

Greater Limestone Valley Greenway:

This Greenway encompasses land south of Greendell Road, south of Route 519 and north of the Route 80 corridor. It is significant in that it represents the sub-watersheds associated with both Bear Creek and Trout Brook. It is a region exhibiting climax forests, limestone geology, cave structures and sinkholes. N.J. DEP Natural Heritage Priority Sites include the Southtown Sinkhole, Glovers Pond and Luse Pond. The Nature Conservancy and Ridge and Valley Conservancy have jointly created the Glovers Pond Preserve, a natural area extending across the Allamuchy Township border. The Ridge and Valley Conservancy also owns 33 acres on the north side of South Street. An almost 70-acre tract off Route 612 (Allamuchy Road) contains a wetland complex and was recently purchased by N.J. DEP where several biologic studies are being conducted.

The Johnsonburg Presbyterian Camp & Conference Center owns nearly 300 acres off Route 519 (Hope-Johnsonburg Road) and South Town Road. They run cooperative programs with the Frelinghuysen Recreation Committee and have developed trails through the property as well as offer access for limited hunting and fishing.

Regional bicycling enthusiasts follow State Park Road toward Route 519 (Hope-Johnsonburg Road) to travel either west toward Hope or east toward Sussex County. Another bicycle route follows Route 612 (Allamuchy Road) from Allamuchy to continue in either direction at the intersection with Route 519. The unused Wiley and Cross roadways are herein proposed as a trail to connect South Town Road to State Park Road via Heller Road. Further connections are possible through the Glovers Pond Preserve or Johnsonburg Presbyterian Camp & Conference Center to connect with Camp Wequa Lane off Bear Creek Road. From there the possibilities abound as it's conceivable to then secure access to the N.J. DEP- owned Allamuchy Road wetland property.

Special attributes include:

- Cave systems
- Sinkholes
- Limestone outcrops
- Dense forests
- Greendell Ridge Preserve
- Bear Brook
- Trout Brook
- Luse Pond
- Glovers Pond Preserve
- Allamuchy Road wetland
- Camp Wequa Lane
- Wiley Road & Cross Road easements
- Smith Field
- Bending Brook region
- South Town limekiln

State Park Greenway:

This Greenway capitalizes on the long views northward offered from State Park Road and the facilities available at Jenny Jump State Forest. The State Park is open for camping, hunting, hiking, bicycling and a number of different recreation activities. Regional bicyclists use State Park Road to access Route 519 (Johnsonburg-Hope Road) because it offers exceptional vistas and an even surface. Farmsteads are nestled along

the winding roadway. The roadway exhibits a marked change in elevation as it traverses these high elevations.

Special attributes include:

- Jenny Jump State Forest
- Viewsheds
- Bicycle route
- Historic farmsteads
- Dense forests
- Outdoor recreation

Trails Along the Way Less Traveled:

A primary goal expressed during the process of preparing this *Open Space and Recreation Plan* was to create more trails. In order to do so, Frelinghuysen may use legal rights-of-ways, conservation easements and rural country roads to designate the roads less traveled as also serving as pedestrian or equestrian trails, where appropriate. Linear corridors were suggested in the 1996 Township *Open Space Plan* in order to link public and private open space parcels, thus providing the benefit of reducing traffic on local roadways and offering more recreation opportunities. (Pg. 7)

Determining where trail development would be appropriate is dependent on many factors to ensure success and public support. The following comprehensive list was provided by John Madden, the Frelinghuysen Township Planning Consultant, and is hereby offered for consideration.

- continuity of design
- connectivity with open spaces
- parking needs
- privacy to adjacent homeowners
- use of stream corridors
- destination points
- width of trails related to use of trails
- surface of trail related to use of trails
- trail maintenance
- volunteers
- use of gates to prevent vehicular access
- security
- road crossings
- signage
- bathroom facilities

The following right-of-ways and dead-end roads exist and may offer potential trails. These findings were augmented by personal observations.

- **Kerr Road** – Road opening off Route 94 offers minimal pavement shortly giving way to gravel and dirt. A wooden bridge further in is barely one-lane wide. Accessing from Route 94, one initially encounters active pastureland on both sides then passage gives way to intermittent dense forests.
- **Wiley Road and Cross Road** – These two mapped roadways may be developed into a trail system that would link South Town Road with State Park Road via Heller Road. A Wiley-Cross Trail would provide more than a mile of pedestrian

/ equestrian access at the southwestern corner of the Township, one of the most rural sections of the municipality.

- **Old Stage Road** - Another trail system may be developed to utilize Old Stage Road off Ramsey Road, which presently only serves one farm family, yet adjoins properties maintained by Wildlife Preserves, Inc. and The Nature Conservancy. These entities are dedicated to holding the land in question for natural purposes. According to a representative from The Nature Conservancy, a local boy scout troop developed the Glen Wyse Trail about eight years ago through said properties. (*Mike Van Clef, TNC Dir. of Science - tel. conversation; 11-10-05*) The attached Greenways Map shows approximately where said trail system exists. Signs are needed indicating its route past Mud Pond and it may be expanded further to connect to Route 94 and across to municipal / school property.



dense forests. Further links through private / public easements should be explored.

- **Dark Moon Extension** - Accessed off Dark Moon Road, this roadway (shown here) represents an important historic corridor leading to an abandoned Colonial-era cemetery. The cemetery is located on private property. Passage passes by evocative high limestone outcroppings and
- **Camp Wequa Extension** - A little-known route, this unused roadway off Bear Creek Road is said to offer an excellent bridle path. Further links through private / public easements should be explored.
- **Paulinskill Valley Trail System** - The Paulinskill Valley Trail traverses Frelinghuysen just east of Paulina to wind along the Paulins Kill for about 2,000 feet and then again east of Marksboro to follow a mostly straight path toward Stillwater Township, Sussex County, for almost 3,000 feet. It crosses Stillwater and Henfoot Roads. It plays a key role in the Great Northwest Skylands Trail System, wherein the Paulinskill Valley Trail uses a converted railroad bed to provide a 26-mile straight path from Columbia to Branchville. Just south of Branchville, it links with the 21.2 -mile Sussex Branch Trail leading toward Waterloo Road, in Byram. Its terminus at the Columbia Lake Wildlife Management Area, in Knowlton Township, provides access to the Appalachian Trail and the myriad of hiking opportunities available in the Delaware Water Gap National Recreation Area. Together, and with the recent purchase of the

Leigh & Hudson railroad easement in Green Township, these trails form the basis of the linear Kittatinny Valley State Park system.

