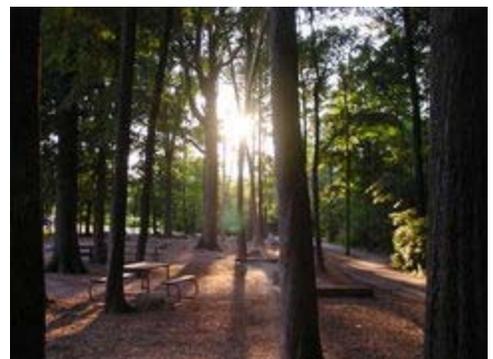
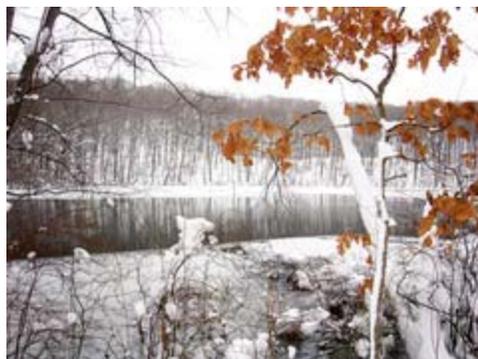


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## **OPEN SPACE AND RECREATION PLAN**

**ADOPTED APRIL 4, 2011**



# **BURGIS ASSOCIATES, INC.**

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## **COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS**

25 Westwood Avenue  
Westwood, New Jersey 07675  
Phone (201) 666-1811  
Fax (201) 666-2599  
e-mail: [jhb@burgis.com](mailto:jhb@burgis.com)

Community Planning  
Land Development and Design  
Landscape Architecture

### **OPEN SPACE AND RECREATION PLAN**

### **TOWNSHIP OF PARSIPPANY – TROY HILLS MORRIS COUNTY, NEW JERSEY**

#### **PREPARED FOR:**

**TOWNSHIP OF PARSIPPANY – TROY HILLS PLANNING BOARD  
BA# 2200.18**

Source of Cover Images: Google Panoramio, 2009

**Adopted**

**April 4, 2011**

**OPEN SPACE AND RECREATION PLAN**

**TOWNSHIP OF PARSIPPANY-TROY HILLS  
MORRIS COUNTY, NEW JERSEY**

**PREPARED FOR:**

**TOWNSHIP OF PARSIPPANY-TROY HILLS PLANNING BOARD  
BA# 2200.18**

The original document was appropriately signed and sealed on April 4, 2011 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

E. J. Snieckus, Jr.

**Edward Snieckus, Jr., PP., LA  
Professional Planner #5442**

Malvika Apte

**Malvika Apte, PP., AICP  
Professional Planner # 6056**

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## **I. INTRODUCTION**

This document was prepared as an update to the existing Open Space and Recreation Plan (OSRP) that was adopted in 1999.

Open space and the availability of land for recreation use is rapidly diminishing in New Jersey. The development of farmland, forest and other open space accelerated rapidly in the 1990's. According to a Federal Agriculture Department study, the average rate of development of these vital open space resources nationally occurred at a rate of 3 million acres per year from 1992-1997. This was double the rate of the previous ten years when it averaged 1.4 million acres per year.

Given this fact, forward thinking municipalities are undertaking the challenge to identify and preserve this vital resource. Open space preservation fulfills many worthwhile goals such as preserving environmentally critical areas, retaining the natural beauty of the landscape, providing recreation opportunities in close proximity to residential areas and providing locations for leisure activity. The goal of providing adequate open space for an increasing population is a worthy public purpose.

This document contains an inventory of existing open space and recreation facilities in the Township. These facilities include several parks and the municipal swimming pool. It also identifies both privately and publicly owned vacant land in the Township for future acquisition and planning purposes.

This plan sets forth goals and objectives regarding future open space and recreation in the Township. In furtherance of these goals, specific sites are identified for consideration as future open space and recreation areas to serve the needs of citizens. This document includes a number of items for informational purposes, including an inventory of public land and privately owned vacant land in the Township.

A total of 13.2% (2162.553 acres) of the land in the Township of Parsippany-Troy Hills is permanently preserved open space. Only 3% of the land (537.18 acres) remains vacant. However, over 4,000 acres have open space potential, giving the Township opportunities to increase its inventory of open space lands. The Open Space and Recreation Plan identifies natural areas that Township residents currently enjoy, but their future as green space is precariously uncertain. The Plan inventories the natural, historic and recreation assets of the Township and suggests steps to preserve these areas.

## II. EXECUTIVE SUMMARY

Parsippany's natural treasures include Greystone Park, Troy Meadows and the Jersey City Reservoir. The Rockaway and Whippany Rivers also edge the eastern side of the Township. Historic sites, including structures and landscapes from the Revolutionary War time period, remind residents of their community's roots.

The Township of Parsippany-Troy Hills was one of the first municipalities in New Jersey to institute an Open Space Trust, or dedicated tax for the acquisition of natural lands for public parks and recreation purposes. Since 1989, the Township has incurred over \$9 million to purchase 111 acres of open space.

Despite this progressive action, open space is a continually decreasing commodity in the Township. In the past four years, over 617 new homes and 698,219 square feet of corporate office space have been approved and is under construction\*<sup>1</sup>.

The Plan suggests that Parsippany-Troy Hills' open space program follows these courses of action:

---

<sup>1</sup> Per New Jersey Construction Reporter

### **III. MUNICIPAL LAND USE LAW REQUIREMENTS**

The Municipal Land Use Law (MLUL) directs all land use planning activities in the State of New Jersey. The MLUL details the authority of the local Planning Board, the power to zone and the requirement to adopt a housing element and land use element if a community is going to implement a zoning ordinance. Under section 40:55D-28 the MLUL discusses the contents of a municipal master plan. The master plan is intended to be a comprehensive treatment of various issues facing the community. The master plan sets forth goals and policies adopted by the community for managing growth.

The MLUL requires a recreation plan showing a comprehensive system of area and public sites for recreation. A conservation plan element, in accordance with the MLUL, must provide for the preservation, conservation and utilization of natural resources, including to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources.

The Township's open space and recreation plan presented herein contains each of the required components set forth in the MLUL. In addition, the plan recommends the steps required to preserve and maintain this ever diminishing supply of public space.

### **IV. GOALS AND POLICIES**

This open space and recreation element sets forth the following goals for enhancing the existing open space and recreational facilities for all residents. These goals are drawn from the 2004 Master Plan Reexamination Report and are therefore consistent with the master plan document of the Township.

1. To maintain and enhance the existing public open spaces that will contribute to the preservation of the character of the community.
2. To support conservation efforts in order to preserve environmentally sensitive land, natural features, open space and protect residential neighborhoods.
3. To support conservation efforts in order to preserve the water supply serving the community. Preserve water saving landscaping efforts such as xeriscaping.
4. To upgrade existing recreation facilities with the addition of new equipment and replacement of older equipment that does not meet current state standards as well as the creation of new facilities in appropriate locations.
5. To provide sufficient open space and recreation opportunities on an equal and accessible basis in various neighborhoods or communities of the Township.

6. To preserve ,protect and enhance the historic, cultural and architectural resources of the community.
7. To support Morris County Open Space and Recreation Plans in establishing a county wide greenway links for various trails such as Patriots Path.

## **V. RATIONALE FOR OPEN SPACE**

### **A. BENEFITS OF OPEN SPACE**

Open space provides dramatic and measurable benefits to a community. These include social, economic, environmental, direct and indirect, both short-term and long term.

Socially, open space often provides community gathering places for family and friends, a place for local groups to hold organized activities, a playground for young and the old, and together with historic and cultural sites, contributes to creating local heritage and shared experiences of the community.

Conserving natural spaces allows important biological resources and natural habitats to remain intact and ecologically healthy. Freshwater wetland areas filter and process polluted water and buffer developed areas from flooding. Forested areas help in purifying the air, assist in climate control and offer various other environmental benefits such as providing habitat and nesting sites. Economically, open spaces together with historic and cultural sites contribute to the desirable fabric of a well-balanced community in which to live and do business.

Another important factor of preserving open space are its potential to mitigate the effects of climate change. Extremes in heat and increased air pollution are affecting human health. Changing regional climates and rising temperatures may impact many types of ecosystems, upsetting a balance established over millennia, with unknown consequences. Faced with the prospect of global warming and its direct ecological and economic impacts it is incumbent upon every community to take necessary steps to mitigate its effects. Preserving open space provides for preservation of resources that can help mitigate these effects.

Another important local benefit of preserving open space is its impact on storm water run-off. When natural conditions change because of development or land use alterations, the water cycle changes dramatically. As land is covered with more impervious surface, larger quantities of run-off, traveling faster, carry more pollutants from the pavement to our waterways. With urban development, less than 15 percent of stormwater runoff infiltrates the soil and over 85 percent runs off. The amount of impervious surface increases the total amount of pollutants in streams, lakes and rivers. These are our natural sources of water. Open space increases the amount of water infiltrating into the land. Infiltration helps reduce runoff rates for smaller storm events; reduces runoff volumes for all storm events; increases ground water recharge; helps to sustain stream base flows; and, significantly improves water quality.

## **B. CONSISTENCY WITH OTHER PLANS**

### **1. Consistency with Township's Master Plans**

#### **1957 Comprehensive Master Plan**

The Township adopted its initial comprehensive master plan in 1957. The plan listed the then existing parks, playgrounds and playfields. This comprised of a total area of 318.2 acres which included 34.3 acres of developed recreation area including parks and playgrounds, 76.4 acres of undeveloped park areas including Troy Park and 207.5 acres of semi-public recreation areas.

#### **1976 Comprehensive Master Plan**

This comprehensive master plan contained the open space/community facilities and services/transportation plans. The plan listed several recommendations for the then existing open space. One of the main recommendations of the plan was to suggest a system of bikeways and walkways connecting major public recreation and school sites within the various residential neighborhoods of Parsippany-Troy Hills.

#### **1987 Master Plan Reexamination Report**

The reexamination report listed the existing open space in the Township. In addition, it lists the open space additions to the Township including the expansion of facilities at Smith Field, parks constructed in various neighborhoods including Lake Parsippany and Lake Hiawatha neighborhoods.

Immediately after the Re-examination Report, on February 28, 1989, the Township Council adopted an ordinance to establish an Open Space Trust and Open Space Committee. In addition, the Township adopted an Open Space Dedicated Trust Fund funded by an amount of \$.02 per \$100 of assessed valuation of each annual tax levy starting in 1989.

#### **1993 Master Plan Reexamination Report**

The reexamination report recommended a recreation plan element that should be prepared which identifies the Township's comprehensive system of public open space areas and public sites for recreation.

#### **1998 Master Plan Reexamination Report**

One of the main goals of the report is to promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land. The plan recommends to support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management. It states the recommended policy objectives including the objective to maintain existing park and open space and expand system through redevelopment and additional land dedications.

## **2004 Master Plan Reexamination Report**

The 2004 Master Plan recognized the need for preservation of environmentally sensitive lands and open space in the Township. It identified the need to protect and conserve the water supply in the Township and the need to protect and preserve the environmentally sensitive areas of Troy Meadows.

## **2001 Open Space and Recreation Plan**

The Township, with the assistance of the Morris Land Conservancy, prepared an Open Space and Recreation Plan, which was completed in 1999 and adopted on October 29, 2001. The plan provides a comprehensive inventory of open space and recreation properties throughout the Township and provides specific recommendations for the preservation of valuable tracts. The document was recommended to be referenced to for direct open space acquisition and to guide policy decisions in the management of recreation facilities. This Open Space Plan is an update to the 2001 document.

## **2. Consistency with State Development and Redevelopment Plan**

The State Development and Redevelopment Plan identifies most of the township to be located in the Metropolitan Planning Area (PA-1). A small portion of the township, in the Greystone Park area adjacent to Denville and Morris Townships and is located in the Suburban Planning Area (PA-2). An Environmentally Sensitive Planning Area (PA-5) designation corresponds to the Troy Meadows area in the southeastern area of the Township, and surrounding the Jersey City Reservoir.

As with all planning documents in New Jersey, the Open Space and Recreation Plan should be consistent with the NJ State Development and Redevelopment Plan. In addition, Green Acres also requires the plans to be consistent. The State Plan contains several open space and recreation policies that pertain to local governments as detailed below.

“Goal #7 Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

Greenways are corridors of protected open space managed for conservation and recreation purposes. They often follow natural land and water features and link nature reserves, parks, cultural features and historic sites with each other and with populated areas. They are composed of permanently preserved farmland, public parks and reserves and privately owned land with preservation easements. Parts of the greenways system are set for recreation, but much of it is set aside for farming, habitat and wildlife preservation and other conservation uses. In the year 2020 the New Jersey trail system, a statewide network of trails and walkways (including stretches along city streets) laces together national, state, county and municipal parks, educational facilities, museums and historic areas throughout the state. It coincides with the greenways in many places, but whereas parts of greenways also serve as farmland or other protected purposes, the trail system is used for commuting and recreation, as scenic and historic corridors, and as networks of learning. It also serves as a focus for redevelopment efforts in the states river towns, including restoring existing parks and acquiring additional land along waterways. Each municipality has what it considers “its” portion of the network and ensures that it is a safe and respected community resource.”

“Greenways are truly representative of one essential component of the State Plan concept of open space in that they are regional by definition, requiring the cooperation of all levels of government, as well as private and nonprofit property owners, in their planning, execution and operation. Parts of a statewide greenways system have already been started in several areas of the state. The New Jersey Conservation Foundation, in partnership with Green Acres program, is developing an open space vision for New Jersey called Garden State Greenways. Garden State Greenways will serve as a tool for acquisition planning and will help create a statewide system of interconnected, preserved open spaces or green infrastructure.”

*Source: New Jersey State Development and Redevelopment Plan Page 6-7, 89, & 92. The plan was prepared by New Jersey State Planning Commission, adopted March 1, 2001.*

### **3. Consistency with Other Regional Agencies:**

Several regional efforts are preserving open space or providing stewardship activities in Parsippany-Troy Hills. These regional initiatives include the following:

#### **New Jersey Highlands Council**

On August 10, 2004, the New Jersey Legislature enacted the Highlands Water Protection and Planning Act in an effort to protect water and other critical natural resources in the Highlands region. The Highlands region is located in the northwest part of New Jersey, encompassing 88 municipalities in seven counties. It divides the entire region into Planning and Preservation Area, with preservation area designation for lands considered to have the highest resource value. The Township is located entirely within the Planning Area. On July 17, 2008, the Council adopted its Regional Master Plan (RMP). The plan establishes a regional planning framework for resource protection as a complement to local land use planning efforts. Its major purpose is to determine the amount and type of human development and activity that the ecosystem of the Highlands region can sustain. The RMP sets forth goals specific to Planning Area. Since Parsippany-Troy Hills is entirely within the Planning Area, Plan Conformance is voluntary, as opposed to mandatory for municipalities wholly or partially located in the Preservation Area. The Township is currently in the process of reviewing whether to conform to the Highlands Regional Master Plan.

#### **Rockaway River Watershed Cabinet.**

The Cabinet is an initiative developed by Morris 2000, a nonprofit organization that sponsors activities that deliberate and plan for the future of Morris County. The Cabinet is fashioned after the highly successful Ten Towns Great Swamp Management Advisory Committee, also spearheaded by Morris 2000, for that critical natural resource. The Rockaway River Cabinet involves public officials from each of the municipalities that border the Rockaway River. These leaders learn about development techniques, model ordinances and other highly applicable actions that will sustain a healthy environment for the river and the municipality as a whole.

#### **Patriot's Path.**

The Morris County Park Commission is developing a cross-county multiple use trail called the Patriot's Path. The Path is designed to link county parklands. Approximately 3 miles of the Path are

proposed through the southeastern part of the Township of Parsippany-Troy Hills. Even though none of the Path is built through the Township yet, the proposed trail corridor will link the Bee Meadow Park, Old Troy Park and Troy Meadows.

### **Friends of the Rockaway River**

This is a nonprofit organization that protects the integrity of the Rockaway River and performs a number of activities that improves the environment in Parsippany-Troy Hills along this river corridor. The Friends promote stewardship and sponsor public awareness activities, such as riverbank cleanups. The group sponsored a planning activity called “Visions and Strategies” and published the results. The document was a comprehensive plan that resulted in a number of recommendations to protect the Rockaway River and identified areas to improve along the Rockaway River. The process involved representatives from all the towns along the river and elicited public input. The recommendations from the planning exercise for Parsippany-Troy Hills are incorporated in the Open Space and Recreation Plan.

### **Wildlife Preserves.**

This charitable conservancy owns 1,356 acres of wilderness land in Parsippany-Troy Hills within the Central Passaic basin. Wildlife Preserves manages these lands as a wildlife preserve and habitat. The public is invited on these lands to pursue the following activities: education, research and a variety of passive recreation uses, including walking, nature study, photography, hiking, jogging, bicycling, bird watching and picnicking. The lands are closed to motorized vehicles, and hunting and trapping are strictly forbidden. Rangers patrol the land for violators of these uses. Wildlife Preserves also owns and manages lands in North Carolina, New York and Delaware Bay area.

