Master Plan

Open Space and Recreation Plan Element

of the Master Plan

TOWNSHIP OF COLTS NECK

Monmouth County, New Jersey

Adopted

_____, 2022

OPEN SPACE AND RECREATION PLAN ELEMENT OF THE MASTER PLAN

Township of Colts Neck

Monmouth County, New Jersey

Public Hearings:

June 14, 2022

Prepared by:
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TABLE OF CONTENTS

		Page
I	Executive Summary	1
II	Goals and Policies	2
III	Inventory	4
IV	Needs Analysis	10
V	Resource Assessment	18
VI	Action Plan	27
VII	Conclusion	29

Appendices

A.	Declaration of Encumbrance – Recreation and Open Space Inventory	31

I Executive Summary

Open Space and recreation continues to be an important focus of Colts Neck. Natural open space, farmlands, parks and recreation facilities play a substantial role in making Colts Neck the desirable community it is today. However, it is also acknowledged that in these fiscally stressed times, a balance must be achieved in preserving open space and developing recreation amenities without substantially adding to the local tax burden

This Open Space and Recreation Plan is essential to establish meaningful guidelines to assure municipal funds are spent prudently and reasonably satisfy resident demands for open space preservation and recreation facility development. As Colts Neck approaches full build-out, the opportunity to acquire large undeveloped tracts is becoming rare. Land values in Colts Neck have been steadily rising in part due to recent inbound migration to Colts Neck and Monmouth County from densely populated areas due to the Coronavirus Pandemic has significantly increased land values.

This Plan recognizes the fact that the benefits of new open space acquisitions and recreation facility development must be demonstrated to Township residents. The plan will place greater emphasis on purchase of farmland development easements, expanding existing parkland holdings, facility upgrades to Five Points Park and modifying of recreation programs to meet today's changing needs of the general public.

To create a planning process that embraces a wide perspective, the Colts Neck Township Planner created an Ad Hoc Committee to develop open space and recreation priorities. This Ad Hoc Committee consists of members of the Planning Board, Director of Recreation and Parks, the Colts Neck Sports Foundation, Recreation Advisory Committee, Long Range Planning Committee and Township Planner. The Ad Hoc Committee solicited information from a variety of sources. A public hearing to solicit comments was held during the February 8, 2022 regular Planning board meeting. Notice of this hearing was transmitted to the Official Township Newspapers, posted on the Township website, and forwarded to Officers of recreational organizations. After the public hearing additional written comments were encouraged and directed to the Township Planner. At the public hearing several residents spoke. The vast majority of the comments regarded Five Points Park and the potential to develop this active recreational facility as a flagship not only for the township but the county as a whole. Suggested improvements to Five Points Park included;

- Permanent restroom facilities
- Electricity for lighting
- Parkland expansion
- Open pavilion for shade and cover during sudden storms
- Large indoor facility for year round use

Other comments addressed the general need for:

- Acquiring as much land as possible for both active recreation use and undeveloped preserves
- Partnering with nonprofits (ie Trust for Public Land & Monmouth Conservation Foundation) as secondary funding sources
- Extending walking/running trails as an alternative to public streets.

Armed with the comments obtained from the public hearing and research provided by the Township Planner, the Ad Hoc Committee established preliminary open space and recreation policies and goals. The Ad Hoc Committee reviewed the Township's eleven parks, as well as current recreation program activities, and formulated recommendations for this new Plan. The Township Planner in conjunction with the Long Range Planning Committee prepared a draft Open Space and Recreation Plan.This draft plan was placed on the Township website to gain additional public input. Once all comments were received the draft plan was presented to the full Planning Board during a regular meeting. After receiving support from the full Planning Board a final public hearing was held before the Planning Board for plan adoption. The adopted Open Space and Recreation Plan is an element of the Township Master Plan and will be used as a planning document to guide the Township's future open space and recreation initiatives.

This plan has also been prepared following the guidelines established by the New Jersey Green Acres Program which requires a new or updated Open Space and Recreation Plan every ten years in order to allow Colts Neck to participate in the Green Trust Planning Incentive Program.

II Goals and Policies

The Goals and Policy Section of this Plan serves as a guide for Colts Neck Township to preserve open space and create recreational opportunities for its residents. The goals contained in this Plan focus on preserving farmland, including undeveloped and environmentally sensitive land, as well as protecting potable water supplies and creating opportunities for active and passive recreation. The goals of this Plan also reflect a stronger emphasis on enhancing and upgrading existing active recreation facilities and programs.

This Plan is intended to satisfy the statutory requirements of N.J.S.A. 40:12-15.7 governing local governments open space, recreation and farmland historic preservation funds. The statue requires that land selected for acquisition for recreation and conservation purposes shall be in accordance with an adopted plan. This Plan fulfills that requirement.

This Plan is also intended to satisfy NJDEP Green Acres requirements under the Planning Incentive Program. Green Acres established the Planning Incentive Program which provides matching grants to qualifying local governments for the acquisition of land for conservation and recreation purposes. To qualify for this funding, local governments must have a Green Acre approved Open Space and Recreation Plan and an open space tax. This Plan has been prepared to fulfill that requirement.

Finally, this Plan is intended to replace and update the Open Space, Historic Preservation and Recreation Plan prepared by Andrew L. Strauss, PP, AICP dated November 15, 2000 as an Element of the Colts Neck Master Plan.

Colts Neck Township supports the following objectives for guiding acquisition of open space and recreational planning projects.

Goal: Protect Natural Resources

- Preserve native vegetation and limit new development within the 300' riparian buffer associated with all Category One (c-1) streams flowing to Swimming River Reservoir.

- Preserve native vegetation, limit new development and minimize land use conflicts within the Military Influence Area – surrounding Naval Weapons Station Earle contained in the NWS Earle Joint Land Use Study prepared by the Monmouth County Planning Board dated December 31, 2017. This Military Influence Area consists of a one mile primary buffer and an additional one mile secondary buffer surrounding the Station.
- Preserve freshwater wetlands and associated buffers, steep slopes and mature woodland stands.

Goal: Maximize efforts to preserve farmland and to maintain agriculture as a viable industry in the Township

Policies

- Continue the acquisition of development rights to permanently preserve farmland through the use of County, State, Federal and nonprofit grants and funding sources.
- Maintain creative zoning and development regulations that promote large tract dedications through the use of lot size averaging and cluster developments to promote the continuation of agricultural activities, open space and habitat protection.
- Protect and preserve remaining large, contiguous tracts of open land in the Township.

Goal: Acquire property to provide open space for passive and active recreation

Policies

- Expand Five Points Park through the acquisition of the adjacent 28.8 acre tract (Block 41, Lot 29)
- Where possible acquire adjacent open space to expand existing parklands and preserves.
- Acquire property within the Naval Weapons Station Earle Military Influence Area to minimize land use conflicts with the existing military operations.
- Establish a connected system of greenways, parks, wildlife corridors and environmentally sensitive lands.
- Acquire property along the Township boundaries to serve as gateways or buffers when entering the Township.
- Purchase isolated lots in existing developed neighborhoods to serve as pocket parks.
- Encourage acquisition of active and passive recreation lands through the use of County, State, Federal and nonprofit grants and funding sources.
- In considering the acquisition of property the Township Committee shall make efforts to negotiate an amicable and fair transaction. Use of eminent domain authority shall only be applied as a last resort where the land is considered to be of vital importance to accomplishing the goals of this Plan and all efforts to reach a fair arrangement have been exhausted.

Goal: Evaluate, develop and modify existing active recreation facilities and programs to meet the demands and needs of today's changing society

Policies

- Enhance and upgrade Five Points Park with additional off-street parking, lighting, restroom facilities and perimeter trail

- Continue maintaining and upgrading existing recreation facilities while developing private and nonprofit partnerships for the long term maintenance of recreation facilities.
- Work with State, County, neighboring municipalities, the Colts Neck Board of Education and the Colts Neck Sports Foundation to establish and promote active recreation opportunities through partnerships.
- Provide opportunities for active and passive recreation for people of all ages and all abilities.
- Provide opportunities for community input and participation in the planning and programing of recreation initiatives.
- Encourage development and enhancement of active recreation facilities through the use of County, State, Federal and nonprofit grants and funding sources.

III Inventory

The Inventory Section of this Plan reviews the public and private resources that provide recreation and open space opportunities to Colts Neck Township. Table 1, Public, Quasi-Public and Private Recreation Holdings lists the facility, location, ownership, acreage and usage of major active and passive recreational holdings in the Township. Map No. 1 Existing Parks and Open Space shows the spatial relationship of these holdings within the Township. Appendix A contains the complete Declaration of Encumbrance, Recreation and Open Space Inventory (ROSI) dated September 11, 2011 recorded with the Monmouth County Clerk's Office in Deed Book 8911, Page 6083. The acreage shown on these documents were obtained from the Township Tax Map.

Table 1
Public, Quasi-Public and Private Recreation Holdings

Facility	Location	Ownership	Usage	Acreage
Federal				
NWS Earle	Route 18	US Dept of Defense	Military	5,161
Subtotal				**5,161**
State				
No State Owned Land				
County				
Dorbrook Park	Route 537	Monmouth	Active	590
Hominy Hill Golf Course	Route 537	Monmouth	Active	238
Subtotal				**828**
Township				
Freer Nature Preserve	Creamery Road	Colts Neck	Passive	18
Big Brook Nature Preserve	Boundary/Crine	Colts Neck	Passive	222
Schlesinger Nature Preserve	Crine Road	Colts Neck	Passive	39
Obre Road Nature Preserve	Obre Road	Colts Neck	Passive	15

Clover Hill Lane Preserve	Clover Hill Lane/Route 520	Colts Neck	Passive	5
Bucks Mill Recreation Area	Bucks Mill Road	Colts Neck	Active	61
Laird Road Recreation Area	Laird Road	Colts Neck	Active	59
Five Points Park	Five Points Road/Route 537	Colts Neck	Active	32
Township Hall Park	Cedar Drive	Colts Neck	Active	25
Cedar Drive Park	Cedar Drive	Colts Neck	Active	57
Memorial Cemetery	Heyers Mill Road	Colts Neck	Passive	0.5
Municipal Greenways	Various	Colts Neck	Passive	786.5
Subtotal				**1,320**
Quasi-Public				
Quasi-Public	Northern Township Border	NJ American Water	Passive	675
Subtotal				**675**
Private				
Due Process Golf Course	Route 537	Private	Active	225
Pebble Creek Golf Course	Route 537	Private	Active	133
Colts Neck Golf Course	Flock Road	Private	Active	163
Trump National Golf Course	Trump National Boulevard	Private	Active	327
Colts Neck Racquet Club	Artisan Place	Private	Active	6
Subtotal				**854**
Deed Restricted Lot Size Averaging (excluding golf courses)				
Longobardi	Laredo Drive	Private	Agricultural	43.59
Williamsburg Association	Phalanx Road	Private	Agricultural	81.76
Winding Brook Farms	Route 537	Private	Agricultural	127.05
Willow Brook Manor	Willowbrook Rd	Private	Agricultural	63.18
Driftwood Estates	School House Rd	Private	Agricultural	62.05
Stavola	Obre Road	Private	Agricultural	54.33
Hill Crest Manor	Dutch Lane Road	Private	Agricultural	67.01
Rancho Polo	Route 537	Private	Agricultural	96.37
Swimming River Estates	Route 537	Private	Agricultural	70.82
Cooke	Route 537	Private	Agricultural	45.01
Kureti	Dutch Lane Road	Private	Agricultural	40.30
Eyres	Mercer Road	Private	Agricultural	71.85
Abbatiello	Five Points Road	Private	Agricultural	64.30
Mauro	Cross Road	Private	Agricultural	30.28
Matzel	Galloping Hill Rd	Private	Agricultural	20
Subtotal				**937.90**
Farmland Preservation				
Blackburn	Phalanx Road	Private	Agricultural	85.57

