

DRAFT 2022 Open Space and Recreation Plan Update

Dated January 19, 2022

Borough of Peapack and Gladstone | Somerset County, New Jersey



2021 Open Space and Recreation Plan Update

Borough of Peapack and Gladstone
Somerset County, New Jersey

Prepared for the Borough of Peapack and Gladstone
Land Use Board

BA# 3778.05

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Executive Summary

The Borough of Peapack and Gladstone's 2021 Open Space and Recreation Plan (OSRP) has been prepared in accordance with the guidelines and requirements set forth by the New Jersey Department of Environmental Protection's (NJDEP's) Green Acres Program. Ultimately, this new 2021 OSRP is an update of the Borough's previous OSRP adopted in March, 2011. It incorporates much of the same background information contained in that previous plan, provides updates on open space, recreation, and other land development issues throughout the community, and offers updated goals and policies as well as an action plan to better guide Peapack and Gladstone's future initiatives. It should be noted that many of the goals, policies and action plan elements remain unchanged from the 2011 OSRP and therefore, are reaffirmed and readopted as part of this plan update except as otherwise noted in this document.

The Borough has an active and successful open space program that has resulted in the preservation of over 746 acres of land representing nearly 20% of the Borough (*2011 Open Space and Recreation Plan*). As stated in the 2011 OSRP:

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)

This 2021 OSRP represents a continuation of that long-standing tradition of embracing open space and recreation. Indeed, the purpose of the 2021 OSRP is to provide an up-to-date blueprint to assist the community in identifying its existing open space and recreation needs, where its existing facilities are in need of additional capacity, and opportunities for future potential open space and recreation acquisitions.

In order to better determine the Borough's present and future needs, this 2021 OSRP was prepared through a collaborative effort between the Borough's Open Space Advisory Committee, Land Use Board and public .

Through this collaborative effort, the following overarching goals have been identified. These goals will serve as the basis for shaping the Borough's open space and recreation policies and action plan.

Open Space and Agricultural Resources

1. Preserve the open space resources within the Borough to maintain community character esthetics and quality of life, and to protect its natural resources.
2. Identify and preserve productive agricultural land to ensure the conservation of the Borough's rural and equestrian legacies.
3. 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

1. 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.
2. Maintain and improve existing and future recreational facilities to ensure good repair and functionality for residents.
3. 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.
4. Create a system of trails for hiking and riding to allow connections between parks and residential neighborhoods.

Water Resources

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

Historic Preservation

1. Preserve historically significant areas and structures in the community.

Section 1: Introduction to the Plan

Open space has always been an essential component in the fabric of the Borough of Peapack and Gladstone going back to March, 1999 when the Brough adopted Ordinance 754 establishing the Borough’s Open Space Trust and creating the Open Space Committee to advise the Borough Governing Body on Trust fund expenditures and priorities.

The Trust Fund provides a stable source of funding dedicated to the preservation of open space, farmland and the preservation of historic sites dedicated to the following purposes:

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

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 were completed in 2020.

Bond Ordinance # 763 Issue 9/14/19

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.

**Bond Ordinance # 871 Issue
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
<u>Open Space Trust</u>	<u>\$ 310,000.00</u>
Outstanding	\$2,695,781.00
BANS	
Open Space Trust	\$ 38,781.00
Open Space Trust	\$ 38,000.00
Green Acres Grant	\$ 100,000.00
<u>Green Acres Grant</u>	<u>\$ 500,000.00</u>
Bonded Amount	\$2,019,000.00
<u>2010 Bond Paymt.</u>	<u>\$ 67,390.00</u>
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 OpenSpace 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 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 “Blairsdan” estate purchased by Mr. & Mrs. Blair in 1899, and includes the large stone gates and concrete fountains, known as Blairsdan 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.

This 2021 OSRP is largely an extension and affirmation of the previous efforts undertaken by the community. It seeks to ensure that future generations may continue to enjoy the quality of life offered by the Borough.

Accordingly, the following 2021 Open Space and Recreation Plan is divided into the following sections:

❖ Section 1: Introduction

The remainder of this introductory section discusses open space, including the forms it may take and its benefits. It also provides information on what an open space and recreation plan is as well as its required contents.

❖ Section 2: Goals

The following section outlines the goals of the Borough of Peapack and Gladstone as they relate to open space and recreation. These goals are intended to serve as the basis for shaping the Borough’s open space and recreation policies and action plan.

❖ Section 3: Inventory

Section 3 provides an inventory of the Borough’s open spaces resources, including those that are regionally and locally owned. It also documents the Borough’s existing recreation facilities and programs.

❖ Section 4: Needs Analysis

Next, Section 4 analyzes the open space and recreation needs of the Borough based upon national standards and guidelines, as well as from more localized outreach efforts.

❖ Section 5: Recommendations

Based upon the analysis contained in the previous section, Section 5 offers recommendations regarding open space and recreation.

❖ Section 6: Action Plan

Section 6 provides an action plan, which is an implementation strategy for helping to achieve the goals of this OSRP.

❖ Section 7: Public Participation

The penultimate section summarizes the public participation efforts which were utilized to develop and shape this OSRP.

1.1: What is Open Space?

Simply put, open space is undeveloped land. Open space can come in a variety of different forms and types. It can be small or large, active or passive, land or water, flat or mountainous, and publicly or privately owned. Below are just some examples of the many forms open space may take:

Forests	Lakes	Public art	Athletic fields
Fields	Ponds	Scenic views	Playgrounds
Meadows	Historic sites	Gardens	Trails
Yards	Cultural centers	Orchards	Greenways

The Municipal Land Use Law (MLUL), which provides the statutory basis for planning and zoning across New Jersey, provides a more detailed insight into what open space is:

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

As outlined above, one of the main components of open space is that it must be “set aside, dedicated, designated, or reserved.” In other words, open space must be generally safe from any development that is not incidental to the use of that space.

1.2: What are the Types of Open Space?

While open space can be found in a variety of different forms, it typically falls under four general categories:

Active Recreation

Active recreation consists of activities that require equipment. These activities generally take place at prescribed places, sites, or fields. They may be formally organized and performed with others.

Passive Recreation

Passive recreation includes activities which require little to no organization. They may also (although not always) be relatively inactive and less energetic, and often rely upon the natural environment.

Farmland Preservation

Farmland preservation is a joint effort by landowners and local governments. The goal of farmland preservation is to set aside and protect a region’s agricultural areas for future use, education, and enjoyment.

Greenbelt

A greenbelt is an interconnected network of undeveloped and typically forested areas. Greenbelts maintain clean water and air resources. They also help protect flora and fauna, and create natural buffers between land uses.

1.3: What are the Benefits of Open Space?

Open space is vital for both the physical and mental well-being of a community. Its benefits are wide-ranging and affect nearly every facet of everyday life. Some of these benefits include the following:

Quality of Life

Open space can exist in a variety of forms, including forests, fields, meadows, trails, waterways, greenways, and other vistas. In addition to their natural beauty, these spaces offer mental and physical health benefits to its users, and provide a valuable break from the hustle and bustle of everyday life.

Ecological Benefits

The preservation of open space protects and preserves important environmental features, such as wetlands, floodplains, and steep slopes. Furthermore, these areas often contain delicate ecosystems filled with unique wildlife and vegetation species.

Recreational

Open space provides recreational opportunities for community members of all ages and backgrounds. Athletic fields and facilities may be varied, and can accommodate tennis, baseball, basketball, hockey, football, soccer, cricket, running, boating, and general exercise – just to name a few. No matter the activity, recreational fields can act as

Economic

Open space is also an investment into a community. By promoting attractive and desirable places, open space can attract new businesses and residents to nearby areas. Proximity to open space amenities can also increase nearby property values and provide tourism opportunities.