### **Passaic River Coalition**

This is a nonprofit land conservation and watershed organization that focuses public awareness and support for the Passaic River corridor. The Coalition recently produced a document that highlighted the land use in the Highlands. This group offers assistance in targeting financial and political resources to accomplish preservation goals.

### **Whippany River Watershed Action Committee**

In 2000, the state of New Jersey assigned responsibility for implementing the Whippany River Watershed Management Plan, developed over several years of study and work between stakeholders and the Department of Environmental Protection, to the Action Committee. The extensive process involved municipal officials, water purveyors, nonprofit land conservation and watershed organizations, and others. With support from its members-town leaders, the Morris County Freeholders, and other stakeholders including individuals, businesses, and conservation groups-the committee is committed to manage the watershed area along Whippany River.

## **C. PRESERVING EXISTING RESOURCES**

### **1. Natural Resources**

The Township of Parsippany-Troy Hills is one of the largest municipalities in Morris County. The Township is bounded by wetlands of exceptional value in the east and a large forested and grassland area to the west. To the north lies the Jersey City reservoir and in the south scattered lakes.

The Township of Parsippany-Troy Hills lies in two different physiographic regions – the Piedmont and the Highlands regions. The western part of the Township is in the Highlands, an environmentally sensitive area that supplies clean drinking water to the Metropolitan regions in the eastern United States. Mt. Tabor, Watnong Mountain and Fox Hill are Parsippany features within the Highlands. The rest of Parsippany-Troy Hills is part of the Piedmont physiographic region, an area characterized by flatter, sandier areas than the Highlands. The elevation in the Township changes from 1035 feet on Watnong Mountain to 160 feet in the heart of Troy Meadows.

The two regions are separated by a terminal moraine that developed at the edge of the glacier that created Lake Passaic and is distinguished by sharp ridges that designate the beginning of the Highlands. A buried valley, the remnants of the path of the ancient Rockaway River, diagonally bisects the Township from northwest to southeast. The moraine buried the valley, trapping millions of gallons of fresh water. This buried aquifer consists of an interconnected network of sand and gravel accumulated in bedrock depressions and is a storehouse of potable water for northern and eastern Morris County. In 1980 the U.S. Environmental Protection Agency designated this system as the 7<sup>th</sup> sole source aquifer in the United States. “The Buried Valley Aquifer system, the only significant unconsolidated aquifer in northern New Jersey, is the most productive aquifer in the Whippany River watershed. It is the predominant source of potable water for communities in the watershed.” (Whippany River Watershed Management Plan, p. 16)

Open space can help protect the water quality of this valuable aquifer. Controlling the amount of impervious surface on top of the buried valley will help protect the stored water from contamination. Water filtering through soil and vegetation is a natural process that helps remove pollutants naturally.

The Township of Parsippany Troy Hills lies within nine Huc14 Subwatersheds as shown on the Huc14 watershed map attached at the end of this document. A watershed describes an area of land from which all water above ground (e.g. rain, snowmelt) and below ground (e.g. groundwater) drains to the same point. The Township includes portion of or entire nine HUC14 subwatersheds.

The streams and lakes map attached at the end of this plan, shows the surface water bodies in the Township. The streams include Jaquis Brook, Watnong Brook, Stony Brook, Troy Brook, Eastman’s Brook and West Brook. In total the Township consists of 68 miles of streams, 2,619 acres of wetlands, 1085 acres of lakes and ponds . As the map illustrates, several of these streams are not protected by wetlands, resulting in the potential for flooding and pollutants directly entering the stream flow. The Township should consider adopting a Riparian protection buffer area surrounding the water bodies in the Township in accordance with N.J.A.C. 7:15-5.25(g)3.

Two major drinking water supply sources for New Jersey form a boundary for Parsippany-Troy Hills. The Rockaway River is the northeastern border, and the Whippany River is part of the southeastern border.

The N.J. Department of Environmental Protection classifies all of the streams within the Township as FW2, non-trout producing with the exception of the Jersey City Reservoir and the Den Brook which are designated as Category 1 waterways. The Morris County Natural Resources Inventory suggested that nonpoint source pollution is negatively impacting water quality of the streams. The Inventory also suggests that the maintenance of riparian buffers, or vegetated open space, along waterways will improve water quality.

The above mentioned streams and lakes map also illustrates the lakes in the Township – Mt. Tabor Lake, Lake Parsippany, Powder Mill Lake, Mirror Pond, Intervale Lake, Rainbow Lakes, Forge Pond and the Jersey City Reservoir. The Jersey City Reservoir is the largest water body in the Township with 775 acres of water surrounded by 480 contiguous acres of open space. This natural buffer will help protect the quality of water into the future. The other large waterbody in the Township, Lake Parsippany, is surrounded by dense residential area, the Township should consider protecting this resource. As it was suggested in the previous plan, the Township should consider acquiring open space around the lake for maintenance and protection purposes.

The remnants of the ancient glacial Lake Passaic created a major wetlands complex in the eastern part of the Township of Parsippany-Troy Hills. The complex consists of Lee Meadows (Parsippany & Morris Plains), Hatfield Swamp (East Hanover, Montville, Parsippany, West Caldwell, Fairfield & Roseland), Tory Meadows (Parsippany-Troy Hills), Black Meadows (Hanover), Bog & Vly Meadows (Lincoln Park), Great Piece Meadows (Fairfield & Montville), Washington Valley (Morris Township), and the Great Swamp (Chatham/Harding Townships). Protection of the wetland complex is an important component of the hydrological system that sustains the quality and quantity of water. The wetlands serve as ground water discharge in the western part of the complex and recharge in the east. These wetlands act as a sink or slow drain that allows water to seep back into surface and subsurface water systems slowly. This function provides natural flood control, especially to those areas downstream. The wetlands also act as a sponge to filter contaminants as the water flow reenters as groundwater.

Troy Meadows is New Jersey's only sizable inland natural marshland. It comprises the floodplain for three major rivers – Rockaway, Whippany and Passaic – and their tributaries. Troy Meadows contains marsh, shrub and forested swampland – all diverse land forms of a Palustrine-Open Canopy vegetative cover. This variety of habitat allows a diversity of species to reside or migrate through the areas. A total of 66 bird species, including 62 found nesting, have been recorded by the Audubon Society in this area. ("Breeding Birds of Troy Meadows," New Jersey Audubon Society). Part of the Meadows is a grassy marsh that serves as a transition area between uplands and water bodies.

The Morris County Natural Resources Inventory indicates that the Troy Meadows wetland is classified as I-A Exceptional Ecological Area. Along with that classification goes a stipulation that "disallows human activity resulting in the degradation of natural quality." In the past, activities downstream, such as a dam in Paterson, slows the water flow through the Meadows, flooding the land. Attempts to drain the wetlands, such as the construction of the Smith Ditch and other channels, have impacted the area. According to the Morris County Natural Resources Inventory, these lands may have been dumping grounds for industrial and sewerage wastes in the past. The presence of reed grass in Troy Meadows is an indicator of such pollution.

Wildlife areas in the Township include the two natural areas that adjoin the ends of the Township – Troy Meadows and Greystone Park. Palustrine or wetland systems, as found in Troy Meadows, are especially rich in wildlife diversity. Most of the rare species within the Township were sighted at one of these sites. There are two primary sources of information with regard to the location of these habitats in the township: the New Jersey Landscape Project, which was developed by the State's Division of Fish and Wildlife, and the New Jersey Natural Heritage Program, which is overseen by the NJDEP.

## 2. Special Natural Areas

**Troy Meadows** is one of Parsippany's most significant natural regions. The New Jersey Department of Environmental Protection officially designates Natural Areas "to protect the habitats of rare and endangered plants and animals and represent examples of ecosystems of New Jersey." (Morris County Natural Resources Inventory) Morris County has four of the 42 designated National Natural Landmarks in New Jersey. Troy Meadows is one of the four. "If these areas are allowed to be degraded or destroyed, we may lose some of the unique components of our natural heritage," states an objective for the New Jersey Natural Heritage Program. (Atlas of Natural Area Priority Sites)

The N.J. Division of Parks and Forestry owns and manages 382 acres of the State Natural Area within the Township. Wildlife Preserves, a nonprofit, private organization dedicated to the preservation of wildlife, owns and maintains 1,356 acres in Troy Meadows. Between the State and Wildlife Preserves, a little over half (56%) of the wetland complex is owned and managed for wildlife conservation. (Morris County Open Space Element)

**Jersey City Reservoir** is a 775-acre lake that is a scenic and recreational asset for the town. Although water sports and boating are not allowed, the 480 acres of land that surround the lake provide opportunities for hiking, fishing and bird watching. A 7-mile trail goes about three-quarters around the lake. The public can use the Reservoir lands by permit only. Every year the Audubon Society performs a winter bird count to monitor avian populations. The small island in the middle of the lake is a blue heron rookery.

**Greystone Park** often referred to as Greystone Psychiatric Park or Greystone Psychiatric Hospital is a 648 acres property located in the southwestern portion of the Township. The New Jersey Department of Human Services owns approximately 346 acres of property in the Township while the rest of 302 acres is owned by County of Morris. The State constructed a hospital expansion on the portion of the property owned by New Jersey Department of Human Services. While the portion owned County of Morris is a recreational park with two skating rinks and a ball field.

**Rockaway and Whippany Rivers** form geographic boundaries for the Township to the east. These mighty New Jersey rivers are significant water supply resources for much of New Jersey's population.

**Watnong Gardens, Jersey City Reservoir and Greystone Park** these areas deserve mention due to their being historic site in the township of merit and special natural areas of which are important to protect from impacts from development where appropriate.

### 3. Historic and Cultural Resources

The Township of Parsippany-Troy Hills had sufficient Lenape Indian settlement to bear Indian place names. Parsippany derived its name from a Lenape word meaning river and motion. The first European settlers of the Township lived on the land around the Greystone facility in the early 18<sup>th</sup> century. The land of Parsippany was mostly used for grazing, pastures and croplands of hay and wood. Iron production was the driving force that brought settlers to the region. The area was ideal for forges because of the dense forests for energy and streams to power the machinery. In 1728, an iron works was established below the Jersey City Reservoir on the Rockaway River in a small community named Boone Town, named for Governor Thomas Boone at the time.

For 150 years, industrial development was centered around a large forge in Troy and the ironworks in Old Boonton. In the middle of the 19<sup>th</sup> century, several other communities formed. Troy was a farming community. Littleton was considered a post village located along the Minisink Road, an old trade route that is now Route 10. Mt. Tabor, established in 1869, became a summer resort community for Methodists. Greystone became a state asylum for mentally ill patients in 1876 and was a relatively self-sufficient facility. The area, especially in Rockaway Neck, also became noted for dairy products.

In the 20<sup>th</sup> century, gardening and poultry were major agricultural products. Apple orchards were prevalent throughout the countryside. The Jersey City Water Works built the reservoir in the early 1900s and inundated Old Boonton. Gustav Stickley formed a school at his home that is now the Craftsman Farms and museum. Stickley's fame was built around how he developed furniture and housing to be in harmony with the environment. Rainbow Lakes complex, headwaters of the Troy Brook, was constructed by the Park Lake Land Company in the early 1900s and leased to fishing clubs. The community became a 190-home private summer resort. Lake Hiawatha and Lake Parsippany were also resort communities built in the 1930s. Property owner associations managed the lands.

After World War II, a housing shortage led to the conversion of summer bungalows and cottages to permanent residences, especially since the lake communities were attractive places to live. This era also marked the end of Parsippany's agricultural roots. In the 1960s, the Township's population doubled from roughly 25,000 to over 50,000 people. From 1950 to 1970, Parsippany-Troy Hills was the fastest growing municipality in New Jersey. (Images of Parsippany-Troy Hills, p. 99) The number of garden apartments increased in this decade, leading to great residential growth.

The transportation infrastructure constructed during the 1970s and 1980s – Interstates 80, 280, and 287 – made the Township of Parsippany-Troy Hills an attractive, accessible site for corporations in the information and service sectors.

The Morris County Heritage Commission conducted a Historic Sites Survey in 1986 that identifies 290 historic and prehistoric sites in the Township. The study also recommended sites to be registered in the State and National Historic Register. The Township currently has seven sites listed in the New Jersey and National Register of Historic Places. These include; Beverwyck Manor Archaeological Site, Bowers- Livingston-Osborn House, Bowsby-Degelleke House, Stephen Condit House, Craftsman Farms, Benjamin Howell Homestead and the Illumination Gas Plant of the New Jersey State Asylum for the Insane at Morris Plains. In addition to these seven sites, there are ten additional sites to be listed in the State Register or have been recommended for SHPO (State Historic Preservation Officer) designation. These include; Greystone Park, Howell Taver/ Locust

Farm Archaeological Site, Troy Historic District, Parsippany Village, Old Main Delaware, Lackawanna and Western Railroad Historic District, Mount Tabor Historic District, Mills House Archaeological Site, Littleton Schoolhouse, Killoren Archeological Site, Jersey City Waterworks Historic District.

Since the last open space plan, the Township has acquired the Beacon Hill site identified as Block 15 Lot 39. It is identified as Mountain Way Park and is listed in the ROSI (Recreation and Open Space Inventory) list.

Open space can be used to protect and enhance historic landscapes and structures. The identification and preservation of important cultural resources help preserve the roots of the community. As people feel more connected to their past, their interest in and stewardship of their community becomes strengthened.

#### **4. Built Environment**

The Township of Parsippany-Troy Hills is by far the most populated municipality in Morris County, with 50,649 people measured in the 2000 Census. The next closest municipality in population in Morris County is Mt. Olive with 24,193 people. The Township increased its population by 4.5% since 1990 census, which showed 48,478 persons in the Township. The population forecasts per 2009 Morris County data book, prepared by Department of Planning and Development, County of Morris; predicts a 2% increase in the Township's population to 51,850 persons by 2030.

Because of its large population, the Township enjoys a more varied mix of ethnic groups than any other municipality in Morris County. Nine percent of Morris County's school children live in Parsippany-Troy Hills. The large number of children varied cultural groups demand a recreational system that reflects the diversity and size of the population.

The 2000 Census indicates there was a 5.8 percent increase in the number of housing units in the Township, increasing from 18,960 units in 1990 to 20,066 in 2000. This number has risen upto 20,421 units in 2004. Per Morris County Data Book, this number is expected to increase by 2.5% by the year 2025 by making the number of units in the Township upto 20,924.

Nearly all of the homes receive drinking water from a public water system or private company. Less than 200 residences rely on their own private wells. The Township acknowledges the State Department of Environmental Protection correspondence indicating that the Township exceeds its water allocation at various times of the year. Consequently, the Township calls for an assessment of water usage when a proposal calls for a major development that includes deviation from land use plan, zoning and rezoning.

## **VI. EXISTING OPEN SPACE AND RECREATION INVENTORY**

The Township of Parsippany-Troy Hills is a multi-faceted community composed of a network of public and private schools, a rich diversity of religious and ethnic communities and a wide range of housing from apartment to center hall colonials to homes dating to an era stretching back to the Morris Canal. Interspersed and woven into this developed community is a network of publically held land. The municipality owns the majority of this public land in small parcels throughout the Township with several properties protecting critical environmental areas. As part of the Open Space and Recreation Plan, the Township will present a cohesive plan for connecting these outlying parcels and increasing their acreage in sensitive portions of the municipality.

### **A. EXISTING OPEN SPACE**

#### **1. Federal Land**

There is just one federally owned property in the Township; this is Block 411 Lot 22.01 which is owned by United States Postal Service. The lot is approximately **2.18** acres and is used as the Township Post Office. There are no federally protected lands in the Township of Parsippany-Troy Hills.

#### **2. State Land**

##### Greystone Psychiatric Hospital – New Jersey Department of Human Services

The New Jersey Department of Human Services owns approximately **340.577** acres of property in the Township. The property commonly known as the “Greystone” was originally 648 acres, however, was reduced to half the size in 2003, when County of Morris purchased half the land from the State. Currently the property comprises of three lots identified as Block 7 Lot 1, Block 10 Lot 1.01 and Block 13 Lot 1.2.

##### New Jersey Department of Environmental Protection

The State of New Jersey has made a strong commitment to the preservation of the Troy Meadows area within the Township. The New Jersey Department of Environmental Protection owns approximately **403.647** acres of land within the Township. This has increased from previously committed 382 acres. The State added three properties to their inventory, one of which is along the Knoll Country Club and two of the properties lie in the Troy Meadows area. The land in the Troy Meadows area has been purchased with the intention of preserving this area as a State Natural Area. This is an extremely sensitive portion of the County both for flood control, maintenance of water quality and sensitive wildlife habitat. It is a large contiguous wetland area in an area that is in a suburban community slowly changing into a much more urban one.

