

**AMENDMENT
TO THE
MASTER PLAN
OF
WARREN TOWNSHIP**

By:

John T. Chadwick, IV P.P.

**The original of this document was signed and sealed according to law
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INTRODUCTION

Master planning is a process which inevitably leads to changes to the land. The process of plan development has a short cycle, whereas physical construction as a result of this plan has a long term impact, typically extending beyond even the lifetime of the participants in the process. In the end only the actual “improvements” and the remaining natural features are important, with the economic and social policies of the Township as the means to implement the plan.

The Warren Township Master Plan amendment has been prepared in accordance with the New Jersey municipal land-use law that sets the standards requirements for preparation and adoption of a master plan. Further, this document incorporates and references the Warren Township Re-Examination Report adopted August 28, 2006. The findings and conclusions of the re-examination report have been considered in connection with all further study, findings of fact and conclusions conducted subsequent and as a part of this updated master plan.

The 2006 amendments presented herein will be codified in the adopted 2001 Master Plan.

EXECUTIVE SUMMARY

This document proposes amendments to the adopted Master Plan of Warren Township. The current plan was adopted June 4, 2001. Subsequent amendments included the Open Space Plan adopted August 2005 and the third round Affordable Housing Plan adopted November 2005. The preparation of the proposed amendments included the advice and comment of following boards, commissions and departments:

- Warren Township Sewerage Authority
- Warren Township Board of Adjustment
- Warren Township Board of Health
- Warren Township Environmental Commission
- Warren Township Historic Sites Committee
- Warren Township Open Space Advisory Committee
- Warren Township Recreation Commission
- Warren Township Traffic Advisory Committee
- Warren Township Senior Citizen Committee

PROPOSED AMENDMENTS

Proposed amendments to the 2001 Master Plan are intended to be codified to the existing document. The amendments are referenced to appropriate sections of the 2001 Master Plan.

PROPOSED LAND USE PLAN AMENDMENT

The Land Use Plan is proposed to be amended for the locations shown on the accompanying map. The facts and conclusions for amendments are set forth hereinafter.

1. The Mount Horeb Park (Elm Avenue area)

The area is currently zoned R- 20. With the exception of the southerly most portion (4th Street and South) no public sewer exists. No public water service exists for the entire neighborhood.

The majority of land area north of 4th Street exhibits lot size of one plus acre. Significant portions are classified as forested wetlands on the NJDEP I-Map environmental survey. Recent NJDEP regulations adopted by the Township require substantial buffer area from streams whether seasonal or annual. This area is interlaced with seasonal water courses, some man made.

Significant portions of the mapped roadway network are “paper” streets. The existing streets are substandard having pavement width ranging from 12 to 22 feet.

The infrastructure available does not support half acre residential development. Because of the grid road network simple rezoning to R- 65 is not appropriate. The Land Use Plan proposes a one acre minimum lot size with a new zone designation of R-40.

2. Mountain View (Round Top Road area)

The area consists of properties substantially larger than the minimum lot size required. Properties to either side of Round Top Road exhibit significant development constraints (forested wetlands). The Township owns the middle parcel (block 15, lot 8).

Because of environmental constraints, the Land Use Plan proposes redesignation of the area as low density residential (R- 130/65).

3. Area between the Casale Drive and Casale Drive South (Codington Open Space Area)

This area is a part of the larger lot owned by the Township. The larger portion is zoned CR- 130/65. The cited area is to be included in that zone.

4. Stonehedge Court (Old Farm Road cul-de-sac)

The area is developed for single-family residential homes. Prevailing lot size is 1.5 acres. The area was developed under the variable lot size provisions of the R-65 zone. The area is currently zone R-130/65. It is recommended the area be redesignated low density residential (R-65) to reflect the developed character of the neighborhood.

5. Dock Watch Hollow Road (Jennifer Lane area)

The area consists of the abandoned Dock Watch Hollow quarry and large lots accessing the Jennifer Lane cul-de-sac. Substantial portions of the large lots fronting Jennifer Lane are restricted by conservation easement (very steep sloped areas) and Dock Watch Hollow Brook.

