



**2006 APPLICATION FOR THE MORRIS COUNTY
OPEN SPACE TRUST FUND**

DEADLINE: FRIDAY, JULY 28, 2006

Do not attach any materials which are not expressly requested in this application as these materials will not be accepted. Moreover, all maps submitted must be 8 1/2" X 11" in size. Anything larger, and the application will be deemed incomplete and returned to the applicant.

Please submit all information requested in the application checklists. Any missing information will deem the application incomplete.

Also, please remember, a limited appraisal (in summary format) must be submitted on or before Friday, September 8, 2006, along with the Post-Appraisal Project Finance Sheet (Page 4B).

PLEASE BE ADVISED THAT HANDWRITTEN SUBMISSIONS OF APPLICATION WILL NOT BE ACCEPTED. THANK YOU.

Project Title: Mt. Kemble Recreation Complex

Name of Municipality or Charitable Conservancy: Township of Morris

Address: 50 Woodland Avenue
P.O. Box 7603
Convent Station, NJ 07961-7603

Chief Executive Officer: Robert E. Nace, Mayor

Contact Person: Fred J. Rossi, Administrator

Phone Number: (973) 326-7360

Fax Number: (973) 605-8363

E-Mail: frossi@morristwp.com

Type of Application: (check all appropriate boxes)

- Acquisition in Fee Simple
- Acquisition of Less Than Fee Simple (i.e., conservation easement/development easement)- Complete Schedule D on p. 14 --
Please include copy of deed/easement language
- Primarily Passive Recreation
- Primarily Active Recreation

Is this the priority application being submitted by the applicant (If more than one application is being submitted)? No Yes

Have you made an application for **this** project to the Morris County Open Space Trust Fund before? No Yes When? _____

Location of Site:

Municipality: HARDING TOWNSHIP

Street Address: MT KEMBLE AVE

Is the property located in the Highlands? No Yes

If yes, please indicate: Planning Area Preservation Area

<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Acres To Be Acquired</u>
23.02	5	15.590	15.590
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
TOTAL:		15.59	15.59

Existing Use Of Site: Undeveloped land

Site Location Map (8 1/2" x 11") **(Attach a legible street map with site clearly indicated)**

Tax Map (8 1/2" x 11", please) **(Attach tax map with site clearly indicated)**
Outlining Boundaries of Site to be Acquired and Identifying Adjacent Land Uses

Current Owner(s) of Site: S/K Properties
If known, please include:
 Address 520 Route 22, P.O. Box 6872
 City Bridgewater State NJ Zip Code 08807-6872
 Phone Number 908-725-8100

Proposed Short and Long Term Use of the Site by the Applicant:

Active, lighted recreation fields (3-4)
Protected open space
Passive recreation along perimeter of playing fields

Copy of Existing Property Survey (if available) **(Attach)**

Existing Deed Restrictions none

Encumbrances and Utility none

Easements (if any) none

Potential for Development of Non-Open Space Uses on the Site:
Development Application:

(check all appropriate boxes)

- | | | |
|-------------------------|---|--|
| Conceptual Plan | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Preliminary Subdivision | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Final Subdivision | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Preliminary Site Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Final Site Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Zoning of the site (Provide zoning designation per most current zoning map. Provide minimum lot size and permitted uses):

Zone: R-2 - residential housing Minimum lot size: 30,000 sq. ft (2/3rds of an acres)

Is the site Municipally designated for compliance with Mount Laurel court settlements or Council on Affordable Housing substantive certification? Yes No

Structures:

Is the site predominantly covered by buildings or structures? Yes No

Are there any potentially historic structures on the site? Yes No

List all structures on the site, provide est. square footage and proposed use.

none

Infrastructure Issues:

Is the site currently served by public water? Yes No

Is the site currently served by public sewer? Yes No

Are there plans to extend sewer and/or water to the site? Yes No

The nearest water hookup is _____ away.

The nearest sewer hookup is _____ away.