Using the abandoned railway corridor creates a premier multi-use resource. The level surface is ideal for those who enjoy walking, as well as long-distance hikers, and has proven particularly attractive to horse riders because of its hard, unpaved surface. Its proximity to the river also offers exceptional rural scenery and good fishing opportunities. Local links to this system should be explored. Private land owners may consider temporary lease agreements to provide access to the Paulinskill Valley Trail. (www.N.J.skylands.com)

- **Muller Lane** - A namesake for the farm family it still serves, plus only a few new residences, Muller Lane leads to an intriguing tower owned by the U.S. Federal Aviation Administration which has long served as a beacon for overhead flights. As such, it offers an unrestricted view of the surrounding countryside. At the upper reaches of the picturesque Paulins Kill Valley, it could potentially serve as a destination point for hikers, especially if access to a network of trails is developed.

Lackawanna Cut-Off - The former Lackawanna Cut-Off railroad easement (shown below at the Camp Wasigan Road culvert) is owned by N.J. DOT and traverses roughly through the middle of Frelinghuysen from Blairstown to Green Township, in Sussex County. An ornate train depot was built near Johnsonburg and is still visible off Kerrs Corner Road near the intersection of Route 661 (Ramsey Road). It was also accessed via a low railroad culvert that although blocked from traffic today, provides a marvelous view of the hills to the southwest. Reactivation has been planned since the late 1980's to provide mass transit from Scranton to Hoboken. The project has, to date, received partial funding approval from Congress and has the support of county planning agencies in Warren and Sussex counties, as well as Pennsylvania. The project has been delayed, however, and is still under review. It is possible to envision a shared easement, whereby pedestrians can utilize designated lanes adjacent and safely far away from active rails. In the interim, Frelinghuysen Township may want to enlist the help of the Rails to Trails Conservancy to negotiate an agreement with the N.J. DOT to use the Lackawanna Cut-Off rail line as a trail as the reactivation project progresses. (www.railstrails.org)

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ACTION PLAN & RECOMMENDATIONS

*"I believe and hope that the people and managers of the town all have the same desire to keep this little piece of paradise a big secret in the ever over-developing landscape of New Jersey... There are still many stars in the sky at night and I like that I can let my dog down to the Paulinskill Trail and most often feel like we are the only ones around... I like that I can run down the street and play a round of golf and rarely have people in front of me or behind. It's just great."
("Patti", Frelinghuysen resident at Charlie Rydell's book signing, 11-13-05)*

Frelinghuysen Township can benefit from comprehensive long-range open space planning. This document sets forth a series of strategies that should be adopted in order to meet the goals set forth through development of this *Open Space and Recreation Plan*. Hereby proposing a five-year plan and ways to continue the process, it should facilitate not only obtaining grant monies but serve as a vehicle for continued dialogue about recreation and land preservation needs.

Within One Year - (2006-2007)

- ✓ Adopt the Frelinghuysen Township Open Space & Recreation Plan as an element of the town's *Master Plan*.
- ✓ Apply to the New Jersey Green Acres Planning Incentive Program to make the Township eligible for land acquisition grants.
- ✓ Integrate the Conservation Easement report and maps pending completion by Ted Stiles into this Open Space and Recreation Plan.
- ✓ Continue aggressively pursuing farmland preservation as outlined in the 2005 Frelinghuysen *Farmland Preservation Plan*.
- ✓ The Open Space Advisory Committee should prepare a financial report documenting how Trust Fund revenue can be invested and/or leveraged to maximize purchasing power.
- ✓ Resolve whether roads less traveled and/or unused by the general public (such as Wiley Road) have been officially vacated or remain legal right-of-way corridors.
- ✓ Identify limekilns throughout Frelinghuysen in order to determine how best to safeguard these treasured and unique historic landmarks.
- ✓ Meet with Open Space Committees or Environmental Commissions from adjoining municipalities to share Frelinghuysen Township's Greenway Map and identify shared initiatives.
- ✓ Analyze vacant railroad properties to determine suitability for open space acquisition.

- ✓ Analyze municipal properties to determine suitability for future open space / recreation projects and initiate appropriate municipal action.
- ✓ Review tax assessment records to maintain the integrity of the enclosed data and determine open space / recreation suitability of all designated lots.
- ✓ Apply for funding annually from the Warren County Open Space, Recreation, Farmland & Historic Preservation Trust Fund for consideration of eligible projects.

Within Three Years (By 2009)

- ✓ Review and prioritize the properties highlighted in the Open Space and Recreation Plan with stakeholders. Visit properties and decide strategies and funding sources to pursue.
- ✓ The Recreation Committee should study feasibility of applicable recreation projects, for example, development of safe and enjoyable bicycle trails in Frelinghuysen.
- ✓ Begin discussions with the Smith family for possible purchase and preservation of Smith Field for recreational use.
- ✓ Prepare a detailed Historic Preservation Plan taking into account all historic resources throughout the Township including but not limited to historic dwellings, barns, tunnels, bridges, caves, limekilns and districts.
- ✓ Install signs where appropriate identifying historic sites around Frelinghuysen.
- ✓ Acquire land adjacent to the Paulins Kill to protect the watershed.
- ✓ Investigate county deeds for Johnsonburg Park.
- ✓ Coordinate easements to allow access to private, nonprofit and public land.
- ✓ Work to obtain specific conservation easements to encompass cave systems and limekilns throughout the Township.
- ✓ Start outreach efforts with landowners in Historic Marksboro to investigate possible land preservation opportunities and assess local support and if favorable, lobby for development of a bypass for the village.
- ✓ Establish a task force to analyze the possible effects of reactivation of the Lackawanna Cut-Off to determine whether the easement may be used as a trail system in the interim.

