



OPEN SPACE AND RECREATION PLAN



for the **TOWNSHIP** of



MANTUA

GLOUCESTER COUNTY, NEW JERSEY



prepared by:



Delaware Valley
Regional Planning
Commission

with:

The Township
of Mantua

FEBRUARY 2008



Created in 1965, the Delaware Valley Regional Planning Commission (DVRPC) is an interstate, intercounty and intercity agency that provides continuing, comprehensive and coordinated planning to shape a vision for the future growth of the Delaware Valley region. The region includes Bucks, Chester, Delaware, and Montgomery counties, as well as the City of Philadelphia in Pennsylvania; and Burlington, Camden, Gloucester and Mercer counties in New Jersey. DVRPC provides technical assistance and services; conducts high priority studies that respond to the requests and demands of member state and local governments; fosters cooperation among various constituents to forge a consensus on diverse regional issues; determines and meets the needs of the private sector; and practices public outreach efforts to promote two-way communication and public awareness of regional issues and the Commission.

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Members of the Mantua Township Planning Board - 2007

Kenneth Green, chairperson	Robert Harris, vice-chairperson
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Michele Epifani	Kevin Howarth
John Legge	Lou Coppolino
Stephanie Salvatore, alternate	Sharon Lawrence, alternate

Members of the Mantua ad-hoc Open Space Committee - 2007

Timothy Chell, Mayor	Graham Land, Police Chief
Ken Green, Planning Board chairperson	Michael Datz, Public Works
Jim Bell	Lou Coppolino
James Hochberg, Board of Education	Stephanie Salvatore

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Suzanne McCarthy, Manager of the Office of Environmental Planning – Editing
Alison Hastings, PP, AICP, Environmental Planner – Project management, research & writing
Chris Linn, AICP, Senior Environmental Planner – Research
Kim Korejko, GIS Analyst – GIS maps and table data
Becky Maule, Graphic Designer – Cover Design
Carl Barbee, Reprographics Manager – Printing & Production

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Project Manager:

Alison M. Hastings, PP, AICP

NJ Planning License #: 33LI00596100
Delaware Valley Regional Planning Commission
190 N. Independence Mall West
Philadelphia, PA 19106

A signed and sealed original is on file with the Township Clerk's office





SECTION 1: EXECUTIVE SUMMARY

Mantua Township occupies 16 square miles at the center of Gloucester County in southern New Jersey. It is a historic agricultural area and a developing residential community. Mantua Creek forms its northeastern border, Chestnut Branch flows through the center creating a lush vegetated stream corridor, and Edwards Run flows through the agricultural southern half of the township. Mantua has a substantial amount of rich agricultural soils, with 75% of all soils classified as prime farmland or of statewide importance. However, prime agricultural land is under heavy threat of development. Mantua's stream corridors and parklands, including Chestnut Branch Park and Ceres Park, provide habitat and foraging area for endangered and threatened species such as the red-shouldered hawk, vesper sparrow, and the grasshopper sparrow. Mantua is also one of the communities in Southern New Jersey with a sustainable population of swamp pink plant population, a state endangered species.

Founded in the late 17th century and developed into a prominent town center throughout the 19th century, the village of Mantua's buildings are representative of several American vernacular architectural styles, including Victorian, Federal, Colonial, and Craftsman/Bungalow. The village of Mantua and Mantua Heights are designated as historic districts by the State Historic Preservation Office. Throughout the township, older homes, former stores, and taverns are found at prominent intersections and remain community landmarks and meeting places.

In the past 15 years, the township experienced an explosive wave of new residential development as many people saw Mantua as a livable, affordable, and charming community. State highway 45 is a major corridor through the township connecting several bedroom communities, such as Harrison and South Harrison townships to the south, with the employment and retail centers in Woodbury City and Deptford Township to the north. State highway 55 is a direct and speedy connection to larger employment and retail centers from Atlantic City to Philadelphia. US Interstate 295 and the New Jersey Turnpike have accessible exits and on-ramps to the west of the township.