## New Jersey Department of Transportation

The NJ Department of Transportation owns several parcels in the municipality totaling to **44.565 acres**. The Department has recently added several parcels to its inventory thereby increasing the total acreage from previous 31.91 acres. The recent additions include two parcels along Route 10 to create a jughandle to ease the traffic congestions on Route 10 East. The department also recently purchased land in the Troy Meadows area identified as Block 76 Lot 86. This lot is 8.36 acres and is constrained with wetlands and flood plains. This parcel should be conserved through easement as part of the Troy Meadows conserved area.

### **3. County of Morris Land**

Morris County owns a total of **608.984 acres** in the Township. Of this land, the County recently purchased three parcels in the Greystone Park portion of the Township. The County has developed a new Central Park with recreational facilities in this area. Additionally, the Morris County Police and Fire Academy is located on the 107 acre lot in the southwestern portion of the Township. The County also owns the Old Troy Park consisting of three parcels in the southeastern portion of the Township.

### **4. Township of Parsippany-Troy Hills owned land**

The Township of Parsippany-Troy Hills owns a total of **1,406.747 acres** of land in the municipality. This land is a combination of small municipal properties utilized for a multitude of purposes and a network of parks throughout the Township. As detailed on the Township's Recreation and Open Space Inventory (ROSI), the Township has 35 parks. Approximately 55% of the total Township owned land in the municipality is preserved as parkland. Of these parks, eight are purchased and/or developed with funds from the New Jersey Green Acres Program. These parks include Smith Field Park, Knoll Park and Country Club, Volunteer Park, Lake Parsippany Park, Craftsman Park, Veterans Memorial Park, Cameron Tract, Smith Tract and the recently acquired Correal & Ortu (Sheep Farm). These parks are all highlighted in green on the Open Space Systems Map and are protected from future development.

Additionally, there are several parcels that are township owned and lie within the environmentally restricted area. Special attention should be paid in cataloging if these parcels are deed restricted, if they are not restricted the Town should consider adopting such deed restrictions.

## 5. Quasi Public Land

### Public School Properties

The Township of Parsippany-Troy Hills holds **296.77 acres** through their public school system. The largest amount of acreage is held by the two high schools – Parsippany Hills High School on Rita Drive (44.08 acres) and Parsippany High School on Baldwin Road (40.54 acres). The previous plan had noted a 24 acre property off of Troy Meadows Road owned by the Board of Education. This property has been acquired by the County of Morris in 2000. It is part of the Troy Meadows area and should be protected for both flood control and environmental preservation.

### Watershed Lands

Unique to Parsippany is the large reservoir owned by the Jersey City Division of Water. There are four properties (Block 400/Lot 1, Block 494/Lot 8, Block 450 Lot 1 and Lot 2) owned by Jersey City totaling **1,174.66 acres** with the Township. This property is protected from current development due to the State's moratorium on the sale of watershed lands. This is highly sensitive and critical land to the drinking water supply of many communities, and protection efforts should be taken to protect it.

Southeast Morris County Municipal Utilities Authority (SEM MUA) owns four properties within the Township. These are identified as Block 200 Lot 5, Block 13 Lot 13, and Block 12 Lot 1 and 1.01, totaling 19.35 acres within the Township. The Morris County Municipal Utilities Authority (MC MUA) also owns a small tract of 2.0 acres (Block 768/Lot 2.01) on Edwards Road in the eastern part of the municipality. Both of these sites are part of a larger Countywide system designed to protect the water supply and quality of drinking water. Both agencies allow some public access to their lands and have allowed Patriot's Path, the Countywide trail system, onto other portions of their land holdings.

The Rockaway Valley Regional Sewer Authority (RVRSA) along Greenbank Road owns a large parcel (38.82 acres) along the banks of the Rockaway River sandwiched between the Jersey City Reservoir and the Township owned Knoll Park and Country Club. This is a crucial piece of property and should be protected for both water quality and flood control. Currently, this is not "public open space" but is included in this section due to its location next to the Jersey City property and the Rockaway River.

## Summary of Public Open Space

The following table summarizes the publicly held properties in the Township:

Public Schools	296.77 acres
Municipal Parkland	809.345 acres
Municipal Other	597.402 acres
County Land	608.984 acres
NJ DEP Property	403.647 acres
NJ Human Services	340.577 acres
NJ DOT	44.565 acres
US Postal Service	2.18 acres
Jersey City Watershed	1,174.66 acres
SEM MUA	19.35 acres
MCMUA	2.0 acres
RVRS	38.82 acres
<b>TOTAL ACREAGE</b>	<b>4,338.30 acres</b>

The total amount of publicly held land in the Township is **4,338.3 acres**. Of this land the following properties are protected from sale or development:

Municipal Parkland	809.345 acres
County Parkland	608.984 acres
NJ DEP Property	403.647 acres
NJ Human Services	340.577 acres
<b>TOTAL ACREAGE</b>	<b>2,162.553 acres</b>

The total amount of preserved land is **2,162.553 acres** or 50% of the publicly held land is protected in perpetuity from future development. The total acreage in the Township of Parsippany-Troy Hills is **16,268.8 acres** (Morris County Development Handbook). To take this a step further, of the total acreage with the municipality **13.2 % of the Township land is permanently preserved open space.**

## 6. Private Land

### Commercial Recreation (Clubhouses)

There are five clubhouses/lake associations located within the municipality:

Puddingstone Club (Block 3/Lot 15)	1.97 acres
Skyview Club (Block 13/Lot 2)	33.99 acres
Powdermill Club (Block 15.03/Lot 79)	3.80 acres
Glacier Hills Club (Block 171/Lot 69)	17.85 acres
Lake Hiawatha Club (Block 554/Lot 3)	8.71 acres

TOTAL ACREAGE 66.32 acres

Lakes and Ponds

Parsippany-Troy Hills is a community of lakes. There are numerous open water bodies within the Township. Most are held within private ownership and are as follows:

Powder Mill Pond (Block 18/ Lot 7)	25.95 acres
Fern Lake (Block 116/ Lot 19)	1.07 acres
Up Rainbow Lake (Block 117/ Lot 45)	7.73 acres
Mirror Lake (Block 119/ Lot 13)	3.45 acres
Twilight Lake (Block 120/ Lot 24)	6.40 acres
Cabin Lake (Block 124/ Lot 19)	3.05 acres
Twilight Lake (Block 128/ Lot 10)	1.90 acres
Rainbow Lake (Block 130/ Lot 1)	16.00 acres
Mirror Pond (Block 315/ Lot 12)	3.40 acres
Lake Parsippany (Block 360/ Lot 8)	168.00 acres
Manor Lake (Block 421/ Lot 9)	4.95 acres
Intervale Lake (Block 441/ Lot 35)	14.00 acres

TOTAL ACERAGE 255.90 acres

Other Private Recreation facilities/ Golf Courses

The Mount Tabor Golf Course (Block 98/Lot 9) is a 76.32 acres private recreational facility owned by the Camp Meeting Association of Newark. It requires membership for a nominal fee. The Township should consider acquiring the property in case its ever put on the market. The Township should also request a “right of first refusal” for the Mount Tabor Golf Course property in case the Camp Meeting Association decides to sell this land.

**7. Tax exempt Land**

Conservation organizations – Wildlife Preserves, Incorporated

Falling into its own category is the 1,356.52 acres owned by Wildlife Preserves in the Township (see Exempt/Class 15F Property list in the appendix). This land covers a vast expanse of territory in the southeastern portion of the municipality and goes into neighboring Hanover Township. The Smith Ditch flows through Wildlife Preserves, as does the Troy Brook and numerous tributaries of the Whippany River. Wildlife Preserves has received tax-exempt status through the N.J. Green Acres program (Green Acres Tax Exemption Program – Wildlife Preserves). This certification prevents any type of development on the property while it is owned by Wildlife Preserves until 2011. At the end of this period, Wildlife Preserves can choose to reapply to the state for tax-exemption. This entire region of the municipality is critical for water quality and flood protection. This portion of Parsippany is subject to extreme flooding, and development on this property could be highly detrimental for those living within the Whippany River and Rockaway River watersheds.

This Open Space and Recreation Plan recognizes the crucial need for this property to remain protected from development for the community of Parsippany-Troy Hills and its neighbors.

### Churches and other exempt organizations

There are 44 properties held by churches and charitable organization in the municipality, totaling 121.59 acres. These properties extend throughout the Township and cover a diversity of religious groups. St Christopher’s Roman Catholic Church holds the most land within the municipality, 23 acres of Littleton Road. There are two cemeteries (totaling 28.01 acres) in the Township, the large being located off of Route 46.

There are 11.688 acres of land held by American Legion, Elks Lodge, and a Senior Housing Corporation in the municipality (Exempt Property list in the appendix). The Camp Meeting Association of the Newark Con owns a variety of small parcels in the northwestern portion of the municipality near the Denville border (totaling 8.26 acres). Also detailed on the Class 15D and E list in the appendix are the properties held by the Fire Districts in Parsippany and the local rescue squads that total 7.25 acres.

In summary, tax-exempt organizations in the Township of Parsippany-Troy Hills own the following lands:

Churches	121.59 acres
Cemeteries	28.01 acres
Exempt Groups	11.688 acres
Camp Assoc. Newark	8.26 acres
Fire Districts/Rescue	7.25 acres
Other Exempt Properties	65.592 acres
<b>TOTAL</b>	<b>176.798 acres</b>
Wildlife Preserves:	1,356.52 acres
<b>TOTAL tax-exempt acreage:</b>	<b>1,598.91 acres</b>

## **8. Agricultural Land**

The Township of Parsippany-Troy Hills has only one farm remaining in the municipality. It is located on Knoll Road and is colored brown on the Open Space Systems Map. This farm is owned by the Puzio family and is 5.1 acres (Block 469/Lot 6). The Township has recognized the sensitivity of this site and submitted an application to the Morris County Open Space and Farmland Preservation Trust Program in 1999. The project did not receive funding. However, the Township and Puzio family remain committed to preserving the land and currently negotiations are underway for potential property acquisition.

## 9. Non-Improved/ Vacant Land

Scattered throughout the Township there is a total of 609.70 acres of vacant land in the Township. Out of this approximately 537.18 acres of vacant land is undevelopable due either environmental restrictions or limited area of the lot. The buildable acreage of vacant land in the Township is only 72.52 acres.

Aforementioned special attention should be paid in preserving these environmentally constrained land as dedicated open space through deed restrictions.

## 10. Summary of Open Space Inventory

Parsippany-Troy Hills is a complex town with dense development, lush wetlands and an expanding park system. In order to increase the amount of preserved land within the municipality, the Open Space and Recreation Plan recommends that Parsippany utilize a diverse inventory of lands to begin to prioritize properties for acquisition. This inventory includes:

Agricultural Land:	5.1 acres
Non-Improved Land with environmental constraints:	537.18 acres
Wildlife Preserves:	1,356.52 acres
Municipal Owned Properties that are not part of the ROSI:	597.40 acres
<b>TOTAL INVENTORY</b>	<b>2,496.20 acres</b>

**B. EXISTING TOWNSHIP RECREATION SITES**

The Township of Parsippany-Troy Hills has 32 parks listed in its recreation and open space inventory. In addition, there are two more county owned recreation parks that can be used by Township residents as recreation sites. These are provided below, including the list of activities at each park. The following data has been compiled with information obtained for the Township of Parsippany Parks and Forestry Department.

**1. Smith Field Park (Block 728 Lots 1, 3, 6, 7, 8):** Located in the central portion of the town, along Route 46 east this is one of the most active recreation parks in the township. The site is not constrained with any major environmental constraints. This 25.71 acres property consists of the following activities:

<b>Field/ Activities</b>	<b>Number</b>
Baseball	1
Softball	2
Soccer /Football Field	1
Tennis Courts	4
Basketball Courts	2
Volleyball Court	1
Handball	1
Bocce Ball Court	1
Horseshoe Pit	1
Play Area for children (5-10)	2
Picnic Shelter	1
Restrooms	2

It is to be noted, part of the site is used as a public parking area, for the park and ride facilities offered to the commuters. Additionally this park contains the P.A.L (Police Athletic League) membership access indoor recreation center. The Township recreation department uses this facility for various indoor recreation programs and seminars. This facility is part of the Smith Field Park.

**2. Knoll Park and Country Club (Block 494 Lots 1, 2 & 3):** Located in the northeastern edge of the Township, this 352.17 acre park contains a 18 hole Knoll golf facility. As the name suggests, there are additional park facilities associated with this area. These are as follows:

<b>Field/ Activities</b>	<b>Number</b>
18 hole golf course	1
Picnic Areas / shelters	2/2
Children's Play Area	2 ( 1 handicap accessible)
Open Fields /Passive Rec	2
Bocce Ball Courts	2
Horseshoe Pits	3
Volleyball Courts	2
Nature Center with Amphitheater	1
Restrooms	4

The facility contains the clubhouse, which is rented out for social events. The site is adjacent to the Parks and Forestry department building. The site is constrained with some steep slopes and 100 year floodplains in the northeastern portion of the park.

**3. Volunteers Park (Block 483 Lots 2):** Located in the Lake Hiawatha section of the Township, south of Knoll country club facility, this 24.66 acre property is located on Crescent drive. The site is constrained with 100 year flood plain and a category 2 waterway tributary of the Rockaway River, along the southeastern edge of the Township. The facility provides the following:

<b>Field/ Activities</b>	<b>Number</b>
Picnic Area/ Shelter	1/1
Children's Play Area	2
Skateboard facility	1
Open Play Fields	2
Softball Fields	3
Basketball Courts	2
Soccer field	1
Horseshoe pit	1
Walking path 1.5 mile	1

**4. Lake Parsippany Park (10 lots):** This park consists of 10 lots identified as Block 315 Lot 15, Block 318 Lot 1, Block 319 Lot 1, Block 320 Lot 2, Block 321 Lot 2, Block 333 Lot 1, Block 334 Lot 1, Block 335 Lot 1, Block 336 Lot 1, Block 337 Lot 1. This 23.45 acre property is located south of Lake Parsippany, and provides the following:

Field/ Activities	Number
Picnic Area with Shelter	1
Baseball/ Softball	1
Walking Path 0.6 mile	1
Bocce Ball Courts	1
Horseshoe Pit	1
Volleyball Court	1
Basketball Courts	2
Soccer/Midget Football field	1
Children Play Area	2
Restrooms	2

The site is constrained with wetlands and category 2 waterway, tributary of the Malapradis Brook located along the northeastern portion of the site.

**5. Manor Park (Block 429, Lots 32, 34, 36, 37 & 38):** This 9.4 acre property is located in the northern portion of the Township, west of Jersey City Reservoir. This park contains the following:

Field/ Activities	Number
Picnic Area	1
Children's Playground Area	1
Basketball Court	1
Paved Walkway 0.4 miles	1
Softball Field	1

The site is constrained with category 2 waterway, tributary of the Troy Brook, located along the western portion of the site.

**6. Hills of Troy Park (Block 405, Lot 7):** This 6.53 acre park is located in the residential area, north of Route 80, off of Cherry Hill Road. The site is constrained with 100 year floodplain and Category (2) waterway, tributary of the Troy Brook. This park contains the following:

Field/ Activities	Number
Softball field	1
Paved Walkway 0.4 miles	1
Children's play area	1
Basketball courts	2

**7. Rockaway Neck Park (12 lots):** This park consists of 12 lots identified as Block 626 Lot 18, Block 627 Lot 1, Block 628 Lot 1, Block 629 Lots 1,2,3,4,5, Block 630 Lot 1 and Block 631 Lots 1,

2& 7. This 12.308 acre park is located at the eastern edge of the Township, south of Route 80. The site is completely constrained with floodplains and wetlands. The park consists of following facilities:

Field/ Activities	Number
Basketball Court	1
Children's Play Area	1
Open field	1

**8. Park Road Field (Block 161 Lot 1, Block 162 Lot 1, Block 164 Lots 2 &3, Block 165 Lot 16):** The 7.27 acre park is located in the western portion of the Township. The park consists of following facilities:

Field/ Activities	Number
Baseball field	1
Softball field	1
Children's Play Area	1
Paved Walking Path	1
Restroom	1

**9. Lake Parsippany Tot Lot (Block 350 Lot 11):** This is a tot lot (children's playground) of 0.14 acre in area.

**10. Powder Mill Park (Block 18.5 Lot 17 and Block 18.7 Lot 4):** Located in the western edge of the Township, this 9.42 acre park provides the following:

Field/ Activities	Number
Children's Play Area	1
Tennis Court	1
Basketball Court	1
Open Playfield	1

The two lots are not adjacent to each other, but are located opposite each other, bisected by Waterloo drive. The site is constrained by category (2) waterway, tributary of the Dan Brook flowing from the lake located on an adjacent site.

**11. Rainbow Lakes Park (Block 106 Lot 5, 13, 13.01):** This site is situated in the Rainbow lakes neighborhood, in the northwestern portion of the Township.