Within Five-Years (By 2011)

- ✓ Apply each year to the Green Acres Planning Incentive Program to replenish Frelinghuysen Township's account for grant awards.
- ✓ Convene regular meetings / workshops with groups directly associated with local land use issues such as the Ridge and Valley Conservancy, Inc., The Nature Conservancy, Wildlife Preserves Inc., Pequest-Paulinskill Watershed Association, Skylands Trails Association, Genesis Farms and the Johnsonburg Presbyterian Conference Center to discuss partnership opportunities for open space preservation in Frelinghuysen Township.
- ✓ Determine how open space will enhance the long-term preservation of each historic site and work with the Frelinghuysen Historical Society to integrate priorities in the proposed Historic Master Plan with the Open Space & Recreation Plan.
- ✓ Sponsor annual bus tours of preserved properties and historic sites in Frelinghuysen Township to increase public awareness.
- ✓ Host a Land Preservation Education Forum whereby landowners can learn about possible tax benefits associated with land preservation.
- ✓ Set up a forum for continued dialogue regarding regional land preservation projects with neighboring municipalities and county agencies.
- ✓ Host public awareness workshops whereby conservation partners, county agencies and state entities may discuss funding options.
- ✓ Have in place a system to review the *Open Space and Recreation Plan* yearly to update property information to submit to Green Acres relative to approved grants.
- ✓ Sponsor and/or encourage annual Earth Day / Arbor Day activities at Frelinghuysen School or the Ridge & Valley Charter School to encourage public awareness of land conservation efforts.
- ✓ Lobby elected state officials to make changes in the current system for assessing farmland to ensure greater equity for farmers.
- ✓ Install more signs at specific locations to inform the public about Frelinghuysen's significant role in the industrial / agricultural development of the region.

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PRESERVATION TOOLS, PARTNERS & FUNDING SOURCES

*"Conservation is a basis of permanent peace." Franklin D. Roosevelt, 1944.
(Breaking New Ground, Pinchot, Gifford, 1974; Pg. 371)*

To accomplish all of its open space goals, Frelinghuysen Township should consider seeking funding from a variety of sources. Coordination of efforts should be undertaken by a designated resident, employee, committee or professional open space advisor to ensure success. This section is a listing of the tools, partners and funding sources available to preserve open space. It is not meant to be exhaustive or a complete listing. It is a listing of the most commonly used and successful techniques. In addition to describing the partners' contact information and general mission statements, several of the following descriptions offer potential applicability for guidance in setting a course toward specific open space preservation recommendations.

PRESERVATION TOOLS

Direct Acquisition

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

The Township may want to develop educational materials that target large property owners to describe various financial approaches to preserving land. For example, some owners may agree to sell blocks of their land over time to the Township or other preservation partner. Other landowners may sell their land to the Township at a bargain sale to receive deductions for a charitable contribution on federal income tax. Leasing arrangements with the owner allows the municipality to purchase the property and lease it back to the owner. This arrangement works when the property is not needed for immediate public use. Owners who want to remain on their property can sell a life estate. All of these techniques accomplish the Township's goal of retaining large properties without the prohibitive costs of direct acquisition.

The Township can establish a relationship with a nonprofit land trust, such as the Morris Land Conservancy, to reach out to inform property owners of preservation options.

Less Direct Acquisition: Easements

Another effective tool for preserving land is an easement. An easement grants an entity the right to use property for a specific purpose. There are many kinds of easements designed for many purposes. Easements most appropriate for Frelinghuysen Township include State, County and/or municipal programs:

- Agricultural easement – purchases the development rights to the property to preserve agricultural use of the site
- Conservation easement- purchases the development rights to a property to preserve the natural landscape and/or environmental attributes
- Trail easements – purchase the right to traverse a specific path through a property
- Scenic easements – purchase the right to maintain a view and ensure the natural landscape is maintained
- Historic easements – purchase the rights to restrict changes to the exterior of interior of a building and its surrounding landscape

The advantages of easements include the lower costs to the buyer in acquiring a particular use on a piece of property. Conservation easements generally cost from 70% to 80% of the fair market value of the land. Trail easements may be used appropriately to create greenways along riparian corridors and around water bodies.

Another advantage of easements is that land remains in private ownership. The Township will still collect property taxes from the owner, albeit at a reduced rate depending on the amount and type of easement imposed on the land. Written into the deed, an easement will be associated with a tract of land despite a change in ownership. Public access is not necessarily a condition for an easement. Easements can provide a conservation solution for the municipality and the private landowner. They represent a flexible tool that can be written to satisfy public uses as well as private landowners' needs.

Bonding

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

Installment Purchases

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

Lease-Back Agreement

If the land is not needed for immediate use, the Township can purchase a piece of property and lease it back to the owner or another entity for use. Partial reimbursement of the purchase price can be repaid through rental fees, and maintenance costs are reduced. A variation of this technique is the use of estate rights. The Township would purchase a piece of property and allow the seller to continue to live on the property for a specified amount of time or until death. This technique is most useful when the Township identifies an important tract and wants to ensure its availability in the future. The landowner may realize estate tax advantages through these methods.

Donation/ Bargain Sale

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

Long-term Lease

The Township may be able to negotiate a long-term lease with a landowner unwilling to transfer complete ownership. This method may be a useful option for trail easements or athletic fields. The Township will have to weigh the cost advantages of long-term rental payments and the uncertainty of future ownership against outright acquisition strategies. Contract negotiations must be carefully structured in order to protect all interested parties well into the future.

Zoning

Open space benefits may be achieved through the use of municipal tools such as cluster zoning or lot size averaging. This technique allows the same density on a tract of land as would be allowed under current zoning regulations, yet reduces individual lot sizes. It can be an attractive incentive to developers since they will spend less on construction and infrastructure costs. The remaining land becomes dedicated open space at no cost to the municipality. The dedicated open space resulting from this planning tool should be monitored to ensure the open space values are maintained. Any open space dedicated as part of a developer's agreement should be placed under a conservation easement. The Township may also want to require the establishment of bonds or other endowment to pay for maintenance and monitoring of said easements.

