

# Borough of Bernardsville

## OPEN SPACE AND RECREATION PLAN UPDATE

COUNTY OF SOMERSET



**October 26, 2016**



# **OPEN SPACE AND RECREATION PLAN UPDATE- 2016**

**for**

## **Borough of Bernardsville County of Somerset**

Prepared for:

Open Space Advisory Committee

Prepared October 26, 2016 by:

**The Land Conservancy of New Jersey**  
*an accredited land trust*  
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**The original document was appropriately signed and sealed  
in accordance with Chapter 41, Title 13 of the State Board of Professional Planners.**

**Adopted by the Borough of Bernardsville Planning Board on November 17, 2016**

# OPEN SPACE AND RECREATION PLAN UPDATE- 2016

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## **Borough of Bernardsville County of Somerset**

*Produced by:*

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# ACKNOWLEDGEMENTS

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## ***Mayor and Borough Council:***

Kevin Sooy, Mayor	Chris Schmidt, Council President
Peter Birnbaum	Michael dePoortere
Jeffrey J. DeLeo	Janet Waite
Bill Youngblood	

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Peter Birnbaum	Terry Thompson
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Mary Jane Canose, Co-Chair, Citizen At-Large	
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# TABLE OF CONTENTS

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Executive Summary .....	1
Goals of the Open Space Program .....	2
History of the Open Space Program .....	3
Municipal Open Space Trust Fund .....	3
Somerset County Open Space Trust Fund .....	5
State of New Jersey- Green Acres Program.....	5
Planning Consistency.....	7
Borough of Bernardsville.....	7
Sustainable Jersey .....	9
Somerset County .....	9
State of New Jersey .....	13
Open Space Inventory.....	18
Preserved Land.....	18
Public and Private Lands.....	19
The Borough of Bernardsville’s Open Space Inventory .....	20
Recreational Land and Use .....	21
Resource Based (“Passive”) Recreation.....	21
Facilities Based (“Active”) Recreation .....	23
Analysis of Field Usage and Participants.....	23
Historic and Cultural Resources .....	27
Preservation Recommendations.....	30
Resource Mapping.....	30
Trails and Greenways Map .....	31
Action Plan.....	34
Literature Cited .....	37
Maps.....	40
Appendix.....	52

## Maps

Map 1. Farmland Potentially Eligible for Preservation, 2008 Somerset County Comprehensive Farmland Preservation Plan .....	41
Map 2. New Jersey State Plan.....	42
Map 3. Land Use Capability Zones, 2008 Highlands Regional Master Plan .....	43
Map 4. Open Space .....	44
Map 5. Residential Property: R-1A, R-1, R-1-10 Zones .....	45
Map 6. State and National Register of Historic Sites .....	46
Map 7. Forest and Steep Slopes.....	47
Map 8. Category 1 Waters (300 Foot Buffer).....	48
Map 9. Aquifer Recharge Potential .....	49
Map 10. Proposed Trails .....	50
Map 11. Trails and Greenways .....	51

## Appendices

Appendix A. 1998 Resolution #98-159: Putting a Public Question on the Ballot as to whether the Borough should have an Open Space Tax .....	53
Appendix B. 2008 Resolution #2008-119: Authorizing a Public Question as to whether the Borough should expand Municipal Open Space Trust Fund money to include development of acquired lands .....	56
Appendix C. Resolution #2010-100: Establishing a procedure for spending Open Space Trust Funds.....	59
Appendix D. Parcel Data Tables.....	61
Appendix E. Recreation and Open Space Inventory .....	85
Appendix F. Conservation Easements – Borough of Bernardsville .....	89

## Figures

Figure 1. Borough of Bernardsville – Zoning.....	8
Figure 2. Borough of Bernardsville – Upper Raritan East Project Area .....	10
Figure 3. Borough of Bernardsville – County Investment Framework Categories .....	12
Figure 4. Borough of Bernardsville – Highlands Regional Master Plan .....	15
Figure 5. Borough of Bernardsville – Garden State Greenways .....	17
Figure 6. New Jersey Brigade Area, Morristown National Historical Park .....	22

## Cover Photograph

Mine Brook Valley along Route 202 and the Rose Bowl at the Municipal Building

# EXECUTIVE SUMMARY

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The Borough of Bernardsville is located at the northern end of Somerset County in the Somerset Hills region. The municipality is rich in local, statewide and national historical significance, beginning with General George Washington's headquarters in nearby Morristown during the American Revolution, and continuing as a host for numerous prominent businessmen and their families through the mid-19<sup>th</sup> and early 20<sup>th</sup> centuries, many of whose estates can still be found today.

The Borough is 13 square miles, and as of the most recent Census, it has 7,700 residents. Traditionally people came to Bernardsville due to the rail line's easy access to and from New York City. Current zoning has led to a diverse array of housing types and land uses, ranging from multi-family homes, compact residential neighborhoods, and a busy downtown center surrounded by larger estates nestled into the steeply forested hillsides of the Mine Brook valley.. As noted in the *Master Plan*, gracing the entry to the Borough are the rolling hills and fields of Meadowbrook Farm along Mine Brook Road (Route 202). Framing this are the slopes of the private homes and forested landscapes rising from the valley to the characteristic hills of Bernardsville. These agrarian lands and the estates which reside there are a picture of how the community developed and thrives today. Part of the town's cultural heritage, they are also some of its most environmentally sensitive lands, and surround the North Branch of the Raritan River, the headwaters of the Raritan River.

Municipal support for land preservation is strong, with the 1998 establishment of a municipal Open Space Trust Fund and an Open Space Advisory Committee. Planning for the future through the protection of open space and farmland provides the "green infrastructure" that is the foundation of the community. The Borough of Bernardsville has recognized the value of open space and recreation through its commitment to land preservation, investment in the protection of its historic resources, and commitment to healthy, sustainable living through development and improvement of municipal recreational facilities and trails.

A system of open space considers the needs of Bernardsville together with its resources to weave a comprehensive plan that identifies areas called out by their distinctive attributes and capacities for meeting the Borough's specific open space goals. The areas of focus are referred to as "greenways." Along with the identified greenways, the Borough's centers of recreation, the historic sites and districts of the Borough, and the places identified as community focal points (locations at which residents and visitors gather to experience the social and cultural life of the Borough) also have the potential to serve as bases for community involvement. Preservation of its natural beauty and history as living parts of the community will contribute to maintaining the Borough's character and quality of life.

With an eye to ensuring the quality of life for its residents, the Borough is preparing this *2016 Open Space and Recreation Plan Update* to provide a clear action plan with which to move forward into the future.

# GOALS OF THE OPEN SPACE PROGRAM

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The Borough of Bernardsville is committed to protecting the beauty of its rural landscape. Its forested hillsides and agricultural valleys grace the riparian corridors of its rivers and streams framing its historic downtown and neighborhoods. Recreational lands are at a premium, and securing the permanent protection of open spaces for natural resource conservation and to offer new opportunities for field space and hiking is a priority for the Borough.

The *Goals Section* of the *Open Space and Recreation Plan Update* acts as a guide for the Borough of Bernardsville's open space program. Connecting already preserved lands through greenways and blueways, expanding opportunities for both active ("facility-based") and passive ("resource-based") recreation, and protecting farmland are ways the Borough will continue to thrive and grow. Preservation of open space must be planned just as any municipal infrastructure. The update to the *Open Space and Recreation Plan*, and its implementation, are essential in maintaining the community's character, and to preserve and improve the quality of life for its residents.

The Borough of Bernardsville has worked with a wide range of conservation partners on its open space program, including The Land Conservancy of New Jersey, Raritan Headwaters Association, the Passaic River Coalition, Somerset County Board of Chosen Freeholders, and the New Jersey Department of Environmental Protection's Green Acres program to identify, preserve and steward lands in the Borough.

This 2016 update to the Borough's 2002 *Open Space and Recreation Plan*<sup>1</sup> updates the goals identified for the Borough's open space program. The goals reflect the Borough's commitment to protecting its landscape and the resources upon which it relies for its community's health, recreation, and quality of life.

- Promote the permanent conservation of the Borough's unique and exceptional scenic, agricultural and recreational lands;
- Preserve the integrity of the Borough's sensitive environmental resources and ecosystems;
- Provide opportunities for "active" (facility-based) and "passive" (resource-based) recreational facilities to meet the needs of present and future Borough residents;
- Protect the ecological integrity of the Borough's landscape by stewarding and managing open space and recreation lands to ensure their long-term viability, health, and sustainability; and
- In partnership with others, support the protection of greenways and blueways to expand contiguous open space lands.



# HISTORY OF THE OPEN SPACE PROGRAM

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## Municipal Open Space Trust Fund

In November 1998, residents of the Borough of Bernardsville established the municipal Open Space, Recreation and Farmland and Historic Trust Fund through voter referendum, to be used exclusively for the purpose of “*acquiring lands for recreation and conservation purposes; acquiring farmland for farmland preservation purposes and the acquisition of properties for historic preservation purposes.*”<sup>2</sup> The Open Space Trust Fund is funded through an amount not to exceed \$.02 per \$100 of assessed valuation of the annual tax levy (see *Appendix A* for 1998 Resolution).

In November 2008 residents approved a public question to expand the use of the Trust Fund for the development<sup>a</sup> of lands included in the Borough’s Recreation and Open Space Inventory and/or acquired with Borough Open Space Trust Fund money. A maximum of 20% of any costs connected to such development may be obtained from Open Space Trust Fund revenues collected after January 1, 2009 (see *Appendix B* for 2008 Public Question).<sup>3</sup> The procedure for how expenditures can be made from the Trust Fund was clarified by the Council in 2010. (see *Appendix C*)

While total expenditures have totaled \$1,888,837.50 for property acquisition and soft costs, including surveys and appraisals, the Borough has raised a total of \$7,851,766.25 through the Open Space tax and interest payments. As of October 11, 2016, the Open Space Trust Fund holds \$6,376,106.62<sup>4</sup> and the Borough estimates approximately \$458,000 in revenue from the Open Space tax in 2016.<sup>5</sup>

*Table 1* and *Table 2* outline annual revenues and expenditures for the Borough’s Open Space Trust Fund.<sup>6</sup>

**Table 1. Borough of Bernardsville Open Space Trust Fund – Revenues**

Year	Total	Tax Levy		Interest	
		80% Borough	20% Recreation	80% Borough	20% Recreation
1999	\$ 245,833.00	\$ 245,833.00	-	-	-
2000	\$ 267,508.00	\$ 267,321.00	-	\$ 187.00	-
2001	\$ 327,887.00	\$ 304,391.00	-	\$ 23,496.00	-
2002	\$ 347,019.00	\$ 336,042.00	-	\$ 10,977.00	-
2003	\$ 395,510.00	\$ 386,181.00	-	\$ 9,329.00	-
2004	\$ 404,138.00	\$ 391,433.00	-	\$ 12,705.00	-
2005	\$ 512,385.25	\$ 471,163.00	-	\$ 41,222.25	-
2006	\$ 608,562.00	\$ 522,127.00	-	\$ 86,435.00	-
2007	\$ 658,918.00	\$ 535,946.00	-	\$ 122,972.00	-
2008	\$ 622,156.00	\$ 541,592.00	-	\$ 80,564.00	-

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<sup>a</sup> “Development” is meant to include construction, renovation or repair.

Year	Tax Levy			Interest	
	Total	80% Borough	20% Recreation	80% Borough	20% Recreation
2009 <sup>b</sup>	\$ 587,180.00	\$ 412,843.00	\$ 103,211.00	\$ 56,900.80	\$ 14,225.20
2010	\$ 538,062.00	\$ 375,730.00	\$ 93,932.00	\$ 54,720.00	\$ 13,680.00
2011	\$ 488,664.00	\$ 369,879.00	\$ 92,470.00	\$ 21,052.00	\$ 5,263.00
2012	\$ 461,837.00	\$ 364,311.00	\$ 91,078.00	\$ 5,158.40	\$ 1,289.60
2013	\$ 458,364.00	\$ 362,459.00	\$ 90,615.00	\$ 4,232.00	\$ 1,058.00
2014	\$ 459,069.00	\$ 362,682.00	\$ 90,670.00	\$ 4,573.60	\$ 1,143.40
2015	\$ 468,674.00	\$ 370,111.00	\$ 92,528.00	\$ 4,828.00	\$ 1,207.00
<b>Total</b>	<b>\$ 7,851,766.25</b>	<b>\$6,620,044.00</b>	<b>\$ 654,504.00</b>	<b>\$ 539,352.05</b>	<b>\$ 37,866.20</b>

**Table 2. Borough of Bernardsville Open Space Trust Fund – Expenses**

Year	Municipal Open Space			Debt Service Land Acquisition
	Total	Cash Expended	Ordinances	
1999	-	-	-	-
2000	\$ 119,104.00	-	-	\$ 119,104.00
2001	\$ 126,362.00	-	-	\$ 126,362.00
2002	\$ 115,925.00	-	-	\$ 115,925.00
2003	\$ 107,276.00	-	-	\$ 107,276.00
2004	\$ 109,450.00	\$ 1,800.00	-	\$ 107,650.00
2005	\$ 150,000.00	-	-	\$ 150,000.00
2006	-	-	-	-
2007	\$ 1,007,100.00	\$ 7,100.00	\$ 1,000,000.00 <sup>c</sup>	-
2008	\$ 1,751.00	\$ 1,751.00	-	-
2009	\$ 22,700.00	\$ 22,700.00	-	-
2010	\$ 155.00	\$ 155.00	-	-
2011	-	-	-	-
2012	\$ 390.50	\$ 390.50	-	-
2013	\$ 7,910.00	\$ 7,910.00	-	-
2014	\$ 96,213.00	\$ 96,213.00	-	-
2015	\$ 24,501.00	\$ 24,501.00	-	-
<b>TOTAL</b>	<b>\$ 1,888,837.50</b>	<b>\$ 162,520.50</b>	<b>\$ 1,000,000.00</b>	<b>\$ 726,317.00<sup>d</sup></b>

<sup>b</sup> The 80-20 split passed through Ordinance #08-119, taking effect on January 1, 2009.

<sup>c</sup> Figure comes from Ordinance #07-1479 appropriating \$1,000,000 in OSTF monies towards the purchase of the Belcher (Dunster-Squibb) property.

<sup>d</sup> Figure comes from a \$655,000 Somerset County bond and \$71,317 in subsequent interest payments used for the Evankow Tract purchase. The County also provided a \$115,000 grant towards this purchase, recorded separately.

Table 3 indicates recreational maintenance projects partially funded by Open Space Trust Fund money. In 2016 the Council approved the construction of basketball courts and repairs to the pool facility, using \$141,000 from the Open Space Trust Fund. This is the only expenditure from the Trust Fund in 2016.<sup>7</sup>

**Table 3. Borough of Bernardsville Open Space Trust Fund – Recreation Ordinances**

<b>Ordinance Number</b>	<b>Project</b>	<b>Ordinance Amount</b>	<b>Amount Expended</b>	<b>Balance Remaining</b>
10-1573	Rebuild Claremont Steps	\$ 120,000.00	\$ 81,050.00	\$ 38,950.00
12-1612	Develop Kiwanis Field	\$ 30,000.00	\$ 30,000.00	-
13-1640	Athletic Fields Inventory	\$ 6,750.00	\$ 5,212.55	\$ 1,537.45
13-1641	Rebuild Claremont Steps-Supplement	\$ 80,000.00	\$ 80,000.00	-
13-1646	Drainage Work- Kiwanis Field	\$ 5,000.00	\$ 5,000.00	-
14-1663	Drainage Work- Kiwanis Field	\$ 10,000.00	\$ 10,000.00	-
14-1664	Preliminary Study Peters Tract	\$ 17,500.00	\$ 16,680.00	\$ 820.00
14-1671	Drainage Improvement Claremont Field	\$ 90,000.00	\$ 81,799.00	\$ 8,201.00
15-1703	Repave Pool/Polo Grounds Driveway	\$ 25,000.00	-	\$ 25,000.00
16-1712	Basketball Courts/Pool Repairs	\$ 141,000.00	\$ 126,476.00	\$ 14,524.00
<b>Total</b>		<b>\$ 525,250.00</b>	<b>\$ 436,217.55</b>	<b>\$ 89,032.45</b>

### **Somerset County Open Space Trust Fund**

The Borough has received \$1,314,500 in grant awards through the Somerset County Open Space, Recreation, Farmland, and Historic Preservation Trust Fund for the following projects (*Table 4*):<sup>8</sup>

**Table 4. Borough of Bernardsville - Open Space Trust Fund Awards**

<b>Year</b>	<b>Project</b>	<b>Acreage</b>	<b>Grant Amount</b>
1997	Evankow Tract	41.60	\$ 115,000
1997	Weller Tract	1.50	\$ 14,500
2003	Kapchuck Tract	8.78	\$ 35,000
2008	Belcher Tract	3.90	\$ 150,000
2016	Polo Grounds (Turf Field Recreation Grant)	-	\$ 1,000,000
<b>Total</b>		<b>55.78</b>	<b>\$ 1,314,500</b>

### **State of New Jersey- Green Acres Program**

Bernardsville Borough has received \$1,126,985.88 in total funding for one development and three acquisition projects through the New Jersey Department of Environmental Protection (NJDEP) Green Acres Program. The projects have been completed and all Green Acres funds are expended (*Table 5*).<sup>9</sup>

**Table 5. Borough of Bernardsville – NJDEP Green Acres Funding**

<b>Project</b>	<b>Funding Awarded</b>	<b>Type of Award</b>
Moraine Crest Park (1971)	\$ 69,471	Standard Grant
Lindabury Pond Park (1974)	\$ 65,579	Standard Grant
Kapchuk Property Acquisition (2003)	\$ 499,435	Planning Incentive
Belcher Property Acquisition (2007)	\$ 492,500	Planning Incentive
<b>Total Funding</b>	<b>\$ 1,126,985</b>	

*Green Acres Project Descriptions*

*Moraine Crest Park* is located between Mount Airy Road and Orchard Street, west of Route 287. The site was acquired for active and passive recreation facilities, including ballfields, a play area, tennis courts, and a nature area with walkways. The park is located on a wooded upland area with a moderate slope.

*Lindabury Pond Park* is located adjacent to Borough Hall on Route 202. Green Acres funds were used to rebuild a dam on Mine Brook destroyed by Hurricane Doria in 1971. A pond was created for fishing and ice skating, as well as flood control and waterfowl habitat. The site has long been a scenic feature of the Borough.

*Kapchuk Property* is located at 590 Mine Brook Road, and was one of the initial properties targeted for the Mine Brook Greenway following the Borough's initial *Open Space and Recreation Plan* in 2002. This 8.8-acre property is located adjacent to the undeveloped Whitenack Tract owned by the Borough (13.3 acres). The Kapchuk and Whitenack Tracts border a forested region of Bernards Township, located across from the railroad track.

*Belcher Property (Dunster-Squibb)* is located at 189 Mine Brook Road, and has been designated a site of historic importance through the State Historic Preservation Office. The main house was built in 1805 by James Dunster, a Revolutionary War veteran, and his grandson Charles Dunster, and has been passed on to descendants throughout the years.<sup>10</sup> The property was acquired through a municipal ordinance, with Green Acres funds allocated to defray half of the purchase price. The site's proximity to municipal open spaces provides additional opportunities for tourism and passive recreation, including an on-site community garden. The site was formerly included in Preservation New Jersey's "10 Most Endangered Historic Sites" before it became preserved.<sup>11</sup>



# PLANNING CONSISTENCY

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An intent of the *2016 Plan Update* is to ensure that the open space and recreation goals and objectives of the Borough remain consistent with the overall vision for the Borough in the *Master Plan*, as well as being consistent with other expressions of planning goals for Bernardsville found within relevant County and State documents, including the *Somerset County Master Plan*, the *State of New Jersey Development and Redevelopment Plan*, and the *Highlands Regional Master Plan*. In turn, this *Plan Update* will, as an element of the *Borough of Bernardsville Master Plan*, contribute to the vision of guiding found within the *Master Plan*.

## **Borough of Bernardsville**

The Borough of Bernardsville adopted its most recent *Comprehensive Master Plan* on September 20, 2000. This Plan is an update to its 1978 *Master Plan*. The 2000 *Master Plan* was amended in 2004 to add the *Environmental Resource Inventory* and again in 2005 to include the *Stormwater Management Plan*. On November 17, 2005 the *Master Plan* was amended to include the Borough's *Housing Plan Element and Fair Share Plan*.

The Borough's Planning Board approved an update to the 2000 report in the *2006 Master Plan Reexamination* which reaffirmed the goals and objectives delineated in the earlier reports, and provided information, where needed, to update current conditions.

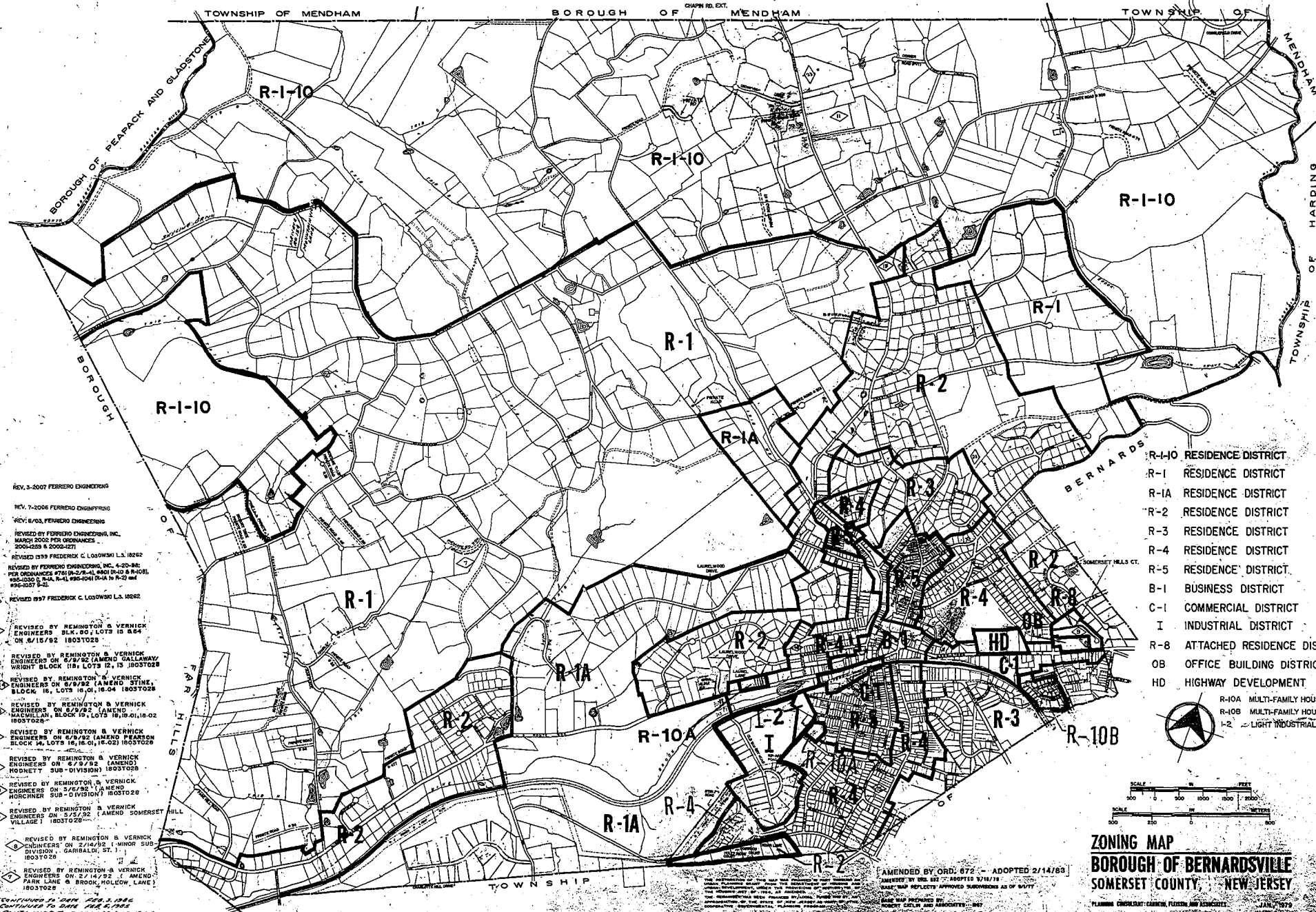
The Borough, through the master planning process, seeks to protect the local environment, cultural history, residential and estate character of the Borough, and enhance the downtown area. These goals are consistent with the objectives of the open space program and include:

- Preservation of the Borough's residential and open characteristics;
- Provision of community facilities, services and utilities in a feasible manner;
- Promotion of the conservation of natural systems, environmental resources, rural appearance and natural amenities that characterize the Borough; and
- To create a pedestrian-friendly atmosphere in the downtown

The *2006 Master Plan Reexamination* reaffirmed the *2000 Master Plan* which also included the following planning objectives:

- Encouraging the continued use of historic properties, including heritage estates and mansions, in their original purposes, and to make sure they are not diminished by activities in their immediate surroundings;
- Continued sidewalk installation in areas where extensive foot traffic is noted;
- Focusing on preserving the Route 202 scenic corridor; and
- Creating additional playing fields for team sports.

The Borough of Bernardsville zoning includes eight residential and five non-residential uses. The required minimum lot size for single-family residential homes ranges from 5,000 square feet to 10 acres.<sup>12</sup> The larger lot zoning is encouraged in the central portion of the Borough, to help it retain its rural character.<sup>13</sup> The Planning Board also encourages cluster subdivision for the purpose of freeing up open space, particularly along the Route 202 scenic corridor (*Figure 1*).