In 2002, 35% of Mantua's acreage was cleared, developed land, 27% remained agricultural land, 34% was upland or wetland forest, and 2% was "barren" land. These percentages are changing due to residential development.

Throughout Mantua, there are 474 acres of preserved land, which is 4.6% of the township's land area. Of this, approximately 90 acres are active recreation sites consisting of a small playground in Sewell, baseball diamonds and practice fields adjacent to the municipal complex, and a highly-programmed park space at the Chestnut Branch Park. Neighboring Harrison Township and Mantua share joint athletic programs.

The Township of Mantua approved a dedicated property tax for the acquisition of open space and farmland preservation through voter referendum in November 2000 and increased it in November 2004. In the summer of 2004, the township recognized a need to coordinate master planning activities with open space planning and combined both planning efforts, overseen by the Planning Board's Master Plan sub-committee.

The *Open Space and Recreation Plan (OSRP)* recommends a system of open space to protect Mantua Township's waterways and wetlands and provide more active and passive recreation opportunities. Greenways will provide wildlife corridors, which will allow for movement of wildlife across a fragmented landscape. A system of trails is recommended as a means to connect established and future parks throughout the township and to connect people to the natural landscape. These trails would link residential areas and retail centers to recreation facilities.

Specific greenway, farmland preservation, and parkland recommendations are described in the Land Acquisition Recommendations section, which includes the inventories of all properties within each greenway and preservation area that is not already preserved. The recommendations are mapped on the *Map 10: Proposed Greenways, Conservation, and Recreation Land*.

An inventory of all existing and preserved open space, made up of vacant properties, farmland-assessed properties, tax-exempt properties, preserved farmland, and developed properties greater than five acres, are located in the plan's appendices. These properties are depicted on *Map 8: Existing Open Space*.

A key feature of the OSRP is the Action Program that describes the next steps toward implementing the plan. One of the first recommendations is to adopt the OSRP as part of the township's Master Plan. The next step is to create a permanent Open Space Advisory Committee whose initial task will be to identify specific property priorities based on the objectives and goals outlined in the OSRP.

The OSRP concludes with information on tools and funding for land preservation and on resources for greenway and trail development.





SECTION 2: COMMUNITY RESOURCES IN THE TOWNSHIP OF MANTUA

Mantua Township is located in the center of Gloucester County and is bounded by eight municipalities: Washington Township, Deptford Township, Wenonah Borough, and West Deptford Township to the north; East Greenwich Township to the northwest; Harrison Township to the south; and Glassboro and Pitman boroughs to the southeast. Mantua Village was settled in the late 17th century and incorporated in 1853.

Mantua occupies approximately 10,264 acres – or 16 square miles – on the coastal plain of New Jersey. The community’s land use reflects its natural setting, its long agricultural past, and the successive waves of suburban residential development that have occurred since the end of World War II. As of 2002, about one-third (3,612.8 acres) of Mantua’s land was developed, mostly for residential use. In recent years, the township has experienced an unusual amount of growth. Mantua is losing much of its remaining agricultural land and open space to residential and commercial development.

Mantua’s residential areas of the village of Mantua and Barnsboro are representative of 19th century commercial and residential centers, which supported agricultural hinterlands and linked to other commercial centers of varying size from Mullica Hill in the south to Woodbury City in the north. Sewell and Centre City are representative of post-World War II planned residential developments. Much of Mantua’s building stock (about 87%) was built after 1950. Between 1990 and 2000, both Mantua’s population and housing stock increased by 41%.