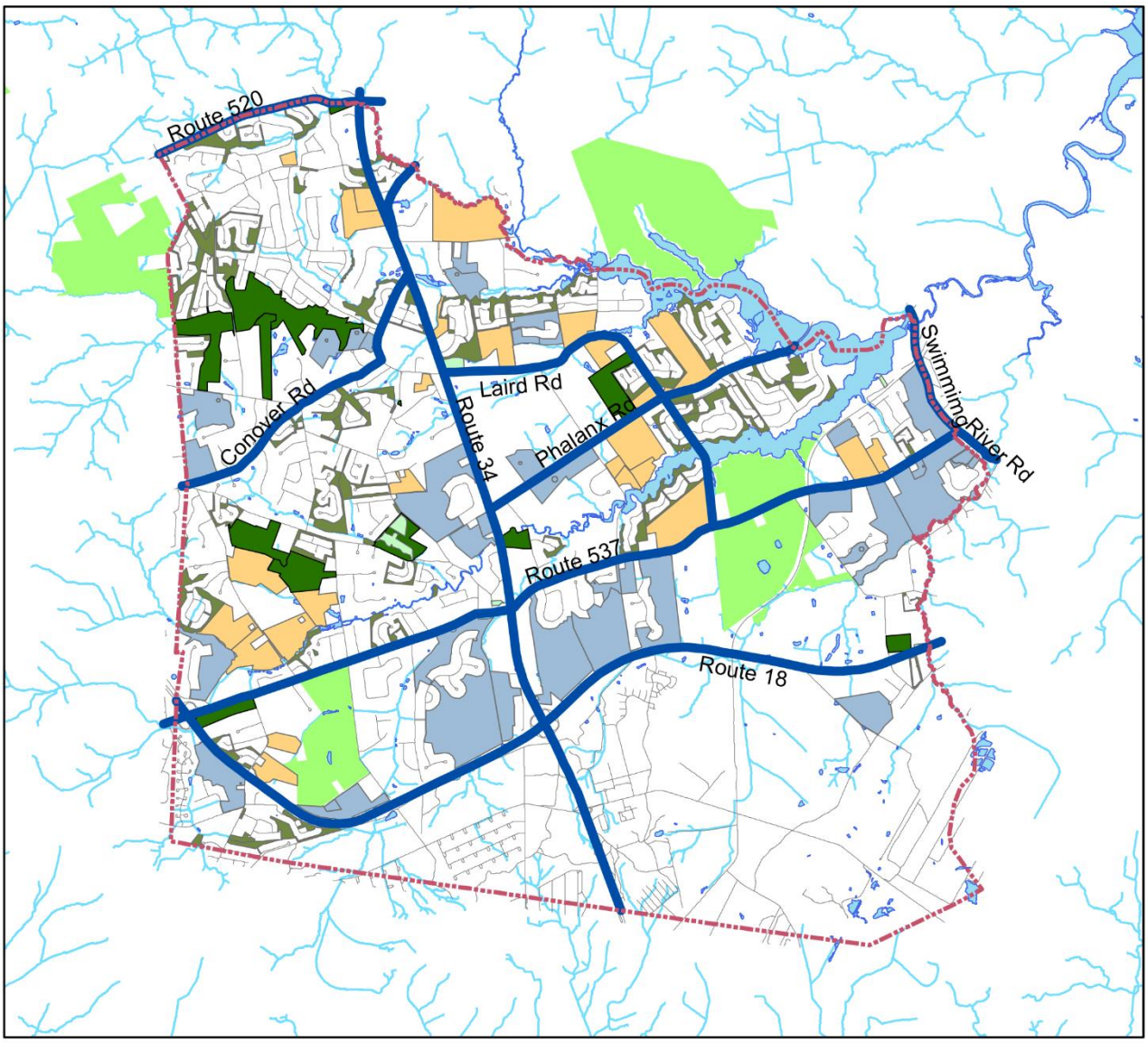
Dittmar	Bucks Mill Road	Private	Agricultural	194.03
Thompson	Montrose Road	Private	Agricultural	64.66
McCrane I	Phalanx Road	Private	Agricultural	72.27
McCrane II	Creamery Road	Private	Agricultural	37.65
Barclay	Route 537	Private	Agricultural	97.54
Colts Neck Township	Five Points Road	Private	Agricultural	27.314
Sessa	Five Points Road	Private	Agricultural	29.78
Barney	Route 537	Private	Agricultural	45.567
Medlin	Prothero Road	Private	Agricultural	6.713
Cooley	Conover Road	Private	Agricultural	8.318
deGroot I	Route 34	Private	Agricultural	23.37
Cohen	Route 34	Private	Agricultural	12.781
Purdie	Willowbrook Rd	Private	Agricultural	113.1
Hammond	Heyers Mill Rd	Private	Agricultural	21.284
Amdur	Cross Road	Private	Agricultural	44.037
Cicalese	Phalanx Road	Private	Agricultural	15.133
Jessop	Laird Road	Private	Agricultural	36.02
deGroot II	Route 34	Private	Agricultural	41.649
Druesne	Route 537	Private	Agricultural	18.49
Mosley	Laird Road	Private	Agricultural	26
Subtotal				**1,021.29**
Grand Total				**10,797**

Table 1 above shows Colts Neck contains 10,797 acres of public, quasi-public and private recreation and conservation lands. This represents 52% of the Township's 20,713 acres of total land area. Table 2 shows the various types of land ownership as a percentage of the Township's total land area and as a percentage of the Township's public, quasi-public and private recreation and conservation land holdings.

Table 2
Percentage of Recreation and Conservation Holdings

	Percentage of Township	**Percentage Recreation/Conservation Lands**
Federal	25	48
State	0	0
County	4	8
Township	6	12
Quasi-Public	3	6
Private	14	26
Total	**52%**	**100%**

Map No. 1
Existing Parks & Open Space



Legend

- Municipal_Borders
- Major Roads
- Township_Other
- Township_Parks
- Township_Greenways
- Preserved_Farmsland_2022
- Lot_Size_Averaging_Parcels
- Lake
- County_Parks
- Streams_County

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Date: 3/21/2022

The Township maintains eleven park and open space facilities in addition to the various greenways surrounding residential cluster developments. These parks can be described in the following categories: 1) passive use nature preserves 2) active use recreation areas (large scale) and 3) Township parks (small scale).

Passive-Use Nature Preserves

1. *Freer Nature Preserve* – Located on Creamery Road, this 18.2 acre site was purchased by the Township in 1964 as a public park and was officially dedicated as a passive use nature preserve in 1977. The property is bisected by the Yellow Brook and contains a mix of wetland, upland forest and field habitats. With more than 30 woody and vascular plant species, the Freer Nature Preserve is a great place to study plant life and is home to deer, rabbit, raccoon and red fox. In addition, the Freer Nature Preserve provides critical watershed protection and stream bank stabilization along the Yellow Brook. The site contains dramatic contours along the south side of the stream. A dramatic reduction in tree canopy caused by the Hemlock Woolly Adelgid, has necessitated a restoration project to restore what was a large stand of hemlock forest.

2. *Big Brook Preserve* – Located north of Crine Road in the northwestern corner of the Township, the Big Brook Preserve consists of 233 acres of wetland and upland habitat buffering Big Brook. Acquired over several years with Green Acres funds, Big Brook is unique not only for its large size and beauty, but as a major site for archeological study and fossil collection for the Cretaceous and Pleistocene ages. Many local school groups (elementary, secondary and collegiate) visit the site annually, with fossil findings ranging from shark teeth to rare Cretaceous marine reptiles and Ice Age mastodons. The site also includes large sections of green sand deposits called marl used as a natural fertilizer – which are fully exposed for study. 2021 park improvements include gravel parking areas with perimeter fencing as well as improved signage. The Big Brook Preserve is presently used for hiking, nature interpretation and archeological digs and collection.

3. *Schlesinger Nature Preserve* – A second habitat preserve along the Big Brook is the Schlesinger Preserve, a 39 acre mix of wetland and upland forest habitat. The property was donated to Colts Neck Township by the Schlesinger Family in 1983 with the donation terms stipulating that the tract be permanently preserved for conservation and recreation use. The property contains mixed-hardwood and wetland forest species such as Red Maple, Black Cherry, American Beech, Black Locust and a Tulip tree forest. The tract also contains a gravel parking lot, small picnic area, hiking trail and a wide range of interpretive opportunities.

4. *Obre Road Nature Preserve* – Acquired with Green Acres funds, the Obre Road Nature Preserve is located along the eastern boundary of the Township near Route 18. At one time a portion of the site was mined for sand and gravel. Presently, shrub and secondary forest growth has advanced over the site's flat and open topography. Through succession the preserve is slowly maturing into a typical pinelands habitat with its sandy soils dominated by pine and oak trees canopy with blueberry and sweet pepper understory.

5. *Clover Hill Lane Preserve* – Located at the corner of Clover Hill Lane and County Route 520, this five acre tract was acquired with Green Acres funding in 2010. The property is bisected by a

tributary of Willow Brook. Banked with steep slopes on the south side, the property contains a mix of wetland and upland habitats. The property is currently vacant and has no potential for active recreational opportunities due to the presence of freshwater wetlands, floodplains and a 300' riparian buffer along a C-1 stream. However, the tract does have potential for a nature trail and picnic areas.

Active-Use Recreation Areas (large-scale)

There are three large-scale active-use recreational areas within Colts Neck Township. Each of the three sites serve the general recreational needs of Township residents, with each site strategically located in the eastern, central and western portions of the Township.

1. *Bucks Mil Recreation Area* – Acquired in 1981 with Green Acres funding, is located on Bucks Mill Road adjacent to Cedar Drive Park. The 61 acre property contains two large fields set at different grades, a wooded area, two ponds, 6,000 s.f. Community Center, block storage building, maintenance building, a playground and a pavilion with grilling stations. The site presently includes a variety of ball fields, including one softball, two baseball, one multipurpose field and a 5,000 meter multi use trail. The park is developed with three buildings. The first is a 6,000 s.f. Community Center built in 2006. The Community Center is used for indoor soccer, baseball training, cheer, pickleball, community meetings and can be rented for individual events. The second is a 5,000 s.f. pole barn maintenance building constructed in 2019. The third is a block storage building which contains 3,444 s.f.. This one story building is a former agricultural building existing at the time of acquisition. This structure is currently being renovated to be used for active indoor recreation. in need of renovations and is used to store sports equipment (soccer goals, bases, etc.). The park also has two fishing ponds. Together, these facilities have encouraged active recreation use, which includes an equestrian trail riders club and year-round travel and club sporting activities. The park is frequently rented by outside associations for larger events, such as an annual lacrosse tournament.

2. *Laird Road Recreation Area* – The Laird Road site contains four baseball diamonds, two tennis courts, a snack bar and a pavilion. The site is managed by the Colts Neck Sports Foundation. The tract is heavily used by local and travel baseball teams.

3. *Five Points Park* – This 32 acre tract was acquired in two phases using Green Acres Funding. The original tract (Block 41, Lots 3.01 & 31) contains 26 acres and was purchased in 2001 and 2002. The center portion (Block 41, Lot 3) contains six acres and was purchased in 2019. The eastern portion of the park contains two full size soccer fields and a tot lot. A dual purpose 40/60 and 50/70 baseball field and an all purpose artificial turf field for baseball, soccer, lacrosse and football occupy the western portion of the property. A paved/gravel walking trail traverses the perimeter of the park. In addition to youth and adult recreation , the park is used by the Colts Neck High School for soccer practice and games as well as Cross Country and spring track practice. A mature stand of woodlands exists along the westerly boundary and serves as a buffer from State Highway Route 18. The six acre central portion contains a storage detached garage, pump house, storage sheds and off-street parking. This area represents an excellent opportunity for future park facility expansion.

Township Parks (small scale)

Township Parks are defined as containing active and passive use recreational facilities on a less-intense scale. Generally, these parks are smaller in size or serve limited recreational activities.