Protective zoning is a tool used to limit development in environmentally sensitive areas, such as aquifer recharge zones, wetlands, steep slopes, stream corridors,

natural and historic sites. It is recommended that Frelinghuysen Township should consider whether or not to allow large planned unit developments and senior housing complexes that would require sewers and water service because such housing options may prove “an effective way of encouraging a greater amount of acreage devoted to farmland and open space preservation.” (*Frelinghuysen Master Plan Re-examination Report, 2005; Pg. 23*) Rather than continue suburban development patterns featuring isolated single-family homes that dot the landscape, Frelinghuysen now has the planning tools needed to ensure that all future housing projects incorporate significant amounts of open space.

Eminent Domain

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

PRESERVATION PARTNERS AND FUNDING SOURCES

Federal Programs

➤ ***The Forest Legacy Program (FLP)***

Contact: www.fs.fed.us/spf/coop/flp.htm

The Forest Legacy Program is a federal program in partnership with states to protect environmentally sensitive forest lands from conversion to non-forest use. It is a voluntary program designed to encourage protection of privately owned forests through conservation easements. FLP helps the states develop and carry out forest conservation plans and encourages and supports programs which restrict development, require sustainable forestry practices and protect other values.

➤ ***Transportation Equity Act for the 21st Century***

Contact: Joe Jagniatkowski
Roxbury Corporate Center, 200 Sterli Court
Mount Arlington, N.J. 07856; Phone: 973-770-5070/5068
www.state.N.J.us/transportation/business/localaid/index.html

The U.S. Department of Transportation has established that funding for trail development and enhancement is an eligible expenditure from the Federal Transportation Trust. The amount of funding for these programs is substantial and can be used for a number of projects including land acquisition, trail construction, historic preservation, and environmental mitigation to address water pollution and scenic or historic highway programs.

➤ ***Natural Resources Conservation Service (NRCS)***

Contact: N.R.C.S., 54 Old Highway 22, Suite 201
Clinton, N.J. 08809-1389

The USDA Natural Resources Conservation Service (NRCS) “provides leadership in a partnership effort to help people conserve, maintain and improve our natural resources and environment.”

- **Wetlands Reserve Program (WRP)** - This is a “voluntary program that offers landowners a chance to receive payments for restoring and protecting wetlands on their property.” www.N.J..nracs.usda.gov/ag_assistance/wrp.html
- **Wildlife Habitat Incentives Program (WHIP)** - Started in 1998, this program assists landowners with free technical assistance to implement practices that benefit wildlife habitats. Up to 75% of project costs can be thus reimbursed, WHIP funding and technical assistance has been used statewide for preserving bog turtle habitats and establishing outdoor environmental education facilities. www.nracs.usda.gov/programs/whip/states/N.J..html
- **Matching Grants Program** - Provides \$1,000 to \$2,500 matching grants to environmental commissions and partner agencies “for projects documenting environmental resources, preparing resource protection strategies and preparing and disseminating environmental education materials.”
Application deadlines: December 1 annually.

State Programs

➤ *New Jersey Department of Environmental Protection (N.J. DEP)
Green Acres Programs*

Contact: N.J. DEP
PO Box 402, Trenton, N.J. 08625-0402
Phone: 609-984-0500

The State is under a 1998 mandate to protect one (1) million acres of open space and farmland over a period of 10 years. The Green Acres program provides funding assistance for the acquisition of municipal parks and recreation areas listed in the Open Space and Recreation Plan. Through its Planning Incentive Program, Green Acres will provide a grant that will cover up to 50% of the land acquisition costs of a particular tract. Municipalities with a dedicated funding source for conservation and recreation purposes, and an Open Space and Recreation Plan, are eligible for the Planning Incentive Grant program.

Green Acres also offers the traditional project specific land acquisition program which provides 25% grants and 75% low interest loans. Applications can be submitted at any time throughout the year, but funding decisions are made twice a year, generally in April and August. The N.J. DEP also offers a Matching Grants Program to municipal environmental commissions for projects documenting resources, preparing resource protection strategies and preparing and disseminating environmental education material.

➤ ***New Jersey Department of Environmental Protection (N.J. DEP)
Statewide Livable Communities Grants Program***

Contact: Joseph Rogers, Coordinator
Statewide Livable Communities Program
N.J. DEP, 401 East State Street, PO Box 402, Trenton, N.J. 08625-0402
Phone: 609-984-0828

The Fiscal Year 2005 State Budget provided \$10 million for the N.J. DEP to assist municipalities and counties with enhancing recreational opportunities by renovating existing parks; installing new equipment; creation of new parks; replacing equipment; and, other related projects. Eligible projects may receive up to \$200,000 in funding. Municipalities may co-sponsor joint projects and will each be eligible for up to \$200,000.

➤ ***New Jersey Department of Community Affairs (N.J. DCA)
Statewide Livable Communities Grant – Municipal Capital Improvement Projects***

Contact: Kenny Esser, Special Projects Manager
N.J. Dept. of Community Affairs, 101 South Broad Street, PO Box 803,
Trenton, N.J. 08625-0803
Phone: 609-341-3217

The Fiscal Year 2005 State Budget provides \$6 million for the N.J. DCA to assist municipalities with capital improvement projects for municipally owned properties. Eligible projects may receive up to \$200,000 in funding. Municipalities may co-sponsor joint projects.

➤ ***New Jersey Historic Trust***

Contact: New Jersey Historic Trust
PO Box 457, 506-508 East State Street, Trenton, N.J. 08625
Phone: 609-356-8856

The N.J. Historic Trust receives an allocation of about \$6 million each year for historic preservation projects. These funds are awarded as grants for restoration projects. The grants cannot be used for land acquisition; however, combining open space and historic preservation strengthens a project's rank in the application process.