REV. 3-2007 FERRERO ENGINEERING  
REV. 7-2006 FERRERO ENGINEERING  
REV. 6/03 FERRERO ENGINEERING  
REVISED BY FERRERO ENGINEERING, INC. MARCH 2002 PER ORDINANCES 2000-028 & 2000-027  
REVISED 1999 FREDERICK C. LOSSOWSKI L.L. 18242  
REVISED BY FERRERO ENGINEERING, INC. 4-20-04 PER ORDINANCES 4761 (R-2/R-4), 4801 (R-4) & R-10B, 4850-000 & R-4, R-4), 4850-001 (R-4) & R-2) and 4850-007 R-2  
REVISED 1997 FREDERICK C. LOSSOWSKI L.L. 18242  
REVISED BY REMINGTON & VERNICK ENGINEERS, B.L.K. 20, LOTS 15 & 16 ON 8/15/92 18037028  
REVISED BY REMINGTON & VERNICK ENGINEERS ON 6/9/92 (AMEND GALLAWAY WRIGHT BLOCK 16, LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 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## Sustainable Jersey

The Borough is certified through Sustainable Jersey, receiving “Bronze” certification in November 2010, and was recertified in December 2013.<sup>14</sup> Sustainable Jersey is a certification program for municipalities that want to take steps to sustain their quality of life over the long term. Sustainable Jersey provides clear “how to” guidance and tools, as well as access to grants and identifies existing and new funding opportunities to help municipalities to accomplish these actions. New Jersey is the first state in the nation to have a comprehensive sustainability program for communities that link certifications with strong state and private financial incentives, and a fully resourced program of technical support and training. Actions taken by the Borough, consistent with open space protection, include the completion of the *Environmental Resource Inventory* in 2010, the establishment of a community garden, the creation of a Community Forestry Plan, the adoption of Cluster and Tree Protection Ordinances, and community outreach efforts on issues such as deer overpopulation, small-scale organic farming, and the school district’s choice to include sustainable education across all grade levels.<sup>15</sup>

## Somerset County

### *2008 Somerset County Comprehensive Farmland Preservation Plan Update*

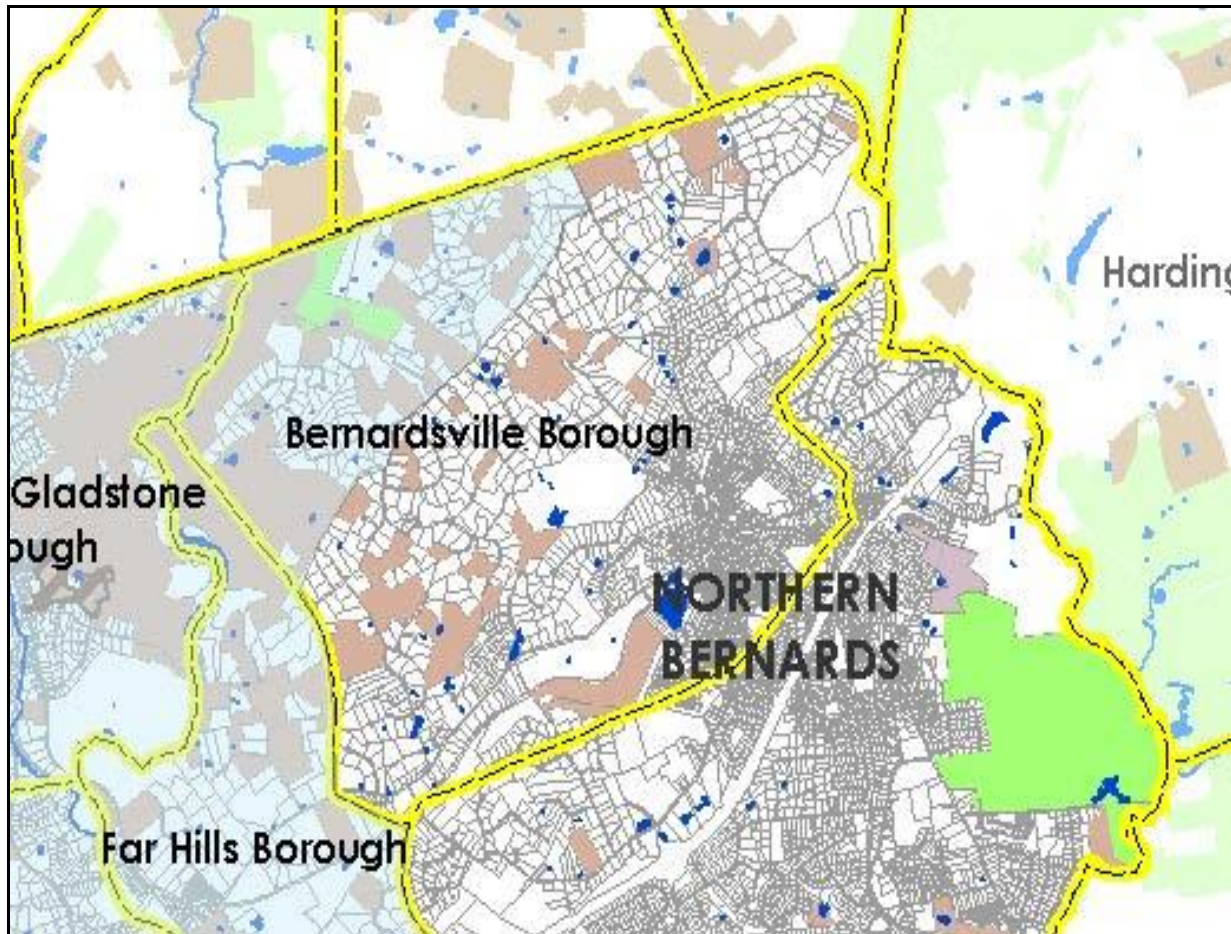
Recognizing that agriculture is a major component of the County economy and that farmland is an irreplaceable natural resource, the Somerset County 2008 *Comprehensive Farmland Preservation Plan* lays out the long-term goals and provides a framework for the County’s efforts in preserving its remaining agricultural lands. The County Agriculture Development Board designated the County’s Agricultural Development Area, to identify lands suitable for long-term agricultural sustainability.<sup>16</sup> The northwestern region of Bernardsville Borough is located within the Upper Raritan East Project Area (*Figure 2*). The nine farms identified as potentially eligible for preservation are based on the State Agricultural Development Committee’s (SADC) Minimum Eligibility Criteria for soils and tillable lands<sup>17</sup> (*Table 6*):

**Table 6. Borough of Bernardsville – Farm Parcels Meeting the SADC Minimum Eligibility Criteria for Soils and Tillable Land**

Block	Lot	Property Location	Farm Size (acres)	Tillable Land (acres)	Tillable Land (percent)	Agricultural Soils (acres)	Agricultural Soils (percent)
2	2	Stevens Lane	21.89	14.04	64.2	17.28	79
5	8	41 Chapin Road	5.48	4.84	88.4	5.48	100
2	11	81 Clark Road	19.9	14.09	70.8	10.99	55.2
13	1	110 Ravine Lake Road	16.6	8.97	54.1	16.6	100
2	43	71 Mountain Top Road	7.5	6.31	84.2	7.5	100
5	9	1-2 Chapin Road	13.85	9.58	69.2	13.85	100
9	3	30 Stevens Lane	18.47	11.53	62.4	13.45	72.8
27	7	200 Post Kennel Road	41.8	22.19	53.1	22	52.6
10	2	160 Campbell Road	13.43	9.59	71.4	11.13	82.9
<b>Total</b>			<b>158.92</b>	<b>101.14</b>	<b>-</b>	<b>118.28</b>	<b>-</b>

## Figure 2. Borough of Bernardsville – Upper Raritan East Project Area

Source: Somerset County Comprehensive Farmland Preservation Plan (2008)



Map 1 (in the Maps Section) is from the 2008 *Somerset County Farmland Preservation Plan* and shows the location of the nine farms in Bernardsville Borough which may be eligible for state funding for farmland preservation.

### *2014 Somerset County Investment Framework*

The Somerset County Planning Board prepared a series of GIS-based infrastructure, community and environmental asset maps to form a “criteria-based approach” for identifying the County’s most suitable areas for preservation and growth. These maps provide a geographic framework for guiding regional and local planning, ensuring that state, county and local policies are leveraged to implement mutually-supported outcomes. More specifically, these maps serve in part to indicate areas where environmental protection, restoration and agriculture are supported through state, regional and local planning and land use policies.

The *County Investment Framework* was adopted as an element of the 1987 *County Master Plan* in October 2014, replacing the 1987 *Land Use Management Map*. The *County Investment Framework* provides the foundation for planning initiatives undertaken by the County Planning Board.<sup>18</sup>



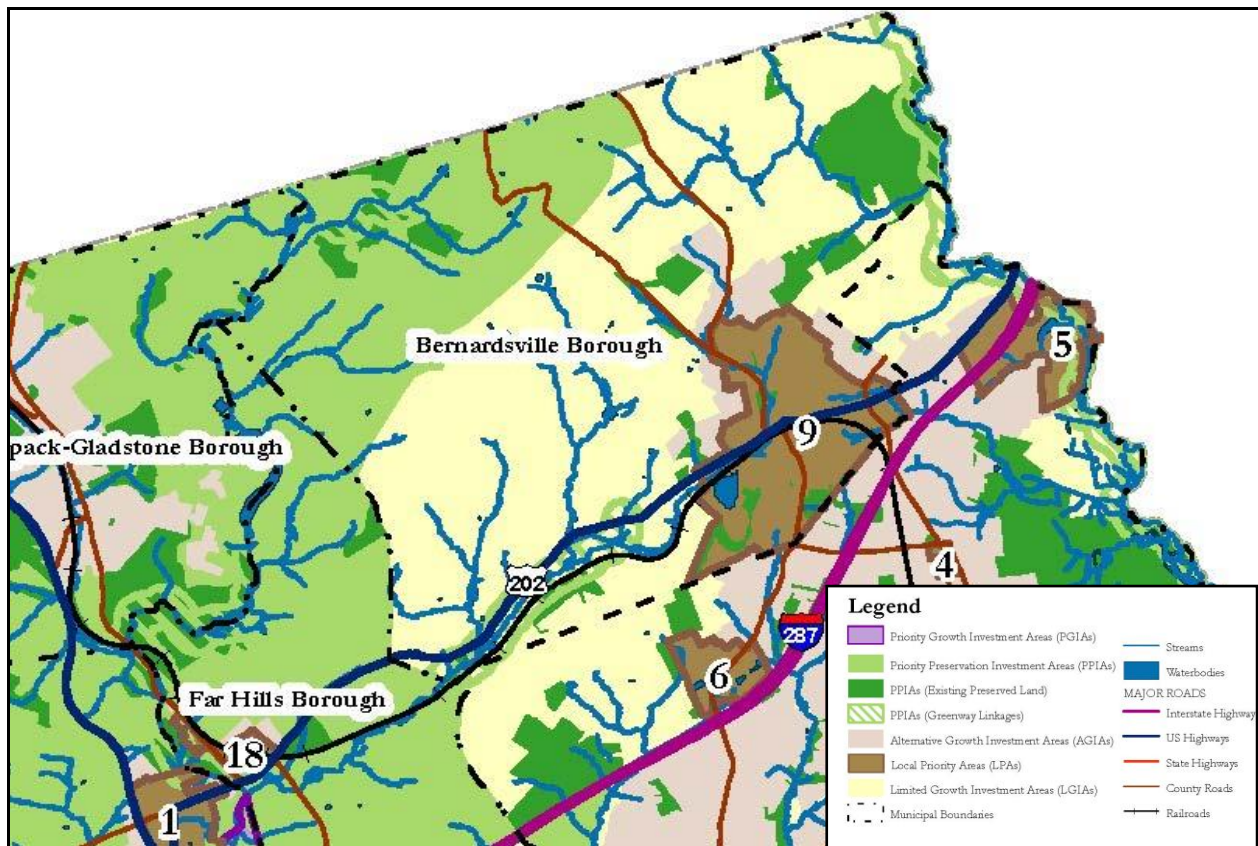
The County identifies five investment framework categories. Just over half of Bernardsville (55%) is identified as a Limited Growth Investment Area. 31% of the Borough is designated as Priority Preservation Investment Areas. Ten percent are Local Priority Areas and a small percentage of the Borough (4%) is identified as Alternate Growth Investment Areas.

*Figure 3* indicates the locations of the four investment framework categories located in the Borough.

- **Limited Growth Investment Areas (LGIAs):** Areas outside sewer service areas where large-scale investments with the potential for additional development or changes to neighborhood characteristics are not desired. LGIAs are generally comprised of low-density residential areas served by on-site septic systems. They support lifestyles with strong connections to the natural environment; investments serving to restore and protect environmental resources, strengthen open space linkages, and enhance the quality of life are preferred within LGIAs. The Borough holds 4,510 acres (55%) established as LGIAs, located mainly in the southwestern, central, northeastern and southeastern portions of the Borough.
- **Priority Preservation Investment Areas (PPIAs):** Areas where agriculture, open space, and the preservation and restoration of environmentally sensitive natural resources are preferred. Some PPIAs also contain PPIA Greenways, which can traverse all investment categories and support regional linkages of open space and conservation. Greenways, parks and open space can be established within any of the investment categories. 2,589 acres (31%) within the Borough have been established as PPIAs, including some existing preserved lands, located in the northwestern portion of the Borough.
- **Local Priority Areas (LPAs):** Areas with distinct town and village centers, some of which have been designated by the State Planning Commission. These areas have limited growth opportunities due to their scale, historic character, and environmental and access constraints. Job retention and community sustainability are high priorities in LPAs. The Borough has 823 acres (10%) of established LPAs, located within the downtown area.
- **Alternate Growth Investment Areas (AGIAs):** Areas with substantial development located within sewer service areas, and where large-scale, growth-inducing investments are not desired. These areas generally consist of residential areas and community-oriented business and service establishments. The Borough has 343 acres (4%) of established AGIAs, located on the fringes of the LPA downtown area.
- **Priority Growth Investment Areas (PGIAs):** areas where primary economic growth and community development strategies are encouraged due to concentrated infrastructure and development assets. Bernardsville does not have any land designated as PGIAs.

**Figure 3. Borough of Bernardsville – County Investment Framework Categories**

Source: Somerset County Planning Board (2014)



### *2000 Somerset County Parks, Recreation and Open Space Master Plan Update*

Somerset County's 2000 *Open Space Master Plan Update*<sup>19</sup> reevaluates the goals and objectives laid out in the original 1994 *Somerset County Parks, Recreation and Open Space Master Plan*. These goals and objectives are consistent with Bernardsville Borough's *Open Space and Recreation Plan Update*, including:

- The creation of an open space system in order to preserve lands of countywide significance;
- Preservation of open space to protect critical environmental resources of Somerset County including stream corridors, fish and wildlife habitats, wetlands and forested areas;
- Provision of open space for a diverse array of active and passive recreational activities appropriate for a County Park system;
- Provision of County parklands where they will most easily serve the greatest population concentrations of Somerset County;
- Provision of open space, including scenic viewsheds and farmland preservation, with the intent to enhance the quality of life in Somerset County; and
- The creation of a network of greenways in order to link various natural areas throughout Somerset County.

## **State of New Jersey**

### *2001 State Development and Redevelopment Plan*

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

The *State Plan* designates five Planning Areas to reflect the distinct geographic and economic units within the state, and it establishes specific policy objectives for each Planning Area suitable to its needs and characteristics. *Map 2* identifies the three planning areas located within the Borough, which are described below.

The southeastern portion of the Borough is located within the Suburban Planning Area (PA2), comprising 1,445 acres, or 17.5% of the Borough. Suburban Planning Areas (PA2) are identified as those areas where most of the new development that will occur in New Jersey, while maintaining the character of existing communities there. Growth in suburban town centers is especially encouraged in order to help protect and preserve the natural resources that exist in these areas. The Suburban Planning Area complements metropolitan areas, and is most commonly found outside heavily urban areas.

Nearly 80% (79.7%) of the Borough, 6,586 acres, falls within the Environmentally Sensitive Planning Area (PA5). This planning area includes large contiguous land areas that contain valuable ecosystems, geological features, and wildlife habitats. PA5 has a significant amount of land in farmland, and the *State Plan* recognizes the need to focus development (which otherwise would fragment landscapes and degrade water resources and habitats) into compact, inherently efficient Centers.

The State Plan recognizes the difficulties in planning for growth within the highly vulnerable landscapes of PA5, acknowledging, for example, that Highlands communities must protect the integrity of contiguous forested areas and scenic natural landscapes "in equitable ways" (i.e., without imposing financial hardships on existing owners and uses). Communities in PA5 are advised to identify strategies for protecting natural systems and their functions, for linking Centers with the region, and for enhancing tourism and recreation-based activities. They should prepare and maintain Environmental Resource Inventories (ERIs) whose materials should be incorporated into local master plans, map and protect Critical Environmental Sites and Historic and Cultural Sites, identify opportunities to assemble and connect open space networks and large contiguous areas of undisturbed habitat, and protect areas critical to water supply.

*Parks and Natural Areas* (PA8) consist of areas of land dedicated for public benefit. The remaining 230 acres, or 2.8% of the Borough of Bernardsville falls within this designation, belonging to the federally-owned Morristown National Historical Park.

The *State Plan* also identified Designated Centers where future development and redevelopment activities are most appropriate and will be actively promoted. As defined by the New Jersey State Planning Commission, Centers are “compact forms of development that, compared to sprawl development, consume less land, deplete fewer natural resources and are more efficient in the delivery of public services.”<sup>20</sup> Centers become designated after the municipalities or counties that encompass them submit development plans to the State Planning Commission, which are subsequently endorsed by the Office of Smart Growth. Bernardsville received one Town Center designation on April 28, 1999 and is set to expire on December 31, 2018.<sup>21</sup> The Center is the downtown commercial and residential area, located in the southeastern portion of the Borough (*New Jersey State Development and Redevelopment Plan*).

### *2008 Highlands Regional Master Plan*

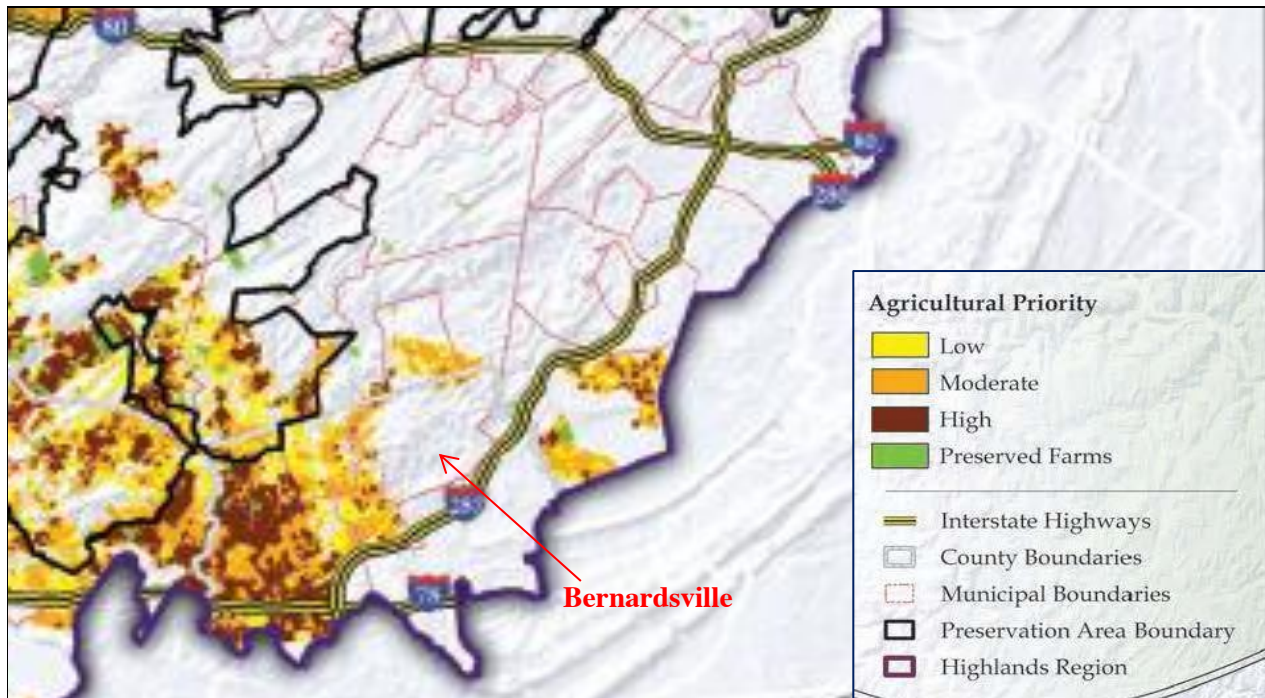
The New Jersey State Legislature enacted the Highlands Water Protection and Planning Act (HWPPA) on August 10, 2004. The Highlands Council approved the final *Highlands Regional Master Plan (RMP)* in July 2008, which was then ratified via a September 5, 2008 Executive Order by N.J. Governor Jon S. Corzine.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

The *Highlands Regional Master Plan* identifies Agricultural Resource Areas which are those areas of contiguous and most concentrated agricultural areas using Important Farmland soils as a critical factor for delineation.<sup>22</sup> Bernardsville’s northwestern corner, bordering Far Hills and Peapack-Gladstone, is classified as an Agricultural Resource Area, as well as a small portion running along the northern border, adjacent to Mendham Township and Mendham Borough. The *RMP* also identifies Agricultural Priority Areas, subsets of the larger Agricultural Resource Area that are being used for or offer the greatest potential for continued commercially significant production.<sup>23</sup> Criteria used by the Highlands Council to delineate these areas include soil quality, tillable acreage, buffers, development potential, local commitment, contiguity with other farm parcels and size (*Highlands Sustainable Agriculture Technical Report*).<sup>24</sup> The Borough’s Agricultural Resource Areas have largely been classified as moderate Agricultural Priority Areas (*Figure 4*).



#### Figure 4. Borough of Bernardsville – Highlands Regional Master Plan

Source: Highlands Regional Master Plan (2008)



Within each of the major regulatory areas, the *RMP* assigns overlay zones that reflect the existing land uses and the guidelines for future uses that will best preserve and protect the water resources and other critical environmental features of that zone. There are three primary zones (Protection Conservation, and Existing Community) and four subzones (Wildlife Management, Lake Community, Conservation – Environmentally Constrained, and Existing Community – Environmentally Constrained). These subzones help recognize the unique features and needs of smaller patches of high-value environmental resources.<sup>25</sup>

The zones identified in Bernardsville are the Protection Zone, Conservation Zone, and Existing Community Zone (see *Map 3*). Identified sub-zones include the Conservation – Environmentally Constrained sub-zone, Existing Community – Environmentally Constrained sub-zone, and Lake Community sub-zone.

- **Protection Zone:** Consists of high natural resource value lands that are important to maintaining water quality, water quantity, and sensitive ecological resources and processes. Land acquisition is a high propriety in the Protection Zone and development activities will be extremely limited; any development will be subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands. The Borough of Bernardsville includes 5,379 acres (65.1%) classified as Protection Zone.
- **Conservation Zone:** Identifies areas with high concentrations of agricultural lands and associated woodlands and environmental features, where development potential may exist to the extent that it is not limited by available supporting infrastructure, such as water

availability and concentrated environmental resources easily susceptible to development. 233 acres (2.8%) of the Borough are located in the Conservation Zone.

- **Existing Community Zone:** Consists of areas with regionally significant concentrated development signifying existing communities. These areas tend to have limited environmental constraints due to previous development patterns, and may have exiting infrastructure that can support development and redevelopment, provided that such development is compatible with the protection and character of the Highlands environment, at levels that are appropriate to maintain the character of established communities. Bernardsville includes 1,837 acres (22.2%) classified as Existing Community Zone.
- **Conservation – Environmentally Constrained sub-zone:** Identifies areas with significant environmental features within the Conservation Zone that should be preserved and protected from non-agricultural development. Development activities will be constrained through restrictions on the extension or creation of water supply and wastewater services. The model uses a 10-acre minimum mapping threshold for the delineation of the Conservation Zone – Environmentally Constrained Sub-Zone. 389 acres (4.7%) of the Borough is classified as Conservation – Environmentally Constrained sub-zone.
- **Existing Community – Environmentally Constrained sub-zone:** Consists of significant environmental features within the Existing Community Zone that should be protected from further fragmentation. They serve as regional habitat “stepping stones” to larger contiguous critical habitat and forested areas. As such, they are not appropriate for significant development and are best served by land preservation and protection. Development is constrained through restrictions on the extension or creation of water supply and wastewater services. Bernardsville holds 297 acres (3.6%) in this sub-zone.
- **Lake Community sub-zone:** Consists of patterns of community development around lakes that are within the Existing Community Zone and within 1,000 feet of lakes. This zone has unique policies to prevent degradation of water quality and watershed pollution, harm to lake ecosystems, and promote natural aesthetic values within the Existing Community Zone. Bernardsville has 130 acres (1.6%) of this sub-zone in the southern portion of the Borough. This site includes a lake surrounded by an industrial park located on Old Quarry Road.

### *Garden State Greenways*

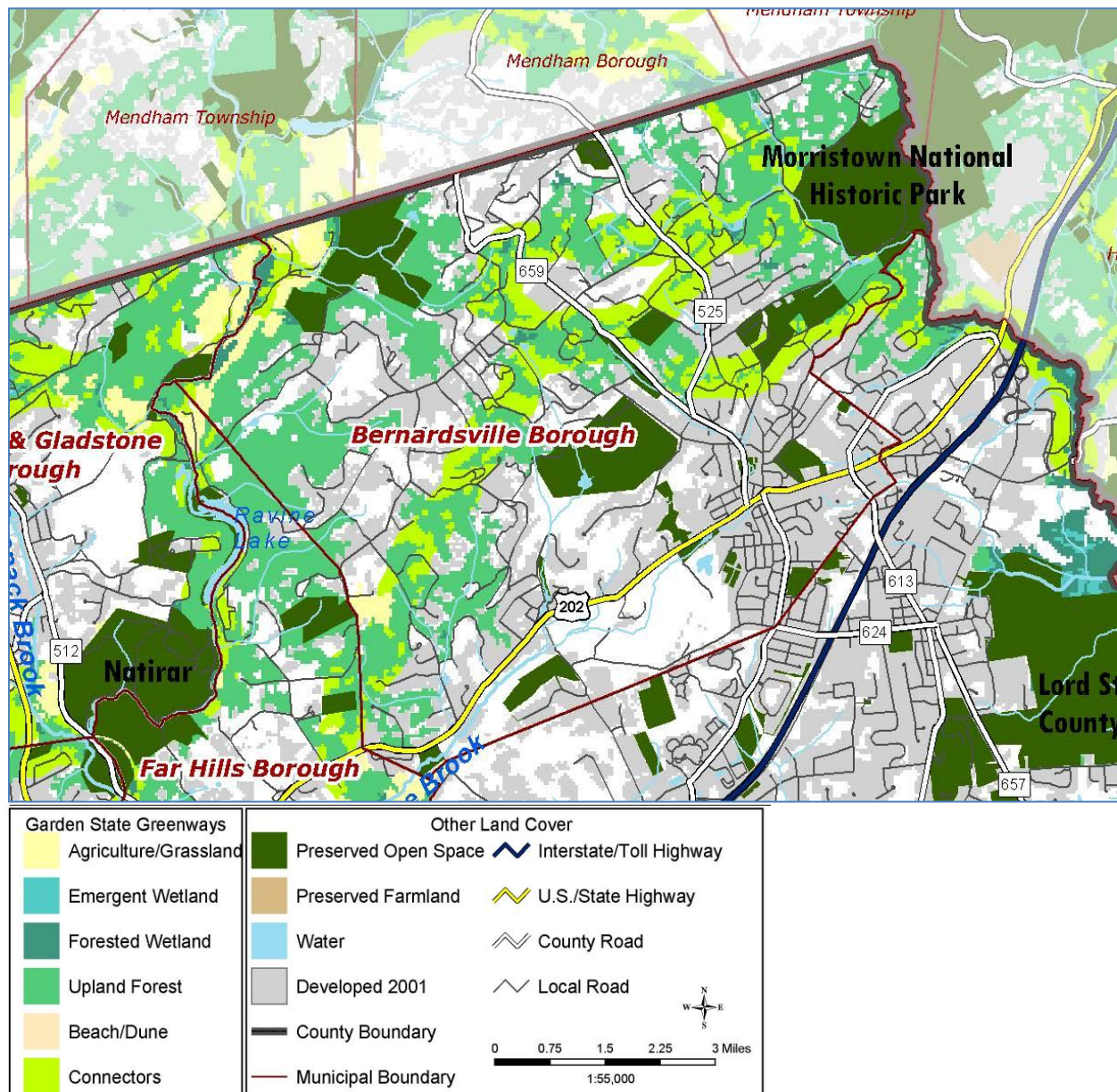
As a tool for open space planning, *Garden State Greenways* helps municipalities working to preserve the best natural and recreational resources determine where to get started. *Garden State Greenways* is a vision for a statewide system of interconnected natural lands, or greenways. The project defines greenways as “hubs” and “connectors.”<sup>26</sup>

1. *Hubs* represent non-fragmented natural areas remaining in New Jersey’s landscape. These natural resources provide New Jersey residents with clean water, clean air, a healthy food supply, scenic areas and recreation.
2. *Connectors* link the hubs. One goal of the *Garden State Greenways* is to have an outdoor area within a ten-minute walk or bike ride from people’s homes.

Bernardsville is home to hubs of upland forest, found in the less-developed northern half of the Borough. The largest hub encompasses the Cross Estate and Audubon Sanctuary properties and contains a connector crossing from the Mendham border through the Borough's southwestern portion. A second connector of upland forest hubs runs from the Audubon properties to the Somerset Hills Golf Course. *Figure 5* indicates the locations of hubs and connectors.<sup>27</sup>

**Figure 5. Borough of Bernardsville – Garden State Greenways**

Source: Garden State Greenways





# OPEN SPACE INVENTORY

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This section of the *Open Space and Recreation Plan Update* inventories the open space lands in the Borough of Bernardsville as depicted in *Map 4*. This map was produced using ESRI's ArcGIS 10.4 software. Acreages may vary slightly from the Borough's tax records, as they were calculated using the ArcGIS software. For a full list of properties and their calculated acreages, see the parcel data tables in *Appendix D*. Property information was gathered through the Somerset County GIS database (2016) and confirmed by the Borough Tax Assessor when necessary. The vacant lands and outdoor recreation sites listed below may have structures or other improvements on them, but could have potential for open space acquisition. All acreages below are rounded to the nearest acre unless otherwise stated; see *Appendix D. Parcel Data Tables* for greater detail.

## **Preserved Land**

### ***National Parks (Class 15F)***

The federal government owns three parcels totaling 176 acres of land in the Borough, including the New Jersey Brigade unit of the greater Morristown National Historical Park. The majority of this park is located in Morris County.

### ***County Parks and Open Space (Class 15C)***

Somerset County owns five parcels totaling 108 acres of land in the Borough. These parcels make up Little Brook Sanctuary, located in the northwestern corner of the Borough, adjacent to the Bernardsville section of the Roxiticus Golf Club.

### ***Municipal Open Space (Class 15C, 15F)***

The Borough owns 181 acres of permanently preserved land listed on its Recreation and Open Space Inventory (ROSI) filed with the State of New Jersey (see *Appendix E*). The largest property is an undeveloped park on Meeker Road totaling 37 acres.

### ***Non-Profit Preserved Land (Class 15F)***

The Raritan Headwaters Association owns the William Post Natural Area, donated to the organization in 1967. This preserve totals 22 acres in the center of the Borough, running along Claremont Road and adjacent to Peters Tract.

The New Jersey Audubon Society owns the Scherman Hoffman Wildlife Sanctuary in Bernardsville. It is composed of four parcels totaling 192 acres. The land was obtained by private donations from two separate families and contains several trails, providing easy access to Patriots' Path and Morristown National Historical Park. The property also hosts the Hoffman Center for Environmental Education.

The Passaic River Coalition owns an unnamed 12-acre parcel of land located in the northeastern corner of the Borough, extending into Mendham Borough for a total of 18 acres. The parcel is surrounded by farmland and vacant lots, and the Passaic River Coalition has been interested in conveying the land to the municipality.<sup>28</sup>

The New Jersey Conservation Foundation owns 0.29 acres of property along Mitchell Road, known as the Shirley property. This property was donated to the Foundation in 2005 as part of a 42 acre parcel on the other side of Mitchell Road in Far Hills.