Field/ Activities	Number
Children's Play Area	2
Baseball/Softball field	1

The site has no known environmental constraints.

**12. Forest Drive Park (Block 421 Lot 14):** This is a 0.5 acre tot lot, consists of children's play area and open field. Adjacent to the Bevacqua Tract which is the Roller Hockey Rink.

**13. Craftsman Farms (Block 19, Lot 9 &10, Block 25 Lot 31 &53.2):** Located along Route 10, this 29.604 acre property is identified as a historic site on the National Historic Register. This site provides cultural advancement to the Township residents through guided tours and lectures held at the site.

**14. Lake Hiawatha Park (Block 541 Lot 1, 2):** This 0.56 ac park located in the northeastern edge of the Township along River Road opposite, Lake Hiawatha Country Club. The park is a passive park, with children’s play area, a gazebo and the War Memorial Monument. The site is constrained with 100 year floodplains.

**15. Normandy Park (Block 753 Lot 35):** Located in the southern end of the Township, west of Reynolds Avenue. This 2.31 acre lot is located at the end of Trouville Drive cul-de-sac and contains the following:

<b>Field/ Activities</b>	<b>Number</b>
Basketball Court	1
Children Play Area	1
Open Play Field	1
Tennis Court	1

**16. Druid Hill Park (Block 457 Lot 5):** This 2.46 acre park is located between Elf Court and Twin Oaks Road with a connection to Maplewood Drive. The park contains the following:

<b>Field/ Activities</b>	<b>Number</b>
Basketball Court	1
Bocce Ball Court	1
Children’s Play Area	1
Volleyball Court	1
Open playfield	1

**17. Crestview Drive Park (Block 208 Lot 52):** Located on Crestview Drive, off of Route 202, the park contains the following:

<b>Field/ Activities</b>	<b>Number</b>
Volleyball Court	1
Children Play Area	1

**18. Cameron Park (Block 765 Lot 64):** Located at the intersection of Interstate 80 and South Beverwyck Rd, this 10.83 acre facility contains a dog park.

**19. Mountain Way Park (Block 15 Lots 34, 37, 39, 60, Block 13 Lots 7 & 9, Block 15.8 Lot 35):** This 189.87 acre park is located in the south-eastern portion of the Township, near the Greystone hospital area. The park is mostly preserved for conservation purposes given the steep slope constraints on the site, however, it does provide few activities. These are as follows:

Field/ Activities	Number
Volleyball Court	1
Basketball Court	1
Children's Play Area	1
Hiking Trails	2

**20. Veterans Memorial Park (Block 725 Lots 4.01 & 5.01):** This 16.91 acre park is located on the eastern side of Route 46, opposite Vail Road. The park contains the following:

Field/ Activities	Number
Soccer Field	1
Open Play Field	1
Picnic Area with Shelter	1
Bandstand	1
Children's Play Area	1
Restroom	1

**21. Parsippany Roller Hockey (Bevacqua Tract) (Block 421 Lots 25.02, 25.02 and 26):** This 9.98 acre parcel is located off of Parsippany Boulevard, west of Jersey City Reservoir. The site is developed with two roller hockey/ ice hockey rinks.

**22. Jannarone Park (Block 136 Lot 28):** The lot is situated off Cranberry Road and Walsh Drive in the northwestern portion of the Township. The lot is 63.64 acre in size and is located adjacent to Smith Tract. The site is constrained with some steep slope and open water body located on site. The park provides the following:

Field/ Activities	Number
Artificial Soccer Field/Football Field	1
Baseball Field	1

**23. Mount Tabor Park (Block 31211 Lot 1, Block 31215 Lot 1, Block 31216 Lot 1):** This 4.164 is located in the Township of Denville, adjacent to the Tabor Hill residential neighborhood. This park is maintained by the Township. This park was recently purchased by the town from Camp Meeting Association of Newark in 2007.

**24. Littleton Park (Block 168 Lots 25, 158):** This 27.37 acre area is an undeveloped park located on Brooklawn Drive. This property is located in the middle of a residential neighborhood.

- 25. Grafton Park (Block 181 Lot 54):** Located west of Littleton Road, this 4.32 acre property is located at the end of Grafton Drive cul-de-sac. It is currently undeveloped.
- 26. South Beverwyck Park (Block 730 Lot 6):** This 7.50 acre property is located east of Route 80 and is currently undeveloped. It is also located adjacent to Smith Field South Park, which is also undeveloped.
- 27. Smith Field South (Block 730 Lot 5):** This is a undeveloped 4.36 acre property west of South Beverwyck Park Property.
- 28. Kentwood (Block 492 Lot 17 &18):** This 20.30 acre property is located along Vail Road in the eastern portion of the Township. This is an undeveloped property.
- 29. Smith Tract (Block 136 Lot 31 & 32 and Block 123 Lot 1):** Adjacent to Jannarone Park, this 29.19 acre property is undeveloped tract located in the Rainbow Lakes neighborhood.
- 30. Watts Property (Block 14 Lot 11):** This 11.14 acre property, located in the western edge of the Township is undeveloped tract
- 30. Fieldfare Property (Block 469 Lot 5 & 8):** The two lots are located along Knoll Road, east of Jersey City Reservoir. They comprise of a total lot area of 11.12 acre. It is currently undeveloped.
- 31. Edwards Road Tract ( Block 621 Lot 24):** Located on Edwards Rd, this 16.57 acre property is undeveloped.
- 32. Fox Hill Road ( Block 102 Lot 7):** Located on northwestern portion of the town, this 5.32 acre lot is currently undeveloped.
- 33. Birch Lane ( Block 101 Lot 1 &2, Block 50109 Lot 1 and Block 31602 Lot 1):** This is an undeveloped park, partly located in Township of Denville. The site is located in the northwestern edge of the Township and is 24.75 acres in area. The site is constrained with wetlands and contains a large water body. The site is undeveloped due to environmental constraints.
- 34. Mountain Way Area (Block 15 Lot 32):** This portion of land is located rear of Mountain Way Club development, of 7.9 acres.
- 35. Correal & Ortu (Block 736 Lot 9.01 & 9.02):** This 4.97 acre property is located in the southwestern portion of the Township on Smith Rd, south of Mazdabrook Rd.

### **C. EXISTING RECREATION PROGRAMS**

The Township owns 809.345 acres of recreation space, or about 5% of the Township's total land area. Several of these facilities provide active recreation. In addition, fifteen schools within the Township also own and manage active recreation facilities available to Township residents, particularly school aged children. The Township Recreation office organizes various types of sports and recreation activities for the children and adults of the community. They organize yearly sports events and manage day to day distribution of recreation activities throughout the park.

Recreation groups and activities are divided throughout the parks based on activities. In the summer, the Recreation department offers half day and full day camps which are attended by approximately 750 and 240 children respectively. In addition, the department offers summer tot time for younger children. These activities are held at the various picnic areas located in the parks. This activity lasts for a period of 8 weeks during the summer. Swimming lessons attended by 675 participants are provided at Knoll pool. Basketball Clinics provided for 50 participants are held at Middle School gym facilities.

The fall calendar provides Men's and Women's Volleyball which includes about 80 participants and are held at Middle School gym facilities. In addition, in winter the Girl's and Boy's Pacer Basketball teams consisting of 30 and 20 participants use the Board of Education facilities. The spring calendar includes Men's and Women's softball consisting of 200 and 85 participants respectively held at Township softball fields, Roller hockey consisting of 85 participants held at Township rinks and track activities with 130 participants held at the local High and Middle Schools. In addition, to active recreation the department throughout the year provides other cultural activities such as Easter Bunny visit, Santa's Arrival, child craft and other such activities at town hall or activity center.

In addition, to above mentioned public activities provided, the Township is also home to various private organization or clubs providing recreational facilities. These include, the Little League East, Little League West, Parsippany Soccer Club, Little Vikings Football, PAL Football and PAL rugby. These organizations also use various town facilities such as Smithfield park for their recreational activities.

## **VII. NEED ANALYSIS**

### **A. STANDARDS FOR RECREATION AND OPEN SPACE GUIDELINES**

To determine the standards and need for additional open space in a community, various methodologies can be used. The NRPA (National Recreation and Park Association) provides the nationally accepted standards for the provision of recreation facilities at the local and regional level. Although there are several methodologies that can be used to determine the required amount of open space, there are three commonly used and accepted.

1. **Balanced Land Use Method:** The NJ Green Acres Program provides for this method in its 1999 recommendation that individual municipalities should set aside no less than 3% of developed and developable area for recreation.
2. **Population Ratio Method:** A second method used to estimate open space and recreational requirements is based on the National Recreation and Park Association (NRPA) criteria outlined in the publication entitled Recreation, Park and Open Space Standards and Guidelines. These criteria are based on the existing and projected population for the municipality. The guidelines suggest that there should be no less than ten acres of open space for every 1,000 population. Of this, it recommends that 6 acres per 1,000 population be provided at the local level and the remainder be provided by County, State or other regional authority.
  - The population trends over the past decades show a mix of increase and decrease in population. The first surge in population occurred in the 1970's when the population

almost doubles from the previous decade. However, after that for the next 20 years the Township suffered a small but steady decline until the millennium, when the year 2000 reported an increase in population. Following this trend, the Morris County Data book forecasts a mix of increase and decrease in population over the coming years. Township's livability appeal, its high school ranking and safe neighborhoods, make it a viable place to live.

- The age characteristics of the Township's population are presented in the following table. The 2000 census indicate that the Township's population continues to get older, with the median age increasing to 37.6 years of age. In 1990, the Township's median population age was 34.5 years of age while in 1980 it was 30.4 years of age. Similarly, the County population is also getting older, with the median age increasing from 35.3 years of age in 1990 to 37.8 years in 2000.
- The majority of race in the Township is White, which constitutes about 74% of entire population as per 2000 census. The other large category is the Asian category constituting about 18% of the total population in 2000. Further, the Morris County Data book , updated January 27,2009 predicts an increase of other races including Hispanic and Asian races.

**TABLE -A: Population Growth in Township of Parsippany-Troy Hills (1920-2030)**

Year	Population	Population Change	Percent Change
1920	4,195	---	---
1930	6,631	+2,436	+58.0
1940	10,976	+4,345	+65.5
1950	15,290	+4,314	+39.3
1960	25,557	+10,267	+67.1
1970	55,112	+29,555	+115.6
1980	49,868	-5,244	-9.5
1990	48,478	-1,390	-2.8
2000	50,649	+2,171	+4.5
2005 (est)	51,590	+941	+1.8
2010 (est)	52,030	+440	+0.8
2015 (est)	51,450	-580	-1.11
2020 (est)	50,790	-660	-1.2
2025 (est)	50,360	-430	-0.84
2030 (est)	51,850	+1490	+2.9

Source: 2009 Morris County Data Book ; est = estimate

**TABLE-B: Age Distribution: 1990 & 2000  
Parsippany-Troy Hills, New Jersey**

Age-Group	1990		2000	
	Population	%	Population	%
under 5	2,740	5.7	3,065	6.1
5-14	5,070	10.5	5,903	11.6
15-24	6,737	13.9	5,057	10.0
25-34	10,221	21.1	8,662	17.1
35-44	8,184	16.9	9,161	18.1
45-54	6,326	13.0	7,681	15.2
55-64	4,832	10.0	5,429	10.7
65-74	2,595	5.4	3,362	6.6
75-84	1,427	2.9	1,757	3.5
85+	346	0.7	572	1.1
<b>Total</b>	<b>48,478</b>	<b>100.0</b>	<b>50,649</b>	<b>100.0</b>
	1990 Median Age: 34.5		2000 Median Age: 37.6	

Source: 1990 & 2000 U.S. Census

**TABLE-C: Population distribution by Race: 2000  
Parsippany-Troy Hills, New Jersey**

	2000	
	Population	%
White alone	35,283	69.66
Black or African American alone	1,510	2.98
American Indian and Alaska Native alone	43	0.08
Asian alone	9,124	18.01
Native Hawaiian and Other Pacific Islander alone	21	0.04
Some other race alone	117	0.23
Two or more races	1,016	2.00
Hispanic or Latino	3,535	6.97
<b>Total</b>	<b>50,649</b>	<b>100</b>

Source: 2000 U.S. Census

2. Accessibility Method: Using these two methods as described above as the only means of assessing the adequacy of existing recreation land holding does not account for other issues such as accessibility and population density. Thus, the third method used for estimating open space and recreational needs is based on a more logical reliance of the local experience and knowledge of the local population, and recognition of the unique desires and character of the individual community. This is known as the Accessibility Method. It is desirable for every resident to have reasonable access to a variety of recreational uses.

Generally, the types of facilities most commonly provided in a community are divided into the following categories:

- Play lots. This is an active recreation facility for school age children. They generally range in size from ¼ to ½ acre, with a one acre lot considered the maximum size for such a use. They generally have miscellaneous play equipment for toddlers, benches and shaded areas. The lots can be combined with play equipment for older children if properly separated from the toddler area.
- Neighborhood Playground. These are larger facilities and accommodate adults as well as school age children. They generally average about 6 acres in size to provide adequate separation of activities. They are generally developed with ballfields, courts, a children’s playground and often, a small shelter. They are usually provided at a ratio of 1.25 acres per 1,000 population and each facility should be designed to serve a population of 4,000 to 5,000 people. This translates into approximately 11 facilities as per Township’s year 2000 population.
- Neighborhood Parks. These are passive facilities for all ages. They are designed for walking and sitting rather than active games and sports. The main features include walkways, benches and landscaping. They are often provided with a playground. The site size for neighborhood parks is comparable to that of a neighborhood playground. There should be about one acre of park space per 1,000 population, ranging in size from one to five acres. This translates into approximately 10 neighborhood parks based on

Township's year 2000 population.

- Community Parks. These facilities accommodate both active and passive space and are considerably larger than the neighborhood type facility. They should be provided at a ratio of 1.25 acres per 1,000 populations, serving from 12,000 to 20,000 people living in a one mile radius. They are designed for field sports requiring large open areas and should contain from 12 to 20 acres of land. They should also include an indoor recreation center to accommodate a comprehensive active and passive recreation program.

Additional facilities should also be provided including areas maintained in their natural state, hiking and riding trails, shelters and special features such as gardens, a bird sanctuary or zoo. These parks generally encompass areas of 100 acres and are designed at a ratio of 2.5 acres per 1,000 population. The accompanying table summarizes general planning guidelines for recreation facilities in communities.

**TABLE-D: General Open Space Recreation Standards**

Open Space System	Developed Open Space			Undeveloped Open Space
	Quantity of Open Space Recommended	Size of Parcels	Area Served	Quantity Recommended
Mini-Park	0.25 to 0.5 acres/1,000 population (NRPA)	1 acre or less (NRPA) 500 sf to 2 acres (D&K)	Less than ¼ mile radius	At least 5% of total area of every residential development in permanent useable open space (Brough)  For all other authorities, amount of open space required will vary depending on the conditions.
	2.5 acres/1,000 population expected to reside in development, at least 15% of which should be in tot lots unless less than 5% of residents are likely to be under age 12 (Brough)	Not less than 2,000 sf or more than 30,000 sf	100 yards to ¼ mile radius (D&K)	
Neighborhood Subdivision Level	1 to 2 acres/1,000 population (NRPA)	15+ acres (NRPA)	¼ to ½ mile radius to serve population up to 5,000 (NRPA)	
		4 to 20 acres (D & K)	¼ to ½ mile radius to serve population up to 5,000 (D&K)	
Community Level	5 to 8 acres/1,000 population (NRPA)	25+ acres	Several neighborhoods, 1 to 2 mile radius (NRPA)	
			Several neighborhoods, 15,000 to 25,000 population (D&K)	

Source: NRPA: National Park and Recreations Association, Recreation Parks and Open Space Standards and Guidelines, 1983

D & K: DeChiara and Koppelman, Time-Saver Standards for Site Planning, 1984

Brough: Michael Brough, A Unified Development Ordinance, 1985.

**B. FINDINGS BASED ON GUIDELINES**

1. **Balanced Land Use Method:** Parsippany has approximately 16,216 acres of land area, therefore in accordance with this standard, 486 acres (3%), of land should be devoted to recreation uses (NJ Green Acres Program). There is currently 809.345 acres (5%), devoted to recreation per the current ROSI list. This includes approximately 190 acres of passive recreation parks. Therefore Parsippany-Troy Hills exceeds the recommended minimum amount of land for recreations purposes.
  
2. **Population Ratio Method:** Based on the population ratio method (NRPA), the Township should have approximately 520 acres of recreation space based on the 2010 population estimate of 52,030 people. Further, out of the 516 acres, approximately 312 acres are to be provided at local level. The Township provides 809.345 acres of recreation spaces which exceeds the standards based on the population ratio method.
  