The abandoned quarry is identified on the Township and Somerset County open space plans as a future conservation/open space area.

The area is currently zoned R-65/low density single-family development. Current zoning does not reflect lot sizes or constraints to development. It is recommended the area be designated R-130/65, consistent with zoning to the easterly side of Dock Watch Hollow Road.

6. Mason Hill Road

The area is designated low density (1.5 acre lot size). Lots to the end of Mason Hill Road substantially exceed minimum lot size. Each lot also features substantial conservation easement designation reflecting the steep sloped conditions. These lots abut low density/publicly owned land to the west. It is recommended the area be redesignated low density CR-130/65 consistent with lands to the west.

7. Brookside Drive

Properties on both sides of Brookside Drive are substantially impacted by the east branch of the Middle Brook and a tributary. The majority of lots substantially exceed minimum required lot area (1.5 acres).

The east branch of the Middle Brook is classified as a FW-2 (TM) (trout maintenance) stream. Substantial buffers are required by NJDEP regulation as well as Township riparian regulations.

Current zoning does not reinforce the development character of the majority of the Brookside Drive development nor adequately address known environmental constraints. It is recommended the area be redesignated low density CR-130/65.

8. Morning Glory - Mobus Lane

The area features lots substantially in excess of the minimum required (half acre lot). The area is served in part by private roadways of very narrow width (right of way 20 feet or less and pavement width of 12 to 15 feet). Lots fronting Morning Glory Road are also impacted by a tributary stream of the east branch of the Middle Brook and regulated by both NJDEP and Township riparian regulations.

It is recommended the area be redesignated low density residential (R-65) consistent with zoning of land located to the north and south of this area.

9. *Washington Valley Road (Morning Glory to Top 'O the World Way)*

Predominate features of this area are the east branch of the Middle Brook and associated wetlands/floodplain. Substantial portions of the area are conservation easement or publicly owned. Further, development is significantly constrained due to NJDEP regulations and Township riparian ordinance.

Prevailing lots sizes substantially exceed minimum required (1.5 acres). Two existing non-conforming uses occupy the largest properties within the subject area.

Based upon prevailing lot sizes and environmental constraints it is recommended the area be redesignated low density residential (CR-130/65).

10. *Mountain View (Broadway area)*

Lands abutting the Citi-Group Corporate Headquarters and along the north side of Mountain View Road east and west of its intersection with Broadway generally exhibit lot sizes substantially greater than required by this zone (1.5 acres). In addition lands owned by Citi-Group zoned residential are conservation easemented.

The current R-65 zone designation does not reflect prevailing large lot size, environmental constraints and conservation easemented lands.

Based upon prevailing lots sizes and environmental constraints, it is recommended the area be redesignated low density residential (CR-130/65).

11. *Mountain Avenue (I-78 overpass east to old Stirling Road)*

Substantial portions of the area are owned by the Township. All lots substantially exceed existing zone requirements (1.5 acres). Considerable environmental constraints are present including impacts of I 78, high water table, wetlands and general absence of available public water and public sewer service.

Based upon prevailing lots sizes, public land ownership and environmental constraints, it is recommended the area be redesignated low density residential (CR -- 130/65).

12. *Mountain Avenue (Hillcrest Road area)*

Lots abutting the north side of the Hillcrest Road/Mountain Avenue intersection are substantially larger than required by zone (R-20V). Further, lots west of Kathy Lane, the north side of Mountain Avenue also substantially exceed minimum requirements of the zone. These lots are also impacted by floodplain and wetlands associated with a tributary of the Passaic River.

Although sanitary sewer lines exist, no service is available due to capacity constraints. All new development must be served by onsite septic systems. USDA soil surveys indicate high water table and soils having poor septic capabilities. Septic failures have long characterized the area.

