintained and developed by the Borough clearly reflect the implementation of the goals expressed by the 2001 and 2011 Open Space and Recreation Plans, as well as the numerous Master Plan documents adopted by the Borough over the years. These documents focused land use priorities on preserving and protecting environmentally sensitive land and farms within the community. This policy is consistent with preserving the rural character of the community however, it should be noted that the 2011 OSRP does not limit its goals to simply preservation but also discusses the desirability of promoting "passive recreation" opportunities in the form of hiking and biking through an interconnection of trails.

Conclusions and Recommendations

In discussing the active recreational needs of the community with the Subcommittee, and considering the demographics and unique character of the Borough, it becomes apparent that the Borough's current recreational programs appropriately address the present and future needs of Borough residents.

Active recreational programs are provided for the younger age groups as reflected in the following table:

Table 4
Program Activity by Sport and Age

Sport	Grade	Number of Participants
Soccer (municipal complex)	K-1	15-25
Basketball (municipal building gym)	3-8	50-75
T-Ball	4 years old – 6 years' old	25-40
Summer Camp/Recreation	K-8	90-115

Source: Borough Recreation Program Director

Established leagues for baseball, football, soccer and lacrosse for older children is provided by travel teams and club teams that obviate the need for the Borough to duplicate similar competing programs. In response to regional demands for these sports, adjoining municipalities have developed facilities that have absorbed the demand for these types of sports activities and no pressure has been placed upon the Borough to develop more fields or active recreational facilities. A declining under 5 age population indicates that demand for programs, as this cohort ages through, will likely decline in the future unless there is a significant increase in population which is unlikely given the planning policies of the Borough that have been in place for decades.

The 2011 OSRP's emphasis on land preservation and passive activities connected to hiking and biking trails to promote connectivity between the open space parcels appropriately reflects the needs of the Borough given its unique character as a rural community and therefore, does not require amendment. It is further noted that there is sufficient land available to the Borough within Liberty Park and Komline Park to accommodate different types of neighborhood park activities should the need arise in the future. As an example, consideration could be given to the possibility of including a bocce court, pickle ball court and dog park at Komline Park since this type of recreational activity is not currently available in the Borough.

OPEN SPACE AND RECREATION PLAN UPDATE ~ 2011

for the
Borough of Peapack & Gladstone
County of Somerset



Compiled by



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

with



**Borough of Peapack &
Gladstone Open Space
Advisory Committee**

March 2011

OPEN SPACE AND RECREATION PLAN UPDATE ~ 2011

for

Borough of Peapack and Gladstone
County of Somerset

Compiled by



The Land Conservancy of
New Jersey
An accredited land trust

with



Borough of Peapack & Gladstone
Open Space Advisory Committee

MARCH 2011

OPEN SPACE AND RECREATION PLAN UPDATE—2011

for

Borough of Peapack and Gladstone County of Somerset

Produced by:

The Land Conservancy of New Jersey's Partners for Greener Communities Team:
"Partnering with Communities to Preserve Natural Treasures"

David Epstein, President

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

Holly Szoke, Communications Director

Kenneth Fung, GIS Manager

Aaron Cela, Planning Intern

Jacquelyn Fagan, Planning Intern

For further information please contact:



The Land Conservancy of New Jersey
an accredited land trust

19 Boonton Avenue
Boonton, NJ 07005
(973) 541-1010
Fax: (973) 541-1131
www.tlc-nj.org



Borough of Peapack & Gladstone
Open Space Advisory Committee

1 School Street
Peapack, NJ 07977
(908) 234-2250 Fax: (908) 781-0042
<http://www.PGBorough.com>

Copyright © 2011

All rights reserved. Including the right of reproduction in whole or in part in any form without prior consent.

MARCH 2011

Acknowledgements

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

Open Space Advisory Committee:

Irwin Wiehe, Chairman and Komline Advisory Committee
Diane Gardiner, Land Use Board
William H. Horton, Mayor
John Kappler, Chair, Environmental Commission
Sheila Lund-Pearson
Mike McNamara, Trails Advisory Committee
Luke Sladicka, Historical Preservation Commission
Anthony T. Suriano, Councilman
Susan Wagner
J. Garvin Walsh
Betsy Walton, Environmental Commission
Kate Whitman

Mayor and Township Council:

William H. Horton, Mayor
Michael Seboria, Council President
Katherine Howes
Judith Silacci
John Sweeney
Douglas McDowell
Anthony Suriano

Township Staff and Boards:

Margaret J. Gould, Clerk/Administrator
Mary Robinson, Chief Financial Officer/Tax Collector
Edward Kerwin, Tax Assessor

William Ryden, Anderson and Denzler Associates, Inc, Engineer
Richard Coppola, Planner

Gerald Gunning, Chair, Land Use Board and Members of the Land Use Board
John Smith, Chair, Historical Preservation Commission
Diane Becker, Recreation Director
Ron Kennedy, Chair, Peapack & Gladstone Trails Committee

Upper Raritan Watershed Association:

Cindy Ehrenclou, Executive Director and Melissa Mitchell, GIS Director

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

Table of Contents

Benefits of Preserved Lands	1
Executive Summary	3
Goals of the Open Space Program	4
History of the Open Space Program	6
Planning Consistency	11
Inventory of Outdoor Resources	22
Preservation Priorities and Recommendations	28
Action Program	35
References	38

Maps

1. Land Use/Land Cover
2. Natural Features
3. Aquifer/Groundwater Recharge Potential
4. Endangered Species Habitat – NJDEP Landscape Project
5. Open Space Map
6. Public Lands, Preserved Lands and Recreation Map
7. Project Area Map (*Comprehensive Farmland Preservation Plan Update 2010*)
8. Greenway Map

Appendix

1. Public Hearing #1 – September 15, 2010: Notice and Agenda
2. Public Hearing #2 – February 16, 2011: Notice and Agenda
3. Recreation and Open Space Inventory – November 2008
4. Parcel Data Tables
5. Debt Repayment Schedule – Gateway Park I and Komline Park

Cover Photographs:

Top: Komline Park
Center: North Branch of the Raritan River
Bottom: Rockabye Meadow Nature Preserve

BENEFITS OF PRESERVED LANDS



Preserved lands offer a wealth of benefits. Aside from the natural resource and aesthetic values provided by preserved open space and farmland, preserved lands can help a community economically. Preserved land attracts investment, protects the economic health of communities, boosts tourism revenues, protects the American food supply, performs valuable economic services, and increases adjacent property values. Below is a sampling of the benefits of preserved lands to a community.

Preserved land performs valuable economic services

“Forested open space and wetlands are particularly valuable. Trees control erosion, help clean the air of pollutants, mitigate global warming by absorbing carbon dioxide and other greenhouse gases, and help shelter and cool homes...Wetlands serve as wildlife habitat, absorb storm and flood water, reduce pollutant and sediment loads in watershed runoff. These are all services society would have to pay for otherwise. Natural open space provides these services for free; in its absence, society must pay for them.”

(The Economic Benefits of Parks and Recreation, Trust for Public Land)

Preserved land increases adjacent property value

Preserved lands “have been shown to bolster property values and make adjacent properties easier to sell.”

(Economic Benefits of Trails and Greenways, Rails to Trails Conservancy)

“The real estate market consistently demonstrates that many people are willing to pay a larger amount for property located close to parks and open space areas than for a home that does not offer this amenity.”

(The Proximate Principle, John Crompton, National Recreation and Park Association)

Preserved land boosts tourism revenues

“Like a magnificent gem on display, trails and greenways attract visitors from near and far.”

(Economic Benefits of Trails and Greenways, Rails to Trails Conservancy)

“Across the nation, parks, protected rivers, scenic lands, wildlife habitat and recreational open space help support a \$502 billion tourism industry.”

(The Economic Benefits of Parks and Recreation, Trust for Public Land)

Preserved land protects the economic health of communities

“Studies show that residential development costs the municipality more in educational and public services than it generates in tax revenue.”

(Open Space is a Good Investment, The Financial Argument for Open Space Preservation, Association of New Jersey Environmental Commissions)

“Since the 1980s, studies have increasingly shown that for every \$1.00 collected in taxes, residential development costs their host communities between \$1.04 and \$1.67 in services – and these costs continue forever, generally increasing over time.”

(“The Economics of Open Space” in Our Environment, AIM Community News, West Milford)

Preserved land protects Americans food supply

“Farms closest to our cities, and directly in the path of development, produce much of our fresh food - 63 percent of our dairy products and 86 percent of fruits and vegetables.”

(Farmland Protection, American Farmland Trust)

EXECUTIVE SUMMARY



The Borough of Peapack and Gladstone is located at the northern end of Somerset County in the Somerset Hills, and consists of two villages, Peapack and Gladstone. In the late 19th and 20th century Peapack was famous for the production of lime, quarried from locally available limestone. This part of the Borough's history has resulted in the development of landscape features and structures that endure today including the quarries along Main Street, the remains of the "Rockabye Baby" Railroad, and the large commercial lime kilns located along Main Street and elsewhere in the Borough. Shipping of agricultural lime by rail is one of the main reasons for the Delaware, Lackawanna and Western Railroad's entry into Gladstone. Additionally, the importance of the period of the "Great Estates" of the gilded age can be clearly seen in the Borough at the preserved Natirar Estate and the restoration of the Blairsden Estates property.¹

The Borough consists of 5.85 sq. miles and has approximately 2,500 residents. The Borough of Peapack and Gladstone has traditionally been a horse farming community. However, in the past 30 or more years, newer houses have been built in the Borough, complementing many older but well maintained houses.

Municipal support for land preservation is strong. The agricultural lands within the Borough of Peapack and Gladstone represent the rural and cultural heritage of the municipality. These are also some of the most environmentally sensitive lands. Farmland surrounds the North Branch of the Raritan River, the headwaters of the Raritan River. In order to protect the water quality and quantity of the Raritan River, it is critical that its headwaters are protected and preserved. (*2001 Open Space and Recreation Plan*)²

The Borough has completed this *Update* to the *Open Space and Recreation Plan* to document how the Open Space Trust Fund has been used, the amount of land preserved, and to offer a vision for conservation and recreation. The *Plan Update* identifies the following greenways within the Borough of Peapack and Gladstone:

- Peapack Brook Blueway
- Community Gateway
- Fowler Road Natural Area
- Essex Natural Area
- North Raritan Greenway
- Mosle Road Scenic Area
- Raritan River Blueway

Since the completion of the *2001 Open Space and Recreation Plan*, an additional 695 acres have been preserved in the Borough, for a total of 746 acres of permanently protected land, nearly 20% of the Borough.

GOALS OF THE OPEN SPACE PROGRAM



"... accumulating evidence indicates that open space conservation is not an expense but an investment that produces important economic benefits."

Will Rogers, President, The Trust for Public Land

The *Goals Section* of the *Open Space and Recreation Plan Update* acts as a guide for the Borough of Peapack and Gladstone's open space program. The Borough has focused on the protection of its water resources, expanding opportunities for both active ("facility-based") recreation and resource-based (or "passive") recreation, and preserving environmentally sensitive lands.

The Borough of Peapack and Gladstone has a very successful open space program and has worked with a diversity of partners, including The Land Conservancy of New Jersey, the Upper Raritan Watershed Association, The Nature Conservancy, the Somerset County Board of Chosen Freeholders, and the New Jersey Department of Environmental Protection's Green Acres Program to identify, preserve, and steward lands in the Borough.

The *2001 Open Space and Recreation Plan* identified and highlighted the following goals for the Borough's open space program:

- Protect and enhance the quality of life in the Borough
- Provide a source of passive and active recreational opportunities for the enjoyment of present and future Borough residents
- Preserve existing farmland within the Borough
- Create a network of greenway systems, such as trails for hiking and riding
- Preserve and protect from development natural resources and environmentally sensitive lands characterized by the presence of wetlands, steep slopes, stream corridors, unique ecology and wildlife habitats
- Preserve lands of Borough wide significance

Based upon these goals and the *Peapack and Gladstone Borough's Master Plan (2005)*, as well as additional planning documents, public input, and the recommendations of the Borough's Open Space Advisory Committee, the goals and objectives have been reviewed and updated.

2010 Open Space Goals and Objectives:

Open Space and Agricultural Resources

- Preserve the open space resources within the Borough to maintain community character esthetics and quality of life, and to protect its natural resources
- Identify and preserve productive agricultural land to ensure the conservation of the Borough's rural and equestrian legacies
- Preserve and protect from development natural resources and environmentally sensitive lands characterized by the presence of wetlands, steep slopes, stream corridors, unique ecology and wildlife habitats

Recreational Opportunities

- Acquire and preserve land for expansion of existing parks and recreational facilities to meet the Borough's need for both active (facility-based) and resource-based recreation
- Maintain and improve existing and future recreational facilities to ensure good repair and functionality for residents
- Continue to work with Somerset County Park Commission to further expand the trails within Natirar, connecting Natirar to the Borough through a system of green corridors and linkages
- Create a system of trails for hiking and riding to allow connections between parks and residential neighborhoods

Water Resources

- Preserve the quality of the North Branch of the Raritan River and its tributaries within the Borough
- Protect the Peapack Brook and its tributaries for wildlife and habitat protection
- Create appropriate recreation opportunities along the river corridors

Historic Preservation

- Preserve historically significant areas and structures in the community

HISTORY OF THE OPEN SPACE PROGRAM



History of the Open Space Trust Fund

On March 9, 1999, the Borough of Peapack and Gladstone adopted Ordinance #754 establishing an Open Space Trust Fund and an Open Space Committee to advise the governing body on Trust fund expenditures. The Trust Fund was established to provide a stable source of funds dedicated to the acquisition of land for open space and recreation and the preservation of farmland and historic sites. It was officially designated as the "Open Space, Recreation, Farmland and Historic Preservation Fund." The ordinance states that expenditures may be used only for the following purposes:

- acquisition of lands for recreation and conservation purposes
- development of lands acquired for recreation and conservation
- acquisition of farmland for farmland preservation purposes
- maintenance of lands acquired for recreation and conservation purposes
- acquisition and preservation of historic properties, structures, facilities, sites, areas or objects
- payment of debt service on indebtedness issued by the municipality for any purpose above.

In 1999 the limit was set to \$0.02 per \$100 and was raised to \$0.03 per \$100 in 2003. In 2010 the Fund generated \$208,862.49 per year and on December 31, 2010 the Fund had a balance of \$809,200.67.

Open Space Trust Fund				
Established in 1999 by Ordinance #754				
TAX YEAR	OS RATE	TAX AMOUNT	ADDED AMOUNT	TOTAL
2000	0.022	\$ 99,040.00	\$ 3,481.94	\$ 102,521.94
2001	0.020	\$ 118,517.22	\$ 784.61	\$ 119,301.83
2002	0.021	\$ 119,662.66	\$ 2,372.69	\$ 122,035.35
2003	0.030	\$ 203,969.64	\$ 536.28	\$ 204,505.92
2004	0.031	\$ 202,157.57	\$ 2,978.75	\$ 205,136.32
2005	0.030	\$ 226,941.90	\$ 428.92	\$ 227,370.82
2006	0.031	\$ 245,676.96	\$ 900.60	\$ 246,577.56
2007	0.031	\$ 253,983.33	\$ 2,562.82	\$ 256,546.15
2008	0.030	\$ 247,958.73	\$ 1,077.02	\$ 249,035.75
2009	0.030	\$ 228,506.16	\$ 1,133.98	\$ 229,640.14
2010	0.030	\$ 208,862.49	\$ 2,756.50	\$ 211,618.99
Total:				\$2,174,290.77

The Borough has floated two bonds to purchase open space land. The Trust Fund is used to pay down these bonds. On September 14, 1999 the Borough approved a bond ordinance (Ordinance No. 763) for \$500,000 as part of the acquisition of the Gateway Park I (Household Finance) project located on Pottersville Road. The Borough financed this project through a series of grants and a \$500,000 loan awarded through the New Jersey Department of Environmental Protection (NJDEP) Green Acres program. The annual payments are \$15,454 per year (see *Appendix* for detailed schedule). The bond payments will be completed in 2020.

Bond Ordinance # 763 Issued 9/14/1999

Gateway Park I Block 19, Lot 11

Purchase Date: 12/13/1999
 Purchase Price: \$2,000,000.00
 Funding:
 Somerset County \$ 190,000.00
 Green Acres Grant \$ 580,000.00
 Green Acres Loan \$ 500,000.00
 Open Space Trust \$ 730,000.00

The Komline Park project was financed through funding provided by NJDEP Green Acres, The Land Conservancy of New Jersey, Somerset County, and the Borough of Peapack and Gladstone. The Borough issued Bond Anticipation Notes in 2005 and has financed the balance of the acquisition through the repayment of the bonds using the Open Space Trust Fund. The final payment will be made in 2029 and the average annual payment is \$145,300 per year (see *Appendix* for detailed schedule).

Bond Ordinance # 871 Issued 9/13/2005

KOMLINE PARK Block 20, Lot 1

Purchase Date: 12/15/2005
 Purchase Price: \$6,450,000.00
 Funding:
 Somerset County \$1,000,000.00
 The Land Conserv. \$ 500,000.00
 Green Acres Grant \$ 400,000.00
 Green Acres Grant \$ 575,000.00
 Green Acres Grant \$ 575,000.00
 Green Acres Grant \$ 94,219.00
 Green Acres Grant \$ 300,000.00
Open Space Trust \$ 310,000.00
 Outstanding BANS \$2,695,781.00
 Open Space Trust \$ 38,781.00
 Open Space Trust \$ 38,000.00
 Green Acres Grant \$ 100,000.00
Green Acres Grant \$ 500,000.00
 Bonded Amount \$2,019,000.00
2010 Bond Paymt. \$ 67,390.00
 Current Balance \$1,951,610.00

Through the Borough's farmland preservation program, Peapack & Gladstone has expended approximately \$30,000 in due diligence costs on the Dower Farm preservation project. The Borough does not have a set allocation between open space, historic, and farmland preservation.

Land Acquisition Grants Received by the Borough

In 1999, the Borough of Peapack & Gladstone hired The Land Conservancy of New Jersey (TLC-NJ) to develop a comprehensive Open Space and Recreation Plan. Completed in November 1999 and adopted in 2001, this Plan qualified the Borough for enrollment in the New Jersey Department of Environmental Protection (NJDEP) Green Acres Planning Incentive (PI) Program. Since 1999, the Borough has received \$4,700,000 in funds from the Green Acres Planning Incentive 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 the Borough of Peapack & Gladstone's is) allows other organizations (such as non-profit land trusts) to contribute their Green Acres funding to land preservation projects in the Borough.

Funds awarded to the Borough of Peapack and Gladstone through the Green Acres Planning Incentive Program are as follows:

Year	Green Acres Grant
2000	\$1,000,000
2001	\$750,000
2002	\$500,000
2003	\$400,000
2004	\$575,000
2005	\$575,000
2006	\$300,000
2008	\$100,000
2009	\$500,000
TOTAL:	\$4,700,000

In addition, the Borough has received \$2,460,000 in Somerset County grant awards through the Somerset County Open Space, Recreation, Farmland, and Historic Preservation Trust Fund for the following projects:

Award	Year	Project	Former Owner
\$190,000	1999	Gateway Park (I)	Household International
\$80,000	2000	Gateway Park (I)	Household International
\$100,000	2003	Gateway Park (II)	Millhouse Associates
\$90,000	2004	Gateway Park (II)	Brady
\$1,000,000	2005	Komline Park	Komline
\$1,000,000	2007	Dower Farm	Van den Bergh

Open Space Preservation in the Borough of Peapack and Gladstone

Since the inception of the Borough of Peapack and Gladstone's open space program, 111 acres of land has been preserved with funds provided, in part, by the Borough Open Space Trust Fund. The following table is an account of the properties that have been preserved utilizing the Borough's Open Space Trust Fund.

Project	Acreage	Year Preserved	Block/Lot(s)
Community Gateway I	17	1999	19/11
Community Gateway II	11.46	2003	1/35
Komline Recreation Project	35.5	2005	20/1, 1.03
Dower Farm	47.11	2010	26/16, 16.09, 16.10

The Dower Farm is the most recent land preservation project preserved with funding provided by the Borough's Open Space Trust Fund. Preserved on March 23, 2010, The Land Conservancy of New Jersey contributed 50% of the acquisition cost of the easement through a grant provided by the State Agriculture Development Committee's Non-Profit Grant program. Somerset County Agriculture Development Board provided the remaining 50% of the acquisition cost as a grant to the Borough. The Borough provided \$30,000 from its municipal Trust Fund to cover the soft costs necessary to bring this project to a successful close.

Municipal Open Space and Farmland Preservation Projects

Gateway Park – Phase I: This 17-acre property at the corner of Pottersville Road and Route 206 previously owned by Household Finance Corporation, was the first land acquisition using funds provided by the Borough's Open Space Trust Fund. This property serves as a green gateway corridor leading into the Borough. This site was the largest, non-agricultural tract in the Borough that could accommodate numerous homes on small lots, at the time of its acquisition. During the fall of 1999, the Committee actively pursued funding for the acquisition of this property with grant funds provided by the Somerset County's *Municipal Greenways Partnership Program* and the New Jersey Green Acres Planning Incentive grant program.

Gateway Park – Phase II: This second property was preserved to expand the green gateway corridor leading into the Borough. This 11.46-acre parcel is directly across Community Gateway I, located on Pottersville Road. Acquisition of this property creates a green link between the residential neighborhood to the north and the preserved parkland. The property is forested with small pockets of open field and was previously the subject of a four home subdivision application that was approved by the Borough's Land Use Board in 2002. This property became part of the Borough's planned greenway system and is used for passive resource-based recreation.

Komline Park: In 2005 Peapack Gladstone acquired 32 acres of land for recreation. This property was identified as one of only three ideal sites for much needed recreation space in the community, which could have otherwise resulted in a development in excess of 50 new homes. This was a major acquisition for the Borough and will be used to expand the

Borough's active recreation facilities. For the preservation of this property, grant funds were provided by New Jersey Green Acres and Somerset County, along with the Borough of Peapack and Gladstone.

Dower Farm: This historic farm in the Peapack Valley was preserved by The Land Conservancy of New Jersey in partnership with the Somerset County Agriculture Development Board, State Agriculture Development Committee, and the Borough of Peapack and Gladstone in 2010. Overlooking the Sourland Mountains, these scenic 47 acres were permanently protected through an agricultural easement. Dower Farm produces Christmas trees, boxwoods, and provides pastures for its cows and horses. The farm is part of the former "Blairsdon" estate purchased by Mr. & Mrs. Blair in 1899, and includes the large stone gates and concrete fountains, known as Blairsdon Gate, which was the entrance to the former estate on the top of the hill. This property could have supported up to ten residential building lots, along a County designated scenic roadway in the Borough. This property will instead continue to be farmed and enjoyed by generations to come.

PLANNING CONSISTENCY



An intent of this Plan Update is to ensure that the open space and recreation goals and objectives of the Borough remain consistent with the overall vision for the Borough. In addition, the Plan is to be consistent with other planning goals for Peapack and Gladstone found within relevant County and State documents, including the *State of New Jersey Development and Redevelopment Plan*. The initial *Open Space and Recreation Plan* for Peapack and Gladstone was adopted in January of 2001.