### **Preserved Lands**

Not including conservation easements, the Borough of Bernardsville has 691 acres of preserved land, covering 8% of the Borough.

National Parks (Class 15F)	176 acres
County Parks and Open Space (Class 15C)	108 acres
Municipal Parks and Open Space (Class 15C, 15F)	181 acres
Non-Profit Preserved Land (Class 15F)	226 acres
<b>Total Preserved Land</b>	<b>691 acres</b>

### **Public and Private Lands**

#### ***Public Property (Class 15C)***

The Borough of Bernardsville owns 76 acres as public property for services provided by the Borough, including sewage disposal and transportation. Of this, 44 acres constitute the historic railroad station, co-owned with the state of New Jersey.

#### ***Religious and Charitable Properties (Class 15D, 15E), Education Properties (15A, 15B)***

There are 119 acres of religious, charitable, educational and fire department properties within the Borough. Of this, 59 acres include chapels, parking areas, cemeteries and the fire department. The largest property is the 18-acre St. Bernards Cemetery, located at 60 Washington Avenue.

The remaining 60 acres are dedicated to education, collectively owned by the Bernardsville Board of Education, Somerset Hills Board of Education, and the Far Hills Country Day School. The largest property is a 25-acre parcel encompassing the Bernards High School and is part of the regional Somerset Hills School District.

#### ***Farm Assessed Properties (Class 3A, 3B)***

Bernardsville has 1,895 acres of unpreserved properties assessed as farmland, or 23% of the Borough. There are no preserved farms within Bernardsville.

#### ***Residential Properties (Class 2; R-1A, R-1, R-1-10 Zoning)***

The *Residential Properties R-1A, R-1 and R-1-10 Zones* map (Map 5 in the *Maps* section) indicates locations of properties exceeding their respective zoning. There are 274 acres of residentially zoned property which exceeds the R-1A zone of 3.17 acres. R-1 zones have a 5.02-acre minimum lot size, and there are 1,302 total acres of R-1 properties which exceed this zoning. R-1-10 zones require lot sizes of at least 10 acres due to their unique environmental characteristics, such as drainage patterns and rugged terrain. There are 248 acres of residential property which exceeds the R-1-10 zoning.

These properties are identified because of their potential for subdivision and potential for open space preservation.

#### ***Commercial and Industrial Properties (Class 4A, 4B) >2 acres***

There are 37 total acres of land in the Borough assessed as commercial and industrial properties greater than two acres.

### ***Country Clubs (Class 1, 4A)***

Two golf clubs own 281 acres in Bernardsville Borough. The Somerset Hills Country Club owns 201 acres and the Roxiticus Golf Club (which is located in Bernardsville and Mendham Borough) owns two parcels of land totaling 80 acres.

### ***Vacant, Undeveloped Land (Class 1)***

There are 288 acres in the Borough classified as vacant (undeveloped) land. The largest property is located on Old Quarry Road, owned by Lakeview Industrial Park. It contains a 19-acre lake and 24-acre cliff buffer (43 acres total).

### ***Conservation Easements***

Conservation easements prevent the development of a property in perpetuity, while leaving the actual property ownership in the hands of a private party. A number of private conservation easements are held throughout the Borough, but not all have been confirmed through title or deed searches. A table indicating the locations of 29 conservation easements is in *Appendix F*.<sup>e</sup>

## **The Borough of Bernardsville's Open Space Inventory**

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

Farm Assessed Properties (Class 3A, 3B)	1,895 acres
Country Clubs (Class 1, 4A)	281 acres
Vacant Land (Class 1)	288 acres
<b>Inventory of Land (Subtotal I)</b>	<b>2,464 acres</b>

Of the 8,261 acres in Bernardsville, 2,464 acres, or 30% of the municipality, are undeveloped and are potentially available for open space preservation.

The Borough may also look to preserve land that is already developed, but either the entire property, or a portion of that property may be suitable for recreation or conservation.

Public Properties (Class 15C)	76 acres
Religious and Charitable Properties (Class 15D, 15E)	59 acres
Educational Properties (Class 15A, 15B)	60 acres
Residential (Class 2; R-1, R-1A, R-1-10 Zones)	1,824 acres
Commercial (Class 4A, 4B, 4C) > 2 acres	37 acres
<b>Inventory of Land (Subtotal II)</b>	<b>2,056 acres</b>

Expanding the definition of potential open space to include parcels which may have structures on them; an additional 2,056 acres, or roughly 25% of the Borough, may potentially be available for open space preservation.

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<sup>e</sup> The list of conservation easements was prepared by the Borough Clerk's office but a title/deed search has not been completed to confirm ownership.

# RECREATIONAL LAND AND USE

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Bernardsville Borough contains a variety of municipal, county, federal and privately owned areas of open space. Most of these areas are available for public use, however, the vast majority of public and preserved lands are restricted to passive (“resource-based” recreation) rather than active (“facility-based”) recreation. There is an ongoing need for additional field space in the Borough for both youth and adult recreational programs to accommodate players, reduce scheduling conflicts, and alleviate the high maintenance costs.

This section of the *Plan Update* provides an overview of the recreational facilities and programs located in the Borough. This analysis is based upon a review of existing studies, including the *2014 Sports Fields Usage Analysis* completed for the Somerset Hills School District and Bernardsville Borough, and updated with information provided by the Recreation Department and the Recreation Committee. A joint meeting of the Borough Recreation Committee and Open Space Committee was held on October 18, 2016 as part of this *Plan Update* to discuss current recreational programs, facilities, and needs.

The following section is a description of the type and usage of the recreational sites and facilities located in Bernardsville Borough.

## Resource Based (“Passive”) Recreation

### *Federal*

#### *Morristown National Historical Park (Cross Estate and Cross Estate Gardens)*

Purchased by the National Park Service in 1975, the Cross Estate is considered a part of the New Jersey Brigade unit within the greater Morristown National Historical Park (see *Figure 6*). This federally-owned area includes 176 acres in the northeastern corner of Bernardsville, making it the largest tract of public open space in the Borough.<sup>29</sup> Cross Estate Gardens provides visitors with an opportunity to learn about native vegetation and their importance to Native Americans and colonists. In addition, the Cross Estate grounds offers hiking trails with connections to Jockey Hollow, Lewis Morris Park, and the Scherman-Hoffman Wildlife Sanctuary, owned by the New Jersey Audubon Society.<sup>30</sup>

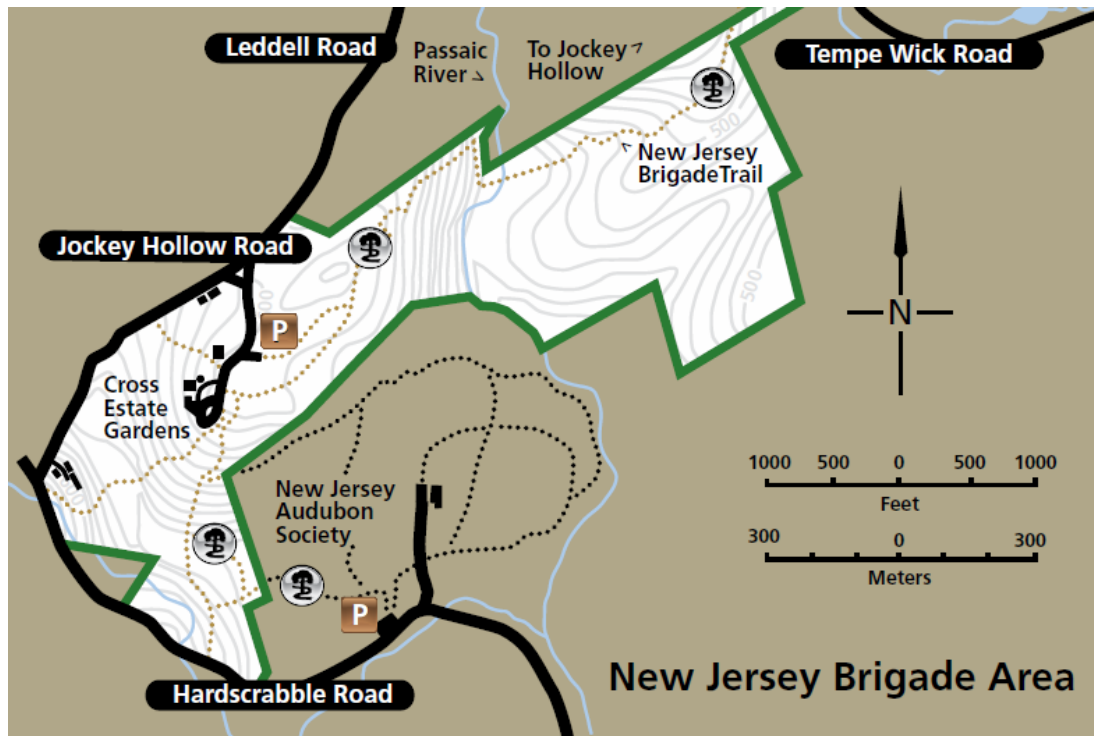
### *County*

#### *Little Brook Sanctuary*

Located in the northwestern portion of the Borough adjacent to several parcels of active farmland and large residential lots greater than 20 acres, this 108-acre sanctuary hosts a wide array of wildlife and is part of the Raritan River Watershed. While there is a small parking area adjacent to the entrance, the Sanctuary sees very little public use, as it is difficult to find due to few road signs providing directions to the entrance.

**Figure 6. New Jersey Brigade Area, Morristown National Historical Park**

*Source: National Park Service*



### ***Municipal***

#### ***Peters Tract***

Peters Tract is a 33-acre Borough-owned parcel consisting of hardwood forest located between Claremont and Mendham Roads, with very limited access. No trails currently exist but there has been interest in creating trails for future passive recreation. The nonprofit-owned William Post Natural Area is situated across from Peters Tract on the other side of Claremont Road, but no formal trails exist in this site as well.

### ***Non-Profit***

#### ***New Jersey Audubon Scherman-Hoffman Wildlife Sanctuary***

This private open space contains 276 acres of woodland, field and floodplain habitats spanning across Bernardsville, Basking Ridge and Harding Township; the northeast portion of Bernardsville sites approximately 192 acres of this preserve. A number of trails can be found, including a connection to the popular Patriots' Path. The Sanctuary also connects Bedwell Elementary School, Bernardsville Middle School, and the Polo Grounds and Evankow recreational facilities to the federally-owned Cross Estate Gardens and greater Morristown National Historical Park.

#### ***William Post Natural Area***

Owned by the Raritan Headwaters Association, the William Post Natural Area offers protection to the Mine Brook stream corridor, which continues through the downtown area and along the scenic Route 202 corridor before joining the North Branch of the Raritan River, a crucial source of drinking water for many New Jersey residents. This 22-acre site does not contain any actively maintained trails, but several deer paths permit opportunities for passive recreation.<sup>31</sup>



## **Facilities Based (“Active”) Recreation**

### ***Municipal***

#### ***Polo Grounds and Evankow Tract***

The largest municipal facility devoted to active recreation, the Polo Grounds are located in the northeastern section of the Borough, adjacent to Bedwell Elementary School and Bernardsville Middle School. There are two full-size multi-use fields, two softball/baseball fields, and six tennis courts. The Polo Grounds also hosts the Bernardsville Municipal Pool Complex, which includes a 180,000-gallon main pool, an intermediate pool, a wading pool, and picnic and play areas.<sup>32</sup> The Evankow Fields, next to the Polo Grounds, include a full-size multi-use field and practice-size multi-use field.

#### ***Rose Bowl***

Located next to the Bernardsville Municipal Building, this small recreational site contains one softball field and is the only facility with available night-time lighting.<sup>33</sup>

#### ***Southside-Kiwanis Field***

This facility consists of two Little League playing fields and Peter’s Park Playground on Pine Street, accessible off of Mount Airy Road.

#### ***Claremont Field***

Claremont Field consists of a Little League field, playground and the Recreation Field House. It is located near the downtown commercial area, west of Bernardsville High School, on Claremont Road.

## **Analysis of Field Usage and Participants**

In 2014 the Somerset Hills School District and the Borough of Bernardsville commissioned an assessment of the Borough’s sports fields and facilities to analyze programs and conditions, due to concerns regarding overuse and high maintenance costs. (*Sports Field Usage Analysis Report*) Results of the study showed that the Borough’s school and recreational programs are using the fields throughout the playing seasons, and there is no ability to rest any of the fields. All of the available fields are host to a wide variety of sports programs, for youth and adult, with school activities requiring much of the available field space and time. This was confirmed in 2015 by a Borough survey of recreational usage by the schools on Borough fields and facilities. The main purpose of gathering this information by the Borough was, in part, to develop a shared services agreement between the Borough and the Board of Education. At a 2016 meeting of the Open Space Committee and Recreation Committee, it was once again confirmed, that Borough field usage is at its maximum, leading to overuse, lack of availability for recreational sports programs, and club sports being hosted out-of-town.

The Borough hosts programs for approximately 2,600 participants, ranging from Board of Education activities to recreational sports. The Recreation Committee noted at the joint meeting, that it has been difficult to identify accurate participation numbers due to outside clubs pulling participants away from school-sponsored athletics due to lack of available field space and shifting recreational interests. This is most clearly seen with the increased interest in lacrosse

leagues. Participation in Little League programs declined from 546 in 2014 in large part due to increased interest in lacrosse. *Table 7* provides the total number of participants in various sports activities taking place in the Borough, including the school system, and youth and adult recreational groups not affiliated with the school system. Figures are taken from the *Sports Field Usage Analysis Report* unless noted otherwise.<sup>34</sup>

**Table 7. Borough of Bernardsville – Number of Participants Using Fields and Facilities**

<b>Sport</b>	<b>Number of Participants</b>
<b>Bernards High School</b>	-
Football	65
Soccer	120
Field Hockey	38
Lacrosse	103*
Baseball	28
Softball	18
Tennis	71
Track & Field	86
High School:	529
<b>Bernardsville Middle School</b>	-
Baseball	12
Softball	13
Track & Field	46
Soccer	36
Cross Country	30
Field Hockey	20
Gym classes	550*
Middle School:	707
<b>Bedwell Elementary School</b>	-
Gym classes	125*
<b>Youth and Adult Sports</b>	-
Somerset Hills Little League	490*
Youth Lacrosse	325*
Somerset Hills Mountaineers Football & Cheerleading	190*
Recreation Summer Camps	197
Women's Softball	16*
Recreational Sports:	1,218
<b>Total</b>	<b>2,579</b>
FC Berna Soccer Club (fields outside of the Borough)	1,000

\* Participation figures from 2016

FC Berna was formed in 2014 after Somerset Hills Soccer Club merged with Ridge Mavericks Soccer Club, dramatically increasing the total count of players. As a participant, Bernardsville has been concerned about not being able to provide enough field space for the regional club relative to neighboring municipalities. Participating towns in the Somerset Hills Little League includes Bernardsville, Peapack-Gladstone, Far Hills, Bedminster, Bernards Township.

*Note:* The Polo Grounds are mainly used by 4<sup>th</sup> grade students but the rest of the elementary school uses them for special events. Therefore this does not reflect the full total of elementary school students using the fields, only 4<sup>th</sup> graders.

### ***Recreational Needs***

As previously mentioned, the Borough completed an informal study quantifying the hours of time the elementary, middle and high school students spent using Borough fields and facilities in 2015. Elementary school students, largely 4<sup>th</sup> graders, spent 638 hours on the fields, middle school students 669 hours, and high school students 2,349 hours (3,656 hours total).<sup>35</sup> This equates to an average of 10 hours of field occupancy every day of the year, leaving little room for outside athletics.

Due to this continual use, many of the grass-based facilities exhibit wear and tear, resulting in concerns about playing field quality and escalating maintenance costs. This results in aggregating demands for the fields and scheduling challenges to accommodate the different sports leagues. Field-sharing agreements with neighboring municipalities are problematic as these may contribute to increased travel time and costs for youth, parents and the Borough, and pose scheduling conflicts with the neighboring school districts.

The *Sports Field Usage Analysis Report* evaluates trends and assesses available field space, aiming to provide recommendations for future accommodation of both school and Borough recreation programs. Creating an additional field adjacent to the Polo Grounds may help alleviate over-use of fields; however, local residents have expressed concern over the increased disturbances such a project would bring. The Borough is limited in its available options for new field space, as much of the Borough contains steep slopes and wetlands, precluding development of new recreational facilities. Alternatively the report recommends adding lighting and/or artificial turf facilities to increase the number of playing hours available, which can work to alleviate scheduling conflicts and reduce the amount of activity on natural grass fields.

### ***Recreation Recommendations***

- Complete the financing and construction of an artificial turf field at the Polo Grounds.
- Continue to assess and implement field rotation practices.
- Fields are most heavily used by the school system, and the Board of Education should continue to be consulted in planning recreational facilities improvements.
- Share the *Plan Update* with the school system to assist in planning efforts.
- Continue development of an inter-local agreement for shared services between the Borough and school district for use and maintenance of the Borough fields.
- Continue tracking participation numbers for recreational programs to assess future trends and needs.
- Identify potential locations for dog parks and/or pocket parks with playground areas.

- Identify potential additions or expansions for walking and bicycling paths, including sidewalk improvements, especially to and from the downtown area to increase foot traffic.
- Enhance public awareness of existing (and any proposed) walking paths.
- Identify ways to increase Community Garden participation.
- Assess participation, programs and facilities at the municipal pool to increase usage and membership.
- Explore opportunities to complete a visioning study and/or Recreation Master Plan for the Borough to provide a comprehensive survey and analysis of current and future recreational needs for the Borough.

# HISTORIC AND CULTURAL RESOURCES

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Initially a portion of Bernards Township known as Vealtown, this area (Bernardsville Borough) served as a visiting destination for General George Washington's soldiers camped nearby at Jockey Hollow during the American Revolution. In the early 1800's, Vealtown began to evolve into a quiet farming village, increasingly distinguishing itself from nearby settlements as new homes were built. At this time the settlement did not contain any of the large estates that contribute to the Borough's current reputation as one of the most prosperous municipalities in the state.

However, in the mid-nineteenth century, Vealtown, which changed its name to Bernardsville in 1840,<sup>f</sup> began to host wealthy New Yorkers seeking refuge from the city life, first during the summer months then as permanent residents. As a result, much of the farmland was turned into large estate properties. Growth was aided by the establishment of a train station, a stopping point on what was informally known as the "Millionaire's Express" line to and from New York City. Furthermore, those building and serving in these estates contributed to a growing local population and economy.

A combination of the 1913 income tax, World War I, and the Great Depression caused the area to lose some of its reputation as a haven for the wealthy, with many estates being subdivided or converted into schools and other community-based facilities. As the nation's economy recovered, Bernardsville's opulent character had diminished, but many of the estates and manor homes remain to this day, contributing to its unique cultural legacy.<sup>36</sup>

The following are some of the most prominent historic sites located within Bernardsville Borough that contribute to the character of the municipality and offer insights into its history.

## ***Bernardsville Train Station- Route 202/Mine Brook Road***

The Bernardsville Train Station began operating in 1872, providing affluent New Yorkers with a chance to escape the commotion and crowds associated with city life. A one-story station house was built in 1901, modeled in the Richardsonian Romanesque style with oak Corinthian pilasters decorating the interior. Not only did the station lead to the construction of many large estate homes throughout the Borough, the connection between New York and New Jersey also proved to be valuable for the Borough, as it opened up opportunities for many business ventures, including the Claremont Hotel, constructed in 1878 directly across from the train station. The Bernardsville Train Station was added to the National Register of Historic Places in 1984.

## ***John Parker Tavern- 2 Morristown Road***

Built in 1710 and also known as the Vealtown Tavern, the 1.5-story tavern owned by Captain John Parker frequently served members of General Washington's soldiers traveling to and from Jockey Hollow. Long after the Revolutionary War, the tavern continued to serve as a focal point for the community to gather and exchange ideas, as well as a resting place for travelers passing through. In 1840 it had become a private residence until the Bernardsville Library Association purchased it in 1903. The structure served as the community library until 2000, where it has

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<sup>f</sup> The Borough of Bernardsville was later established as a municipality independent of Bernards Township in 1924.

since provided space for several businesses, and is now vacant and available for rent. The John Parker Tavern was added to the National Register of Historic Places in 1978.

***Reynolds-Scherman House- 71 Hardscrabble Road***

This private residence was originally constructed as a barn made of rubble stone in the late 18<sup>th</sup> or early 19<sup>th</sup> century, before being converted to a residential space. This property included a fulling mill and later a woolen factory, indicative of small-scale, water-powered industries in the region at the time. The factory was owned by Samuel Reynolds, and later acquired by Harry Scherman in the 1920s. Scherman's involvement in the creation of the original "Book-of-the-Month Club" lends greater historical credence to the site, especially within the publishing industry. The property serves as an indicator of Bernardsville's transformation throughout the years, from an agricultural community with small-scale businesses, to a wooded retreat inhabited by well-to-do urbanites. The site was added to the National Register of Historic Places in 1989.

***St. Bernard's Church and Parish House- 88 Claremont Road***

The church was designed in the English Gothic Style in 1897 to serve wealthy businessmen and other professionals from New York who chose to stay in Bernardsville on the weekends and during the summer months. The church was soon expanded in 1904 to accommodate a rapidly-growing congregation; the parish house was constructed in 1913 and hosted numerous organizations and events, both related to the church and the community at large. The church also contains some of the most well-known stained-glass windows in the United States, and the site was added to the National Register of Historic Places in 2006.

***Olcott Avenue Historic District- Portions of Olcott, Childsworth, and Highview Avenues, and Church Street***

This entirely residential, middle-class neighborhood became developed in the early 20<sup>th</sup> century, and is noted for its architecture, community development and educational history. Homes were constructed in various architectural styles from the late 19<sup>th</sup> and early 20<sup>th</sup> century, many of which remain unchanged, as is the streetscape. This was done through deed restrictions regarding lot size, property usages, and other limitations that paved the way for future local zoning ordinances. Olcott Avenue was the first street designed specifically for the rising middle class largely consisting of merchants and entrepreneurs, and notable institutions include the Bernardsville Methodist Episcopal Church and Parsonage, the original Bernards High School, and the former headquarters of the Visiting Nurse Association. The District was added to the National Register of Historic Places in 2009.

*Table 8. Borough of Bernardsville – Identified Historic Sites* includes a more expanded list of the Borough's historic sites, and sites of statewide and national significance are indicated in. Sites were gathered from the National and State Registers of Historic Places,<sup>37,38</sup> the Somerset County Cultural & Heritage Commission,<sup>39</sup> and the Bernardsville Borough Comprehensive Master Plan.<sup>40</sup>

**Table 8. Borough of Bernardsville – Identified Historic Sites**

<b>Common Name</b>	<b>Source of Historic Designation<sup>g</sup></b>	<b>Location</b>
Bernardsville Station	NR, SR	US 202/Mine Brook Road
John Parker Tavern	NR, SR	2 Morristown Road
Reynolds-Scherman House	NR, SR	71 Hardscrabble Road
St. Bernard's Church and Parish House	NR, SR	88 Claremont Road
Olcott Avenue Historic District	NR, SR	Portions of Olcott, Childsworth, and Highview Avenues, and Church Street
Cross Estate Gardens	NR, SR	61 Jockey Hollow Road
Bernardsville Municipal Building	SR	166 Mine Brook Road
Country Place Era of Somerset Hills <sup>h</sup>	SR	-
Belcher (Dunster-Squibb) House	SR	189 Mine Brook Road
Gill-St. Bernards Lower School	SR	450 Claremont Road
Gladstone Branch of the Delaware, Lackawanna and Western Railroad Historic District	SR	New Jersey Transit Gladstone Line between Peapack-Gladstone and Summit
Kirkpatrick House	BMP	Route 202, west of Bernardsville
Johnathan Whitaker House	BMP	Mine Brook Road
Dr. James Boylan House	BMP	Olcott Square
Old Army Road	BMP	Connecting Hardscrabble Rd. and Seney Dr. bordering Scherrman-Hoffman Wildlife Sanctuary
Anderson House	BMP	Anderson Hill Road
Olcott Building	BMP	Olcott Avenue
Mullen House	BMP	Childs and Mullen Lane
Rennels House	BMP	Hardscrabble Road

<sup>g</sup> NR: National Register; SR: State Register; BMP: 2000 *Borough Master Plan*

<sup>h</sup> Thematic designation permitting owners of historic estate properties and structures built between 1870 and 1940 to apply for historic designation if desired. Therefore there is no specific location within the Borough.

# PRESERVATION RECOMMENDATIONS

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## Resource Mapping

A series of resource maps was developed for the *Open Space and Recreation Plan Update* to aide in the development of interconnected greenways and blueways for the municipality, and includes:

- Farmland Potentially Eligible For Preservation (*Map 1*)
- Residential Property: R-1A, R-1 and R-1-10 Zones (*Map 5*)
- State and National Register of Historic Sites (*Map 6*)
- Forest and Steep Slopes (*Map 7*)
- Category One Waters With 300-Foot Buffers (*Map 8*)
- Aquifer Recharge Potential (*Map 9*)
- Proposed Trails (*Map 10*)

The development of these maps culminates in the Trails and Greenways Map. (*Map 11*)

The *Farmland Potentially Eligible for Preservation Map* indicates the locations of nine farmland parcels totaling 159 acres. All nine parcels are located in the western portion of the Borough, most of which are adjacent to farm assessed property and residential lots which exceed their current zoning. Using the Little Brook Sanctuary as a greenway “anchor,” a combination of preserved farmland and large lot acquisitions, subdivisions or easements may serve to expand open space and protect critical environmental features, including Category One waterways, in this portion of the Borough. Bernardsville has no preserved farmlands to date, but can work to achieve farmland preservation goals in conjunction with other organizations, including the Somerset County Agriculture Development Board.

The *Category One Waters With 300-Foot Buffers* map indicates watercourses that meet testing standards for clean water, as well as all areas within 300 feet on either side of these watercourses. The New Jersey Department of Environmental Protection defines Category One Waters as follows:

*Category One waters are defined in the existing Surface Water Quality Standards rules at N.J.A.C. 7:9B-1.4 as waters protected from any measurable changes in water quality because of their exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resources. The Category One designation provides additional protection to waterbodies that helps prevent water quality degradation and discourage development where it would impair or destroy natural resources and water quality.*<sup>41</sup>

Slopes exceeding 15% and existing forested land are shown on *Map 7*. Bernardsville’s rugged forested hillsides are a distinguishing character of the community and contribute to its quality and quantity of the surface waters in the Borough. The treed hillsides offer opportunities for nesting birds and habitat for an array of wildlife and plant species.



Aquifer Recharge Potential was calculated through the combination of a standardized state aquifer ranking system and the particular groundwater recharge coverage in the area of interest. Aquifer recharge or recharge to water-bearing geologic units is defined as the groundwater that reaches the water table in the uppermost geologic unit with a thickness of 50 feet or greater. Groundwater recharge potential is ranked by average annual infiltration. The composite aquifer/groundwater recharge potential rank highlights the multiple relationships between the groundwater-recharge area ranks (indicative of the infiltration rate) and the underlying water-table aquifer ranks (indicative of the aquifer's capacity to absorb, transmit and supply water) and provides a guide to how well the system in any given area allows groundwater to reach and recharge the aquifer.<sup>42</sup> *Table 9. Statewide Aquifer and Somerset County Groundwater Rankings depicts the ranking system in Somerset County.*

**Table 9. Statewide Aquifer and Somerset County Groundwater Rankings**

<b>Aquifer Rank</b>	<b>Median Well Yield (Gallons/Minute)</b>	<b>Groundwater Rank</b>	<b>Average Annual Infiltration (Inches/Year)</b>
A	>500	A	20-23
B	>250-500	B	15-19
C	>100-250	C	10-14
D	25-100	D	1-9
E	<25	0	0
<i>There are also hydric soils (L/L, wetlands and open water (W/W) and instances where no recharge is calculated (X/X)</i>			
<i>Source: NJDEP NJGS</i>			

The *Aquifer Recharge Potential Map* shows the distribution of rankings for Bernardsville Borough. This map shows the potential for an aquifer to recharge in a given area. The area with the highest potential for recharge would be ranked A/A (>500gpm/20-23in/yr). The areas with the highest recharge potential are those with the lowest ranking number; thus, a ranking of 11 indicates a higher rate of potential recharge than a ranking of 98.

The *Proposed Trails Map* indicates the locations of existing and proposed trails within the Borough. These trails intend to provide access to a wide variety of active and passive recreational opportunities from Mine Brook Road and the downtown area, including the Polo Grounds and Evankow playing fields, the municipal pool, the New Jersey Audubon Scherman-Hoffman Sanctuary, and nearby historic sites of statewide or national significance.