Ownership:

Is the site owned by a developer? Yes No

Is the site held in an estate? Yes No

Do you have a signed contract with the owner(s)? Yes No

If yes, for what price? (Attach a copy of the contract.) \$ _____

If no, what is the status of negotiations?

Active negotiations with landowner, and Harding Township's mayor and Open Space Committee Chair.
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Cost of Acquisition:

Complete the Project Finance Sheet - Initial (Page 4A) with the application.
A completed Project Finance Sheet - Post Appraisal (Page 4B) is due on or before Friday, September 8, 2006.

Will you be the final owner of the property? Yes No

If no, to whom will ownership be transferred? _____

Land Would Principally Serve: (Check one)

Neighborhood Town Region County State

Consistency With Other Plans: *(Please document all responses)*

The site acquisition is consistent with: (check all appropriate boxes)

Municipal Master Plan

Goal 1 - Preservation of residential and open space character of the community - pg 57

Goal 3 - Preservation and enhancement of... recreational facilities for public enjoyment - pg 58

County Open Space Element

1) Enhancement of the quality of life in Morris County
2) Protection of the environment
3) Expansion for recreational opportunity

pg. 4

State Development & Redevelopment Plan

Preserve and enhance historic, cultural, open space and recreational lands and structures by identifying these resources and using preservation, conservation and other programs and techniques to guide growth in locations and patterns that protect them- pg 2

Community Profile:

Area In Square Miles 15.69

Population as per 2000 Census 21,427

Deficit or Surplus of Open Space 75

Surplus

Deficit

(Balanced Land Use Method- see p. 23)

This site contains the following natural resource characteristics:
(Check all appropriate boxes)

- | | |
|---|---------------------------------|
| <input type="checkbox"/> Flood plains | Percentage of Site: _____% |
| <input checked="" type="checkbox"/> Wetlands | Percentage of Site: <u>20</u> % |
| <input type="checkbox"/> Steep Slopes | Percentage of Site: _____% |
| <input type="checkbox"/> Bluffs & Ridge Lines | Percentage of Site: _____% |

- Aquifer Recharge Area/Aquifer
- Headwaters of FW1 Streams
- Headwaters of FW2 Streams (specify)
- Stream Corridors for FW1 Streams
- Stream Corridors for FW2 Streams
- Lake Shores

Historic & Archaeologic Features (*specify and cite sources*)

Specimen Trees/Mature Forests (*specify and cite sources*)

Mature, deciduous, hardwood forests and forested wetlands (2002 NJ DEP)

Endangered/Threatened Wildlife Habitat (*specify and cite sources*)

Endangered/Threatened Vegetation (*specify and cite sources*)

State Threatened deciduous hardwood forest (2002 NJ DEP)

Unique or Exceptional Ecosystems (*specify and cite sources*)

Located in PA-5, Environmentally Sensitive Planning Area (State Planning Comm.), the Highlands Planning Area, and the Great Swamp Watershed (NJ DEP).

Special Hazards: (Check all appropriate boxes)

Mine Holes (*Specify and give current status*)

not applicable

Sink Holes (*Specify and give current status*)

not applicable

Hazardous Substance Contamination (*Specify and give current status*)

not applicable

Abandoned Landfills (*Specify and give current status*)

not applicable

Note: We may contact you to request additional data.

Project Narrative:

Using this page ONLY, please explain why this project is a high priority for your town. This is an opportunity for you to make a case for your project and to convey special features/factors of the site which may not be adequately conveyed elsewhere in the application.

Creation of the Mt. Kemble Recreation Complex by acquiring the 15.59 acre S/K Properties parcel in Harding Township is an innovative method for Morris Township to address their burgeoning active recreational needs, while also preserving valuable open space. Accessed via Mt. Kemble Road, behind a corporate building held by the same owner, this property is bounded by Route 287 to the south, Mt. Kemble Avenue to the west and Frederick Place to the east.