Land Use Planning Initiatives^a

State Development and Redevelopment Plan

The New Jersey State Planning Commission has drafted the *State Development and Redevelopment Plan* (SDRP) that outlines general policy objectives concerning land use and future development in the State. (*New Jersey State Development and Redevelopment Plan*)³ The SDRP identifies five Planning Areas within the State where different sets of goals and guidelines are considered appropriate to determine development activities (see *N.J. State Development and Redevelopment Plan* map below). These Planning Areas are labeled as Metropolitan, Suburban, Fringe, Rural and Environmentally Sensitive lands. The entirety of the Borough of Peapack and Gladstone falls within the Environmentally Sensitive Planning Area.

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.

Metropolitan Planning Areas (PA 1) 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 Borough of Peapack and Gladstone does not contain land within the Metropolitan Planning Area.

^aNote: The information for this section is from the Borough of Peapack and Gladstone 2010 *Comprehensive Farmland Preservation Plan Update* and is repeated here to ensure consistency of documentation.

Suburban Planning Areas (PA 2) are called upon to support most 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 Borough of Peapack and Gladstone does not contain land within the Suburban Planning Area.

Fringe Planning Areas (PA 3) 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 of 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. The Borough of Peapack and Gladstone does not contain any land within the Fringe Planning Area.

Rural Planning Areas (PA 4) 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. Much of the land within the Rural Planning Area supports environmentally-sensitive resources such as underground aquifers or critical wildlife habitats. These areas are designated as the *Rural-Environmentally Sensitive Planning Area*. The Borough of Peapack and Gladstone does not contain any land within the Rural Planning Area.

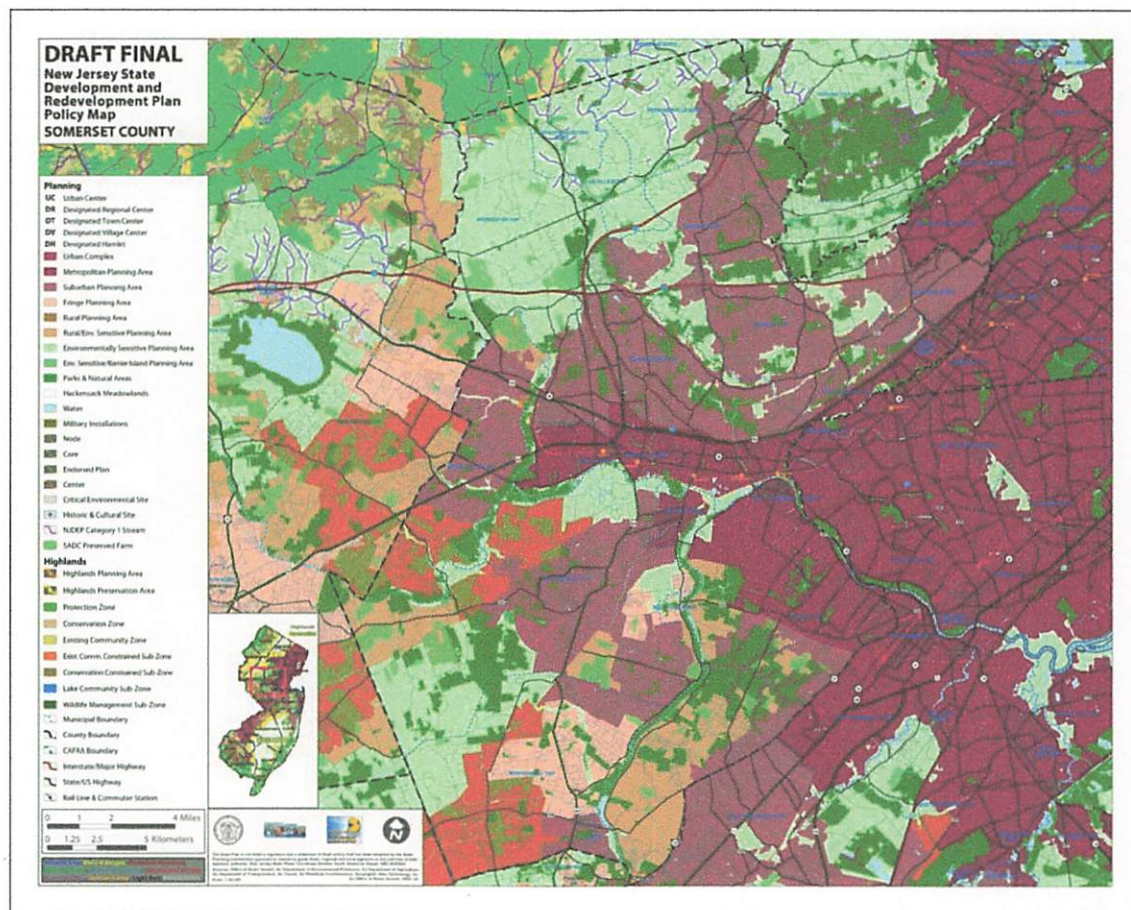
Rural/Environmentally Sensitive Planning Areas (PA4B): Some lands in the Rural Planning Area (PA4) have one or more environmentally sensitive features qualifying for delineation as Rural/Environmentally Sensitive (PA4B). This subarea contains valuable ecosystems or wildlife habitats. Rural/Environmentally Sensitive Planning Areas are supportive of agriculture and other related economic development efforts that ensure diversity within New Jersey. Any development or redevelopment planned in the Rural/Environmentally Sensitive Area should respect the natural resources and environmentally sensitive features of the area. Any development or redevelopment planned in the Rural/Environmentally Sensitive Area should respect the natural resources and environmentally sensitive features of the area.

Environmentally Sensitive Planning Areas (PA 5) 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. The entirety of the Borough of Peapack and Gladstone falls within the Environmentally Sensitive Planning Area. (*New Jersey State Development and Redevelopment Plan*)

The Borough of Peapack and Gladstone followed the cross-acceptance procedures regarding the current *State Plan*, which is dated March 31, 2001. At that time, both the Borough and the Somerset County Planning Board felt that the Environmentally

Sensitive Planning Area (PA-5) designation most appropriately characterizes the lands within the Borough. Clearly, changed circumstances have occurred during the past nine years, and the *State Plan* is very much out of date; in fact, by law, it is required to be updated every three (3) years. Therefore, while the Borough continues to be of the opinion that the PA-5 designation for the lands within the Borough is appropriate, it recognizes that an updated plan will be the subject of discussion in the future. (Richard Coppola)⁴

Centers are defined by the New Jersey State Planning Commission as “compact forms of development that, compared to sprawl development, consume less land, deplete fewer natural resources and are more efficient in the delivery of public services.” (SDRP) Centers become designated after the municipalities or counties that encompass them submit development plans to the State Planning Commission, which are subsequently endorsed by the Office of Smart Growth. The Borough of Peapack and Gladstone does not contain any Proposed or Designated Centers. However, the two villages of Peapack and Gladstone are indicated by the State Planning Commission as having the potential to be designated in the future. (New Jersey State Development and Redevelopment Plan)



Source: New Jersey State Development and Redevelopment Plan – Draft Final. 2010⁵

Highlands Regional Master Plan

The New Jersey State Legislature enacted the Highlands Water Protection and Planning Act (HWPPA) on August 10, 2004. The Highlands Council approved the final *Highlands Regional Master Plan* (RMP) in July 2008, which was then ratified via a September 5, 2008 Executive Order by N.J. Governor Jon S. Corzine. In an effort to ensure the integrity of northern New Jersey's drinking water resources, the HWPPA imposes strict land use controls over large parts of the 88-municipality region, known as the Highlands Preservation Area. Lands within the Preservation Area are subject to heightened restrictions on development, water use and activities that affect water quality, or environmentally sensitive lands. Lands in the Highlands Planning Area are not subject to the strict land use controls of the Preservation Area. However, municipalities in the Planning Area can choose to conform to the stricter standards. Conformance is voluntary and involves the completion of several planning modules and the preparation of a Conformance Petition submitted to the Highlands Council. All of the Borough of Peapack and Gladstone is located within the Highlands Planning Area. (*Highlands Regional Master Plan*)⁶ The Borough has not submitted a Conformance Petition to the Highlands Council.

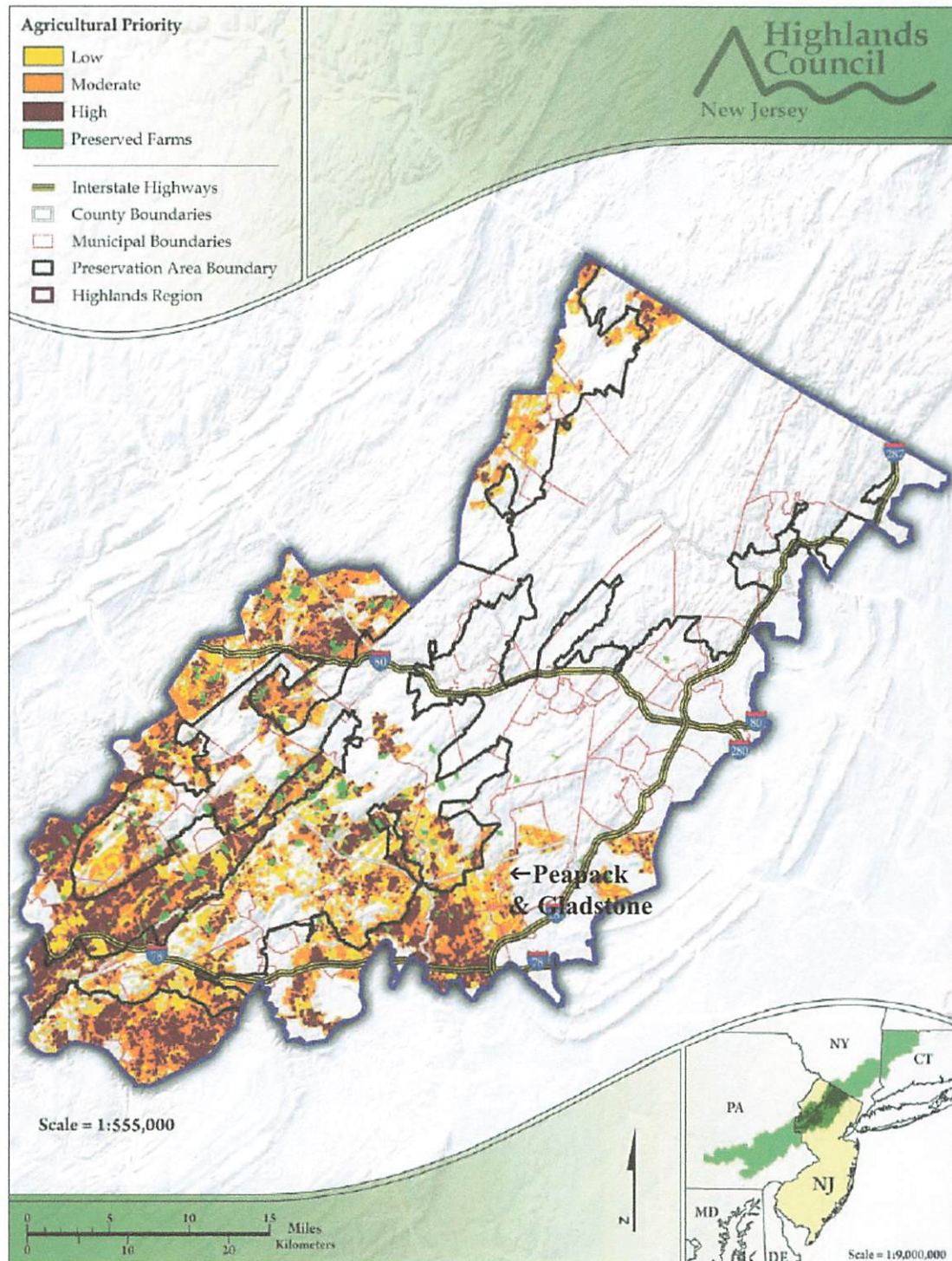
Agricultural Resource Areas and Conservation Priority Areas

The *Highlands Final Regional Master Plan* identifies Agricultural Resource Areas which are those areas of contiguous and most concentrated agricultural areas using Important Farmland soils as a critical factor" for delineation.⁷ Except for a very small area in the Borough's northeast corner, all of the Borough of Peapack and Gladstone falls within the Agricultural Resource Area. The *Highlands Regional Master Plan* also identifies Agricultural Priority Areas, subsets of the larger Agricultural Resource Area, that are being used for or offer the greatest potential for continued commercially significant production.⁸ Criteria used by the Highlands Council to delineate these areas include soil quality, tillable acreage, buffers, development potential, local commitment, contiguity with other farm parcels and size. (*Highlands Sustainable Agriculture Technical Report*)⁹ Much of the land in the Borough of Peapack and Gladstone is found within these Agricultural Priority Areas, especially in its southern and eastern portions (see *Agricultural Priority Areas* map below).

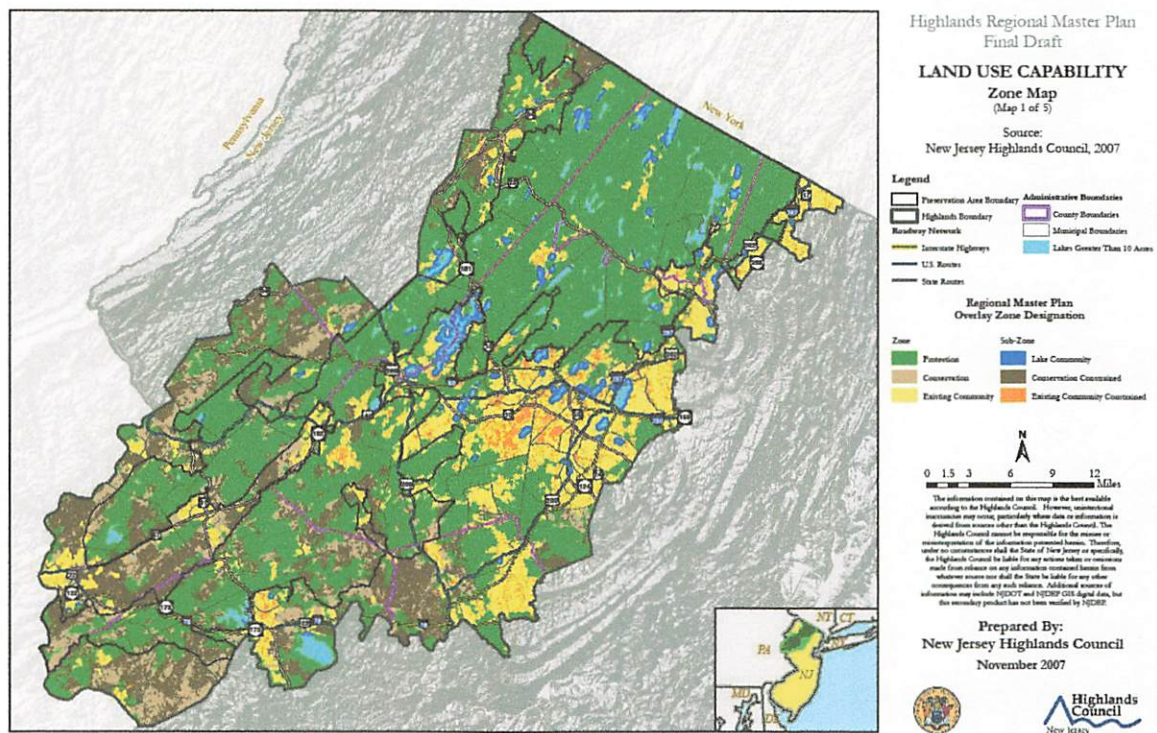
The *Highlands Regional Master Plan* identifies lands with significant natural and ecological resources. The Land Use Capability Zone Map recognizes the range and nature of land through out the Highlands Region using zones and sub-zones. The Borough of Peapack and Gladstone mainly falls into the Protection and Conservation Zone as well as the Conservation-Environmentally Constrained Sub-Zone. The Protection and Conservation Zone consists of high natural resource value lands that are important to maintaining water quality, quantity and sensitive ecological resources and processes.

The maps on the following pages are reproduced from the *Highlands Regional Master Plan* and depict the zones within which the Borough of Peapack and Gladstone falls.

FIGURE 5.3: Agricultural Priority Area



Source: Highlands Regional Master Plan, July 30, 2008, Page 286



Source: Highlands Regional Master Plan, July 30, 2008¹⁰

1987 Somerset County Master Plan¹¹ & 1998 Master Plan Re-Examination Report¹²

The 1987 *Master Plan* identifies the prevention of sprawl to be among the County's most important planning objectives. Instrumental to this goal was the preservation of contiguous agricultural land where roads and sewer infrastructure were scarce and large farm clusters existed. These farm belts were to provide many of the natural services that were diminished by sprawl-type development, including recreation, water supply, storm water control, and wildlife protection in addition to agricultural retention. The *Master Plan* identified four Rural Preservation Areas that fit these criteria – the Millstone Valley, the Sourland Mountains, the Neshanic Valley, and the Upper Raritan Watershed. It also proposed several strategies to preserve farmland in these areas including easement purchases, local planning and zoning reforms, and mandatory set-asides for open space and farmland.

The 1998 *Re-Examination Report* emphasizes the importance of farmland to the unique "sense of place" that exists in Somerset County. It also acknowledges the role of farmland in providing fiscal and natural resource benefits, such as positive ratables, local economic growth, and aquifer recharge capacity. The *Re-Examination Report* expresses concern at the continued losses in farmland and agricultural productivity since 1982, and the likelihood that this trend will continue due to the high number of farms whose owners are real estate speculators or are otherwise uninterested in perpetuating agricultural activities on their properties. It also acknowledges the County's efforts to date, including

the creation of an Agriculture Development Board and the commitment of funds from the County's open space tax for farmland preservation.

2007 Somerset County Smart Growth Strategic Plan

The *2007 Somerset County Smart Growth Strategic Plan*¹³ (SGSP) updates the *1987 County Master Plan*. The plan calls for a three-system organizational framework to focus on the "smart conservation" of naturally and culturally important landscapes, "smart growth" in communities that are most capable of supporting it, and "smart investment" that will guide future planning efforts in such a fashion that the County's conservation and growth needs are met. The Smart Conservation section identifies the following planning objectives that are appropriate for rural areas:

3) PRESERVE RURAL RESOURCE AREAS, FARMLAND AND AGRICULTURE Planning Objectives
1) Protect and preserve adequate agricultural resources and land base needed to support and sustain the agricultural industry, both short and long term
2) Implement policies and programs that enable farm operations to continue and expand, i.e., encourage the application of new agricultural technologies, promote agricultural tourism and increase marketing opportunities for local farm products
3) Encourage the establishment of local agriculture-related support industries, such as distributors and equipment suppliers, while assuring that facility design is compatible with the rural landscape, infrastructure and natural system capacity <ul style="list-style-type: none"> o Discontinue sprawl development patterns o Identify and implement strategies that increase labor force participation in, and the attractiveness of, agricultural occupations in the county o Encourage the use of agricultural "best practices"

Municipal Planning

The Borough of Peapack and Gladstone has more recently updated its Master Plan, and the *Master Plan and Development Regulations Periodic Reexamination and Land Use Plan Update Report* indicates strong support for farmland preservation by identifying certain objectives and goals that work in conjunction with such preservation. These include:

- To protect the low density rural character of the Borough in appropriate areas;
- To protect the low density areas from suburban intrusion;
- To adopt design and siting standards to protect the Borough's historic and rural character;
- To address the Borough's recreation and open space needs;
- To conserve the Borough's natural resources by planning the location and intensity of growth to maintain the capacities of natural resource systems;
- To protect environmentally sensitive areas ... by planning for growth in compact forms at locations and intensities of use that protect land and water quality;
- To preserve the integrity of large contiguous tracts of forests and grasslands;

- To identify and protect scenic corridors by use of easement purchases, transfer of development rights and other effective mechanisms; and,
- To protect and conserve the Borough's water resources and establish and maintain vegetated buffers along streams, wetlands and ponds.

*(Master Plan and Development Regulations Periodic Reexamination and Land Use Plan Update Report)*¹⁴

Municipal Zoning

The Borough of Peapack and Gladstone has a very diverse zone plan, including seven (7) residential districts and three (3) non-residential districts. Regarding zoning for residential uses, the required minimum lot sizes for single-family detached dwellings ranges from 11,000 square feet to 5 acres. Additionally, the Borough includes an optional development alternative which has been approved for an age-restricted housing community, and has appropriately approved an affordable housing development which has been constructed and is fully occupied. Clustering is allowed in the "RE" Rural Estate district, with a maximum density of 1 du/10 ac, but with a minimum lot size of 5 acres, and in the "RR-5" district, with a maximum density of 1 du/5 ac, but with a minimum lot size of 3 acres. *(Richard Coppola)*¹⁵ The zoning map is included below.

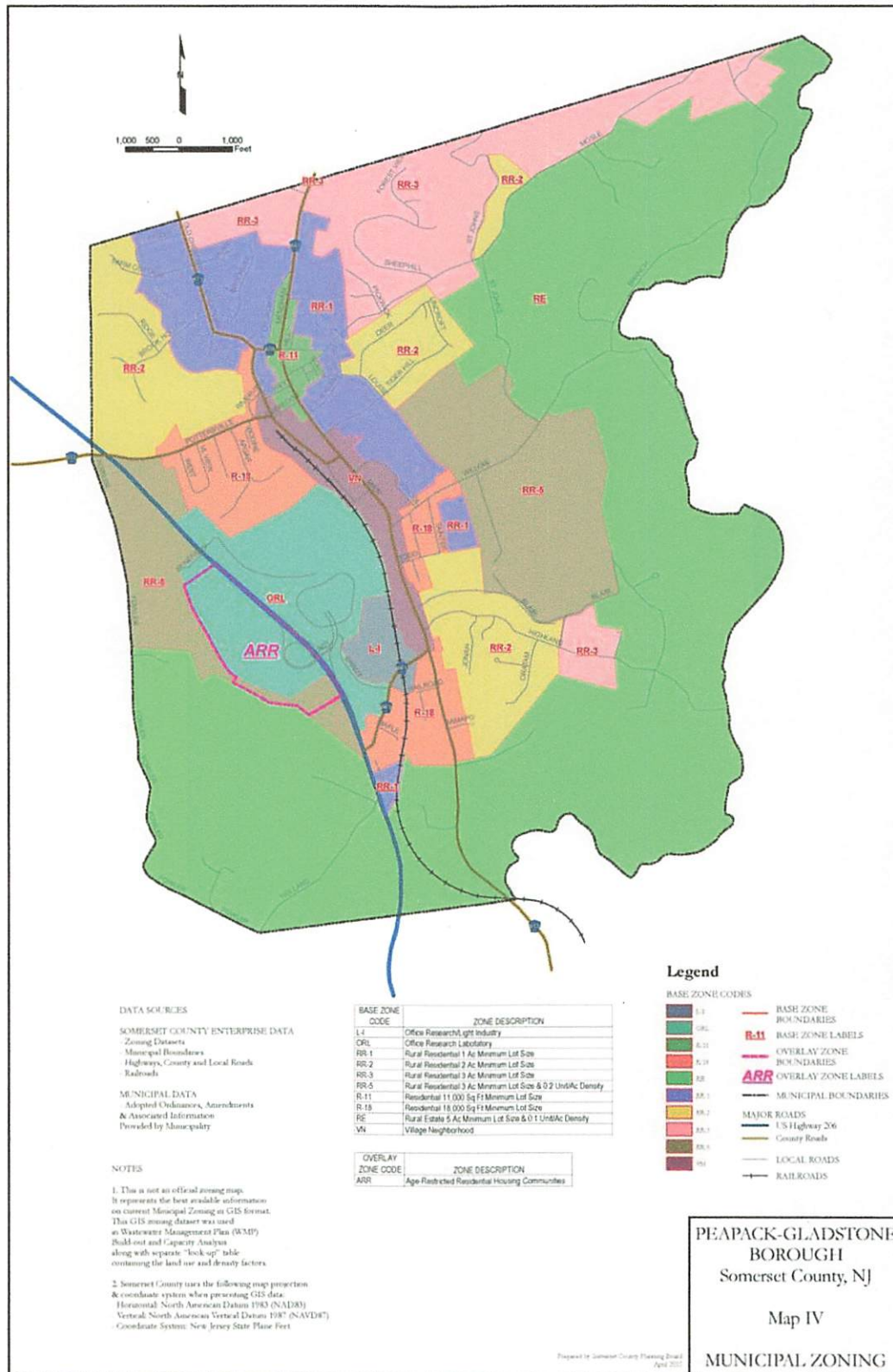
Public Infrastructure – Sewer and Water

The sewer service area of Peapack and Gladstone includes lands along the Main Street (County Route 512) corridor, within the Borough's villages of Peapack and Gladstone, as well as lands along the Route 206 corridor in the western portion of the Borough. The lands within the Borough's sewer service areas have been included in the *State Development and Redevelopment Plan's* "Rural/Environmentally Sensitive Planning Area" (PA-5). The town's sewage is sent to the Environmental Disposal Corporation sewage treatment plant, located in adjacent Bedminster Township. Borough properties not in the sewer service area are on private septic systems. The Borough's Wastewater Management Plan was originally adopted in 1993, and last revised in 2004. *(Housing Plan Element and Fair Share Plan)*¹⁶ Peapack and Gladstone Borough is served by the New Jersey American Water Company in the village areas along Main Street (CR 512), and most of the developed areas in the core of the Borough. The remaining parts of the Borough are served mostly by individual private wells. *(Bill Ryden)*¹⁷

Recreation Master Plan

In the spring of 1998, the Peapack and Gladstone Recreation Committee developed a *Master Plan for Recreation*. Goals outlined in the Recreation Master Plan include:

- To enrich the lives of the children of Peapack and Gladstone through a variety of social interactions, including sports, activities, and formal and informal gatherings. These should be considered as an adjunct to existing programs available through the school, neighboring municipalities and throughout the County.