1. *Township Hall Park (a.k.a. the"Core Site")* – Acquired during the 1960's with Green Acres funds, this 25 acre park combines active and passive recreational activities with municipal buildings, including Town Hall, Police/Court, First Aid and the Library. A 1.5 mile paved jogging path with 18 fitness stations traverses the perimeter of the property. Two ponds and picnic areas are also frequently visited by fishermen and the general public. The site is used for a variety of community events.

2. *Cedar Drive Park* – This 57 acre site was acquired by the Township in 1967 using Green Acres funds. The site abuts Bucks Mill Recreation Area and contains two softball diamonds, two soccer fields, one football field, a snack shed and one storage shed. The western portion of the tract is wooded and if needed could be converted into active use.

3. *Memorial Park Cemetery* – This one-acre cemetery park is located on Heyers Mill Road and contains a shaded open space. In addition to the historic Private Michael Field gravesite, the tract is used as a neighborhood picnic area and for the Township's Memorial Day services.

It should be noted that the Township Recreation and Parks Department is currently located in the former library building on Heyers Mill Road (Block 31.01, Lot 4). This property was donated to the Township by the Atlantic Grange #216. The building was originally used as the Township Library and was converted into temporary Recreation offices in 1998. The building has space for administrative offices and an open room suitable for fitness and yoga classes and similar indoor recreational activities. This property is not listed on the Township's ROSI and it is not the Township's intent to retain this asset in recreational use. Township's long term goal is to relocate the Recreation and Parks Department in a centralized location at Bucks Mill Park and convert this building to other Township uses or sell the asset to gain capital and reduce operation and maintenance costs.

The Township also owns the Smith tract (Block 9, Lot 7). This 12 acre parcel is located at the northeast corner of Route 34 and Laird Road. Purchased in 2005, the Township's original intent was to place the property in farmland preservation and then resale the farm for private use. When farmland preservation efforts stalled, the Township decided to lease the land to a local farmer. The property is not listed on the Township's ROSI and the Township has not determined the long term use of the land. The Township could continue to lease the land, rengage in farmland preservation efforts to resell the property or develop the site for passive or active recreational use.

IV Needs Analysis

Colts Neck is fortunate to have a variety of public agencies, nonprofit organizations and private businesses which offer a broad spectrum of active and passive recreational opportunities. While the Township provides a vast amount of recreational space through its eleven Nature Preserves, large scale Active Recreation Areas and small scale Township Parks, there are other sectors in the community which also serve the needs of the Township. This section provides an overview of the existing recreation services available within Colts Neck, the need for recreation and open space areas, a

discussion of the condition and needed improvements to existing recreation facilities, the identification of additional land to provide recreation opportunities and to protect open space resources valued by the community.

Colts Neck Township is home to three public agencies, six nonprofit organizations and five private businesses offering recreation and leisure activities to meet the Township's needs. The following is a brief description of each sponsor and activities available.

1. Colts Neck Recreation and Parks Department

The Colts Neck Recreation and Parks Department consists of a Recreation Director and Administrative Assistant. Together they oversee all Township parklands and 20 individual titled programs which attract over a thousand participants. The individual programs supervised by the Department are guided to meet the needs of all age groups of the community. Activities offered to preschool to age five include a Holiday Tree Lighting, Letters to Santa and an Easter Egg Hunt. Programs directed to school age individuals age 5 to 19 include, but are not limited to summer day camps, sports camp series, youth karate, fishing derby, football conditioning camp, summer soccer camp, youth tennis instruction and camp outs. Offerings targeting adults include, but are not limited to yoga, tennis instruction, exercise classes, adult's basketball, adult soccer, adult football, Zumba, and community band. Events open to all age groups include, but are not limited to Memorial Day Parade, Holiday Tree Lighting, Veterans Day celebration and summer outdoor concerts and movies.

2. Other Public Agencies

Monmouth County Park System The Monmouth County Park System operates one regional park (Dorbrook Recreation Area) and one golf course (Hominy Hill Golf Course) in Colts Neck. It should be noted that two regional county park facilities, Thompson Park and Big Brook Park exist along the Township northerly and westerly borders, respectively.

Dorbrook Recreation Area Dorbrook Recreation Area contains 535 acres and the original 381 acres was purchased from the Murray Rosenberg Estate in 1981. The park includes tennis courts, pickleball courts,one swimming pool, spray ground, barrier free playground, inline rink, basketball courts, open field and more than two miles of paved trails for walking, biking or inline skating. The park is unique for having a dedicated area for model aircraft flying and model rocket launching. Dorbrook is home to the Park System's Therapeutic Recreation Program that provides specialized year round recreation programs for individuals with special needs.

Hominy Hill Golf Course Hominy Hill Golf Course was designed by famed golf course architect, Robert Trent Jones, Sr. in 1963 for Henry Mercer, President of the States Marine Corporation to entertain foreign business guests. The 18 hole golf course has been rated the #1 public golf course in New Jersey. The Monmouth County Parks System purchased the property in 1975 with Green Acres funding. Hominy Hill has been the host to two National Amateur Public Links Championships.

The course amenities include a pro shop, food concession, driving range, locker rooms and a reception/banquet facility currently under renovations. There is also a one mile walking trail.

Board of Education The Colts Neck Board of Education operates the Conover Road Primary School and Elementary School as well as the Cedar Drive Middle School. The Freehold Regional School District operates Colts Neck High School. Together, these districts offer baseball, softball, tennis, football, soccer, track and field, volleyball, lacrosse, basketball for interscholastic athletes, as well as a variety of club activities, theater/drama, choral groups and class trips and tours. Facilities provided include tennis/racquetball/pickleball courts, indoor gyms, baseball/softball fields, football fields, lacrosse fields, field hockey fields, soccer fields, track, theaters and fitness center.

3. Nonprofit Organizations

Colts Neck Sport Foundation Established in 1970, the Foundation is a nonprofit organization dedicated to provide athletic programs and leagues for township youth. The organization has the major responsibility for the program of youth sports leagues in the form of baseball/softball, soccer, basketball, wrestling, flag football, lacrosse, pickleball, tennis, track, volleyball and winter youth programs. The Sports Foundation provides a valuable service to the community in terms of organization, supervision and management of a rather large segment of the active recreational offerings of Colts Neck. The Foundation has also entered into a partnership with the Recreation and Parks Department for the combined maintenance of the fields, snack bar and pavilion at the Laird Road Recreation Area as well as softball fields, snack bar and football field at Cedar Drive Park. In the past, the Sports Foundation has also partnered with the Township on capital projects such as drilling new wells, replacing septic systems and the construction of the Laird Rd pavilion and snack bar equipped with four bathrooms.

4. Other Nonprofit Organizations

Colts Neck is also home to six other nonprofit organizations offering recreation and leisure activities. These nonprofit organizations include:

- American Youth Football and Cheer. This outside organization sponsors your football and cheerleading for Township youth.
- Colts Neck Senior Citizen Club. Organized in 1967 this club sponsors luncheon theater trips, monthly meetings, holiday events, guest speakers and craft programs.
- Colts Neck Cub Scout Pack 90. Organized in 1988 provides a community focused, active,safe and fun learning environment preparing crossover to Boy Scout Troop 290.
- Colts Neck Boy Scouts Troop 290. Organized in 1988 sponsors camping, hiking and biking trips, craft projects, Pinewood Derby and Eagle Scout projects.
- Colts Neck Girl Scouts. Organized in 1988 the group sponsors a wide variety of athletic, outdoor camping and craft activities.
- Colts Neck Trail Riders Club. Organized in 1994 this club sponsors equestrian rides through the various equestrian trails in the Township.
- Colts Neck Business Association. Organized in 2008, the Association finances the fireworks display for the Township's Independence Day celebration and polo, along with other civic events

5. Private Businesses

Colts Neck is home to two private golf courses, Due Process and Trump National, one semi-private golf course, Colts Neck Golf Course, and one public golf course, Pebble Creek. Trump National Golf Club

also offers a nine hole pitch and putt course, tennis courts, a banquet facility and an outdoor swimming pool. Colts Neck Golf Course also has a banquet facility.

The Colts Neck Racquet Club contains six indoor tennis courts of which three courts can be overlayed to create six pickleball courts. The club offers tennis instruction and leagues for all age groups. The facility is open to the public during the full calendar year.

6. Need for Recreation and Open Space Areas

The Monmouth County Open Space Plan dated 2019 follows the New Jersey Department of Environmental Protection (NJDEP) lead in adopting the Balanced Land Use Approach to estimate long term goals for municipal land acquisition for outdoor recreation. The Balanced Land Use guidelines are used to calculate minimum recreational land needs as a community approaches full buildout. It is recommended that 3% of the developable area of the Township be acquired for municipal public recreation. Land deemed developable is exclusive of slopes greater than 12%, wetlands, federal, state and county owned lands along with other environmentally sensitive lands that are not suitable for development.

For the purpose of this Plan, the Township will be conservative and will only exclude Federal, County and the Swimming River Reservoir from the Balanced Land Use Concept. The Township definition of developable lands will include steep slopes, wetlands and other environmental features to establish its recreation and open space goals well above the minimum standard. Table No. 3 shows how much municipal owned recreation and open space lands are required to satisfy the Balanced Land Use Concept.

Table 3
Balanced Land Use Concept

Item	Acres
Colts Neck Total Land Area	20,713
NWS Earle (subtract)	4,900
Monmouth County (subtract)	797
Swimming Reservoir (subtract)	675
Total Developable Land	14,341
3% of Total Developable Land	430

The Balanced Land Use Concept indicates that Colts Neck Township should have a minimum of 430 acres of land set aside for recreational purposes, both active and passive. Colts Neck's current recreational holdings far exceed this standard. The Township's eleven parks contain 544 acres which exceeds the Balance land Use Concept Standard by 114 acres or 26.5%. When the 1,216 acres of municipal greenway holding is added into the calculation, the Township contains 1,760 acres of recreation and open space which is over four times greater than the Balance Land Use Concept Standard.

The need for recreation and open space can also be determined by population and the recreational facilities available to that population. There is no exact standard for determining the need for recreation

and open space based on population alone. However, the National Recreation and Parks Association (NRPA) compiled data from 925 park and recreation agencies across the country between 2014 and 2016 to create their 2017 NRPA Agency Performance Review. The report provides NRPA's Park Metrics, a comprehensive data tool that uses the trends of the recreation agencies to help guide their management and planning of recreation facilities.

The 2017 report found that a typical Park and Recreation Agency has 9.6 acres of parkland per 1,000 residents and one park for every 2,266 residents. According to the American Community Survey 2019 estimate, Colts Neck total population is 9,822 persons. Using the NRPA's metric, Colts Neck needs a minimum of 94 acres of parkland (9,822/1,000 * 9.6 = 94) and a minimum of four parks (9,822/2.266 = 4.3). Colts Neck exceeds both of these benchmarks. The Township contains 1,760 acres of recreation and open space lands and eleven parks. This equates to 23.9 acres of active parkland per 1,000 residents and one park per 1,637 residents which far exceeds the NRPA's metric.

6. Condition of Existing Open Space and Recreation Facilities

Passives Nature Preserves The Township five Passive Nature Preserves contains mature stands of secondary growth which have been reestablished since the original settlement clearing in the 1700's. However, over time a combination of succession, invasive species and wildlife damage has impacted the quality of the woodlands. Succession has allowed various vines to strangle and choke the trees. A vast majority of trees are either dying, dead but still standing or have fallen to the forest floor. Invasive species are outcompeting native species and changing the composition of the forest. Finally, the uncontrolled deer population has devastated the understory and eliminated valuable habitat needed to support birds, small animals and rodents. If corrective action is not taken to control invasive species and the deer population, the Township Nature Preserves will be permanently damaged for generations. In addition, the trail systems throughout the nature preserves require annual clearing and routine maintenance to maintain save passage for visitors.

Active Use Recreation Areas Overall the Township's three Active Use Recreation Areas are in good condition. Five Points Park contains a multipurpose artificial turf field for baseball, soccer, lacrosse and football. This field was constructed in 2019 and is in excellent condition. However, the park needs the following:

- Additional off-street parking.
- Picnic area with cover for shade and/or protection during inclimate weather.
- Convert the existing detached garage into traditional bathroom facilities
- Walking path.
- Electricity for lighting.
- Direct access to County Route 537.