County Programs

➤ ***Warren County Open Space, Recreation, Farmland and Historic Preservation Trust Fund***

Contact: Warren County Dept. of Land Preservation
500 Mt. Pisgah Avenue, PO Box 179
Oxford, N.J. 07863; Phone: 908-453-2650 / Fax: 908-453-3150

Frelinghuysen Township has twice pursued funding from this source and been successful. Although later withdrawn, the Township applied for and was granted money to acquire Lolas Grist Mill for historic preservation. Currently, a second application is pending to acquire the Anglieri tract off Ramsey Road for active

recreation. This proven track record of knowing how to approach the county for assistance with viable projects no doubt works in Frelinghuysen's favor.

The Trust Fund is administered by the Warren County Department of Land Preservation. Historically, this Fund has been used to award grants to municipalities and non-profit organizations as well as for direct acquisition by the Warren County Board of Freeholders. Generated via public referendums approving an open space tax currently set at 4 cents per \$100 of assessed property value and is to be awarded as follows:

- 55% to be awarded for farmland preservation projects upon recommendation by the county Agriculture Development Board to the Board of Chosen Freeholders.
- 25% to be awarded to municipalities or nonprofit organizations upon recommendation by the county Municipal & Charitable Conservancy Trust Fund Committee to the Board of Chosen Freeholders for a) Land acquisition for open space preservation; b) Land acquisition for passive and/or active recreation; c) Land acquisition for farmland preservation; and d) Land acquisition or stabilization of historic structures. Multi-use and multi-funded projects highly preferred. *Application deadline: as submitted. Grant approval: December.*
- 20% to be awarded for county acquisitions upon recommendation by the county Board of Recreation to the Board of Chosen Freeholders. The Warren County Board of Recreation currently has approval for a \$5 million bond

Nonprofit Land Conservation Organizations

➤ ***Morris Land Conservancy (MLC)***

Contact: Barbara Heskins Davis, Director of Municipal Programs
Morris Land Conservancy, Partners for Greener Communities
19 Boonton Avenue, Boonton, N.J. 07005
Phone: 908-541-1010 / Fax: 973-541-1131
www.morrislandconservancy.org

Morris Land Conservancy is a nonprofit, membership organization working to preserve open space in northern New Jersey. The Conservancy is helping municipalities throughout Morris, Somerset, Warren, Bergen, Sussex and Passaic with a diverse range of open space projects. To date, the Conservancy completed 43 Open Space and Recreation Plans, Farmland Preservation Plans and Trail Plans, and has staff skilled in the art of land negotiations and crafting successful conservation strategies.

➤ ***Association of New Jersey Environmental Commissions (ANJEC)***

Contact: ANJEC
PO Box 157, Mendham, N.J. 07945
Phone: 973-539-7547 / Fax: 973-539-7713
www.anjec.org

ANJEC's mission is to promote the public interest in natural resource preservation, sustainable development and reclamation, and support environmental commissions and open space committees.

In June 2005, Frelinghuysen Township was awarded a Smart Growth Planning Grant from ANJEC to help fund development of this *Open Space and Recreation Plan*. ANJEC will typically award up to \$25,000 in 50% matching grants to municipalities for developing such plans that contribute to obtaining State Plan endorsement and/or facilitate open space planning by assisting with preparing environmental resource inventories, critical areas ordinances, build-out studies, redevelopment plans and elements of the Master Plan that foster innovative land use concepts. The Frelinghuysen Township Historical Commission may choose to seek funding from this program to prepare an updated and in-depth Historic Preservation Plan. Application Deadline: April

➤ ***Ridge and Valley Conservancy Inc. (RVC)***

Contact: R.V.C., Inc., PO Box 146, 16 Main Street,
Blairstown, N.J. 07825
www.rvlandtrust.org

Based in nearby Blairstown, the Ridge and Valley Conservancy, Inc. is a nonprofit corporation formed in 1990 with the primary mission of preserving the Appalachian Valley & Ridge region of New Jersey. As a land trust, RVC has the ability to purchase and/or otherwise acquire land as well as manage property for public good plus offer environmentally sound advice regarding land development and stewardship.

➤ ***The Nature Conservancy (TNC)***

Contact: The Nature Conservancy
200 Pottersville Road
Chester, N.J. 07930
www.nature.org

A nationwide organization, The Nature Conservancy works to preserve the plants, animals and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive. The Nature Conservancy established the New Jersey Chapter Office in 1988 to protect the State's natural heritage.

The Nature Conservancy has been instrumental in Frelinghuysen Township, purchasing 473 acres outright and another 132 acres in conjunction with the Ridge and Valley Conservancy for land preservation. Designated as the Johnsonburg Swamp Preserve off Dark Moon Road (Rt. 519), the land met the criteria for purchase by TNC in that it contains a fragile ecosystem with globally threatened species.

➤ ***The New Jersey Conservation Foundation (N.J.CF)***

Contact: N.J.C.F., 170 Longview Road, Far Hills, N.J. 07931
Phone: 908-234-1225
www.njconservation.org

The N.J.CF creates and promotes land use policies and protects strategic lands through acquisition, management, and cooperative efforts. The organization works with individuals, corporations and governments to protect urban greenways and farmland.

➤ ***Paulinskill Pequest Watershed Association (PPWA)***

Contact: P.P.W.A.
PO Box 740, Blairstown, N.J. 07825
Phone: 908-362-7967

P.P.W.A. has as its mission preserving the integrity of the Paulinskill-Pequest watershed. They have proven to be a watchdog regarding development projects which may negatively impact the area and an advocate for new zoning criteria and ordinances. Through their continuing activities, they have become a voice for increased public awareness and concern about environmental issues.

➤ ***North Jersey Resource Conservation and Development Program (RC&D)***

Contact: Christine Hall, RC&D Coordinator
NRCS, North Jersey RC&D, 54 Old Highway 22, Suite 201
Clinton, N.J. 08809-1389; Phone: 908-735-0733 / Fax: 908-735-0744
www.northjerseyrcd.org

RC&D Council develops and manages grant-funded programs and projects that promote the improvement and wise use of the region's resources. Supported through USDA-Natural Resources Conservation Service, RC&D using a network of volunteers and facilitates how local residents and agencies can work together to address related problems. At present, the organization has an open call out for projects that promote stream corridor restoration.