- To instill in the children of Peapack and Gladstone a knowledge of and a pride in their community.
- To create a healthy community environment by having central activities that both children and parents can attend, strengthening family structures.
- To strengthen the sense of community by hosting activities in which townspeople can meet and forge new bonds.
- To improve the health of children by exposing them to the benefits of a less sedentary lifestyle.
- To foster the attributes of fair play, sportsmanship, cooperation and teamwork.¹⁸

Sustainable Jersey

The Borough of Peapack and Gladstone recently registered with Sustainable Jersey, a certification program for municipalities in New Jersey that want to take steps to sustain their quality of life over the long term. Sustainable Jersey provides clear “how to” guidance and tools, as well as provides access to grants and identifies existing and new funding opportunities to help municipalities to accomplish these actions. New Jersey is the first state in the nation to have a comprehensive sustainability program for communities that links certification with strong state and private financial incentives, and a fully resourced program of technical support and training. These resources will give the Borough of Peapack & Gladstone the necessary tools to pursue a healthy and sustainable long term plan for their community, and upon successful completion of the action items the Borough will become certified with Sustainable Jersey, setting a precedent for other municipalities in New Jersey.¹⁹

The Borough of Peapack and Gladstone has established a Green Team as part of the Sustainable Jersey program which is composed of members from different branches of the Borough government including the Land Use Board, Environmental Commission, and Open Space Committee. This consolidated effort is meant to create a sustainable government in all areas rather than being divided by separate missions. The formation of a “Green Team” is the first step in establishing a community sustainability program. Green Teams leverage the skills and expertise of team members to develop plans, implement programs, and assist with educational opportunities that support the creation of a sustainable community. The team’s role is to lead and coordinate the sustainability activities of the community.

Sustainable Jersey offers two levels of certification, bronze and silver, silver requiring the completion of more action items. The Borough has completed 2 Bronze actions and 3 Silver actions.²⁰ There are 16 categories from which municipalities may receive points, including public education and energy efficiency, both an area of interest for the Borough of Peapack and Gladstone.

- The Bronze Level of certification requires the establishment of a mandatory Green Team, implementation of 2 out of 6 PRIORITY ACTIONS, and a total of 150 points. Actions must be completed in 6 of the 16 categories to be eligible for certification.

- The Silver Level of certification requires the establishment of a mandatory Green Team, implementation of 3 out of 6 PRIORITY ACTIONS, and a total of 350 points. Actions must be completed in 8 of the 16 categories to be eligible for certification.²¹

INVENTORY OF OUTDOOR RESOURCES



This section of the *Open Space and Recreation Plan Update* inventories the open space lands in the Borough of Peapack and Gladstone as depicted on the *Open Space Map* and the *Public Lands, Preserved Lands, and Recreation Map*. These maps were developed with ESRI's ArcGIS 9.3 software. Acreages may vary slightly from the Borough's tax records, as they were calculated using the ArcGIS software, and are included within the *Parcel Data Tables* in the *Appendix*. Property information was gathered from the New Jersey County Tax Boards database (2010) and confirmed by the Borough Tax Assessor, where necessary. The vacant lands and outdoor recreation sites listed below may have structures or other improvements on them, but could have potential for open space acquisition. All acreages below are rounded to the nearest acre unless otherwise stated, see *Appendix* for greater detail

Preserved Land

Conservation Easements

Conservation easements prevent the development of a property in perpetuity, while leaving the actual property ownership in the hands of a private party. There are 14 such easements in the Borough of Peapack and Gladstone spread out over 19 parcels totaling 367 acres. One of these easements is part of the Gill St. Bernards School and is held by the Borough of Peapack and Gladstone. This easement has been listed on the Borough of Peapack and Gladstone's Recreation and Open Space Inventory (ROSI) filed with NJDEP Green Acres (see *Appendix*) and is identified within the ROSI section (below). Thus, the total acreage of conservation easements in the Borough, which are not listed on the municipal ROSI is 352 acres.

In addition, there is a 44 acre "view shed easement" that is present on portions of the Natirar park property, as well as on a portion of the "Virgin Spa at Natirar" property. This easement is provided to the County of Somerset in favor of the Borough of Peapack and Gladstone.²² The location of this easement is shown on the accompanying *Preserved Lands Map*.

Of the land protected through conservation easements, The Nature Conservancy (TNC) and the Upper Raritan Watershed Association (URWA) have preserved 297 acres of farmland through conservation easements. These are located along the Willow Avenue, Branch Road, Holland Road area, and along Fowler Road. These lands are permanently protected for their conservation value and are all currently farmed by their owners. The individual properties are identified in the table below.

Acres	Location	Block/Lot^b	Property Owner	Easement Holder	Project Area
37.88	Fowler Road	33/13.01	Hamilton Farm Golf Club, LLC.	TNC	Essex Hunt Club
3.00	Willow Avenue	26/19	James and Lisa Dellermo (Baker*)	URWA	Raritan Valley
41.39	Willow Avenue	26/16.05	Richard Hand & Gerrie McManus (Vernon Associates*)	URWA	Raritan Valley
42.83	Fowler Road	33/6	Greg and Jenny Morris (Tilney*)	URWA	Essex Hunt Club
18.40	Mosle Road	7/10.01	Christopher and Christina Guido (Turnbull)	URWA	Raritan Valley
13.48	Branch Road	27/2	Morangie Farm, LLC: Richard Hand & Gerry McManus (Turnbull*)	URWA	Raritan Valley
16.09	Branch Road	27/1	Mr. Putnam L. Crafts, Jr. (Turnbull*)	URWA	Raritan Valley
93.82	Holland Road	33/8	The Essex Hunt Club and Fox Hounds	URWA	Essex Hunt Club
30.36	Fowler Road	33/7	Albert and Anya Salama	URWA	Essex Hunt Club

**This was the owner at the time the easement was created..*

As of the 2001 Open Space and Recreation Plan for the Borough of Peapack and Gladstone, the aforementioned Gill St. Bernards School easement was already permanently protected, but none of the others in place. Therefore, the 352 acres mentioned above can be considered newly preserved since the 2001 Plan.

County Parkland (Class 15C)

Somerset County owns and manages the parkland at Natirar. This county park is located across three different municipalities: the Borough of Peapack and Gladstone, the Borough of Far Hills, and Bedminster Township. Natirar is 411 acres large, 247 of which is within Peapack and Gladstone. This leaves 124 acres in Far Hills, and 40 acres in Bedminster²³. The Peapack portion of Natirar is located in the southeastern corner of the Borough.

As of the 2001 Open Space and Recreation Plan for the Borough of Peapack and Gladstone, Natirar still belonged to King Hassan II of Morocco. In 1999, King Hassan II died, leaving the estate to his son, Mohammed VI, who subsequently sold the property to Somerset County in 2003. Therefore, all 247 acres of Natirar that are located within Peapack and Gladstone can be considered newly preserved since the 2001 Plan.

Preserved Municipal Open Space (Classified on ROSI)

Several properties owned by the Borough are used for conservation and recreation purposes, and are listed on Peapack and Gladstone's Recreation and Open Space Inventory (ROSI) filed with NJDEP Green Acres (see *Appendix*). Currently, there are 9 parcels or parts of parcels of this type listed on the ROSI totaling 93 acres. These

^b The Dellermo Easement (held by URWA) was originally Block 26/ Lot 19.02. Lot 19.02 is now part of Lot 19. The easement on the Hand/McManus Property (held by URWA) is located on Block 26/ Lot 16.05 but was originally part of three lots which have since merged to become Lot 16.05.

properties include: Gateway Park, Komline Park, Liberty Park, The Gill St. Bernard School Easement, Rockabye Meadow Nature Preserve.

As of the 2001 Open Space and Recreation Plan for the Borough of Peapack and Gladstone, there were 5 parcels or parts of parcels totaling 51 acres of permanently preserved municipal open space in the Borough all of which are still preserved under the current ROSI. Therefore, since the plan, 4 more parcels or parts of parcels have been added to the ROSI and permanently protected (Block/Lot 1/35, 20/1, 22/12, 8/21). The acreage of these newly protected properties is 42.

Preserved Farmland

There is one farm in the Borough of Peapack and Gladstone that has been preserved under the State Agriculture Development Committee's (SADC) Farmland Preservation Program. It is the Dower Farm; it is 54 acres large, and it is composed of 3 parcels. It is located off of Route 512 and north of Highland Avenue.

As of the 2001 Open Space and Recreation Plan, no farms had been preserved, the above 54 acre farm has been preserved since the original plan was published.

Public and Private Lands

Municipal Owned and Other Public Property (Class 15C)

There are 33 acres of public property within the Borough of Peapack and Gladstone that are municipally owned, and are not categorized elsewhere in this inventory. Most of these 16 properties are relatively small, averaging 2 acres, the largest of which is a 5 acre parcel that houses a sewage treatment facility.

The Virgin Spa at Natirar is an 85^c acre cutout from the northern end of Natirar and is a public-private endeavor in which The Virgin Spa at Natirar, LLC holds a 99 year lease on the land from Somerset County. This went into effect in September of 2003. Amenities on this parcel include a private club, luxury spa, fine dining and more.²⁴ There is a "view shed easement" present on a portion of the Virgin Spa property. This easement extends into part of Natirar Park itself and the easement applies to 44 acres of land (shown on the *Preserved Lands Map* included within the *Maps* section of this Plan). The portion of the Virgin Spa at Natirar, LLC, that is within the view shed easement does have deed restrictions limiting certain types of development as is shown in the Borough of Peapack and Gladstone Land Use Board Resolution of Memorialization for The Virgin Spa at Natirar:

"The purpose of [the] easement is to restrict the construction of any new buildings, structures, improvements or active recreational facilities to be located within the view shed area; to prevent soil disturbance or removal of soil in the easement area provided, however, that this view shed easement restriction shall not prohibit

^c As previously noted, this is the acreage per the GIS mapping analysis. The surveyed acreage is 89.26 acres.

the construction of gate facilities, driveway widening and relocation, the relocation, maintenance and repair of utilities as may be required as part of the Virgin Spa approval, together with the installation of fencing, trails and paths that may be a part of any passive recreational activities to be located on Natirar Park.”²⁵

Including The Virgin Spa at Natirar, there are 118 acres of municipal owned and other public property in Peapack and Gladstone.

School (Class 15A & 15B), Church & Charitable Property (Class 15D), Cemeteries and Graveyards (Class 15E), Other Public Property (Class 15F)

School (Class 15A & 15B): There are a total of 4 parcels with an aggregate area of 45 acres that are owned by schools. A portion of these are owned by the Gill School and protected through a conservation easement held by the Borough. Thus, the total acreage of Class 15A and 15B properties that are not protected is 27 acres.

Church & Charitable Property (Class 15D): There are a total of 9 parcels, totaling 22 acres that qualify as Church & Charitable Property (Class 15D) within the Borough. The largest of these is an 11 acre tract owned by Sisters of St. John the Baptist located in the far northern part of the Borough.

Cemeteries and Graveyards (Class 15E): There are two parcels in the Borough that are classified as Class 15E with a total area of 6 acres. The bulk of this acreage is within Union Cemetery. It is in close proximity to the eastern edge of Rockabye Meadow.

Other Public Property (Class 15F): The Borough contains 7 parcels totaling 22 acres in area. The largest of these is 9 acres large, and is the developed portion of the Matheny Education & Medical Center located to the north of the Virgin Spa at Natirar (the remaining 82 acres of the Matheny property is listed below as farm assessed property). Somerset County owns a 2 acre parcel (Block 29, Lot 1) which is the location of the County Garages in the Borough of Peapack and Gladstone.

The total acreage from the Class 15A, 15B, 15D, 15E and 15F lands from this section is 78 acres.

Private Recreation (Class 1, 2, 4A)

There are two parcels totaling 46 acres within the Peapack and Gladstone boundaries that have been listed as private recreation properties on the *Public Lands, Preserved Lands, and Recreation Map*. They are privately owned and used for private recreational purposes. The first of these properties is owned by the Ravine Association^d, is 18 acres large and is located northwest of Ravine Lake. This property is classified as vacant (Class 1), and is listed as such on the *Open Space Map*. The second of these properties is owned by Somerset Lake & Game Club and is 28 acres large. This property is classified as residential (Class 2), and is identified as such on the *Open Space Map*.

^d Ravine Association is commonly known as the Ravine Lake Association

Farm Assessed Property (Class 3A and 3B)

The Borough of Peapack and Gladstone has a rich agricultural tradition, and much of the Borough has been assessed as farmland. In fact, of the 3,696 acres^e within the Borough, 1,688 of them, or 46%, are farm assessed properties. Of these, 1,284 acres, or 76%, is unprotected either by agricultural or conservation easement.

Railroads (Class 5A and 5B)

New Jersey Transit operates a rail line which runs through the Borough of Peapack and Gladstone and includes two rail stations for local commuters. This rail line runs from the Gladstone Station, located on Main Street north of where Main Street intersects Lackawanna Street, south through to the Peapack Station, located on Holland Avenue near where Holland Avenue intersects with Main Street. The rail line then continues south where it exits the municipality west of Natirar. There are 5 parcels totaling 33 acres which are both part of this railroad (owned by New Jersey Transit) and accompanying land owned by New Jersey Department of Transportation.

Commercial (Class 4A) and Industrial (Class 4B) greater than 2 acres

There are 10 commercial (Class 4A) properties totaling 120 acres that are larger than 2 acres in the Borough of Peapack and Gladstone. The largest of these is 72 acres, and is owned by Pharmacia & Upjohn (Pfizer). It contains their corporate offices and is located between Route 206 and The New Jersey Transit Railroad behind Main Street.

There is only one industrial (Class 4B) property in the Borough that is larger than 2 acres. This is a 26 acre property owned by The Komline-Sanderson Engineering Corporation. This parcel is surrounded on three sides by the Pharmacia & Upjohn (Pfizer) property.

The total acreage of Class 4A/4B properties that are larger than 2 acres is 147.

Residential (Class 2) greater than 2 acres

The Borough of Peapack and Gladstone contains 155 residential parcels that are greater than 2 acres, totaling 555 acres of land. These parcels are privately owned and have an existing house structure on them. They are included in this open space inventory, because some of these lots may represent an opportunity to expand an existing municipal park. Also if a portion of a property is underutilized by the owner, it could potentially be used as part of a trail design in the municipality.

Vacant Land (Class 1)

There are 34 vacant (Class 1) parcels in the Borough of Peapack and Gladstone totaling 68 acres that are not used for private recreation. The largest of these is 12 acres and is owned by Pharmacia & Upjohn (Pfizer). It is located to the west of Peapack Brook, and south of the Komline Park.

^e Note: As calculated by the ArcGIS computer mapping analysis for this *Plan Update*.

Preserved Lands in the Borough of Peapack and Gladstone

The Borough of Peapack and Gladstone contains 746 acres of permanently protected open space, parks and recreation areas. This includes county parkland, municipal land, and private easements making up 20% of the Borough's 3,696 acres (5.8 square miles).

County Parkland	247 acres
Preserved Farmland	54 acres
Municipal Open Space (ROSI)	93 acres
Conservation Easements	352 acres
Total Preserved Lands	746 acres

As of the 2001 Open Space and Recreation Plan, 51 acres were listed as permanently protected. The Borough has increased this by 695 acres.

The Borough of Peapack and Gladstone Open Space Inventory

The Open Space Inventory is the list of lands in the municipality that the Borough of Peapack and Gladstone should look toward when planning for open space preservation. This list is comprehensive and includes property that is not traditionally thought of as "open space." In order to increase the amount of preserved land within the municipality, the *Open Space and Recreation Plan* recommends that Peapack and Gladstone utilize a diverse inventory of lands to prioritize properties for acquisition.

Vacant Land (Class 1)	68 acres
Farm Assessed Property (Class 3A/3B)	1,284 acres
Inventory of Land (Subtotal I)	1,352 acres

The Borough may also look to preserve land that is already developed, but either the entire property, or a portion of that property may be suitable for recreation or conservation. These lands include property which is privately owned and is greater than 2 acres in size:

Municipal Owned and Other Public Property (Class 15C)	118 acres
Private Recreation Properties (Class 1 and 2)	46 acres
Residential (Class 2) >2.0 acres	555 acres
Commercial > 2.0 acres and Industrial > 2.0 Acres	147 acres
Inventory of Land (Subtotal II)	866 acres
Inventory of Land (Total)	2,218 acres

Of the 3,696 acres in the Borough of Peapack and Gladstone, 1,353 acres, or 37% of the municipality, are undeveloped and are potentially available for open space preservation. Utilizing an expanded definition of potential open space to include parcels which may have structures on them, an additional 865 acres, for a total of 2,218 acres (or 60% of the Borough) may be potentially available for open space preservation.

PRESERVATION PRIORITIES AND RECOMMENDATIONS



A system of open space considers the needs of the Borough together with its resources to weave a comprehensive plan that identifies areas called out by their distinctive attributes and capacities for meeting the Borough's specific open space goals.

The areas of focus are referred to as "greenways" (or, where the area of focus is based on a watercourse, a "blueway"). Greenways are

*"corridors of protected public and private land established along rivers, stream valleys, ridges, abandoned railroad corridors, utility rights-of-way, canals, scenic roads, or other linear features. They link recreational, cultural, and natural features, provide pathways for people and wildlife, protect forests, wetlands, and grasslands, and improve the quality of life for everyone"*²⁶

Greenways favor public spaces that welcome and engage the community in general; especially those who like to explore and experience things on foot. 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"*²⁷

The greenways identified within the Borough of Peapack and Gladstone are:

- Peapack Brook Blueway
- Community Gateway
- Fowler Road Natural Area
- Essex Natural Area
- North Raritan Greenway
- Mosle Road Scenic Area
- Raritan River Blueway

Trails are also identified:

- Existing and Proposed Trails
- Historic Walking/Driving Tour
- Proposed Bicycle Route

A series of maps was developed for the *Open Space and Recreation Plan Update*. The development of these maps culminates in a *Greenway Map* that reflects the vision of the community which protects the character and singularity of the Borough. These maps include:

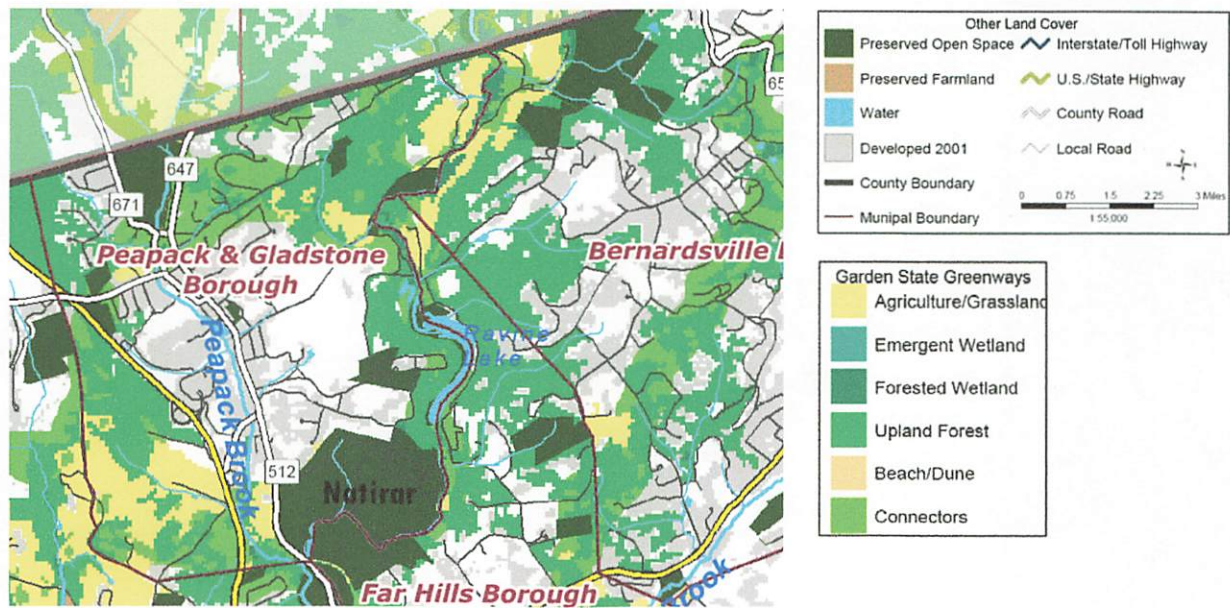
- ✓ Open Space Map
- ✓ Public Lands, Preserved Lands and Recreation Map
- ✓ Land Use/Land Cover
- ✓ Natural Features
- ✓ Aquifer/Groundwater Recharge Potential
- ✓ Endangered Species Habitat – NJDEP Landscape Project
- ✓ Project Area Map (*Comprehensive Farmland Preservation Plan Update*)
- ✓ Greenway Map

The first is the *Open Space Map* which includes all public lands such as state, county and municipal lands. It also includes schools and vacant lands, both private and public. The details of how this map was developed are included in the *Inventory* section. The *Public Lands, Preserved Lands and Recreation Map* shows all land which is permanently preserved as parkland, farmland, and public open space. It also identifies privately held land which is used for recreation.