3. **Accessibility method:**

**Table E- Service Analysis Table**

Recreation System	Developed Open Space		
	Quantity of Open Space Recommended	Size of Parcels	Area Served
<b>Mini-Park</b>	According to guidelines, the Township should have approximately 25 lots.  <b>Currently there are six mini-parks located throughout the Township.</b>	1 acre or less (NRPA) 500 sf to 2 acres (D&K)  Not less than 2,000 sf or more than 30,000 sf	Less than ¼ mile radius  100 yards to ¼ mile radius (D&K)
<b>Neighborhood Subdivision Level</b>	According to guidelines, the Township should have 10 Neighborhood Parks.  Currently there are 13 neighborhood subdivision level parks.	15+ acres (NRPA) 4 to 20 acres (D & K)	¼ to ½ mile radius to serve population up to 5,000 (NRPA)  ¼ to ½ mile radius to serve population up to 5,000 (D&K)
<b>Community Level</b>	According to guidelines, the Township should have 3 community parks  <b>Jannarone Park, Smith Tract, Smith field Park, Mountain Way Park fall into this category.</b>	25+ acres	Several neighborhoods, 1 to 2 mile radius (NRPA) Several neighborhoods, 15,000 to 25,000 population (D&K)

Source: NPRPA, Recreation Parks and Open Space Standards and Guidelines, 1983

## C. SUMMARY OF FINDINGS

Based on discussion with the Open Space Committee, analysis of the standard guidelines and discussion with the recreation and parks and forestry department, the following findings are set forth:

1. The first concern is efficient usage of existing facilities. As shown in the service area map, the Township has three main community parks. These meet the standards of the acreage, however do not provide the comprehensive active and passive recreation program recommended for a community park. For example, Jannarone Park is located adjacent to the Smith Tract. Jannarone Park has two fields located on site, while the Smith Tract is the undeveloped portion. The Township, should consolidate these two parcels and prepare a plan for proposed hiking and walking paths in the passive portion of the lot and provide additional active recreation facilities including indoor recreation center for year round facilities. Similar steps can be taken for the other two community parks; Mountain Way Park and Smith Field Park.
2. The Township should consider additional locations for mini-parks or smaller recreation areas distributed throughout the different neighborhoods of the Township. Parsippany is divided into four quadrants by the interstate highways bisecting them north to south and east to west. The Township of Parsippany-Troy Hills seeks to provide recreation and parkland within walking distance of every resident.
3. Planning guidelines for community parks encourage the provision of an indoor recreation center. In Parsippany, there is no large indoor public recreation facility other than the existing board of education facilities. A separate study should be undertaken to evaluate the feasibility and scope of a future indoor recreation facility.
4. The ethnic composition of the community also influences the types of recreation sports demand. As noted in the previous Open Space and Recreation Plan, the demand for "Cricket" as a sport is heavy now. The sudden influx of European, Asian and Hispanic residents over the past few years has increased the demand for international sports such as cricket, soccer and field hockey.
5. Sports used to be seasonal in nature. The Recreation staff has found an increasing demand for facilities all year long. For example, soccer is typically played in the fall and now is expanded into the spring. Competition between football and baseball, in respective seasons, takes place on limited outdoor athletic fields. Soccer teams are now forming leagues that play indoors during the winter and outdoors during the summer. Baseball, traditionally a spring/summer activity, now has a popular "fall ball" league. Year-long seasons never allow the playing fields to "rest" and recover and cause competing demand for outdoor areas. Maintenance costs increase while field deterioration is accelerated although artificial turf at a few locations has offset this need.
6. The recreation offerings of the Township appear quite diverse and accommodate all ages and both genders. The Department will typically offer clinics for younger children to teach skills and rules of a particular sport or activity. As the athlete becomes more skilled and interested in improving, he or she may enroll in programs sponsored by private, nonprofit sports clubs that offer opportunities for a more competitive team or

sport experience. Parsippany's private recreation providers include Little League East, Little League West, Police Athletic League, Parsippany Soccer Club, Viking Football schools. Many adults join leagues sponsored by the workplace or commercial establishments.

7. The recreation professionals see a trend that the recreation programs may be combined on a regional level. A partnership with Boonton and Montville to provide recreation services may accommodate a wider variety of people in a more cost effective way.
8. Groundwater is the primary source of drinking water in the Township. About 99% of the Township's residents obtain drinking water from a public source. Only about 100 residents have private wells. The Township acknowledges the State Department of Environmental Protection identification that the Township has exceeded its water allocation in the past at various times of the year. The Township recognizes the delicate balance of demand and supply of potable water and its relationship to future growth of the community, and has incorporated this concern in its land use planning efforts. Most of the streams in the Township are Category 2 waters because contaminants from nonpoint sources enter the water flow directly. Riparian buffers along waterways provide vegetation to absorb and filter contaminants from runoff naturally. The township should consider adoption of riparian buffer zones along streams for protection of this important resource.
9. Important ecosystems are fragmented, limiting the integrity of these areas as wildlife habitat. The Township's primary wildlife habitats include the lakes, Troy Meadows, Greystone Park, and the Jersey City Reservoir. All of these natural features are distinct areas surrounded by development. In addition to development around its perimeter, Troy Meadows has scattered in holdings, or lands that are classed vacant or owned by private individuals within its borders. The lake environments also suffer dense development, often right up to the water's edges. The need for riparian buffers along water corridors has already been described. However, greenways, or natural corridors that link larger ecosystems, promote the health of living resources. Wildlife need to migrate to build stronger resistance to disease. If other organisms are inaccessible, wildlife will breed with similar species and produce less diverse, more vulnerable offspring. To support safer movement of wildlife, Greenways that connect these sanctuaries of nature should be considered.
10. In addition to the above mentioned greenways, the Circulation element of the Master Plan also mentions the need for bikeways within the township. These bikeways are essentially proposed to connect all the existing recreation sites within the Township. It is recognized that providing opportunities for walking and bicycling is a significant quality of life factor for Parsippany-Troy Hills. Attached map at end of this document, shows some of the proposed bike/walking paths. These paths should be incorporated into municipal open space where possible.
11. The Troy meadows area within the Township is a vast environmentally sensitive and critical ecosystem area. The region encompasses approximately 3,100 acres with over 1,740 acres of that total in Parsippany Troy-Hills. Three major rivers and their tributaries converge in Troy Meadows. If left to do its work naturally, this wetland complex allows a slow seepage into the main water bodies as they travel downstream. With the extensive alteration of the waterway in Paterson and other communities downstream, the water flow backs up, and the wetland is overcome with water. Historically farmland, Troy Meadows has become wetter, with some parts remaining in standing water.

Extensive filling of wetlands within the Township over time has also narrowed the amount of land needed to drain three rivers. An intact Troy Meadows wetlands is the Township's insurance against major flooding in the future.

The environmental map at the end of this plan displays the waterways within the Township and the presence of wetlands along the waterways. Wetlands help absorb stream overflows and protect real property against flood damage. The reclamation of land along water corridors to act as a stream buffer and safeguard against flooding is a key policy to avoid further property damage in the future. If water flow is slowed as it enters streams, Troy Meadows can better absorb and contain an increase in the amount of water. Using open space to control flooding is a more effective approach—economically and physically—to limit flood damage. It mimics a natural system.

The tax exempt status of Troy Meadows has been recently renewed.

12. Development pressures are keeping the land values in the Township of Parsippany-Troy Hills high. Because land is becoming scarce, the remaining land; become more valuable—as potential development sites and as open space assets. There is also more funding available for open space acquisition in recent years in New Jersey. The State has created a permanent source of funding of \$98 million a year for open space acquisition. Morris County's Open Space Trust allocates about 25% of its total funds collected towards open space preservation. In 2007, this amounted to about \$20.6 million. In addition Parsippany-Troy Hills has an active Open Space Trust which can assist in future acquisition efforts.

Creative funding strategies and strong applications to State and County funding sources will help stretch the Township's investment. Wetlands, protected now by the Freshwater Wetlands Act, may not benefit from this protection into the future, especially as space for development becomes limited. The Watershed Lands Moratorium Act of 1988 prohibits the sale of watershed land, but this moratorium may be lifted in the future. The need to leverage local open space dollars to acquire increasingly expensive land suggests that the Township engage in an aggressive land acquisition program. The program will consist of two prongs: 1) to protect large existing resources while they are still cost effective and 2) to acquire vacant property that accomplishes needed open space goals. The land is becoming scarce, and the values are only increasing.

## **VIII. RECOMMENDATIONS**

### **A. ENHANCEMENT OF EXISTING PARKS.**

Based on discussions with the Open Space Committee, Parks and Forestry department and the Recreation department, a prioritized list of upgrades or maintenance list of the existing parks should be drafted. This should include updating or adding existing recreational equipment, introducing different kinds of sports such as cricket pitch and updating the recreation facilities. Following are some of the recommendations of specific upgrades and maintenance:

- Parsippany Roller Hockey (Bevacqua Tract) (Block 421 Lots 25.02, 25.02 and 26):**  
This 9.98 acre parcel is developed with two roller hockey/ ice hockey rinks. The recreation department is proposing a future addition of ice making system for this park.

**B. LAND ACQUISITION/ PRESERVATION STRATEGY**

One of the benefits of an Open Space and Recreation Plan is the identification of specific sites that need to remain or become open space. The previous open space plan listed specific land tracts in the Township of Parsippany-Troy Hills that needed to be preserved as open space. The following list has been updated from the previous plan. This section identifies the properties by a suggested name, block and lot, size, tax map sheet, physical location, and current owner. Suggestions as to why this property is on the list, the tract’s “open space significance” is proposed. A tract may be important as a link in a greenway, a potential ball field site, or a critical part of a historic landscape. Since the plan contains recommendations from other studies of natural resources throughout the township, this section identifies the entity that may have recommended this site for preservation. If this site is for sale or under imminent development pressure, it is noted in the “Development Status” line. The “Timing” category highlights properties that are under imminent threat of development or some other action that may preclude the tract’s preservation as open space. The “Potential Acquisition Strategy” recommends a course of action to follow to preserve the property. This section will suggest potential and likely successful funding sources and tools.

The ROSI (Recreation and Open Space Inventory) is a list submitted to the State Green Acres program that contractually binds the municipality to keep a property as open space. Placement on the ROSI is the highest level of protection afforded open space land in New Jersey.

This list does not imply that all the tracts listed below need to be acquired by the Township, nor are they listed in any order of priority. The acquisition strategy will identify partners and a course of action for each piece of land. For some properties, the Township’s role may simply be to monitor and encourage others’ efforts. The following specific tracts are recommended as potential acquisition sites for the Township of Parsippany-Troy Hills.

**1. Union Hill Road**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
7/50.01	0.46	12	Union Hill Road	Parsippany-Troy Hills

**Open Space Significance:** Small adjacent to State Greystone property. It provides an additional buffer between the Puddingstone residential development and the Greystone property.

**Potential Acquisition Strategy:** This property could be added to the Township’s ROSI and thus restrict it from being sold off or developed by the municipality.

**2. Mountain Way- West**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
13/8	3.11	19	Mountain Way	Parsippany Troy Hills

13/10	14.39	17	Mountain Way	Parsippany Troy Hills
15. 8/35.02	1.87	23	Mountain Way	Parsippany Troy Hills
15/28	0.93	26	2387 Watnong Terr	Parsippany Troy Hills
15/29	1.29	26	2379 Watnong Terr	Parsippany Troy Hills

**Open Space Significance:** These properties are adjacent to the recently acquired Mountain Way Park and can become an integral part of the park. These properties are severely constrained with steep slopes and should be preserved.

**Potential Acquisition Strategy:** This property could be transferred to the municipality’s ROSI.

3. **Emerson Rd**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
15.8/49	4.11	25	Emerson Rd.	Parsippany Troy Hills
15.11/9.01	4.67	25	Emerson Rd.	Parsippany Troy Hills

**Open Space Significance:** These two properties can link the Mountain Way Area (Block 15 Lot 32) with Mountain Way Park located on Mountain Way.

**Potential Acquisition Strategy:** This property could be transferred to the municipality’s ROSI.

4. **Adjacent to Watts Property**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
14/8	4.0	20	Denville Border	Parsippany-Troy Hills

**Open Space Significance:** Since the adjacent Watts property is part of the ROSI, this site if added would increase the size of the preserved area. The site is constrained with steep slopes.

**Potential Acquisition Strategy:** This property could be transferred to the municipality’s ROSI and thus protect it from development.

5. **Access to Watts Property**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
14/9	5.32	20	Mountain Way, Old Dover Rd.	700 Mountain Way
14/9.01	4.04	20	660 Old Dover Rd	700 Mountain Way
14/10	4.95	19	648 Old Dover Rd	Zandell, Seymour F

**Open Space Significance:** This property can provide access to the Watts property parkland.

**Development Status:** Currently developed with a residential structure.

**Potential Acquisition Strategy:** The Township could discuss conservation easement possibilities with the owner.

6. **Craftsman Park Addition**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
25/31.01	0.94	34	Route 10	Parsippany-Troy Hills
25/31.02	0.37	34	Route 10	Parsippany-Troy Hills
25/32	6.00	34	Southwood Drive	Parsippany-Troy Hills

**Open Space Significance:** these township owned properties could add to the existing Craftsman Farm Park.

**Potential Acquisition Strategy:** Where appropriate, these properties could be placed on the Township's ROSI.

7. **County Owned Properties along Railroad**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
26/14	9.32	35	Route 10 and RR	County of Morris
26/13	3.77	35	Route 10 and RR	County of Morris

**Open Space Significance:** Large wetland area that provides critical habitat for wildlife species in a highly developed region. Morris Trails Conservancy is proposing this as part of a Trolley traction Trail extending from Morris Plains to Powder Mill Pond.

**Potential Acquisition Strategy:** encourage the County to place a conservation easement or deed restriction on these properties.

8. **Township owned property along railroad**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
27/16	7.68	35	Erie Lackawanna RR	Parsippany-Troy Hills

**Open Space Significance:** Morris Trails Conservancy is proposing a Trolley traction Trail extending from Morris Plains to Powder Mill Pond. This property provides a crucial link and access to Tabor Road.

**Recommended by:** Morris Trails Conservancy

**Potential Acquisition Strategy:** Township could place this property on its ROSI

9. **Powder Mill Pond**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
18/7	25.95	40	Powder Mill Rd.	Tabor lake Corp.
25/2	9.7	39	Powder Mill Rd.	Tabor lake Corp.

**Open Space Significance:** The two properties can provide a link to the proposed Trolley Traction Trail. Block 18 Lot 7 contains a large waterbody and thus is undevelopable. Additionally it provides a continuous link to the Powder Mill Park. The other parcel Block 25 Lot 2 is severely constrained with steep slope and does not have a frontage on public right of way.

**Potential Acquisition Strategy:** These properties could be preserved through NJ Green Acres and Morris County Open Space fund.

10. **Mount Tabor Golf Course**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
98/9	76.32	81	Mount Tabor	Camp Meeting Associates of Newark

**Open Space Significance:** This section of the municipality is owned by Camp Meeting Associates of Newark. This golf course is a membership golf club which is currently operated and maintained by the Camp Meeting Associates of Newark. This section of the Township does not have any public recreational communities.

**Potential Acquisition Strategy:** If the Camp Meeting Association decides to divest itself of its land holdings the Township should request the right of first refusal in order to acquire the property. The Township could also discuss the possibility of placing a conservation easement property.

11. **Properties adjacent to Mount Tabor Golf Course**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
98/8	10.72	83	Mt Tabor Golf	Parsippany-Troy Hills
98/18.12	0.46	83	Mt Tabor Golf	Parsippany-Troy Hills

**Open Space Significance:** If conservation easement is placed on Golf Course, these properties are excellent buffers between populated regions and the open land of the golf course. These sites may also provide sites for neighborhood tot lots and t-ball field.

**Potential Acquisition Strategy:** These properties could be placed on the Township’s ROSI list in the future

12 **Property adjacent to Mount Tabor Park**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
40/1	0.98	43	31 Simpson Ave	Parsippany-Troy Hills

**Open Space Significance:** Township recently acquired the ownership of the Mount Taboor Park located in Township of Denville, adjacent to the municipal line. This park was earlier maintained by Camp Meeting Associates of Newark. The above noted lot Block 40 Lot 1 is the parcel adjacent to this park located within the Parsippany Township. The parcel is currently owned by the Township and is used as a open field with a firehouse located on site.

**Potential Acquisition Strategy:** This property could be placed on the Township’s ROSI.

13. **Park Road Field addition**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
166/16	8.3	77	Brooklawn Dr.	Parsippany-Troy Hills
163/2	0.69	55	Park Place	Parsippany Troy Hills

**Open Space Significance:** This lot is adjacent to the Park Road Field. This property is owned by the Township and contains a water storage tank. Additionally site contains wetlands. This site would be suitable for extension of existing recreational facility. The previous plan proposed Block 163 Lot 2 to be included. This parcel is owned by Township, but aerial shows a house on it. Discuss.