Our discussions with S/K Properties (current owners) represent a unique coalition between the public and corporate sector. S/K Properties has not only agreed to the sale of this property for recreation, instead of the more lucrative housing development option, but will also allow the township use of the corporate parking lot when the fields are being utilized at night and on the weekends. This eliminates the need for new parking lots, maintains the current low levels of impervious coverage, and contributes significantly to the cost effectiveness of the project.

Morris Township plans to build 3-4 lighted playing fields in the center area of the property. Forests of the parcel will provide an effective light buffer for the residents of Frederick Place. A walking/biking path on the perimeter of the fields will provide additional recreation opportunities. The forests and wetlands surrounding the complex would become protected open space. This parcel has always been a point of interest for developers, given its proximity to major roads and highways, and its unusual high density zoning allowances. Currently, a developer is aggressively pursuing the construction of 20 homes on the site; taking advantage of a unique gap in Harding's zoning code on this parcel, which allows for minimum lot sizes of less than one acre.

This parcel resides within the Great Swamp watershed, in Planning Area 5-Environmentally Sensitive (State Planning Commission). It is also in the Highland Planning Area, is a Tier 1 Well Head Protection Area, and contains state threatened forests (2002 NJ DEP Landscape Project). Additionally, this property contributes to the health of nearby flood plains, wetlands, and a wood turtle habitat in Great Swamp Watershed Association preserved lands.

Morris Township has met with Harding Township's mayor, John Murray, and their Open Space Committee Chair, Sally Dudley. Neither object to this project, even though it will take ratable land off their township's tax rolls. They recognize the need to protect the sensitive environmental values of this area, especially given the severe adverse effects such intense development would have.

The Recreation Program in Morris Township has grown exponentially in the last 4 years; in particular the soccer program which has grown by 25%. The current fields are experiencing such heavy use that they have literally worn bare. The township has had to rent fields from private schools, or cancel games and events altogether. This year's the annual Labor Day tournament, the biggest fundraiser for this program, was cancelled due to lack of field space.

Morris Township's population density is 1,308 people/square mile; 31% higher than the county average of 1,000/square mile. Morris County itself has grown at a rate 11.6% in the past decade, the 6th highest in the state (2003-2007 NJSCORP). In the housing market there has been a dramatic shift in demographics as "empty nesters" sell their homes to young families with greater recreation needs, thus putting a larger strain on the current number of playing fields.