Natural features are detailed on a set of three maps. The first is the *Land Use/Land Cover Map* which details the different types of land uses within the Borough. The *Natural Features Map* highlights the environmentally sensitive lands within the Borough including wetlands and forests. The *Aquifer/Groundwater Recharge Potential Map* is a combination of the groundwater recharge maps and aquifer recharge maps where a ranking system is depicted to reveal the potential for aquifer recharge. With this information the Borough should be better able to identify land that is critical to preserving their drinking water resources. The areas of greatest groundwater recharge have a ranking of “A” (20-23 inches per year) and the areas of greatest groundwater recharge have a ranking of “A” also (more than 500 gallons per minute). The *Endangered Species Habitat Map* depicts habitat suitable for endangered species as identified by the New Jersey Department of Environmental Protection (NJDEP) Landscape Project.

Peapack and Gladstone, through its municipal farmland preservation program, has identified two project areas for farmland preservation: the Raritan Valley and Essex Hunt Club Project Areas. The Essex Hunt Club Project Area is located west of U.S. Route 206 and south of Pottersville Road. The Raritan Valley Project Area stretches from Highland Avenue to Mosle Road, east of Main Street (CR-647) extending to the North Branch of the Raritan River. The agricultural Project Areas are shown on the *Project Area Map* in this Plan. The Borough is enrolled in the State Agriculture Development Committee’s Planning Incentive Grant (PIG) program for farmland preservation. The development of the Project Areas highlights the land the Borough’s Agricultural Advisory Committee has identified as important for preservation as farmland.

Also utilized in the development of this map is *Garden State Greenways*, which details the location and connections between regional open space and recreational lands in and around the Borough of Peapack and Gladstone. This map is included on the following page.



Source: Garden State Greenways

Land within the Borough of Peapack and Gladstone's provides habitat for wildlife species which have been identified as Federal and/or State endangered, threatened, or have been designate as species of special concern (as identified by the NJDEP Landscape Project and shown on the *Endangered Species Map*). Approximately 60% (or 2,217 acres) either contains, or is suitable habitat as shown in the table below.

	Acres ^f	Percent of Total in Borough	Percent of Total ETSCS Lands
Total land in Borough	3,696		
Lands identified as suitable by NJDEP Landscape Project	2,217	59.98%	
Lands That Meet Habitat Suitability Requirements for Endangered, Threatened and/or Special Concern Species	1,006	27.22%	45.37%
Lands That Contain Species of Special Concern to the State	95	2.58%	4.30%
Lands That Contain State Threatened Species	765	20.69%	34.50%
Lands That Contain State Endangered Species	327	8.84%	14.73%
Lands That Contain Federally Endangered Species	24	0.66%	1.10%

Approximately 28% of this sensitive habitat is currently protected either as public parkland or through conservation/agricultural easements.

^fAcres have been measured using the ArcGIS mapping software.

The *Greenway Map* is a comprehensive map that looks at the municipality's natural resources, agricultural lands, and trails and demonstrates how they are linked together. It is not a regulatory map and is a map created and used for planning purposes only.

Peapack Brook Blueway

The Peapack Brook Blueway consists of a 300 foot buffer zone surrounding Peapack Brook, which runs through the center of town. This Blueway would allow a proposed trail²⁸ along the Brook to come to fruition in a natural aesthetic and provide a beautiful recreational trail through the center of town. Peapack Brook Blueway also directly connects to other, more extensive, recreational areas including Komline Park (part of the Community Gateway Greenway). The Blueway includes almost all of the 100-year flood zone surrounding the Peapack Brook (approximately 219 of 249 acres)²⁹. This will help protect the developed areas of the Borough from flooding during large flood events. The Peapack Brook Blueway also contains Bog Turtle habitat, which is both a Federal and State listed endangered species.³⁰

Community Gateway

In the northwestern corner of the Borough, adjacent to the northern reach of the Peapack Brook Blueway, is the Community Gateway Greenway. This Greenway is largely recreational and aesthetic in nature. Komline Park and Gateway Park are the anchors of this Greenway. This Greenway would provide excellent recreational opportunities for joggers, hikers, dog owners and bird watchers (the Gateway would include, among others, Cooper's Hawk habitat), all within minutes of the community's downtown. As an added benefit, the Community Gateway Greenway contains land which provides habitat for a myriad of species and would allow residents the opportunity to view some of these majestic creatures practically in their own backyards.

Fowler Road Natural Area

South of The Community Gateway, on the opposite side of US Route 206 is the Fowler Road Natural Area. This area contains some of the thickest forest cover in the Borough, which lends to its beauty.³¹ The Fowler Road Natural Area contains habitat for Red-Shouldered Hawk, Cooper's Hawks, Barred Owl, Red-Headed Woodpecker, and the Eastern Meadowlark. It is bordered to the north by the Community Gateway and to the south by lands protected through conservation easement. This large swath of undeveloped and partially preserved lands provides an ideal wildlife corridor that enhances the charm of Peapack and Gladstone.

Essex Natural Area

Below the Essex Hunt Club in the southwestern corner of the Borough is the Essex Natural Area. It borders the Essex Hunt Club to the north and the Peapack Brook Blueway to the east. It provides an important habitat corridor to the Essex Hunt Club. It also offers grassland and farm habitats. Species of note include the Eastern Meadowlark which thrives in grassland/farmland habitats³², as well as the Red-Headed Woodpecker which can survive in the transitional areas of open woods with little undergrowth, and wetland forest.³³

Natirar

Natirar is an anchor for the Borough's Greenway design. Somerset County has plans for creating further attractions and recreational amenities within Natirar. In the Bedminster Township section of the park there is currently an ongoing plan in place for the restoration of an historic residence and Grist Mill, as well as a plan for the implementation of a community garden on the property. In Peapack and Gladstone Borough, Natirar contains a network of trails and there are plans for these to be further expanded. These trails could conceivably be connected to other areas of the Greenway including, perhaps, the area that would be directly to the North of this anchor, the North Raritan Greenway. A map depicting the trails within Natirar is included on the following page.

North Raritan River Greenway

The North Raritan Greenway borders Natirar to the south, Ravine Lake and the Raritan River Blueway to the east, and easements held by the Upper Raritan Watershed Association (URWA) easements to the west. Its proximity to Ravine Lake and the North Branch of the Raritan River provides unparalleled scenic beauty. Also, this Greenway contains a diversity of habitats including thick forest cover, emergent wetlands, and farmland/grassland.³⁴ It also provides habitat for Wood Turtle, a State threatened species.³⁵

Raritan River Blueway

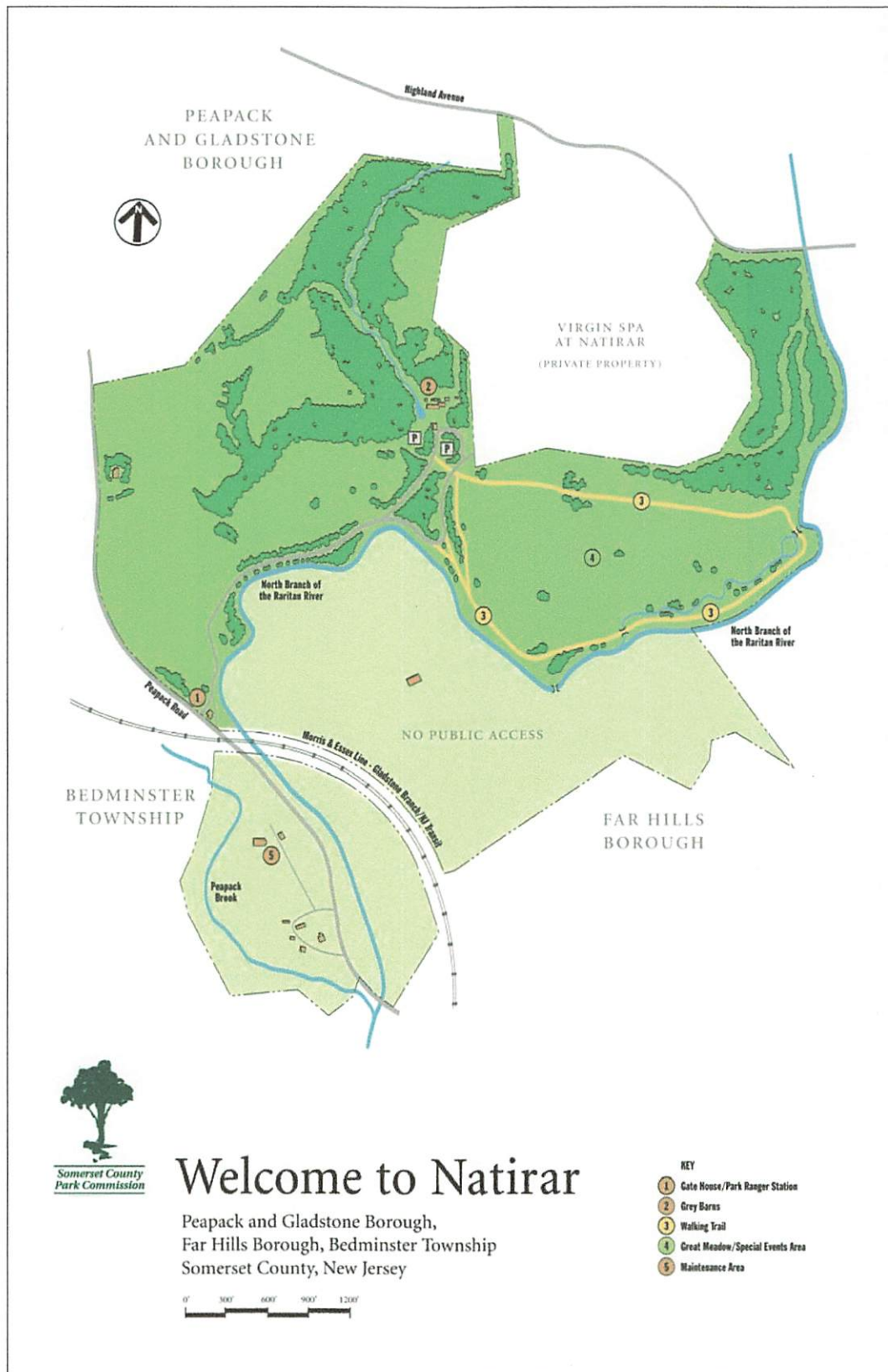
Adjacent to the North Raritan Greenway is the Raritan River Blueway. Similar to the Peapack Brook Blueway, the Raritan River Blueway consists of a 300 foot buffer surrounding the North Branch of the Raritan River, and provides the citizens of Peapack and Gladstone with some protection from large storms, though the 100-year flood zone around the North Branch of the Raritan River is far less severe than it is for Peapack Brook. Since it follows the North Branch of the Raritan River, and connects to the North Raritan Gateway it provides habitat for the Wood Turtle as well as for the Great Blue Heron and woodland birds.³⁶

Mosle Road Scenic Area

The Mosle Road Scenic Area is enclosed between Mosle Road to the northwest and the North Branch of the Raritan River, in the far northeastern corner of the Borough. There are many farms, grasslands and forest lands throughout this Greenway.³⁷ The Mosle Road Scenic Area is a picture of the pastoral landscape of the Borough.

Trails: Proposed and Existing

Within the Borough, there is a walking path around the pond in Liberty Park, a walking trail at Rockabye Meadow and at Komline Park. Somerset County has also developed a very popular walking and cycling trail within Natirar. In addition, there are several paved sidewalks along Old Chester Road and Main Street near Peapack Brook. The Trails Committee envisions connections via Meadowview Road and Brook Hollow Drive (low volume roads) between the trails, sidewalks, and these quiet streets. These are shown on the accompanying *Greenway Map*.



The Trails Committee³⁸ has proposed an expansion of the trail within Rockabye Meadow to Meadowview Road, into Gateway Park and Komline Park, eventually connecting to the duck pond in Liberty Park. This trail could also connect to Brook Hollow Drive. A third trail is recommended to connect Mosle Road and Branch Road. An expanded trail system within Natirar would also allow Borough residents to fully enjoy the vast nature of the Park.

Historic Walking/Driving Tour

Also included on the *Greenway Map* is an historic walking/driving tour of the Borough of Peapack and Gladstone. This route is designed by the Historical Preservation Commission to view 26 of the historic homes and areas in the Borough. This tour is based upon the map compiled by J.C. Smith, published in 2006, entitled: “*Historic Map and Walking Tour of Peapack & Gladstone Circa 1938.*”

Bicycle Trails: Proposed

The *Plan Update* also recommends a bicycle trail that would take advantage of the Borough’s natural beauty. It would enter the Borough from the south on Holland Road, and continue north to Fowler Road. Next, the trail turns right on Pottersville. From here, a rider could follow Main Street south to Natirar, or, they could perform a loop turning onto Overlook Avenue, and north again on Main Street, and turning right on Mosle Road. The rider can then follow the scenic Mosle Road to Branch Road, and make a right. Branch Road will take them back to Main Street where they can start the loop again, head down to Natirar.

ACTION PROGRAM



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

The *Action Program* suggests specific actions that the Borough may pursue to implement the *Open Space and Recreation Plan Update*. These were created in accordance with the *Goals* outlined in this *Plan Update* and in conjunction with a thorough review of the municipality's 2001 *Open Space and Recreation Plan*. The activities listed for the "short-term" after the completion of the *Plan Update* are the most urgent and will further the Borough of Peapack and Gladstone's open space program immediately. The "mid-term" recommendations are focused on longer term objectives that will serve to accomplish the Borough's open space needs. The "long-term" projects will be achieved as the program continues to mature and as these opportunities arise. The "ongoing" projects will ensure that the Borough maintains itself as a community that can continue to enjoy the benefits of open space, recreational facilities, and historic areas.

As part of the *Plan Update*, the Open Space Advisory Committee hosted a public meeting to receive comments on the open space and recreational needs of Borough residents. This meeting was held on September 15, 2010 as part of the Land Use Board meeting. Questions focused on how the open space program works and where the Borough receives funding for land acquisition.

The goals of the *Open Space and Recreation Plan Update* are not the responsibility of any one committee. The Borough of Peapack and Gladstone Open Space Advisory Committee, Recreation Committee, Environmental Commission, Trails Committee, Komline Advisory Committee, Land Use Board, and Borough Council are each responsible with the implementation of this plan and its actions.

The Action Program should be updated every year, and progress reported to the governing body.

Short-term

- Adopt the *Open Space and Recreation Plan Update* as part of the Borough of Peapack and Gladstone's Master Plan.
- Submit the *Open Space and Recreation Plan Update* to NJDEP Green Acres

- Evaluate vacant properties remaining in the town and develop a prioritized list of acquisitions
- Examine tax exempt properties and consider adding any appropriate properties to the Green Acres' Recreation and Open Space Inventory (ROSI).
- Examine properties which are in tax-foreclosure and consider adding any appropriate properties to the Borough's ROSI
- Study parks within the Borough to identify potential expansion opportunities.
- Incorporate the Borough's pedestrian program into the Sustainable Jersey program advancing the Borough's initiative into alternative transportation and clean energy
- Create a well-signed walking and trail system linking the Borough's neighborhoods, parks, and schools
- Investigate the River-Friendly Business Certification program to increase awareness of local practice impact on the Peapack Brook and North Branch of the Raritan River Watersheds
- Support the efforts of the Historical Preservation Commission to map historic sites and structures in the Borough so these may included within the Borough's Master Plan

Mid-term

- Sign existing paths (as appropriate) in the Borough to increase ease of access and safety
- Offer local educational opportunities to create home-based stewardship programs benefitting local wildlife and ecosystems such as the National Wildlife Federation Backyard Habitat program
- Utilize alternative energy sources to support the lighting and energy needs of the parks within the Borough, consistent with the Sustainable Jersey program when practical
- Work with historic organizations to expand local opportunities for historic conservation and education

Long-Term Actions

- Identify opportunities to create and expand local neighborhood parks and open spaces
- Encourage tax incentives for the preservation and adaptive reuse of historic buildings
- Implement a park stewardship program to maintain and improve the functioning of the lands within the Borough's public spaces
- Update existing field usage and design to ensure fields are being used efficiently and at a capacity to ensure future sustainability
- Review and strengthen ordinances that protect environmentally sensitive resources, including streambanks, ridgelines, steep slopes, tree removal and others.
- Investigate possible trail grant opportunities to implement the recommendations of the Trails Committee to expand trail opportunities in the Borough.

- Work with the local bicycling groups including the Morris Area Freewheelers, to promote the Borough as a destination site for cyclists to recreate and enjoy the local businesses
- Review areas in the Borough as scenic corridors or districts and apply these corridors and roadways for state and county designations.

Ongoing

- Continue to apply for and investigate grant opportunities to protect the Borough's open space areas, this includes the Somerset County Open Space Trust Fund and the New Jersey Green Acres program
- Continue to explore and identify opportunities for new recreational space and facilities in the Borough
- Continue to review the Borough's needs for outdoor recreational facilities and work to address those as needed
- Continue to offer ongoing and diverse recreational programs for all Borough residents
- Promote conservation easements on environmentally sensitive lands
- Promote historic easements through Preservation New Jersey and the New Jersey Historic Trust
- Continue the municipal Open Space Trust Fund to purchase additional lands and support debt service for prior acquisitions

REFERENCES



-
- ¹ Personal Communication, David Peifer, Association of New Jersey Environmental Commission, January 2011.
- ² Borough of Peapack and Gladstone Open Space and Recreation Plan. Morris Land Conservancy and the Borough of Peapack and Gladstone Open Space Advisory Committee. 2001.
- ³ New Jersey State Development and Redevelopment Plan. March 2001.
- ⁴ Personal Communication with Richard Coppola, Planner for the Borough of Peapack and Gladstone, August 18, 2010.
- ⁵ New Jersey State Development and Redevelopment Plan – Draft Final. 2010.
- ⁶ New Jersey Highlands Council. Highlands Regional Master Plan. July 2008.
- ⁷ 2008 Highlands Regional Master Plan, Page 285.
- ⁸ 2008 Highlands Regional Master Plan, page 285.
- ⁹ Highlands Sustainable Agriculture Technical Report. January 2007.
- ¹⁰ Highlands Regional Master Plan, July 2008.
- ¹¹ 1987 Somerset County Master Plan.
- ¹² 1998 Master Plan Re-Examination Report.
- ¹³ 2007 Somerset County Smart Growth Strategic Plan.
- ¹⁴ . Borough of Peapack and Gladstone, Master Plan and Development Regulations Periodic Reexamination and Land Use Plan Update Report; November 2004, Somerset County, New Jersey. Coppola & Coppola Associates. Adopted February 16, 2005.
- ¹⁵ Personal Communication, Richard Coppola, Borough Planner. August 18, 2010.
- ¹⁶ Coppola & Coppola Associates. Borough of Peapack and Gladstone, Somerset County, New Jersey; Housing Plan Element and Fair Share Plan, November 25, 2005.

-
- ¹⁷ Personal communication with Bill Ryden, Borough of Peapack and Gladstone Engineer. September 1, 2008.
- ¹⁸ Borough of Peapack and Gladstone Recreation Master Plan. 1998 and Personal Communication, August 18, 2010, Diane Becker, Recreation Director
- ¹⁹ Sustainable Jersey <http://www.sustainablejersey.com/about.php>
- ²⁰ Personal Communication August 17, 2010. Kathy Howes, Liaison Borough Green Team
- ²¹ “Actions for Sustainable Communities,” Sustainable Jersey, <http://www.sustainablejersey.com/actionlist.php>
- ²² The Borough of Peapack and Gladstone Land Use Board Resolution of Memorialization for The Virgin Spa at Natirar, LLC. Application No. AP-2004-11. September 7, 2005
- ²³ Somerset County Park Commission. <http://www.somersetcountyparks.org/parksFacilities/natirar/Natirar.html>
- ²⁴ The Virgin Spa at Natirar. <http://www.natirar.com>
- ²⁵ The Borough of Peapack and Gladstone Land Use Board Resolution of Memorialization for The Virgin Spa at Natirar, LLC. Application No. AP-2004-11. September 7, 2005
- ²⁶ American Greenways Program, <http://www.conservationfund.org/node/223>,
- ²⁷ Vancouver Greenways Program, <http://vancouver.ca/engsvcs/streets/greenways/index.htm>
- ²⁸ Peapack Gladstone Borough Environmental Resources Inventory, June 2005.
- ²⁹ NJDEP Landscape Project and FEMA flood maps.
- ³⁰ NJ DEP. “New Jersey Bog Turtle Project.” <http://www.state.nj.us/dep/fgw/bogturt.htm>
- ³¹ NJ DEP Land Use/Land Cover Update for Watershed Management Area 06 (WMA06). 2007.
- ³² Hall, MacKenzie. NJDEP “Conservation Partners Team Up for Grasslands Protection.” 2006. <http://www.state.nj.us/dep/fgw/artgrasslands06.htm>
- ³³ NJDEP. “Red-headed woodpecker, *Melanerpes erythrocephalus*.”

<http://www.state.nj.us/dep/fgw/ensp/pdf/end-thrtened/redhdwdpckr.pdf>

³⁴ NJ DEP Land Use/Land Cover Update for Watershed Management Area 06 (WMA06). 2007.

³⁵ NJ DEP Landscape Project Data, V. 3.0.

³⁶ NJ DEP Landscape Project Data, V. 3.0.

³⁷ NJ DEP Land Use/Land Cover Update for Watershed Management Area 06 (WMA06) and Landscape Project Data, V. 3.0.

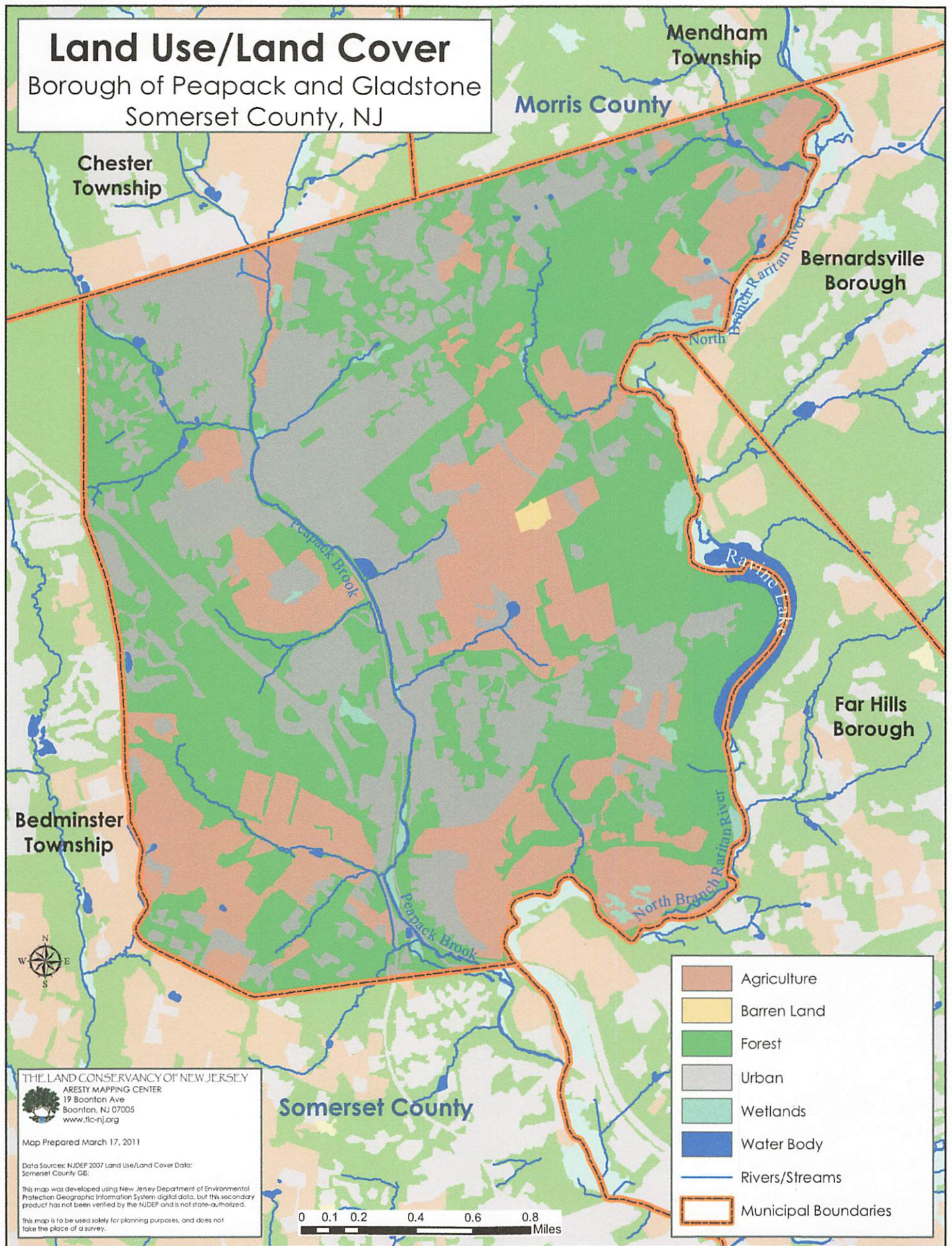
³⁸ Personal Communication, Ron Kennedy, Peapack and Gladstone Trails Committee. October 2010.