### **Trails and Greenways Map**

A system of open space considers the needs of Bernardsville together with its resources to weave a comprehensive plan that identifies areas called out by their distinctive attributes and capacities for meeting the Borough's specific open space goals. The areas of focus are referred to as "greenways." 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.*"<sup>43</sup> 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.*”<sup>44</sup>

Along with the identified greenways, the Borough’s centers of recreation, the historic sites and districts of the Borough, and the places identified as community focal points (locations at which residents and visitors gather to experience the social and cultural life of the Borough) also have the potential to serve as bases for community involvement. Preservation of its natural beauty and history as living parts of the community will contribute to maintaining the Borough’s character and quality of life.

The greenways identified within Bernardsville are:

- Raritan River Blueway
- Little Brook and North Branch Greenway
- Mine Brook Greenway
- Patriots’ Path Greenway

The four greenways are illustrated on the *Trails and Greenways Map*.

Note: The *Trails and Greenways Map* is not meant to be a Community Facilities Map or Official Map for the Borough. The map does not reserve properties from development and is not to be used to restrict future lands from development. It is designed to give guidance to the municipality for open space and recreation initiatives where land should be considered for preservation and recreation development due to its natural resource value, water quality contribution, and recreational use.

### ***Raritan River Blueway***

The Raritan River Blueway is a 300-foot buffer on either side of the North Branch of the Raritan River. The North Branch is a Category One waterway leading to the main stem of the Raritan River, a water supply source for 1.5 million state residents. The Raritan River Blueway is a regional resource recognized in neighboring communities greenway plans and would benefit from land conservation efforts within this portion of the Borough.

The vision for this blueway is to combine a variety of preservation techniques (including acquisition, easements, and zoning) to protect contiguous open space along Bernardsville’s northwestern border with Far Hills Borough. Working with the neighboring communities, the blueway could extend from the Schiff Nature Preserve in Mendham south to Ravine Lake and Natirar Park in Peapack-Gladstone, and open recreational opportunities for trails from Natirar Park to Little Brook Sanctuary along the North Branch.

### ***Little Brook and North Branch Greenway***

While the eastern portion of the Borough sees more recreational activity thanks to preserved open spaces, athletic facilities and a downtown area, Somerset County’s heavily-forested Little Brook Sanctuary located in northwestern Bernardsville sees little public use. The property entrance is difficult to locate as there are few road signs leading to it. In addition to large residential properties there are several parcels of farmland in this area of the Borough whose preservation would contribute to keeping the region’s agricultural history alive. Along with the

Mine Brook, this is part of the Raritan River watershed and includes Category One waters; the North Branch of the Raritan River.

The vision for this greenway is to use Little Brook Sanctuary as an “anchor” to expand the greenway, introduce additional recreational opportunities, and preserve scenic roadways. With the neighboring communities of Mendham Township and Borough, the greenway can be expanded across municipal boundaries. Partnering with the Roxiticus Golf Course and Somerset County may offer the opportunity to connect and open access to the Little Brook Sanctuary.

### ***Mine Brook Greenway***

Considered the backbone of Bernardsville’s original 2002 *Open Space and Recreation Plan*, the preservation of open space and scenic farmlands along Mine Brook Road and the *Mine Brook Greenway* would better allow residents and visitors to enjoy the scenic beauty of the area. Preservation efforts would also further ensure the high water quality found in the Mine Brook; the Mine Brook and its tributaries drain a large portion of Bernardsville, acting as a headwater stream of the Raritan River. The Raritan River serves as a public drinking water source for many New Jersey residents, and Bernardsville’s *Environmental Resource Inventory* identifies the Mine Brook as a critical natural feature with outstanding water quality. The Mine Brook Greenway also contains some of the Borough’s highest aquifer recharge areas permitting adequate infiltration into the groundwater supply, of which many residents rely on for potable water sources through well systems.

The vision for this greenway is to complete the trail through the Laurelwood Tract across from Borough Hall, opening up access to the forested open space in close proximity to the more developed downtown area. Installing the trailhead and trail from the western edge of the Polo Grounds south along Seney Drive and Anderson Hill Road, to the intersection of Mine Brook Road will connect foot and bicycle traffic from the *Patriots’ Path Greenway* and associated recreational sites to the train station, downtown area, and *Mine Brook Greenway*. Completing this, would be to design and install a loop trail at the Borough’s Charlotte Hill Tract.

### ***Patriots’ Path Greenway***

Bernardsville’s location on the periphery of Somerset and Morris Counties provides a unique link to the Morris County Park Commission’s Patriots’ Path, an extensive network of over 60 miles of trails, mostly in Morris County. Patriots’ Path enters the Borough through Cross Estate Gardens. It connects with trails located in New Jersey Audubon’s Scherman-Hoffman Wildlife Sanctuary; together these two properties are over 350 acres of preserved open space within the Borough. Because of Patriots’ Path’s connection to the Highlands Trail, it is possible to reach the renowned Appalachian Trail from downtown Bernardsville. Within this greenway are outdoor educational facilities including the Somerset County Environmental Education Center, the Raptor Trust, and Chimney Rock Hawk Watch.<sup>45</sup>

The vision for this greenway is to expand protected lands and offer new opportunities for trails and walking paths, including a trail from the New Jersey Audubon Scherman-Hoffman Wildlife Sanctuary to the Polo Grounds. This would offer a link to a nearby proposed trail running from the Polo Grounds to the Borough’s downtown area, facilitating a stronger pedestrian connection between the *Patriots’ Path* and *Mine Brook Greenway*.

# ACTION PLAN

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

The *Action Plan* suggests specific actions that the Borough should take in order to implement the *Open Space and Recreation Plan*. These action steps were created in accordance with the goals and objectives outlined earlier in this *Plan Update* and in conjunction with a thorough review of the municipality's original *Open Space and Recreation Plan* (2002). The activities listed in the short term are the most urgent and will further the Borough's program immediately. The "mid-term" recommendations are focused on longer term objectives that will serve to accomplish the Borough's needs. The "long-term" projects will be achieved as the program continues to mature and as these opportunities arise. "Ongoing" activities are items that will continue throughout the period, with regular review if not continual attention.

The *Open Space and Recreation Plan Update* is not a static document and the *Action Plan* should be updated every year, and progress reported to the governing body. The Recreation section of the *Plan Update* identifies a series of recommendations to address recreational needs in the community. Below is the action plan for the Borough's open space program.

## ***Short-Term Activities***

- Adopt the *Open Space and Recreation Plan Update* as part of the Borough of Bernardsville's *Master Plan*.
- Submit the *Open Space and Recreation Plan Update* to the Green Acres program at the New Jersey Department of Environmental Protection.
- Complete the trail within the Laurelwood Tract, including safe road crossing from the Borough Hall area.
- Support the efforts of the Historic Preservation Advisory Committee to map historic sites and structures in the Borough so these may be included within the Borough's *Master Plan*.
- Create a signed walking trail from the downtown area to the Polo Grounds, and from the Polo Grounds to the New Jersey Audubon Wildlife Sanctuary.
- Provide centralized, detailed information about existing preserved public open space properties and provide this to the Borough for distribution on its website.
- Confirm the subdivision of Block 95 Lot 1 into Lots 1 and 1.01 through a deed and title search, and reflect this subdivision on the tax map and tax assessor database. Per the Borough attorney, it appears that this property was previously subdivided with Lot 1 owned privately (6.62 acres) and Lot 1.01 owned by the Borough as open space. Once confirmed, this property should be considered as an addition to the Borough's ROSI filed with NJDEP. This property is located along Mine Brook Road and Meeker Road.<sup>46</sup>

### ***Mid-Term Activities***

- Assess the feasibility of creating a parking area and loop trail in the Peters Tract.
- Sign existing paths (as appropriate) in the Borough to increase ease of access and safety.
- Evaluate farmland preservation opportunities.
- Evaluate vacant properties in the Borough and develop a prioritized list of acquisitions.
- Examine tax exempt properties and consider adding any appropriate properties to the Recreation and Open Space Inventory (ROSI).
- Examine properties which are in tax-foreclosure and consider adding any appropriate properties to the Borough's ROSI.
- Investigate and update ownership status of "unknown" properties listed as Class 1, Vacant Lands.
- Verify ownership of conservation easements prepared by the Borough Clerk's office through a title/deed search.
- Canvas neighboring municipalities to understand their current land acquisition initiatives and coordinate land preservation strategies with them to expand and strengthen greenway corridors.
- Study parks within the Borough to identify potential expansion opportunities, particularly for active recreation.
- Offer local educational opportunities to create home-based stewardship programs benefitting local wildlife and ecosystems such as the National Wildlife Federation Backyard Habitat Certification Program or best management practices related to lawn care and road salt usage to further reduce non-point source water pollution.
- Work with historic organizations to expand local opportunities for historic conservation and education.
- Update existing field usage and design to ensure fields are being used efficiently and at a capacity to ensure future sustainability and availability of athletic opportunities.

### ***Longer-Term Activities***

- Encourage tax incentives for the preservation and adaptive reuse of historic buildings.
- Implement a park stewardship program to maintain and improve the functioning of the lands within the Borough's public spaces.
- Review and strengthen ordinances that protect environmentally sensitive resources, including streambanks, ridgelines, steep slopes, tree removal and others.
- Investigate possible trail grant opportunities to expand trails throughout the Borough.
- Review areas in the Borough as scenic corridors or districts and apply these corridors and roadways for state and county designations.

### ***Ongoing***

- Continue to apply for and investigate grant opportunities to protect the Borough's open space areas, including the Somerset County Open Space Trust Fund and the New Jersey Green Acres Program.
- Continue to explore and identify opportunities for new recreational space and facilities in the Borough.
- Continue to review the Borough's needs for outdoor recreational facilities and work to address those as needed.

- Continue to offer ongoing and diverse recreational programs for all Borough residents.
- Continue to pursue open space preservation opportunities in the Borough.
- Promote conservation easements and best management practices on or near environmentally sensitive lands, including rivers, streams and wetlands.
- Promote historic easements through Preservation New Jersey and the New Jersey Historic Trust.
- Continue the municipal Open Space Trust Fund to purchase additional lands and support any debt services for future acquisitions.
- Celebrate and publicize all successful open space projects with community events.

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# MAPS

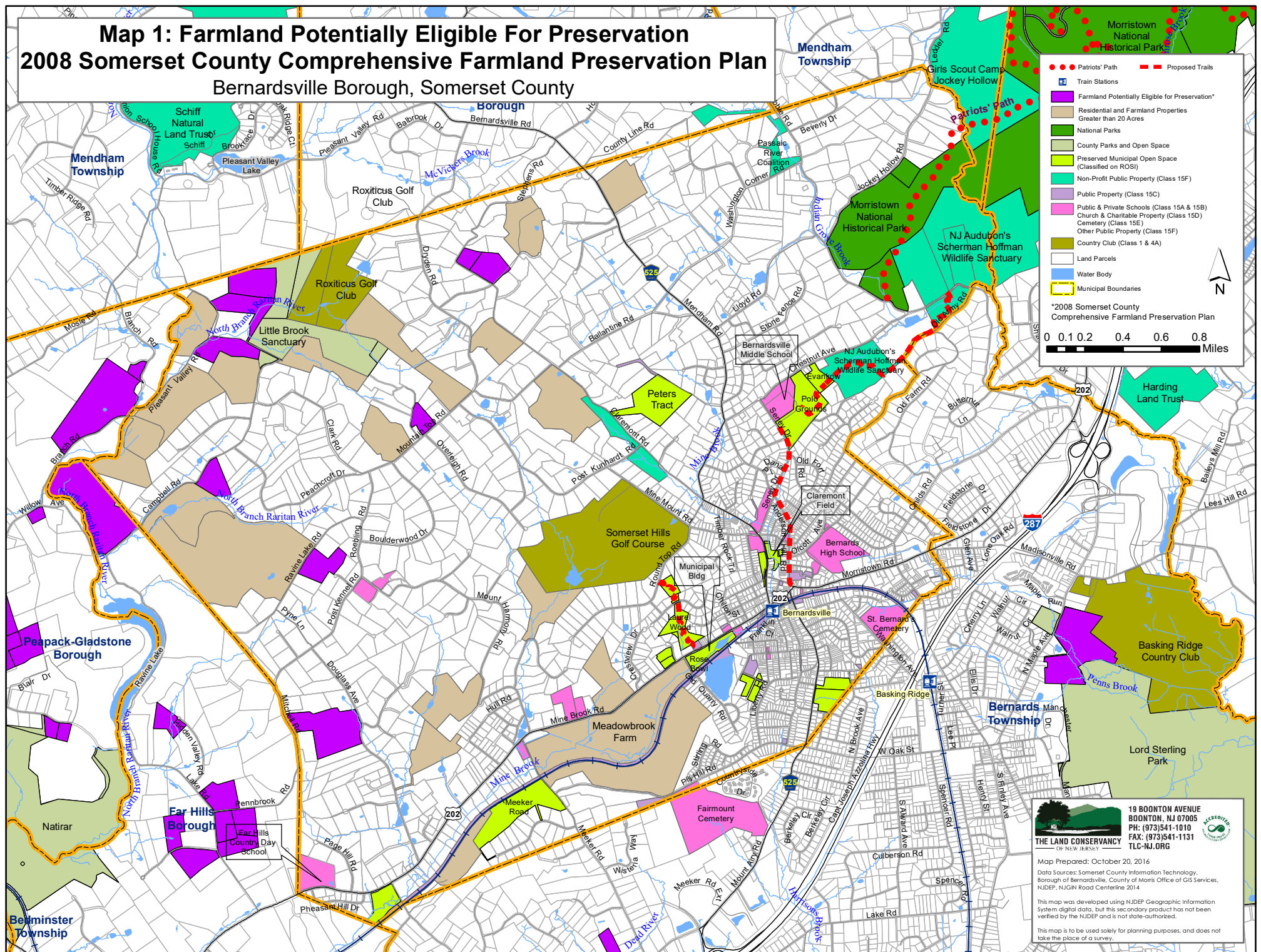
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Map 1. Farmland Potentially Eligible for Preservation, 2008 Somerset County Comprehensive Farmland Preservation Plan .....	41
Map 2. New Jersey State Plan.....	42
Map 3. Land Use Capability Zones, 2008 Highlands Regional Master Plan .....	43
Map 4. Open Space .....	44
Map 5. Residential Property: R-1A, R-1, R-1-10 Zones .....	45
Map 6. State and National Register of Historic Sites .....	46
Map 7. Forest and Steep Slopes.....	47
Map 8. Category 1 Waters (300 Foot Buffer).....	48
Map 9. Aquifer Recharge Potential .....	49
Map 10. Proposed Trails .....	50
Map 11. Trails and Greenways .....	51

# Map 1: Farmland Potentially Eligible For Preservation

## 2008 Somerset County Comprehensive Farmland Preservation Plan

### Bernardsville Borough, Somerset County



**THE LAND CONSERVANCY**  
OF NEW JERSEY

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Map Prepared: October 20, 2016

Data Sources: Somerset County Information Technology,  
Borough of Bernardsville, County of Morris Office of GIS Services,  
NJDEP, NJGIS Road Centerline 2014

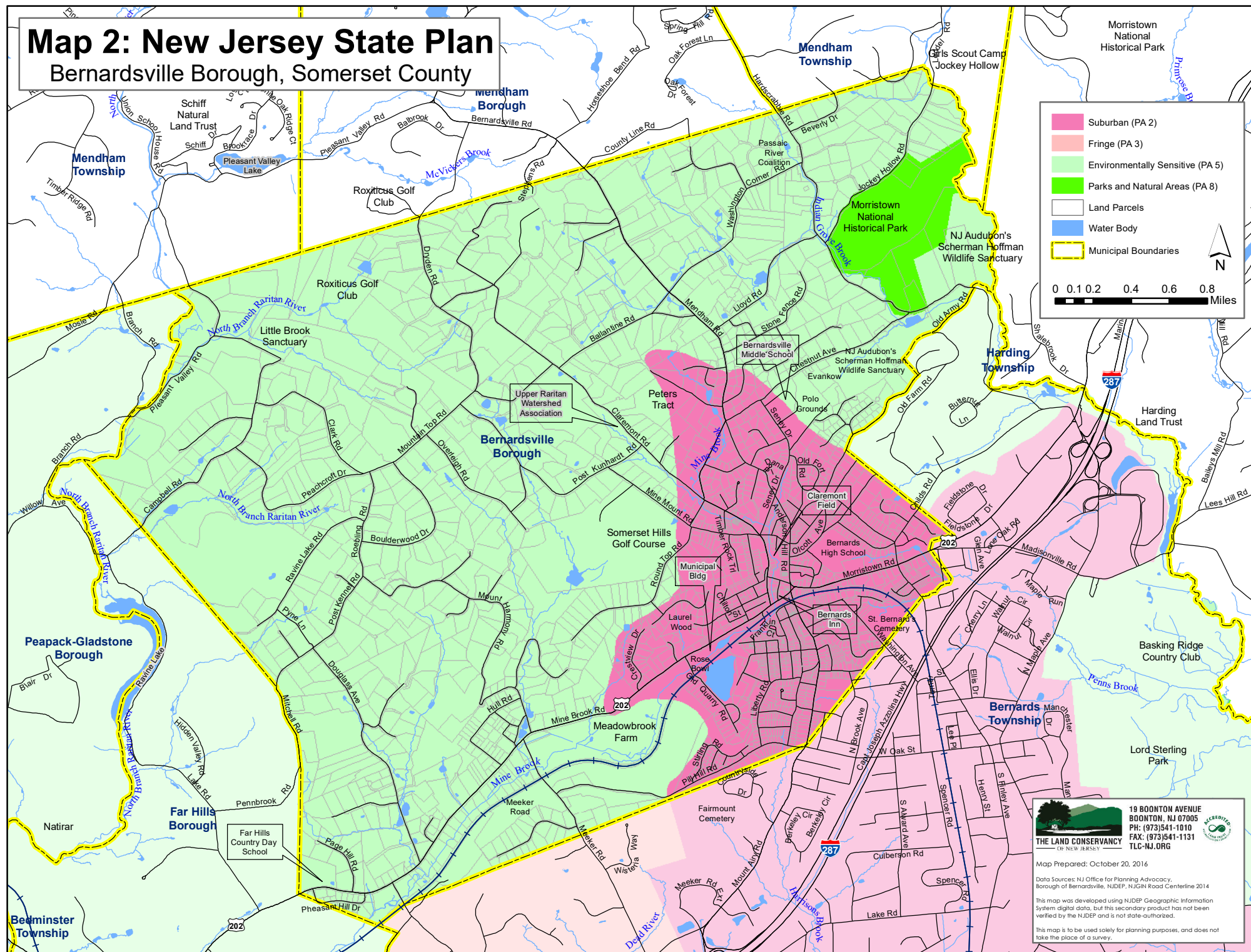
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This map is to be used solely for planning purposes, and does not take the place of a survey.



## Map 2: New Jersey State Plan

Bernardsville Borough, Somerset County

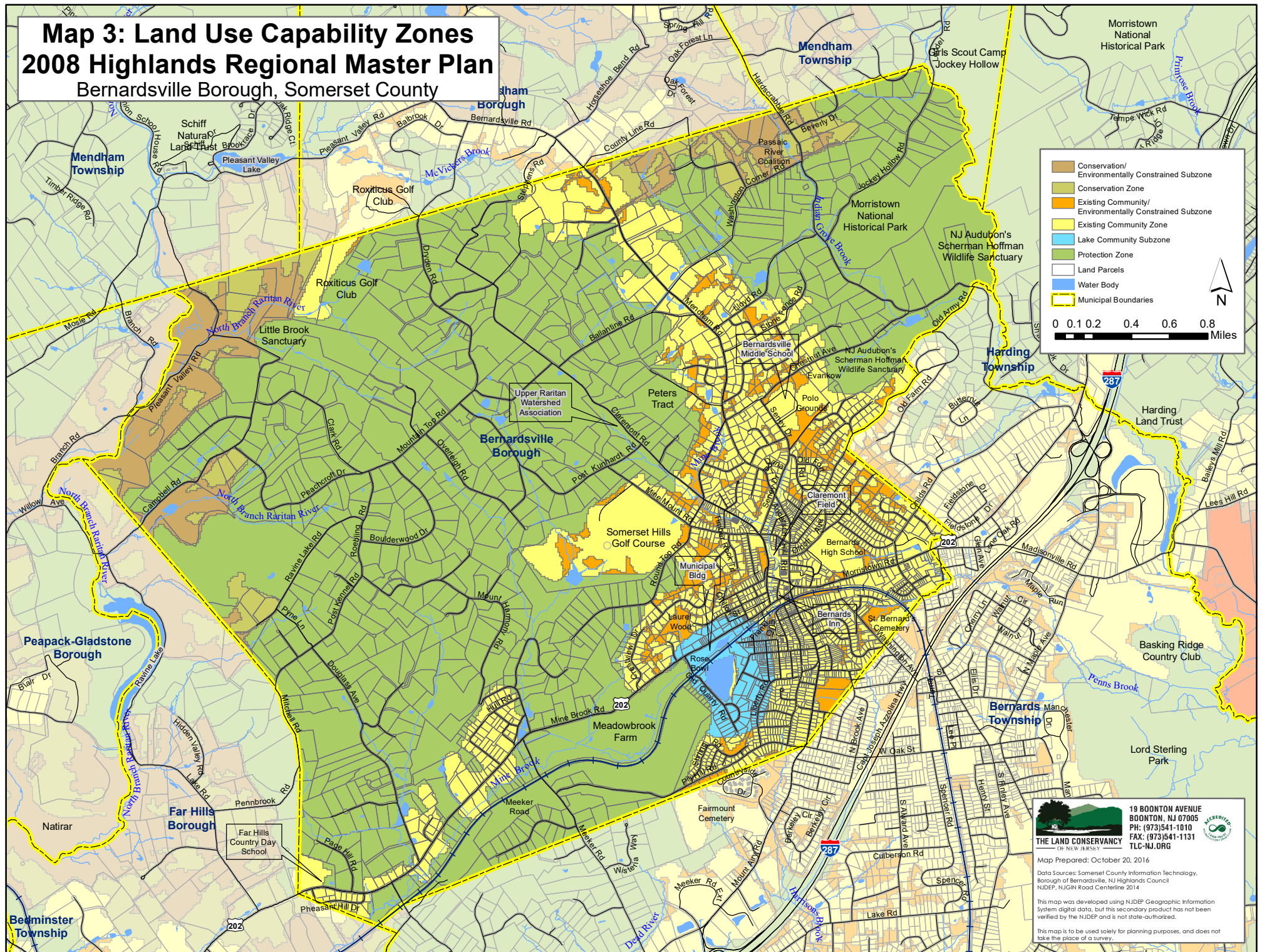




# Map 3: Land Use Capability Zones

## 2008 Highlands Regional Master Plan

### Bernardsville Borough, Somerset County



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Map Prepared: October 20, 2016

Data Sources: Somerset County Information Technology,  
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NJDEP, NJGN Road Centerline 2014

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**Map 4: Open Space**  
Bernardsville Borough, Somerset County


**Legend:**

- Train Stations
- Trails
- National Parks
- County Parks
- Preserved Municipal Open Space
- Non-Profit Property (Class 15F)
- Public Property (Class 15C)
- Public & Private Schools (Class 15A & 15B)
- Church & Charitable Property (Class 15D)
- Cemetery (Class 15E)
- Other Public Property (Class 15F)
- Country Club (Class 1 & 4A)
- Commercial & Industrial >2 acres (Class 4A & 4B)
- Farm Assessed Properties (Class 3A & 3B)
- Residential (Class 2) exceeding Zoning Code
- Vacant Property (Class 1)
- Land Parcels
- Water Body
- Municipal Boundaries


**Scale:** 0 0.1 0.2 0.4 0.6 0.8 Miles

**Map Prepared:** October 26, 2016  
**Data Sources:** Somerset County Information Technology, Borough of Bernardsville, County of Morris Office of GIS Services, NJDEP, NJGN Road Centerline 2014  
**This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authored.**  
**This map is to be used solely for planning purposes, and does not take the place of a survey.**

**THE LAND CONSERVANCY**  
OF NEW JERSEY  
19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973) 541-1010  
FAX: (973) 541-1131  
TLC-NJ.ORG

 **THE LAND CONSERVANCY**  
OF NEW JERSEY

19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010  
FAX: (973)541-1131  
TLC-NJ.ORG

 **ACCREDITED**  
LAND OWNER

Map Prepared: October 26, 2016

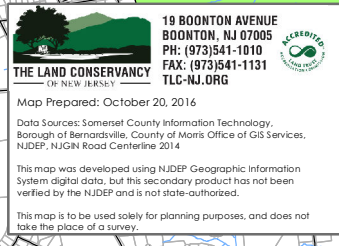
Data Sources: Somerset County Information Technology,  
Borough of Bernardsville, County of Morris Office of GIS Services,  
NJDEP, NJGN Road Centerline 2014

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

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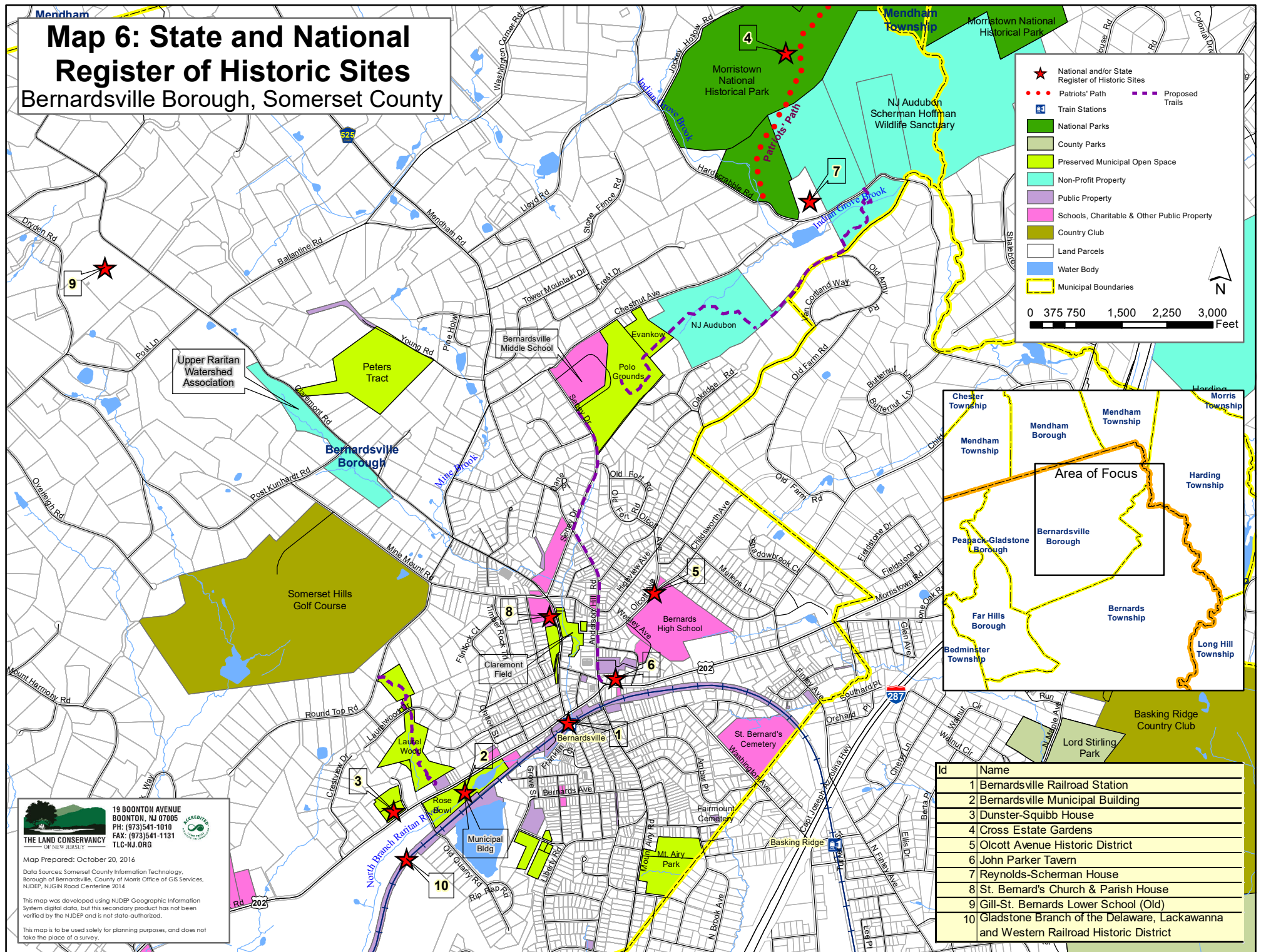
# Bernardsville Borough, Somerset County





# Map 6: State and National Register of Historic Sites

## Bernardsville Borough, Somerset County



19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010  
FAX: (973)541-1131  
TLC-NJ.ORG



Map Prepared: October 20, 2016

Data Sources: Somerset County Information Technology,  
Borough of Bernardsville, County of Morris Office of GIS Services,  
NJDEP, NJGIN Road Centerline 2014

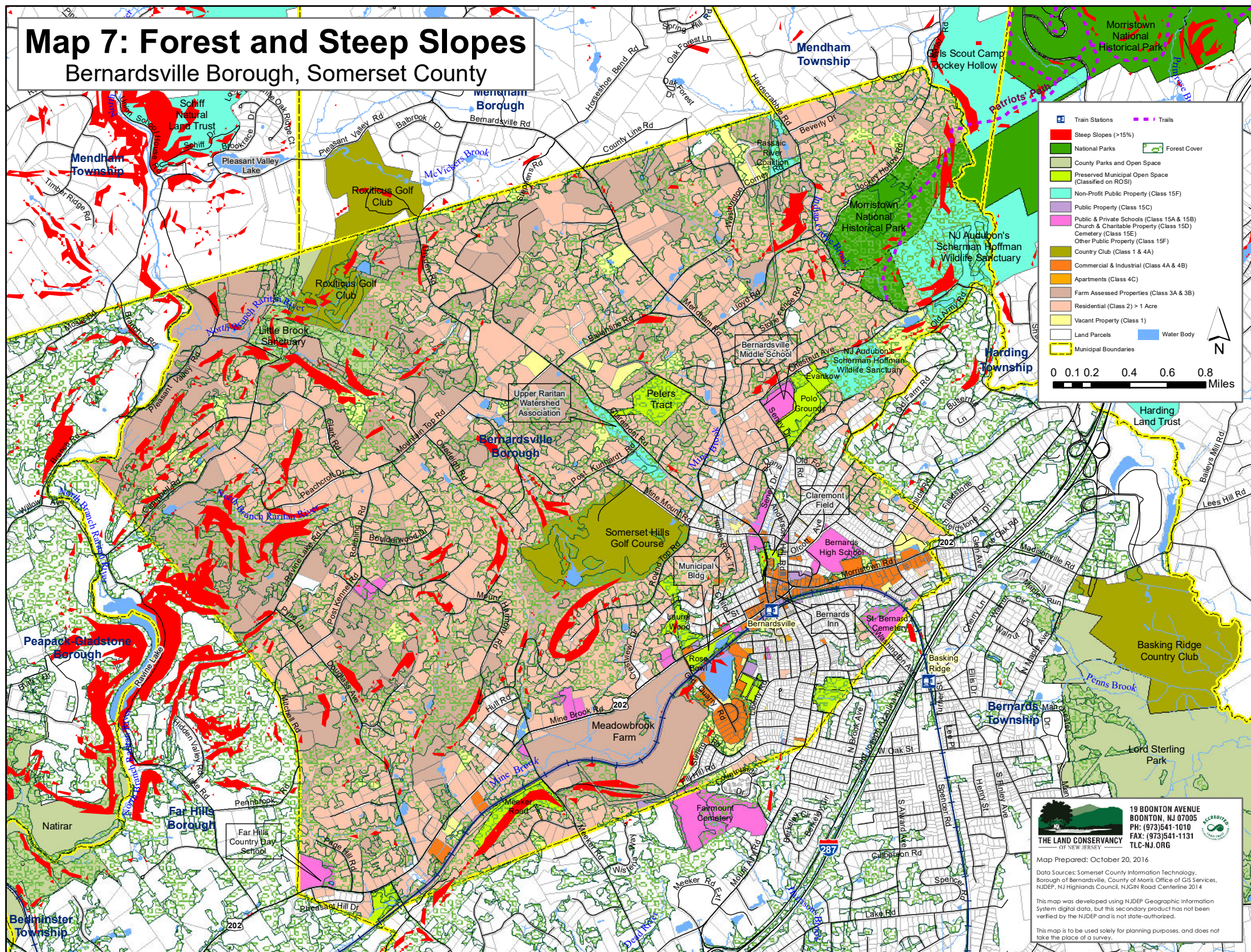
This map was developed using NJDEP Geographic Information  
System digital data, but this secondary product has not been  
verified by the NJDEP and is not state-authorized.