Transportation

One of the often-overlooked benefits of open space are its transportation benefits. Interconnected parks, trails, and greenways provide for an alternative means of transportation, one that is both environmentally friendly and traffic reducing.

gathering spaces that bring the
community together.

1.4: What is an Open Space and Recreation Plan?

As established by the New Jersey Department of Environmental Protection's (NJDEP's) Green Acres Program, an Open Space and Recreation Plan (OSRP):

"...articulates a local government's vision of open space and recreation. It should establish a philosophical and practical justification for the protection and preservation of open space and recreation opportunities. The purpose of an OSRP is to provide a framework for implementation. Through an OSRP, you identify and examine open space and recreation resources important to you and lay out ways to protect and enjoy them."

Put simply, an OSRP is a blueprint that recognizes the benefits of open space. It provides an identification of a community's resources, as well as a strategy to preserve, enhance, and expand upon those resources to ensure that future generations may continue to enjoy them. While every OSRP is specifically curtailed to the needs of the municipality for which it is prepared, they nevertheless address the same requirements and guidelines as established by the MLUL and the Green Acres Program.

N.J.S.A. 40:55D-28 of the MLUL outlines the contents of a municipal master plan, which is intended to guide the use of lands within a municipality in a manner which protects public health and safety and promotes the general welfare. Recreation plans and conservation plans are identified as optional master plan elements.

The MLUL establishes that the recreation plan element is intended to show:

"...a comprehensive system of areas and public sites for recreation."

Likewise, the MLUL further establishes that a conservation plan element should provide for:

"...the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each component and element of the master plan on the present and future preservation, conservation and utilization of those resources."

The Green Acres Program provides more detailed guidelines for the preparation of an OSRP. Created in 1961 to meet the state's growing recreation and conservation needs, the NJDEP's Green Acres program provides guidelines to assist local governments in the preparation of their OSRPs. These guidelines establish ten (10) items which are required to be addressed in an OSRP in order for a municipality to

participate in the Green Acres Planning Incentive (PI) funding category. This category awards fifty percent (50%) matching grants to local governments to preserve lands identified in their OSRP.

These ten (10) required items are summarized as follows:

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.

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

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

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

that have the potential for providing open space or recreation opportunities.

participation process that was used to gather citizen input and to assess community open space and recreation needs.

10. Plan Adoption

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

Section 2: Goals

The purpose of this 2021 Open Space and Recreation Plan (OSRP) is to continue the Borough's tradition of preserving and enhancing open space and recreation amenities for future generations to enjoy. It therefore largely maintains and builds upon the goals and policies established by the previous 2011 Open Space and Recreation Plan.

These goals and policies are established as follows:

Open Space and Agricultural Resources

1. Preserve the open space resources within the Borough to maintain community character esthetics and quality of life, and to protect its natural resources.
2. Identify and preserve productive agricultural land to ensure the conservation of the Borough's rural and equestrian legacies.
3. 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

1. 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.
2. Maintain and improve existing and future recreational facilities to ensure good repair and functionality for resident,
3. 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.
4. Create a system of trails for hiking and riding to allow connections between parks and residential neighborhoods

Water Resources

1. Preserve the quality of the North Branch of the Raritan River and its tributaries within the Borough.

2. Protect the Peapack Brook and its tributaries for wildlife and habitat protection.
3. Create appropriate recreation opportunities along the river corridors.

Historic Preservation

1. Preserve historically significant areas and structures in the community

Section 3: Inventory

Through its longstanding conservation efforts, the Borough has managed to provide its residents with an assortment of regional and local parks, recreational facilities, and nature preserves. Today, the Borough contains a total of approximately 746 acres of permanently protected open space, parks and recreation areas representing twenty percent (20%) of the total area of Peapack and Gladstone which consists of 3,696 acres or 5.8 square miles. These resources are summarized Table 1 below.

As shown in Table 1, approximately two hundred and forty-seven (247) acres or one-third (33.1%) of all open space and recreation lands within the Borough are owned and managed by the Somerset County Park Commission.

Municipally protected land is composed of protected farmland, conservation easements and open space parkland. Farmland preservation accounts for 54 acres or 7.2% of the total of preserved land where municipally protected parkland and conservation easements accounts for the balance and majority of protected land which together comprise 59.6%.

A summary of county, municipal, and privately-owned resources is provided on the following pages with a map that details the location of these resources which is appended to this plan.

Table 1: Inventory

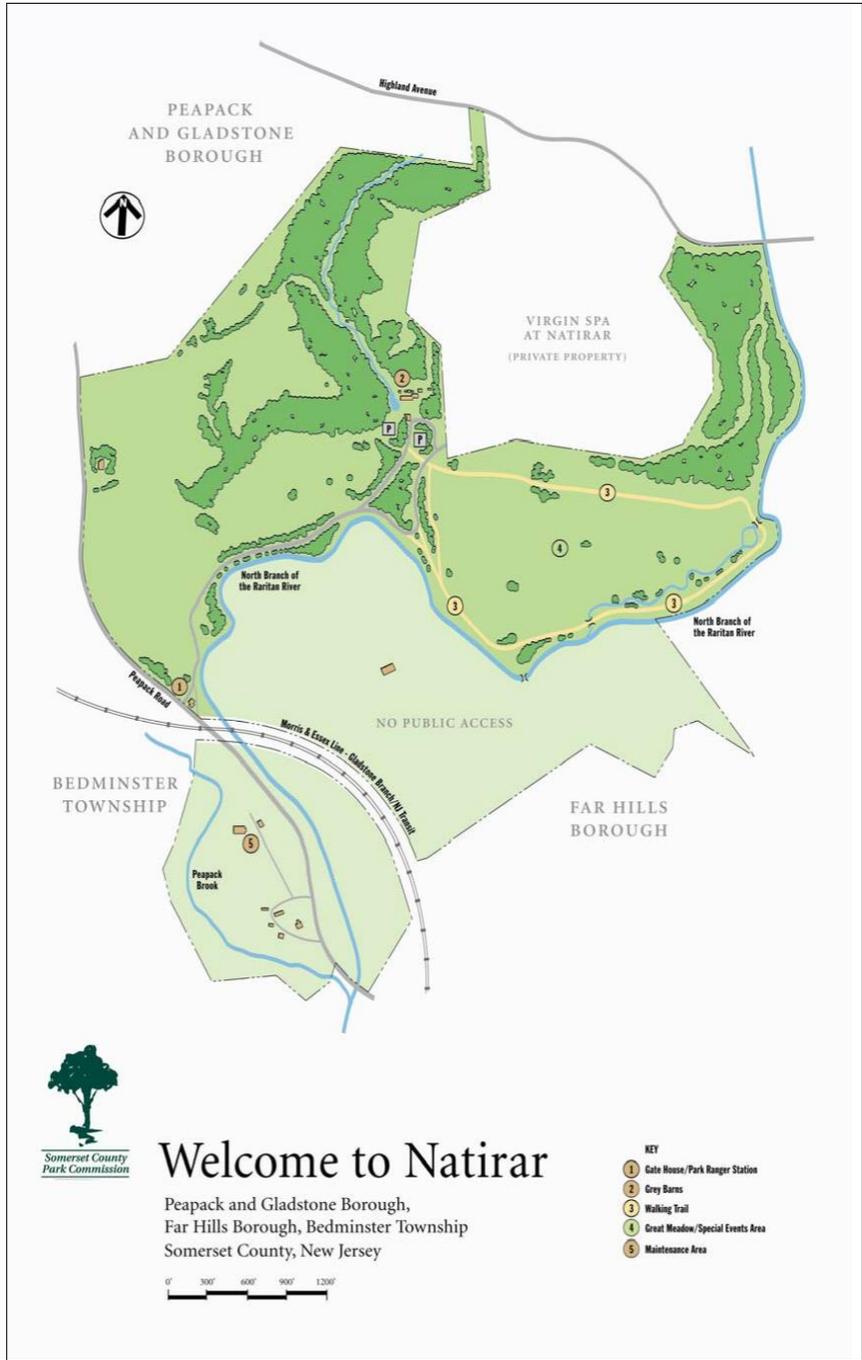
Land Resource	Acreage	Percentage
Regional (County)	247	31.3 %
Preserved Farmland	54	6.9 %
Municipal: Open Space (ROSI)	118	15.0 %
Conservation Easements	369	46.8 %
Total	788	100.00%