Maps

1. Land Use/Land Cover
2. Natural Features
3. Aquifer/Groundwater Recharge Potential
4. Endangered Species Habitat – NJDEP Landscape
Project
5. Open Space Map
6. Public Lands, Preserved Lands and Recreation Map
7. Project Area Map (*Comprehensive Farmland
Preservation Plan Update 2010*)
8. Greenway Map

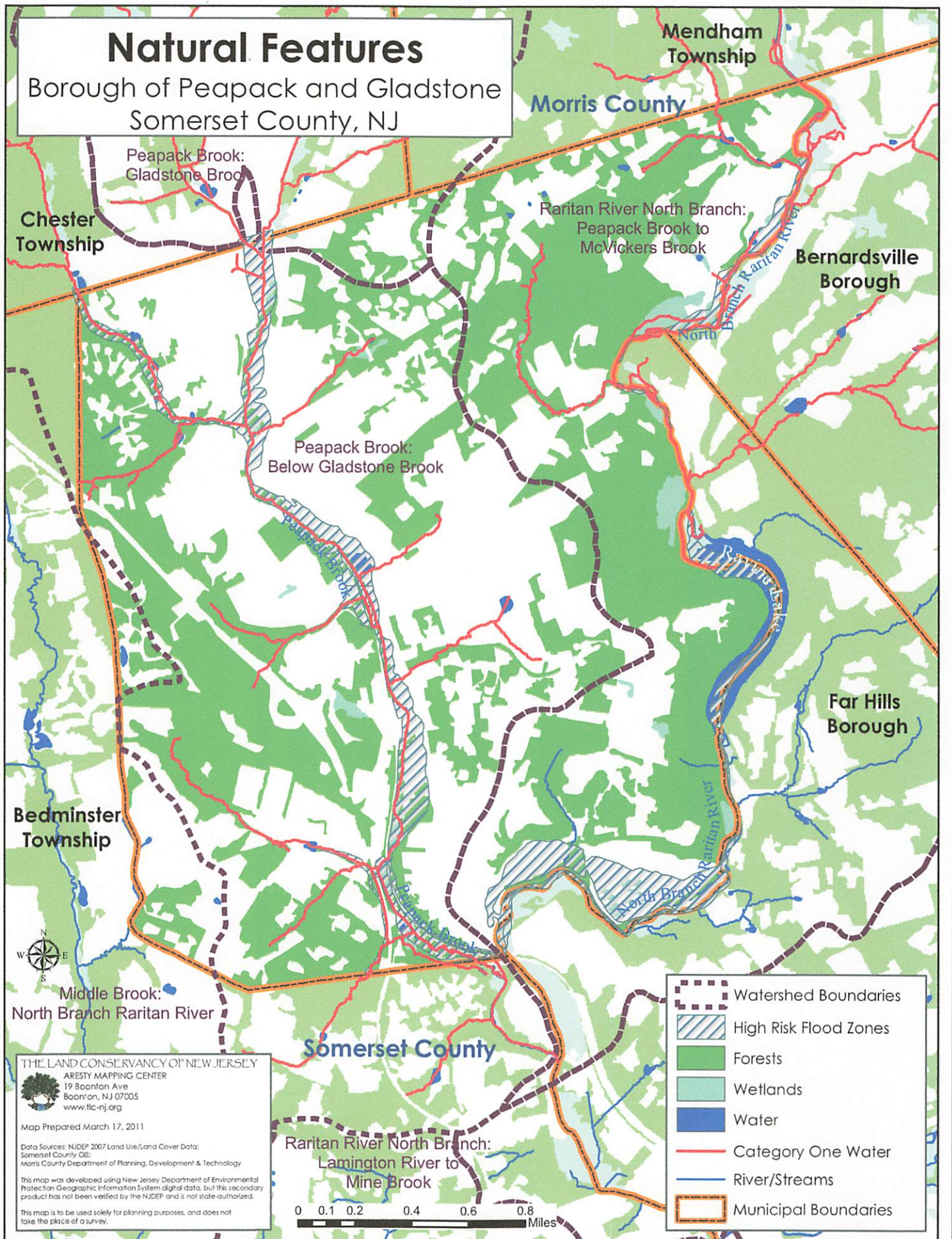
Land Use/Land Cover

Borough of Peapack and Gladstone
Somerset County, NJ



Natural Features

Borough of Peapack and Gladstone
Somerset County, NJ



Aquifer/Groundwater Recharge Potential

Peapack & Gladstone Borough, Somerset County

Mendham Township

Morris County

Chester Township

Bernardsville Borough

Far Hills Borough

Bedminster Township

Somerset County



0 0.1 0.2 0.4 0.6 0.8 Miles

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

Map Prepared December 22, 2010

Data Sources: NJGS Aquifer Recharge Potential, NJDEP,
Somerset County GIS

This map was developed using New Jersey Department of Environmental
Protection 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.



Watershed Boundaries



Municipal Boundaries



Water Bodies



Land Parcels

Aquifer Recharge Potential Rankings (Aquifer/Groundwater Recharge)

A/C

A/D

A/E

B/A

B/B

B/C

B/D

B/E

C/A

C/B

C/C

C/D

C/E

D/B

D/C

D/D

D/E

E/C

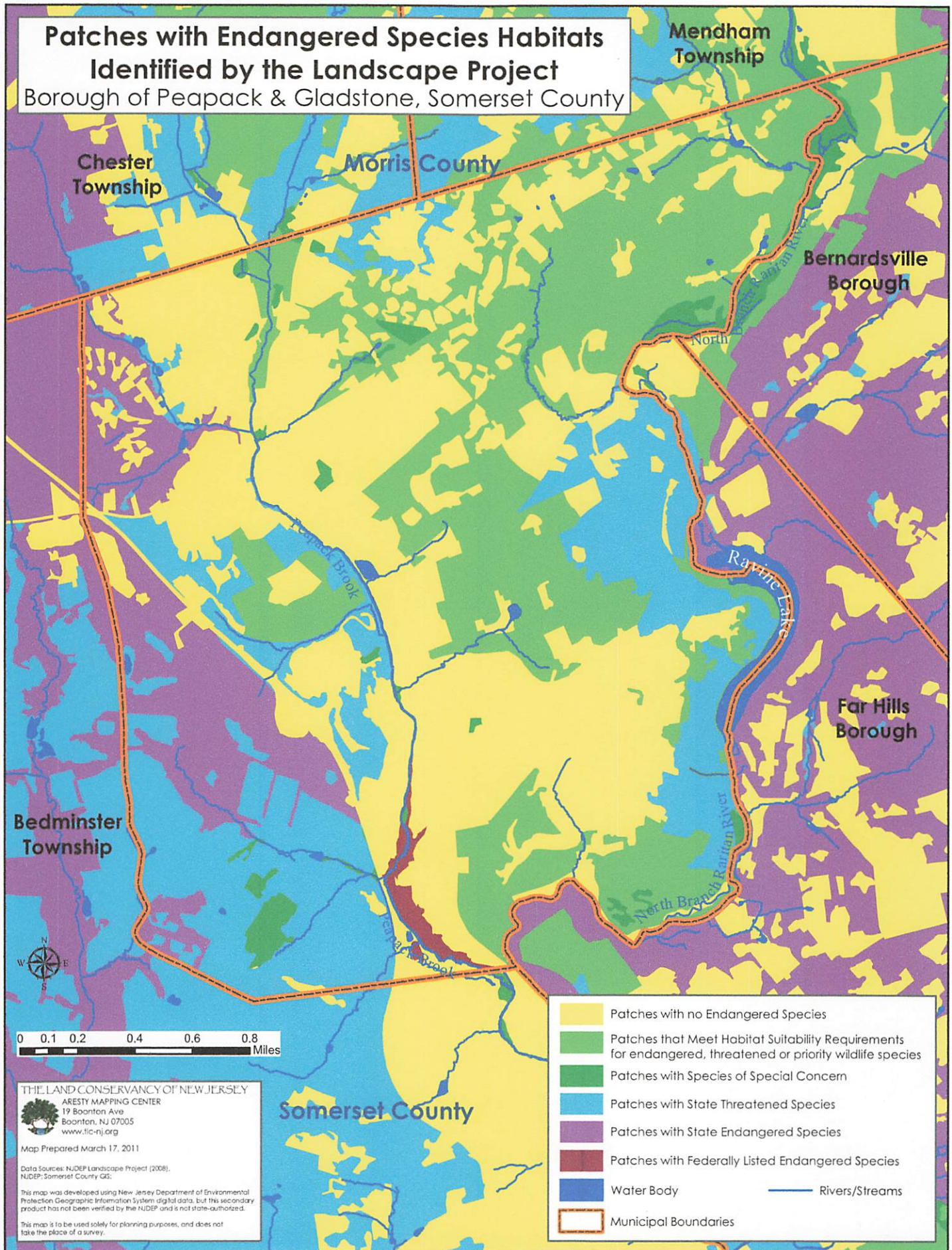
E/D

L/L

W/W

X/X

Patches with Endangered Species Habitats **Identified by the Landscape Project** Borough of Peapack & Gladstone, Somerset County



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

Map Prepared March 17, 2011

Data Sources: NJDEP Landscape Project (2008),
 NJDEP: Somerset County GIS

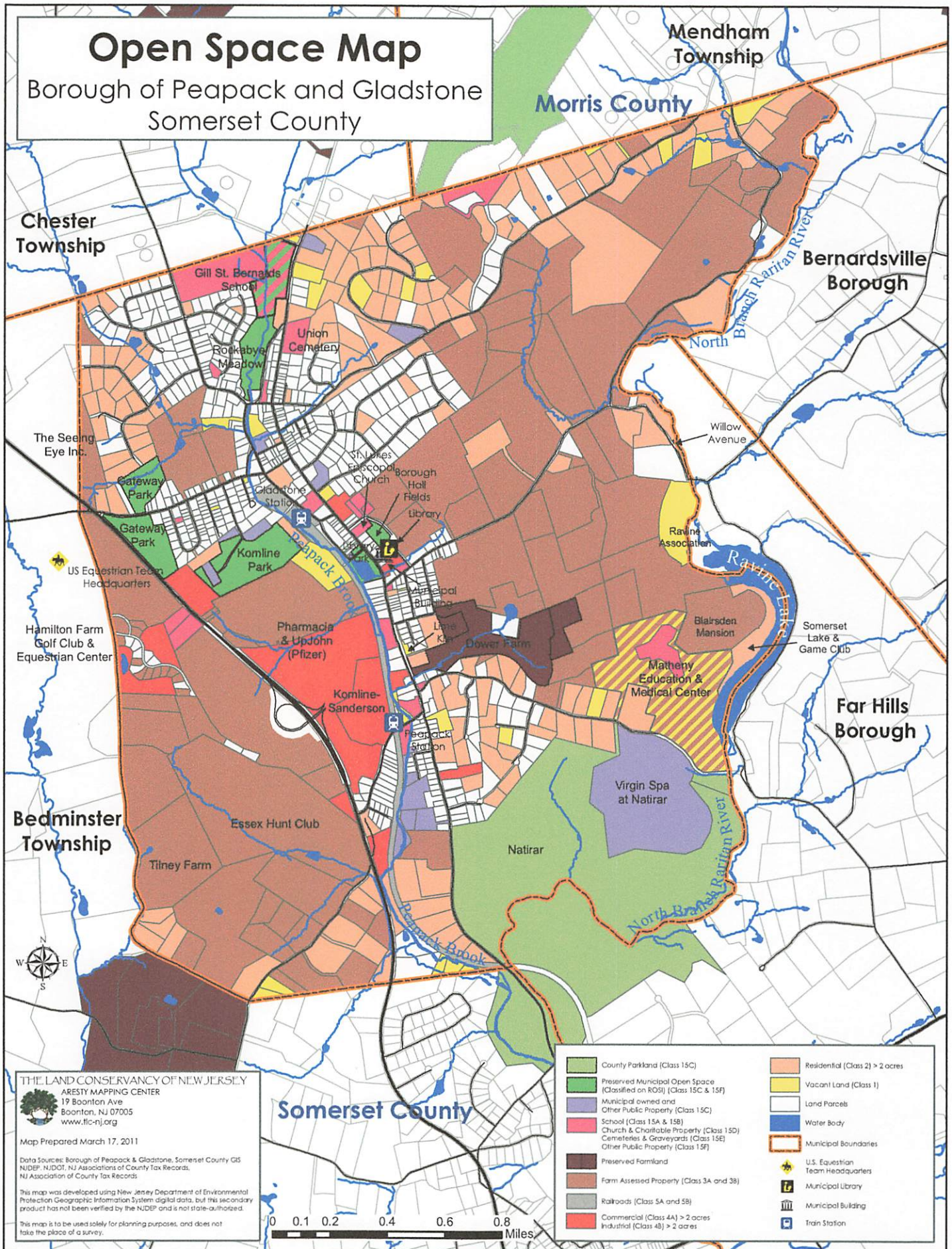
This map was developed using New Jersey Department of Environmental
 Protection Geographic Information System digital data, but this secondary
 product has not been verified by the NJDEP and is not state-authorized.

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

- Patches with no Endangered Species
- Patches that Meet Habitat Suitability Requirements
for endangered, threatened or priority wildlife species
- Patches with Species of Special Concern
- Patches with State Threatened Species
- Patches with State Endangered Species
- Patches with Federally Listed Endangered Species
- Water Body
- Rivers/Streams
- Municipal Boundaries

Open Space Map

Borough of Peapack and Gladstone
Somerset County



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

Map Prepared March 17, 2011

Data Sources: Borough of Peapack & Gladstone, Somerset County GIS
NJDEP, NJDOT, NJ Association of County Tax Records,
NJ Association of County Tax Records

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

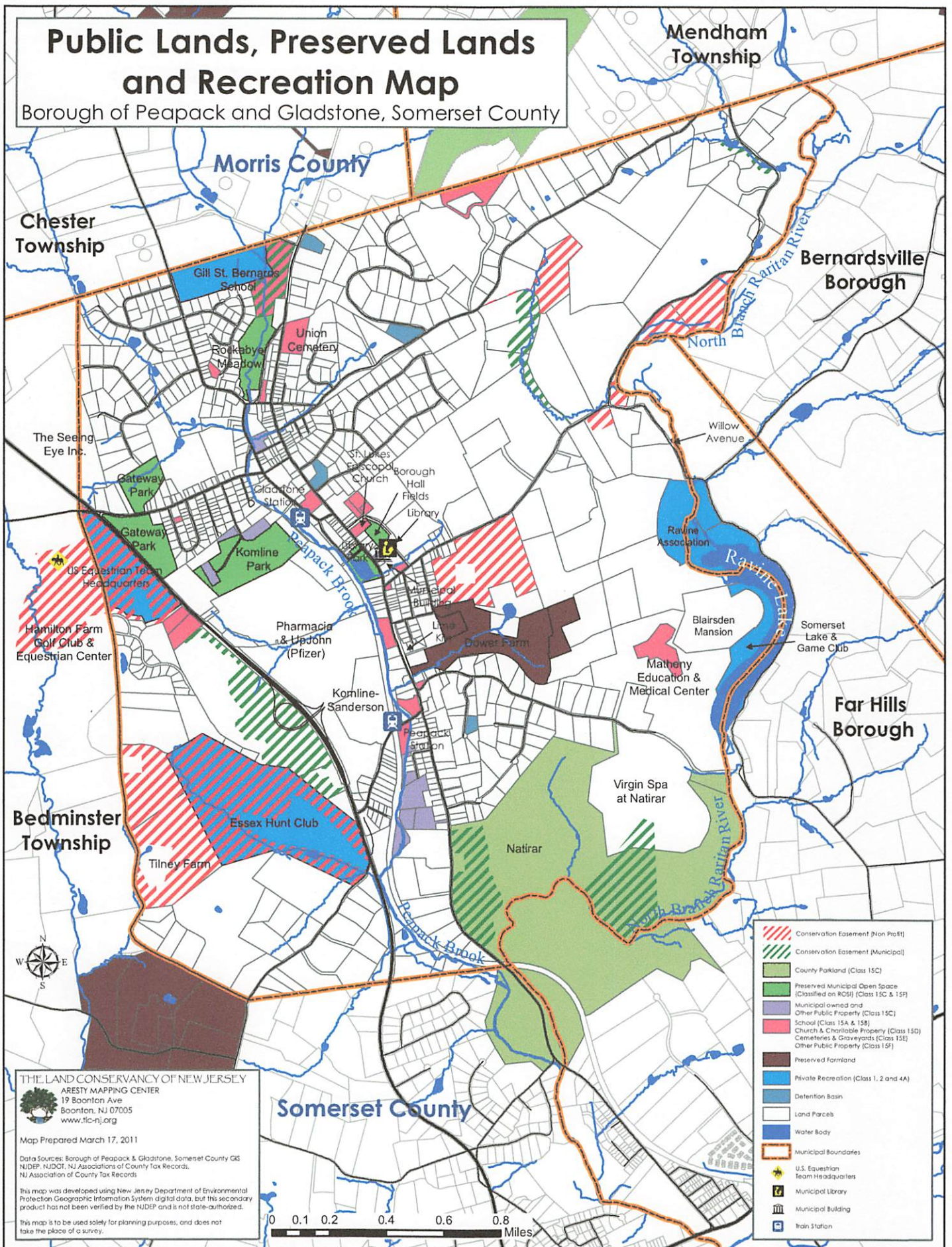
This map is to be used solely for planning purposes, and does not
take the place of a survey.

0 0.1 0.2 0.4 0.6 0.8 Miles

- | | |
|--|-----------------------------------|
| County Parkland (Class 15C) | Residential (Class 2) > 2 acres |
| Preserved Municipal Open Space (Classified on ROS) (Class 15C & 15F) | Vacant Land (Class 1) |
| Municipal owned and Other Public Property (Class 15C) | Land Parcels |
| School (Class 15A & 15B) | Water Body |
| Church & Charitable Property (Class 15D) | Municipal Boundaries |
| Cemeteries & Graveyards (Class 15E) | U.S. Equestrian Team Headquarters |
| Other Public Property (Class 15F) | Municipal Library |
| Preserved Farmland | Municipal Building |
| Farm Assessed Property (Class 3A and 3B) | Train Station |
| Railroads (Class 5A and 5B) | |
| Commercial (Class 4A) > 2 acres | |
| Industrial (Class 4B) > 2 acres | |

Public Lands, Preserved Lands and Recreation Map

Borough of Peapack and Gladstone, Somerset County



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

Map Prepared March 17, 2011

Data Sources: Borough of Peapack & Gladstone, Somerset County GIS
NJDEP, NJDOT, NJ Association of County Tax Records,
NJ Association of County Tax Records

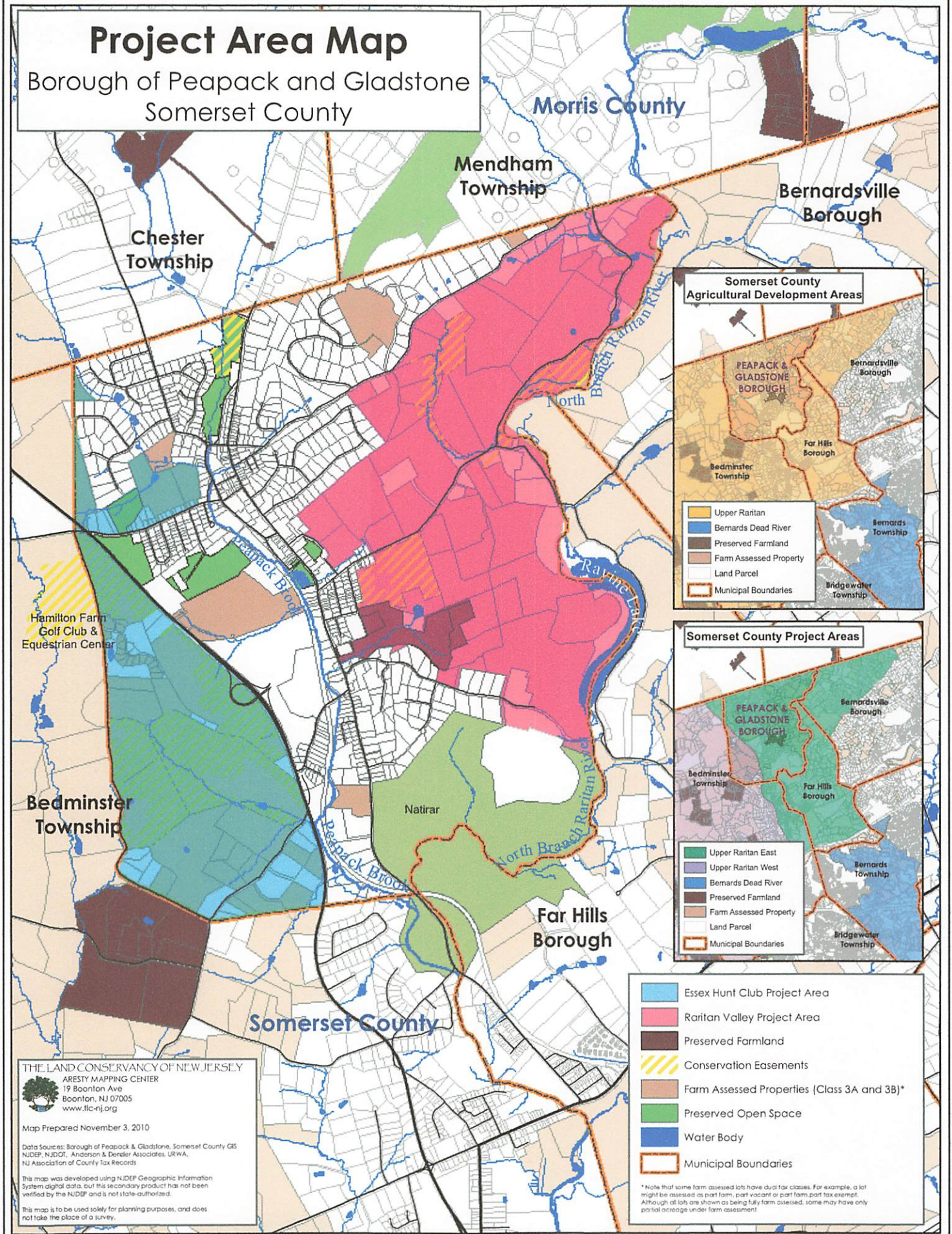
This map was developed using New Jersey Department of Environmental
Protection Geographic Information System digital data, but this secondary
product has not been verified by the NJDEP and is not state-authorized.