2.1 NATURAL RESOURCES

2.1.1 Geology

Mantua Township is located in the Atlantic Coastal Plain, the southernmost of the four physiographic provinces in New Jersey. The Atlantic Coastal Plain is divided into Inner and Outer sections. In New Jersey, the Inner Coastal Plain is made up of layers that originated in the breakdown of Appalachian and Catskill sedimentary, metamorphic, and igneous rocks, inter-bedded with layers formed by oceanic (marine) deposition. The Inner Plain layers date from the Cretaceous Period, 135 to 65 million years ago. Soils of the Inner Coastal Plain are quite fertile.

The Outer Coastal Plain was formed more recently than the Inner Coastal Plain and its soils are less fertile than those of the Inner Plain. The dividing line between the two segments of the Coastal Plain is a belt of low hills, which runs northeast and southwest through the southern half of New Jersey. The hills taper to fairly low elevations in Gloucester County but are visible in the Mullica Hill area. The Inner Coastal Plain lies to the west. Mantua Township is nearly bisected by the boundary between the Inner and Outer coastal plains.

2.1.2 Topography and Surface Landscapes

Mantua Township's landscape is largely upland in character with abundant high-quality agricultural soils. The valleys of the Mantua Creek, Chestnut Branch, Edwards Run and their tributaries bisect Mantua's gently rolling upland. The highest elevations in the township approach 150 feet above sea level. The lowest elevations, a few feet above sea level, are found along the banks of the Mantua Creek as it passes out of the township into East Greenwich and West Deptford townships.

The upland area is characterized by rich soils that once supported extensive beech-oak forests. Today, Mantua's upland forests are dominated by oak trees and, to a lesser degree, beech, maple and birch trees. Along the river valleys are freshwater tidal marshes and wet forests of sweet gum and red maple. The streams are relatively flat, as in all of southern New Jersey, with mostly muddy and/or sandy bottoms. The agricultural southern half of the township is dominated by row crops, such as corn and soy beans, as well as fruit orchards, which are concentrated in the southeastern corner of the township.

2.1.3 Soils

Soil is the foundation for all land uses. A region's soil defines what vegetation is possible – influencing agricultural uses – and restricts how land can be developed for other purposes. Additionally, soil is also a natural resource that cannot be replenished on the human time scale, and therefore, must be conserved through land conservation strategies.

Mantua's soils are rich in agricultural value. About 38 percent of the soils in Mantua Township are considered Prime Farmlands (P-1). Prime Farmland has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. The most abundant of all Mantua soils are those classified as Farmlands of Statewide Importance (S-1). Soils of Statewide Importance are close in quality to Prime Farmland and can sustain high yields of crops when correctly managed under favorable conditions. Both categories of soils are also best for urban development because they are not excessively erodible or saturated with water for long periods of time, and they do not flood frequently. A substantial portion of these soils have been built upon in Mantua. However, many remain open, productive farmland.

The Freehold soil series appears most frequently in Mantua. These soils, formed from sandy marine deposits, are usually gently sloping and well drained. Freehold soils are easily worked for agricultural production and have low to moderate natural fertility. Different variations of these soils will support upland forests of oaks and poplar and provide high quality wildlife habitat. Freehold soils are well suited to various seasonal crops as different variations warm at different times of the year. In Mantua, a large deposit of Freehold soil underlies most of the homes in Sewell and in Mantua Village. It also extends into agricultural areas flanking Edwards Run, on the western side of the township.

2.1.4 Watersheds

Mantua Township is drained by two watersheds – the Mantua Creek and the Repaupo Creek watersheds. The Repaupo Creek watershed is a complex of streams that drain a total of 41 square miles of land. In Mantua, this watershed occupies only 4.6 % (473 acres) in the southwest corner

of the township, and comprises the upper reaches, or headwaters, of Still Run. Still Run flows into a network of drainage canals and ditches, which are connected to both the Repaupo Creek and the Delaware River. Near the Delaware River the Repaupo Creek watershed is characterized by extensive areas of tidal marsh in both Greenwich and Logan townships. These marshes provide high quality habitat for a wide variety of plants, birds, animals and aquatic life.