Municipalities may submit potential project areas for consideration. Projects that demonstrate the diversity of buffers and their uses will be given priority. Examples of multiple uses include recreation, wildlife habitat, and water quality. Projects up to \$20,000 in cost will be considered for funding assistance. The program will fund site design, plant materials, deer protection, and storage components of riparian buffer restoration. In-kind services such as volunteer labor and equipment will serve for the required 25% match. In other municipalities, RC&D has been called upon to prepare Characterization and Assessment reports to assess the health of watersheds and find possible negative impacts.

➤ ***New York - New Jersey Trail Conference***

Contact: Ed Goodell, Executive Director
156 Ramapo Valley Road (Route 202)
Mahwah, N.J. 07430-1199
www.nynjtc.org

The New York - New Jersey Trail Conference is actively working to create with private and public property owners to extend walking trails throughout New Jersey. Their mission includes supporting efforts to preserve land on ridge tops and along stream corridors.

➤ ***Trust for Public Land (TPL)***

Contact: www.tpl.org

Since 1972, “the Trust for Public Land works to protect land for human enjoyment and well-being. TPL helps conserve land for recreation and spiritual nourishment and to improve the health and quality of life in American communities.”

➤ ***Natural Lands Trust (NLT)***

Contact: Clare Billett, Landscape Conservation Manager
Natural Lands Trust
1031 Palmers Mill Road
Media, PA 19063
www.natlands.org

The Natural Lands Trust (NLT) suggests a Growing Greener approach to land use planning that specifically promotes the protection of land equity while creating a community network of open space. They offer a related booklet outlining the following four (4) conservation tools: a) Envisioning the Future: Performing community audits; b) Protecting Open Space Networks Through Conservation Planning; c) Conservation Zoning: A Menu of Choices; and, d) Conservation Subdivision Design.

➤ ***Heritage Conservancy***

Contact: Jonathan Meade, Vice President of Planning
85 Old Dublin Place, Doylestown, PA 18901
215-345-7020 ext. 124
www.heritageconservancy.org

Although primarily active in Bucks County, Pennsylvania, the Heritage Conservancy was helpful to nearby Knowlton Township in purchasing the Sipple Farm off Route 94 for farmland preservation. Their mission is to protect natural and historic resources, provide partnership opportunities and also provide land use consultants.

➤ ***Conserve Wildlife Foundation of New Jersey (CWF)***

Contact: www.conservewildlifenj.org

A private, nonprofit organization dedicated to conserving and protecting the State’s endangered and threatened wildlife. Funding assistance and public education efforts through community outreach programs support N.J. Division of Fish & Wildlife’s Endangered and Nongame Species Program.

➤ ***Rails to Trails Conservancy***

Contact: Keith Laughlin
1100 7th Street, N.W. 10th Floor, Washington, D.C. 20036
201-331-9696
www.railstrails.org

This nonprofit group’s mission is to create a nationwide network of trails.

Through a program called 'railbanking' they work out agreements between private rail companies and trail agencies to use abandoned rail lines for trails. They may prove helpful in negotiating an agreement with the N.J. DOT to use the Lackawanna Cut-Off rail line as a trail in the interim as the reactivation project progresses.

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- b. Frelinghuysen Township Zoning Map, (Eric K. Snyder & Associates, Inc., Newton, N.J.) November, 2003.
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Web sites

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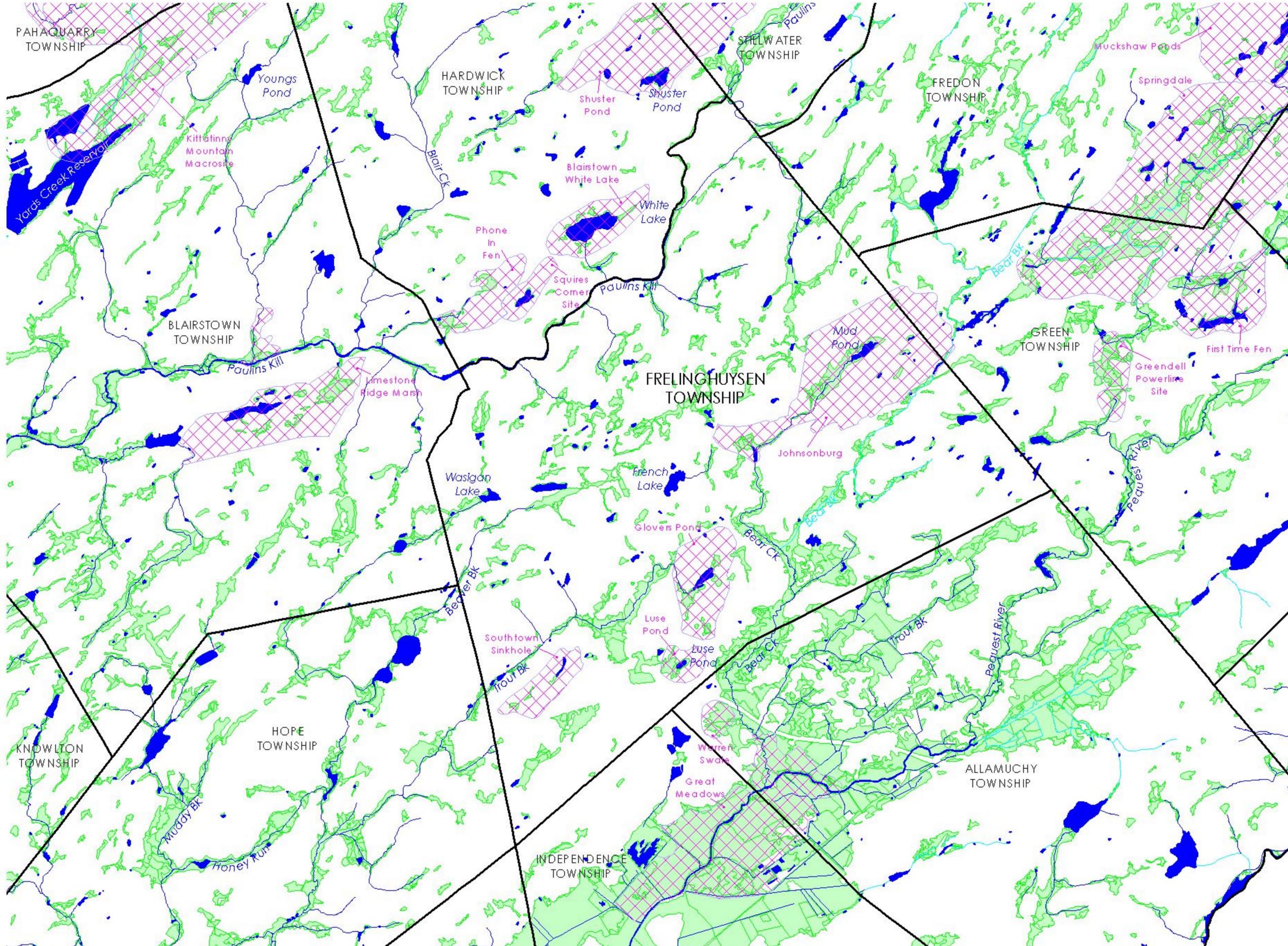
Johnsonburg Camps and Conference Center, Inc. 1959 (www.campjburg.org)