3.1: Regionally-Owned Resources: Natirar Somerset County Park System

Natirar is a 404-acre property located in the scenic hills of Somerset County within the municipalities of Peapack/Gladstone, Far Hills and Bedminster. There are 247 acres located in Peapack/Gladstone, 124 acres in Far Hills, and 40 acres in Bedminster. Formerly the estate of Kate Macy Ladd and Walter Graeme Ladd, the property is rich in culture and history. The property features extensive areas of lawn and woodland, river access and scenic views and contains historic farm buildings and various other residential structures and out-buildings dating from the mid-18th through mid-19th centuries. The North Branch of the Raritan River and the Peapack Brook traverse the property. Natirar presents a unique opportunity for a single property to preserve, showcase and interpret many aspects of the area's rich architectural, cultural, historic and archaeological heritage.¹

In addition to walking trails Natirar provides a unique and substantial opportunity to preserve a significant land area within the watershed of the North Branch of the Raritan River and the Peapack Brook thereby protecting a critical regional water source.

¹ Source: <http://www.somersetcountyparks.org/parksFacilities/Natirar/Natirar.html>



Welcome to Natirar

Peapack and Gladstone Borough,
Far Hills Borough, Bedminster Township
Somerset County, New Jersey

3.2: Municipal Resources

The Borough’s open space inventory consists of land owned by the Borough for open space purposes, preserved farmland and land protected from development through conservation easements.

Click on the name of one of the major parks below to jump to that section.

[Liberty Park](#)

[Komeline Park](#)

[Rockabye Meadow](#)

[Borough Hall Recreation Fields](#)

[Gateway Park](#)

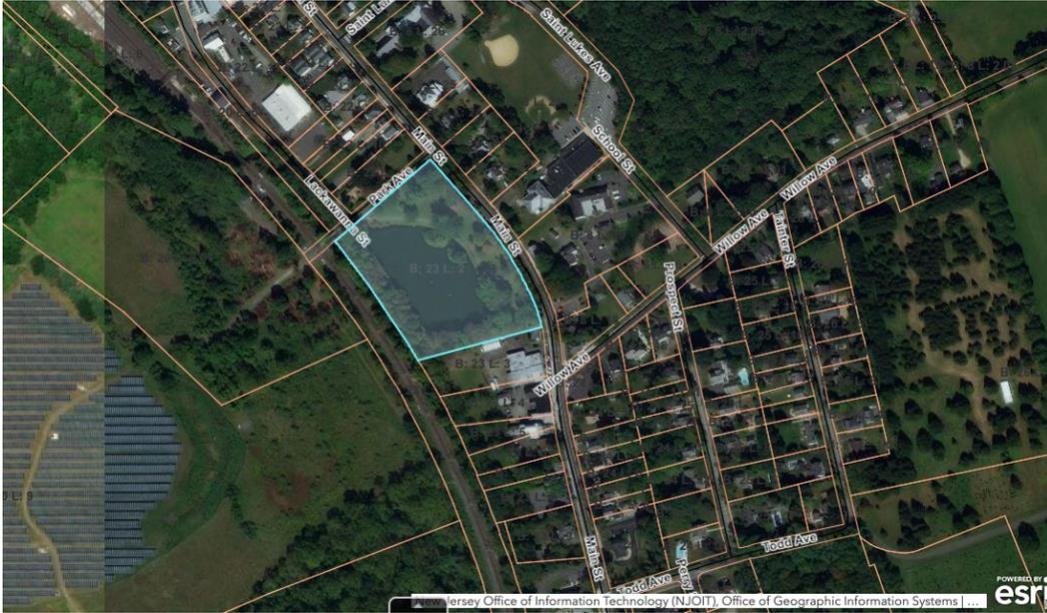
Municipal Park Land

Table 2 below details the Borough’s open space inventory:

Table 2: Borough Owned Open Space

<u>Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>
Main Street	Liberty Park	23	2	4.3
Park Avenue	Liberty Park	22	12	0.71
Church Street	Rockabye Meadow	2.02	31	13.74
Apgar/Hillcrest	Komeline Park	20	1	29.02
School Street	Borough Recreation Fields	8	21	3.01
Willow Avenue	Willow Avenue	27	6	0.3
Pottersville Road	Gateway 1	19	11	17.40
Pottersville Road	Gateway 2	1	35	11.46
School Street	Nelson Property	8	2.03	12.66
Holland Avenue	Holland Avenue	29	1	23.08
Railroad Avenue	Railroad Avenue	29	11	0.41
Brook Avenue	Brook Street	29	15	1.37
Railroad Avenue	Railroad Avenue	29	15.01	0.79
Total Acreage				118.25

LIBERTY PARK



Map 1: Liberty Park

KOMELINE PARK



Map 2: Komeline Park

GATEWAY PARK



Map 5: Gateway Park

As previously described, much of the Borough’s open space is protected through conservation easements. Table 3 provides an inventory of the conservation easements within the Borough.

Table 3: Private Conservation Easements

<u>Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Total Lot Acreage</u>	<u>Easement Acreage</u>	<u>Percent Protected</u>
Mendham Road	Gill St. Bernards	2.02	1	41.4	16.41	39.6
53 Branch Road	Branch Road	7	4.02	4.09	1.90	46.5
43 Branch Road	Branch Road	7	4.04	3.31	0.75	22.7
45 Branch Road	Branch Road	7	4.05	8.44	1.34	15.9
74 Mosle Road	Mosle Road	7	10.01	24.53	16.28	68.5
72 Mosle Road	Mosle Road	7	10.02	9.53	0.44	4.7
66 Mosle Road	Mosle Road	8	3.04	10.87	4.43	40.7
68 Mosle Road	Mosle Road	8	3.05	10.59	6.22	58.7

Table 3: Private Conservation Easements

<u>Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Total Lot Acreage</u>	<u>Easement Acreage</u>	<u>Percent Protected</u>
70 Mosle Road	Mosle Road	8	3.06	10.56	4.89	46.3
38 Willow	Willow Avenue	26	16.05	49.67	41.13	82.8
76 Willow	Willow Avenue	26	19	11.46	3.23	28.2
26 Branch Road	Branch Road	27	1	16.09	15.53	96.5
12 Branch Road	Branch Road	27	2	14	10.30	73.6
36-38 Fowler Road	Fowler Road	33	6	50.81	41.17	81.0
50 Fowler Road	Fowler Road	33	7	28.9	25.16	87.0
48 Holland Road	Holland Road	33	8	124.57	93.82	75.3
3 Brady Drive	Brady Drive	33	10	5.66	4.72	83.4
125 Route 206	Route 206	33	13	71.29	47.14	66.12
72 Fowler Road	Fowler Road	33	13.01	42.1	34.01	80.8
Total				520.87	368.87	70.8

Section 4: Needs Analysis

As previously noted in the introduction of this 2021 OSRP Update, the New Jersey Department of Environmental Protection's (NJDEP's) Green Acres Program requires that an open space and recreation plan include a "needs analysis" in order to determine the future open space and recreation needs of a community.

- ❖ The National Recreation and Park Association's (NRPA's) Performance Review; and;
- ❖ The Statewide Comprehensive Outdoor Recreation Plan's "Balanced Land Use Guidelines."