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



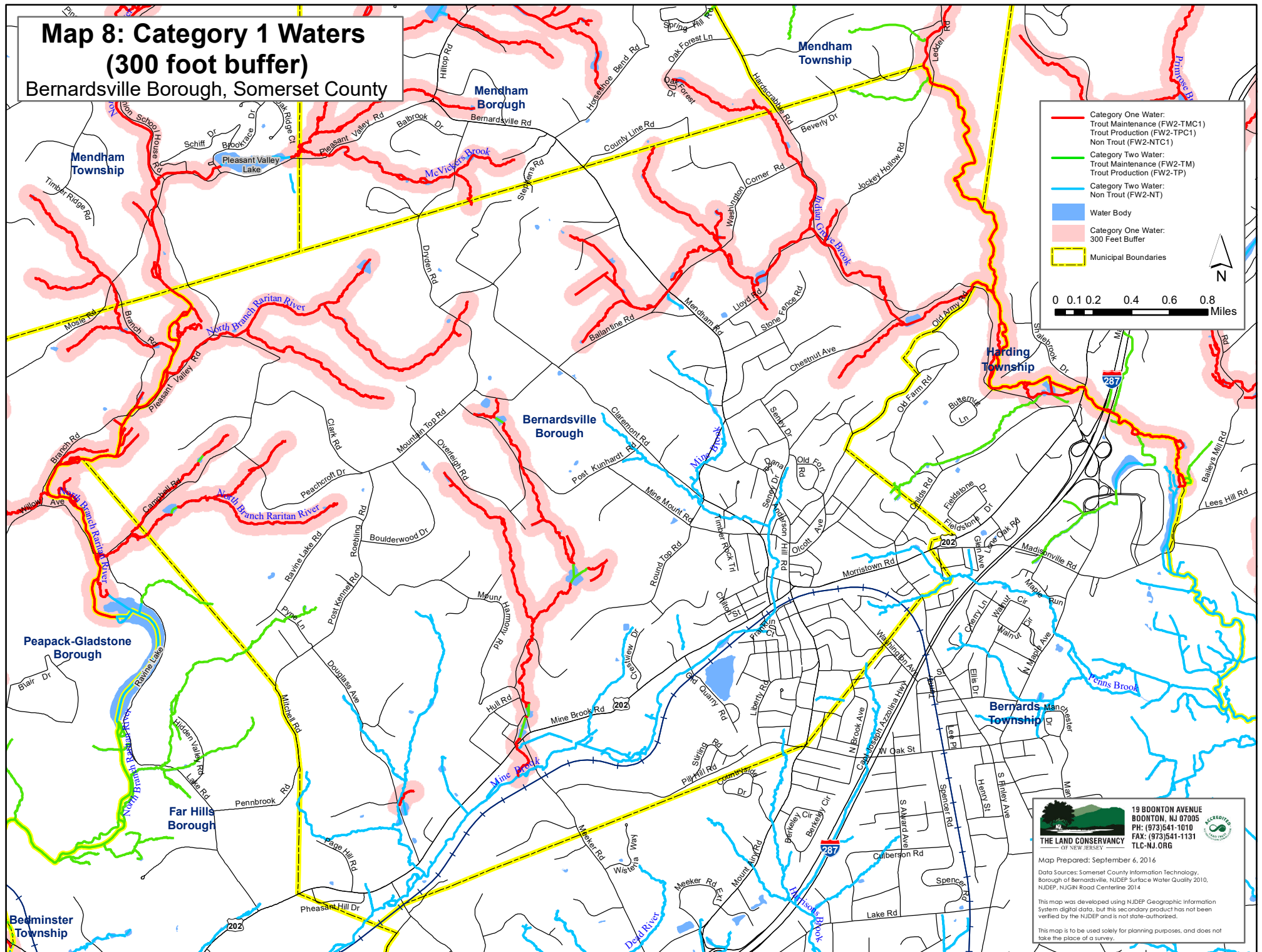
# Map 7: Forest and Steep Slopes

## Bernardsville Borough, Somerset County





# Map 8: Category 1 Waters (300 foot buffer) Bernardsville Borough, Somerset County



**THE LAND CONSERVANCY**  
OF NEW JERSEY

19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010  
FAX: (973)541-1131  
TLC-NJ.ORG

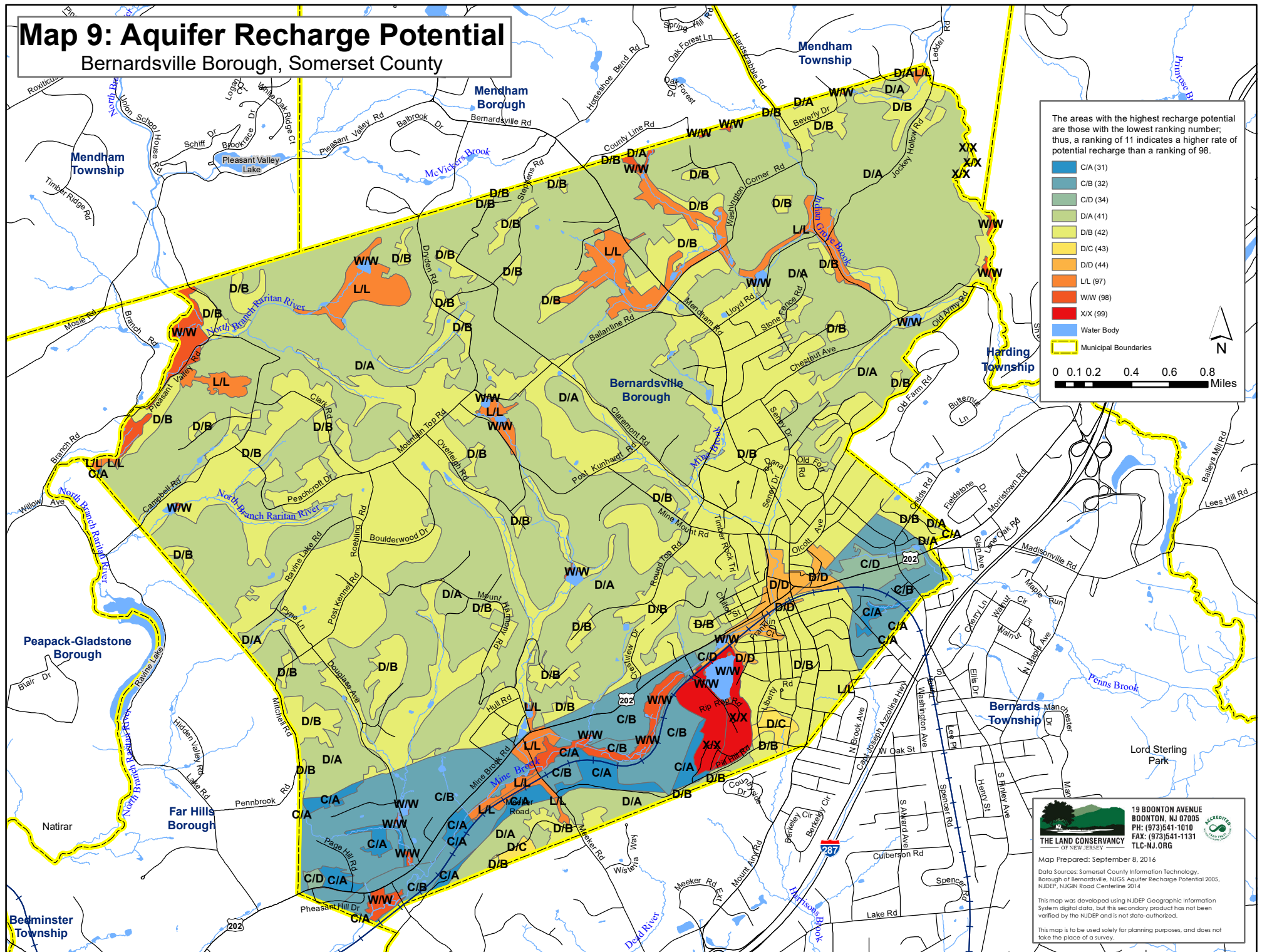
Map Prepared: September 6, 2016  
Data Sources: Somerset County Information Technology,  
Borough of Bernardsville, NJDEP Surface Water Quality 2010,  
NJDEP, NJGN Road Centerline 2014

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

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

# Map 9: Aquifer Recharge Potential

## Bernardsville Borough, Somerset County



19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010  
FAX: (973)541-1131  
TLC-NJ.ORG

Map Prepared: September 8, 2016

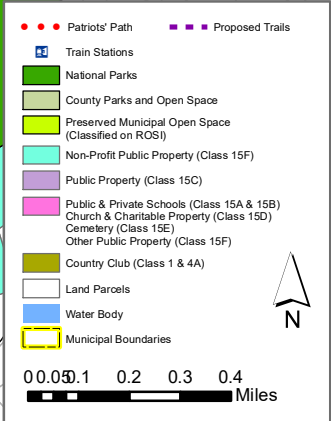
Data Sources: Somerset County Information Technology,  
Borough of Bernardsville, NJGIS Aquifer Recharge Potential 2005,  
NJDEP, NJGIS Road Centerline 2014

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

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

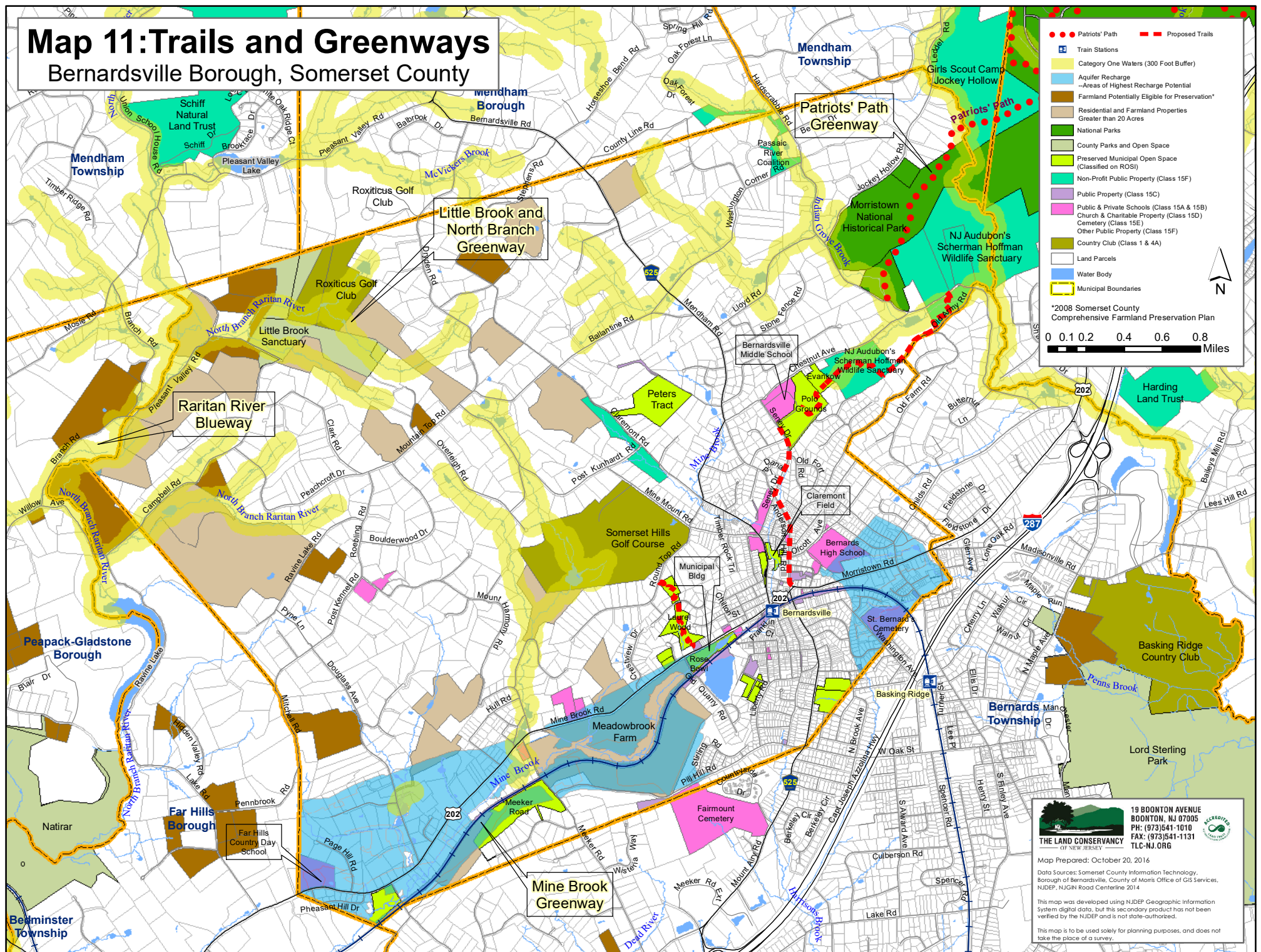


# Bernardsville Borough, Somerset County





## Map 11: Trails and Greenways





# APPENDIX

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Appendix A. 1998 Resolution #98-159: Putting a Public Question on the Ballot as to whether the Borough should have an Open Space Tax .....	53
Appendix B. 2008 Resolution #2008-119: Authorizing a Public Question as to whether the Borough should expand Municipal Open Space Trust Fund money to include development of acquired lands .....	56
Appendix C. Resolution #2010-100: Establishing a procedure for spending Open Space Trust Funds.....	59
Appendix D. Parcel Data Tables.....	61
Appendix E. Recreation and Open Space Inventory .....	85
Appendix F. Conservation Easements – Borough of Bernardsville .....	89

**Appendix A. 1998 Resolution #98-159: Putting a Public Question on the Ballot as to whether the Borough should have an Open Space Tax**

**BERNARDSVILLE BOROUGH**

**RESOLUTION #98-159**

**A RESOLUTION PUTTING A PUBLIC QUESTION  
ON THE BALLOT AS TO WHETHER THE BOROUGH SHOULD  
HAVE AN OPEN SPACE TAX**

**BE IT RESOLVED** by the governing body of the Borough of Bernardsville in the County of Somerset, New Jersey as follows:

1. The following public question shall be submitted to the voters of Bernardsville Borough at the November 3, 1998 general election:

**PUBLIC QUESTION**

Shall Bernardsville Borough impose an annual levy of two (\$.02) cents per one hundred (\$100.00) dollars of assessed value to be deposited in a "Municipal Open Space, Recreation and Farmland and Historic Trust Fund" and to be used exclusively for the purposes of acquiring lands for recreation and conservation purposes; acquiring farmland for farmland preservation purposes and the acquisition of properties for historic preservation purposes?

**YES** \_\_\_\_\_

**NO** \_\_\_\_\_

2. The following statement interpreting the public question shall also be placed on the ballot:

**INTERPRETIVE STATEMENT**

If this question is approved by the voters, the Borough will impose an annual levy of two (\$.02) cents per one hundred (\$100.00) dollars of assessed valuation. What this means is that a house assessed at one hundred thousand (\$100,000.00) dollars will pay approximately \$20.00 per year in additional property taxes. This money will be deposited into a "Municipal Open Space, Recreation and Farmland and Historic Trust Fund" and shall be used exclusively

**BERNARDSVILLE BOROUGH**

**RESOLUTION #98-159**

**A RESOLUTION PUTTING A PUBLIC QUESTION  
ON THE BALLOT AS TO WHETHER THE BOROUGH SHOULD  
HAVE AN OPEN SPACE TAX**

**BE IT RESOLVED** by the governing body of the Borough of  
Bernardsville in the County of Somerset, New Jersey as follows:

1. The following public question shall be submitted to the  
voters of Bernardsville Borough at the November 3, 1998 general  
election:

**PUBLIC QUESTION**

Shall Bernardsville Borough impose an annual levy of two  
 (\$.02) cents per one hundred (\$100.00) dollars of assessed value to  
 be deposited in a "Municipal Open Space, Recreation and Farmland  
 and Historic Trust Fund" and to be used exclusively for the  
 purposes of acquiring lands for recreation and conservation  
 purposes; acquiring farmland for farmland preservation purposes and  
 the acquisition of properties for historic preservation purposes?

**YES** \_\_\_\_\_

**NO** \_\_\_\_\_

2. The following statement interpreting the public question  
shall also be placed on the ballot:

**INTERPRETIVE STATEMENT**

If this question is approved by the voters, the Borough will  
impose an annual levy of two (\$.02) cents per one hundred (\$100.00)  
dollars of assessed valuation. What this means is that a house  
assessed at one hundred thousand (\$100,000.00) dollars will pay  
approximately \$20.00 per year in additional property taxes. This  
money will be deposited into a "Municipal Open Space, Recreation  
and Farmland and Historic Trust Fund" and shall be used exclusively

for the following purposes as determined by the governing body: acquisition of lands for recreation and conservation purposes; acquisition of farmland for farmland preservation purposes; acquisition of properties, sites, or areas for historic preservation purposes; or payment of debt service on indebtedness issued or incurred by the Borough for any of the purposes set forth above. Lands acquired by the Borough using these revenues shall be held in trust and shall be used exclusively for the purposes described above.

3. The Borough Clerk is authorized and directed to submit a certified copy of this resolution to the Somerset County Clerk and request that the public question and interpretive statement be placed on the November 3, 1998 general election ballot.

I, **Sandra G. Jones**, Clerk of the Borough of Bernardsville, hereby certify the foregoing to be a true and exact copy of a resolution adopted by the Governing Body at a duly convened meeting held Monday, June 15, 1998.

---

Sandra G. Jones, Clerk

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**Appendix B. 2008 Resolution #2008-119: Authorizing a Public Question as to whether the Borough should expand Municipal Open Space Trust Fund money to include development of acquired lands**

**BERNARDSVILLE BOROUGH  
RESOLUTION #2008- 119**

**AUTHORIZING A PUBLIC QUESTION TO BE SUBMITTED TO THE VOTERS  
EXPANDING THE PURPOSES FOR WHICH THE BOROUGH OPEN SPACE TRUST  
FUND MONEY MAY BE USED TO INCLUDE DEVELOPMENT OF LANDS  
ACQUIRED FOR RECREATION AND CONSERVATION, FARMLAND AND  
HISTORIC PRESERVATION PURPOSES**

**WHEREAS**, *N.J.S.A. 40:12-15.7* provides that:

“a. (1) The governing body of any municipality may submit to the voters of the municipality in a general or special election a proposition authorizing imposition of an annual levy for an amount or at a rate deemed appropriate for any or all of the following purposes, or any combination thereof, as determined by the governing body:

- (a) acquisition of lands for recreation and conservation purposes;
- (b) development of lands acquired for recreation and conservation purposes;
- (c) maintenance of lands acquired for recreation and conservation purposes . . . ;
- (d) acquisition of farmland for farmland preservation purposes; and
- (e) historic preservation of historic properties, structures, facilities, sites, areas, or objects and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes; or
- (f) payment of debt service on indebtedness issues or incurred by a municipality for any of the purposes set forth in subparagraph (a), (b), (d) or (e) of this paragraph.

The amount or rate of the annual levy may be subdivided in the proposition to reflect the relative portions thereof to be allocated to any of the respective purposes specified in paragraph (1) of this subsection or may be depicted as a total amount or rate, to be subdivided in a manner determined previously, or to be determined at a later date, by the governing body of the municipality after conducting at least one (1) public hearing thereon . . . ”

**WHEREAS**, the voters of the Borough of Bernardsville approved a public question at the November 3, 1998 general election authorizing the imposition of an annual levy of \$.02 per \$100 of assessed value to be deposited in a “Municipal Open Space, Recreation and Farmland and Historic Trust Fund” and to be used exclusively for the purposes of *acquiring lands for*

*recreation and conservation purposes; acquiring farmland for farmland preservation purposes and the acquisition of properties for historic preservation purposes.”; and*

**WHEREAS**, the governing body wishes to allow the voters to decide whether up to 20% of the Borough’s Open Space Trust Fund Monies may be used, commencing January 1, 2009, for the development of lands acquired for recreation and conservation purposes as well as the acquisition of those lands;

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Borough of Bernardsville in the County of Somerset, New Jersey as follows:

1. The following public question shall be submitted to the voters of Bernardsville Borough at the November 4, 2008 general election:

#### **PUBLIC QUESTION**

*Shall Bernardsville Borough amend the proposition approved on November 3, 1998 imposing an annual levy of two (\$.02) cents per one hundred (\$100) dollars of assessed valuation “to be used exclusively for the purposes of acquiring lands for recreation and conservation purposes; acquiring farmland for farmland preservation purposes or the acquisition of properties for historic preservation purposes” to provide that up to 20% of the monies, so collected on or after January 1, 2009, when appropriated by ordinance, may also be used for the development of any lands or properties included in the Borough’s Recreation and Open Space Inventory and/or acquired with Borough open space trust fund money for recreation, conservation, farmland or historic preservation purposes, or payment of debt service on indebtedness issued or incurred by the Borough for any of those purposes?*

2. The following statement interpreting the public question shall also be placed on the ballot:

#### **INTERPRETIVE STATEMENT**


*If this question is approved by the voters, up to 20% of the open space trust fund monies, collected on or after January 1, 2009, may be used, in the sole discretion of the governing body, for the development (but not maintenance) of any lands or properties included in the Borough’s Recreation and Open Space Inventory and/or acquired with Borough open space trust fund money for recreation and conservation, farmland preservation or historic*

*preservation purposes, or payment of debt service on indebtedness issued or incurred by the Borough for any of these purposes. For purposes of this question, "Development" means any improvement to a land or water area of eligible Borough property that is designed to expand or enhance its utilization for outdoor recreation, conservation, farmland preservation or historic preservation purposes and shall include the construction, renovation, or repair of any such improvement. This term may include any of the following types of ancillary improvements to eligible Borough properties: roadways, parking, landscaping, fencing, lighting, utilities, structures, and any other improvement that expands or enhances the use of property for outdoor recreation, conservation, farmland preservation or historic preservation purposes. Even if not required by law, all monies appropriated from the Open Space Trust Fund will be authorized by ordinance. If this question is approved, there will be no increase in the current two (\$.02) cent tax.*

3. The Borough Clerk is authorized and directed to submit a certified copy of this resolution to the Somerset County Clerk and request that the public question and interpretive statement be placed on the November 4, 2008 general election ballot.

---

I, Sandra G. Jones, Clerk of the Borough of Bernardsville, hereby certify the foregoing to be a true and exact copy of a resolution adopted by the Governing Body at a duly convened meeting held Monday, July 14, 2008.

  
Sandra G. Jones, Clerk

**Appendix C. Resolution #2010-100: Establishing a procedure for spending Open Space Trust Funds**

**BERNARDSVILLE BOROUGH  
RESOLUTION #2010- 100**

**A RESOLUTION ESTABLISHING A PROCEDURE FOR SPENDING  
OPEN SPACE TRUST FUNDS**

**WHEREAS,** in 1998 the voters of the Borough first approved the imposition of a \$.02 open space tax for the purposes of acquiring lands for recreation and conservation purposes; acquiring farmland for farmland preservation purposes or the acquisition of properties for historic preservation purposes; and

**WHEREAS,** in 2008 the voters amended the 1998 proposition to allow the moneys collected to be used for development as well as acquisition; and

**WHEREAS,** the moneys collected must be deposited in the Borough's Open Space Trust Fund to be used for the purposes enumerated in the public questions; and

**WHEREAS,** even though State law does not require funds appropriated from the Open Space Trust Fund to be authorized by ordinance, the Borough voluntarily adopted that requirement; and

**WHEREAS,** the Mayor and Council feel that before spending the public's money they should seek input from those Borough boards, commissions and committees which have expertise in open space, recreation, the environment, historic preservation and related fields;

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Borough of Bernardsville, in the County of Somerset, State of New Jersey, as follows:

1. Before a contract is executed for the purchase of any property or for the development of any eligible property, and before an ordinance is introduced to appropriate any money from the Open Space Trust Fund, the proposal shall be submitted to the following boards, commissions and committees for their review and input:



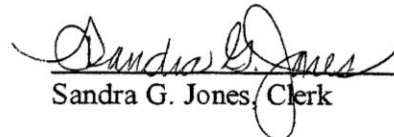
- a. Open Space Advisory Committee
- b. Recreation Committee
- c. Shade Tree Committee
- d. Historic Preservation Advisory Committee
- e. Environmental Commission

All boards, commissions and committees shall submit their comments to the governing body by the date set forth in the memorandum forwarding the proposal to them.

1. In the discretion of the Mayor and Council, and when permitted by the Open Public Meetings Act ("OPMA"), such referrals may be confidential. In those cases, the meetings of the boards, commissions and committees shall be held in executive session and their recommendations to the governing body shall remain confidential until they are released to the public by the governing body in accordance with the OPMA.
2. Failure of the governing body to comply with the requirements of this ordinance shall not invalidate an appropriation ordinance duly adopted in accordance with applicable law or any contract duly authorized in accordance with the Public Contracts law and the applicable DCA regulations. Moreover, the ultimate decision as to whether to appropriate money from the Open Space Trust Fund lies solely with the governing body.

---

**I, Sandra G. Jones**, Clerk of the Borough of Bernardsville, hereby certify the foregoing to be a true and exact copy of a resolution adopted by the Governing Body at a duly convened meeting held Monday, May 24, 2010.