Based upon infrastructure constraints, prevailing lot sizes, high groundwater and wetlands, it is recommended that the Land Use Plan designate the area for one acre minimum lots sizes with a new zone designation called R-40.

13. PAC Development Option/R-65 and R-20V District

The PAC (plan adult community) development option is an overlay zone to several locations within the designated town center. A single project in R-65/PAC zone is now under construction. No other sites located within the town center district have pending development applications.

Significant portions of the remaining PAC overlay zoned areas exhibit developmental constraints (wetlands and flood hazard areas). Due to new NJDEP regulations and the Township riparian ordinance substantial portions of these areas are no longer capable of development.

Further, a principal objective of the planned adult neighborhood was to create a pricing mix of housing to serve a wide income range of individuals and adult households. This objective is not being achieved. Because of the extraordinarily limited opportunities for new development to produce a wide range of affordability within the town center district, the PAC option overlay as presently constituted is proposed to be eliminated.

The elimination of the PAC development option should not be interpreted as abandonment of the Township's long-standing policy and objective to provide for a range of affordable housing for senior households. The strategies and mechanisms to achieve this goal are being reevaluated and assessed.

14. R-20 District/Reinman Road

This neighborhood is located generally east of Old Stirling and south of Reinman Roads and is generally known and as the Plainfield Gardens neighborhood. The area was originally developed as a summer home community. The area is highly developed and many lots are undersized for the required ½ acre lot size.

The neighborhood has long experienced an evolution from a summer cottage community to an established year round community.

Due to small lot sizes, a common variance is for house size. This plan proposes to further adjust the floor area ratio (FAR) standard to 0.20, thereby permitting reasonable expansion and renovation of existing homes.

MAPS AVAILABLE IN THE PLANNING BOARD OFFICE, MUNICIPAL BUILDING, 46 MOUNTAIN BOULEVARD, WARREN NJ 07059 – BETWEEN THE HOURS OF 8:30 A.M. AND 4:00 P.M. (EXCLUDING HOLIDAYS).

COMMUNITY FACILITIES PLAN

The current Master Plan describes goals and objectives for recreation and open space facilities in the community. The Township Recreation Commission has prepared a detailed Park and Recreation Master Plan. That plan is set forth hereinafter and is proposed to be incorporated in the Township's Master Plan and adopted by the planning board.

PARKS AND RECREATION MASTER PLAN

INTRODUCTION

Purpose of the Plan

The Township of Warren is in a unique position to provide public open space and recreation opportunities for its residents. The ability to effectively deliver recreation services requires a focused and on-going effort to acquire, develop, and maintain recreation facilities, and a trail and open space system. Parks, recreation programs, cultural activities, and sports programs are considered important for maintaining the quality of life in Warren Township.

Tom Powers was appointed by Adriane Stewart, Recreation Chairperson, to develop a Parks and Recreation Master Plan committee comprised of community members with various backgrounds and interests. The committee met twice a month beginning in on April 19th, 2006 and concluding on July 12, 2006.

The Warren Township Parks and Recreation Master Plan has six (6) primary purposes:

- To serve as a decision-making guide for the Recreation Commission and Township Committee
- To develop an inventory of current recreation and park facilities and programs offered to residents
- To recommend and prioritize action or implementation strategies
- To identify recreation and park needs within the area
- To be used as a guide for obtaining funding and assistance to develop park and recreation opportunities for the community
- To serve as a guide for communicating with residents in regard to park and recreation issues and opportunities in the area

This document is to be used for both short-range and long-range decision-making situations. The information provided details program and facility needs. This is useful for prioritizing current recreation program and service offerings. Additionally, this plan identifies important trail linkages that connect neighborhoods and recreation resources in the region.

Organization of the Plan

The Warren Township Parks and Recreation Master Plan contains seven (7) sections:

- 1) Purpose and Organization of the Plan
- 2) Recreation Commission Vision

- 3) Existing Physical Conditions and Demographics
- 4) Inventory of Recreational Resources
- 5) Identification of Need for Recreation Services and Facilities
- 6) Recommendation for Action
- 7) Implementation of Plan

RECREATION COMMISSION VISION

Mission Statement

The mission of the Warren Township Recreation Commission is to enhance the quality of life in Warren Township by providing the best possible recreational facilities, open natural spaces and programs for its citizens.