4.1: National Recreation and Park Association

The National Recreation and Park Association (NRPA) is the leading non-profit organization in the country dedicated to the advancement of public parks, recreation, and conservation. In 1983, the NRPA published its once widely utilized "Recreation, Park and Open Space Guidelines." These guidelines were intended to provide a framework for communities to acquire and develop open space and recreation amenities. They had typically recommended a minimum of ten (10) acres of park space per one thousand (1,000) residents.

Since that time, the NRPA has recognized that these strict and somewhat boilerplate standards are too simplistic and fail to recognize that all communities are unique and constantly evolving. As simply stated by the NRPA:

There is not a single set of standards for parks and recreation because different agencies serve different communities that have unique needs, desires, and challenges. Agencies also have diverse funding mechanisms.

While the NRPA has moved away from providing universal standards, it nevertheless does produce a report which summarizes the key findings from its *Parks Metric* tool which assists park and recreation professionals in the management and planning of their operating resource and capital features. Known as the *NRPA Agency Performance Review*, the report provides a snapshot of data regarding park and recreation-related benchmarks and insights.

The *2019 NRPA Agency Performance Review* makes it very clear that it does not include “national standards,” nor should its reported benchmarks represent anything of the sort. Rather, the data it contains allows insights as to where a community stands when compared to other “typical” communities. Two such helpful datapoints provided by the *2019 NRPA Agency Performance Review* include the number of residents per park and the acres of parkland per one thousand (1,000) residents. These datapoints are provided below for communities with less than twenty thousand (20,000) residents.

The *2019 NRPA Agency Performance Review* identified that there was a median of 1,231 residents for every park in its sampled communities, with a lower quartile of 788 residents per park and an upper quartile of 1,985 residents. When compared to the regionally owned and municipally owned parks identified in Section 3, the Borough has approximately 863 residents per park.

While this falls into the mid-range of residents per park as identified by the *2019 NRPA Agency Performance Review*, it is nevertheless important to remember that the information reported by the NRPA does not represent guidelines. Rather, every individual community’s specific open space and recreation needs are unique and contextually sensitive. As discussed in the prior section, the majority of the regionally and municipally owned resources within the Borough are passively oriented. As such, and as discussed later in this section, this statistic does not necessarily indicate that the Borough has a sufficient number of parks which are oriented toward active recreation. Moreover, the vast majority of the Borough’s passive recreation facilities are located within the easterly portion of Peapack and Gladstone, and as such may not be easily accessible to all residents.

The *2019 NRPA Agency Performance Review* identified that there was a median of 11.8 acres of parkland for every resident in its sampled communities, with a lower quartile of 5.2 parks per resident and an upper quartile of 18.9 parks per resident. When compared to the regionally owned and municipally-owned parks identified in Section 3, the Borough has approximately 42.79 acres of parkland per 1,000 residents.

This ratio far exceeds the range reported by the *2019 NRPA Agency Performance Review*. Once again, however, it is important to remember that the information reported by the NRPA does not represent guidelines. Rather, every individual community’s specific open space and recreation needs are unique and contextually sensitive.

As discussed in the prior section, the majority of the Borough’s regionally and municipally owned resources within the community are oriented toward passive recreation and open space conservation.

4.2: Statewide Comprehensive Outdoor Recreation Plan

NJDEP's Green Acres Program's Statewide Comprehensive Outdoor Recreation Plan (SCORP) serves as the state's strategic plan for open space preservation and recreation planning. The purpose of the plan is to provide guidance to the state, local governments, and conservation organizations in the preservation of open space and the provision of public recreation opportunities. The SCORP recognizes the important role which local governments play in encouraging open space and recreation planning.

In its previous iterations, the SCORP had provided the "Balanced Land Use Guidelines" for the purposes of estimating the amount of open space required for recreational purposes on a county and municipal scale. The "Balanced Land Use Guidelines" relied upon developed and developable land within a community as the basis for calculating recreation demands. This methodology ultimately recommended that at least 3% of the developed and developable area of a community be dedicated as public open space.

Similar to the former NRPA standards, it appears that the SCORP has also slowly phased out this template. The last incorporation of the "Balanced Land Use Guidelines" was in the 2008-2012 SCORP. Interestingly, the draft version of the 2013-2017 SCORP had also incorporated these guidelines; however, the adopted 2013-2017 SCORP ultimately did not include them. These guidelines were also omitted in the latest 2018-2022 SCORP as well.

Nevertheless, the following table relies upon the older and now somewhat outdated "Balanced Land Use Guidelines." As shown, the prior SCORP guidelines would suggest that the Borough satisfies the most basic calculation for open space as indicated below. However, as previously noted, each community's specific open space and recreation needs are unique and contextually sensitive.

Description	Acreage
A. Total Land Area of Borough (excluding ROWs)	3,500.7
B. Environmental Constraints	113.81
C. County	247
D. Developed and Developable Lands (a-(b+c))	3,139.89
E. Municipal Recreation Land Set Aside (3% of developed and developable area of municipality)	94.19
F. Present Municipal Recreation Land	118.25

4.3: Local Analysis

The information offered by the NRPA and the SCORP serve as a useful starting point in offering municipalities a very general understanding of how to approach their present and future open space and recreation needs. Nevertheless, both sets of information are very much intended to be general in nature. Neither is specific to a community's particular landscape or makeup. As mentioned throughout this section, every community's specific open space and recreation needs are unique and contextually sensitive.

The Borough is well served by open space parkland and conservation areas and is in the process of developing an integrated trail system.

The question arose as to whether the Borough should provide for more active type recreation activities. The Land Use Board created a subcommittee to study this specific issue in 2017 which analyzed demographic data and information provided by the Borough's Recreation Director.

The report that the then 2011 OSRP emphasis on land preservation and passive activities connected to hiking and biking trails was appropriate given Borough demographic trends which indicated a decline in younger age groups and that most active recreational needs were being met by private club organizations that were absorbed by adjoining municipalities. Consequently, there did not appear to be sufficient demand to warrant major Borough investment in active recreation facilities.

While there has been an increase in populations in the younger age groups based upon the 2019 American Community Survey, the proportion of children under 5 represents only 5.9% of the total Borough population. Those between the ages of 5 to 17 represent an additional 13.1% of the total Borough population. Combined the total proportion of these two important age cohorts represents only 19% of the total population. This is significant because these two cohorts typically present the most demand for active recreation facilities. The Borough's demographics are presented in Table 4 below.

Based upon current demographic data, the conclusion of the 2017 Subcommittee Report that there was not enough demand for additional active recreational facilities remains valid.

Finally, there is a strong desire to continue with developing a connected trail system that would link all the proposed trails into one comprehensive and linked system. It is recognized that there is a need to connect the Borough's trail system

to properties under development on the western side of Route 206. This highway effectively segments the community into two parts with the western side unable to access the proposed trail system safely by foot or bicycle. The Borough needs to explore ways to provide the necessary physical connections to include this segmented portion of the Borough so that all residents have access and may enjoy the trail system once fully developed.

Table 4: Population by Age Group 2000 -2020

	2000		2010		Percent Change 2000 - 2010	2019 ACS		Percent Change 2010- 2019
	Total	Percent	Total	Percent		Total	Percent	
Under 5	183	07.5	119	4.6	(35.0)	153	5.9	28.6
5-17	372	15.3	564	21.8	51.6	638	24.8	13.1
18-24	210	08.6	170	6.6	(19.0)	230	8.9	35.3
25-34	263	10.8	230	8.9	(12.5)	102	4.0	(55.7)
35-44	469	19.3	314	12.2	(33.0)	297	11.5	(5.4)
45-54	394	16.2	542	21.0	33.0	344	13.3	(36.5)
55-64	246	10.1	333	12.9	35.36	390	15.1	17.11
65+	296	12.2	310	12.0	4.72	421	16.3	(35.8)

Section 5: Recommendations

The following recommendations are derived directly from the 2011 Open Space and Recreation Plan as they remain relevant for future needs.