Consideration should be given to laying electricity around the perimeter of the multipurposes field. This will allow the continued use of the portable lights without the noise, refueling hassle or expense of generators. The portable lights are also less intrusive as compared to full size permanent light and produce far less light pollution. Five Point Park could also be an option for a large indoor facility in the future when demand increases.

The existing active playing fields at Bucks Mill Recreation Area and Laird Road Recreation Area are in good condition and only require routine maintenance and repair. These maintenance activities include minor grading to reduce puddles and infield soil to minimize the lip at the grass to infield transition. The Bucks Mill Park block building is currently being renovated into indoor multipurpose use. Improvements include heating/AC, lighting, flooring and potable water. No major reconstruction of these active playing fields are required or anticipated.

The two tennis courts at Laird Road Recreation Area exhibit physical deterioration and are in need of resurfacing. In 2022 The Township received a $140,000 grant from the Monmouth County Parks System to resurface these courts and overlay with four pickleball courts. In 2022 an eagle scout project will also establish a walking trail around the perimeter of Laird Road Park.

The parking facilities at all three Active Use Recreation Areas consist of a gravel surface. These parking facilities require constant maintenance. A long term solution to this problem needs to be explored. The Township should review the parking lot lighting in all facilities which host games, practices or events during evening hours to ensure that reasonable parameters of pedestrian and traffic safety are met. In addition, the trail systems throughout the Active Use Recreation Areas require annual clearing and routine maintenance to maintain save passage for visitors.

Township Parks (small scale) The three Township Parks are generally in good condition. Town Hall Park (a.k.a. the "Core Site") is in excellent condition. The westerly pond has been dredged and a new paved walking/jogging trail has been recently installed. The Shade Tree Commission is also actively maintaining and upgrading the arboretum and publishes a self guided walking tour.

The active playing fields at Cedar Drive Park are also in good condition and only need routine maintenance and repair. The park also contains a football field. The adjacent three tennis courts and two basketball courts are owned by the Board of Education and are open to the public.

Memorial Park Cemetery Memorial Park Cemetery is a one acre pocket park. It is the Private Michael Field gravesite and a neighborhood picnic area. The park is in fine condition for its use and has no need for renovations or improvements.

7. Need for Additional Land

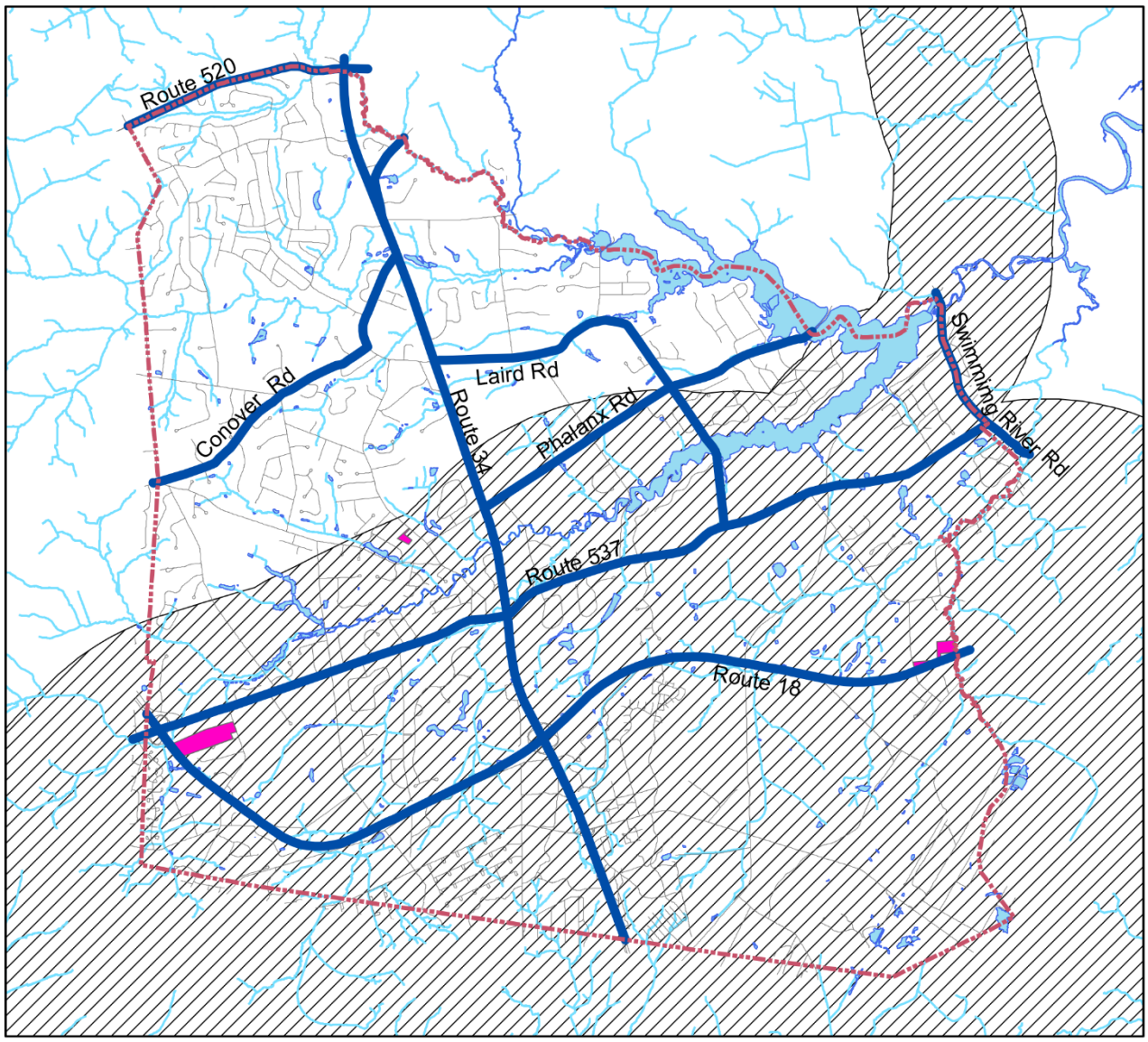
The Township's future parks and open space acquisition efforts should be concentrated on purchasing adjoining land to expand current park and open space holdings as well as to acquire development easements in the US Naval Weapons Station Earle Military Influence Area. Map No 2.Target Acquisitions depicts Colts Neck's planned fee simple acquisitions for active and passive parkland as well as the land area available for development easement purchases in the Naval Station Earle Military Influence Area.

The Township has three parks which abuts vacant land. The first is Five Points Park. To the south of the park exists Block 41, Lot 29. This is a 28.81acre farm devoted to cropland. The site is free of environmental constraints and represents an excellent opportunity to expand Five Points Park.

Obre Road Preserve abuts Block 53, Lots 12 and 12.01. Together the tracts consist of 11.5 acres, with limited accessibility to vehicle traffic. The site is wooded and resembles a typical pineland habitat. As

currently configured this site has limited development potential and would be a valuable addition to the Obre Road Preserve.

Map No. 2
Target Acquisitions



Legend
- Municipal_Borders
- Major Roads
- Green_Acres_Target_Acquisitions
- Lake
- Earle_MIA
- Streams_County

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Date: 3/10/2022

The third property to be targeted is Block 16, Lot 10.02 commonly known as 93 Heyers Mill Road. This is a vacant 2.3 acre site adjacent to Town Hall Park. Town Hall Park is an unusual site in that 25.53 acres are designated as parkland and listed on the Township ROSI. The remaining 21.93 acres is devoted to municipal operations and houses Town Hall, Police/Court operations, Colts Neck Library, First Aid and a cellular communications tower. The Township should consider acquiring this property to expand Town Hall Park or in the alternative to purchase without Green Acres funding and expand the existing municipal operations.

In 2017 the Monmouth County Planning Board in conjunction with Naval Weapons Station Earle (NWS) published the NWS Earle Joint Land Use Study. One of the significant land use policies advocated by the Study was the establishment of a Military Influence Area (MIA). The MIA is a geographical planning area where military operations may impact local communities and, conversely, where local activities may affect the NWS Earle's ability to carry out its mission. The Navy monitors land use activities within this area to identify and avoid potential conflicts between NWS Earle and its neighbors. The MIA surrounding the main side base in Colts Neck consists of a one mile Primary Buffer and an additional one mile Secondary Buffer. The Navy utilizes the MIA to promote land use developments which limits densities in proximity to the base boundaries where munitions are stored. The main types of development deemed less compatible within the MIA are: multifamily housing, institutional uses (schools and hospitals), nursing homes/assisted living facilities and land uses involving large concentrations of people. For safety reasons the Township should pursue the purchase of development rights in the MIA to promote open space and ensure that currently compatible land uses are not converted to less compatible uses in the future.

V Resource Assessment

The majority of the Township contains natural resources identified by the New Jersey Conservation Blueprint in one form or another that have the potential for open space or recreation opportunities. These resources include: steep slopes, freshwater wetlands, C-1 streams, riparian buffers, floodplains, prime agricultural soils, high and medium priority lands on the NJ "Community Green Space" Map, active and preserved agricultural lands on the NJ "Agricultural" Map, medium-high and medium priority ecosystems on the NJ "Ecological" Map and high, medium-high and medium priority land for Water Quality Protection on the NJ "Water" map. These resources are currently being evaluated and documented in a Natural Resource Inventory updated from the 1984 plan by the Environmental Commission.

These natural resources are why the entire Township is a delineated Rural Environmentally Sensitive Planning Area (PA4B) or Environmentally Sensitive Planning Area (PA5) in the NJ State Development and Redevelopment Plan. The entire Township meets the Environmentally Sensitive delineation criteria for the following reasons:

1. Being located within the watershed of three C-1 reservoirs (Swimming River, Manasquan and Glendola) that provides potable water to eastern Monmouth County. As a result of this designation the entire Township with the sole exclusion of Hockhockson Brook/Pine Brook Watershed is classified as C-1 waters (72.85% of Township). When Naval Weapons Station Earle is excluded, only 11.6% of the Township's privately owned land is not classified as a C-1 watershed. Map No.3 C-1 & Trout Maintenance Streams is the NJDEP Surface Water Quality

Standards. The Map depicts the distribution of C-1 and Trout Maintenance Streams in Colts Neck. In the legend FW2-NTC1 stands for freshwater nontrout C-1, FW2-™ stands for freshwater trout maintenance and FW2-TMC1 stands for freshwater trout maintenance C-1.

2. The Hockhockson Brook/Pine Brook Watershed meets the NJDEP standard for a trout maintenance stream (8.5+/- square miles).

3. Having the top three classifications for prime agricultural soils (excluding wetlands and floodplains) in virtually the entire Township north of Naval Weapons Station Earle. See Map No. 4 Prime Agricultural Soils.

Map No. 5 Streams, Wetlands & Floodplains shows the location of all streams, lakes and waterbodies as well as the limits of freshwater wetlands and the 100 year floodplain in Colts Neck.

Map No. 6 NJDEP Landscape Project Version 3.3 depicts land cover types for the purposes of identifying potential threatened and endangered species habitat. The habitat types shown include; agricultural, forest, urban, water and wetlands. The Map is intended to help governmental agencies to develop habitat protection regulations and zoning ordinances to protect critical wildlife habitat. Use of the NJDEP Landscape 3.3 Viewer online allows the user to develope site specific maps for statistical analysis to determine the quality and quantity of endangered species habitat on a particular site.

Acquisition Goal

With respect to open space needs, the Township should focus on acquiring or preserving 250 +/- acres of farmland, open space and recreation land over the next five years. This target is derived from a combination of open space analysis, local financial capacity and leveraging of county and state financing programs and local geographic and demographic considerations. As a rough measure the 250 acre target is distributed across the following land classifications.