Statement of Philosophy

The primary service of the Warren Township Recreation Commission is to provide opportunities that enrich the lives and meet the recreational needs of Warren Township residents. The expressed purpose of the Recreation Commission is to maintain and develop facilities and programs to provide a well-rounded, wholesome program of leisure time activities for the people residing in the community.

The Recreation Commission will continually strive to make public property with recreational value accessible to the citizens of Warren Township. The Recreation Commission also recognizes and strives to implement the joint use of public property for the multi-purpose and financial advantages it has for residents of the community.

Goals and Objectives

- Promote community involvement and actively seek input in the planning, operation and participation of the Recreation Commission.
- Allow for an orderly growth, acquisition and development of the physical and natural resources, and to utilize the natural characteristics of the land when evaluating its potential for parks and recreation purposes.
- Provide training and development courses for volunteer coaches to help maximize the sports experience and to ensure the safety of participants, parents, and coaches.
- Effectively coordinate the Recreation Commission with other Township departments, organizations, and schools to improve the overall service to the community.
- Offer comprehensive, quality recreational programming aimed at satisfying the needs of varying age levels, physical abilities and special interests.

- Act as a community resource for residents seeking information regarding all recreation and park related programs within Warren Township and the surrounding area.
- Maintain and improve the appearance and safety of our parks and facilities at the highest level of available resources.
- Provide efficient and effective leadership and coordination for quality recreational and leisure activities for the community.

Roles and Responsibilities of the Recreation Commission

- Encourage and promote community awareness by conducting interest surveys, meetings, distribution of publicity and other appropriate communication opportunities
- Assist and promote efforts for fundraising campaigns as well as identifying and acquiring state and federal grants
- Prepare an annual budget and a capital improvement program
- Assist in the recruitment of volunteers for recreation programs and park development
- Encourage the maintenance of park and recreation facilities including the development of maintenance standards with the Department of Public Works
- Advise the Township Committee on actions potentially affecting parks and recreation within Warren Township and the surrounding area
- Cooperate with other governmental agencies with regard to the advancement of park and recreation opportunities
- Interpret the needs of the community served

EXISTING PHYSICAL CONDITIONS AND DEMOGRAPHICS

Demographics

The committee utilized the most recent information from the U.S. Census Bureau (2000) to identify current Township demographics. The census indicates a current population of 14,259 with an even distribution of male and female residents. The census indicates a median age of 39.4, but also an approximate population of 2,100 residents ages 60 years and older. The committee viewed these figures as very interesting as they relate to parks and recreation in the Township. While there are a significant number of families with young children, there are also a significant

number of seniors in the community, two age groups that require very different types of facilities and programs. This point was critical throughout the entire process.

History and Physical Setting

One of the most attractive communities in New Jersey, Warren Township, has a great history and an even greater future. Originally, Warren Township was inhabited by the Lenape Indians. European farmers settled the territory in the early 1700's; and in 1806 Warren was carved from part of surrounding towns and incorporated. The town was named after General Joseph Warren who was a hero of the Battle of Bunker Hill during the American Revolution.

Warren Township has 19.3 square miles. It is nestled in the Watchung Mountains. Once described as "the greenest place in New Jersey," Warren Township residents and elected officials are working to keep its rural character and charm while recognizing that there will be growth due to the town's beauty, favorable property taxes and strategic location.

Less than 35 miles to Manhattan makes Warren Township a favorite suburb for commuters to New York City. Businesses and residents alike chose Warren as their home because of the access to major roads and resources. Warren is positioned between Route 78, Route 22 and Route 287. It is also close to major shopping centers and great restaurants.