  
Sandra G. Jones, Clerk

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## Appendix D. Parcel Data Tables

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Facility	Acres (GIS)
17	43	122 MENDHAM RD.	15C	1.77	BOROUGH OF BERNARDSVILLE	ROADS	1.88
38	13	WINDWOOD ROAD	15C	0.61	BOROUGH OF BERNARDSVILLE	VACANT LAND	0.53
66	22	1 ANDERSON HILL ROAD	15C	2.63	BOROUGH OF BERNARDSVILLE	COMMON ELEMENTS	3.03
69	28	30 ANDERSON HILL RD.	15C	0.05	BOROUGH OF BERNARDSVILLE	LAND	0.05
70	4	35 QUIMBY LANE	15C	0.23	BOROUGH OF BERNARDSVILLE	PARKING LOT	0.23
80	15.38	MINE BROOK RD.	15C	1.57	BOROUGH OF BERNARDSVILLE	VACANT LAND	1.04
80	58	4 CHILTON ST.	15C	0.40	BOROUGH OF BERNARDSVILLE	VACANT LAND	0.37
98	1	MINE BROOK RD.	15C	1.09	BOROUGH OF BERNARDSVILLE	PARKING AREA	1.02
100	2.23	1 OLD QUARRY ROAD	15C	0.74	BOROUGH OF BERNARDSVILLE	VACANT LAND	0.87
100	2.49	2 OLD QUARRY ROAD	15C	4.06	BOROUGH OF BERNARDSVILLE	PISTOL RANGE	4.20
101	5	150 PILL HILL RD.	15C	4.14	BOROUGH OF BERNARDSVILLE	SEWER DISPOSAL	3.73
102	3	MINE AVE.	15C	0.12	BOROUGH OF BERNARDSVILLE	VACANT LAND	0.11
111	4	CENTER ST. EXT.	15C	0.36	BOROUGH OF BERNARDSVILLE	RIGHT OF WAY	0.37
111	18	CRESCENT RD.	15C	0.07	BOROUGH OF BERNARDSVILLE	VACANT LAND	0.09
114	1	70 BERNARDS AVE.	15C	2.87	BOROUGH OF BERNARDSVILLE	COMMON ELEMENTS	2.84
123	13	33 ANN ST.	15C	0.44	BOROUGH OF BERNARDSVILLE	PUMP HOUSE	0.39
124	1	18 MOUNT AIRY RD.	15C	0.74	BOROUGH OF BERNARDSVILLE	VACANT LAND	0.79
125	27.29	202 NORTH FINLEY	15C	-	BOROUGH OF BERNARDSVILLE	WATER BASIN	0.54
125	27.30	12 FOX HOLLOW TRAIL	15C	0.06	BOROUGH OF BERNARDSVILLE	PUMPHOUSE	0.06
129	22	14 MORRISON AVENUE	15C	0.19	BOROUGH OF BERNARDSVILLE	PUMP HOUSE	0.29
131	12	120 MOUNT AIRY RD.	15C	10.16	BOROUGH OF BERNARDSVILLE	VACANT LAND	9.43
135	1	2 CONKLING AVE.	15C	0.06	BOROUGH OF BERNARDSVILLE	VACANT LAND	0.03
135	6	PENNINGTON AVE.	15C	0.16	BOROUGH OF BERNARDSVILLE	VACANT LAND	0.20
142	11.02	BROOKSIDE AVE.	15C	0.14	BOROUGH OF BERNARDSVILLE	RIGHT OF WAY	0.15
						<b>Total (Borough):</b>	<b>32.22</b>
36	5.01	OLCOTT LANE	15C	-	COUNTY OF SOMERSET	ROAD	0.01
						<b>Total (County):</b>	<b>0.01</b>
144	1	50 MINE BROOK RD.	15C	1.30	STATE OF NJ/C/O BOR. B'VILLE	RAILROAD STATION	31.44
144	1	50 MINE BROOK RD.	15C	1.30	STATE OF NJ/C/O BOR. B'VILLE	RAILROAD STATION	12.56
						<b>Total (State):</b>	<b>44.01</b>
						<b>Total (Public):</b>	<b>76.24</b>

## Municipal Parks and Open Space: ROSI (Class 15C)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Facility	Acres (GIS)	ROSI Code
35	2	121 SENEY DR.	15C	27.70	BOROUGH OF BERNARDSVILLE	SWIMMING POOL	30.46	1
69	8	79 CLAREMONT RD.	15C	3.39	BOROUGH OF BERNARDSVILLE	PLAYGROUND	3.26	2
69	9	CLAREMONT RD.	15C	-	BOROUGH OF BERNARDSVILLE	CLAREMONT FIELD	0.15	2
69	29	14 PARK LANE	15C	0.34	BOROUGH OF BERNARDSVILLE	RECREATION BLDG.	0.36	2
97	1	166 MINE BROOK RD.	15C	12.56	BOROUGH OF BERNARDSVILLE	MUNICIPAL BLDG.	10.68	3
100	4	CLINTON ST	15C	2.91	BOROUGH OF BERNARDSVILLE	STORAGE BLDG.	2.89	5
115	7	LIBERTY RD.	15C	2.06	BOROUGH OF BERNARDSVILLE	PARK	2.05	6
80	14	189 MINE BROOK RD.	15F	1.51	BOROUGH OF BERNARDSVILLE	VACANT LAND	1.73	7
80	14.01	4 SPRING HOUSE RD.	15F	2.39	BOROUGH OF BERNARDSVILLE	VACANT HOUSE	2.35	8
35	6	115 CHESTNUT AVE.	15C	6.25	BOROUGH OF BERNARDSVILLE	RECREATION	6.97	9
17	30	277 CLAREMONT RD.	15C	30.35	BOROUGH OF BERNARDSVILLE	PARK	33.10	A
68	4	60 CLAREMONT RD.	15C	2.37	BOROUGH OF BERNARDSVILLE	KUSER PARK	2.30	B
75	5	40 CLAREMONT RD.	15C	1.70	BOROUGH OF BERNARDSVILLE	KUSER PARK	0.35	B
80	18	76 ROUND TOP RD.	15C	4.00	BOROUGH OF BERNARDSVILLE	WATER SUPPLY	4.40	C
93	10	622 MINE BROOK RD.	15C	13.29	BOROUGH OF BERNARDSVILLE	VACANT LAND	12.04	D
131	11.01	108 MOUNT AIRY RD.	15C	5.91	BOROUGH OF BERNARDSVILLE	VACANT LAND	6.02	E
131	12	120 MOUNT AIRY RD.	15C	10.16	BOROUGH OF BERNARDSVILLE	VACANT LAND	9.43	E
80	15.07	LAURELWOOD DR.	15C	0.71	BOROUGH OF BERNARDSVILLE	VACANT LAND	0.69	F
95	4.22	MEEKER RD.	15C	34.32	BOROUGH OF BERNARDSVILLE	VACANT LAND	36.94	G
80	14.07	OFF SPRING HOUSE RD.	15C	0.38	BOROUGH OF BERNARDSVILLE	VACANT LAND	0.36	H
80	15	ROUND TOP RD.	15C	12.18	BOROUGH OF BERNARDSVILLE	VACANT LAND	13.01	I
114	1.01	1 PINE ST.	15C	0.42	BOROUGH OF BERNARDSVILLE	OPEN SPACE	0.41	J
115	1	47-3 MAPLE ST.	15C	0.34	BOROUGH OF BERNARDSVILLE	VACANT LAND	0.33	K
115	2	47-4 MAPLE ST.	15C	0.34	BOROUGH OF BERNARDSVILLE	VACANT LAND	0.33	K
<b>Total (ROSI):</b>							<b>180.60</b>	

County Parks and Open Space (Class 15C)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Facility	Acres (GIS)
2	3	STEVENS LANE	15C	27.00	COUNTY OF SOMERSET	PARK	25.33
2	4	STEVENS LANE	15C	14.00	COUNTY OF SOMERSET	PARK	13.03
2	12	21 STEVENS LANE	15C	64.70	COUNTY OF SOMERSET	PARK	63.33
2	13	STEVENS LANE	15C	2.85	COUNTY OF SOMERSET	PARK	3.54
9	4.01	11 CAMPBELL RD.	15C	4.71	COUNTY OF SOMERSET	PARK	3.17
<b>Total (County Parks):</b>							<b>108.40</b>

National Parks and Open Space (Class 15F)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Facility	Acres (GIS)
21	1	61 JOCKEY HOLLOW RD.	15F	157.52	USA C/O MORRISTOWN NAT.HIST.PARK	NATIONAL PARK	140.89
21	2	121 JOCKEY HOLLOW RD.	15F	8.38	USA C/O MORRISTOWN NAT.HIST.PARK	NATIONAL PARK	7.99
21	12	131 HARDSCRABBLE RD.	15F	25.44	USA C/O MORRISTOWN NAT.HIST. PARK	PARK	26.94
<b>Total (National Parks):</b>							<b>175.81</b>

Nonprofit Preserved Land (Class 15F)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Facility	Acres (GIS)	Facility Name
21	13	51 HARDSCRABBLE RD.	15F	45.18	AUDUBON SOCIETY OF NEW JERSEY	BIRD SANCTUARY	40.73	Scherman Hoffman Wildlife Sanctuary
21	14	21 HARDSCRABBLE RD.	15F	63.73	AUDUBON SOCIETY OF NEW JERSEY	BIRD SANCTUARY	70.49	Scherman Hoffman Wildlife Sanctuary
21	14.02	11 HARDSCRABBLE RD.	15F	21.67	AUDUBON SOCIETY OF NEW JERSEY	BIRD SANCTUARY	22.31	Scherman Hoffman Wildlife Sanctuary
35	8	161 CHESTNUT AVE.	15F	59.23	AUDUBON SOCIETY OF NEW JERSEY	BIRD SANCTUARY	58.43	Scherman Hoffman Wildlife Sanctuary
27	18	MITCHELL ROAD	15F	0.42	NEW JERSEY CONSERVATION FOUNDATION	VACANT LAND	0.29	Shirley Property
7	4.07	200 WASHINGTON CORNER RD	15F	11.61	PASSAIC RIVER COALITION	LAND & WATER PRE	11.67	unnamed
16	6.03	300 CLAREMONT RD.	15F	11.88	UPPER RARITAN WATERSHED ASSOCIATION	WATER SHED	11.15	William Post Natural Area
31	1	240 CLAREMONT RD.	15F	10.19	UPPER RARITAN WATERSHED ASSOCIATION	WATER SHED	10.53	William Post Natural Area
Total (Nonprofit Preserved Land):							225.61	

Church, Charitable and Educational Properties (Class 15A, 15B, 15D, 15E, 15F)

Block	Lot	Property Location	Class	Owner's Name	Acres (GIS)
35	1	141 SENEY DR.	15A	BOARD OF EDUCATION	15.71
58	1	2 CHILDSWORTH AVE.	15A	BOARD OF EDUCATION	0.30
64	1	25 OLCOTT AVE.	15A	SOMERSET HILLS SCHOOL BD OF ED	25.43
89	10	MINE BROOK RD.	15B	FAR HILLS COUNTRY DAY SCHOOL	18.45
					<b>59.88</b>
14	21	379 MT. HARMONY RD.	15D	CHURCH OF ST. JOHN ON THE MTN.	2.85
28	7	370 MT. HARMONY RD.	15D	CHURCH OF ST. JOHN ON THE MTN	5.71
37	18.01	108 CLAREMONT RD.	15D	SAINT BERNARDS CHURCH	0.32
39	6	111 CLAREMONT RD.	15D	OUR LADY OF PERPETUAL HELP	6.04
65	10	22 CHURCH ST.	15D	BERNARDSVILLE METHODIST CHURCH	1.48
68	9	88 CLAREMONT RD.	15D	RECTOR,WARDEN&VESTRYMENT	3.64
81	3	321 MINE BROOK RD.	15D	PRESBYTERIAN CHURCH	8.55
81	4.01	315 MINE BROOK RD.	15D	FIRST PRESBYTERIAN CHURCH	3.35
94	19	11 MEEKER RD.	15D	FIRST CHURCH OF CHRIST, SCIENTIST	2.34
105	1	49 BERNARDS AVE.	15D	OUR LADY OF PERPETUAL HELP	0.18
105	12	47 BERNARDS AVE.	15D	OUR LADY OF PERPETUAL HELP	0.17
113	1	50 BERNARDS AVE.	15D	OUR LADY OF PERPETUAL HELP	0.36
					<b>35.00</b>
42	14	46 ANDERSON HILL RD	15E	BERNARDSVILLE METHODIST CHURCH	0.54
101	6.01	120 PILL HILL RD.	15E	FAIRMOUNT CEMETERY ASSOC,NEWARK/SOM	2.68
139	9	60 WASHINGTON AVE.	15E	THE RECTOR & TRUSTEES ST.BERNARDS	18.46
					<b>21.68</b>
80	59	117 MINE BROOK RD.	15F	BERNARDSVILLE FIRE CO NO 1	0.72
97	2	118 MINE BROOK RD.	15F	BERNARDSVILLE FIRE CO.	1.06
125	4	11 MORRISTOWN RD.	15F	TRUSTEES OF CONGDON LODGE	0.21
					<b>1.99</b>
<b>Total Religious, Charitable, Educational and Fire Department Properties):</b>					<b>118.55</b>

Country Club Properties (Class 1, 15C)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Acres (GIS)	Facility
2	5	DRYDEN RD	1	21.40	ROXITICUS GOLF CLUB INC	27.87	Roxiticus Golf Club
2	6	DRYDEN RD	1	35.90	ROXITICUS GOLF CLUB, INC.	52.67	Roxiticus Golf Club
30	11	180 MINE MOUNT RD.	4A	139.77	MINE MT.LAND CO. % S.H.COUNTRY CLUB	200.81	Somerset Hills Country Club
<b>Total (Country Club):</b>						<b>281.35</b>	



Farmland Assessed Properties (Class 3A, 3B)

Block	Lot	Property Location	Class	Acres (Tax Data)	BuildDesc	Owner's Name	Acres (GIS)
1	1	60 STEVENS LANE	3B	3.20		ELLSWORTH, DUNCAN S. JR. & MOLLY W.	2.62
1	2	91 STEVENS LANE	3A	5.05		PALM FAMILY FARM LLC,% GREG.K. PALM	31.89
1	4	131 STEVENS LANE	3B	3.98		JBK, LLC	2.36
1	5	141 STEVENS LANE	3B	5.50		CRAFTS, PUTNAM L. JR.	6.94
2	1	41 STEVENS LANE	3B	11.90		ELLSWORTH, DUNCAN S. JR. & MOLLY W.	11.37
2	2	STEVENS LANE	3B	20.60		ELLSWORTH, DUNCAN S. JR. & MOLLY W.	20.84
2	7	170-2 DRYDEN RD.	3A	4.00	2S-F;2GAR	SALOVAARA, MIKAEL & BETH STEWART	10.04
2	7.02	170-4 DRYDEN RD	3B	10.23		SALOVAARA, MIKAEL & BETH STEWART	10.24
2	7.03	170-7 DRYDEN RD	3B	10.01		SALOVAARA, MIKAEL & BETH STEWART	9.81
2	7.04	170-5 DRYDEN RD	3B	10.60		SALOVAARA, MIKAEL & BETH STEWART	10.48
2	7.05	170-3 DRYDEN RD	3B	10.02		SALOVAARA, MIKAEL & BETH STEWART	9.88
2	7.06	170-1 DRYDEN RD	3B	7.25		SALOVAARA, MIKAEL & BETH STEWARAT	7.22
2	10	61 STEVENS LANE	3A	7.96	2SF 3G;3 HOUSES	ELLSWORTH,D.S.JR.& ELLSWORTH, M.W.	16.62
2	11	51 STEVENS LANE	3B	18.60		ELLSWORTH, DUNCAN S. JR. & MOLLY W.	19.90
2	14	116-2 DRYDEN RD.	3A	1.00	1S-F;2GAR	KURLAN,EDITH P.% MATT KURLAN APT.14	40.50
2	17	116-1 DRYDEN RD.	3A	2.05	2.5S-F;3GAR	LI, JOHN & TINA HOWE	7.47
2	29	81 CLARK RD.	3A	2.14	2.5S-F	MOCCO, LORRAINE	10.64
2	33	85-1 MOUNTAIN TOP RD.	3A	1.50	A-2S-F;2FAM	GERBETH, DEIRDRE C	12.69
2	34	31 MOUNTAIN TOP RD.	3A	4.00	2SF 3G	FIMBEL, EDWARD JR. & BARBARA B.	20.12
2	35	20 DRYDEN RD.	3A	2.00	2SF	20 DRYDEN ROAD,LLC	8.32
2	43	71 MOUNTAIN TOP RD.	3B	7.16		REHER & GERBETH INVESTMENT CO.	7.50
2	45	101 MOUNTAIN TOP RD.	3A	3.75	2S-F;2GAR;1S-F	ROCHAT, GEORGE F. & ALICE M.	29.10
2	47	41 CLARK RD.	3A	0.57	2S-F	MOCCO, LORRAINE	7.38
2	47.01	39 CLARK RD.	3A	1.00	1.5S-F	MORIARTY,JOHN D.	6.24
2	48	151 CLARK RD.	3A	3.20	1.5S-F;3GAR	STEPHENSON, SHEILA M.	9.84
2	48.02	40 CAMPBELL RD.	3B	5.52		STEPHENSON, SHEILA M.	5.06
2	48.03	171 CLARK RD.	3B	5.22		STEPHENSON, SHEILA M.	5.59
2	49	2 STEVENS LANE	3A	3.50	2S-F;2GAR	SEIBERT, GREGG G.	28.77
3	2	221 DRYDEN RD.	3A	1.38	1SF	VINCE, WILLIAM P & ELEANOR	5.94
4	1	40 TURNBULL LANE	3A	2.91	2SF 3G 2FAM	DAHLER, DONALD L & KATHERINE T	9.00
5	1	121 CHAPIN RD.	3A	1.00	2SF	TREBUS, ELIZABETH T	5.79
5	2	1-2 CHAPIN RD.	3A	5.50		SILVERMAN, KENNETH & CLAUDIA	32.07
5	4	400 MENDHAM RD.	3A	4.00	2S-F;3GAR	LIU, AILI TRUSTEE	18.28
5	8	41 CHAPIN RD.	3B	5.10		42 CHAPIN RD.,LLC	5.48
5	9	11 CHAPIN RD	3A	3.22	2S-F;2GAR	QUICK, LESLIE C III & EILEEN M	13.85
5	10	1-1 CHAPIN RD.	3A	4.01	2S-F;3GAR	MASSEY, STEWART R. & MEGAN D.	9.58
6	3.02	449 CLAREMONT RD	3A	1.50	2S-F;4GAR	BERNARDSVILLE INVESTORS, LLC	13.39

Farmland Assessed Properties (Class 3A, 3B)

Block	Lot	Property Location	Class	Acres (Tax Data)	BuildDesc	Owner's Name	Acres (GIS)
6	6	431 CLAREMONT RD.	3A	4.60	A-2S-F	CHUBB, P III & S G	13.68
7	1	421 MENDHAM RD.	3A	1.00	2S-F;7GAR	MARTIN, SCOTT G	7.52
7	1.01	MENDHAM RD.	3B	2.25		MAIO, JOSEPH A. & PATRICIA L.	1.51
7	2	391 MENDHAM RD.	3A	2.50	2S-F;4GAR	PATEL, CHIRAG & PRITI	25.90
7	4.04	3 ROSE HILL CT.	3B	6.12		FIUMEFREDDO REALTY	5.77
7	4.05	1 ROSE HILL CT.	3B	6.73		WASHINGTON CORNER ASSOC.%FALCON ENG	6.44
7	4.06	8 PRESERVE LANE	3B	7.05		WASHINGTON CORNER ASSOC.%FALCON ENG	6.79
7	4.08	3 PRESERVE LANE	3B	6.06		FIUMEFREDDO REALTY	5.84
7	6	320 HARDSCRABBLE RD.	3A	1.00	1S-F + COTTAGE	CRANMER, CHRISTIAN & GERRY-JO	7.34
7	7	40 CARRIAGE HOUSE RD.	3A	0.70	2S-F	MAYER, KENNETH A & SHIKHA L	6.59
7	11	90 WASHINGTON COR RD.	3A	1.00	2S-F;2GAR	STERN, MICHAEL & SUSAN LENZI-	8.97
7	18	329 MENDHAM RD.	3A	4.46	2S-F;4GAR	GREEN, RICHARD & STEFANI SCHWARTZ G	12.69
7	20.02	331-1 MENDHAM RD.	3B	5.05		CONUNDRUM FARM LLC,	5.20
7	23	1 DONNER RD.	3B	13.40		DONNER HOLDINGS LLC	13.20
7	23.08	2 DONNER RD.	3A	1.00	1.5S-F;3GAR	KANE,DEBORAH LYNN	9.57
7	23.09	3 DONNER ROAD	3B	10.06		BERNARDSVILLE REAL ESTATE LLC	9.66
7	24	MENDHAM RD.	3B	1.40		RAMSEY,WILLIAM P.& ROSEMARIE	1.34
8	2	HARDSCRABBLE RD.	3B	1.26		LAWRENCE FARMLAND, L.L.C.	0.40
8	3.06	61 BEVERLY DR.	3B	6.59		LEPORE, MICHAEL & MARCIA	6.95
8	15	51 BEVERLY DR.	3A	1.75	1S-F;4GAR	SCHAFFHAUSER, ROBERT J & CAROL	5.31
9	1	130 STEVENS LANE	3A	3.00	2SF 2SF 2FAM	CRAFTS, PUTNAM L. JR.	50.64
9	2	120 STEVENS LANE	3A	2.00	1S-F;3GAR	JBK,LLC	4.67
9	3	30 STEVENS LANE	3B	21.02		PALM FAMILY FARM LLC,% GREG.K.PALM	18.47
9	7	141 CAMPBELL RD.	3A	2.00	2S-F	ASSAAD, SIMON	7.97
9	14	231 CAMPBELL RD.	3B	8.30		TF/RBF & TF/HHF LLC.	8.95
9	15.01	214 STEVENS LANE	3B	29.49		TF/RBF LLC,	28.55
9	15.02	212 STEVENS LANE	3B	20.45		CRAFTS, PUTNAM L. JR.	20.65
9	16	CAMPBELL RD.	3B	3.24		TF/RBF & TF/HHF LLC,	5.75
9	17	CAMPBELL ROAD	3B	1.60		MORANGIE FARM, LLC	1.77
10	1	210 CAMPBELL RD.	3A	10.00	1S-F;3GAR;4 FAM	LEONE, CHRISTIAN A&BLUTE, E E ET AL	45.36
10	2	160 CAMPBELL RD.	3B	13.71		LEONE, CHRISTIAN A&BLUTE, E E ET AL	13.43
10	23	67 RAVINE LAKE RD.	3A	7.00	2S-F;4GAR	UPTON PYNES REAL ESTATE	171.99
10	25	151 RAVINE LAKE RD.	3A	2.00	2S-F	CHENOWETH, MARY	6.41
10	25.01	121 RAVINE LAKE RD.	3A	0.60	BARN/STABLE	UPTON PYNES REAL ESTATE	7.11
10	26	211 RAVINE LAKE RD.	3B	16.78		FARRENDALE PROPERTIES L.L.C.	15.73
12	4	210 RAVINE LAKE RD.	3B	2.60		FARRENDALE PROPERTIES LLC.	1.98
12	5	190 RAVINE LAKE RD.	3B	6.75		BAILYE FAMILY CHARITABLE FOUNDATION	5.92

Farmland Assessed Properties (Class 3A, 3B)

Block	Lot	Property Location	Class	Acres (Tax Data)	BuildDesc	Owner's Name	Acres (GIS)
13	1	110 RAVINE LAKE RD.	3A	4.81	2.5SB 3G	HALL,RICHARD III & REZNIK,ANDREA	16.60
13	1.01	108 RAVINE LAKE RD.	3A	0.29		HALL, RICHARD J III	5.99
13	4.02	71 POST KENNEL RD.	3A	2.00	1S-F;4GAR	SMITH, PETER & DONNA	10.92
14	11.04	31 BOULDERWOOD DR.	3A	2.00		DALLAS, ROBERT H.II & LINDA B.	8.49
14	16	55 BOULDERWOOD DR.	3A	3.00	2.5 SS	LEIGH, WILLIAM COLSTON JR.	14.74
14.01	7	69 ROEBLING RD.	3A	4.00	2S-F	DZIADZIO, JOHN E & LISA G	12.81
15	5	180 POST KUNHARDT RD.	3A	0.59	2S-F;2GAR	GUTJAHR, MATTHEW	6.68
15	9	50 MOUNTAIN TOP RD.	3A	3.90	A-2S-S;6GAR	MEANWELL, CLIVE A. & CYNTHIA	13.53
15	13	40 OVERLEIGH RD.	3A	1.49	2SF	MILLSPAUGH, GORDON & J.	4.95
15	14	30 OVERLEIGH RD.	3B	5.03		MILLSPAUGH, GORDON A., JR. & JOAN W	4.92
16	5	POST LANE	3B	0.50		ARSENIS,C.& ARSENIS S.& ARSENIS G.	0.52
16	6.01	380 CLAREMONT RD.	3A	4.00	2SF 2G 2FAM	ARSENIS,C.& ARSENIS S.& ARSENIS G.	52.36
16	6.02	50 POST LANE	3A	1.50	1.5S-F;2GAR	H-I 50 POST LANE LLC,	17.54
17	1	34 BALLANTINE RD.	3A	2.20	2S-F;4GAR	VODA, STEPHEN & ELLEN	9.44
17	20	35 AUTUMN HILL DR.	3A	0.90	1SF2G	C.A.WINKLER, SR. FAMILY LP	4.96
17	23	34 AUTUMN HILL DR.	3A	0.50	2S-F;2GAR	HAWES, WALTER H III & KATHLEEN S G-	7.30
17	42	122-3 MENDHAM RD.	3A	2.00	2SF 2G 2FAM	RUPPRECHT, BONNY G	8.47
19	7	90 LLOYD RD.	3A	2.00	2SF 2G 2FAM	EWS 2002 TRUST % E. MAR	14.87
20	9	171 WASHINGTON COR RD.	3A	0.50	1SF	WELTER,M.T.% MARILYN WELTER ESTATE	5.23
20	10	187 WASHINGTON CORNER R	3A	0.94	2S-F;3GAR	CROWS MILL TRUST	6.71
20	17	270 HARDSCRABBLE RD.	3A	2.31	2S-F;4GAR	WALKER, WAYDE & KIMBERLY	7.80
21	6	179 JOCKEY HOLLOW RD.	3A	1.00	1S-F	BARKLEY, JOEL	9.94
23	4.01	141 LLOYD RD.	3B	5.58		EWS 2002 TRUST % E. MAR	6.30
27	7	200 POST KENNEL RD	3A	1.50	2S-F;3GAR	EDWARDS, CYNTHIA Q	41.82
27	9	160 DOUGLASS AVE.	3A	1.24	2S-F;4GAR	WORTMAN, NOEL & KYUNG NAM-	7.29
27	14	MITCHEL RD.	3B	5.38		ROMANO, EDWARD A & ANNE M	4.74
27	16	220 MITCHELL RD.	3A	1.00	1.5S	EHRENCLOU, CYNTHIA D & JOHN W	8.67
27	17	180 POST KENNEL RD.	3A	3.30	2SSF 4G	MCGRATH, BRIAN T & STEPHANIE K	9.43
28	4	46-1 POST KENNEL RD.	3A	6.40	2S-F;2GAR	HAWN, GATES H & MARY ELLEN	13.51
28	4.03	46-4 POST KENNEL RD.	3A	2.00	BARN/SHED	HAWN, GATES H. & MARY ELLEN	5.13
28	5	40 POST KENNEL RD.	3B	5.75		GOLDBERG, VERONICA	5.42
28	6	20 POST KENNEL RD.	3A	4.00	2S-F;4GAR	GOLDBERG, VERONICA	5.28
28	8	350 MT. HARMONY RD.	3B	5.02		SCHROEDER, TERRENCE K.	5.17
28	8.01	360 MT. HARMONY RD.	3A	0.25	2S-F	SCHROEDER, TERRENCE K.	7.29
28	10.05	250-2 BROOK HOLLOW LN.	3A	1.00	2S-F;3GAR	STEINFELDT, KIMBERLEY	6.88
28	12	136-2 MT. HARMONY RD.	3A	1.50	1S-F	JOHN STEWART, LP	8.37
28	14	96 MT. HARMONY RD.	3A	1.00	2S-F;3GAR	LYON, LOIS D.	8.01

Farmland Assessed Properties (Class 3A, 3B)