Ridge and Valley Conservancy, Inc (www.rvc.org)

New Jersey Skylands Association (www.njskylands.com)

MAPS

~ NATURAL FEATURES ~
 Township of Frelinghuysen
 Warren County, New Jersey



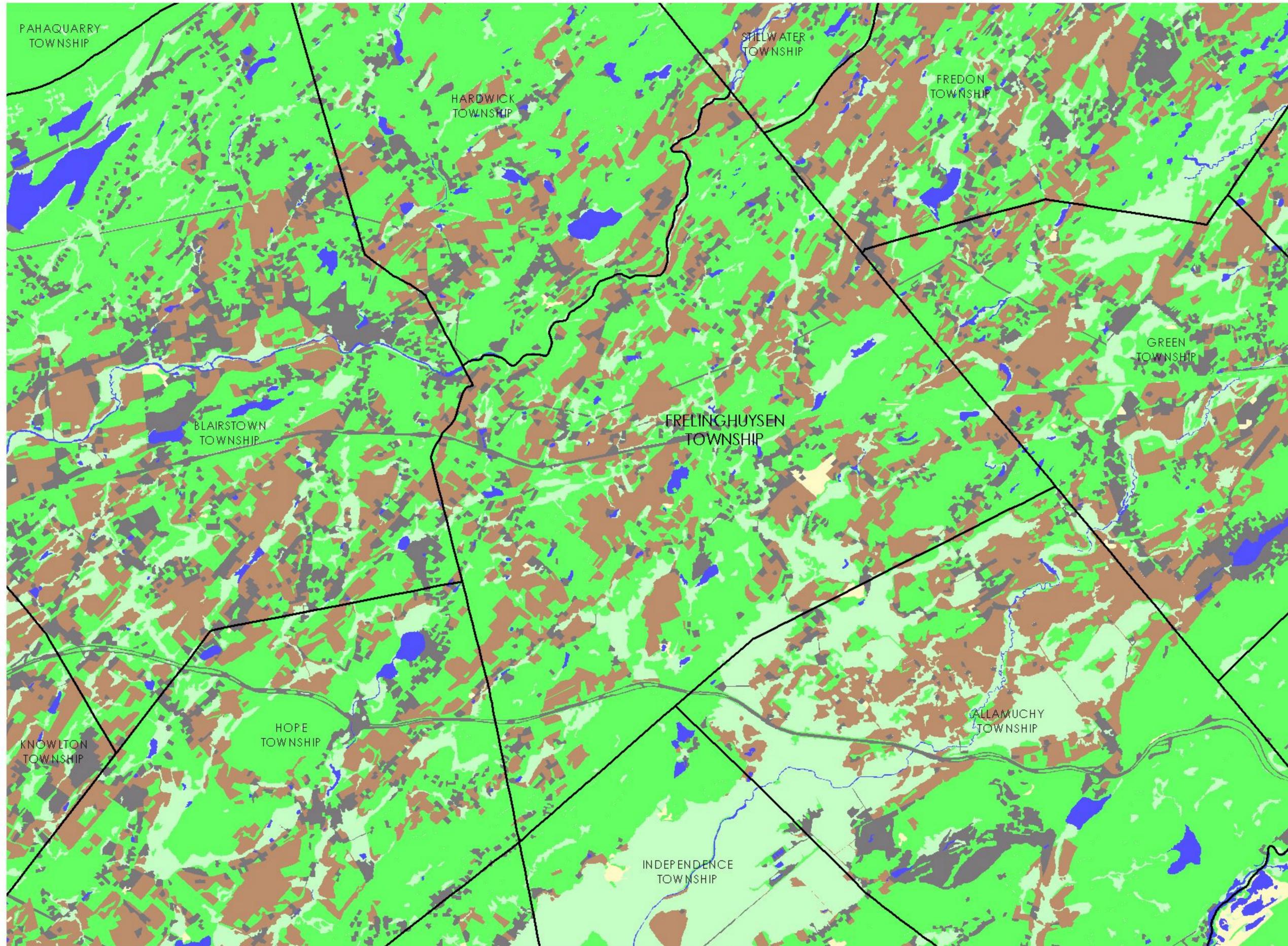
Wetland
 Natural Heritage Priority Site
 Category 1 Stream
 River/Stream
 Waterbody
 Municipal Boundary

0.6 0 0.6 1.2 Miles

ARSTY MAPPING CENTER
 MORRIS LAND CONSERVANCY
 19 Boonton Ave
 Boonton, NJ 07005
 Map Prepared February 28, 2005

Data Sources: NJDEP
 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.