**Potential Acquisition Strategy:** This property could be placed on the Township's ROSI.

14. **South Powdermill Rd**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
15.01/18	0.465	22	South Powdermill Rd	Parsippany-Troy Hills
15.01/19	0.197	22	South Powdermill Rd	Parsippany-Troy Hills

**Open Space Significance:** This property is part of land dedication received by the Township for the adjacent Pineview Development.

**Potential Acquisition Strategy:** This property is recommended to be put on ROSI list.

15. **Rainbow Lakes Park**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
114/22	1.27	88	Oakdale Road	Parsippany-Troy Hills
114/23	0.05	88	Oakdale Road	Parsippany-Troy Hills

**Open Space Significance:** These properties are within the Rainbow Lakes Region of the municipality and significantly add to the environmental preservation of the region. These sites could also connect to the Rainbow Lakes Park by a conservation easement through privately owned properties connecting the park to the Township owned properties.

**Potential Acquisition Strategy:** These properties could be placed on the Township's ROSI

16. **Rainbow Lakes Properties**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
101/33	20.69	85	Fox Hill Road	Parsippany-Troy Hills
101/11	1.58	85	Fox Hill Road	Rainbow Lakes Community
101/12	0.96	85	Fox Hill Road	Parsippany-Troy Hills

**Open Space Significance:** These properties are within the Rainbow lakes region and are significantly environmentally constrained. The property identified as Block 101 Lot 11 is owned by Rainbow Lakes Community. In addition, these properties could support the development of a greenway in the Rainbow Lakes area.

**Potential Acquisition Strategy:** The public owned properties could be placed on the Township’s ROSI, while the private property could be acquired through NJ Green Acres or Morris County Trust Fund. The Township should also request a “right of first refusal” for Rainbow Lakes Community owned property if the club decides to sell this land.

17. **Manor Park**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
421/9	4.95	180	Lakeside Drive	Parsippany-Troy Hills
<b>421/56</b>	<b>3.96</b>	<b>180</b>	<b>161 Cedar Crest Rd</b>	<b>Preston, MD</b>
421/47	0.63	180	Pitt Rd	Parsippany- Troy Hills

**Open Space Significance:** These properties are adjacent to the Manor Park. The Manor Lake is located on Block 421 Lot 9 and placing the lot on ROSI list will ensure its preservation. Block 421 Lot 56, this parcel provides a buffer from Manor Lake. This lot currently privately owned is developed with residential lot. If ever in future this property is available, the township should consider acquiring it for preservation purposes. Block 421 Lot 47 is a sliver of land owned by the Township and provides a continuity to Manor Park.

**Potential Acquisition Strategy:** The public properties could be placed on ROSI list while private property could be acquired.

18. **Intervale School**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
421/13	3.36	180	Pitt Road	Parsippany-Troy Hills

Open Space Significance: This property though Township owned is located in the rear portion of Intervale School. This property acts as a buffer for residential lots.

Potential Acquisition Strategy: These properties could be placed on the Township’s ROSI

19. **Intervale Lake**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
441/35	14.00	183	Intervale lake	Lk Intervale Mgt. Assoc.

**Open Space Significance:** This property provides access to Intervale Lake to the homeowners living in this community. It provides a buffer to an important water body in the Township.

**Potential Acquisition Strategy:** The Township should enter into negotiation with the Lake Association to place a conservation easement on this site to prevent any further development or encroachment to the Lake.

20. **Jersey City Reservoir**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
400/1	1116.14	185	Parsippany Blvd	Jersey City Water Division
494/8	49.53	198	Knoll Road	Jersey City Water Division

**Open Space Significance:** The Reservoir is a source of drinking water and is managed by the City of Jersey City. Jersey City allows some public access for recreation, on a permitted basis. Currently the land is protected by the State Moratorium on selling watershed land.

**Potential Acquisition Strategy:** This is a good site for Federal or State protection of the watershed. Through the Federal Land and Water Conservation Fund or the State Department of Natural Resources, this land could be protected with a conservation easement or outright purchase.

21. **Adjacent vacant land to Jersey City Reservoir**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
450/1	5.20	185	Intervale Rd.	Jersey City Water
450/2	3.79	185	Parsippany Blvd.	Jersey City Water
<b>450/16</b>	<b>3.50</b>	<b>185</b>	<b>Intervale Rd.</b>	<b>Intervale Enterprises</b>

**Open Space Significance:** These are all taxed vacant lands. The land owned by Jersey City should be protected as a group with commercially taxed land owned by Jersey City Reservoir. The property owned by Intervale Enterprises is adjacent to the Reservoir property and provides an additional buffer to the watershed property.

**Potential Acquisition Strategy:** The property owned by Jersey City should be placed under a conservation easement. The property owned by Intervale Enterprises could be purchased through the NJ Planning Incentive Program and the Morris County Open Space Program.

22. **Vacant lots along Edwards Road Tract**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
621/11	5.53	235	Vail Rd	Parsippany-Troy Hills
621/12	2.33	235	Vail Rd.	JCP& L Energy
621/13	8.7	235	Vail Rd.	Parsippany-Troy Hills
621/72	54.3	248	Sagmore Rd.	Ms. Laroy
621/77	27.823	249	Percy Peny Ln	Parsippany Troy Hills
621/78,86	5.84	249	PercyPeny Ln.	Parsippany Troy Hills
621/26	0.66	248	Edwards Rd	Parsippany Troy Hills

**Open Space Significance:** These Vacant properties are all adjacent to the Rockaway River and contain unique wetland habitat, provide flood control to the region and provide important water quality protection to the Rockaway River. The Rockaway River Cabinet has identified this region as important to protect and save.

**Potential Acquisition Strategy:** In partnership with non-profits, the Township could increase their acquisition dollars to acquire and preserve these lands through the Green Trust and County Open Space program. Further, place the Township owned properties in ROSI list.

23. **Vacant properties along Radio Station .**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
621/80	0.19	249	Percy Peny Rd.	Parsippany Troy Hills
621/83	1.35	249	Percy Peny Rd.	Parsippany Troy Hills
621/84	(includ)	249	Percy Peny Rd.	Parsippany Troy Hills
621/85	0.98	249	Percy Peny Rd.	Parsippany Troy Hills

**Open Space Significance:** This property borders the Rockaway River and provides critical water quality and quantity protection.

**Potential Acquisition Strategy:** These Township owned properties should be placed in the ROSI.

24. **Vacant Properties along River Dr..**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
501/23	0.13	204	River Dr.	Parsippany-Troy Hills
501/61,51	0.14	205	River Dr.	Parsippany-Troy Hills
517/6	0.15	222	River Dr.	Parsippany-Troy Hills
529/1	0.06	223	River Dr.	Parsippany-Troy Hills
529/12	1.80	224	River Dr.	Parsippany-Troy Hills
554/3.01	6.44	230	Lake Shore Dr.	Parsippany-Troy Hills

**Open Space Significance:** These properties are all adjacent to the Rockaway River . The Township along the Rockaway River has created Lot 501/23 as a path – perhaps conservation easements of the adjoining properties owners could increase the width of this path and thus increase protection of the Rockaway River. Permanent preservation of these properties ensures expansion of the park and projection of the Rockaway River.

**Potential Acquisition Strategy:** Properties could be placed on the Township’s ROSI.

25. **Properties Adjacent to Rockaway Neck Park**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
626/19	0.13	250	Rockaway Neck Park	Parsippany-Troy Hills
631/3.01	7.58	250	Old Bloomfield Ave	Parsippany-Troy Hills

**Open Space Significance:** These properties are next to Rockaway Neck Park.

**Potential Acquisition Strategy:** Properties could be placed on the Township’s ROSI.

26. **Puzio Farm**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
469/6	5.10	193	Knoll Rd.	Mr. Puzio
469/7	5.44	193	Knoll Rd.	Mr. Koust

**Open Space Significance:** 469/6 is the last remaining piece of farmland in Parsippany-Troy Hills, and preservation of this site preserves a crucial piece of Parsippany heritage for the community. Additionally lot 469/7 is adjacent to this property and adjacent to recently acquired Fieldfare Property.

**Potential Acquisition Strategy:** The Township is currently in negotiation with lot 469/6 owner. Township should consider NJ Green Acres or Morris County Trust Fund monies for the additional lot.

27. **Rear of Knollwood School**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
469/4	7.0	193	Knoll Rd.	Parsippany-Troy Hills

**Open Space Significance:** This property is located in the rear of Knollwood School.

**Potential Acquisition Strategy:** The Township owned property and should be maintained.

28. **Mc Dermott Property.**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
729/3	2.84	255	Grange Rd.	Parsippany Troy Hills
729/4	0.34	255	Grange Rd.	Parsippany Troy Hills
729/5	0.34	255	Grange Rd.	Parsippany Troy Hills

**Open Space Significance:** This parcel has recently been acquired by the Township, and the Open Space Committee is currently working on a concept plan to incorporate the property into Smith Field Park.

**Potential Acquisition Strategy:** These properties should be placed on the ROSI list.

29. **Kentwood Park**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
557/1	4.82	231	Rockaway Blvd.	Lake Hiawatha Country Club

**Open Space Significance:** This vacant, non-improved lot could provide a connection between Kentwood Park and the Rockaway River, servicing residents in that community with walking access to the River.

**Potential Acquisition Strategy:** This property is owned by the Lake Hiawatha Country Club and perhaps a conservation easement on this site would help create this pathway.

30. **Kentwoods Connection**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
553/2	0.16	228	Lake Shore Dr.	Parsippany-Troy Hills
553/3	0.22	228	Lake Shore Dr.	Parsippany-Troy Hills
553/5	0.12	228	Lake Shore Dr.	Parsippany-Troy Hills
553/6	0.22	228	Lake Shore Dr.	Parsippany-Troy Hills
553/11.01	0.04	228	Lake Shore Dr.	Parsippany-Troy Hills
553/12	0.14	228	Lake Shore Dr.	Parsippany-Troy Hills

**Open Space Significance:** These properties could provide the connection between Kentwood Park and the Rockaway River.

**Potential Acquisition Strategy:** Where possible, these lots could be added to the municipality's ROSI.

31. **Troy Meadows**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
764/29	5.59	277	S. Beverwyck Road	Parsippany-Troy Hills
764/51	0.20	277	Troy Meadows Road	Parsippany-Troy Hills
764/68.01	2.69	287	S. Beverwyck Road	Parsippany-Troy Hills
765/33	4.05	263	Marsha Terrace	Parsippany-Troy Hills
765/66	7.28	266	Edwards Road	Parsippany-Troy Hills
765/81.01	6.20	266	Edwards Road	Parsippany-Troy Hills

**Open Space Significance:** These properties are all located within the Troy Meadows complex and are maintained by the Township.

**Potential Acquisition Strategy:** placing them on the Township ROSI could preserve these properties.

32. **Troy Meadows (Wildlife Preserves Owned property)**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
764/26	204.74	277	Troy Meadow Road	Wildlife Preserves
764/26.01	89.00	288	S. Beverwyck Road	Wildlife Preserves

764/26.02	35.20	290	Troy Meadow Road	Wildlife Preserves
764/26.03	14.08	285	Smith Ditch	Wildlife Preserves
764/27.03	0.41	277	Howell Court	Wildlife Preserves
764/39	149.56	291	Troy Meadow Road	Wildlife Preserves
765/68	1.94	267	Edwards Rd.	Wildlife Preserves
765/81	733.74	265	Route 46	Wildlife Preserves
765/81.03	10.79	275	Troy Meadow Road	Wildlife Preserves
765/81.04	40.66	297	Troy Meadow Road	Wildlife Preserves
765/81.05	9.88	266	Troy Meadow Road	Wildlife Preserves
765/81.06	5.20	266	Troy Meadow Road	Wildlife Preserves
765/81.07	15.28	273	Troy Meadow Road	Wildlife Preserves
765/81.08	15.95	301	Edwards Rd.	Wildlife Preserves
765/83	10.54	274	Troy Meadow Road	Wildlife Preserves
765/85	4.00	274	Troy Meadow Road	Wildlife Preserves
765/90	15.55	294	Troy Meadow Road	Wildlife Preserves

**Open Space Significance:** This property represents the largest contiguous wetland preservation site in the region and it is a significant environmental resource for water control, water quality and wildlife habitat.

**Potential Acquisition Strategy:** currently this property is owned by a nonprofit organization and preserved through the tax abatement program through NJ Green Acres until 2010. It cannot be developed during this time period, but property can be sold off and then developed. It is critical that this site is preserves and it could be done through the Green Trust Program with the State of New Jersey or perhaps the creation of a National Wildlife Refuge through the U.S Fish and Wildlife Service.

### 33. Troy Meadows

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
764/40	3.24	291	Troy Meadow Road	Smith, WCW Meyner Landis
764/44	13.11	286	Troy Meadow Road	EREH, LLC
764/46	22.73	286	S. Beverwyck Road	New Sportland Trap Range
764/70.01	2.08	287	S. Beverwyck Road	Brucale, Mr./Mrs.
765/70	25.26	267	Edwards Rd.	Parsippany Meadows Corp.
765/71	2.50	267	Route 80 Access	Liboff, Mr./Mrs.
765/72	0.87	267	Route 80 Access	Pineiro, L & A
765/74	0.53	267	Route 80 Access	Derose, JDR
765/77	18.00	272	Edwards Rd.	BIG X, LLC
765/82	0.87	267	Route 80 Access	Levitt. B/X
765/93	7.60	296	Troy Meadow Rd.	New Sportland Trap Range

**Open Space Significance:** These are all vacant, non-improved lots scattered throughout the Wildlife Preserves, and these should be acquired and consolidated into one preserved area.

**Potential Acquisition Strategy:** Two of the properties are owned by the New Sportland Trap Range and could be preserved through a conservation easement. The remainder of the properties may need to be acquired, perhaps in partnership with a nonprofit organization.

34. **Troy Meadows**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
764/28	9.02	277	S.Beverwyck Rd.	Sobral, Verjilio
764/60	5.40	283	S.Beverwyck Rd.	Columbia Gas Trans. Corp
764/69	5.70	287	S.Beverwyck Rd.	Sim Kerwin

**Open Space Significance:** These lots are residential lots with a structure on them. But they are all adjacent to Troy Meadows and are located within a very sensitive environmental region. Troy Meadows as protected land will help preserve this environmentally sensitive region.

**Potential Acquisition Strategy:** Since these are all larger residential properties, it is possible that the owner would prefer to place an easement on their property to preserve it but retain their homestead. If it is possible to declare this area a National Wildlife Refuge a program could be established for residents to donate their property to the refuge but retain lifetime rights to the site. In the case of the property owned by Columbia Transmission Corporation, a conservation easement may be an effective preservation method.

35. **Old Troy Park**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
757/19	2.64	279	Reynolds Ave.	Steward, Jeannette
723/1	12.71	281	S.Beverwyck	Parsippany Troy Hills
757/48.31	2.74	299	Beverwyck Rd South	Parsippany Troy Hills

**Open Space Significance:** These are vacant, non-improved lots adjacent to Old Troy Park and if acquired, could increase the size and access to this park. Also, if appropriate, these properties could be converted to active recreational fields, a needed resource in the Township.

**Potential Acquisition Strategy:** The Morris County Park Commission receives a portion of the funding through the Morris County Open Space and Farmland Preservation Trust and should be encouraged to acquire these parcels to increase their holding within this park. The other two parcels should be placed in the ROSI.

36. **Normandy Park**

<u>Block/Lot</u>	<u>Acres</u>	<u>Map</u>	<u>Location</u>	<u>Owner</u>
753/14	13.38	162	Reynolds Ave.	Parsippany-Troy Hills
753/65	14.60	162	Reynolds Ave.	Parsippany-Troy Hills
753/66	0.92	162	Reynolds Ave.	Parsippany-Troy Hills

**Open Space Significance:** These properties adjoin the Old Troy Hills Park and Normandy Park and allows access to the park by residents in this neighborhood. Lot 753/65 is deed restricted however the other two lots are not. Lot 753/65 is developed with soccer fields.

**Potential Acquisition Strategy:** This property should be placed on the Township's ROSI.

37. **Smith Road**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
741/4.02	141.58	163	Smith Road	Parsippany-Troy Hills

**Open Space Significance:** This property is a large passive area surrounding Eastmans Brook and could be developed into a trail system through conservation easements to Normandy Park and Old Troy Hills Park.

**Potential Acquisition Strategy:** This property should be placed on the Township's ROSI.

38. **Knoll Country Club**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
494/6	0.566	201	1138 Knoll Rd	D& I Automotive & Tuning
494/5	1.39	201	1160 Knoll Rd	Orotelli, Philip/Coleen

**Open Space Significance:** These properties are adjacent to the Knoll County Club and the Parks and Forestry Department. If acquired can be added as an extension to the golf course or as a tot lot for the neighborhood.

**Potential Acquisition Strategy:** This property should be acquired through NJ green acres fund, Morris County Trust Fund or Parsippany Open Space Trust fund.