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

- Conservation Easement (Non Profit)
- Conservation Easement (Municipal)
- County Parkland (Class 15C)
- Preserved Municipal Open Space (Classified on RGS) (Class 15C & 15F)
- Municipal owned and Other Public Property (Class 15C)
- School (Class 15A & 15B)
- Church & Charitable Property (Class 15D)
- Cemeteries & Graveyards (Class 15E)
- Other Public Property (Class 15F)
- Preserved Farmland
- Private Recreation (Class 1, 2 and 4A)
- Detention Basin
- Land Parcels
- Water Body
- Municipal Boundaries
- U.S. Equestrian Team Headquarters
- Municipal Library
- Municipal Building
- Train Station

Project Area Map

Borough of Peapack and Gladstone
Somerset County



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

Map Prepared November 3, 2010

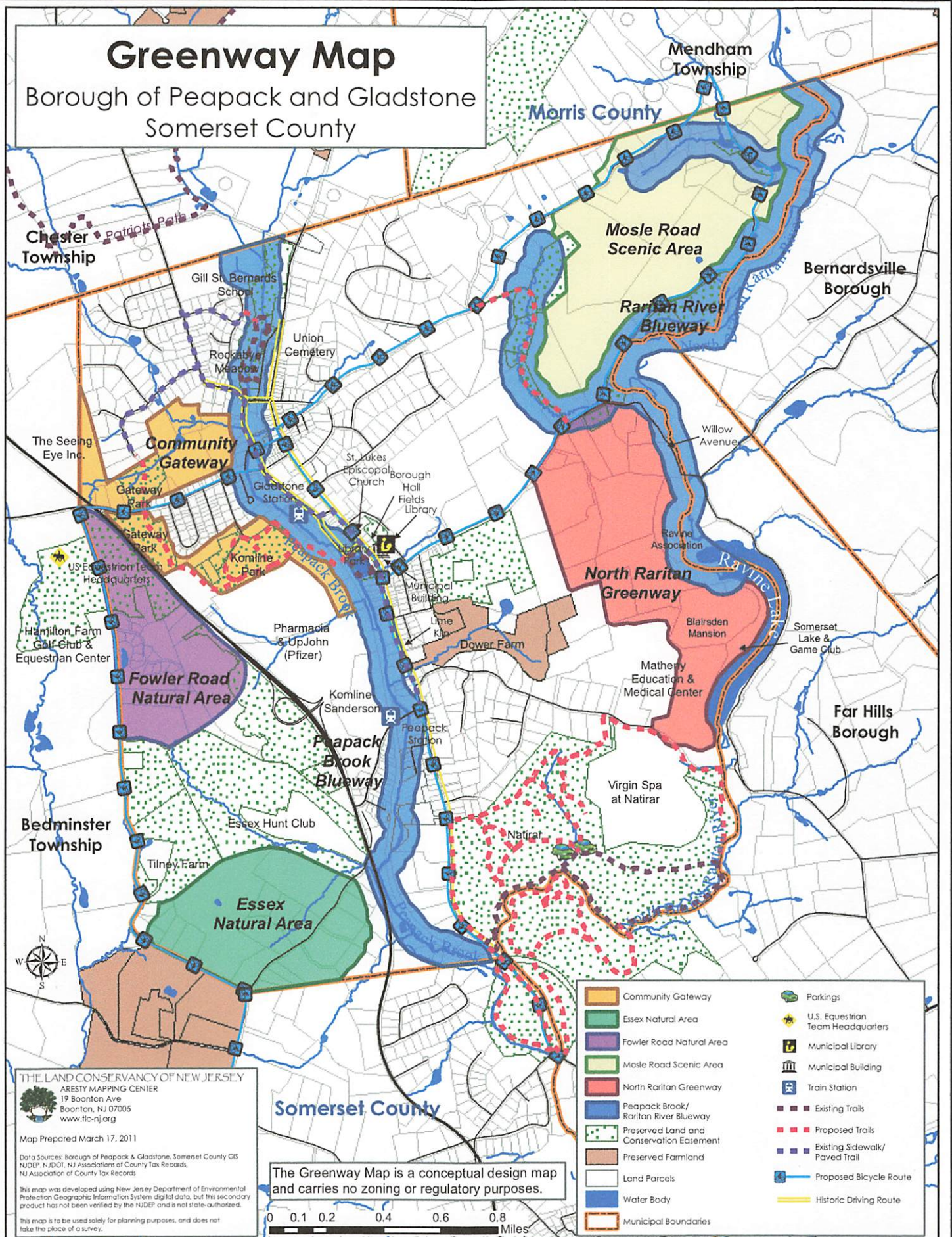
Data Sources: Borough of Peapack & Gladstone, Somerset County GIS
NJDEP, NJDOT, Anderson & Doner Associates, URWA,
NJ Association of County Tax Records

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.

Greenway Map

Borough of Peapack and Gladstone
Somerset County



Appendix

1. Public Hearing #1 – September 15, 2010:

Notice and Agenda

2. Public Hearing #2 – February 16, 2011:

Notice and Agenda

3. Recreation and Open Space Inventory:

November 2008

4. Parcel Data Tables

5. Debt Repayment Schedule:

Gateway Park I and Komline Park

BOROUGH OF PEAPACK AND GLADSTONE

**LEGAL NOTICE
BOROUGH OF PEAPACK & GLADSTONE
OPEN SPACE & RECREATION PLAN UPDATE**

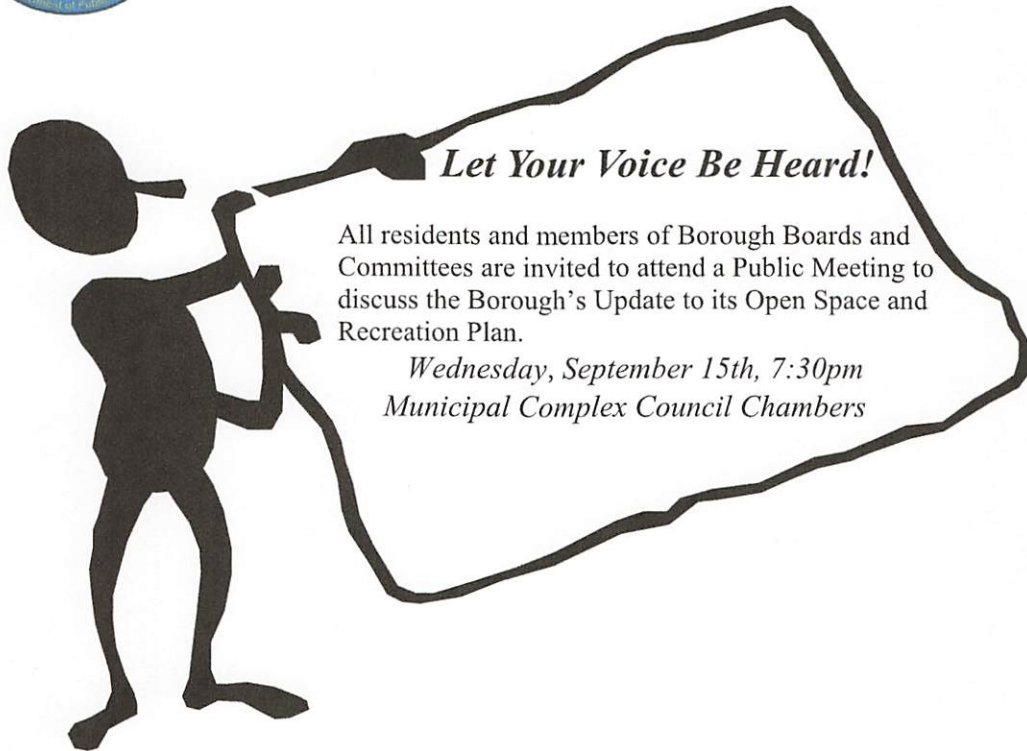
FIRST PUBLIC HEARING

PLEASE TAKE NOTICE that the Borough of Peapack & Gladstone Open Space Committee will conduct a public hearing on the Draft Open Space Map and Plan Update, which is a part of the Peapack & Gladstone Master Plan, as part of the Land Use Board meeting. The meeting will take place on Wednesday, September 15, 2010 at 7:30 p.m. in the Council Chambers of the Municipal Building, 1 School Street, Peapack, New Jersey. The public is invited to attend.

**BY: Irwin Wiehe, Chairman
Open Space Committee
Borough of Peapack and Gladstone**



Public Notice



Attending the meeting will be the Peapack & Gladstone Open Space Committee, Land Use Board, and planners from The Land Conservancy of New Jersey who are drafting the Plan Update. Questions, comments, and suggestions are welcome. A draft Open Space Map and Greenway Map will be available for public viewing and comment.

An Open Space and Recreation Plan provides guidance to local officials to help towns accomplish their open space and recreation goals. It suggests strategies for open space acquisition, recreation, and trails, and provides information on funding these projects. The Borough's current Open Space Plan was completed in 1999, shortly after the inception of the Borough's Open Space Trust Fund (Ordinance #754), and is now out of date. The updated Open Space and Recreation Plan will allow the Borough to continue to be eligible for state funding through the municipal Planning Incentive (PI) grant program, making it possible for the Borough to continue to preserve our magnificent open spaces, farms and wooded hills.

For more information please the municipal office at (908) 234-2250 or The Land Conservancy of New Jersey at (973) 541-1010, extension 33. The Association of New Jersey Environmental Commission has provided a grant for the completion of this Plan Update to the Borough.

Borough of Peapack & Gladstone

Open Space & Recreation Plan Update 2010: Public Hearing

Municipal Building

Wednesday, September 15, 2010 – 7:30 pm

Hosted by:
Peapack & Gladstone Borough
Land Use Board and Open Space Committee

AGENDA

Welcome – Gerald Gunning, Chairman, Land Use Board

Introductions – Irwin Wiehe, Chairman, Open Space Advisory Committee

Forum on Open Space and Recreation Plan Update

Facilitated by The Land Conservancy of New Jersey
Barbara Heskins Davis, Vice President, Programs

- Goals and Objectives
1999/2000 Open Space and Recreation Plan
Proposed Goals for the 2010 Open Space Plan Update
- Presentation of draft Open Space Map and Public 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



Borough of Peapack & Gladstone
Open Space Advisory Committee
Municipal Complex, 1 School Street
Peapack, NJ 07977
(908) 234-2250 website: www.peapack-gladstone-nj.gov

Goals of the Open Space Program

1999/2000 Open Space and Recreation Plan:

- Protect and enhance the quality of life in the Borough
- Provide a source of passive and active recreational opportunities for the enjoyment of present and future Borough residents
- Preserve existing farmland within the Borough
- Create a network of greenway systems, such as trails for hiking and riding
- Preserve and protect from development natural resources and environmentally sensitive lands characterized by the presence of wetlands, steep slopes, stream corridors, unique ecology and wildlife habitats
- Preserve lands of Borough wide significance

2004 Master Plan and Periodic Reexamination and Land Use Plan Update Report

- To protect the low density rural character of the Borough in appropriate areas
- To adopt design standards to protect the Borough's historic & rural character
- To protect environmentally sensitive areas ... by planning for growth in compact forms at locations and intensities of use that protect land and water quality
- To preserve the integrity of large contiguous tracts of forests and grasslands
- To identify and protect scenic corridors by use of easement purchases, transfer of development rights and other effective mechanisms
- To protect and conserve the Borough's water resources and establish and maintain vegetated buffers along streams, wetlands and ponds

The Open Space Advisory Committee (OSAC) recommends the preservation of:

- The quiet, quaint, rural character of the Borough, its scenic roads and night sky
- Wildlife habitat and wildlife corridors, and the Borough's two major streams

The OSAC recognizes the need for:

- Cycling: Develop off-road paths for cyclists
- Recreation: Create more opportunities for youth and adults in town
- Access: Develop additional access to parks by bicycle or foot
- Agriculture: Preserve remaining productive farmland
- Estates: Preserve large spectacular and/or historic properties
- Scenic Roads: Recognize and protect the winding, quiet roads
- Rivers: Protect the quality of the rivers
- Trails: Connect and create walking trails

Greenway Design

The OSAC recommends the following Greenways in the Borough:

- Trails: Hiking and Cycling
- Mosle Road Scenic Area
- North Raritan Greenway
- Raritan River Blueway
- Peapack Brook Blueway
- Conservation Priority Area
- Community Gateway
- Fowler Road Natural Area
- Essex Natural Area

**BOROUGH OF PEAPACK & GLADSTONE
LAND USE BOARD**

Municipal Building
1 School Street, Peapack, NJ

**LEGAL NOTICE OF PUBLIC HEARING
PROPOSED UPDATE TO THE OPEN SPACE AND RECREATION PLAN ELEMENT
OF THE BOROUGH OF PEAPACK & GLADSTONE MASTER PLAN**

PLEASE TAKE NOTICE that on Wednesday, February 16, 2011 at 7:30 p.m. the Peapack & Gladstone Land Use Board will conduct a second public hearing on a proposed Update to the Open Space and Recreation Plan of the Peapack & Gladstone Borough Master Plan to be submitted to the New Jersey Department of Environmental Protection Green Acres Program as part of the Borough's Planning Incentive Grant with Green Acres.

The public hearing will be conducted at the Peapack & Gladstone Borough Municipal Building, 1 School Street, Peapack, NJ, at which time you may appear in person or by agent and present any comments you may have relative to said plan. A copy of the proposed Update to the Open Space and Recreation Plan shall be presented to the Land Use Board at the Peapack & Gladstone Borough Municipal Building.

BY: _____
Land Use Board-Borough of Peapack & Gladstone
Barbara Osmun, Clerk of the Board

Borough of Peapack & Gladstone

Open Space and Recreation Plan Update 2011: Public Hearing
Municipal Building

Wednesday, February 16, 2011 – 7:30 pm

Hosted by:
Peapack & Gladstone Borough
Open Space Advisory Committee and Land Use Board

AGENDA

Welcome – Gerald Gunning, Chairman, Land Use Board

Introductions – Irwin Wiehe, Chairman, Open Space Advisory Committee

Forum on Open Space and Recreation Plan Update

Facilitated by The Land Conservancy of New Jersey
Barbara Heskins Davis, Vice President, Programs

- Presentation of Draft Open Space and Recreation Plan Update
 - 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



Borough of Peapack & Gladstone
Open Space Advisory Committee
Municipal Complex, 1 School Street
Peapack, NJ 07977
(908) 234-2250 website: www.peapack-gladstone-nj.gov

Updated Goals of the Open Space Program

- **Open Space and Agricultural Resources**
 - Preserve the open space resources within the Borough to maintain community character esthetics and quality of life, and to protect its natural resources
 - Identify and preserve productive agricultural land to ensure the conservation of the Borough's rural and equestrian legacies
 - Preserve and protect from development natural resources and environmentally sensitive lands characterized by the presence of wetlands, steep slopes, stream corridors, unique ecology and wildlife habitats
- **Recreational Opportunities**
 - Acquire and preserve land for expansion of existing parks and recreational facilities to meet the Borough's need for both active (facility-based) and resource-based recreation
 - Maintain and improve existing and future recreational facilities to ensure good repair and functionality for residents
 - Continue to work with Somerset County Park Commission to further expand the trails within Natirar, connecting Natirar to the Borough through a system of green corridors and linkages
 - Create a system of trails for hiking and riding to allow connections between parks and residential neighborhoods
- **Water Resources**
 - Preserve the quality of the North Branch of the Raritan River and its tributaries within the Borough
 - Protect the Peapack Brook and its tributaries for wildlife and habitat protection
 - Create appropriate recreation opportunities along the river corridors
- **Historic Preservation**
 - Preserve historically significant areas and structures in the community

**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: Peapack & Gladstone Borough County: Somerset

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 ROSI Key Map and is dated November, 2008.

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes
(*If necessary, use the first page following & after Page 4 for additional developed and partially developed lands)

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded/Unfunded</u>
1.	School Street	Borough Hall Fields	8	21 (Part)	3.01	Unfunded
2.	Apgar / Hillcrest	Komline Recreation Project	20	1 (Part)	29.017	Funded
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						
16.						
17.						
18.						

Subtotal of Acres on this page 32.027

Total Acres of developed and partially developed lands from all pages of this ROSI... 32.027

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

Local Unit: Peapack & Gladstone Borough County: Somerset

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 ROSI Key Map and is dated November 2008.

Wholly Undeveloped Lands Held for Recreation and Conservation Purposes

(*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded/Unfunded</u>
A.	Main Street	Liberty	23	2	4.3	Unfunded
			22	12	0.5 (Part)	
B.	Church Street	Rockabye Meadow	2.02	31	13.74	Unfunded
C.	Willow Avenue	Willow Avenue	27	6	0.3	Unfunded
D.	Mendham Road	Gill St. Bernards	2.02	1	16.41	Unfunded
		Easement				
E.	Pottersville Road	Community Gateway I	19	11	17.40	Funded
F.	Pottersville Road	Community Gateway II	1	35	11.46	Funded
		(AKA Brady property)				
G.						
H.						
I.						
J.						
K.						

Subtotal of Acres on this page 64.11

Total Acres of wholly undeveloped lands from all pages of this ROSI..... 64.11

CERTIFICATION: I HEREBY CERTIFY that this Exhibit I to Declaration, comprising 4 total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this day of November, 2008, 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

Chief Executive Officer of Local Unit

Date: _____

Planning Board Chairperson (or equivalent)

Date: _____

This Certification is to be signed only on this page, Page 4, of EXHIBIT 1 to DECLARATION.

ROSI Key Map - November 2008

Borough of Peapack & Gladstone
Somerset County



 Lots listed on Recreation & Open Space Inventory

0 0.2 0.4 0.8 Miles



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

Map Prepared November 24, 2008

Data Sources: Somerset County GIS, Borough of Peapack & Gladstone

This map was developed using New Jersey Department of Environmental Protection 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.

Borough of Peapack and Gladstone - Conservation Easements

Block	Lot	Property Location	Class	Acres	Owner	Easement Holder
7	4.02	53 BRANCH ROAD	2	1.90	SCALERA, ROBERT V. & JO ANN	PEAPACK-GLADSTONE
7	4.04	43 BRANCH ROAD	2	0.75	KOGUT, STEVEN	PEAPACK-GLADSTONE
7	4.05	45 BRANCH ROAD	3A / 3B	1.34	K.G. REALTY, LLC	PEAPACK-GLADSTONE
7	10.01	74 MOSLE ROAD	3A / 3B	16.28	GUIDO, CHRISTOPHER & CHRISTINA (TURNBULL)	URWA
7	10.02	72 MOSLE ROAD	3A / 3B	0.44	DIAMOND, RICHARD S. & DENISE E.	PEAPACK-GLADSTONE
8	3.04	70 MOSLE ROAD	3B	4.43	PEAPACK 3.04,LLC %SCHECHNER&TARGAN	PEAPACK-GLADSTONE
8	3.05	68 MOSLE ROAD	3B	6.22	PEAPACK 3.05,LLC C/O MANDELBAUM	PEAPACK-GLADSTONE
8	3.06	66 MOSLE ROAD	3B	4.89	SUTMAN ASSOCIATES,L.P.	PEAPACK-GLADSTONE
26	16.05	38 WILLOW AVENUE	3B	41.13	HAND,RICHARD & GERALDINE MCMANUS (VERNON ASSOC.)	URWA
26	19	76 WILLOW AVENUE	3A / 3B	3.23	DELL'ERMO, JAMES & LISA (BAKER)	URWA
27	1	26 BRANCH ROAD	3B	15.53	CRAFTS, PUTNAM LEE JR (TURNBULL)	URWA
27	2	12 BRANCH ROAD	3B	10.30	MORANGIE FARM, LLC: RICHARD HAND & GERRY MCMANUS (TURNBULL)	URWA
33	6	36,36A,38 FOWLER ROAD	3A / 3B	41.17	GREG AND JENNY MORRIS (TILNEY)	URWA
33	7	50 FOWLER ROAD	3A / 3B	25.16	SALAMA, ALBERT & ANYA	URWA
33	8	48 HOLLAND ROAD	3A / 3B	93.82	ESSEX HUNT CLUB AND FOX HOUNDS	URWA
33	10	3 BRADY DRIVE	3A / 3B	4.72	JODY'S L.W.,LLC	PEAPACK-GLADSTONE
33	13	125 ROUTE 206	1 / 3A	47.14	P-G RESIDENTIAL DEVELOPERS,L.L.C.	PEAPACK-GLADSTONE
33	13.01	72 FOWLER ROAD	3B	34.01	HAMILTON FARM GOLF CLUB LLC C/O MAN	TNC
				352.46		

Borough of Peapack and Gladstone - County Park Land - Class 15C

Block	Lot	Property Location	Class	Acres	Owner
28	23.04	80 HIGHLAND AVENUE	15C	4.26	SOMERSET, THE COUNTY OF
28	24.01	60 HIGHLAND AVENUE	15C	242.60	SOMERSET, THE COUNTY OF
				246.86	

Borough of Peapack and Gladstone - Preserved Municipal Open Space (Classified on ROSI)

Block	Lot	Property Location	Class	Acres	Owner	Notes
1	35	42 POTTERSVILLE ROAD	15C	11.36	BOROUGH OF PEAPACK-GLADSTONE	
2.02	31	11-15 CHURCH STREET	15C	13.68	BOROUGH OF PEAPACK-GLADSTONE	
20	1	32 APGAR AVENUE	15C	27.64	BOROUGH OF PEAPACK-GLADSTONE	
22	12	2 PARK AVENUE	15C	0.43	BOROUGH OF PEAPACK-GLADSTONE	
23	2	181 MAIN STREET	15C	5.06	BOROUGH OF PEAPACK-GLADSTONE	
19	11	206 ROUTE 206	15F	16.86	BOROUGH OF PEAPACK-GLADSTONE	
27	6	89 WILLOW AVENUE	1	0.18	HIGGINS, JAMES C & KATHRYN	
2.02	1	60 OLD CHESTER	15B	14.97	GILL, ST BERNARDS SCHOOL	Easement
8	21	160 MAIN STREET	15A	2.81	BOROUGH OF PEAPACK-GLADSTONE	
				92.98		

Borough of Peapack and Gladstone - Preserved Farmland

Block	Lot	Property Location	Class	Acres	Owner
26	16.09	TODD AVENUE	3B	4.18	DOWER FARM LP
26	16	2 TODD AVENUE	3A / 3B	41.02	DOWER FARM LP
26	16.10	TODD AVE	3B	8.69	DOWER FARM LP
				53.88	

Borough of Peapack and Gladstone - Municipal Owned and Other Public Property - Class 15C