Warren Township is the location of over 350 businesses. These include restaurants, retail, and manufacturing & office occupancies. The Township's Master Plan has kept commercial and industrial growth to only a few main streets. Most of the commercial property is found on Mountain Boulevard, Mount Bethel Road, and Sterling Road.

INVENTORY OF RECREATIONAL RESOURCES

Township Parks and Trails

Municipal Grounds Recreation Area

The Municipal Grounds are located adjacent to and behind the Municipal Building, Library and Police Station at 46 Mountain Boulevard. Comprising approximately 25 acres, the grounds include 5-lighted multi-purpose fields. A covered pavilion with rest rooms and a water fountain is available for use. Part of the area is used for youth sports, summer concerts and large community events. There are also basketball courts, picnic areas with playground equipment, an asphalt walking trail, a one (1) mile hiking trail, and three tennis courts available to the public.

Greenwood Meadows Park

Greenwood Meadows Park is located off of Liberty Corner Road and offers a playground area, recreational ball field, sledding slopes, tennis courts, gazebo, and a newly constructed shelter for public use.

Elm Avenue Park

Elm Avenue Park is a neighborhood park located on Elm Avenue that includes two age-appropriate play areas for children ages 2 – 12.

Recreation Open Space and Trails – SEE MAP 2 AND MAP 3

Warren is full of opportunity for walking, running, biking, and hiking on several recreational trails over hundreds of acres of open space throughout the Township. A brief description of each open space site is available in the appendix of this document. A detailed map and narrative of each site is also available at the Recreation Department office.

Township Fields and Facilities

Dubois Road Fields

The Dubois Road site offers two multi-purpose fields for use by various community sports groups.

East County Reserve Athletic Complex

The East County Reserve Complex is located on Old Stirling Road, across from the Warren Middle School, and includes a synthetic turf multipurpose field and a grass practice field.

Municipal Grounds Athletic Complex

The Municipal Grounds include a multi-purpose field and one ball field behind the Warren Public Library. In addition, behind the municipal complex there are five lighted ball fields for organized play and public use. Three lighted tennis courts are also available to the public.

Greenwood Meadows Park Ball Field and Courts

Green Meadows houses one softball field and two tennis courts that are open to the public.

Township Programs and Activities

Adult Basketball

The Recreation Commission sponsors an Adult Basketball Open Gym program at the Warren Middle School throughout the school year. The program is offered on Monday nights from 6:30pm – 9:00pm. Please see the program supervisor upon arrival to register for the season.

Fishing Derby

The Recreation Commission, in cooperation with the State Department of Community Affairs, sponsors a community-wide fishing derby each spring. Information on this annual event is available in February.

High School Recreational Basketball

The Recreation Commission sponsors a recreational basketball league for high school students each winter. The program is held on Monday nights from 6:00pm – 9:30pm on Monday nights at Warren Middle School. Participants can obtain registration information at the Municipal Building or from the program supervisor upon arrival at the Middle School.

Summer Camp

The Recreation Commission sponsors a summer playground program at the Municipal Grounds, which runs 5 weeks each summer beginning the first full week after school closes. The program is open to all Warren children entering Grades 1 – 8 and is held weekdays from 9:00am until 3:00pm. There are a variety of offerings weekly, which includes arts and crafts and numerous board games. The playground staff supervises various sports such as soccer, baseball, tennis, basketball and golf, with emphasis placed on participation and a good learning experience.

Each week also offers a swim day at Warrenbrook Pool for a nominal fee, a feature movie is shown and there is a weekly day trip. Previous trips were enjoyed at Sesame Place, The Bronx Zoo, Yankee Stadium, The Paper Mill Playhouse, Bowcraft Amusements, USA Skate and Bowling Lanes. The program concludes with a picnic (weather permitting) and games with ribbons awarded to all participants.

Summer Concerts and Movies

The Recreation Commission sponsors free concerts and movies on the municipal grounds on Thursday nights in July and August. Recent concerts include Latin Sound, Jimmy and the Parrots, Locksley, and The Michael Craig Band. Movies are shown with a DVD projector on the big screen.