Mantua Creek drains 50.9 square miles and is 18.6 miles long. The Mantua Creek watershed covers approximately 95.4% (15.3 square miles) of Mantua Township. Mantua Creek's main branch rises in Glassboro and flows into the Delaware River just north of Paulsboro Borough. The creek forms the boundary between Mantua and its neighboring municipalities to the north: Deptford, West Deptford, Washington and Wenonah. Mantua Creek has one main channel and several major tributaries, two of which flow primarily through Mantua Township. The Chestnut Branch begins in Glassboro, flows through Pitman, and then flows across Mantua from the southeast to the northwest, joining Mantua Creek just south of where Route 632 crosses over the creek. Edwards Run, located south of the Chestnut Branch, also flows northwesterly across Mantua, joining the main channel near the confluence of routes 678 and 551 in East Greenwich.

2.1.5 Streams, Lakes, Wetlands, and Vernal Pools

There are a total of 36 stream miles flowing across Mantua Township, 26 of which are first order (streams with no contributing tributaries), second order (stream channels formed from only one branching section of tributaries above them), or headwater streams. The headwaters are where a stream is "born" and actually begins to flow. Headwater streams are the most sensitive parts of stream systems and the most easily impacted by pollutants and human disturbances.

Mantua has eight named, permanent waterbodies and numerous other small ponds and water impoundments. Mantua's named waterbodies include Bethel Lake, Hurff Lake, Tylers Mill Pond, Jessup Mill Lake, Cain Mill Lake, Emerald Lake, Cedar Lake and Marl Lakes. Bethel Lake is 9.6 acres and lies on the border between Mantua and Washington townships. Tylers Mill Pond, Cain Mill Lake and Jessup Mill Lake are millponds, created in the 18th and 19th centuries to power gristmills or sawmills. Emerald Lake, Cedar Lake and Marl Lakes are abandoned marl pits that have since filled with water. All of these lakes are classified as artificial waterbodies by NJDEP as naturally occurring lakes do not exist in southern New Jersey.

Wetlands support unique communities that serve as natural water filters and as incubators for many beneficial species. The source of water for a wetland can be an estuary, river, stream, lake edge, or groundwater that rises close to the land surface. All of Mantua's wetlands are freshwater. Natural wetlands of all types total 710 acres within the township, of which 564 acres are forested wetlands, 75 acres are low-growing emergent, scrub/shrub or herbaceous wetlands, and 71 acres are tidal wetlands.

Agricultural wetlands are low-lying areas that once were wet but which have been converted to agricultural use through drainage. Draining fields for agriculture produces higher crop yields but can convey excess nitrogen from the fields into local streams, producing negative effects on stream health. Mantua has a relatively small amount of agricultural wetlands, occupying 27 acres total.

Vernal pools are bodies of water that appear during wet spring weather. These pools are highly important sites for certain rare species of amphibians (obligate breeders). Obligate breeders will only breed in vernal pools, because the pool's impermanence prevents residence by predators who would consume the eggs and young. The New Jersey Division of Fish and Wildlife has been conducting a Vernal Pool Survey project since 2001, to identify, map, and certify vernal ponds throughout the state. Once a vernal pond is certified, regulations require that a 75-foot buffer be maintained around the pools and no construction permits are approved near the site. Local municipalities can also provide additional protection by instituting restrictive zoning or negotiating conservation easements on the land surrounding vernal pools. The state has identified seven potential vernal pools in Mantua Township for which surveys are needed, to determine whether these ponds still exist and what species are present.

2.1.6 Flood Hazard Areas

Flood Hazard Areas are the 100-year floodplains and adjacent flood fringe areas that hold and carry excess water during overflow of the normal stream channel. These areas require protection in order to prevent loss to residents. Equally important is the preservation of the environmentally sensitive aquatic communities that exist in floodplains. These communities are often the first link in the food chain of the aquatic ecosystem. In addition, floodplains remove and mitigate various pollutants through filtering.