39. **Volunteers Park Extension**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
545/13	0.133	226	Calumet Ave	Parsippany Troy Hills
549/29	0.59	237	Seminole Ave	Parsippany-Troy Hills
483/28	0.34	237	Colony St.	Parsippany Troy Hills

**Open Space Significance:** These properties are adjacent the Volunteers Park and can be added as extension of the park.

**Potential Acquisition Strategy:** These properties should be placed on the ROSI.

40. **Crestview Drive Park Extension**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
208/61.18	0.62	104	Braemar Ct.	Parsippany Troy Hills

**Open Space Significance:** This landlocked property is located adjacent to Crestview Park and can be added as an extension to the park.

**Potential Acquisition Strategy:** These properties should be placed on the ROSI.

41. **Forge Pond Tract**

<b><u>Block/Lot</u></b>	<b><u>Acres</u></b>	<b><u>Map</u></b>	<b><u>Location</u></b>	<b><u>Owner</u></b>
734/2	105.83	258	Smith Rd.	Parkside Gardens Inc.
734/65.03	11.77	259	Smith Rd.	Parkside Gardens Inc.

**Open Space Significance:** This property is significantly constrained with wetlands and contains Category (2) Troy Brook waterway. The site contains Forge Pond water body to the northwestern portion of the site.

**Potential Acquisition Strategy:** These properties should be acquired as open space by deed as per township approvals of adjacent development.

**IX. PRESERVATION TOOLS AND FUNDING SOURCES**

**A. PRESERVATION TOOLS**

To acquire the above mentioned properties there are several methods for a municipality. The following are some of the methods that are highlighted.

**Direct Acquisition**

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

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

The Township can establish a relationship with a nonprofit land trust, such as Morris Land Conservancy or New Jersey Conservation Foundation, to help reach out to inform property owners of preservation options.

**Less Direct Acquisition: Easements**

Another effective tool for preserving land is an easement. An easement grants an entity the right to use another's property for a specific purpose. There are many kinds of easements designed for many purposes. Easements most appropriate for land in Parsippany-Troy Hills include:

- trail easements--the right to traverse a specific path through a property
- scenic easements--the right to maintain a view and ensure that view is maintained
- conservation easement--the right to develop a property

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

Another advantage of easements is that the land remains in private ownership. The Township will still collect property taxes from the owner. However, the amount and type of easement right that is sold will lessen the owner's tax liability. Land without development rights will be taxed at 70-80% less than its value.

Written into the deed, an easement will be associated with a tract of land despite an ownership change. Public access is not necessarily a condition for an easement.

Easements can provide a conservation solution for the municipality and the private landowner. They represent a flexible tool that can be written to satisfy public uses as well as private landowners' needs.

### Bonding

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

### Installment Purchases

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

### Lease-Back Agreement

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

### Donation/Bargain Sale

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

### Long-term Lease

The Township may be able to negotiate a long-term lease with a landowner unwilling to transfer complete ownership. This method may be a useful option for trail easements or athletic fields. The Township will have to weigh the cost advantages of long-term rental payments to outright acquisition costs. However, this method may be an agreeable option for Township use of corporate-owned or School Board-owned properties.

### Eminent Domain

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

### Zoning

Open space benefits may be achieved through the use of municipal tools, such as cluster zoning. This technique allows the same density on a track of land but reduces individual lot sizes. It can be an attractive incentive to developers since they will spend less on construction and infrastructure costs. The remaining land becomes dedicated open space at no cost to the municipality. Parsippany-Troy Hills has a lot of experience in cluster zoning. The dedicated open space resulting from a cluster zoning should be monitored to ensure the open space values are maintained. If these lands are not under conservation easement restrictions, the Township should consider that action. Any open space dedicated as part of a developer's agreement should be placed under a conservation easement. The Township may also want to require the establishment of an endowment or trust supplied with funds to be used to maintain the easement.

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

## B. FUNDING SOURCES

There are several funding sources established nationwide and statewide for communities to enhance and protect parks and recreation resources. Various government agencies, not-for profit organizations and private donation groups offer these grants. Some of these are listed below:

1. **Eastman Kodak American Greenways Grant:** This program is operated by The Conservation Fund, and provides grant funds to land trusts, local governments and other organizations pursuing small greenway projects.
2. **U.S. Department of Transportation—Recreation Trails Program:** Administered by the Federal Highway Administration (FHWA), these grants provide funds to develop and maintain recreational trails for motorized and non-motorized recreation trails.
3. **Safe Routes to School (SRTS):** The SRTS is a non-traditional source of funding for various parks and recreational facilities since many are located on school routes. SRTS grants include infrastructure based projects such as sidewalk improvements, increased signage and also non-infrastructure based projects such as public awareness campaigns, education and traffic enforcement.
4. **Land and Water Conservation Fund (LWCF):** LWCF provides funding for (1) land acquisition for federal and land managing agencies, and (2) matching grants to state and local governments for planning (states only), acquisition and development of park and recreation areas and resource based facilities. All states and local grants require at least a 50 percent match by a non-federal partner.
5. **Special Recreation Program (SRP):** This program assists development of recreation and related services for individuals with disabilities to aid their employment mobility, independence, socialization and community integration. The program awards discretionary grants on a competitive basis to states, public agencies and non-profit organizations.
6. **Green Acres:** The State of New Jersey offers assistance to communities for the preservation of open space. These programs originated with the Green Acres Program in 1961. The growing need to preserve the state's open space resulted in a referendum which passed and became legislation entitled the Garden State Preservation Trust Act. This bill created for the first time a stable source of funding for preservation of open space. Other programs, such as the Farmland Preservation Trust Act and Historic Preservation Trust Fund, also enhance the ability to preserve land for open space and recreation uses.

For a municipality to participate in the Green Trust Planning Incentive (PI) funding category, the local government must have adopted a recreation and open space plan, and also have established and be collecting an open space tax, pursuant to P.L. 1997, Chapter 24. Under this law, counties and municipalities may assess a tax, approved by voter referendum, for the following purposes, or any combination of these purposes, as determined by the local government:

- Acquisition of lands for recreation and conservation purposes;
- Development of lands acquired for recreation and conservation purposes;
- Maintenance of lands acquired for recreation and conservation purposes;

- Acquisition of farmland for farmland preservation purposes;
- Preservation of historic properties, including the acquisition of such properties for historic preservation purposes; or
- Payment of debt service on indebtedness issued or incurred by a local government for any of the purposes listed above, except for number 3.

Green Acres funding includes long term low interest loans as well as grants for up to 25 percent of the acquisition cost for environmentally sensitive land. Additionally, the Garden State Preservation Trust Act provides funding for local governments that have adopted an alternate means of funding for the purposes listed above. The law requires that the funding mechanism be stable and reasonably equivalent to an open space tax.

- 7. Green Acres Communities Challenge Grants:** This grant program was established to assist municipalities in developing a community forestry program. This management plan helps local government agencies implement urban and community forestry projects. These projects are provided under four themes: Program Development, Implementation, Tree Maintenance and Research Projects.
- 8. National Recreational Trails Program:** This provides financial assistance for developing and maintaining trails and trail facilities. Trails can be for non-motorized, multi-use and motorized purposes. This program is administered through the NJ DEP Natural Land Management Department and is targeted to government and non-profit land owners.
- 9. New Jersey Tree Planting Grant:** This grant is designed to positively impact local areas by planting trees and land owned or controlled by state, county or local governments. This is achieved by supporting and encouraging the development of Community Forestry Programs that will raise awareness of the benefits of trees and tree cover in the local community or county. This grant is administered by the Community Forestry Program of the DEP. This grant is targeted to volunteers, municipalities, county or state agencies.
- 10. Recreation and Park Department Assistance:** This grant, which is administered by the NJ DCA Office of Recreation, is set up to assist communities and park departments with the initiation, development, administration and management of recreation sites, resources and programming. It operates as a clearinghouse for service requests for technical assistance to local governments.
- 11. NJ DOT Bikeway Grant Program:** This program addresses bicycle travel needs through the development of bicycle improvements on state and county systems. It is administered through the DOT Local Aid and Economic Development Department and is targeted towards municipalities.
- 12. Community Stewardship Incentive Grant:** This grant is directed to municipalities with approved Forestry plans and is designed to assist municipalities in implementing management goals and practices as outlined in their community forestry management plan. It is administered by the NJDEP Forest Service.
- 13. Funders Network for Smart Growth:** This is a website which offers a searchable database of approximately 52 private foundations that support various elements of smart growth, including, but not limited to: infill development, infrastructure investment; land use

planning, brownfield redevelopment, historic preservation, habitat protection, and environmental education, supporting neighborhoods, transportation and promoting regional collaboration.

14. **Recreation Opportunities for Individuals with Disabilities (ROID):** The New Jersey Department of Community Affairs provides funding to develop or expand recreational programs for individuals with disabilities within their communities.
15. **Morris County Open Space Trust Fund:** There are two programs offered by the county as follows:
  - **The County Program:** This program is targeted to projects which qualify for green acre funding or federal aid programs. It can be utilized for the acquisition or redevelopment of land for conservation and recreation purposes.
  - **The Municipal Program:** This program targets the acquisition of land for outdoor active and passive activities and the development and redevelopment of land for outdoor active and passive recreational activities. Municipalities are encouraged to develop multi-source projects that contain matching funds, such as NJDEP Green Acres, municipal matching funds, and other appropriate sources.
16. **Municipal Open Space Trust Fund:** Township of Parsippany –Troy Hills has its own Open Space Trust fund. Township adopted an Open Space Dedicated Trust Fund funded by an amount of \$.02 per\$100 of assessed valuation of each annual tax levy starting in 1989.

**X. ACTION PROGRAM AND RECOMMENDATIONS (Need to discuss these actions with OS Committee).**

The Action Program suggests projects that the Township should pursue to implement the Open Space and Recreation Plan. The activities listed for the first year after the adoption of the Plan are those that are most urgent and will further the Township's open space program immediately. The "three year" recommendations are urgent but will take a little more time to complete. The projects under the five-year heading are important but should take place. The Open Space and Recreation Plan is not a static document. The Action Program should be updated every year and progress reported to the governing body.

**A. IMMEDIATE ACTION: FIRST YEAR**

- Adopt the amended Open Space and Recreation Plan.
- Submit the Open Space and Recreation Plan to the Green Acres program to maintain eligibility for Planning Incentive grant/loans for land acquisition.
- Review and prioritize the properties highlighted in the Open Space and Recreation Plan with the Open Space Advisory Committee. Visit the properties and decide which one(s) to submit for county grant funding.

- Review the Township ordinances concerning stream corridor protection, tree removal, conservation easements, ridgeline and steep slope protection and others that protect environmental resources to ensure they are as strong as possible. This activity should be in concert with the Environmental Committee.
- Based on our recommendations for land acquisition/preservation strategy for lots in the Township, the following are recommended for ROSI list:

#	Block	Lot
1	7	50.01
2	13	8, 10
3	14	8
4	15.01	18, 19
5	15.8	35.02, 49
6	15	28, 29
7	15.11	9.01
8	25	31.01,31.02,32
9	27	16
10	40	1
11	98	8, 18.12
12	166	16
13	163	2
14	114	22,23
15	101	12,33
16	208	61.18
17	421	9,47
18	421	13
19	469	4
20	483	28
21	501	23,61,51
22	517	6
23	529	1, 12
24	545	13
25	549	29
26	553	2,3,5,6,11.01, 12
27	554	3.01
28	621	11,13,26,77,78,86,80,83,84,85
29	626	19
30	631	3.01
31	723	1
32	729	3,4 & 5
33	741	4.02
34	753	14, 65, 66
35	757	48.31
36	764	29,51,68.01
37	765	33,66,81.01

**B. SHORT TERM: WITHIN THREE YEARS**

- Review developers' agreements and inform owners that official deed restrictions need to be placed on properties donated as open space in accordance with the Planning Board approvals.
- Secure public acquisition of inholdings in Troy Meadows to make it an intact ecosystem.
- Seek input from the Parsippany-Troy Hills Historic Preservation Advisory Committee to determine how open space will enhance the long-term preservation of each site and work with the Committee to prioritize potential land acquisition projects.
- Prepare at least one application for the Morris County Open Space and Farmland Preservation every year.
- Begin discussions with Jersey City and the State to consider placing a conservation easement on the lands around the Reservoir.
- Produce a complete Natural Resources Inventory.

**C. LONG TERM: WITHIN FIVE YEARS**

- Permanently protect the lands owned by Wildlife Preserves through easement or County/state/municipal acquisition. (This recommendation is from the Open Space Element of the Morris County Master Plan.)
- Develop a comprehensive trail plan that includes bike paths and pedestrian trails that will provide alternative transportation routes between population centers and public parks. The plan should examine potential use of inactive rail corridors and will further the development of Patriot's Path and the trolley line trail.
- Review the Open Space and Recreation Plan yearly to update the properties and information, and submit the update to Green Acres.
- Revisit the possibility of developing public recreation facilities on corporate office park property.
- Discuss the possibility of creating bikeways/pathways to connect the existing recreation facilities throughout the Township.
- Develop a regular process that contacts large landowners to request that the Township have a chance to purchase the property before the land is placed on the open market. Also contact large property owners to introduce the option of placing conservation easements on their land.

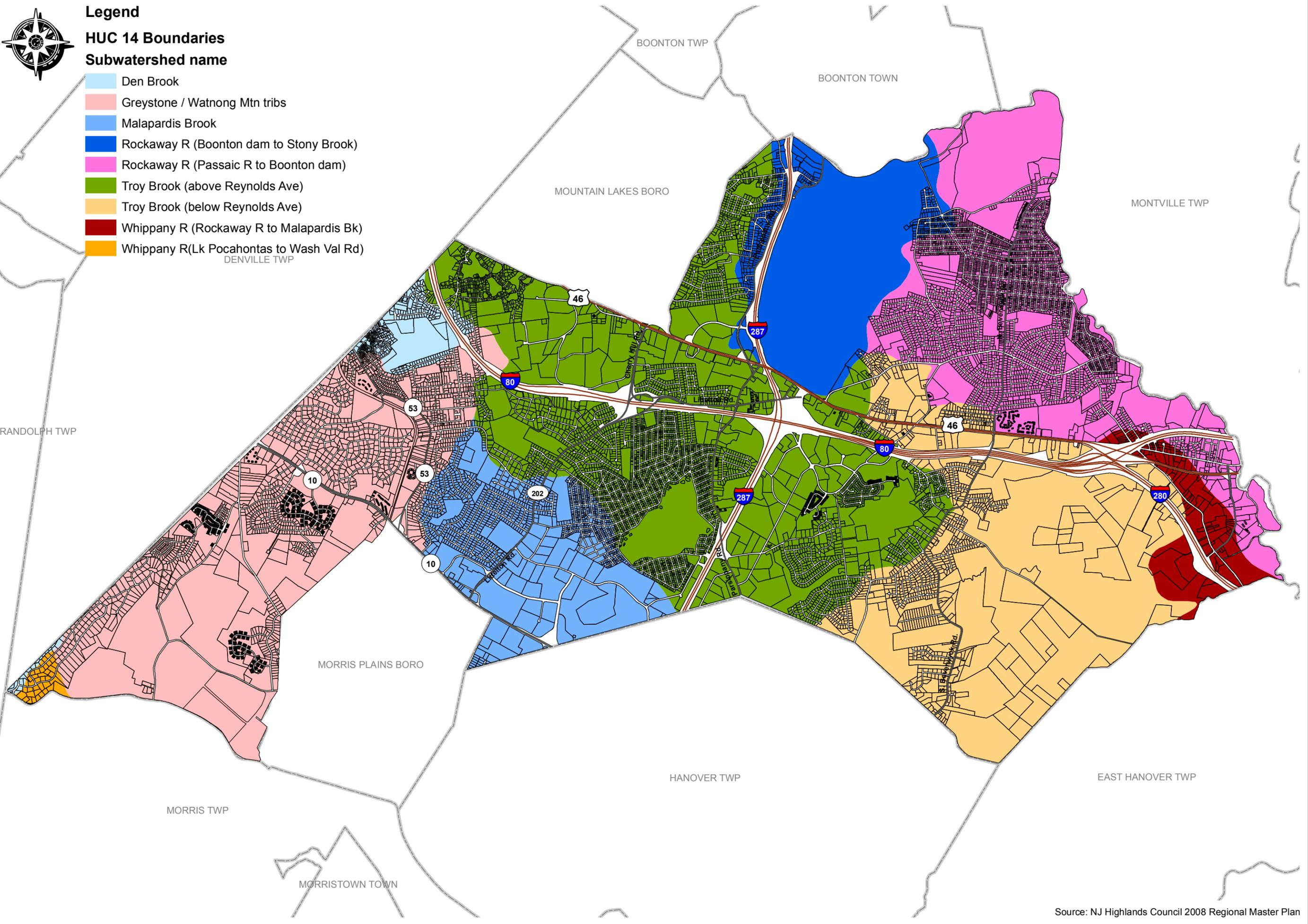


# Legend

## HUC 14 Boundaries

### Subwatershed name

- Den Brook
- Greystone / Watnong Mtn tribs
- Malapardis Brook
- Rockaway R (Boonton dam to Stony Brook)
- Rockaway R (Passaic R to Boonton dam)
- Troy Brook (above Reynolds Ave)
- Troy Brook (below Reynolds Ave)
- Whippany R (Rockaway R to Malapardis Bk)
- Whippany R(Lk Pocahontas to Wash Val Rd)