Summer Specialty Camps

Week-long programs including Mad Science Camp and Sports Camp are offered each August for students ages 5 – 14. Programs are coordinated on the Municipal Grounds.

Therapeutic Recreation

The Recreation Commission offers a Therapeutic Recreation program through a cooperative effort with the Somerset County Parks Commission.

The program is dedicated to providing year round recreation and leisure opportunities for people with developmental disabilities. The goal of the program is to promote an active leisure lifestyle that improves social, physical, cognitive and emotional functioning and to enhance participants' abilities. With highly qualified staff at programs, participants can register for many types of programs. By providing a variety of social, cultural, artistic, culinary, sports, fitness, community outings, horticulture, and special events, participants can recreate in the day, evening, or weekends.

Benefits to participation may include improving social skills, enhancing self-esteem, improving overall health and well-being, enhancing communication skills, constructive use of leisure time, and the reduction of stress and anxiety.

Further information regarding the Therapeutic Recreation program can be obtained by contacting Somerset County's Therapeutic Recreation office at (908) 526-5650 or online at www.somersetcountyparks.org.

Tennis Lessons

Youth Tennis Lessons are offered at the Greenwood Meadows Tennis Courts at various times throughout the year. Lessons are taught by local tennis enthusiast Mr. Steve Levin.

Ballroom Dancing

In conjunction with "Make You Wanna Dance," the Recreation Commission offers a number of dance socials throughout the year at Warren Middle School. The socials include brief instruction of various dances including salsa, rumba, and tango.

Trips

The Recreation Commission provides various community bus trips throughout the year including trips to ski areas, sports arenas, and performing arts centers.

Other Facilities and Recreational Opportunities

Warrenbrook Park (Somerset County)

Located on Warrentown Road, Warrenbrook Park is a facility operated by the Somerset County Park Commission. The public facility includes an 18-hole golf course, pro shop and clubhouse, swimming pools for adults and children, cross-country skiing, and is the location for the Somerset County Multipurpose Senior Center. This center is run by member contributions and voluntary direction through the Somerset County Office on Aging and offers programs and hot lunches all week. Programs include trips, theatrical groups, dancercise, arts and crafts, shopping trips, yoga, bingo, oil painting and holiday parties. For further information, please contact (908) 754-8400.

Warren Township Board of Education Schools

Middle School – includes three (3) soccer fields, two (2) ball fields, two (2) gymnasiums, and a multi-purpose room.

Woodland School – includes two (2) ball fields and one (1) gymnasium

Central School – includes two (2) ball fields, one (1) soccer field, one (1) gymnasium, three outdoor basketball hoops, and an outdoor cement backboard

ALT School – includes three (3) soccer fields, one (1) ball field, and one (1) gymnasium

Mount Horeb School – includes one (1) baseball field, two (2) outdoor basketball hoops, one (1) outdoor cement backboard, and a one (1) gymnasium

Watchung Hills Regional High School

Includes four (4) gymnasiums, a wrestling room, one (1) Turf Field, a track, four (4) ball fields, four (4) multipurpose fields, and five (5) lighted tennis courts.

IDENTIFICATION OF NEED FOR RECREATION SERVICES AND FACILITIES

Recreation and Parks Needs Assessments

The committee developed three (3) survey instruments to assist in identifying parks and recreation needs in the community. Survey Instrument #1 was randomly distributed to Middle School-aged students in the community. Survey Instrument #2 was randomly distributed to High School-aged students in the community. Finally, Survey Instrument #3 was randomly distributed to adults in the community. Each instrument provided residents with the opportunity to respond to specific recreation and park opportunities, as well as an opportunity to respond with their own ideas for additional opportunities.

The committee also referred to a 2004 survey that was developed by the Recreation Commission and completed by 920 Warren Township residents. The survey results reported a community interest in a broad range of activities and facilities and provided the current committee with a very good tool in developing priorities.