Colts Neck Township Projected Land Acquisition Needs (by type)

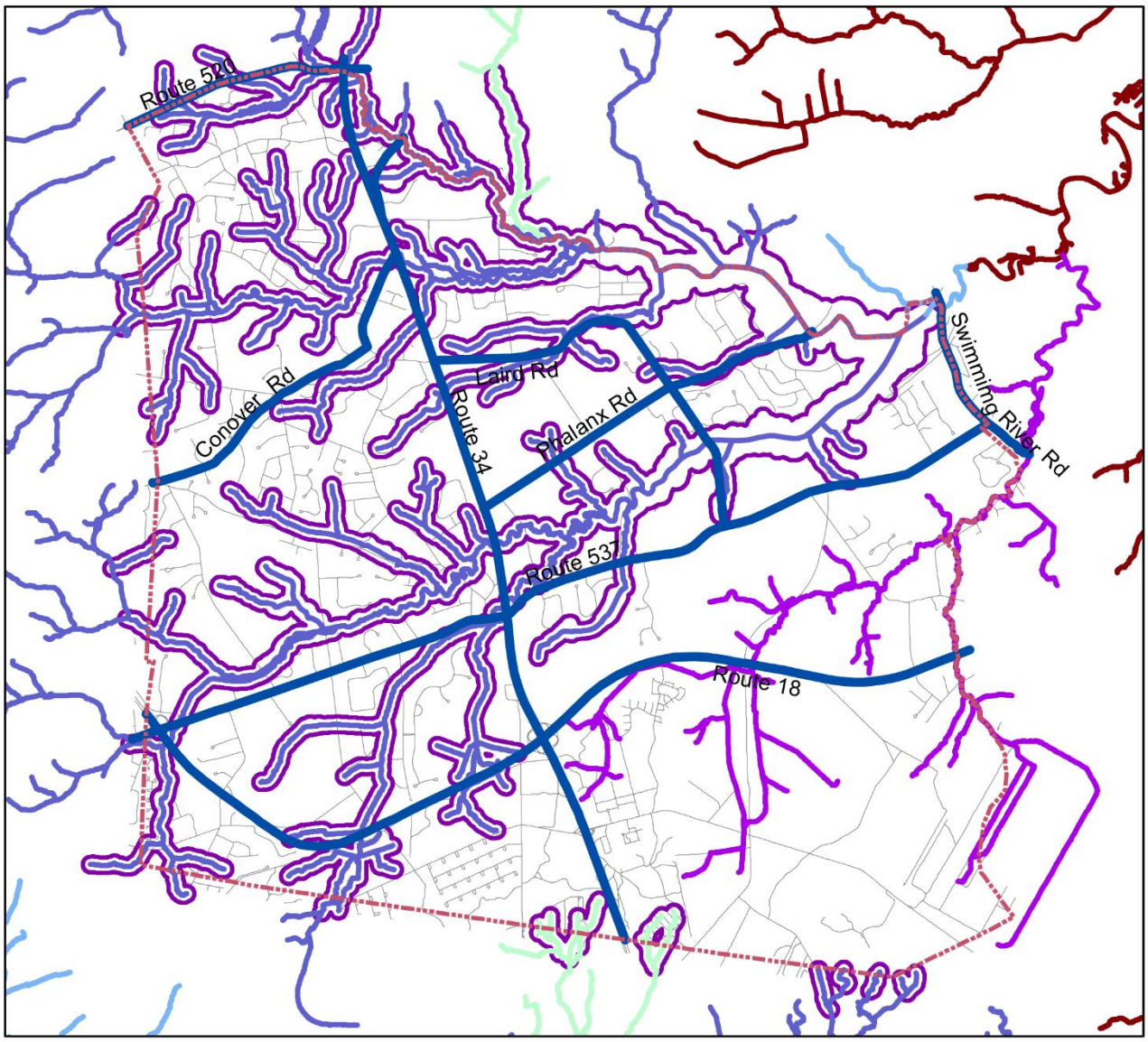
A. Natural Areas
   - wetlands
   - slopes and woodlands
   - C-1 riparian lands

B. Farmland
   - privately-owned with restrictions
   - publicly-owned

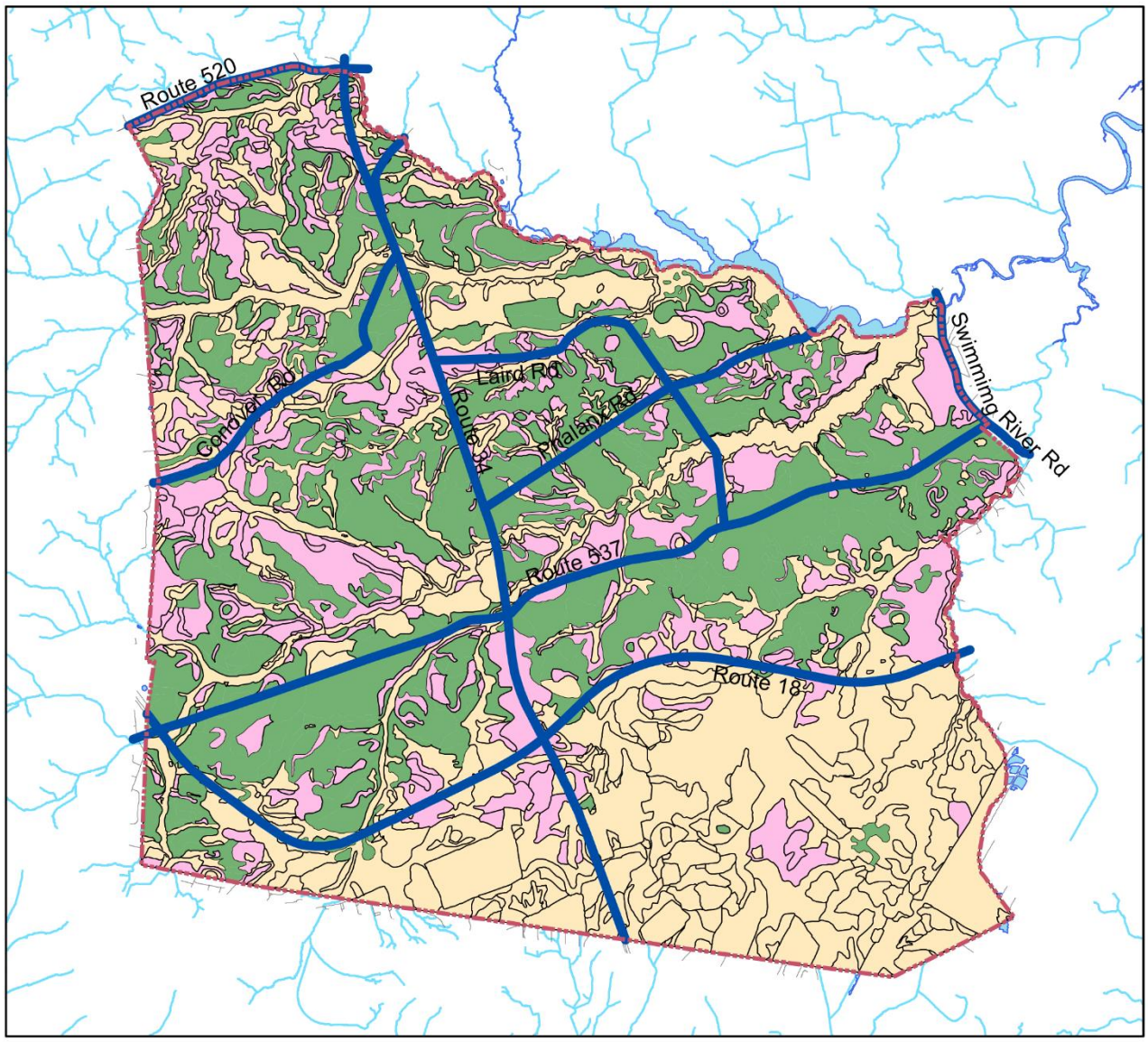
C. Trails and Greenways
   - multi-use trail
   - equestrian trail
   - public utility rights-of-way

D. Active Recreation Facilities
   - ballfield, basketball, lacrosse, etc.
   - indoor facilities, gym
   - Senior citizen facilities

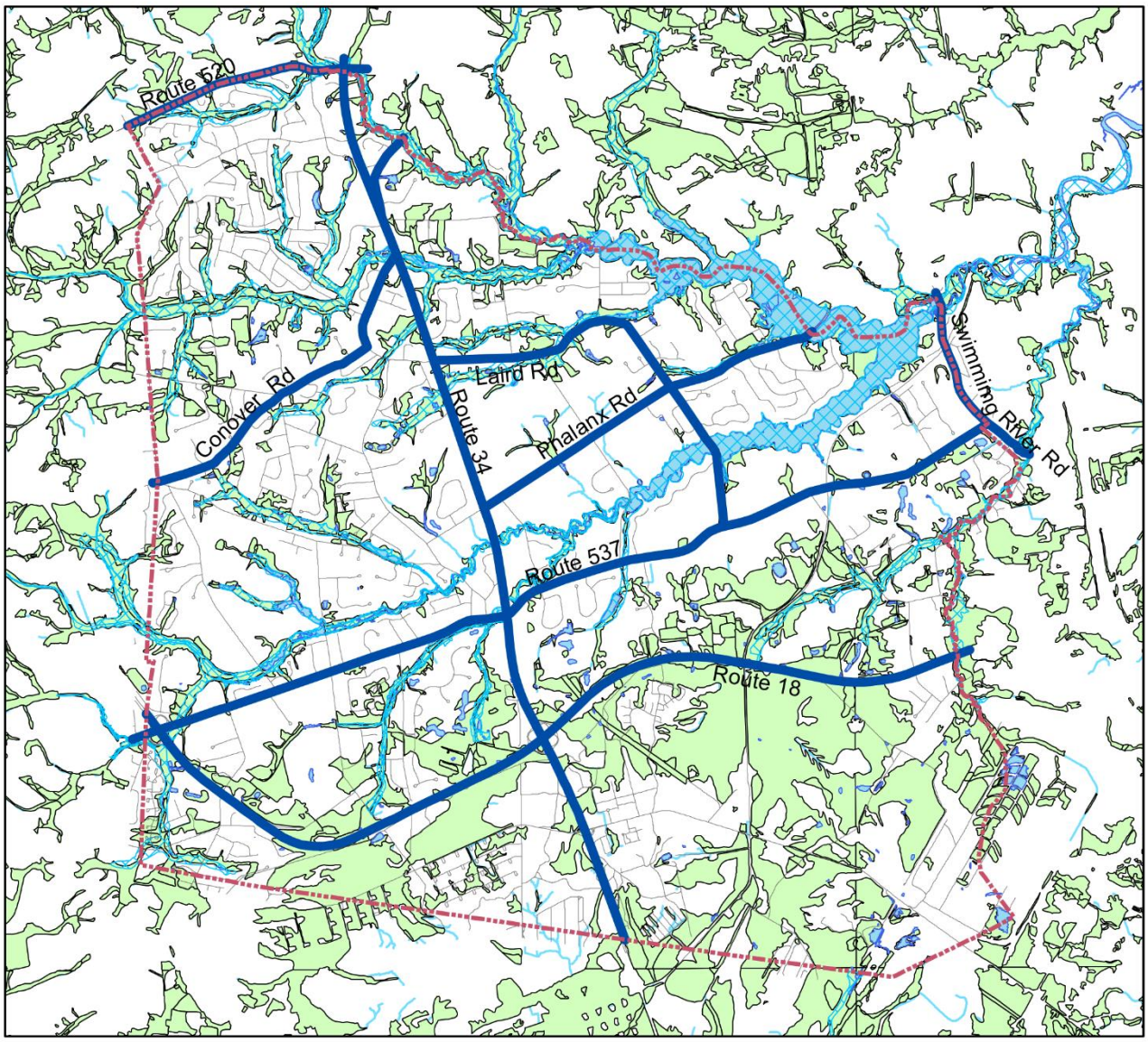
Map No. 3
C-1 & Trout Maintenance Streams