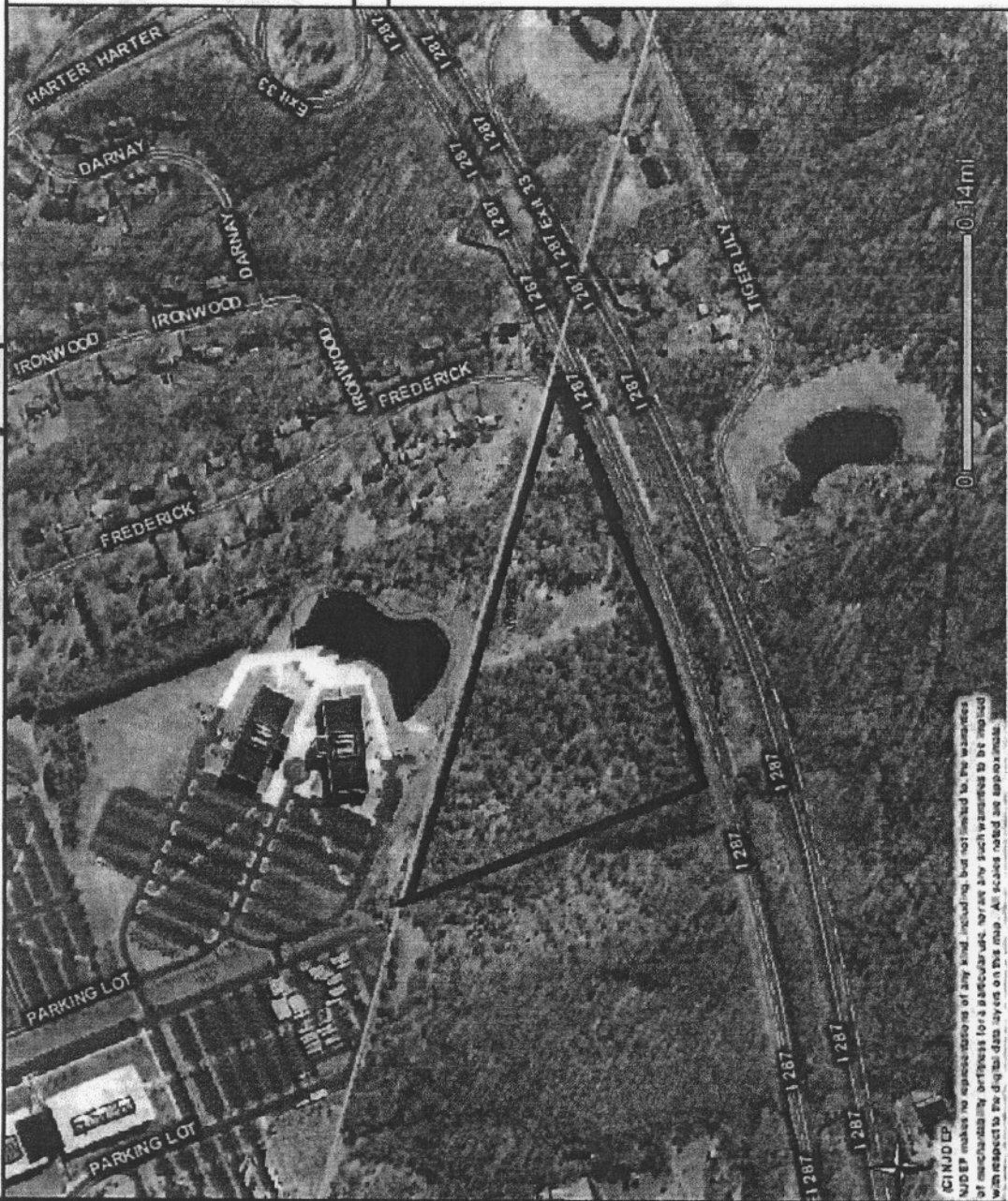
Purchase of this parcel would allow Morris Township to provide critical additional recreational opportunities for Morris Township and neighboring towns, while also preserving a valuable ecosystem.