1. 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"

2. 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"

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
 - a. Historic Walking/Driving Tour

Proposed Bicycle Route

Additionally, the recommendations of the 2011 Open Space Recreation Plan are hereby supplemented by the following recommendation:

3. There is a recognition that the open space network, as presently configured within the Borough, does not provide adequate access and linkage to that portion of the Borough separated by Route 206 to the west. This is particularly important given the residential development that is expected to occur as a result of the development of the SJP parcel for inclusionary housing located at Block 33, Lot 42.1. It is recommended that a physical connection be developed to provide safe access between the eastern and western portions of the Borough so as to create a completely integrated open space network.
4. The following areas are identified as "target areas" for potential future acquisition as desirable parcels that are either adjoining existing open space resources or warrant protection given their potential for development and environmental characteristics.
 - a. Block 8, Lot 2.03 (Nelson)
 - b. Block 1.01, Lot 26 and Block 1, Lot 39 (Seeing Eye)
 - c. Block 26, Lots 23, 23.01, 23.02, 16.02, 16.05, & 29 (JJ Investments)
 - d. Block 26, Lots 16.01, 16.09 and 16.07 (Puccinelli)
 - e. Block 8, Lots 2.12 and 2.7 (Willow Road)
 - f. Block 5, Lot 6 (St. John's Road)

Section 6: Action Plan

The following action plan provides an implementation strategy for helping the Borough to achieve its open space and recreation goals. It is intended to provide guidance for the Borough on all levels, including its civic leaders, the Land Use Board, and community. The Action Plan is taken directly from the 2011 Open Space and Recreation Plan as these are still relevant and represents a continuation of the Borough's ongoing efforts to develop a comprehensive open space system.

Short-term

1. Adopt the *Open Space and Recreation Plan Update* as part of the Borough of Peapack and Gladstone's Master Plan.
2. Submit the *Open Space and Recreation Plan Update* to NJDEP Green Acres
3. Evaluate vacant properties remaining in the town and develop a prioritized list of acquisitions
4. Examine tax exempt properties and consider adding any appropriate properties to the Green Acres' Recreation and Open Space Inventory (ROSI).
5. Examine properties which are in tax-foreclosure and consider adding any appropriate properties to the Borough's ROSI
6. Study parks within the Borough to identify potential expansion opportunities.
7. Incorporate the Borough's pedestrian program into the Sustainable Jersey program advancing the Borough's initiative into alternative transportation and clean energy
8. Create a well-signed walking and trail system linking the Borough's neighborhoods, parks, and schools
9. 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
10. Support the efforts of the Historical Preservation Commission to map historic sites and structures in the Borough so these may be included within the Borough's Master Plan

Mid-term

1. Sign existing paths (as appropriate) in the Borough to increase ease of access and safety
2. Offer local educational opportunities to create home-based stewardship programs benefitting local wildlife and ecosystems such as the National Wildlife Federation Backyard Habitat program
3. 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
4. Work with historic organizations to expand local opportunities for historic conservation and education

Long-Term Actions

1. Identify opportunities to create and expand local neighborhood parks and open spaces
2. Encourage tax incentives for the preservation and adaptive reuse of historic buildings
3. Implement a park stewardship program to maintain and improve the functioning of the lands within the Borough's public spaces
4. Update existing field usage and design to ensure fields are being used efficiently and at a capacity to ensure future sustainability
5. Review and strengthen ordinances that protect environmentally sensitive resources, including streambanks, ridgelines, steep slopes, tree removal and others
6. Investigate possible trail grant opportunities to implement the recommendations of the Trails Committee to expand trail opportunities in the Borough
7. 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
8. Review areas in the Borough as scenic corridors or districts and apply these corridors and roadways for state and county designations

Ongoing

1. 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
2. Continue to explore and identify opportunities for new recreational space and facilities in the Borough
3. Continue to review the Borough's needs for outdoor recreational facilities and work to address those as needed
4. Continue to offer ongoing and diverse recreational programs for all Borough residents
5. Promote conservation easements on environmentally sensitive lands
6. Promote historic easements through Preservation New Jersey and the New Jersey Historic Trust
7. Continue the municipal Open Space Trust Fund to purchase additional lands and support debt service for prior acquisitions

Added Action Plan item:

8. Develop a physical pedestrian and bikeway connection to those properties located to the west of Route 202 so as to create a safe and fully integrated open space system available to all residents of the Borough.

Section 7: Public Participation

Public participation is an essential ingredient for any master planning document. Not only does public participation encourage the open exchange of ideas and help ensure that a plan is tailored to the local needs of the community, but it also serves to increase public trust, credibility, and accountability. Ultimately, public participation helps ensure the effectiveness and enthusiasm of local planning.

In consideration of such, the New Jersey Department of Environmental Protection's (NJDEP's) Green Acres program provides guidelines to assist local governments in the preparation of their OSRPs. These guidelines establish ten (10) items which are required to be addressed in an OSRP in order for a municipality to participate in the Green Acres Planning Incentive (PI) funding category. One such requirement is public participation. Specifically, Green Acres notes that:

"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."

In order to better determine the Borough's present and future needs, the background of this 2021 OSRP was prepared after a series of meetings that were widely advertised held on December 1, 2021 and January 6th with the Borough's Open Space Advisory Committee (OSAC) wherein the public and OSAC members discussed the Borough's open space program and reviewed the 2011 Open Space and Recreation Plan for needed updates.

Finally, a formal public hearing was held on January 19, 2022 with the Borough Land Use Board in which the OSRP was adopted.

Section 8 Recreation Open Space Inventory

As required by NJDEP Green Acres appended to the 2022 OSRP is an updated Recreation and Open Space Inventor (ROSI) with the requisite mapping delineating all of the open space resources of the Borough.

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

The Recreation and Open Space Inventory (ROSI) is a document compiled by a local government unit as a master list of its Green Acres-restricted lands (known as "parkland" under the Green Acres rules N.J.A.C. 7:36). Lands that are subject to Green Acres restrictions cannot be disposed of, or diverted to a use other than recreation or conservation purposes, without the approval of the DEP Commissioner and the State House Commission. The Declaration of Encumbrance, including the ROSI, is recorded with the appropriate county clerk as a condition of the Green Acres funding contract in order to provide notice of the Green Acres restrictions on these lands to title searchers and the

LANDS THAT SHOULD BE LISTED ON THE ROSI

Green Acres-restricted lands fall into two categories: funded parkland (lands included in the acquisition or park development projects funded by the Green Acres Program) and unfunded parkland (other lands held by the local government unit for recreation or conservation purposes at the time it received Green Acres funding). All funded and unfunded parkland parcels must be listed on the

Lands owned 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 Government Unit. (e.g., through a lease, easement, use agreement or other agreement to which the Local Government Unit is a

The ROSI should be compiled by a staff person who is knowledgeable about the local government unit's land holdings, uses of the land holdings and local land use regulations. The Local Government Units' planning board, environmental commission and other boards or commissions are encouraged to

The ROSI form is divided into three sections: Page 4, for land held in fee simple for recreation and conservation purposes; Page 5, for land held under a conservation restriction; and Page 6, for leases or use agreements held by the Local Government Unit for recreation and conservation purposes. Please review the Sample ROSI Sheets tab before completing the ROSI.

WHEN PREPARING AND SUBMITTING THE ROSI, please take note of the following:

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, excluding the Sample ROSI Sheet, must be submitted.** Facility Names should be typed in all capital letters when filling out the three sections. All fields in each section should be filled in - including the acreage for each individual lot (do not submit the total acreage for the park). If there have been block and lot changes (consolidation / renumbering) since the last ROSI submission, please complete the last page of this document.