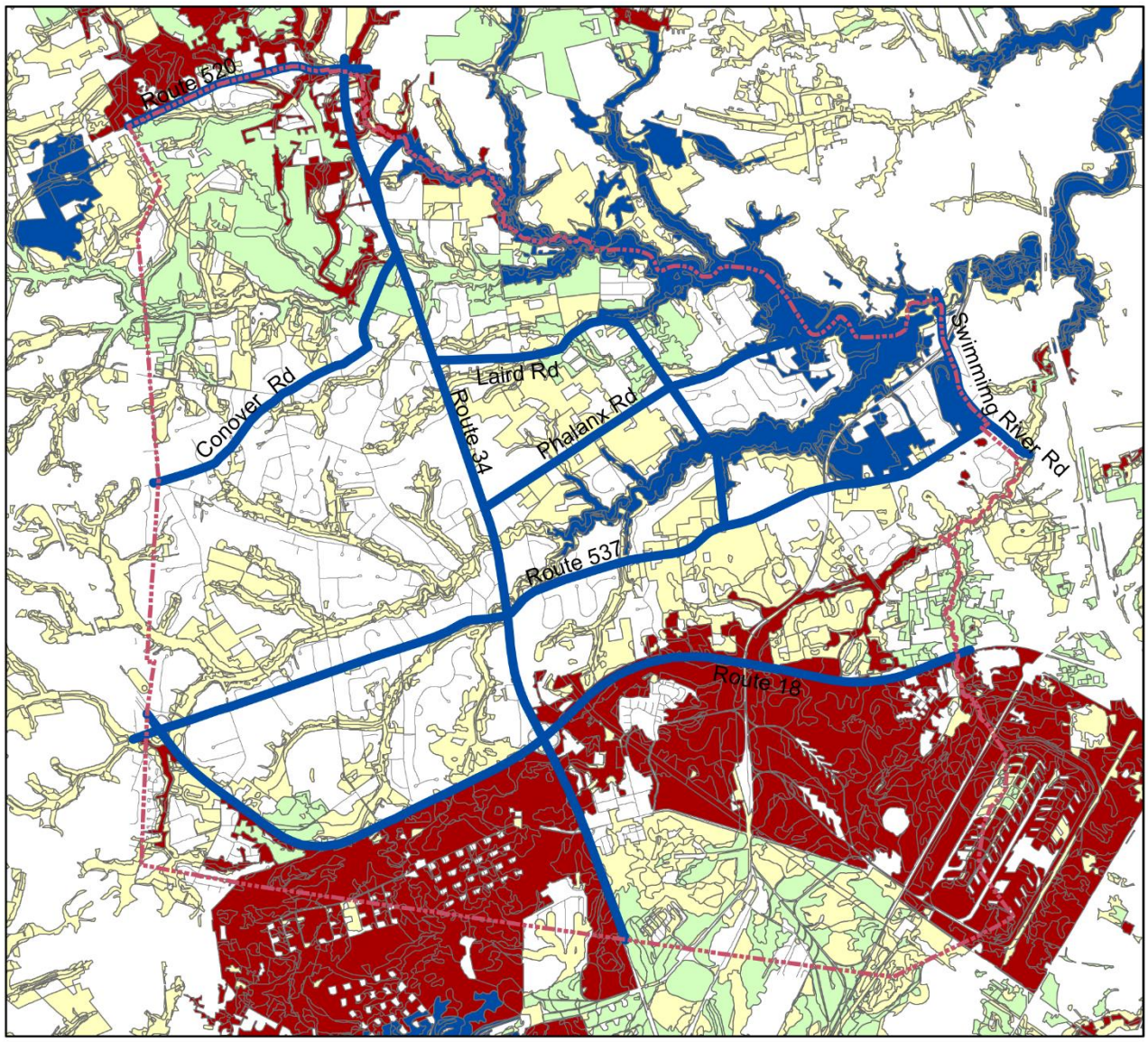
Map No. 4
Prime Agricultural Soils



Map No. 5
Streams, Wetlands & Floodplains



Map No. 6
NJDEP Landscape Project



Legend

Municipal_Borders
Major Roads

Landscape Project V3.3

LNDR

1 *Agriculture*
2 *Forest*
3 *Urban*
4 *Water*
5 *Wetlands*

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Date: 3/10/2022

Following is a discussion of the Township's plans to protect its open space and natural resources according to the above outline.

A. **Natural Area:** Colts Neck Township must continue to finance the acquisition of key natural areas for passive public use and environmental protection. The acres contained in existing passive use parks should be expanded to meet the public demand for similar facilities.

- *Wetlands* – Substantial areas of wetlands are still privately owned throughout the Township. These vital areas are crucial to maintaining biodiversity within the region. While current state regulations limit disturbance of wetlands, sequential encroachment and lack of enforcement continue to reduce the size and quality of remaining wetlands. Colts Neck Township should acquire lands appurtenant to existing nature preserves by working with willing sellers.
- *Slopes, Woodlands* – Much of the low lying and undeveloped portions of the AG, A-1 and A-2 zones remain heavily wooded, providing important flora and fauna habitat. Many of these areas also contain moderate-to-steep slopes whose disturbance and sensitivity to erosion would result in siltation and negatively impact surface water quality. Colts Neck Township should examine key areas where habitat quality merits additional preservation efforts.
- *Stream Frontage* – Unknown to many, Colts Neck is bisected by numerous streams and waterbodies, including but not limited to the Yellow Brook, Big Brook and Swimming River Reservoir. Together, these water resources contain miles of frontage and riparian corridor. Consideration should be given to evaluating additional sites for passive or active recreational opportunities, including fishing and hiking. Where appropriate, expanded public access to these waterways should be acquired and developed in a fashion consistent with community standards.
- When new residential development occurs on land containing the above natural areas, these environmentally sensitive lands should be permanently preserved in conservation easements dedicated to the Township.

B. **Farmland:** Colts Neck Township must continue to work with local landowners to acquire agricultural development easements. Here, the Township must work in partnership with the State Agricultural Development Committee (SADC) and County Agricultural Development Board (CADB).

- *Privately-owned Farmland* – The 2021 Tax List indicates that Colts Neck contains over 4,450 acres of unprotected farmland in approximately 196 ownerships. These range from tracts of 5 to 165 acres. The Farmland and Open Space Committee has stated that every effort must be made to help farm owners continue the agricultural use of their land. The Township, acting in concert with private farm owners, will pursue available agricultural preservation funding through the SADC and CADB process with a local cost-share provided by Colts Neck Township. Colts Neck Township will continue its participation in the Farmland Planning Incentive grant program which earmarks new grant funds to communities that maintain an open space tax and trust fund.
- *Publicly-owned Farmland* – The Township presently owns and leases the 35 acre "Five Points" Farm located on Five Points Road and the 12 acre "Smith Farm" on Route 34. These properties are currently leased to a private farmer who is using them for cropland.

C. **Trails and Greenways:** Colts Neck Township will consider plans and public access opportunities along corridors that are deemed capable of providing safe, efficient and legal access to public recreational users.

- *Township Multi-Use Trail* – The Township is in the preliminary phase of discussing a potential multi-use trail capable of accommodating the needs of bicyclists, hikers and equestrians. Although no single trail or trail alignment will meet the needs of all potential user groups, the Township has recognized the need and will continue the discussion.
- *Equestrian Trails* – The high concentration of equestrian farms and facilities within Colts Neck places the community in a unique position within Monmouth County and statewide. Colts Neck is home to numerous private recreational equestrian facilities in addition to a wide range of quasi-public and corporate equestrian centers oriented to horse breeding, training and racing. Together, these forces have created a strong local equestrian industry and have fostered demand for expanded equestrian trails that can be co-located within existing public rights-of-ways (i.e. country lands or utility corridors), or where acceptable, through public and privately-owned lands. Some existing examples of equestrian trails are those along Cedar Drive and Heulitt Road.
- *Public Utility Right-of-Way (ROW)* – As the Township approaches full buildout, the task of locating and acquiring large tracts of contiguous open space has become increasingly difficult. As a result, communities like Colts Neck are examining and reexamining public utility ROW's for the collocation of trails and greenway connections. Access policies vary according to the ownership and use of the utility corridor (i.e. gas, electric, water) and whether the ROW is held in fee or easement. Colts Neck is home to several utility ROW's, including the JCP&L power lines, portions of which may be sufficiently wide to permit the collocation of trail access. Similar to the equestrian inquiry, Township officials and residents should initiate discussions with utility providers to determine the opportunities or constraints to public access.
- *Subdivision Dedications* – The Township's extensive inventory of subdivision dedications, "greenways", present an opportunity to better connect subdivisions and neighborhoods within Colts Neck. A quick examination of Open Space Map one depicts a wide network of opportunities.

D. **Active Recreation Facilities:** Colts Neck Township's active recreational needs are being met by several facilities, each with a distinct service area. The goal is to better utilize these areas through improved management and maintenance and to expand Five Points Park.

- *Flagship Facilities* – Colts Neck Township presently owns three large scale active recreation facilities. Each site and/or facility has a distinct population service area. 1.) Bucks Mill Recreation Area (61 acres), located off Bucks Mill Road was acquired by Colts Neck in 1981 using Green Acres funds. The facility contains a baseball, soccer and polo fields in addition to a 5,000 meter multi-use trail, two large ponds, a Community Center and storage buildings. 2.) Laird Road Recreation Area was acquired by the Township in several phases and contains four baseball fields, tennis courts and a snack bar. 3.) Five Points Park is a 32 acre tract that was acquired in two phases using Green Acres funding. The park contains two soccer fields, dual use 46/60 and 50/70 baseball field, artificial turf field for football, lacrosse, soccer and baseball as well as a tot lot.

- T*ownship Parks Small Scale* – This category contains 83 acres of active and passive park and recreational facilities, including: 1.) Town Hall Park, a 25 acre park with a 1.5 mile fitness trail, two lakes, picnic and seating areas. 2.) Cedar Drive Park located off of Cedar Drive is a 57 acre tract acquired more than 30 years ago with Green Acres funds and includes a range of active use facilities including softball fields and a football field. 3.) Memorial Park Cemetery is a one acre historic park located off Heyers Mill Road containing the grave of Private Michael Field, a Revolutionary War soldier. The facility is used each year by Township residents for Memorial Day services.
- *Indoor Facilities* – The Township's indoor recreational needs including youth basketball and gymnastics are jointly managed by the Township Recreation and Parks Department and the Board of Education. Space requirements are fulfilled by the Conover Primary and Elementary Schools and Middle School, Colts Neck High School and the Community Center located on Bucks Mill Park and to a limited degree and potential use of the Grange Building (Old Library). The current facilities are inadequate to meet demands and additional Township controlled indoor facilities are needed.
- *Senior Citizen Facilities* – Colts Neck Township presently lacks adequate, dedicated indoor and outdoor recreational facilities for its senior citizens. The question of facility location, size and development remains a topic of continued community discussion. The Township should examine prospective recreational facility needs for both indoor and outdoor categories.

Monmouth County Park Lands and Recreational Facilities

The Monmouth County Park System provides for regional park and recreational needs. Two County Park facilities containing a total of 797 acres are located in Colts Neck. 1.) Dorbrook Park, situated on Route 537 serves general recreational and open space needs within its 535 acres, and 2.) Hominy Hill Golf Course contains an 18 hole course within its 262 acres similarly located off Route 537 in the central portion of the Township.

State Lands

At this time there are no State owned or State managed park facilities or wildlife preserves within Colts Neck Township.

Federal Lands

- *Naval Weapons Station Earle* – For many years the Naval Weapons Station Earle has permitted use of its baseball and basketball facilities by the Township's Recreation and Parks Department and by the Colts Neck Sports Foundation. Unfortunately, due to security reasons, shared use of Earle's facilities has declined and is not anticipated to increase in the near future.