According to the Federal Emergency Management Agency's maps, 664 acres (or 6.5%) of Mantua's land is within flood hazard areas. Nearly all of Mantua's floodplain areas are located along the main branches of Mantua Creek, Chestnut Branch, and Edwards Run. Because these creeks lie in relatively steep-banked stream valleys, the extent of the floodplain in Mantua is somewhat limited, compared to other parts of Gloucester County.

2.1.7 Groundwater Resources

There are eight active public community water supply wells in Mantua Township, three of which tap into the Mount Laurel-Wenonah aquifer, and are located in the southern portion of the township along Barnsboro Road. The remaining public community water supply wells tap into the Potomac-Raritan-Magothy (PRM) aquifer. The PRM is actually the primary source of drinking water to New Jersey residents from Burlington to Salem Counties, as well as to communities in the state of Delaware. Most private wells in Mantua draw on either the PRM formation or the Mount Laurel-Wenonah aquifer.

Because of such high usage, PRM aquifer water levels have declined. This became so serious that the New Jersey Department of Environmental Protection established Water Supply Critical Areas #2 in 1986. All water supply companies within Critical Area #2 were given annual limits on water withdrawals in the PRM. Usage from the PRM was cut back by over 20% and no increases in pumping were allowed. Piping of treated Delaware River filled the gap in much of the region. Mantua purchases this water from the New Jersey American Water Company. In 2004, Mantua purchased 7% of its drinking water supply from New Jersey American Water.

The PRM does not outcrop in Mantua; rather it outcrops under and immediately beside the Delaware River in New Jersey and Pennsylvania. River water actually enters and recharges the PRM aquifers.

2.1.8 Groundwater Recharge

The amount of rainwater that enters an aquifer is a function of many factors, including the nature and structure of the aquifer itself, climatic conditions, the nature of the soil, and the vegetation of an area. The New Jersey Geological Survey has developed a methodology to map and rank land areas throughout the state as to groundwater recharge, which is expressed as inches per year. In Mantua, lands with recharge of greater than 12 inches per year – the highest in the township – are found in scattered patches, with the largest areas along either side of Main Street in the northern part of the township, and along Chestnut Branch in the southeastern corner of the township. Other high recharge land can be found to the south of Edwards Run and to the south of Mantua Creek’s main channel.

In the case of Mantua, recharge is to the Kirkwood-Cohansey aquifer. The Kirkwood-Cohansey aquifer system is the primary source of groundwater for communities in Atlantic, Cape May, and Cumberland counties. The surficial nature of the Kirkwood-Cohansey makes it vulnerable to contamination from various land uses. Industrial chemicals, fuel spill runoff, agricultural chemicals used for crop production and residential landscaping, pesticides, and products of septic tank effluent have all been found in water from the aquifer.

On high recharge lands, the amount of paving and other impervious cover has the most detrimental impact, although they are also usually the places that are most suitable for building because they are areas of well-drained soils. Conversely, these are also regions where the dilution of substances from septic systems, such as nitrates, may require a larger land area because the soils are usually more “porous.”

2.1.9 Endangered Species & The Landscape Project

The Landscape Project, developed by the Endangered and Nongame Species Program of the NJDEP Division of Fish & Wildlife, identifies and documents the value of various types of habitats within New Jersey. It categorizes these habitats into one of five groups according to their importance (5 being the highest). The Landscape Project identifies the following categories of habitat: emergent wetlands, forested wetlands, upland forest, and grassland.

The Landscape Project ranks more than 4,550 acres (44%) in Mantua Township as critical (ranking 3, 4, or 5) or suitable (ranking 1 or 2) habitat. The rankings in Mantua are primarily the result of habitat being suitable for bald eagle nesting or foraging, for other rare bird species such as the peregrine falcon, Cooper’s hawk, pied-billed grebe, and redheaded woodpecker, or for the endangered bog turtle.