ROSI TAX MAPS

As an attachment to the ROSI, the local government unit should submit a copy of each appropriate municipal tax map (current as of the date of the Green Acres application) showing the parcels of parkland listed on the ROSI, with the approximate boundaries of each parcel clearly marked in colored ink. (See N.J.A.C. 7:36-6.4(a)3ii or 12.4(a)4ii). If only a portion of a current tax lot is encumbered, the Green Acres-encumbered portion of the parcel should be clearly delineated, to scale, on the tax map. The Green Acres Program encourages local government units with Geographic Information System ("GIS") capability to utilize aerial maps (overlaid with digitized tax map lines) instead of photocopies of the tax map. If aerial maps are used, the local government unit should submit paper copies of the GIS-based maps to the Green Acres Program and should include with its submission a disk containing the

Form Specific Instructions

For parcels held in fee simple or in conservation restriction (easement), please provide the following: (1) location (as listed in the municipality's tax records), (2) name of park/facility, (3) block and lot identification numbers as shown on the current, official tax map, (4) the acreage for each individual lot, (5) whether the interest held by the local government unit for recreation or conservation covers the full or only a portion of the tax lot, (6) if partial lots are involved, the Green Acres encumbered acreage, (7) if the property is co-owned with other partners, (8) a notation of whether the property is subject to a conservation easement funded by the Environmental Infrastructure Funding Program (EIFP), and (9) a notation about whether the parcel is funded or unfunded parkland.

For parcels held through a lease or use agreement, please provide the following: (1) location (as listed in the municipality's tax records), (2) name of park/facility, (3) block and lot identification numbers as shown on the current, official tax map, (4) the acreage for each individual lot, (5) whether the interest held by the local government unit for recreation or conservation covers the full or only a portion of the tax lot, (6) if partial lots are involved, the Green Acres encumbered acreage, (7) the expiration date for the lease or use agreement, (8) the name of the underlying landowner, and (9) a notation about whether any of the recreation and conservation facilities on the encumbered property

Certification

If the local government unit is a municipality, the completed ROSI must be reviewed and duly executed and certified by the chief executive officer and the planning board chairperson. If the local unit is a county, the completed ROSI must be reviewed and duly executed and certified by the chief executive officer and one of the following: the parks director, or the director of the open space program. (See N.J.A.C. 7:36-6.5(a)2) *If the Local Unit's form of government does not allow for the Mayor to sign without a resolution from the governing body, please include the number and date of the resolution.*

Special Notes

1. This ROSI, as completed and duly executed, shall be incorporated into both (1) the Green Acres Project Agreement and (2) the Declaration of Encumbrance.
2. The Local Government Units' 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. However, failure to do so
3. If lands held by the Local Government Unit for recreation and conservation purposes are omitted from the 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. Deletion or omission of lands listed on previously submitted ROSI's is prohibited without prior written approval of the Green Acres Program, and may require a public hearing. See N.J.A.C. 7:36-25.3.

Please check the Green Acres web site at <http://www.nj.gov/dep/greenacres/pdflaunch.html> for an updated version of this ROSI form prior to completion.

All pages of the ROSI must be electronically submitted with the completed original Certification page (page 7) mailed to the Project Manager's attention. Only pages 1 through 3, page 7, and those pages containing property information need to be included in the Declaration of Encumbrance that is sent for recording.

RECREATION AND OPEN SPACE INVENTORY

Definitions (as found at N.J.A.C. 7:36-2)

For the purposes of this ROSI, the following definitions shall apply whenever a form of the word is

“Conservation restriction”: an interest in land less than fee simple, stated in the form of a right, restriction, easement, covenant, or condition, in any deed, will, or other instrument, other than a lease, executed by or on behalf of the owner of the land, appropriate to retaining land or water areas predominantly in their natural, scenic, open, or wooded condition; appropriate for conservation of soil or wildlife; appropriate for outdoor recreation or park use; or appropriate as suitable habitat for flora or

“Declaration”: the recordable, written instrument executed by a local government unit that declares that all of the local government unit's funded and unfunded parklands are subject to the Green Acres restrictions. Such written instrument shall include the local government unit's Recreation and Open Space Inventory and is a component of the Project Agreement.

“Development”: any improvement to a land or water area of a parkland that is designed to expand or enhance its utilization for outdoor recreation and conservation purposes, and shall include the construction, renovation, or repair of any such improvement, but shall not mean shore protection or beach renourishment or replenishment activities, except as provided at N.J.A.C. 7:36-10.3(a)5 and 21.3(a)5. This term may include any of the following types of ancillary improvements to a parkland: roadways, parking, landscaping, fencing, lighting, utilities, structures, and any other improvement that

“Fee simple”: absolute ownership in land, unencumbered by any other interest or estate.

“Funded parkland”: parkland that a local government unit has acquired or developed with Green Acres funding.

“Held,” when used in the ROSI with reference to land: owned, leased, or otherwise controlled for recreation/conservation purposes.

“Historic preservation restriction”: an interest in land less than fee simple, stated in the form of a right, restriction, easement, covenant, or condition, in any deed, will or other instrument, other than a lease, executed by or on behalf of the owner of the land, appropriate to preserving a structure or site that is historically significant for its architecture, archaeology or associations.

“Land” or **“Lands”**: real property, including any improvement, right-of-way, water, riparian and other rights, easements, privileges, and any other rights or interests in, relating to, or connected with real

“Local government unit”: a county, municipality, or other political subdivision of the State, or any agency, authority, or other entity thereof the primary purpose of which is to administer, protect, acquire, develop, or maintain lands for recreation and conservation purposes.

“Parkland”: land acquired, developed, and/or used for recreation and conservation purposes, including funded and unfunded parkland.

“Recreation and conservation purposes”: the use of lands for beaches, biological or ecological study, boating, camping, fishing, forests, greenways, hunting, natural areas, parks, playgrounds, protecting historic properties, water reserves, watershed protection, wildlife preserves, active sports, or a similar use for either public outdoor recreation or conservation of natural resources, or both, pursuant to the Green Acres laws. This term 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,

“Recreation and Open Space Inventory” or “ROSI”: the listing of all of a local government unit's funded and unfunded parkland, including a description sufficient to identify each such parcel.

“Time of receipt of Green Acres funding”: for a development project, the period from the earlier of the dates listed at 1 and 2 below until the date of the first transmittal of Green Acres funding. For an acquisition project, this term shall mean the period from the earlier of the dates listed at 1 and 2 below until the date of the first transmittal of Green Acres funding for each parcel acquired as part of the project:

1. The date of the letter from the Department notifying the local government unit of the Green Acres

“Unfunded parkland”: parkland, other than funded parkland, that is held by a local government unit for recreation and conservation purposes at the time of receipt of Green Acres funding.

Legislative & Regulatory References

Green Acres enabling legislation: *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.*, *N.J.S.A. 13:8C-1 et seq.*; Green Acres Rules: *N.J.A.C. 7:36*; Federal Land and Water Conservation Fund Act, 16 *U.S.C. s. 460*; and New Jersey Conservation Restriction and Historic Preservation Restriction Act *N.J.S.A. 13:8B-1 et seq.*

Questions? Please call (609) 984-0631

revised 12/11/2013

Local Unit: Peapack & Gladstone

County: Somerset

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 government unit. The official map used for this ROSI is named _____ and is dated _____, 20____. Please refer to page 1 of this document for more detailed instructions.