Block	Lot	Property Location	Class	Acres	Owner	Notes
2.02	18	11-15 CHURCH STREET	15C	0.08	BOROUGH OF PEAPACK-GLADSTONE	
4	25.06	110 MENDHAM ROAD	15C	2.45	BOROUGH OF PEAPACK-GLADSTONE	
4.01	1	1 SHEEPHILL DRIVE	15C	3.42	BOROUGH OF PEAPACK-GLADSTONE	
8.02	13	24 MENDHAM ROAD	15C	2.63	BOROUGH OF PEAPACK-GLADSTONE	
11	14	6 DEWEY AVENUE	15C	2.04	BOROUGH OF PEAPACK-GLADSTONE	
20	1	32 APGAR AVENUE	15C	3.24	BOROUGH OF PEAPACK-GLADSTONE	Partial Lot
20	1.03	APGAR AVENUE	15C	2.89	BOROUGH OF PEAPACK-GLADSTONE	
22	12	2 PARK AVENUE	15C	0.20	BOROUGH OF PEAPACK-GLADSTONE	Partial Lot
29	11	4 RAILROAD AVENUE	15C	0.42	BOROUGH OF PEAPACK-GLADSTONE	
29	15	8 BROOK STREET	15C	1.17	BOROUGH OF PEAPACK-GLADSTONE	
29	15.01	RAILROAD AVENUE	15C	0.81	BOROUGH OF PEAPACK-GLADSTONE	
29	30	12 BROOK STREET	15C	5.34	BOROUGH OF PEAPACK-GLADSTONE	
29	31	12 BROOK STREET	15C	3.53	BOROUGH OF PEAPACK-GLADSTONE	
29	31.01	12 BROOK STREET	15C	2.20	BOROUGH OF PEAPACK-GLADSTONE	
29	32.05	OFF PEAPACK ROAD	15C	2.93	BOROUGH OF PEAPACK-GLADSTONE	
31	5.01	10 TRIMMER LANE	15C	0.09	BOROUGH OF PEAPACK-GLADSTONE	
28	24.02	60 HIGHLAND AVENUE	15C / 4A	84.70	SOMERSET, THE COUNTY OF	
				118.12		

Borough of Peapack and Gladstone - School - Class 15A 15B, Church Charitable Property - Class 15D, Cemeteries and Graveyards - Class 15E, Other Public Property - Class 15F

Block	Lot	Property Location	Class	Acres	Owner	Notes
8	21	160 MAIN STREET	15A	1.35	BOROUGH OF PEAPACK-GLADSTONE	Partial Lot
24	1	146 MAIN STREET	15A	0.27	BOROUGH OF PEAPACK-GLADSTONE	
2.02	1	60 OLD CHESTER	15B	25.46	GILL, ST BERNARDS SCHOOL	Partial Lot
34	1	COR.RT.206&POTTERSVILLE	15B	0.29	THE CAPE BRANCH FOUNDATION TRUST	
2	31	2 BROOKSIDE DRIVE	15D	0.91	GILL, ST. BERNARDS SCHOOL	
3	1	1 CHURCH STREET	15D	0.88	GLADSTONE METHODIST CHURCH	
5	6	22 SAINT JOHNS DRIVE	15D	10.89	SISTERS OF ST JOHN THE BAPTIST	
8	2.04	3 SAINT LUKES AVENUE	15D	1.60	THE RECTOR, WARDENS ET-ALL	
8	11	5 SAINT LUKES AVENUE	15D	0.75	THE RECTOR, WARDENS ET-ALL	
8	26	182 MAIN STREET	15D	1.49	ST. LUKES EPISCOPAL CHURCH	
18	11	5 WEST AVENUE	15D	0.34	ST. LUKES EPISCOPAL CHURCH	
21	4	224 MAIN STREET	15D	2.25	PEAPACK REFORMED CHURCH	
23	10	129 MAIN STREET	15D	3.21	ST. BRIGIDS ROMAN CATHOLIC CHURCH	
4	4	88 MENDHAM ROAD	15E	5.90	UNION CEMETERY OF PEAPACK	
26	43	84 MAIN STREET	15E	0.35	EIGHTY-EIGHT MAIN ASSOCIATES LLC	
8	10	1 SAINT LUKES AVE	15F	0.90	PEAPACK-GLADSTONE RESCUE SQUAD	
29	1	28HOLLAND AVENUE	15F	2.00	SOMERSET COUNTY BARNS	
23	17	85 MAIN STREET	15F	2.22	P/G URBAN REN H %LUTHERAN HSING MAN	
8	16	5 WILLOW AVENUE	15F	0.56	BOROUGH OF PEAPACK-GLADSTONE	
33	15	145 ROUTE 206	15F	4.51	GLADPACK HOLDINGC/O BELL-AT PMB 353	
33	16	151 ROUTE 206	15F	2.55	AMERICAN LEGION POST #216	
26	26	75 HIGHLAND AVENUE	15F	9.20	WALTER D. MATHENY SCHOOL	Partial Lot
				77.89		

Borough of Peapack and Gladstone - Private Recreation - Class 1, 2, 4A

Block	Lot	Property Location	Class	Acres	Owner
26	22	WILLOW AVENUE	1	17.76	RAVINE ASSOCIATION
26	25	BLAIR DRIVE	2	28.12	SOMERSET LAKE & GAME CLUB
				45.88	

Borough of Peapack and Gladstone - Farm Assessed Property - Class 3A and 3B

Block	Lot	Class	Acres	Property Location	Owner	Notes
1	3	3A / 3B	9.52	17 OLD CHESTER ROAD	TRESTLE BROOK, L.L.C.	
1	4	3A / 3B	23.56	16A POTTERSVILLE ROAD	HILL,II, GARNER F&PAMELA A.%FERRIS	
1	18	3B	0.39	10 POTTERSVILLE ROAD	HILL T.LEONARD&JULIA S.TEN.ENTIRETY	
1	19	3B	10.13	6A POTTERSVILLE ROAD	HILL II, GARNER F.	
1	39	3B	13.62	54 ROUTE 206	THE SEEING EYE INC	
1.01	26	3B	3.20	16 FARM COTTAGE ROAD	SEEING EYE INC	
4	1.01	3B	1.77	GLADSTONE/CHESTER BORDER	GREENBERG, MICHAEL & KEILEE	
4.04	2.01	3B	3.14	28 SHEEPHILL DRIVE	BARRY, MICHAEL & DAVID & LISA	
4.04	3	3A / 3B	31.64	21 SHEEPHILL DRIVE	JOSEPH & GAIL H. BARRY, TRUSTEES	
5	18	3A / 3B	3.61	107 MOSLE ROAD	SHELL, SCOTT R & DAWN J	
5	20	3B	1.21	113 MOSLE ROAD	LONGFIELD, R & M	
6	3	3A / 3B	36.70	40 BRANCH ROAD	SMITH, JOHN CHARLES & ET AL	
7	4.03	3B	5.55	41 BRANCH ROAD	WINTERBOTTOM, T. ANDREW & SUSAN	
7	4.05	3A / 3B	5.21	45 BRANCH ROAD	K.G. REALTY, LLC	Partial Lot
7	4.06	3B	3.63	37 BRANCH ROAD	K.G. REALTY, L.L.C.	
7	4.07	3A / 3B	6.85	39 BRANCH ROAD	DEHOFF, KEVIN & JEANNE	
7	7	3A / 3B	43.01	11 BRANCH ROAD	POZYCKI, ELAINE	
7	7.01	3A / 3B	53.78	82 MOSLE ROAD	VAGELOS, DR. P R & D	
7	7.03	3A / 3B	39.17	86 MOSLE ROAD	VIEIRA, CARLOS & DORES, MARIA	
7	8	3A / 3B	64.83	25 & 27 BRANCH	CRAFTS, JR.; PUTNAM LEE	
7	10	3B	27.09	75 BRANCH ROAD	WILLOW BRANCH, L.L.C.% SJP PROPERTY	
7	10.02	3A / 3B	8.72	72 MOSLE ROAD	DIAMOND, RICHARD S. & DENISE E.	Partial Lot
7	10.03	3A / 3B	7.28	74 MOSLE ROAD	GUIDO, CHRISTOPHER A & CHRISTINA M	
8	2.02	3A / 3B	39.29	27-29 WILLOW AVENUE	NELSON, RONALD L. & JOYCE M.	
8	2.03	3B	14.18	16 SCHOOL STREET	NELSON, RONALD L. & JOYCE M.	
8	2.05	3A / 3B	12.44	6 SCHOOL STREET	GIBSON, DAVID & ELODIE	
8	2.06	3B	18.28	55 WILLOW AVENUE	VERNON MANOR, L.P.% GELSON	
8	2.07	3B	44.65	59 WILLOW AVENUE	VERNON MANOR, L.P.	
8	2.08	3B	11.34	33 WILLOW AVENUE	NELSON, RONALD L. & JOYCE M.	
8	3.02	3B	5.09	60 MOSLE ROAD	SINGER, ROBERT & DENNIS, DEBRA	
8	3.03	3B	16.94	64 MOSLE ROAD	PEAPACK 3.03, LLC C/O MANDELBAUM	
8	3.04	3B	7.56	70 MOSLE ROAD	PEAPACK 3.04, LLC %SCHECHNER & TARGAN	Partial Lot
8	3.05	3B	4.88	68 MOSLE ROAD	PEAPACK 3.05, LLC C/O MANDELBAUM	Partial Lot
8	3.06	3B	7.49	66 MOSLE ROAD	SUTMAN ASSOCIATES, L.P.	Partial Lot
20	7	3B	0.63	146 ROUTE 206	PHARMACIA & UPJOHN% PFIZER INC TAX	
20	8	3B	0.39	144 ROUTE 206	PHARMACIA & UPJOHN% PFIZER INC TAX	

Borough of Peapack and Gladstone - Farm Assessed Property - Class 3A and 3B

20	9	3A / 3B	60.25	140 ROUTE 206	PHARMACIA & UPJOHN%PFIZER INC TAX	
20	15	3B	2.81	130 ROUTE 206	PHARMACIA & UPJOHN% PFIZER INC TAX	
26	16.01	3A / 3B	10.43	10 TODD AVENUE	VILLA, PETER L. & ALISON R.	
26	16.02	3B	22.89	102 WILLOW AVENUE	VERNON ASSOCIATES, LLC C/O P. VILLA	
26	16.03	3B	3.99	35 HIGHLAND AVENUE	DOWER FARM LP	
26	16.04	3B	0.98	BLAIR DRIVE	DOWER FARM LP	
26	16.05	3B	5.06	38 WILLOW AVENUE	HAND,RICHARD & GERALDINE F MCMANUS	Partial Lot
26	16.08	3A / 3B	10.41	44 WILLOW AVE	VILLA, NICHOLAS	
26	17	3A / 3B	23.28	54 WILLOW AVENUE	WILLOW AVENUE HOLDINGS LLC	
26	17.01	3A / 3B	15.46	70 WILLOW AVENUE	CARPENTER, HARRY G & CAROL K	
26	17.02	3A / 3B	1.50		WILLOW AVENUE HOLDINGS LLC	
26	18	3A / 3B	9.68	72 WILLOW AVENUE	PETRUCCI, JEANNE P.	
26	19	3A / 3B	10.03	76 WILLOW AVENUE	DELL'ERMO, JAMES & LISA	
26	23	3B	40.25	BLAIR DRIVE	DOWER FARM LP % A VAN DEN BERGH	
26	23.01	3B	11.82	BLAIR DRIVE	DOWER FARM LP	
26	23.02	3B	32.18	96 WILLOW AVE	VERNON ASSOCIATES, LLC C/O P. VILLA	
26	24	3A / 3B	33.72	30 BLAIR DRIVE	FOUND.FOR CLASS.ARCH %DRUMMOND&HILL	
26	26	1 / 3B	82.00	75 HIGHLAND AVENUE	WALTER D. MATHENY SCHOOL	Partial Lot
26	27.02	3A / 3B	3.50	43 HIGHLAND AVENUE	TERRY FAMILY INVESTMENT CO.,L.L.C.	
26	28	3A / 3B	13.38	25 BLAIR DRIVE	TERRY, WALTER B.	
26	29	3B	14.08	BLAIR DRIVE	SCHLEY, G & TERRY, JR W	
27	1	3B	1.09	26 BRANCH ROAD	CRAFTS, PUTNAM LEE JR	Partial Lot
27	2	3B	1.63	12 BRANCH ROAD	MORANGIE FARM LIMITED LIABILITY CO.	Partial Lot
27	4	3B	4.99	87 WILLOW AVENUE	MORANGIE FARM LIMITED LIABILITY CO.	
29	32.04	3A / 3B	11.68	17 MAIN STREET	MANNION, COLEMAN M.	
32	2	3A / 3B	4.53	19 ROUTE 206	CALLAHAN,SCOTT& JOANNE	
32	3	3A / 3B	4.73	59 HOLLAND ROAD	CALLAHAN,SCOTT & JOANNE	
32	6	3A / 3B	8.64	71 HOLLAND ROAD	MC NALLY, BRIAN J.	
32	6.01	3A / 3B	9.00	75 HOLLAND ROAD	SCHER, GREGORY K. & LEE L.	
32	7	3B	2.79	77 HOLLAND ROAD	SCHER, GREGORY K. & LEE L.	
33	2	3B	56.13	6 FOWLER ROAD	ELLISTAN HOLD %QUATERWATCH LLC	
33	3	3A / 3B	6.20	14 FOWLER ROAD	ELLISTAN HOLD.% QUATERWATCH LLC	
33	4	3A / 3B	5.78	66 HOLLAND ROAD	JACKSON, JOHN W & SUSAN G	
33	4.01	3B	6.42	66A HOLLAND ROAD	JACKSON, JOHN W. & SUSAN G.	
33	4.02	3B	8.76	66B HOLLAND ROAD	ELLISTAN HOLDINGS % QUATERWATCH LLC	
33	4.03	3B	4.85	66C HOLLAND ROAD	ELLISTAN HOLDINGS % QUATERWATCH LLC	
33	5	3A / 3B	28.61	50 HOLLAND ROAD	JACKSON, JOHN & SUSAN	

Borough of Peapack and Gladstone - Farm Assessed Property - Class 3A and 3B

33	6	3A / 3B	9.33	36,36A,38 FOWLER ROAD	MAPLE LEAF HOLDINGS, LLC	Partial Lot
33	7	3A / 3B	2.51	50 FOWLER ROAD	SALAMA, ALBERT I. & ANYA	Partial Lot
33	7.01	3A / 3B	18.39	54 FOWLER ROAD	BIEDRON, SCOTT P. & TRACEY	
33	8	3A / 3B	28.91	48 HOLLAND ROAD	ESSEX FOX HUNT REALTY,L.L.C.	Partial Lot
33	10	3A / 3B	2.22	3 BRADY DRIVE	JODY'S L.W.,LLC	Partial Lot
33	13	1 / 3A	32.82	125 ROUTE 206	P-G RESIDENTIAL DEVELOPERS,L.L.C.	Partial Lot
33	13.01	3B	3.87	72 FOWLER ROAD	HAMILTON FARM GOLF CLUB LLC C/O MAN	Partial Lot
33	13.05	3B	0.77	2 BRADY DRIVE WEST	HF COTTAGES, LLC %TOWSEND CAPITAL	
33	13.09	3B	0.66	10 BRADY DRIVE WEST	HF COTTAGES, LLC %TOWSEND CAPITAL	
33	13.11	3B	0.70	14 BRADY DRIVE WEST	HF COTTAGES, LLC %TOWSEND CAPITAL	
33	13.12	3B	0.70	16 BRADY DRIVE WEST	HF COTTAGES, LLC %TOWSEND CAPITAL	
33	13.13	3B	0.67	18 BRADY DRIVE WEST	HF COTTAGES, LLC %TOWSEND CAPITAL	
33	13.14	3B	0.66	20 BRADY DRIVE WEST	HF COTTAGES, LLC %TOWSEND CAPITAL	
33	13.15	3B	0.64	22 BRADY DRIVE WEST	HF COTTAGES, LLC %TOWSEND CAPITAL	
33	13.16	3B	0.66	24 BRADY DRIVE WEST	HF COTTAGES, LLC %TOWSEND CAPITAL	
33	13.18	3B	0.80	28 BRADY DRIVE WEST	HF COTTAGES, LLC %TOWSEND CAPITAL	
33	13.19	3B	1.82	PINE MEADOW LANE	HAMILTON FARM HOMEOWNERS ASSOC.	
33	13.20	3B	0.89	PINE MEADOW WAY	HF COTTAGES, LLC %TOWSEND CAPITAL	
33	13.21	3B	0.71	PINE MEADOW LANE	HF COTTAGES, LLC %TOWSEND CAPITAL	
33	13.24	3B	7.02		AHUJA, ANJU & SANJIV	
33	13.25	3B	9.40		AHUJA, ANJU & SANJIV	
			1284.44			

Borough of Peapack and Gladstone - Railroads - Class 5A and 5B

Block	Lot	Property Location	Class	Acres	Owner
23	1	MAIN STEM P-G	5A	7.38	DEPT OF TRANSPORTATION
29	33	MAIN STEM P-G	5A	13.24	DEPT OF TRANSPORTATION
20	4.01	229 MAIN STREET	5B	0.93	DEPT.OF TRANSPORTATION ATT.R. KEITH
14	1	261 MAIN ST.(RAIL RD STA)	5B	5.01	NJT RAIL %ENERGY SOLVE-UBAR-14
20	6	261 MAIN ST.(RAIL RD STA)	5B	6.32	NJT RAIL %ENERGY SOLVE-UBAR-14
				32.87	

Borough of Peapack and Gladstone - Commercial - Class 4A > 2 acres, Industrial - Class 4B > 2 acres

Block	Lot	Property Location	Class	Acres	Owner
31	6	28-32 ROUTE 206	4A	5.67	TORSILIERI R.E. HOLDINGS CORP.
23	13	99 MAIN STREET	4A	2.50	DOWNING, CHRISTOPHER L
28	7	48 MAIN STREET	4A	3.42	GELPKE, BARBARA
20	1.02	158 ROUTE 206	4A	10.71	PHARMACIA & UPJOHN%PFIZER TAX DIV
8	5	190 MAIN STREET	4A	3.44	PEAPACK-GLADSTONE BANK
20	10	100 ROUTE 206	4A	71.98	PHARMACIA & UPJOHN%PFIZER INC-TAX
33	13.04	1 BRADY DRIVE WEST	4A	7.41	HAMILTON FARM GOLF CLUB LLC C/O MAN
8	19	156 MAIN STREET	4A	2.46	AMERMAN, JOHN R.
33	9	51 ROUTE 206	4A	2.71	J C P & L, GPU%FE SERV TAX DEPT
33	13.03	62 FOWLER ROAD	4A	10.16	HAMILTON FARM GOLF CLUB LLC CO MAN
20	11	12 HOLLAND AVENUE	4B	26.07	KOMLINE-SANDERSON ENG CORP
				146.52	

Borough of Peapack and Gladstone - Residential - Class 2 > 2 acres

Block	Lot	Property Location	Class	Acres	Owner	Notes
1	37	46 POTTERSVILLE ROAD	2	3.27	MARZOUK, HASSAN A.	
1	38	50 POTTERSVILLE ROAD	2	2.16	GANO, JR., WILLIAM J. & DEBORAH M.	
1.01	2.09	8 RIDGE ROAD	2	2.55	JENKINS, GEORGE M & BETTY I	
1.01	2.10	10 RIDGE ROAD	2	2.61	SHAW, IRENE A.	
1.01	2.11	12 RIDGE ROAD	2	2.05	HELBIG, ELAINE	
1.01	2.12	14 RIDGE ROAD	2	2.11	KENWORTHY, RICHARD E JR & WOJNAR, K	
1.01	18	9 FARM COTTAGE ROAD	2	2.68	SMITH, ANITA L	
1.02	2.14	9 RIDGE ROAD	2	2.32	WILGUS, JAMES L. & BELLA M.	
1.02	2.15	7 RIDGE ROAD	2	2.15	HOPPE, MICHAEL J. & MINDY S.	
1.02	2.16	5 RIDGE ROAD	2	2.60	HENDERSON, ROBERT B & ELIZABETH C	
1.02	2.17	3 RIDGE ROAD	2	2.35	FALL, ROBERT E. & JEAN M.	
1.02	2.18	1 RIDGE ROAD	2	2.08	CARTER, GEORGE & SHEILA	
1.02	2.19	2 CEDAR PLACE	2	2.09	MORRIS, KEITH JAMES & REGINA	
1.02	2.20	4 CEDAR PLACE	2	2.76	FRAUNFELDER, GEORGE M. & MARSHA	
1.02	2.21	6 CEDAR PLACE	2	2.27	BERG, MICHAEL E. & SWANSON, NOELLE	
1.03	2.22	3 CEDAR PLACE	2	2.74	JACOB, ROY F & TOBIN, ANNEMARIE E	
1.03	2.24	18 BROOK HOLLOW DRIVE	2	3.21	KENNEDY, RONALD A & SUSAN L	
1.03	2.25	20 BROOK HOLLOW DRIVE	2	3.02	MANNION, KEVIN C.	
1.03	2.26	22 BROOK HOLLOW DRIVE	2	4.00	KATCHEN, WILLIAM S. & PATRICIA A.	
1.04	2.27	23 BROOK HOLLOW DRIVE	2	2.31	ROBINSON, CAROLYN F & SAMUEL S	
1.04	2.28	21 BROOK HOLLOW DRIVE	2	2.43	DAVIES, BARBARA HEWITT	
1.04	2.29	19 BROOK HOLLOW DRIVE	2	2.06	SKINNER, JOHN G. & ELIZ. M. L.	
1.04	2.30	15 BROOK HOLLOW DRIVE	2	2.12	MOLLOY, BRUCE G & CORINNE D-	
1.04	2.31	11 BROOK HOLLOW DRIVE	2	2.40	RAMPINELLI, RICHARD J. & DINA A.	
1.05	8	12 FARM COTTAGE ROAD	2	2.18	WHITEHOUSE, WM. W. & PATRICIA S.	
1.05	9	14 FARM COTTAGE ROAD	2	2.48	SWEENEY, JOHN L & KAREN A	
4	1	116 MENDHAM ROAD	2	4.43	WOJTON, JOHN J & WOJTON, N L	
4	3	96 MENDHAM ROAD	2	2.70	LENCHES, LORRAINE M.	
4	22	14 PATRIOT ROAD	2	2.82	HENRY, ROBERT J & LORRAINE F	
4	22.01	11 PATRIOT ROAD	2	5.82	O'CONNELL, DANIEL F. & BARBARA C.	
4	23	35 MOSLE ROAD	2	7.12	GULICK, MYRTLE B.	
4	23.01	33 MOSLE ROAD	2	4.20	KAFRISSEN, MICHAEL E & JILL P	
4	23.02	31 MOSLE ROAD	2	4.17	HABACHER, JOHN & CHRISTINE	
4	23.03	29 MOSLE ROAD	2	5.19	TRIPATHI, UMA & MARGARET A ALELES	
4	25.05	108 MENDHAM ROAD	2	4.07	ZAMORA, LAURA K	
4	25.07	112 MENDHAM ROAD	2	2.35	KILGORE, MARK & KATHRYN	