Other Feedback

The Parks and Recreation Master Plan Committee was developed by appointing members of the community with various professional backgrounds and recreation/park interests. This dynamic proved invaluable as the committee began to assemble information and outline directives for the plan. Committee backgrounds included scholastic athlete, school administrator, senior citizen club member, youth sports administrator, recreation trails chairperson and members of the Recreation Commission. The review of completed surveys, coupled with the aforementioned committee backgrounds, created recommendations for action.

RECOMMENDATIONS FOR ACTION

The committee addressed this section of the master plan with the idea that recommendations should be categorized into three sections. A #1 designation identified a recommendation as an IMMEDIATE priority. A #2 designation identified a recommendation as a SECONDARY priority. A #3 designation identified a recommendation as a FUTURE priority. Table 3 outlines the recommendations for action based upon this model.

Program and Activity Development Priorities

Priorities identified through survey instruments and committee feedback include Cultural Trips and Events, After School Programs, Teen Activities, Sports Tournaments, Girls Lacrosse Program, and Senior Activities. The committee discussed the ongoing difficulty in addressing the needs of our “teen” population as well as the increasing popularity of youth sports for both boys and girls.

Passive Recreation Development Priorities

Priorities identified through survey instruments and committee feedback include Utilization of the Geiser Property, ATV trails, Fitness Trail, Wildlife Sanctuary and Nature Study, Boating, Hiking Trails, Cross Country Skiing Paths, Sledding Hill, Frisbee Golf Course, Large “Class” Park, Bicycle Trails, and a Scenic Walk Along South Side of Wagner Farm. The committee members identified the importance of developing a “community” park that is centrally located in the community as well as making use of some existing facilities/properties that currently do not serve members of the community. The committee also discussed the need to continue the improvement of the various open space and trail sites via signage and general maintenance. Another area discussed at length was the need for ongoing additional improvements and amenities made to already existing parks and open space.

Facility and Field Development Priorities

Priorities identified through survey instruments and committee feedback include Multi-Purpose Fields, a Softball Field, Track, Senior Center, Community Center w/gymnasium, Skateboard Park, Roller Hockey Rink, Outdoor Volleyball Courts, Basketball Court, Ice Skating Rink, YMCA Complex, and a Driving Range/Putting Green. The committee members identified a lack of multi-purpose and ball fields to accommodate the increasing youth sports population as well as a strong interest in contacting YMCA officials to discuss a YMCA complex in the community. Several committee members suggested that such a complex would address many of the needs identified in the current master plan.

CONCLUSION

The main goal of the Parks and Recreation Master Plan Committee and this document is to identify the “state of the union” for Warren Township’s leisure-service delivery system. A second important goal is to make key decision-makers aware of the current parks and recreation needs of our community so that collectively, action can be taken to address these needs. Although specific needs were identified and placed in a priority order, the committee realizes that the plan is a “work in progress” that may need to be updated and revised according to changing trends and other factors. The committee would like to thank in advance the Planning Board and Township Committee for reviewing this plan as they move forward in developing the Township’s Master Plan.

RECREATION, PARKS AND OPEN SPACE PLAN

The open space advisory committee has recommended and the plan is proposed to incorporate the following goal:

The Township has approximately 19.3 square miles of land within its borders. The open space advisory committee has proposed and this plan adopts the goal of a minimum of 10 percent all Warren's 12,355 acres be designated as open space. The current open space plan is consistent with this objective.

HISTORIC PRESERVATION ELEMENT

The Warren Township Historic Sites Committee proposes and this plan incorporates the following policies and objectives:

The citizens and governing body of Warren have demonstrated through the years that they are committed to the preservation of our town's history. This has been done through the acquisition, preservation and promotion of several historic buildings and properties in town. To further demonstrate the municipality's commitment, a Historic Preservation element is added to the Master Plan. By adding this element to the Master Plan the long term objective is to protect the existing historic structures in town, as well as identify properties that could be preserved in the future either by individuals, businesses or the government.