Block	Lot	Property Location	Class	Acres (Tax Data)	BuildDesc	Owner's Name	Acres (GIS)
28	14.01	130 MT. HARMONY RD.	3A	1.44	1S-F;3GAR	HARMONY HOLLOW LLC, % LOIS D. LYON	38.91
28	47	79-2 DOUGLASS AVE.	3A	2.25		DE NEUFVILLE, JOHN H	7.39
28	48	487 MINE BROOK RD.	3B	12.50		DE NEUFVILLE, JOHN H.	12.26
28	56	79-1 DOUGLASS AVE.	3A	2.00	2S-F;4GAR	DE NEUFVILLE, JOHN H	25.53
28	59.01	64 CHARLES RD.	3A	4.00	2.5S-F	PATSALOS-FOX, MICHAEL & JULIET	7.65
28	59.02	191 DOUGLASS AVE.	3B	5.02		PATSALOS-FOX, MICHAEL & JULIET	5.26
28	59.05	62 CHARLES RD.	3A	1.00	1S-F	PATSALOS-FOX, MICHAEL & JULIET	5.02
28	60	211 DOUGLASS RD.	3A	2.00	2S-F;3GAR	JASINKIEWICZ, PAUL K & KELLY K	13.94
28	60.01	68 CHARLES ROAD	3A	2.79	2S-F;6GAR	KANENGISER, BRUCE E & BETH J	7.72
28	60.04	69 CHARLES RD	3B	6.40		KANENGISER, BRUCE E. & BETH	6.15
28	60.05	211 DOUGLASS RD.	3B	8.39		JASINKIEWICZ, PAUL K	8.57
28	61	227 DOUGLASS AVE.	3B	9.83		HAWN, GATES H & MARY ELLEN	9.01
29	4	180 MT. HARMONY RD.	3A	2.40	2S-F + COTTAGE	TANTLEFF, GARY & DIANA	8.83
30	20	131 MT. HARMONY RD.	3A	1.50	2S-F	SUTCLIFFE, S. LYNN & CATHERINE H.	11.16
30	22.03	66 RIPPLING BROOK WAY	3A	1.00		REGAN, ROBERT CHRISTOPHER TRUSTEE	32.56
89	8	24-2 DOUGLASS AVE.	3A	1.50	1SF 2G	DENNISON, SAUL & QPRT	9.85
96	2	MINE BROOK RD.	3B	117.41		RUSCHMANN, BERTHA E.	122.43
100	1	PILL HILL RD.	3B	95.74		RUSCHMANN, BERTHA E.	95.57
100	1.02	241 PILL HILL RD.	3B	3.98		RUSCHMANN, BERTHA E.	3.32
101	2	78 MEEKER RD	3B	1.21		RUSCHMANN, BERTHA E.	0.92
101	3	280 MEEKER RD.	3B	14.43		RUSCHMANN, BERTHA E.	16.09
<b>Total (Farmland Assessed Properties):</b>							<b>1,895.04</b>

Vacant Properties (Class 1)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Acres (GIS)
2	29.01	91 CLARK RD.	1	18.02	GELFAND, ARTHUR	17.44
2	30	85-6 MOUNTAIN TOP RD.	1	4.09	GELFAND, ARTHUR & WILMA	4.43
2	42	MOUNTAIN TOP RD.	1	0.50	SPRING HILL FARMS ASSOC.M.ROBINSON	1.76
3	3	DRYDEN RD	1	2.51	KITLAS, RONALD A & LAURA A F	2.32
3	4	MENDHAM RD	1	1.38	TALIS, STEVE	1.42
3	8	160 CHAPIN RD.	1	4.03	HAINES, JEFFREY B. & PATRICIA D.	3.61
4	6	11 POST LN.	1	6.08	VOLLERO, MICHAEL A	7.11
5	3.06	MENDHAM ROAD	1	1.35	CONTI, NATALE	0.78
5	3.07	STEVENS LANE	1	0.74	GORYEB, J M & GORYEB,R P ET AL	0.29
6	1.02	TURNBULL LANE	1	-	UNKNOWN	0.87
6	3.03	CLAREMONT RD.	1	1.10	BERNARDSVILLE INVESTORS,LLC	1.06
6	9.03	PRIVATE ROAD	1	1.03	TOMDELL DEVELOPMENT CO LLC	1.10
6	12.12	330 MENDHAM RD.	1	11.14	KLAUSMANN, JAMES M & JACKLYN S	11.50
6	14	399-2 CLAREMONT RD.	1	1.34	GLICKMAN, MICHAEL G & STEPHANIE B	1.33
7	4.01	160 WASHINGTON COR RD.	1	5.24	WASHINGTON CORNER ASSOC.%FALCON ENG	4.88
7	4.02	4 PRESERVE LANE	1	5.47	FIUMEFREDDO REALTY	5.49
7	4.03	4 ROSE HILL CT	1	7.28	WASHINGTON CORNER ASSOC.%FALCON ENG	6.97
7	4.09	1 PRESERVE LANE	1	5.01	WASHINGTON CORNER ASSOC.%FALCON ENG	5.13
7	5	354 HARDSCRABBLE RD.	1	1.47	CHIAROLANZIO, ALFRED	0.86
7	22	304 HARDSCRABBLE RD.	1	0.41	GRANT,M.M.,SAUNDERS,M.M.,ET AL	0.36
7	25	MENDHAM RD.	1	1.00	BADENHAUSEN, CARL W & TREACY M	0.64
8	3.07	BEVERLY DR.	1	0.07	GREER, EDWARD & JEANNETE G	0.16
8	4.15	COBBLEFIELD DR.	1	-	PARAGANO, JAMES L & LYNN	0.26
8	4.16	COBBLEFIELD DR.	1	-	WEITZER, ROY AND NANCY	1.24
8	4.17	REAR MANOR HILL DR.	1	-	PALLONE, STEPHEN M & MICHELE	0.32
8	4.22	LEDDELL RD.	1	-	HORN, GERALDINE S	0.72
8	7.05	160-5 JOCKEY HOLLOW RD.	1	5.02	STONEFENCE RD.LLC.,C/O PARAGANO	4.61
8	12.01	303-4 HARDSCRABBLE RD.	1	5.02	PETRELL, BETTE	4.84
9	5.04	31 SKYLINE DR.	1	5.58	CRAVEN, WILLIAM R	5.54
9	5.09	93 SKYLINE DR.	1	5.02	KIMMEL, JUNE	4.51
9	8	161 CAMPBELL RD.	1	5.55	NIXON, DAVID D & NANCE C	5.09
9	12	221 CAMPBELL RD.	1	5.30	CHRISTIE, GILAD & OLGA	4.77
14	22	MT. HARMONY RD.	1	-	MCDONALD, SANDRA & JOHN C	0.14
14	23	OFF MT. HARMONY RD.	1	-	MCDONALD, SANDRA & JOHN	0.01
14	24	PRIVATE RD.	1	-	UNKNOWN	0.46
16	3	POST LANE	1	3.02	WINN, STEVEN	2.60

Vacant Properties (Class 1)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Acres (GIS)
16	6.04	41 POST KUNHARDT RD.	1	6.48	DOHERTY, R KELLY	6.37
16	6.06	POST KUNHARDT RD.	1	1.14	DOHERTY, R. KELLY & SUSAN	1.22
17	8.14	11 BRUSHWOOD DR.	1	5.57	KALKIN, EUGENE W & JOAN L TRUSTEES	6.79
17	35	124 BALLANTINE RD.	1	5.11	VIESER, JAIME W & MELINDA V	5.11
17	41	122-4 MENDHAM RD.	1	8.67	VIESER, JAIME W. & MELINDA V.	8.47
19	10	60-1 LLOYD RD.	1	1.89	WILCOX, DANIEL J & GRETCHEN S	1.90
28	9	28-1 POST KENNEL RD.	1	5.67	BOROWSKY, KURT T. & ELIZABETH A.	5.85
28	46.01	477-1 MINE BROOK RD.	1	4.00	MOY, JOHN & CHIN, MIMIE	4.02
30	37	OLD WOOD ROAD	1	-	UNKNOWN	0.70
32	19	4-2 ORCHARD HILL RD.	1	0.31	MC WILLIAMS TWO, LLC.	0.37
35	10	201 CHESTNUT AVE.	1	1.00	HURWITZ, JANE & STEPHEN MOORE	0.77
35	13	64 HARDSCRABBLE RD.	1	22.85	SOLLINS, K. & BERGTOLD, S.	23.25
35	13.01	235 CHESTNUT AVE.	1	5.03	BALL, MICHAEL L & CHRISTINE BURKE	4.46
37	10	132-144 CLAREMONT RD.	1	2.78	CLAREMONT COURT CONDO.ASSOC.	1.95
37	20	53 MINE MOUNT RD.	1	0.21	THOMPSON, NOEL %CMTY.MGMT.CORP.	0.18
39	8	ANDERSON HILL ROAD	1	-	UNKNOWN	0.05
41	16	12 BODNAR ST.	1	0.14	MYLENKI,MARILYN E&AL %TOLAND,IMELDA	0.14
41	22	82 ANDERSON HILL RD.	1	0.16	UNKNOWN	0.27
44	23.02	81 ANDERSON HILL RD.	1	1.82	CRESSMAN, GLADYS	1.68
48	5	OAK RIDGE RD.	1	0.34	COMMONWEALTH WATER CO.	0.47
53	17	FORD AVENUE	1	-	UNKNOWN	0.46
55	10	89 OLD ARMY RD.	1	1.57	PALMER, PETER S. & KATHLEEN J.	1.59
55	11	116 HIGHVIEW AVE.	1	-	ROBINSON, REGINALD L &LISA D PATEL-	0.21
59	11	80 CHILDSWORTH AVE EXT.	1	0.78	EVANGELICAL LUTHERAN CHURCH IN AMER	0.83
59	12	115 HIGHVIEW AVE.	1	0.20	DUFFEY, TODD D & MADELENA	0.16
60	10	50 SHADOWBROOK COURT	1	5.10	WYNWOOD PROPERTY OWNERS ASSOCIATION	3.31
62	2	7 CHILDS RD.	1	0.34	PETROZZO, FRANK C.% PETER PETROZZO	0.37
62	4.02	SOMERSET HILLS COURT	1	7.58	SOMERSET HILLS VILLAGE	7.69
64	1.01	MORRISTOWN ROAD	1	2.37	BERNARDSVILLE CENTRE, LLC	2.28
64	1.02	MORRISTOWN ROAD	1	0.98	LOT 102 BERNARDSVILLE, LLC	1.07
64	21	112 MORRISTOWN RD.	1	0.58	GARDNER INVESTMENTS, LLC.	0.56
69	4	69 CLAREMONT RD	1	-	OSPREY JASPER, LLC	0.18
72	10	MORRIS AVE	1	-	UNKNOWN	0.97
76	8	ALLEY	1	-	UNKNOWN	0.15
81	18	116 ROUND TOP RD.	1	0.64	N.J.AMERICAN WATER CO.	0.51
86	1	371 MINE BROOK RD	1	3.40	TWIN LAKES ASSOC CORP %TREAS	3.05

Vacant Properties (Class 1)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Acres (GIS)
87	4	86-1 DOUGLASS AVE	1	1.23	MCCANN, MARIANNE C & GERALD F.	1.29
87	5	DOUGLAS AVE	1	-	UNKNOWN	1.10
88	4	86-3 DOUGLASS AVE	1	1.44	MCCANN, MARIANNE C & GERALD F.	1.53
89	12	DOUGLAS AVENUE	1	-	UNKNOWN	1.85
91	1	700 MINE BROOK RD	1	0.42	TORGOVNIK, VLADIMIR & SANDRA E	0.26
93	1	50 PHEASANT HILL DR.	1	0.32	ERRICO, ANGELO J. & ROSA P.	0.36
93	11	REAR PHEASANT HILL	1	-	UNKNOWN	1.28
94	8	516 MINE BROOK RD.	1	3.08	TUSCANY LAND DEVELOPMENT CO LLC	2.91
94	9	506 MINE BROOK RD.	1	3.09	TUSCANY LAND DEVELOPMENT CO.LLC	3.02
95	4.04	10 CHARLOTTE HILL DR.	1	3.67	WOLLMUTH, DAVID	3.65
100	2	19 OLD QUARRY ROAD	1	14.22	LAKEVIEW IND. PARK, % JAMES BRADY	23.92
100	2.47	10 OLD QUARRY ROAD	1	19.27	LAKEVIEW IND. PRK., % JAMES BRADY	18.65
101	6.06	112 PILL HILL ROAD	1	1.14	GREBERIS, DIMETRIOS & MICHELE	1.33
101	6.07	114 PILL HILL ROAD	1	1.14	GREBERIS, DIMETRIOS & MICHELE	1.01
101	6.08	116 PILL HILL ROAD	1	1.62	GREBERIS, DIMETRIOS & MICHELE	1.01
101	19	PILL HILL RD	1	-	UNKNOWN	0.06
102	13	81 BERNARDS AVE.	1	0.42	BERNARDS AVENUE DEVELOPMENT CORP	0.62
106	19	WEST ST.	1	-	WEST STREET CONDO ASSOC	0.50
106	28	BOYLAN TERRACE	1	0.10	HOWELL, GARY J. & LORAIN F.	0.07
106	29	WEST ST.	1	3.34	PARK AT B'VILLE HOMEOWNERS ASSOC.	3.40
106	30	72-1 MINE BROOK RD	1	0.15	PETROZZO HLDG CORP.% PETER PETROZZO	0.12
107	7	CENTER ST.	1	-	CENTER STREET CONDOMINIUMS	0.14
108	6	PROSPECT ST.	1	-	MT.AIRY PROSPECT STREET ASSOC.LLC	0.24
110	33	ALLEY	1	-	UNKNOWN	0.16
111	15	9 DAYTON CRESCENT	1	-	MCDONALD, DAVID & DONNA L.	0.16
115	13	LIBERTY ROAD	1	-	UNKNOWN	0.21
116	41	19 SUNNYBROOK RD.	1	0.14	LEONARD, BRIAN P & MELISSA A	0.16
117	7	MOUNT AIRY RD.	1	-	PETROZZO, FRANK L. JR.	0.18
117	15	DAYTON CRESCENT	1	-	UNKNOWN	0.08
119	8	163 MOUNT AIRY RD.	1	0.79	KENWORTHY, RICHARD E.	1.10
121	6	LIBERTY ROAD	1	-	UNKNOWN	0.17
125	27	FOX HOLLOW TRAIL	1	1.18	R.H.@ B'VILLE CONDO ASSOC.%CW MNGMT	1.21
125	29	NORTH FINLEY	1	0.35	WHITE, FRANCIS E. & DOROTHY	0.23
127	28	BALLANTINE RD/UNACCEPTED	2	-	UNKNOWN	1.54
129	46	SENEY AVE.	3	-	UNKNOWN	0.19
132	5	COURTER ST.	4	0.46	BIONDI, JAMES & TONYA	0.22

Vacant Properties (Class 1)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Acres (GIS)
132	6	REAR COURTER ST	5	-	UNKNOWN	0.03
132	7	MOUNT AIRY RD.	6	-	UNKNOWN	0.04
133	2	33 COURTER ST.	7	0.16	BROWN, ROBERT C & ELLEN C GREENHORN	0.06
134	1	10 CONKLING AVE.	8	0.14	NOWACK, ANDREW & JENNIFER	0.13
134	2	PENNINGTON AVE	9	-	UNKNOWN	0.01
135	7	PENNINGTON AVE.	10	-	FARBER, KENNETH & SRNKA, SUSAN	0.00
141	8	5 BROOKSIDE AVE.	11	-	SCHLOSSER, EDWARD, JOHN & ET ALS	0.04
141	9	9 BROOKSIDE AVE.	12	-	SALKO, MARIE G.	0.10
141	10	7 BROOKSIDE AVE.	13	-	JOHNSON, RICHARD A. & LOIS T.	0.16
141	15	TYSLEY STREET	14	-	UNKNOWN	0.75
143	3	3 TYSLEY ST.	15	0.11	LIN, LEO C. & KAREN M.	0.15
<b>Total (Vacant Lands):</b>						<b>287.45</b>



Commercial and Industrial Properties (Class 4A,4B) >2 Acres

Block	Lot	Property Location	Class	Owner's Name	GIS Acres	
62	4.03	150 MORRISTOWN RD.	4A	THOMSON REUTERS PROPRTY TAX SERVICE	3.04	
64	23	80 MORRISTOWN RD.	4A	BERNARDSVILLE CENTRE, LLC	5.76	
94	6	540 MINE BROOK RD	4A	S.T.S. INVESTMENTS CO., L.L.C.	6.28	
94	11.02	460 MINE BROOK RD.	4A	460 MINE BROOK RD. LLC	3.80	
100	2.01	MINE BROOK RD.	4A	P C J ASSOCIATES	2.69	
100	2.50	OLD QUARRY & RIP-RAP RD.	4B	LAKEVIEW IND.PRK,% JAMES BRADY	3.49	
100	3	1 BERNARDS AVE.	4B	JERSEY CNTRL P&L(JCPL)ATTN:TAX DEPT	2.59	
102	2	75 BERNARDS AVE	4A	EFE REALTY LLC,	3.26	
125	17	91 MORRISTOWN RD.	4A	BERNS REALTY COMPANY	2.16	
125	18	91 MORRISTOWN RD.	4A	BERNS REALTY COMPANY	2.28	
125	19	107 MORRISTOWN RD.	4A	BERNARD PARTNERS LLC % JK MNGMT.	2.06	
			<b>Total: (Commercial and Residential Properties &gt;2 Acres)</b>		<b>37.42</b>	

Residential Properties (Class 2; R-1, R1-A, R-1-10 Zoning)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Acres (GIS)	Zoning
4	7.01	55 POST LANE	2	6.42	ZIPF, MARY DONOVAN & EDWIN A	5.79	R-1
4	8	400 CLAREMONT RD.	2	7.20	VOLLERO, MICHAEL & FAWN	6.41	R-1
4	9	91 POST LANE	2	6.60	GIORDANO, SALVATORE III & BETTINA	6.36	R-1
9	5.02	111 CAMPBELL RD.	2	5.02	DAPONTE, ANDREW V. & CATHERINE F.	5.28	R-1
9	5.03	26 SKYLINE DR.	2	6.61	MAYLE, JAN	6.69	R-1
9	5.05	43 SKYLINE DR.	2	5.02	CHERRY, BERNARD H. & RAE F.	5.48	R-1
9	5.10	90 SKYLINE DR.	2	9.43	KIMMEL, JUNE	10.02	R-1
9	6	101 CAMPBELL RD.	2	7.63	CRAVEN, WILLIAM R	6.77	R-1
9	9	171 CAMPBELL RD.	2	6.90	IOVINO, MICHAEL J. & GERALDINE V.	6.67	R-1
9	11	211 CAMPBELL RD.	2	5.20	APT, CHARLES F & KATHLEEN P	5.58	R-1
9	13	241 CAMPBELL RD.	2	5.20	CHRISTIE, GILAD & OLGA	5.26	R-1
10	6	166 PEACHCROFT DR.	2	5.03	DAVISON, GLENN A. & ANNE Z.	5.27	R-1
10	7	156 PEACHCROFT DR.	2	6.93	REDMOND, PAUL A & DONNA D	7.25	R-1
10	8	140 PEACHCROFT DR.	2	5.30	WOODSON, WILLIAM S IV & STEPHANIE B	6.47	R-1
10	9	130 PEACHCROFT DR.	2	5.03	DANA, JOHN L & MARGO S	11.00	R-1
10	12	90 PEACHCROFT DR.	2	5.00	WHITT, DONALD E & ANGELA M	5.07	R-1
10	13	80 PEACHCROFT DR.	2	5.00	BASSET PROPERTIES NJ, LLC	5.07	R-1
10	14	60 PEACHCROFT DR.	2	5.00	CONTESS, NEIL & JOAN	5.09	R-1
10	15	40 PEACHCROFT DR.	2	5.00	PASCALE, JOHN J. JR. & FRANCES SUSAN	5.17	R-1
10	17	20 PEACHCROFT DR.	2	6.14	ROSS, BENSON T & TIEDMANN TRST CO	6.06	R-1
10	21	41 RAVINE LAKE RD.	2	5.00	STEEL JR, EDWARD & BARBARA	5.36	R-1
10	22	51 RAVINE LAKE RD.	2	5.00	BAKER, GLENN E & CHRISTINE A	5.06	R-1
11	1	70 CAMPBELL RD.	2	8.13	RIDLEY, JOHN A. & ALTHEA B.	7.95	R-1
11	2	154-4 MOUNTVIEW LANE	2	7.49	GIORDANO, CARMELA	7.33	R-1
11	2.01	96 CLARK RD.	2	5.05	CROOKS, C A ET AL TRUSTEES	5.24	R-1
11	2.03	154-1 MOUNTVIEW LANE	2	5.20	LUKACSKO, ERIK J. & SHEA	5.27	R-1
11	2.04	154-2 MOUNTVIEW LANE	2	6.52	MCMANUS, JEAN M	6.36	R-1
11	2.05	154-3 MOUNTVIEW LANE	2	5.02	DROBOT, ADAM T & LUCY S	5.15	R-1
11	7	20 CLARK RD.	2	6.89	SAVAGE, THOMAS C & EDITH W DOUGLAS	6.43	R-1
11	8	31 PEACHCROFT DR.	2	11.49	GIORDANO, SALVATORE JR. & ANNE	11.30	R-1
11	9	51 PEACHCROFT DR.	2	6.40	TEIGER, DAVID	6.30	R-1
11	10	65 PEACHCROFT DR.	2	5.07	TEIGER, DAVID	5.28	R-1
11	13	131 PEACHCROFT DR.	2	5.00	BALOGH, JUDITH R & JOSEPH	5.08	R-1
11	14	141 PEACHCROFT DR.	2	6.32	WOODS, DANIEL & NICOLE	6.55	R-1
11	15	151 PEACHCROFT DR.	2	6.86	BUEHLER, FREDERICK L & JUDITH C	6.54	R-1
11	16	161 PEACHCROFT DR.	2	5.00	SMITH, JOEL ALLEN & KATHERINE M	5.05	R-1
12	1	101 POST KENNEL RD.	2	7.07	WAITE, DAVID N & SARRO, FRANCES A	6.99	R-1

## Residential Properties (Class 2; R-1, R1-A, R-1-10 Zoning)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Acres (GIS)	Zoning
12	1.02	113-2 HICKORY TREE	2	5.02	HUGHES, GARY & NORAH	5.13	R-1
12	1.03	113-3 HICKORY TREE	2	5.02	2RUBER, JOSEPH AARON & ANGELA H	5.66	R-1
12	1.04	113-4 HICKORY TREE	2	5.59	MORAIS, MICHAEL	5.81	R-1
12	2	141 POST KENNEL RD.	2	6.96	MORAIS, MICHAEL	6.89	R-1
13	1.03	104 RAVINE LAKE RD.	2	5.90	JONES, PAUL J & SUSAN	5.51	R-1
13	1.04	3 ROEBLING RD.	2	5.04	VILARIN, LUIS & ELIZABETH	5.39	R-1
13	1.06	19-1 HERITAGE COURT	2	5.38	KHOSHABA, DANIEL & URSULA	5.41	R-1
14	1	80 MOUNTAIN TOP RD.	2	5.27	MEHMEL, ROBERT F & BARBARA A	5.39	R-1
14	2	31 OVERLEIGH RD.	2	5.03	POEHNER, MICHAEL J & JEANNE K	5.45	R-1
14	3	51 OVERLEIGH RD.	2	5.13	STARKMAN, H.S. & DONNELLY, C.	5.31	R-1
14	4	61 OVERLEIGH RD.	2	5.05	LOURIA, DR. DONALD & BARBARA	5.92	R-1
14	5	71 OVERLEIGH RD.	2	5.03	DI PIETRO, SYLVIA E. % JOEL VATSKY	5.51	R-1
14	6	91 OVERLEIGH RD.	2	6.80	KOETHER, TIMOTHY & JANET	7.13	R-1
14	7	101 OVERLEIGH RD.	2	9.50	101 CREATIONS, LLC. % ROBIN ZAGER	9.56	R-1
14	8	121 OVERLEIGH RD.	2	13.71	ROBBINS, STEVEN G & LYNN P	11.57	R-1
14	9	135 OVERLEIGH RD.	2	5.02	MORTENSON, JONATHAN D & K C ROBERTS	5.12	R-1
14	10	149 OVERLEIGH RD.	2	5.30	CAFFREY, TIMOTHY J & ROBIN J	5.10	R-1
14	11.02	31 ROEBLING RD.	2	7.66	ANDERSON, EVELYN M. ESTATE OF	7.84	R-1
14	11.07	71 BOULDERWOOD DR.	2	6.13	71 BOULDERWOOD ASSO. % P. INTRNATL. INC	6.45	R-1
14	11.10	101 BOULDERWOOD DR.	2	5.57	TRAVIS, TERENCE P. & KATHY L.	5.80	R-1
14	11.11	111 BOULDERWOOD DR.	2	5.02	MORANTE, ALBERTO & ENCISO, MARIA-TERE	5.40	R-1
14	11.12	121 BOULDERWOOD DR.	2	5.07	HEFTI, FRANZ F & ZENA P	5.18	R-1
14	11.13	141 BOULDERWOOD DR.	2	5.42	KANE, DAVID E. & LINDA	5.58	R-1
14	11.14	96 MOUNTAIN TOP RD.	2	5.04	CUCCIA, ROBERT F	5.26	R-1
14	11.15	161 BOULDERWOOD DR.	2	5.05	COYLE, TERENCE SEAN	5.05	R-1
14	11.16	289-1 MT. HARMONY RD.	2	5.02	WILLIAMS, LANCE R & REBECCA	5.24	R-1
14	11.17	289-2 MT. HARMONY RD.	2	7.33	CUCCI, VINCENT E JR & GAYLE K	7.86	R-1
14	12	42 OLD WOOD RD.	2	15.05	ENGEBRETSON HOLDINGS, LLC	14.74	R-1
14	13	251 MT. HARMONY RD.	2	9.86	KEAN, JOHN	9.74	R-1
14	14.01	241 MT. HARMONY RD.	2	4.90	UANIS, JOHN N	5.04	R-1
14	16.02	289-3 MT. HARMONY RD.	2	5.06	AYERS/KIEL RESIDENTIAL TRUST	5.13	R-1
14.01	1	160 BOULDERWOOD DR.	2	5.05	JONES, HARRY T. III	5.09	R-1
14.01	2	150 BOULDERWOOD DR.	2	5.07	HETHERINGTON, DALLAS J & LESLEY A	5.11	R-1
14.01	3	130 BOULDERWOOD DR.	2	5.25	POWELL, DANIEL E & FRANCES L	5.18	R-1
14.01	4	110 BOULDERWOOD DR.	2	5.63	SARDIS, ANTHONY M & MARYANN KHOUDARY	5.61	R-1
14.01	5	90 BOULDERWOOD DR.	2	5.04	MILLER, KENNETH O & JULIENNE M	5.65	R-1
14.01	6	60 BOULDERWOOD DR.	2	5.05	MATARAZZO, PETER A. & JOANN	5.31	R-1