  Naval Weapons Station Earle is mobilized and has no immediate plans for deactivation or closure. All discussions of open space and recreational acquisition opportunities available at Earle shall await word on future disposition plans or public hearings which are not anticipated in the near future. In the event Earle should close or be deactivated,

Colts Neck reserves the right to participate in the public hearing process and regulatory framework for guiding the conveyance of surplus federal lands for local purpose activities.

VI Action Plan

The main goals of this Plan is to facilitate the preservation of farmland and open space to maintain the rural character and protect the natural resources of Colts Neck. This section reviews the policies, tools and actions previously or presently conducted by Colts Neck Township officials in furthering this Plan's goals. Future actions by the Township will be based in-part on this Plan and continuing public discussion, goal-setting and public meetings and hearings initiated by the Township.

Lands Preserved through Regulatory Activities

Colts Neck Township has a 40 year history of utilizing progressive zoning and land use planning techniques to preserve land. The Township is home to a number of residential cluster developments in the A-1 zone (two acres) that require dedicated greenway buffers to the Township in return for smaller lot sizes. This regulatory requirement has resulted in the dedication of approximately 1,216 acres of greenway strips surrounding each development. Much of this buffer can be functionally utilized for enhanced greenway and public access. In addition, the Township's AG district (ten acres) zoning requirements establish a series of performance standards which permit lot size averaging and density bonuses in turn for the permanent preservation of the remaining agricultural lands. As a result of the AG zoning, the Township has preserved 7,772.86 acres of large tracts deed restricted against further subdivision.

Dedicated Open Space Tax and Budget Commitments

In 1996, Colts Neck residents approved and the governing body subsequently adopted an ordinance establishing a dedicated Open Space Tax of 1.0 cents per $100 in assessed valuation. Collection of these funds began in 1997 with approximately $150,000. collected per annum. In 2011 Colts Neck residents voted to modify this Open Space Tax to 1.2 cents per $100 in assessed valuation. Today this dedicated Open Space Tax yields $370,000. per annum.

In 2021 the Township's dedicated Open Space Fund had an available balance of $730,054. On the expenditure side, the Open Space Fund has been utilized for the municipal cost share in permanently preserving 21 farms through the State Agricultural Development Committee's Farmland Preservation Program. Debt service on these acquisitions will be approximately $289,800. for 2021 and 2022. At which point most of the outstanding bonds will be paid and the annual debt service will be reduced to $61,000. from 2023 through 2028.

Given the current income stream and the known debt service, it is projected that the Township's Open Space Fund could have a balance of $1,819,054 in five years. The Township anticipates annual deposits of 370,000 per year or $1,850,000 (370,000 x 5 = 1,850,000). Once added to the funds current balance of $730,054, the Open Space Fund yields a projected five year fund balance of $2,580,054 (730,054 + 1,850,000 = 2,580,000). For the debit service the Township has a $289,000 bond payment for 2021 and 2022 and a $61,000 payment for 2023, 2024 and 2025. This represents a total known bond payment obligation of $761,000 in the next five years. Subtracting this known bond payment from the projected

five year fund balance would yield $1,819,054 available for open space and recreation acquisitions in the next five years (2,580,054 – 761,000 = 1,819,054).

The remaining and occurring Open Space Trust Funds are fully available to meet the Township's open space, recreation, farmland and trail/right-of-way acquisition opportunities.

Green Acres Planning Incentive Program

Another primary goal of this Plan is for the Township to re-engage in the Green Acres Planning Incentive Program. The Planning Incentive Program provides grant and loan funding to municipalities that have enacted an open space tax and have an adopted Open Space and Recreation Plan. Colts Neck will benefit in two ways by participating in the Planning Incentive Program. First, the Planning Incentive Program provides a 50% matching grant as compared to the 25% grant offered through the standard Green Acres acquisition program. Secondly, the Township can acquire any property identified on the Open Space and Recreation Plan through one Planning Incentive application.

Colts Neck has successfully participated in the Planning Incentive Program. Through this program the Township acquired three tracts to assemble Five Points Park. The first property was the Nessloge tract (Block 41, Lot 31) acquired in 2001, followed by the DeAnglis tract (Block 41, Lot 3.01) in 2002 and the DeAngelis estate (Block 41, Lot 3) in 2019. Together, these acquisitions form the 32 acre Five Points Park active use recreation area (large scale). In addition to those three properties, the Township acquired the 5.2 acres Wobito tract (Block 2, Lot 1) in 2010 to serve as an open space preserve through the Planning Incentive Program.

Target Acquisitions

The process of selecting properties for acquisition shall, of course, always remain a dynamic one. Numerous factors will influence the decision making process, including site availability, "willing seller" negotiations, development pressure, funding availability, public recreation and access needs and environmental issues.

Over the next five years, Colts Neck plans on focusing its parkland and open space efforts to acquire fee simple title to vacant land contiguous to existing open space holdings. The Township also seeks to acquire fee simple title or development easements to any open space within the Military Influence Area surrounding Naval Weapons Station Earle. The three properties targeted for fee simple acquisition and Military Influence Area surrounding Naval Weapons Station Earle are discussed in detail in Chapter IV, Needs analysis, Subsection 8 Need for Additional Land.

Financing and Capital Development Actions

As proceeds from the local open space tax accumulates, Colts Neck Township's ability to finance large costly land acquisitions will grow. This includes tracts for farmland preservation or recreation properties for active or passive use. Depending on interest rates the Township may consider leveraging between $5 and $10 million in additional capital. These capital sources include but are not limited to revenue backed bonds, issuance of short and long term notes installment purchase contracts and State

planning incentive grants available through Green Acres and the Farmland Preservation Program administered by the SADC and CADB. Locally, the collected open space tax will be used for the retirement of debt associated with future acquisitions.

The Township will continue to leverage its financial participation in the farmland preservation program by partnering with Monmouth County and the State. For a given farmland development easement, the current funding formula requires that Colts Neck be directly responsible for approximately 16% of the cost of the easement. The State typically covers 60% of the purchase price of an easement, with the County responsible for the next 24% and the Township for the final 16%. This formula has proven useful, as it maximizes Colts Neck's ability to participate in financing farmland easement purchases.

Colts Neck Township is faced by extremely high land costs, which arguably are among the highest in Monmouth County and the Central Jersey region. Assuming an average cost of $50,000 per acre for both farmland easements and fee simple recreation and open space properties, the acquisition of 250 acres will entail a total price tag of $12.5 million. Clearly, Colts Neck will not be responsible for funding 100% of the purchase price. As discussed above, the Township will be responsible for approximately 16% of the cost and share of the farmland preservation easements. On the open space side (i.e. Green Acres park projects), the Township will be responsible for funding approximately 50% of the cost to acquire properties.

However, the steep cost of acquiring land in Colts Neck will require clear acquisition priorities and value driven projects. Utilizing charitable donations, tax planning and regulatory techniques, land exchanges, nonprofit partnerships, etc. will substantially increase the Township's ability to be competitive in achieving its goals.

These dedicated funding sources (Open Space Tax, Farmland Planning Incentive grant and Green Acres Planning Incentive grant) highlight the Township's commitment to contribute to the acquisition and preservation of farmland, open space and recreation resources. Citizens and leaders of Colts Neck Township recognize that if land is to be preserved for public use, local objectives and funding initiatives are critical to program success. Said programs must balance agricultural preservation with passive public use, habitat and watershed protection.

VII Conclusion

Open Space Strategies – Land Acquisition and Public Access

Colts Neck Township will continue to pursue a diversified land acquisition and preservation program in addition to providing thoughtful, progressive regulation over the development of remaining raw land. With respect to land acquisition, the Township will continue its work to acquire additional lands for public open space, including passive and active recreation use sites. Finally, Colts Neck will proceed with its ambitious program to assist in the financing and acquisition of development easements on privately owned farms that qualify and voluntarily participate in the State Farmland Preservation Program.

With regard to future land planning and acquisition policies, the Township will examine or undertake action on a host of items needed to implement this Open Space and Recreation Plan, including:

1. Amendment of the Master Plan – consider additional designations for key recreational

and greenway corridors, including areas for public use or access;

2. Public Participation Meetings – Hold public hearings on this Open Space and Recreation Plan, including the strategies listed for land acquisition;
3. Promote Good Relations with Private Landowners – The Farmland Committee shall continue to educate private landowners on the benefits of the farmland preservation program;
4. Expand Public Access to Recreational Sites – The Township will develop management policies and locational priorities with respect to siting additional public access facilities, as well as expanding access to existing recreational properties;
5. Leverage Existing Financial and Tax Code Resources – The Township of Colts Neck has been a leader in working with private landowners to recognize the opportunities of the IRS tax code in planning conservation donations, bargain sales, exchanges or fair market value transactions. Some of the tools used include:
   - donation of property, outright
   - donation, testamentary gift
   - donation, life rights or life estate
   - gift of partial interest
   - bargain sales
   - installment sales
   - conservation easements and restrictive covenants
   - property management and public use agreements
   - land leases and licenses
   - farmland preservation, SADC's "Planning Incentive Grant" Program
   - Green Acres Program "Planning Incentive Grant" program
   - Monmouth Conservation Foundation

These tools and actions will continue to be utilized by Colts Neck Township in the effort to preserve land and public facilities for future generations.

APPENDIX A

Declaration of Encumbrance – Recreation and Open Space Inventory

00GAVE

OCT 12 2011

DECLARATION OF RELEASE

This Declaration of release is made this 30th day of September, 2011, by the Township of Colts Neck ("Local Unit") whose address is 124 Cedar Drive, Colts Neck, New Jersey 07722.

The Local Unit makes this Declaration of releasing and vacating the existing Recreational Open Space Inventory ("ROSI") recorded in Deed Book 8802, Page 1755 on October 19, 2009. This release is being made in conjunction with the recording of a new Declaration of Encumbrance made on September 30, 2011, which shall replace the vacated ROSI.

Witnessed By:

Robert Bowden, Administrator
Colts Neck Township

James Schatzle, Mayor
Colts Neck Township

TOTAL PAID 16.00
FEES
COUNTY RECORDING 16.00
Total Pages: 12
PAGE=6083
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Oct 13, 2011
RECORDED BY
20111092080
INSTRUMENT NUMBER
M ELAINE FRESCH,CTY CLK
MONMOUTH COUNTY,NJ

STATE OF NEW JERSEY
COUNTY OF MONMOUTH ss

I CERTIFY that on this 30th day of September, 2011, James Schatzle personally came before me, Robert Bowden and stated to my satisfaction that he is the individual who signed this Declaration and that he

a. is authorized to execute this Declaration, and
b. executed this Declaration as his own act, and as the act of the Colts Neck Township represented by him as Mayor.

Robert Bowden, Administrator
Colts Neck Township

Beth Kara-Tumminia
NOTARY PUBLIC

Beth A Kara-Tumminia
Notary Public
State of New Jersey
My Commission Expires 09/29/2015

Record and return to:

Township of Colts Neck
124 Cedar Drive
Colts Neck, New Jersey 07722

R+R
10

Not Certified Copy

DECLARATION OF ENCUMBRANCE

Township of Colts Neck

TO

THE STATE OF NEW JERSEY
Department of Environmental Protection

Record and return to:

Department of Environmental Protection
Green Acres Program
P. O. Box 412
Trenton, New Jersey 08625-0412

Not Certified Copy

DECLARATION OF ENCUMBRANCE

This Declaration of Encumbrance is made this 30th day of September, 20 11 by the Township of Colts Neck ("Local Unit") whose address is 124 Cedar Drive, Colts Neck, New Jersey 07722.

The Local Unit makes this Declaration in consideration of the State of New Jersey, Department of Environmental Protection, Green Acres Program's agreement to provide funding in connection with:

Planning Incentive Grant Application
As approved on: December 20, 2000
Project # 1309-97-097

The attached exhibit to this Declaration is labeled "Recreation and Open Space Inventory", comprising of 6 pages. This exhibit is incorporated into, and forms a part of this Declaration.