- ❖ The Historic Preservation Element should identify all the historic sites and landmarks. There are a number of properties and structures that have been identified by the Municipal, County and Federal governments as being historically significant. These include:
 - ❖ The Kirch-Ford House
 - ❖ The Mount Bethel Meeting House
 - ❖ The Codington Homestead
 - ❖ The Codington-Van Tuyl Cemetery
 - ❖ The Tucker Cemetery
 - ❖ The Smalley-Wormser House (privately owned)
 - ❖ The Duderstadt Barn (County owned)
 - ❖ The Mountain View Road Bridge (County owned)
- ❖ The Historic Preservation Element should identify all the potentially historic properties. Most of the potentially historic properties in town have been identified on the Historic Sites in the 1989 Edition of the Environmental Resource Inventory. At the time the ERI was published, there were 113 sites inventoried as historic or potentially historic.
- ❖ The historic districts in town need to be identified. Along with the many potentially historic buildings and properties, we should attempt to identify any historic districts in town. The historic center of Mount Bethel, which includes parts of Mount Bethel Road, Kin George Road and Mountain View Road, has probably the greatest amount of historic buildings still in tact in one area, and should be considered and identified as a historic district in the Historic Preservation Element.
- ❖ The importance of preservation as a Master Plan Goal needs to be emphasized. This includes not only the promotion of the preservation of buildings and grounds, but also the adaptive reuse of historic buildings to preserve the character of the town. This is consistent with one of the goals listed in the current Master Plan (page 3, item "c" under Office-High Tech-"Preserve and enhance historic places and buildings, encouraging the maintenance of historic forms and patterns in buildings and roads including farms.")

NATURAL RESOURCES PROTECTION

The plan proposes to include a new sub element to protect groundwater resources. The Township has adopted regulations promulgated through NJDEP to address the volume and quality of storm water runoff. Tandem to these regulations is the protection of groundwater resources primarily regulated through township board of health policy and regulations.

In this context Warren Township Board of Health proposes and this plan incorporates the following policies and strategy.

Septic Systems

Efforts should be made to assure that for those properties to be developed that must be served by individual subsurface sewage disposal systems (septic systems) that the septic systems be designed and constructed such that they comply with State NJDEP regulations and fully comply with local Board of Health ordinances. These ordinances were developed and promulgated with the purpose of protecting the health and safety of the residents of Warren by allowing septic systems that have been proven to be successful even in the difficult conditions of Warren.

Private Wells

We would encourage the minimization of private wells. Public water supplies are likely to be safer than private wells because the public water system is regularly monitored. If an issue arises regarding potability of the public water supply public notification is made immediately. These assurances are not present with private wells and it is our experience that residents are not likely to test their well water to demonstrate potability, except on rare occasions. Additionally, private wells represent a potential source of groundwater contamination as they can be injection points into the aquifer. Reducing the use of wells reduces the potential contamination points.

Water Runoff

The Board would recommend a policy of roof gutter and property runoff reinjection. This action will help to support and maintain the groundwater levels of the aquifers through regeneration of the water supply.

Surface Water Control

Similar to three above the Board would discourage large impervious areas. Permeable surface conditions allow for the regeneration and maintenance of groundwater conditions and reduce the likelihood of flooding and ponding of surface water. Reduction of stagnant surface water conditions will help with mosquito control issues and ultimately reduce the potential for disease being transmitted from animals to human (zoonoses).

Public and Environmental Health Concerns

In an effort to reduce air pollution, congestion and fuel consumption and to increase personal activity, exercise and social well being the Board of Health recommends the following:

- a. Preserve current open space
- b. Continue to acquire and preserve new open space
- c. Utilize open space for recreational purposes, particularly non-traditional recreation activities such as nature trails, interpretive activities and promotion of the natural world
- d. Increase recreational facilities of all types that promote activity and exercise within the populace, reduce stress and generally improve their health through exposure to the natural environment, exercise and activity
- e. Increase the number of safe, designated walking and biking paths in open space areas and throughout the Township