## Residential Properties (Class 2; R-1, R1-A, R-1-10 Zoning)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Acres (GIS)	Zoning
14.01	9	61 ROEBLING RD.	2	5.21	BOSWORTH, JULIE	5.84	R-1
14.01	11	81 ROEBLING RD.	2	5.11	ABBRUZZE, LORETTA	5.51	R-1
15	3	220 POST KUNHARDT RD.	2	5.58	CUOMO, VINCENT & THERESA M	5.53	R-1
15	4	200 POST KUNHARDT RD.	2	5.05	VACCARO, MATTHEW M	5.20	R-1
15	6	170 POST KUNHARDT RD.	2	5.87	STEEN III, CHARLES E & MARIE A	6.33	R-1
15	7	11 BERKSHIRE RD.	2	5.07	GAMBELLI, MICHAEL & DARIAN RYAN	5.71	R-1
15	8	120 OVERLEIGH RD.	2	5.18	DIDOMENICO, JR., VINCENT & NICOLE	5.49	R-1
15	10	100 OVERLEIGH RD.	2	5.37	FEENEY, CHRISTOPHER F. & JANA M.	5.15	R-1
15	11	80 OVERLEIGH RD.	2	6.15	WALSH, JEFFREY R & MARY CATHERINE	5.88	R-1
15	16	40 MOUNTAIN TOP RD.	2	6.44	KEAN, JR, JOHN & ABIGAIL M	6.94	R-1
16	1	261 POST KUNHARDT RD.	2	6.96	RAMSEY, K. CLIVE & INGRID M.	6.59	R-1
16	4	60 POST LANE	2	6.95	PO, ALBERT NGAISHING & YUSHAN WU	6.26	R-1
16	6.05	46 POST LANE	2	5.02	COZZA, PATRICK A., TRUSTEE	5.28	R-1
16	6.07	41-2 POST KUNHARDT RD.	2	6.62	DOHERTY, R. KELLY & SUSAN	6.64	R-1
16	7	73-2 POST KUNHARDT RD.	2	7.01	BAUM, STEVEN C. & SUZANNE	10.79	R-1
16	7.01	73-4 POST KUNHARDT RD.	2	5.17	HANSON, JAMES E. & BARBARA L.	6.22	R-1
16	7.02	151 POST KUNHARDT RD.	2	5.99	DEITCHMAN, LINDA A	6.07	R-1
16	8	131 POST KUNHARDT RD.	2	5.25	GARDNER, ROBERT P. & KAREN J.	5.24	R-1
16	10	81 POST KUNHARDT RD.	2	6.51	RIGGIO, STEPHEN & LAURA	7.28	R-1
16	11	73-1 POST KUNHARDT RD.	2	10.34	GOLLOB, BRUCE J. & ANTONIA F.	5.45	R-1
16	12	61 POST KUNHARDT RD.	2	5.17	DILLON, VIRGINIA F TRUSTEE	10.79	R-1
16	13	21 POST KUNHARDT RD.	2	5.49	BOLTON, GUY & STEFANIE	5.59	R-1
16	13.01	31 POST KUNHARDT RD.	2	5.02	ADEC B'VILL.RE, LLC % JDJ FAM.OFFICE	5.14	R-1
17	2	40 PFIZER RD.	2	5.34	JUN, BYUNG-WOO	5.13	R-1
17	5	18 PFIZER RD.	2	9.24	KALKIN, ADAM & KALKIN, NANCY	8.99	R-1
17	6	230 MENDHAM RD.	2	8.19	KAUNE, MAUREEN & ZIMMERMAN, T. TRUSTEE	8.10	R-1
17	8	3 BRUSHWOOD DR.	2	6.39	MORASH, DANIEL M & DIANE K	7.23	R-1
17	8.12	8 BRUSHWOOD DR.	2	5.22	COLLINS, HENRY A. & MARJORIE G.	5.59	R-1
17	8.13	10 BRUSHWOOD DR.	2	5.35	DALLAS, JEFFREY T & SUZANNE P	5.41	R-1
17	8.17	9 BRUSHWOOD DRIVE	2	5.03	ZIBELLI, RONALD & SUSAN	6.00	R-1
17	21	122-1 MENDHAM RD.	2	6.59	SHERMAN, SPENCER	6.30	R-1
17	31	281 CLAREMONT RD.	2	5.00	HOLLO, ERNO & IRENE	5.89	R-1
17	33	311 CLAREMONT RD.	2	5.19	KURTZ, WILLIAM H	5.27	R-1
17	34	331 CLAREMONT RD.	2	6.37	SINGLETERRY, GARY L & MARY BETH	6.99	R-1
17	36	104 BALLANTINE RD.	2	5.08	VIESER, JAIME W. & MELINDA V.	5.35	R-1
17	38	74 BALLANTINE RD.	2	11.53	KANE, DAVID E & LINDA	10.21	R-1
17	40	134 BALLANTINE RD.	2	8.19	VIESER, JAIME W. & MELINDA V.	7.40	R-1

Residential Properties (Class 2; R-1, R1-A, R-1-10 Zoning)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Acres (GIS)	Zoning
23	3	111 LLOYD RD.	2	11.01	MCMENAMIN, S E& SNYDER, A III ET AL	10.85	R-1
23	4	125 LLOYD RD.	2	5.78	MULLEN, RACHEL B.	5.58	R-1
23	5.02	103 STONE FENCE RD.	2	5.11	ABBATE, FRANK & ANITA	5.05	R-1
23	5.03	115 STONE FENCE RD.	2	6.51	SHEIKH, RAMIN	6.31	R-1
23	5.05	125 STONE FENCE RD.	2	5.39	FREND, MICHAEL & BARASCH, SAMANTHA	5.51	R-1
23	5.08	140 STONE FENCE RD.	2	5.66	LOWDON, DAVID C & EILEEN B	5.23	R-1
23	5.09	141 STONE FENCE RD.	2	5.32	SHAPIRO, MARK L & LEWENT, JUDITH C	5.51	R-1
23	5.10	201 LLOYD RD.	2	5.26	TEICHER, JAMES & J MALA B	6.90	R-1
23	5.12	174 HARDSCRABBLE RD.	2	5.05	ZISSU, DIANE	5.20	R-1
23	5.13	160 HARDSCRABBLE RD.	2	6.04	CALVO, DANIEL J. & HILTON, ANGELA N.	5.75	R-1
23	5.14	140 HARDSCRABBLE RD.	2	7.25	KAPOOR, ASHISH & NEIHA	7.42	R-1
23	6	124 HARDSCRABBLE RD.	2	5.18	LAFFEY, CHRISTOPHER C & MARGARET	5.10	R-1
23	7	112 HARDSCRABBLE RD.	2	5.95	DORAN, RICHARD J & KATHLEEN R	5.75	R-1
23	8	108 CREST DR.	2	6.36	IOSSA, PASQUALE & MICHELLE	6.33	R-1
26	24	71 CREST DR.	2	5.06	FARRIS, DAVID J. & JILL E.	5.22	R-1
26	25	85 CREST DR.	2	5.02	ANDERSON, TODD M. & DOROTA	5.16	R-1
26	26	101 CREST DR.	2	5.33	ROSSI, JOSEPH & GEORGIA	5.61	R-1
26	27	114 CREST DR.	2	5.18	TOBER, PETER J & KATHLEEN A	5.34	R-1
26	28	200 CHESTNUT AVE.	2	5.05	CLAIR, DAVID R. & DOROTHY C.	5.05	R-1
26	29	232 CHESTNUT AVE.	2	5.18	SEKER, CAN	5.19	R-1
26	30	236 CHESTNUT AVE.	2	5.08	KULPA, JOSEPH S & BARBARA A	5.06	R-1
27	1	140 POST KENNEL RD.	2	9.11	SELLERS, GARY & ROBIN	8.07	R-1
27	2	120 POST KENNEL RD.	2	6.83	FORD, ROBERT & HELEN	6.88	R-1
27	3	100 POST KENNEL RD.	2	5.00	HORN, JOHN ROBERT & JEANNE HELENE	5.27	R-1
27	4	260 DOUGLASS AVE.	2	5.68	AUERBACH, HOWARD D.	5.63	R-1
27	5	240 DOUGLASS AVE.	2	9.07	PATEL, PARESH & MOHINI	8.04	R-1
27	6	210 DOUGLASS AVE.	2	8.00	LICHTENFELD, MARK L & LAURIE S	7.80	R-1
27	8	170 DOUGLASS AVE.	2	7.75	HURLEY, EILEEN M	7.65	R-1
27	10	150 DOUGLASS AVE.	2	7.36	WILLIAMS, STANLEY J. & VIRGINIA M.	7.54	R-1
27	13	174-3 DOUGLASS AVE.	2	5.03	SUTTON WOODS LLC,	5.15	R-1
27	15	240 MITCHELL RD.	2	7.15	SOLIMINE, EMIL J	6.62	R-1
28	1	90 POST KENNEL RD.	2	8.94	MASUCCI, FERDINAND D & CHRISTIANA G	7.96	R-1
28	9.01	28-2 POST KENNEL RD.	2	6.28	BOROWSKY, KURT T. & ELIZABETH A.	5.57	R-1
28	10.01	304 MT. HARMONY RD.	2	6.58	CETNAROWSKI, WES E. & KAREN L.	6.57	R-1
28	10.02	290 MT. HARMONY RD.	2	5.93	MANCHANDA, SUSHEEL K & VANITA G/TRUSTE	5.90	R-1
28	10.03	268 MT. HARMONY RD.	2	6.13	BUCK, C AUSTIN & MARGUERITE D	6.53	R-1
28	10.04	250-1 BROOK HOLLOW LN.	2	5.36	DUNCAN, PATRICIA	5.73	R-1

## Residential Properties (Class 2; R-1, R1-A, R-1-10 Zoning)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Acres (GIS)	Zoning
28	10.06	250-3 BROOK HOLLOW LN.	2	11.66	MITTERHOFF, FRANCIS L. & CHARLOTTE	11.41	R-1
28	10.07	250-4 BROOK HOLLOW LN.	2	5.65	ALEXANDRE, GEORGINA W & ANTHONY D	5.75	R-1
28	11	246 MT. HARMONY RD.	2	5.02	FIELDING, REGINA M	6.52	R-1
28	13	134 MT. HARMONY RD.	2	7.47	ALLEN, ANDREW D. & EMILY L.	6.39	R-1
28	13.01	136-1 MT. HARMONY RD.	2	7.36	LEITER, DAVID G	7.11	R-1
28	14.02	63 CHARLES RD.	2	7.19	ORAZIETTI, FABIO	7.40	R-1
28	46	477 MINE BROOK RD.	2	6.20	MOY, JOHN & CHIN, MIMIE	5.81	R-1
28	53	53 DOUGLASS AVE.	2	8.10	WILLIAMS, JOSEPH D. & MILDRED E.	7.46	R-1
28	54	71 DOUGLASS AVE.	2	5.50	GREENEBAUM, DAVID R. & DAVIS, ELLEN	5.70	R-1
28	55	75 DOUGLASS AVE.	2	5.28	THORPE, JAMES R	5.91	R-1
28	57	81 DOUGLASS AVE.	2	5.55	BASS, WALTER & MARION E	5.68	R-1
28	58.01	22 JEAN PLACE	2	6.55	WATERS, WENDELYN L.	6.62	R-1
28	58.02	25 JEAN PLACE	2	5.02	FISCHER, O DAVID	5.64	R-1
28	58.03	93 DOUGLASS AVE.	2	5.57	HAHN, DOUGLAS B & MONICA DJEU	6.61	R-1
28	58.04	21 JEAN PLACE	2	5.02	GOULDING, DAVID J. & CHRISTINA A.	5.04	R-1
28	58.05	15 JEAN PLACE	2	5.02	MCCREDIE, SHAWN & JENA	5.11	R-1
28	58.07	29 CHARLES RD.	2	5.02	KOVACS, JOHN R. & KAREN M.	5.05	R-1
28	58.09	35-2 CHARLES RD.	2	5.41	QUICK, CARL J. JR. & ADELLE M.	6.06	R-1
28	59.03	171 DOUGLASS AVE.	2	5.02	GIBSON, WILLIAM & LORRAINE W. B.	5.17	R-1
28	59.04	46 CHARLES RD.	2	5.02	HUANG, SHYUAN & JUNG-SAN CAROLYN	5.15	R-1
28	60.02	67 CHARLES RD.	2	9.01	SOUTHBOUND HOLDINGS, LLC	9.20	R-1
28	60.03	65 CHARLES ROAD	2	6.96	FAY, JOHN F & ELIZABETH A	6.78	R-1
29	2	210 MT. HARMONY RD.	2	5.22	APREA, VICTOR A & BARBARA S	5.14	R-1
29	5	160 MT. HARMONY RD.	2	7.00	DICKINSON, CATHERINE M	8.50	R-1
30	1	26 BERKSHIRE RD.	2	5.32	GIEBEL, CHARLES E III & ANN M	5.92	R-1
30	2	120 POST KUNHARDT RD.	2	7.26	HURFF, BRIAN & JESSICA MILLER	7.30	R-1
30	3	110 POST KUNHARDT RD.	2	6.10	OTTEAU, CHRISTOPHER J & ALISON H	6.03	R-1
30	4	100 POST KUNHARDT RD.	2	5.58	CAIN, PAUL & CATHERINE GEORGE	5.56	R-1
30	5	80 POST KUNHARDT RD.	2	5.50	ALBERTI, NICHOLAS W JR & K P	5.75	R-1
30	6	70 POST KUNHARDT RD.	2	5.00	IOSSA, ROCCO & ELIZABETH	5.22	R-1
30	7	50 POST KUNHARDT RD.	2	5.31	FALK, ROBERT & AMANDA	5.64	R-1
30	8	130 OVERLEIGH RD.	2	5.03	KIMMELMAN, DOUGLAS	5.38	R-1
30	9	140 OVERLEIGH RD.	2	5.80	THOMAS, JOHN D & LOUISE R	6.21	R-1
30	10	156 OVERLEIGH RD.	2	5.28	KIMMELMAN, DOUGLAS	7.16	R-1
30	12.01	204 ROUND TOP RD.	2	5.02	DEE, MICHAEL & MARILYN R.	4.76	R-1
30	13	43 OLD WOOD RD.	2	5.06	DIXON, RICHARD W. & ROSINA B.	5.60	R-1
30	14	29 OLD WOOD RD.	2	5.31	FAHEY, MICHELLE & JAMES TYRONE	5.77	R-1

Residential Properties (Class 2; R-1, R1-A, R-1-10 Zoning)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Acres (GIS)	Zoning
30	15	15 OLD WOOD RD.	2	5.73	GREENFIELD, ROBERT B & DIANE	6.26	R-1
30	16	217 MT. HARMONY RD.	2	6.21	SHAPIRO, HERMAN S. & LILLIAN	5.90	R-1
30	17	209 MT. HARMONY RD.	2	6.38	SIMOFF, HAL S.	6.30	R-1
30	18	181 MT. HARMONY RD.	2	5.08	HOGAN, JEDEDIAH K & ELIZABETH A	5.58	R-1
30	18.01	195 MT. HARMONY RD.	2	5.04	BENKO, CHRISTOPHER & HEATHER BOWEN	5.42	R-1
50	1	200 OLD ARMY RD.	2	6.42	VINNICOMBE, CATHY-RENEE	6.46	R-1
50	1.03	210 OLD ARMY RD.	2	5.02	WALSH, LINDA Z	5.27	R-1
88	1	61 PICKLE BROOK RD	2	5.00	NUGENT, JOHN & CHRISTINE	5.36	R-1
88	2	51 PICKLE BROOK RD	2	6.00	KANE, HENRY S & CAREY G	6.16	R-1
89	1	63 PICKLE BROOK RD.	2	7.83	SCHWARTZ, DIANE	8.40	R-1
89	2	60 PICKLE BROOK RD	2	5.38	WOLFE, DAVID & DOMINIQUE	6.45	R-1
89	3	50 PICKLE BROOK RD	2	5.65	FLYNN, JOHN T. & FLYNN, MARIA C.	5.40	R-1
89	4	30 PICKLE BROOK RD.	2	5.35	AGATHIS, NICKOLAS & MARIA	5.27	R-1
89	7	24-1 DOUGLASS AVE.	2	10.00	SUNDERAM, GNANA & DARSHI	9.06	R-1
89	11.03	47 PAGE HILL RD.	2	5.71	GILVAR, EDWARD M & TARA M	5.52	R-1
89	11.05	79 PAGE HILL RD.	2	6.53	SCHATZKI, MICHAEL & JEANNE C.	6.47	R-1
89	11.06	74 PAGE HILL RD.	2	5.21	BAKER, CONSTANCE S	5.09	R-1
89	11.07	64 PAGE HILL RD.	2	5.02	HALL, KRAIG & SHARON	5.04	R-1
89	11.08	36 PAGE HILL RD.	2	5.02	NEPTUNE, TOROD B & SABRINA MICHAUX-	5.24	R-1
89	11.09	20 PAGE HILL RD.	2	5.02	MC CREDIE, SHAWN & JENA F	5.28	R-1
90	1	24-3 DOUGLASS AVE.	2	6.25	WASSER, MARILYN J	6.27	R-1
90	2	24-4 DOUGLASS AVE	2	9.50	GROSS, ANGELA NAPI	8.92	R-1
					<b>Total (R-1, 5-10 acres):</b>	<b>1,301.54</b>	
2	15.03	118-2 DRYDEN ROAD	2	10.98	SEELIG, ROBERT B. AND PAMELA G.	10.84	R-1-10
2	21	82 DRYDEN RD.	2	12.57	SLOTTER, WILLIAM & ROBIN BOCRA	11.79	R-1-10
2	28.01	121 CLARK RD.	2	8.11	SCHNEIDER, JOHN A. & JOSEPHINE G.	10.87	R-1-10
2	32	85-2 MOUNTAIN TOP RD.	2	10.54	BARRY, KEVIN D. & LINDA M.	13.00	R-1-10
2	38	85-7 MOUNTAIN TOP RD.	2	6.14	DONOVAN, KEITH & SHERRY ANN	10.14	R-1-10
2	46	141 MOUNTAIN TOP RD	2	5.99	SMITH, RICHARD A & PAMELA R	11.46	R-1-10
4	4	450 CLAREMONT RD.	2	22.22	ISABELLA JAZZ LLC,	22.48	R-1-10
4	4.02	33 DRYDEN ROAD	2	10.00	ECKO, MARC & ALLISON	10.05	R-1-10
5	3.05	8 STEVENS ROAD	2	15.54	SILVERMAN, KENNETH & CLAUDIA	15.87	R-1-10
6	12.17	290 MENDHAM ROAD	2	11.97	PARAGANO, EILEEN G.	12.99	R-1-10
7	15	30 WASHINGTON COR RD.	2	11.39	CAMBRIA, JOSEPH S & ANNE M	10.69	R-1-10
8	16	303-2 HARDCRABBLE RD.	2	13.07	LEE, TAEHUAN	11.72	R-1-10
9	4	21 CAMPBELL RD.	2	32.88	FALCON CREST 21, LLC	32.59	R-1-10

Residential Properties (Class 2; R-1, R1-A, R-1-10 Zoning)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Acres (GIS)	Zoning
13	4	51 POST KENNEL RD.	2	10.16	VAN SLYKE, PETER D & BONNIE L	10.72	R-1-10
19	19	231 MENDHAM RD.	2	16.00	MIRCHANDANI, KISHORE L & ANGALI	16.33	R-1-10
20	2	91 WASHINGTON COR RD.	2	10.00	FRAUNFELDER, GRANT & SHANNON	10.46	R-1-10
20	3	101 WASHINGTON COR RD.	2	11.97	MERIN, MITCHELL TRUSTEE	12.29	R-1-10
20	20	220 HARDSCRABBLE RD.	2	15.22	DEVLIN, CLOTILDA GILBERT	13.43	R-1-10
					<b>Total (R-1-10, 10 acres):</b>	<b>247.72</b>	
17	26	221 CLAREMONT RD.	2	4.19	PARENTE, CARRIE & SCOTT	4.85	R-1A
30	12.02	203 ROUND TOP RD.	2	3.15	WELCH, DAVID R. & KATHLEEN M.	3.26	R-1A
30	22.01	28 RIPPLING BROOK WAY	2	3.15	MACCHIAVERNA, GLENN & MARYANN	3.39	R-1A
30	22.02	52 RIPPLING BROOK WAY	2	3.24	WILFORD, PAUL A & KATHLEEN H	3.18	R-1A
30	22.05	82 RIPPLING BROOK WAY	2	3.16	HEDDEN, THOMAS A & DANA M	3.21	R-1A
30	22.06	96 RIPPLING BROOK WAY	2	3.42	FALIVENE, KARA L	3.57	R-1A
30	22.09	133 RIPPLING BROOK WAY	2	3.21	MOUNT, LUZ E. & FRANCIS J.	3.27	R-1A
30	22.12	111 RIPPLING BROOK WAY	2	3.59	CUSS, FRANCIS M & ROSALIND	3.19	R-1A
30	22.13	105 RIPPLING BROOK WAY	2	4.98	PATTANAIK, SARTHAK & SHRUTI MOHANTY	4.75	R-1A
30	22.14	101 RIPPLING BROOK WAY	2	5.27	DAVIDSON, RICHARD W. & TINA L.	5.63	R-1A
30	22.15	93 RIPPLING BROOK WAY	2	4.53	KIERNAN, THOMAS J & SUSAN A	4.59	R-1A
30	22.16	75 RIPPLING BROOK WAY	2	5.68	HARRINGTON, JON & JANET M.	6.07	R-1A
30	23	201 ROUND TOP RD.	2	4.85	SUZANNE S. BROWN	5.17	R-1A
30	27	167 ROUND TOP RD.	2	3.35	MCFADDEN, ALBERT B & PATRICIA D	3.65	R-1A
30	28	161 ROUND TOP RD.	2	4.00	BAUER, D. J. & JANE E.	3.96	R-1A
30	29	151 ROUND TOP RD.	2	3.86	GALDIERI, VINCENT L. & ANGELINA M.	4.24	R-1A
30	30	143 ROUND TOP RD.	2	3.94	BYOUK, PHYLLIS K., TRUSTEE	4.55	R-1A
30	31	135 ROUND TOP RD.	2	3.00	SKERRATT, WILLIAM R & SKERRATT, A	3.22	R-1A
30	32	131 ROUND TOP RD.	2	3.00	PRASAD, GANESH & REKHA	3.24	R-1A
30	33	121 ROUND TOP RD.	2	4.15	MARASCO, ROBERT F & PAULA E	4.57	R-1A
30	34	101 ROUND TOP RD.	2	2.98	LEVINE, HILDA S. (ESTATE)	3.43	R-1A
30	35	91 ROUND TOP RD.	2	3.34	PUTMAN, JAMES & SUSAN J.	3.63	R-1A
31	2	210 CLAREMONT RD.	2	6.64	SEAMAN, LOUIS & KATHERINE	6.73	R-1A
31	17	201 MINE MOUNT RD.	2	3.16	MC NAMARA, MICHAEL F & RONNA E	3.18	R-1A
31	18	34 POST KUNHARDT RD.	2	3.36	OAKES, JOSEPH J IV & ALLISON	3.42	R-1A
80	17	90 ROUND TOP RD.	2	3.00	WILLIAMS, KATHLEEN	3.19	R-1A
80	20	50 ROUND TOP RD.	2	4.38	PINE HOLLOW HOMES, LLC	3.96	R-1A
80	21	40 ROUND TOP RD.	2	5.48	ODENWELLER, ROBERT P. & JANE R.	5.96	R-1A
80	22	30 ROUND TOP RD.	2	6.07	SARADARIAN, EDWARD V & CORNELIA	6.38	R-1A
80	24	16 ROUND TOP RD.	2	3.74	KANE, SUZANNE PARAGANO	3.39	R-1A



Residential Properties (Class 2; R-1, R1-A, R-1-10 Zoning)

Block	Lot	Property Location	Class	Acres (Tax Data)	Owner's Name	Acres (GIS)	Zoning
80	25	72 MINE MOUNT RD.	2	4.00	FOSTER, RICHARD E. & CARYN R.	3.92	R-1A
81	1	21 MT. HARMONY RD.	2	9.54	JACOBS, ROBERT L & JEAN B	10.19	R-1A
81	1.02	341 MINE BROOK RD.	2	3.15	JOHNSON, ALLEN N. & JULIA A.	3.51	R-1A
81	2	337 MINE BROOK RD	2	3.33	HIRCE, JOHN D.	3.34	R-1A
81	5	293 MINE BROOK RD.	2	10.25	MORTON, JAMES T & RENEE	9.92	R-1A
81	6	271 MINE BROOK RD.	2	30.18	DEMBROWSKI, ELLEN	30.39	R-1A
81	20	130 ROUND TOP RD	2	3.47	GONG, TIM & LISI	3.44	R-1A
81	22	160 ROUND TOP RD.	2	3.63	DUNNDER, ELLEN STEWART MCKINLEY	4.17	R-1A
81	23	170 ROUND TOP RD	2	3.00	CURRIE, PETER M	3.30	R-1A
81	24	180 ROUND TOP RD	2	3.00	COMMANDER, MARK T. & CHAMBERLIN, M	3.24	R-1A
81	27	144-2 ROUND TOP RD.	2	4.50	BIRNBAUM, PETER & CHRISTINE S	4.59	R-1A
81	28	144-1 ROUND TOP RD	2	3.50	STILES, JOSHUA K. & PATRICIA R.	3.80	R-1A
95	1	392 WHITENACK RD.	2	6.62	HEGEMAN, LISA Z	23.31	R-1A
95	2	23 CHARLOTTE HILL DR.	2	7.57	INSLER, STEVEN M & ALYCE	6.45	R-1A
95	4.02	6 CHARLOTTE HILL DR.	2	3.18	BOYLAN, JAMES P & LISA M	3.18	R-1A
95	5	390 WHITENACK RD	2	5.00	BYERS, JASON & OPDYKE, KAREN	4.05	R-1A
100	1.01	261 PILL HILL RD	2	3.16	RUSCHMANN, HENRY W.	3.45	R-1A
101	1	84-3 MEEKER RD.	2	8.88	AMIN, ARCHIT A	9.15	R-1A
101	1.01	84-4 MEEKER RD.	2	3.18	GREENBERG, ROBERTSON	3.31	R-1A
101	1.03	84-1 MEEKER RD.	2	5.84	PROVOOST, JONATHAN N & CHRISANDRA D	5.64	R-1A
101	4	78 WISTERIA WAY	2	4.54	GAYDA, MICHAEL D. & PATRICIA J.	7.43	R-1A
					<b>Total (R-1A, 3-5 acres):</b>	<b>274.60</b>	
					<b>Total (Residential Properties; R-1, R-1A, R-1-10 Zoning):</b>	<b>1,823.86</b>	

## Appendix E. Recreation and Open Space Inventory

Page 1 of 4

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

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

#### ***Instructions***

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

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

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

#### ***Special Notes***

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

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

#### ***Recommendations***

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

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

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

Rev. 1/29/99

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

***Definitions***

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

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

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

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

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

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

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

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

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

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

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

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

***Legislative References***

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

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

Local Unit: Bernardsville Borough      County: Somerset

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Open Space and Recreation Inventory and is dated October, 2002.

**Developed and Partially Developed Lands Held for Recreation and Conservation Purposes**

(\*If necessary, use the first page following & after Page 4 for additional developed and partially developed lands)

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Acres</u>	<u>Funded/Unfunded</u>
1.	Bernardsville	Polo Grounds	35	2	27.7	Unfunded
2.	Bernardsville	Claremont Field	69	8, 9, 29	3.71	Unfunded
3.	Bernardsville	Rose Bowl	97	1(portion)	1.81	Unfunded
4.	Bernardsville	Lindabury	97	1(portion)	8.0	Unfunded
5.	Bernardsville	Southside	100	4	2.9	Unfunded
6.	Bernardsville	(Kiwaniis/ Rotary)	115	7	2.07	Unfunded
7.	Bernardsville	Belcher	80	14	1.512	Funded
8.	Bernardsville	Belcher	80	14.01	2.39	Funded
9.	Bernardsville	Evankow	35	6	6.25	Unfunded
10.						
11.						
12.						
13.						
14.						
15.						
16.						
17.						
18.						

Subtotal of Acres on <u>this</u> page .....	<u>56.972</u>
Total Acres of developed and partially developed lands from <u>all</u> pages of this ROSI...	<u>56.972</u>

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

Local Unit: Bernardsville Borough County: Somerset

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Open Space and Recreation Inventory and is dated October, 2002.

**Wholly Undeveloped Lands Held for Recreation and Conservation Purposes**

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

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
A	Bernardsville	Peters Tract	17	30	30.35	Unfunded
B	Bernardsville	Kuser Park	68	4	2.37	Unfunded
			75	5	1.70	
C	Bernardsville	Borough Springs	80	18	4.05	Unfunded
D	Bernardsville	Janco Floodplan (Whitenack)	93	10	13.29	Unfunded
E	Bernardsville	Mt. Airy Park	131	11.01, 12	16.07	Funded
F	Bernardsville	Laurelwood Dr.	80	15.07	.719	Unfunded
G	Bernardsville	Meeker Rd.	95	4.22	34.32	Unfunded
H	Bernardsville	Off Spring House	80	14.07	.38	Unfunded
I	Bernardsville	Laurelwood	80	15	12.18	Unfunded
J	Bernardsville	Off Pine Street	114	1.01	.42	Unfunded
k	Bernardsville	Off Pine Street	115	1.2	.68	Unfunded

Subtotal of Acres on this page ..... 56.342

Total Acres of wholly undeveloped lands from all pages of this ROSI..... 56.342

**CERTIFICATION:** I HEREBY CERTIFY that this Exhibit 1 to Declaration, comprising 4 total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this 16th of January, 2009 for recreation and conservation purposes during the time of receipt of Green Acres funding. This ROSI is being submitted to Green Acres as part of the project entitled Belcher Property.

Chief Executive Officer of Local Unit

Date: 1/29/09

Planning Board Chairperson (or equivalent)

Date: 1-29-09

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

## Appendix F. Conservation Easements – Borough of Bernardsville

Block	Lot	Address
2	38	87 Mountain Top Road
2	45	101 Mountain Top Road
6	9.02	117-3 Ballantine Road
7	2	391 Mendham Road
7	2.01	399 Mendham Road
11	2.01	96 Clark Road
11	2.02	110 Clark Road
13	1	110 Ravine Lake Road
13	1.04	3 Roebling Road
16	7.01	141 Post Kunhardt Road
16	7.02	151 Post Kunhardt Road
17	8.06	150 Mendham Road
17	8.11	5 Pine Hollow Lane
17	8.12	8 Brushwood Drive
17	8.13	10 Brushwood Drive
17	8.14	11 Brushwood Drive
20	17	270 Hardscrabble Road
28	10	330 Mount Harmony Road
28	10.01	304 Mount Harmony Road
28	10.02	290 Mount Harmony Road
28	10.03	268 Mount Harmony Road
28	10.04	250-1 Brook Hollow Lane
28	60.03	65 Charles Road
44	10.01	58 Old Fort Road
61	5	30 Childs Road
80	14	1 Spring House Road
81	1	21 Mount Harmony Road
95	4	2 Charlotte Hill Drive
101	6	110 Pill Hill Road

*Drafted by the Borough of Bernardsville Clerk's Office – Requires Deed Verification  
(Personal Communication July 2016)*