New Jersey Map

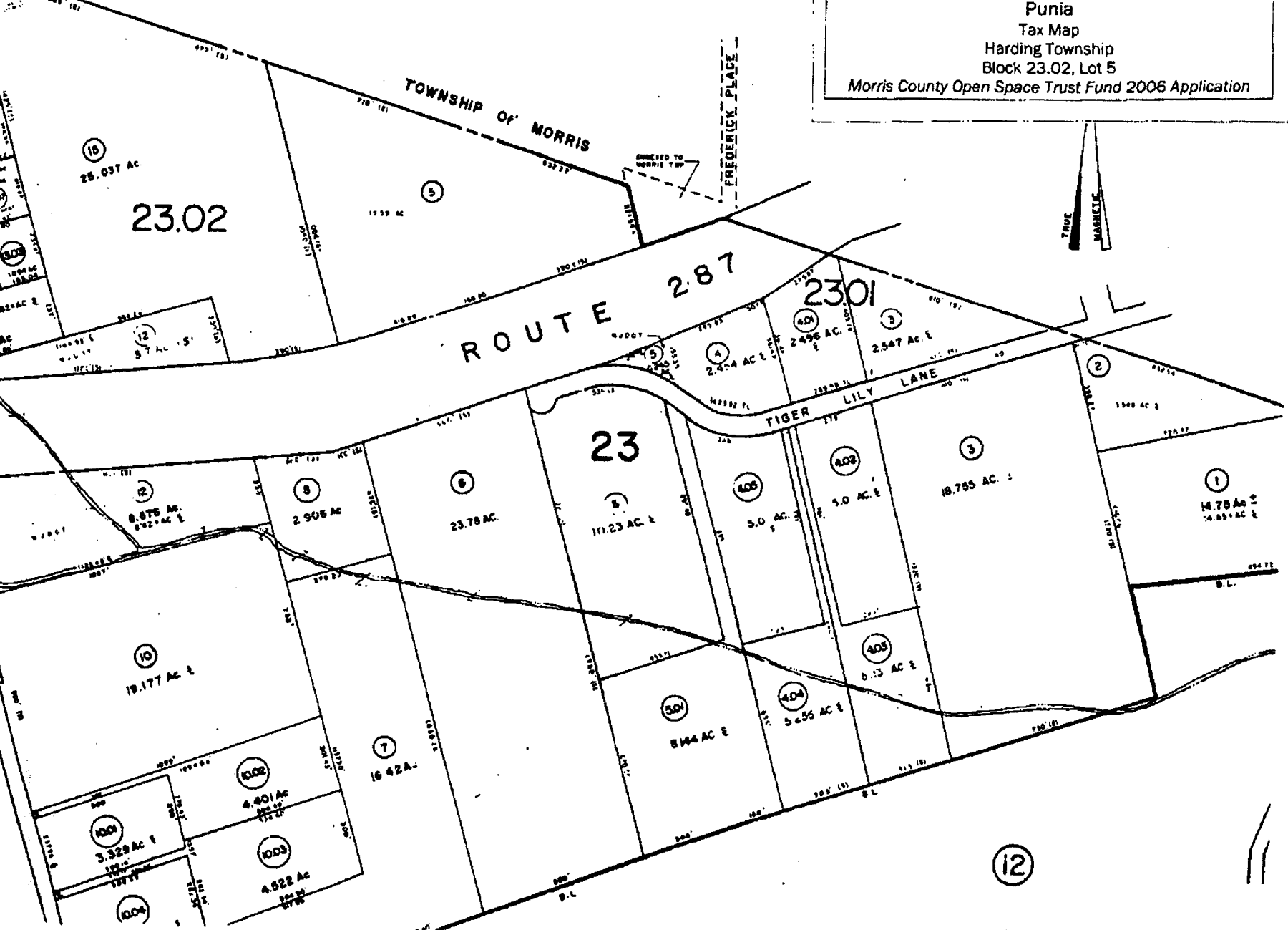


Scale 1:6095

- Selected Features**
- Municipalities
 - Countries
 - Roads (NJDOT)
 - Roads (Tribal Allot)
 - Aerial Photos 2002