Borough of Peapack and Gladstone - Residential - Class 2 > 2 acres

4	25.08	9 SHEEPHILL DRIVE	2	4.49	VERSI, EBRAHIM & GULBIR K A	
4.01	2	3 SHEEPHILL DRIVE	2	3.23	LEVINN, STEVEN S & KAREN A	
4.01	3	5 SHEEPHILL DRIVE	2	3.14	GONZALEZ-RIVAS, JOSEPH I. & SARA LYNNE	
4.01	4	9 SHEEPHILL DRIVE	2	3.46	VERSI, EBRAHIM & GULBIR K A	
4.01	5	13 SHEEPHILL DRIVE	2	2.49	SMALL, SANDRA R.	
4.01	6	1 FOREST VIEW DRIVE	2	2.71	FELOWITZ, JOHN D & GINGER G	
4.01	7	1A FOREST VIEW DRIVE	2	2.90	SMITH, ROYAL F & CAROL	
4.01	8	3 FOREST VIEW DRIVE	2	2.65	KOCH, JR. ROBERT W. & PAMELA	
4.01	9	5 FOREST VIEW DRIVE	2	2.95	WISLER, GERALD & DAMARYS	
4.02	1	57 MOSLE ROAD	2	2.64	WILLIAMS, DAVID A. & QUILTY, ELLEN E.	
4.02	2	55 MOSLE ROAD	2	3.12	DESITITO, SAMUEL G & ANA MARIA	
4.02	3	6 SHEEPHILL DRIVE	2	2.99	JETHMALANI, ANIL & RENU	
4.02	4	8 SHEEPHILL DRIVE	2	2.88	KOLOMENSKY, IGOR & ELEANOR	
4.02	5	10 SHEEPHILL DRIVE	2	2.90	BAVA, JOHN M. & BARBARA M.	
4.02	6	12 SHEEPHILL DRIVE	2	3.50	SALADINO, JEROME J & MARIANNE	
4.02	8	16 SHEEPHILL DRIVE	2	2.19	MURTHA, BENNETT A. & JANINE R.	
4.02	9	18 SHEEPHILL DRIVE	2	2.23	DEZIO, JOHN & VIRGINIA	
4.02	10	20 SHEEPHILL DRIVE	2	2.37	DEGAETA, LINDA R & RYAN, PATRICK J	
4.02	12	24 SHEEPHILL DRIVE	2	2.74	MEYER, SCOTT K. & BARBARA L.	
4.02	13	26 SHEEPHILL DRIVE	2	2.52	PEREZ, MICHAEL & RIVETTI, VINCENZA	
4.03	2	4 FOREST VIEW DRIVE	2	2.34	DOLAN, WILLIAM J & PAMELA E	
4.03	3	6 FOREST VIEW DRIVE	2	2.49	KARNOVSKY, ROY D & CAROL R	
4.03	4	8 FOREST VIEW DRIVE	2	2.51	RYAN, ROBERT E & EILEEN M	
4.04	1	11 SAINT JOHNS DRIVE	2	3.49	DOTTERWEICH, LYNDIA	
4.04	2	1 SAINT JOHNS DRIVE	2	3.03	LEFLER, PATRICK	
4.04	3.01	11 FOREST VIEW ROAD	2	2.18	DI FILIPPO, PASQUALE A. & LINDA W.	
5	4	75 MOSLE ROAD	2	2.44	IANDOLI, ROBERT & BARBARA DAVIS-	
5	4.03	12 SAINT JOHNS DRIVE	2	2.00	JACKSON, JEFFREY J & CAMPBELL, K J	
5	6.01	20 SAINT JOHNS DRIVE	2	2.87	LYNCHESKI, M. & RILLO, ANN MARIE	
5	8	18 SAINT JOHNS DRIVE	2	4.49	COOPER, HONORA L. C/ ECKHARDT	
5	9	16 SAINT JOHNS DRIVE	2	4.60	TIGER, KENNETH J. & BEVERLY	
5	10	81 MOSLE ROAD	2	6.40	HURWITZ, MARNIE	
5	12	91 MOSLE ROAD	2	5.43	GEMIGNANI, GARY R. & MARY L.	
5	13	89 MOSLE ROAD	2	3.27	KOGUT, CAROLYN	
5	14	95 MOSLE ROAD	2	3.00	CROSSETT, DAVID ALLEN & DOROTHY E.	
5	15	93 MOSLE ROAD	2	4.29	CAMINITI, FRANCESCO M & GIAN-PAOLO	
5	16.01	101 MOSLE ROAD	2	3.42	WERNER, FREDERICK & TERBECKI, CYNTHIA	

Borough of Peapack and Gladstone - Residential - Class 2 > 2 acres

5	16.02	97 MOSLE ROAD	2	3.46	SZARKO, JOHN, JR. & CORY L.	
5	19	109 MOSLE ROAD	2	2.89	WETTACH, BARBARA A. & CHARLES F.	
6	2	56 BRANCH ROAD	2	5.59	BAILER, JOSEPH W. & NANCY D.	
6	3.01	54 BRANCH ROAD	2	4.63	O DONNELL, ANTHONY H & JANE DURYEA	
6	3.02	52 BRANCH ROAD	2	4.84	REID, CHARLES A. & TERESA K.	
6	4	36 BRANCH ROAD	2	4.52	SMITH, JOHN CH.	
7	2	118 MOSLE ROAD	2	4.75	BOYER, MARION T	
7	3	55 BRANCH ROAD	2	3.22	MELLON, KATHERINE H	
7	4.02	53 BRANCH ROAD	2	2.28	SCALERA, ROBERT V. & JO ANN	Partial Lot
7	4.04	43 BRANCH ROAD	2	1.72	KOGUT, STEVEN	Partial Lot
7	6	110 MOSLE ROAD	2	2.56	BRUETT, WILLIAM H & KAREN D	
7	6.01	116 MOSLE RD	2	3.77	O'BRIEN, THOMAS & JUDITH	
7	6.02	106 MOSLE ROAD	2	2.50	SHEARAN, KEVIN & ANITA	
7	7.02	100 MOSLE ROAD	2	6.13	DELUCA, ROBERT A & MARGARET M	
7	9	80 MOSLE ROAD	2	5.91	VAGELOS, R&D %MARKS PANETH & SHRON	
8	1	71 WILLOW AVENUE	2	2.58	BROWN, TIMOTHY H.	
8	2	57 WILLOW AVENUE	2	10.89	DE VINK TRUSTS, MARIJKE & LODEWIJK	
8	3.01	62 MOSLE ROAD	2	2.98	VILLA, ANTHONY	
8.01	19	15 DEER PATH	2	2.05	TALAMINI, RAYMOND & O'CONNER, LISA	
8.03	1	2 DEER PATH	2	2.32	YEOMANS, MICHAEL A & ELAINE	
8.03	6	12 DEER PATH	2	2.14	DUCCA, THOMAS J. & LOVEJOY, HOLLY C.	
8.05	13	7 LINCROFT DRIVE	2	2.24	BUESING, BRET & LIST, JUDITH A.	
9	1	26 MOSLE ROAD	2	3.49	KARNELL, R	
20	1.04	21 VALLEY VIEW AVENUE	2	3.40	KHALADJ, MORTEZA	
20	3	231A OFF MAIN STREET	2	2.61	DE BACCO, ANTHONY W. & ROBERTA	
21	1	248 MAIN STREET	2	2.95	HAMPSHIRE DESTINATION PRPTS., LLC	
26	16.07	4 TODD AVENUE	2	4.52	VANDENBERGH, ANNE HODNETT CASEY-	
26	17.03	66 WILLOW AVENUE	2	2.33	WALTON, JAMES M JR & BETSY ORR	
26	17.04	62 WILLOW AVENUE	2	2.42	TERRY, JOHN H II	
26	19.01	80 WILLOW AVENUE	2	5.75	WITTPENN, JOHN R. & SHIRLEY K	
26	20	84 WILLOW AVENUE	2	6.19	HIGGINS, JAMES C & KATHRYN	
26	21	94 WILLOW AVENUE	2	12.12	PIERCE, HALEY JO, ROBERT C. & JANICE J.	
26	27.03	45 HIGHLAND AVENUE	2	3.30	VIGOR, DAVID A. & BAAS, ANNA M.	
26	27.04	47 HIGHLAND AVENUE	2	3.11	KATCHEN, ANDREW S. & JESSICA M.	
26	27.06	51 HIGHLAND AVENUE	2	3.04	HORTON, LINDA E	
26	27.07	61 HIGHLAND AVENUE	2	9.26	APTSIAURI, KETEVAN	
26	30	27 HIGHLAND AVENUE	2	2.26	KEARNEY, JAMES & KAREN	

Borough of Peapack and Gladstone - Residential - Class 2 > 2 acres

26	31	25 HIGHLAND AVENUE	2	3.65	THE CLAUDIA CASEY MARITAL TRUST	
26	32	21 HIGHLAND AVENUE	2	2.18	RATTI, FERNANDO C. & NANETTE G.	
26	34	11 HIGHLAND AVENUE	2	2.07	SCHIMOLER, THOMAS & DAISY P	
26	42	100 MAIN STREET	2	5.03	SHIAU, CHUEN H & SHINGLIEN W	
28	6.01	42 MAIN STREET	2	2.63	MADDOX, CLIFFORD T & ELIK, SUSAN	
28	8	52 MAIN STREET	2	4.02	VICTORIA M.SIBILIA,TRUSTEE	
28	16	4 HIGHLAND AVENUE	2	2.70	O'CALLAGHAN, THOMAS E. & DENISE R.	
28	18.02	12 HIGHLAND AVENUE	2	4.38	DEMPSEY, KATHLEEN A.	
28	18.08	7 JONAH COURT	2	2.64	VICKI L.ROBINSON REVOC.LV.TRUST	
28	18.09	5 JONAH COURT	2	2.52	DONNELLY, ROBERT W & HARRIET	
28	19	18 HIGHLAND AVENUE	2	3.72	SEIGLE, CLYDE W & JOAN M	
28	20	8 ORATAM DRIVE	2	2.13	MCGRATH,DANIEL P.& THERESA A.	
28	20.02	3 ORATAM DRIVE	2	2.31	MITTENDORF, ELEANOR	
28	20.06	11 ORATAM DRIVE	2	2.75	KOLACKI,PAUL W.& SANDRA M.	
28	20.07	8 RAMAPO WAY	2	2.09	FLOOD, JOHN & ELEANOR	
28	20.12	5 RAMAPO WAY	2	3.08	KLAUSZ,FRANK & EDITH TRUSTEES	
28	20.13	10 ORATAM DRIVE	2	4.79	KING, WILSON & LINDA R	
28	20.16	5 LENAPE TRAIL	2	2.71	LORENZ, WALTER A. & FRIEDL E.	
28	20.17	6 LENAPE TRAIL	2	2.40	LURKER, NANCY SUE	
28	21	28 HIGHLAND AVENUE	2	2.57	STOVER, JAMES C & SUSAN H	
28	22.01	38 HIGHLAND AVENUE	2	3.66	STREGER, JEFFREY R. & LISA A.	
28	22.02	48 HIGHLAND AVENUE	2	3.50	WADSWORTH,ALGERNON H.& RACHEL J.	
28	22.03	52 HIGHLAND AVENUE	2	5.25	GILROY, WILLIAM F TRUSTEE	
29	32	15 MAIN STREET	2	7.36	STEIN,LAWRENCE V.	
29	32.01	1 MAIN STREET	2	2.81	YELENIK, STEPHAN & WOLFSON, LESLIE	
29	32.02	3 MAIN STREET	2	2.22	BALLENTINE,PAULA	
29	32.03	5 MAIN STREET	2	3.53	MAGUIRE LIVING TRUST	
29	32.06	11 MAIN STREET	2	8.00	COOK, BRYAN & FLORENCE	
29	32.07	9 MAIN STREET	2	5.90	DELAPORTE III, LEE A & SUSAN L	
29	32.08	7 MAIN STREET	2	5.00	PIRTLE,JAMES A.	
31	1	12 TRIMMER LANE	2	2.23	TRAVIS, JAMES M & SUSAN L	
31	7	14 ROUTE 206	2	4.56	SUTTON, DOUGLAS, SR.	
31	8	6 ROUTE 206	2	6.11	MEYER,CRAIG F.& KATHERINE S.	
31	8.01	2 ROUTE 206	2	7.34	SUMAS, STEPHANIE	
32	1	55 HOLLAND ROAD	2	3.44	SMITH, MOLLY SUE	
32	1.01	53 HOLLAND ROAD	2	3.06	D'ANDREA JOHN L. & SUSAN	
32	4	65 HOLLAND ROAD	2	8.30	COLLISTER JOHNSON, TRUSTEE	

Borough of Peapack and Gladstone - Residential - Class 2 > 2 acres

32	4.01	61 HOLLAND AVENUE	2	6.42	ROWAN, EDWARD W & MARY K	
32	4.02	63 HOLLAND ROAD	2	5.37	LEE, ARTHUR E & NANCY L	
32	5	1 ROUTE 206	2	3.49	MEYER, CHARLES R. & DEBORAH C.	
33	1	80 HOLLAND ROAD	2	7.55	GUTZWILLER, J.R. & DRANSFIELD, J.E.	
33	2.01	24 FOWLER ROAD	2	3.03	JARVIS, FREDERICK & ANTOINETTE	
33	2.02	20 FOWLER ROAD	2	4.11	THOMPSON, RICHARD SCOTT & ANNE H.	
33	2.03	22 FOWLER ROAD	2	3.25	VARTANIAN, PAUL D. & CHRISTABEL K.	
33	3.01	18 FOWLER ROAD	2	4.10	PAVLINI, PAUL & DOLORES	
				554.89		

Borough of Peapack and Gladstone - Vacant Land - Class 1

Block	Lot	Property Location	Class	Acres	Owner
1	5.03	297 MAIN STREET	1	2.58	CHESSON, HAROLD W. & MARGARET F.
2.01	2	109 MENDHAM ROAD	1	0.61	MICHEL, BETSY S.
4	25.04	106 MENDHAM ROAD	1	3.52	VERSI, EBRAHIM & GULBIR K A
4	25.09	7 SHEEPHILL DRIVE	1	3.07	GONZALEZ-RIVAS, JOSEPH I. & SARA LYNNE
4.02	7	14 SHEEPHILL DRIVE	1	3.95	WHITEHOUSE, WILLIAM W. & PATRICIA
4.02	11	22 SHEEPHILL DRIVE	1	2.27	RYAN, PATRICK & DEGAETA, LINDA
4.03	1	19 SHEEPHILL DRIVE	1	1.89	APPLIED HOUSING MANAGEMENT CO INC
5	16	99 MOSLE ROAD	1	0.93	WERNER, FREDERICK & TERBECKI, CINDY
5	17	105 MOSLE ROAD	1	0.55	COHEN, BRUCE & ELLEN
5	21	117 MOSLE ROAD	1	0.11	OLIVER, DAVID & MARTHA
6	1	BRANCH ROAD	1	5.20	STEWART, WALTER W.
7	1	120 MOSLE ROAD	1	0.36	BUCK-PYNE, NANCY
7	4.01	53-R BRANCH ROAD	1	4.33	RUPPRECHT CHARLES & MARGARET
7	6.03	114 MOSLE ROAD	1	2.32	BRUETT, KAREN D
8	5.01	5 MENDHAM ROAD	1	1.20	PEAPACK-GLADSTONE BANK
11	15	282 MAIN STREET	1	3.04	SHANLEY, ELEANOR C.
14	6	1 BODINE AVENUE	1	0.25	MERRILL, GUY & PALMER L.
16	10	9 HILLCREST AVENUE	1	0.24	SKILLMAN, THOMAS F. & BETSY R.
20	9.01	PARK AVENUE EXT	1	11.89	PHARMACIA & UPJOHN% PFIZER INC-TAX
23	20	8 HOLLAND AVENUE	1	1.71	KOMLINE SANDERSON ENGINEERING INC
24	15.01	11-A PROSPECT STREET	1	0.14	PILEWSKI, JAMES
26	22.01	WILLOW AVENUE (LAKE)	1	0.16	RAVINE ASSOCIATION
26	27.05	49 HIGHLAND AVENUE	1	3.12	CHIEN, STEPHEN & CHING-SU
26	42.11	122 MAIN STREET	1	0.73	HISTORICAL SOCIETY OF SOMERSET HILL
27	5	91 WILLOW AVENUE	1	0.59	PIERCE, HALEY JO, ROBERT C. & JANICE J.
28	18.01	64 MAIN STREET	1	2.53	BOLIO, N&D E & BOLIO, M & E F
28	20.15	3 LENAPE TRAIL	1	1.78	KASSERMAN, WILLIAM & VICTORIA
31	9	ROUTE 206	1	1.62	TREGO, WILLIAM & PATRICIA
31	10	ROUTE 206	1	1.92	WEIMER, BLASE
31	11	SKI HILL DRIVE	1	1.33	DE MARTINO, DOREEN & VINCENT
32	8	79 HOLLAND ROAD	1	2.50	MARTENS, ERIC P & MICHELE H
32	9	81 HOLLAND ROAD	1	1.95	MARTENS, ERIC P & MICHELE H
				68.38	

Debt Repayment Schedule – Gateway Park I and Komline Park

GREEN ACRES LOAN: ORD. NO. 763, ISSUED 9/14/1999 <i>Principal & Interest paid from Open Space Trust Fund</i> Household International (Block 19, Lot 11): GATEWAY PARK I				
Date Due	Interest	Principal	Loan Balance	Status
RATE: 1%			\$ 500,000.00	
10/9/2001	\$ 5,000.00	\$ 10,545.80	\$ 489,454.20	PAID
4/9/2002	\$ 4,894.54	\$ 10,651.26	\$ 478,802.95	PAID
10/9/2002	\$ 4,788.03	\$ 10,757.77	\$ 468,045.18	PAID
4/9/2003	\$ 4,680.45	\$ 10,865.35	\$ 457,179.83	PAID
10/9/2003	\$ 4,571.80	\$ 10,974.00	\$ 446,205.83	PAID
4/9/2004	\$ 4,462.06	\$ 11,083.74	\$ 435,122.09	PAID
10/9/2004	\$ 4,351.22	\$ 11,194.58	\$ 423,927.52	PAID
4/9/2005	\$ 4,239.28	\$ 11,306.52	\$ 412,621.00	PAID
10/9/2005	\$ 4,126.21	\$ 11,419.59	\$ 401,201.41	PAID
4/9/2006	\$ 4,012.01	\$ 11,533.78	\$ 389,667.62	PAID
10/9/2006	\$ 3,896.68	\$ 11,649.12	\$ 378,018.50	PAID
4/9/2007	\$ 3,780.19	\$ 11,765.61	\$ 366,252.89	PAID
10/9/2007	\$ 3,662.53	\$ 11,883.27	\$ 354,369.62	PAID
4/9/2008	\$ 3,543.70	\$ 12,002.10	\$ 342,367.52	PAID
10/9/2008	\$ 3,423.68	\$ 12,122.12	\$ 330,245.40	PAID
4/9/2009	\$ 3,302.45	\$ 12,243.34	\$ 318,002.05	PAID
10/9/2009	\$ 3,180.02	\$ 12,365.78	\$ 305,636.28	PAID
4/9/2010	\$ 3,056.36	\$ 12,489.43	\$ 293,146.84	PAID
10/9/2010	\$ 2,931.47	\$ 12,614.33	\$ 280,532.51	PAID
4/9/2011	\$ 2,805.33	\$ 12,740.47	\$ 267,792.04	
10/9/2011	\$ 2,677.92	\$ 12,867.88	\$ 254,924.16	
4/9/2012	\$ 2,549.24	\$ 12,996.56	\$ 241,927.61	
10/9/2012	\$ 2,419.28	\$ 13,126.52	\$ 228,801.09	
4/9/2013	\$ 2,288.01	\$ 13,257.79	\$ 215,543.30	
10/9/2013	\$ 2,155.43	\$ 13,390.36	\$ 202,152.94	
4/9/2014	\$ 2,021.53	\$ 13,524.27	\$ 188,628.67	
10/9/2014	\$ 1,886.29	\$ 13,659.51	\$ 174,969.16	
4/9/2015	\$ 1,749.69	\$ 13,796.11	\$ 161,173.05	
10/9/2015	\$ 1,611.73	\$ 13,934.07	\$ 147,238.98	
4/9/2016	\$ 1,472.39	\$ 14,073.41	\$ 133,165.58	
10/9/2016	\$ 1,331.66	\$ 14,214.14	\$ 118,951.43	
4/9/2017	\$ 1,189.51	\$ 14,356.28	\$ 104,595.15	
10/9/2017	\$ 1,045.95	\$ 14,499.85	\$ 90,095.30	
4/9/2018	\$ 900.95	\$ 14,644.84	\$ 75,450.46	
10/9/2018	\$ 754.50	\$ 14,791.29	\$ 60,659.17	
4/9/2019	\$ 606.59	\$ 14,939.21	\$ 45,719.96	
10/9/2019	\$ 457.20	\$ 15,088.60	\$ 30,631.36	
4/9/2020	\$ 306.31	\$ 15,239.48	\$ 15,391.88	
10/9/2020	\$ 153.92	\$ 15,391.88	\$ 0.00	

2009 BOND ISSUE FOR KOMLINE PARK PAID THROUGH OPEN SPACE TRUST FUND BLOCK 20, LOT 1 VARIABLE INTEREST RATE				
			ORD. NO.: #871	
			\$ 2,019,000.00	
DUE DATE	PRINCIPAL AMOUNT	INTEREST AMOUNT	BALANCE	STATUS
6/1/2010	\$ 67,390.00	\$ 35,842.00	\$ 1,951,610.00	PAID
12/1/2010		\$ 35,842.00		PAID
6/1/2011	\$ 69,636.00	\$ 34,916.00	\$ 1,881,974.00	
12/1/2011		\$ 34,916.00		
6/1/2012	\$ 74,129.00	\$ 33,958.25	\$ 1,807,845.00	
12/1/2012		\$ 33,958.25		
6/1/2013	\$ 78,621.00	\$ 32,939.00	\$ 1,729,224.00	
12/1/2013		\$ 32,939.00		
6/1/2014	\$ 83,114.00	\$ 31,759.50	\$ 1,646,110.00	
12/1/2014		\$ 31,759.50		
6/1/2015	\$ 85,360.50	\$ 30,513.00	\$ 1,560,749.50	
12/1/2015		\$ 30,513.00		
6/1/2016	\$ 89,853.00	\$ 29,232.50	\$ 1,470,896.50	
12/1/2016		\$ 29,232.50		
6/1/2017	\$ 92,099.00	\$ 27,885.00	\$ 1,378,797.50	
12/1/2017		\$ 27,885.00		
6/1/2018	\$ 96,592.00	\$ 26,503.25	\$ 1,282,205.50	
12/1/2018		\$ 26,503.25		
6/1/2019	\$ 98,838.50	\$ 24,934.00	\$ 1,183,367.00	
12/1/2019		\$ 24,934.00		
6/1/2020	\$ 103,331.00	\$ 23,204.00	\$ 1,080,036.00	
12/1/2020		\$ 23,204.00		
6/1/2021	\$ 105,577.00	\$ 21,331.00	\$ 974,459.00	
12/1/2021		\$ 21,331.00		
6/1/2022	\$ 110,070.00	\$ 19,351.50	\$ 864,389.00	
12/1/2022		\$ 19,351.50		
6/1/2023	\$ 112,316.00	\$ 17,288.00	\$ 752,073.00	
12/1/2023		\$ 17,288.00		
6/1/2024	\$ 116,809.00	\$ 15,041.00	\$ 635,264.00	
12/1/2024		\$ 15,041.00		
6/1/2025	\$ 121,303.00	\$ 12,705.00	\$ 513,961.00	
12/1/2025		\$ 12,705.00		
6/1/2026	\$ 123,548.00	\$ 10,279.00	\$ 390,413.00	
12/1/2026		\$ 10,279.00		
6/1/2027	\$ 125,795.25	\$ 7,808.25	\$ 264,617.75	
12/1/2027		\$ 7,808.25		
6/1/2028	\$ 130,287.75	\$ 5,292.25	\$ 134,330.00	
12/1/2028		\$ 5,292.25		
6/1/2029	\$ 134,330.00	\$ 2,687.00	\$ -	
12/1/2029		\$ 2,686.96		
Total:		\$2,019,000.00	\$886,938.96	