~ LAND USE ~
Township of Frelinghuysen
Warren County, New Jersey



- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetland
- Municipal Boundary



Based on 95/97 Land Use/Land Cover data
0.6 0 0.6 1.2 Miles

ARISTY MAPPING CENTER
MORES LAND CONSERVANCY
19 Boonton Ave
Boonton, NJ 07005
Map Prepared February 28, 2005

Data Sources: NJDEP
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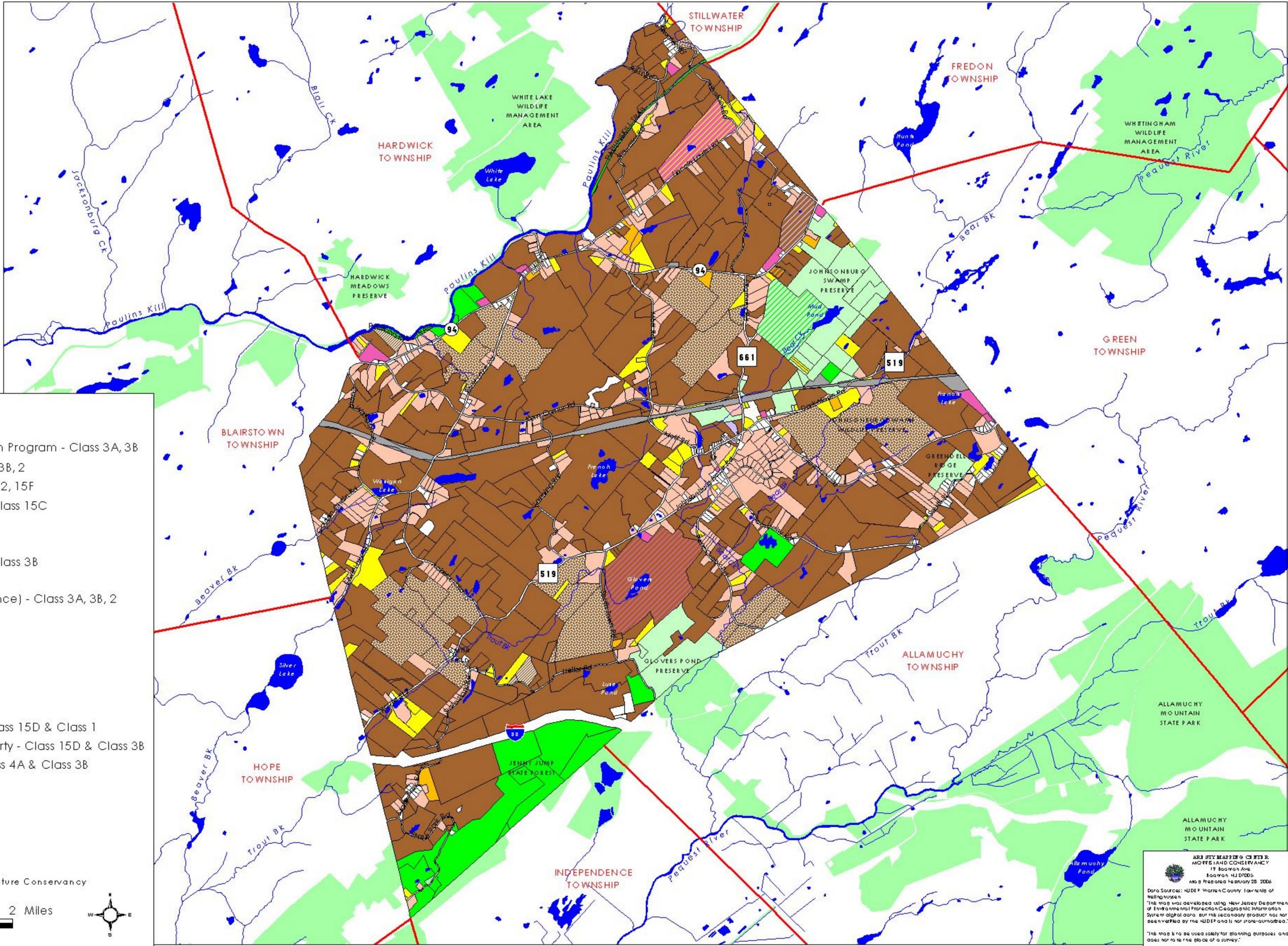
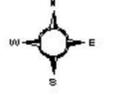
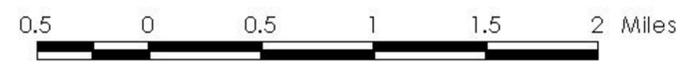
OPEN SPACE MAP

Township of Frelinghuysen Warren County, New Jersey



- State Owned Open Space - Class 15C
- Preserved Farmland - Class 3A, 3B, 15D
- Farm Assessed Property in 8 year Preservation Program - Class 3A, 3B
- Non-Profit Owned Open Space* - Class 15F, 3B, 2
- Property Owned by Wildlife Preserves - Class 2, 15F
- Federal, State & County Owned Property - Class 15C
- Township Owned Property - Class 15C
- Township Owned Vacant Property - Class 1
- Township Owned Farm Assessed Property - Class 3B
- Vacant Property - Class 1
- Farm Assessed Property (may include residence) - Class 3A, 3B, 2
- Board of Education Property - Class 15C
- Private Education Facilities - Class 3B
- Church & Charitable Property - Class 15D
- Cemeteries & Graveyards - Class 15E
- Other Tax Exempt Property - Class 15F
- Residential Property > 2 acres - Class 2
- Commercial Property > 2 acres - Class 4A
- Church & Charitable & Vacant Property - Class 15D & Class 1
- Church & Charitable & Farm Assessed Property - Class 15D & Class 3B
- Commercial & Farm Assessed Property - Class 4A & Class 3B
- Regional Open Space
- Parcel
- Municipal Boundary
- Waterbody
- River/Stream

* Owned by the Ridge & Valley Conservancy & The Nature Conservancy



ARC SYSTEMS MAPPING CENTER
 MORE LAND CONSERVANCY
 17 Boarman Ave
 Boarman NJ 07005
 Map Prepared January 28, 2006

Data Sources: NJDEP Warren County Land Use of Frelinghuysen
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data. But this secondary product was not been verified by the NJDEP and is not state-authorized.
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