Lands Held in Fee Simple for Recreation and Conservation Purposes

(Use Page 4A ~Fee Simple cont'd as necessary for additional lands)

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) <i>Note 1</i>	GA Encumbered Acres <i>Note 2</i>	Co-Owners? (Y / N) <i>Note 3</i>	Green Acres Funded? (F / U) <i>Note 4</i>	EIFP Funded? (Y / N) <i>Note 5</i>	Notes
1	School Street	Borough Hall Fields	8	21 (Part)	3.01	Y	4.30	N	U	N	
2	Appar/Hillcrest	Komeline Recreation Project	20	1 (Part)	29.017	Y	29.02	N	F	N	
3	Main Street	Liberty Park	23	2	4.3	N	4.30	N	U	N	
4	Park Avenue	Liberty Park	22	12	0.71	Y	0.50	N	U	N	
5	Church Street	Rockabye Meadow	2.02	31	13.74	N	13.74	N	U	N	
6	Willow Avenue	Willow Avenue	27	6	0.3	N	0.30	N	U	N	
7	Pottersville Road	Community Gateway1	19	11	17.4	N	17.40	N	F	N	
8	Pottersville Road (Brady Parcel)	Community Gateway II	1	35	11.46	N	11.46	N	F	N	
9	School Street	Nelson Property	8	2.03	12.66	N	12.66	N	F	N	
10	Holland Avenue	Holland Avenue	29	1	23.08	H	2.08	N	U	N	
11	Railroad Avenue	Railroad Avenue	29	11	0.41	N	0.41	N	U	N	
12	Brook Street	Brook Street	29	15	1.37	N	1.37	N	U	N	
13	Railroad Avenue	Railroad Avenue	29	15.01	0.79	N	0.79	N	U	N	
14											
15											
16											
17											
18											

Total of all fee simple Green Acres-encumbered acres on this page only:	98.33
Total of all fee simple Green Acres-encumbered acres from all pages of this ROSI:	98.33
Total of all Green Acres-encumbered acres from all pages of this ROSI:	467.20

- Note 1:** For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the recreation/conservation area.
- Note 2:** For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.
- Note 3:** Does any other entity have an undivided interest in this property? List co-owner in Notes column.
- Note 4:** F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)
- Note 5:** Were Environmental Infrastructure Trust Program funds used to acquire all or part of this property?

Local Unit: Peapack & Gladstone

County: Somerset

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 government unit. The official map used for this ROSI is named _____ and is dated _____, 20____. Please refer to page 1 of this document for more detailed instructions.

Lands Subject to Conservation Restriction for Recreation and Conservation Purposes (Use Page 5A ~ Cons. Rest. cont'd. as necessary for additional lands)

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) Note 1	GA Encumbered Acres Note 2	Co-Owners? (Y / N) Note 3	Green Acres Funded? (F / U) Note 4	Notes
A.	Mendhame Road	Gill St. Bernards	2.02	1	41.4	Y	16.41	N	U	Easment Holder: Peapack Gladstone
B.	53 Branch Road	Branch Road	7	4.02	4.09	Y	1.90	N	U	Easment Holder: Peapack Gladstone
C.	43 Branch Road	Branch Road	7	4.04	3.31	Y	0.75	N	U	Easment Holder: Peapack Gladstone
D.	45 Branch Road	Branch Road	7	4.05	8.44	Y	1.34	N	U	Easment Holder: Peapack Gladstone
26.	74 Mosle Road	Mosle Road	7	10.01	24.53	Y	16.28	N	U	Easment Holder: URWA
F.	72 Mosle Road	Mosle Road	7	10.02	9.53	Y	0.44	N	U	Easment Holder: Peapack Gladstone
G.	66 Mosle Road	Mosle Road	8	3.04	10.87	Y	4.43	N	U	Easment Holder: Peapack Gladstone
H.	68 Mosle Road	Mosle Road	8	3.05	10.59	Y	6.22	N	U	Easment Holder: Peapack Gladstone
I.	70 Mosle Road	Mosle Road	8	3.06	10.56	Y	4.89	N	U	Easment Holder: Peapack Gladstone
J.	38 Willow Avenue	Willow Avenue	26	16.05	49.67	Y	41.13	N	U	Easment Holder: URWA
K.	76 Willow Avenue	Willow Avenue	26	19	11.46	Y	3.23	N	U	Easment Holder: URWA
L.	26 Branch Road	Branch Road	27	1	16.09	Y	15.53	N	U	Easment Holder: URWA
M.	12 Branch Road	Branch Road	27	2	14	Y	10.30	N	U	Easment Holder: URWA
N.	36-38 Fowler Road	Fowler Road	33	6	50.81	Y	41.17	N	U	Easment Holder: URWA
O.	50 Fowler Road	Fowler Road	33	7	28.9	Y	25.16	N	U	Easment Holder: URWA
P.	48 Holland Road	Holland Road	33	8	124.57	Y	93.82	N	U	Easment Holder: URWA
Q.	3 Brady Drive	Brady Drive	33	10	5.66	Y	4.72	N	U	Easment Holder: Peapack Gladstone
R.	125 Route 206	Route 206	33	13	71.29	Y	47.14	N	U	Easment Holder: Peapack Gladstone

Total of all conservation easement Green Acres-encumbered acres on this page only: **334.86**
 Total of all conservation easement Green Acres-encumbered acres from all pages of this ROSI: **368.87**

Note 1: For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the area held for recreation/conservation purposes.
Note 2: For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.
Note 3: Does any other entity have an undivided interest in this property? List co-owner in Notes column.
Note 4: F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)

CERTIFICATION:

I HEREBY CERTIFY that this Recreation and Open Space Inventory, comprising _____ total pages, is a complete and accurate listing of all lands held by the Local Government Unit, as of this _____ day of _____, 20____, for recreation and conservation purposes at the time of receipt of Green Acres funding.

This ROSI is being submitted to Green Acres as part of project number: _____ and entitled: _____

Chief Executive Officer of Local Government Unit

Planning Board Chairperson (or equivalent)

Date: _____

Date: _____

This Certification is to be signed only on this page, Page 7, of the Recreation and Open Space Inventory.

If required by local ordinance, number and date of governing body resolution authorizing Mayor to sign the ROSI:

Resolution Number

Date of Resolution

(Resoultion attached)