The Local Unit represents and warrants (a) that all lands described in the exhibit attached to this Declaration are held by it for recreation and conservation purposes, and (b) in accordance with N.J.S.A. 13:8A-1 et seq., N.J.S.A. 13:8A-19 et seq., N.J.S.A. 13:8A-35 et seq., N.J.S.A. 7:36-1.1 et seq., and all of the Green Acres Bond Acts (collectively, the "Green Acres Laws"), covenants, agrees, and declares that all lands described on the exhibit attached to this Declaration are subject to the covenants, restrictions and conditions described in the Green Acres Laws and further agrees that:

1. The Local Unit shall not dispose of or divert to a use for other than recreation and conservation purposes any lands described in the exhibit attached to this Declaration without the approval of the Commissioner and State House Commission.

2. Should lands held by the Local Unit for recreation or conservation purposes be, by mistake or inadvertence, omitted from the exhibit attached to this Declaration, such lands shall be subject to the terms and conditions of this Declaration to the same extent as though they had been included.

Witnessed By:

Robert Bowden, Administrator
Colts Neck Township

James Scharzle, Mayor
Colts Neck Township

STATE OF NEW JERSEY
COUNTY OF MONMOUTH ss

I CERTIFY that on this 31th day of September, 2011, James Scharzle personally came before me, Robert Bowden and stated to my satisfaction that he is the individual who signed this Declaration and that he

a. is authorized to execute this Declaration, and
b. executed this Declaration as his own act, and as the act of the Colts Neck Township represented by him as Mayor.

Robert Bowden, Administrator
Colts Neck Township

Beth Kara-Tamminia
NOTARY PUBLIC

Beth A Kara-Tamminia
Notary Public
State of New Jersey
My Commission Expires 09/20/2015

Not Certified Copy

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. 1985, 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 sec.

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Local Unit: Colts Neck County: Monmouth

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 Tax Map and is dated Revised February, 2008

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

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
1.	Colts Neck	Town Hall Core Site	16	11	30.28*	F
2.	Colts Neck	Bucks Mill Park	23	37	61.09	F
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						

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* The 30.28 acres held for recreation and conservation purposes at the Town Hall Core Site are shown on the Library Land Exchange Plan Block 16, Lot 11 prepared by CMX dated October 11, 2009 and approved by the Commissioner of the Department of Environmental Protection and the State House Commission on November 22, 2010.

Subtotal of Acres on this page 91.37

Total Acres of developed and partially developed lands from all pages of this ROSI... 91.37

EXHIBIT I to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Local Unit: Colts Neck County: Monmouth

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 Tax Map and is dated revised February, 2008.

Wholly Undeveloped Lands Held for Recreation and Conservation Purposes
(*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
A.	Colts Neck	Freer Nature Preserve	32	22	88.6	F
B.	Colts Neck	Big Brook Park	6	14	29	F
C.	Colts Neck	Big Brook Park	7	8	183.4	F
D.	Colts Neck	Big Brook Park	7.25	18	6.5	U
E.	Colts Neck	Newman Spring Road	1	2	37.6	U
F.	Colts Neck	Newman Spring Road	1	10.11	6.9	U
G.	Colts Neck	Richmond Court	1.01	2	6.5	U
H.	Colts Neck	Glenwood Road	1	5.1	1.1	U
I.	Colts Neck	Saddle Ridge	8	8	13.4	U
J.	Colts Neck	Saddle Ridge	8	25	0.2	U
K.	Colts Neck	Saddle Ridge	8	8.01	0.1	U

Subtotal of Acres on this page 355.30

Total Acres of wholly undeveloped lands from all pages of this ROSI 1,064.23

CERTIFICATION: I HEREBY CERTIFY that this Exhibit I to Declaration, consisting 6 total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this 30th day of September, 2011, for recreation and conservation purposes during the time of receipt of Green Acres funding. This ROSI is being submitted to Green Acres as part of the project entitled

Chief Executive Officer of Local Unit
Date: 9/30/11

Planning Board Chairperson (or equivalent)
Date: 9/30/11

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

Colts Neck Township

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY
(Continued)

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes
(* Numerical Key)

*Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
L.	Colts Neck	Homestead Drive	16	33.16	2.2	U
M.	Colts Neck	Old Stable Way	15	59.01	19.5	U
N.	Colts Neck	Cedar Drive	16	12.10	0.6	U
O.	Colts Neck	South Street	5	9	1	U
P.	Colts Neck	South Street	5	16	1.6	U
Q.	Colts Neck	Boundary Road	6	8.04	3.2	U
R.	Colts Neck	Boundary Road	6	8.42	0.35	U
S.	Colts Neck	Boundary Road	6	8.43	0.7	U
T.	Colts Neck	Boundary Road	6	9.01	1.7	U
U.	Colts Neck	Berkley Place	6	10.01	7.7	U
V.	Colts Neck	Hillsdale Road	6	17	0.4	U
W.	Colts Neck	Hillmont Terrace	6	22	2.8	U
X.	Colts Neck	Hillmont Terrace	6	27	3.1	U
Y.	Colts Neck	Hillmont Terrace	6	36	0.4	U
Z.	Colts Neck	Boundary Road	6	9.17	14.5	U
AA.	Colts Neck	Caine Road	7	3.01	39.2	U
BB.	Colts Neck	Malvern Court	7.02	33	0.4	U
CC.	Colts Neck	Malvern Court	7.02	42	0.25	U
DD.	Colts Neck	Malvern Court	7.02	43	0.25	U
EE.	Colts Neck	Warrentown Lane	7.02	34	9.68	U
FF.	Colts Neck	Fox Hedge Road	7.26	4	12.6	U
GG.	Colts Neck	Laurelwood Drive	7.29	6	2.3	U
HH.	Colts Neck	Fox Hedge Road	7.30	3.15	7.8	U
II.	Colts Neck	Paddock Lane	7.30	3.14	0.5	U
JJ	Colts Neck	Hillsdale Road	7.31	1.02	4.1	U
KK.	Colts Neck	Hillsdale Road	7.31	1.25	5.4	U
LL.	Colts Neck	Hillsdale Road	7.31	2	10.8	U
MM.	Colts Neck	Conover Road	8	13	17.1	U
NN.	Colts Neck	Conover Road	8	14	1.2	U
OO.	Colts Neck	Cross Road	9	64	34.5	U
PP.	Colts Neck	Blackbriar Drive	9	44	32.8	L
QQ.	Colts Neck	Partridge Way	10	42	14.1	U
RR.	Colts Neck	Dutch Lane	12	4	8.5	U
SS.	Colts Neck	Deep Woods Lane	13	13	7.2	U
TT.	Colts Neck	Professo Road	13	20.06	0.1	U
UU.	Colts Neck	Professo Road	13	20.07	5.3	U
VV	Colts Neck	Westminster Drive	13	48	1.2	U
WW.	Colts Neck	Westminster Drive	13	49	11.6	U
XX.	Colts Neck	Westminster Drive	13	63	12.1	U

Subtotal of Acres on this page 325.63

Colts Neck

EXHIBIT I to DECLARATION
RECREATION AND OPEN SPACE INVENTORY
(Continued)

Wholly Undeveloped Lands Held for Recreation and Conservation Purposes
(* Alphabetical Key)

*Key	Municipal Location	Name	Block	Lot	Acres	Landed/Unlanded
YY.	Colts Neck	Westminster Drive	13	92	0.1	U
ZZ.	Colts Neck	Westminster Drive	13	93	0.1	U
AAA.	Colts Neck	Hayers Mill Road	14	23	0.3	U
BBB.	Colts Neck	Phalanx Road	20	3	47.1	F
CCC.	Colts Neck	Laird Road	22	5	16.6	U
DDD.	Colts Neck	Lovett Road	21	6	22.1	U
EEE.	Colts Neck	Lovett Road	21.09	10	5.6	U
FFF.	Colts Neck	Holland Lane	22.09	1	1	U
GGG.	Colts Neck	Carriage Hill Drive	22.07	8	28	U
HHH.	Colts Neck	Tallyrand Drive	23	5	6.9	U
III.	Colts Neck	Cedar Drive	23	6	57	F
JJJ.	Colts Neck	Dew Path Lane	23	13	12.5	U
KKK.	Colts Neck	Shady Tree Lane	28	14.01	5.6	U
LLL.	Colts Neck	Hidden Pine Drive	33	34.06	7.4	U
MMM	Colts Neck	Laird Road	34	3	11.98	U
NNN.	Colts Neck	Orchard Lane	34	16.03	19.2	U
OOO.	Colts Neck	Orchard Lane	34	20	11.6	U
PPP.	Colts Neck	Route 537	34	23	2.9	U
QQQ	Colts Neck	Brandywine Lane	35	1	13	U
RRR.	Colts Neck	Rimwood Lane	35	2	0.5	U
SSS.	Colts Neck	Rimwood Lane	35	5	12.6	U
TTT.	Colts Neck	Wide Horizon Drive	35	7.07	2.2	U
UUU.	Colts Neck	Rivers Edge Drive	35	22	24.7	U
VVV.	Colts Neck	Rimwood Lane	35.03	23	4.5	U
WWW	Colts Neck	Beaver Dam Road	35.03	24	0.1	U
XXX.	Colts Neck	Rimwood Lane	35.04	19	9.7	U
YYY	Colts Neck	Rimwood Lane	35.06	12	6.3	U
ZZZ.	Colts Neck	Cottonwood Lane	42	7.07	3.6	U
AAAA	Colts Neck	Primrose Lane	44.01	6	7.84	U
BBBB	Colts Neck	Five Points Road	44.01	7	0.3	U
CCCC	Colts Neck	Darien Court	44.01	25	5.3	U
DDDD	Colts Neck	Benson Drive	44.01	18	9.8	U
EEEE	Colts Neck	Obre Road	53	8	14.9	F
FFFF	Colts Neck	Five Points Road	44.01	30	0.3	U
GGGG	Colts Neck	Five Points Park	41	3.01	14.84	F
HHHH	Colts Neck	Five Points Park	41	31	11.55	F
III.	Colts Neck	Erlisdale	7	2	10.79	U
JJJ.	Colts Neck	Goose Point Drive	29	8.03	7.39	U
KKKK	Colts Neck	Yellow Brook Drive	29.10	3.01	2.81	U
LLLL	Colts Neck	Wobito Property	2	1	5.2	F
	Subtotal of Acres on this page				424.5	

Colts Neck

LIBRARY LAND EXCHANGE PLAN
BLOCK 16, LOT 1
COLTS NECK, NJ
SHC #13090013
CMX
REPLACEMENT
LIBRARY
DIVERSION
0.95 Ac.

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

GREEN ACRES PROGRAM
MAIL CODE 501-01
P.O. BOX 420
TRENTON, NEW JERSEY 08625-0420
TEL. #(609) 984-0600
FAX # (609) 984-0600
www.state.nj.us/dep/greenacres

BOB MARTIN
Commissioner

RECEIVED
DEC 15 2010
COLTS NECK TOWNSHIP

✓cc: Twsp. Committee
T. Anfuso

December 10, 2010

Robert Bowden, Administrator
Township of Colts Neck
Municipal Building
124 Cedar Drive
Colts Neck, NJ 07722

RE: - Township of Colts Neck
Core Open Space -
Library Diversion
Block 16, Lot 11 (p/o)
SHC # 1309003

Dear ~~Mr. Bowden~~ Bob:

Please be advised on November 22, 2010, the Commissioner of the Department of Environmental Protection and the State House Commission approved Colts Neck Township's application to divert 0.95 acres of municipal open space for the construction of its municipal library.

As a condition of approval, the Township has agreed to dedicate in perpetuity for recreation and conservation purposes 4.75 acres of vacant land within its core area adjacent to other municipal open space lands.

Thank you for your cooperation and efforts to finalize this transaction.

Very truly yours,

David R. Smith
Team Leader
Bureau of Legal Services
and Stewardship

GREEN ACRES MISSION
To achieve, in partnership with others, a system of interconnected open space whose protection will preserve and enhance New Jersey's natural environment and its historic, scenic, and recreational resources for public use and enjoyment.

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