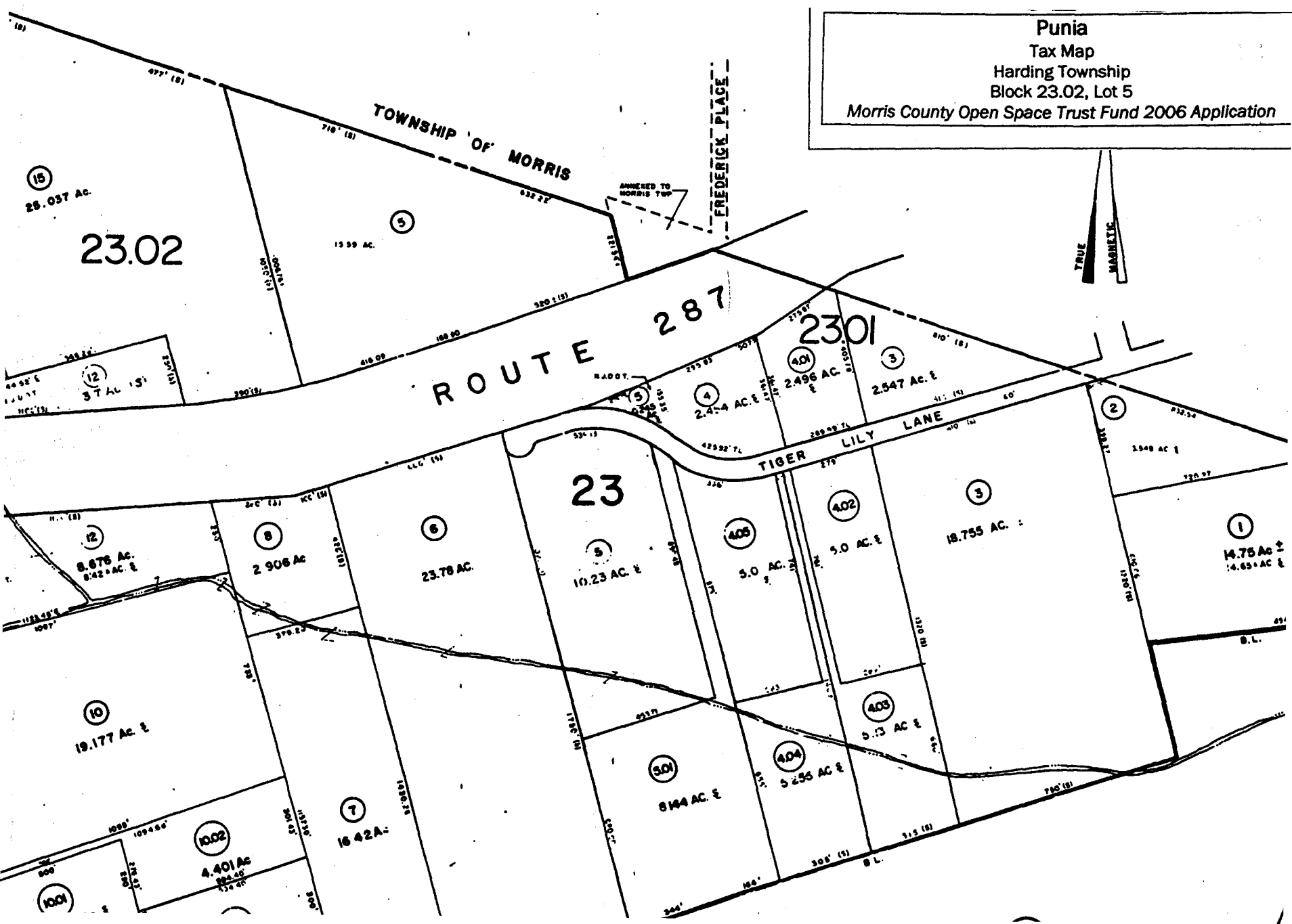


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 NJDEP makes no representations of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, for any such warranties to be implied with respect to the digital data layers on this map. All scales noted are approximate.



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Punia
Tax Map
Harding Township
Block 23.02, Lot 5
Morris County Open Space Trust Fund 2006 Application



15
25.037 Ac.
23.02

TOWNSHIP OF MORRIS

FREDERICK PLACE

ROUTE 287

TIGER LILY LANE

23

2301

12
3.7 AC ±

12
8.676 Ac.
8.42 ± AC ±

8
2.906 Ac

6
23.78 AC.

5
10.23 AC ±

405
5.0 AC ±

402
5.0 AC ±

3
18.75 AC ±

1
14.75 Ac ±
14.65 ± AC ±

10
19.177 Ac ±

7
16.42A ±

1002
4.401 Ac

301
8.144 AC ±

404
5.255 AC ±

403
5.13 AC ±

1001

ANNEXED TO MORRIS TWP

B.L.

Morris County GIS Search

13_23.02_5

DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations.

Legend

Legend

- Municipal Boundaries

Street Labels

Jurisdiction

- INTERSTATE
- FEDERAL
- STATE
- COUNTY
- MUNICIPAL; PRIVATE

- Water Bodies
- Tax Blocks
- Tax Parcels
- Morris County Managed Land
- Open Space

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