**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS  
 25 Westwood Avenue  
 Westwood, New Jersey 07675  
 Phone: (201)-666-1811  
 Fax: (201)-666-2599

Project Title  
**Open Space  
 & Recreation  
 Plan**  
 TOWNSHIP OF PARSIPPANY TROY HILLS  
 MORRIS COUNTY, NEW JERSEY

Key Map  
 Scale: NOT TO SCALE

Dwg. Legend

Rev	Description	Date	Dwn	Clk

Dwg. Title  
**HUC 14 Subwatershed  
 Boundaries**

Graphic Scale  
 1,800 900 0 1,800 Feet

JOSEPH H. BURGIS AICP  
 PROFESSIONAL PLANNER  
 NEW JERSEY LIC. NO. 2450

Project No.	2200.18
Sheet No.	4 of 7
Date	10/28/09
Drawn	MA
Checked	ES
File Name	2200.18.05

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 Huc 14  
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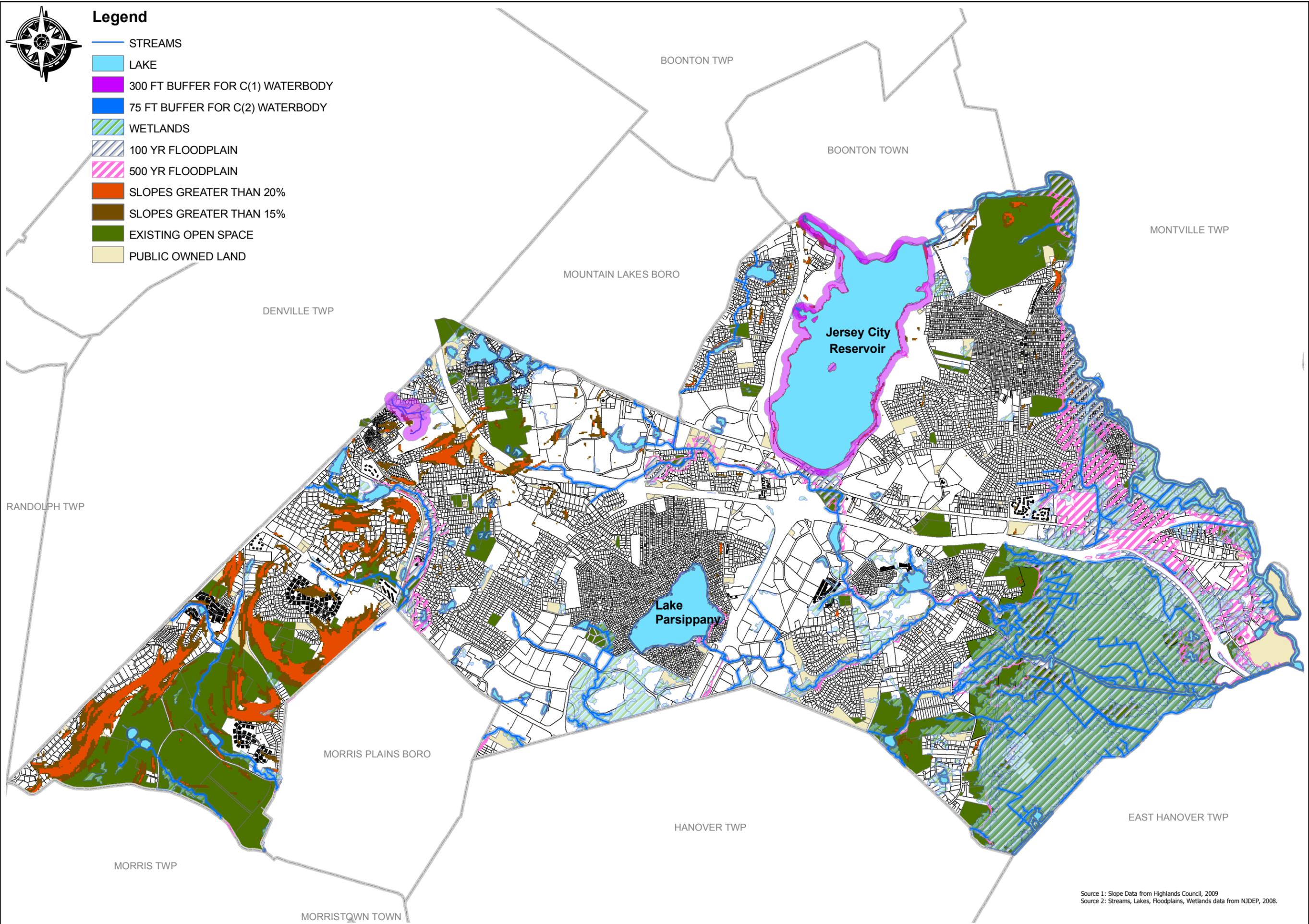
Source: NJ Highlands Council 2008 Regional Master Plan





### Legend

- STREAMS
- LAKE
- 300 FT BUFFER FOR C(1) WATERBODY
- 75 FT BUFFER FOR C(2) WATERBODY
- WETLANDS
- 100 YR FLOODPLAIN
- 500 YR FLOODPLAIN
- SLOPES GREATER THAN 20%
- SLOPES GREATER THAN 15%
- EXISTING OPEN SPACE
- PUBLIC OWNED LAND



**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS  
 25 Westwood Avenue  
 Westwood, New Jersey 07675  
 Phone: (201)-666-1811  
 Fax: (201)-666-2599

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 MORRIS COUNTY, NEW JERSEY

Key Map  
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Dwg. Legend

Rev	Description	Date	Dwn	Ckd

Dwg. Title  
 Existing Open Space  
 with Environmental Constraints  
 Overlay

Graphic Scale

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 PROFESSIONAL PLANNER  
 NEW JERSEY LIC. NO. 2450

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File Name	2200.18EV

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 ENV  
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Source 1: Slope Data from Highlands Council, 2009  
 Source 2: Streams, Lakes, Floodplains, Wetlands data from NJDEP, 2008.



# Legend

- STREAMS
- LAKE

**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS  
 25 Westwood Avenue  
 Westwood, New Jersey 07675  
 Phone: (201)-666-1811  
 Fax: (201)-666-2599

Project Title  
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 MORRIS COUNTY, NEW JERSEY

Key Map  
 Scale NOT TO SCALE

Dwg. Legend

Rev	Description	Date	Dwn	Ckd

Dwg. Title

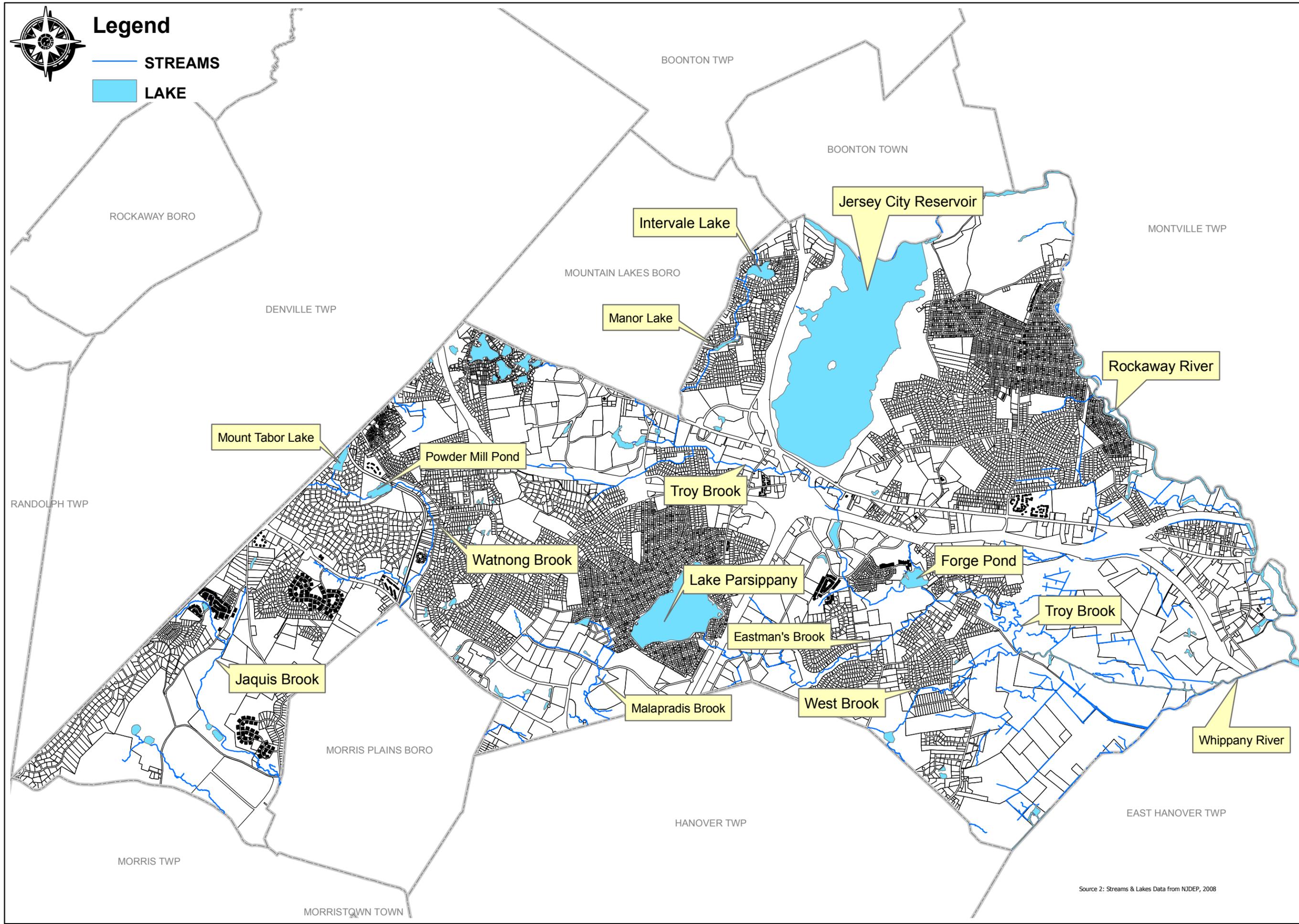
Existing Streams and Lakes

Graphic Scale

JOSEPH H. BURGIS AICP  
 PROFESSIONAL PLANNER  
 NEW JERSEY LIC. NO. 2450

Project No.	2200.18
Sheet No.	3 of 7
Date	11/09/09
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Source 2: Streams & Lakes Data from NJDEP, 2008



# Legend

-  Mini Park
-  Mini Park Service Area 1/4 mile
-  Neighborhood Parks
-  Neighborhood Park Service Area 1/2 mile
-  Community Parks
-  Community Park Service Area 1 mile

**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS  
 25 Westwood Avenue  
 Westwood, New Jersey 07675  
 Phone: (201)-666-1811  
 Fax: (201)-666-2599

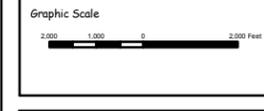
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 MORRIS COUNTY, NEW JERSEY

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Dwg. Legend

Rev	Description	Date	Dwn	Ckd

Dwg. Title  
Service Area Analysis



JOSEPH H. BURGIS AICP  
 PROFESSIONAL PLANNER  
 NEW JERSEY LIC. NO. 2450

Project No.	2200.18
Sheet No.	5 of 7
Date	10/07/09
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Principal	ES
File Name	2200.18SER

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 Park-Service Area  
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Source: NRPA (National Recreation and Park Association Standards) Guidelines  
 ParsIPPany Parcels, 2009  
 ROSI list 2009

Graphic Scale



**Legend**

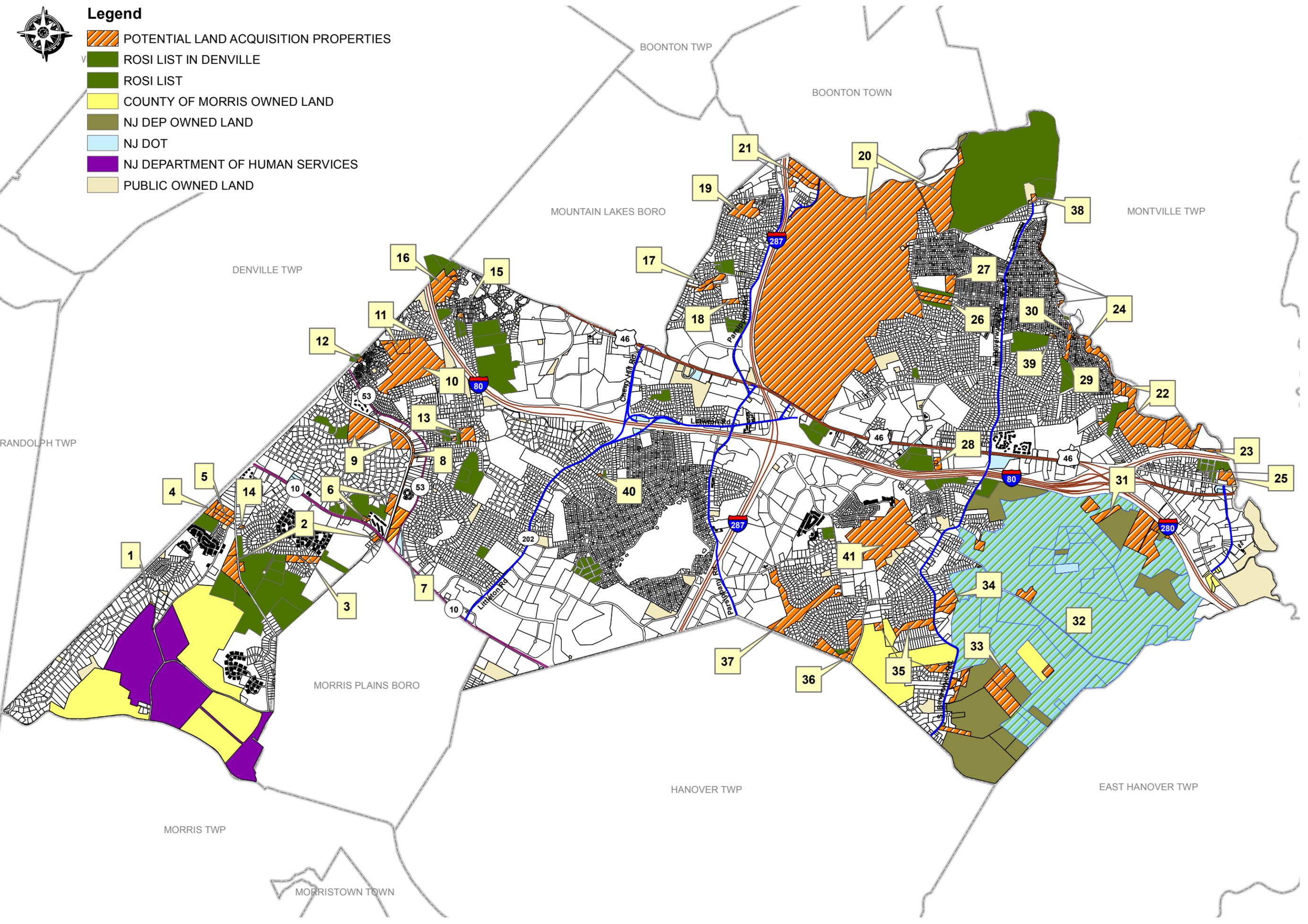
- POTENTIAL LAND ACQUISITION PROPERTIES
- ROSI LIST IN DENVILLE
- ROSI LIST
- COUNTY OF MORRIS OWNED LAND
- NJ DEP OWNED LAND
- NJ DOT
- NJ DEPARTMENT OF HUMAN SERVICES
- PUBLIC OWNED LAND

**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS  
 25 Westwood Avenue  
 Westwood, New Jersey 07675  
 Phone: (201)-666-1811  
 Fax: (201)-666-2599

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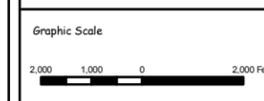
Key Map  
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Rev	Description	Date	Dwn	Clk

Dwg. Title  
Proposed Land Acquisition/  
 Preservation Properties



JOSEPH H. BURGIS AICP  
 PROFESSIONAL PLANNER  
 NEW JERSEY LIC. NO. 2450

Project No.	2200.18
Sheet No.	6 of 7
Date	10/28/09
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Checked	ES
File Name	2200.18LQ

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