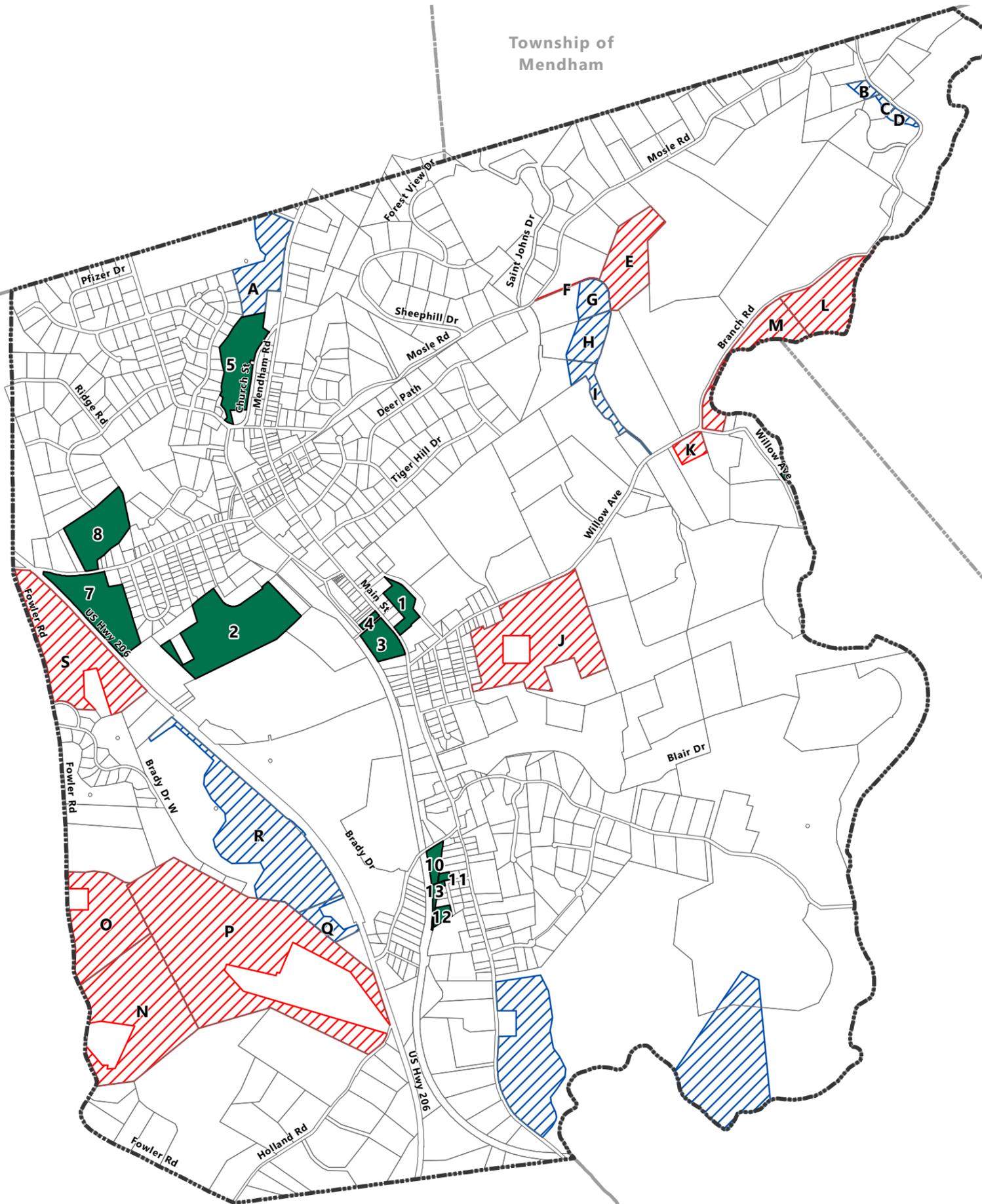
Township of Chester

Township of Mendham

Township of Bedminster

Borough of Bernardsville

Borough of Far Hills



Project Title:

Open Space & Recreation Plan

Borough of Peapack and Gladstone
Somerset County, New Jersey



Legend

ROSI

Easements

Municipal

Non-Profit

Rev	Description	Date	Dwn	Ckd

Dwg. Title

ROSI Map

Graphic Scale



Joseph H. Burgis PP, AICP
Professional Planner
New Jersey License # 2450

Project No. 3778.05
Sheet No. 1 of 1
Date 01.07.22
Drawn DN
Scale 1" = 1,700'

Dwg. No.
rosi map

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Source 1: Municipal boundary data from NJDEP
Source 2: Street centerlines data from NJDEP
Source 3: Parcel data from NJGIN Open Data, Somerset County.
Source 4: Easement data from 2011 OSRP prepared by the Land Conservancy of New Jersey.

Note: Easement data is diagrammatic only, and is not survey accurate.



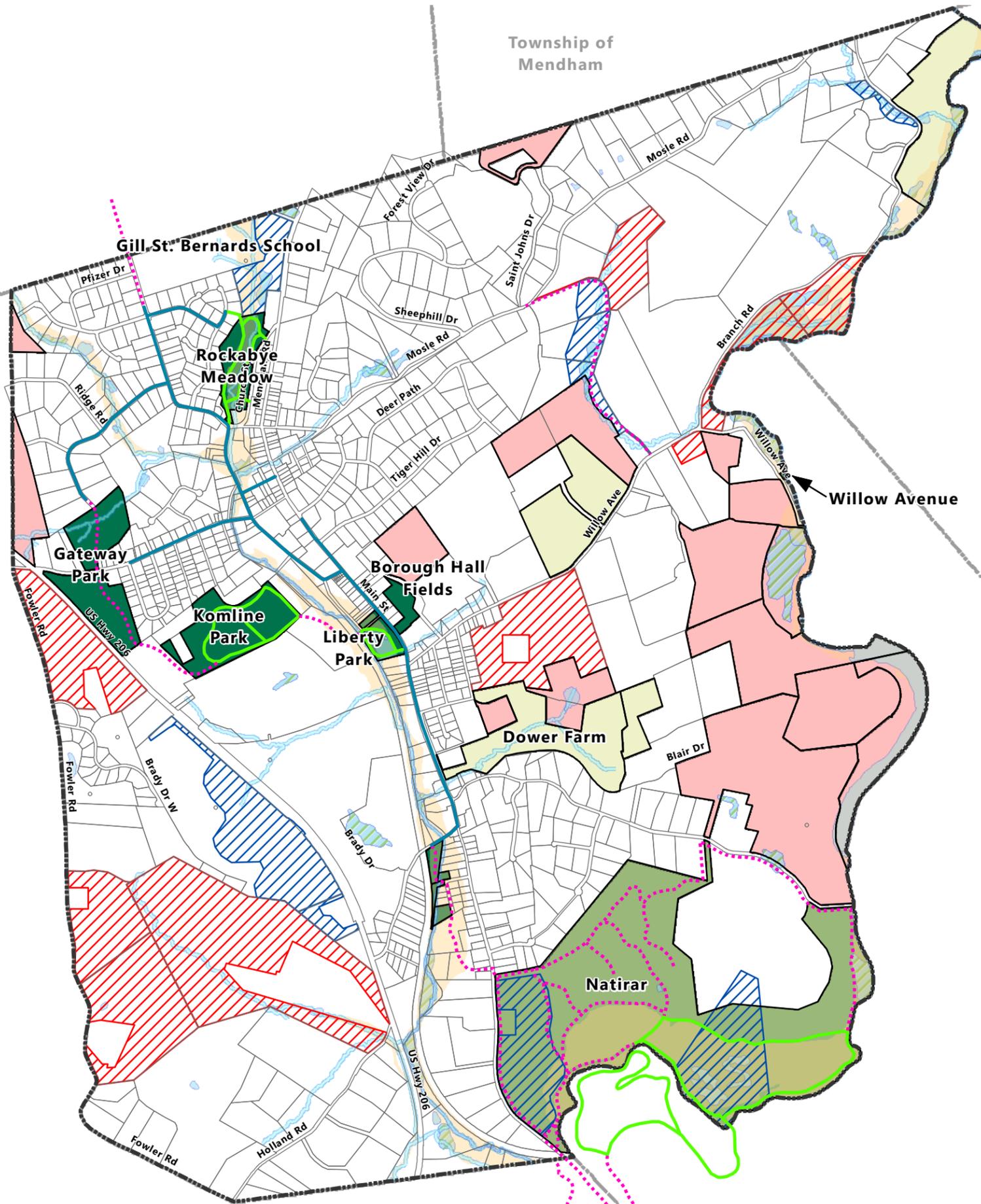
Township of Chester

Township of Mendham

Borough of Bernardsville

Township of Bedminster

Borough of Far Hills



Project Title:
Open Space & Recreation Plan

Borough of Peapack and Gladstone
Somerset County, New Jersey



Legend

- ROSI
- County-Owned Lands
- Preserved Farmland
- Targeted Areas for Future Consideration
- Municipal Easement
- Non-Profit Easement
- Existing Trails
- Proposed Trails
- Sidewalks
- Waterbodies
- C-1 Streams
- Flood Hazard Areas
- Wetlands

Rev	Description	Date	Dwn	Clk

Dwg. Title

Open Space Map

Graphic Scale



Joseph H. Burgis PP, AICP
Professional Planner
New Jersey License # 2450

Project No. 3778.05
Sheet No. 1 of 1
Date 01.07.22
Drawn DN
Scale 1" = 1,700'

Dwg. No.
open space map

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Source 1: Municipal boundary data from NJDEP
 Source 2: Street centerlines data from NJDEP
 Source 3: Parcel data from NJGIN Open Data, Somerset County.
 Source 4: Wetland and C-1 Stream data from NJDEP.
 Source 5: Waterbody data from National Hydrology Dataset.
 Source 6: Flood Hazard Area data from FEMA, dated 2016.
 Source 7: Easement data from 2011 OSRP prepared by the Land Conservancy of New Jersey.
 Source 8: Trail data from Gladstone Design, Inc.

Note: Easement data is diagrammatic only, and is not survey accurate.