About 1,624 acres are ranked as “suitable upland forest habitat” and found associated with the Chestnut Branch and Edwards Run. The most sizable concentration of suitable upland forest habitat is found in Ceres Park, a natural preserve area.

COMMUNITY RESOURCES

Approximately 634 acres of farmland and brushland are ranked as “critical” grassland-species habitat, and 1,234 acres are ranked as “suitable” grassland-species habitat. The critical areas are found west of Route 45 (Bridgeton Pike). Suitable areas are found in the southern part of the township. Grassland-dependent species are the most threatened group of species in New Jersey, primarily because the most common form of grassland habitat – agricultural fields and pasture – is the most threatened habitat in the state due to development pressure and rising land values. Very large areas of wetlands in Mantua, both low-growing emergent wetlands and forested wetlands, are classed at the “critical” and “suitable” levels. These habitat areas are found along all the stream corridors within the township.

2.1.11 Natural Heritage Priority Sites

Natural Heritage Priority (NHP) sites are areas designated by the New Jersey Division of Parks and Forestry’s Office of Natural Lands Management as exemplary natural communities within the state that are critically important habitats for rare species. Mantua Township has two of only 410 NHP Statewide Sites within its borders. The first, Mantua NHP Site, is located along the Chestnut Branch stream corridor on the northeastern side of the township. It is a rich wooded ravine bounded by Maple Avenue to the north and Blackwood-Barnsboro Road to the south. One federally listed threatened plant species, two state-listed endangered plant species, and several plants species of special concern have been sighted in this area. The Mantua NHP Site has biodiversity rating of B5, meaning the area is of general biodiversity interest.

The Wenonah Ravine NHP Site is a wooded ravine located along a small stretch of Mantua Creek in three communities – Mantua, Wenonah, and Deptford. The site contains the only confirmed occurrence of a state critically imperiled tree species, the pawpaw (*Asimina triloba*). It has a biodiversity rating of B4, meaning the area is of moderate significance because it is a site that contains a state imperiled species.

2.2 HISTORIC RESOURCES

2.2.1 Early Settlement

As long ago as 8000 B.C.E., humans inhabited Mantua Township, as archaeological finds indicate. When Europeans began exploring and recording information about the area, American Indian groups were living in settled communities located on high ground in the fertile areas adjoining the waterways of the township. These early inhabitants of New Jersey called themselves the Lenni-Lenape, or “Original People.” The Lenni-Lenape raised corn, tobacco, vegetable crops, and fruit, including peaches. They fished in the Mantua Creek and along other smaller waterways. They also hunted in the extensive upland forests. The Native Americans who lived along the Mantua Creek named the waterway the Mantua (or Manta), the Lenape word for frog. The creek was home to an abundant number of frogs whose chorus could be especially heard in the spring and summer.

British colonists called the Native American groups the “Delaware” after the river they lived near. The colonists called the sub-tribe living in the area of Mantua Township the Manta or Manteses after the resource-rich creek.

2.2.2 European Settlement

Before British colonists founded West Jersey and East Jersey (modern-day New Jersey), Dutch and Swedish settlers explored the area. In 1609 the Dutch laid claim to the Delaware Valley, based on chartings by Henry Hudson, who had been in the employ of the Dutch East India Company. In 1623 Dutch Captain Cornelius Mey began exploring the river in detail and, on his second voyage, founded Fort Nassau as a defense and trading post on a site close to today's Gloucester City, Camden County. An active trade with the Indians in furs, especially beaver and raccoon, was conducted from Fort Nassau. The fort was abandoned in 1652 when Fort Casimir was built on the west bank of the Delaware.

In 1633 Scandinavian settlers arrived in the Delaware Valley, although few initially settled on the east side of the Delaware River. A colony was apparently established in 1638 at the mouth of the Raccoon Creek that was referred to as "New Stockholm" (also "New Sweden"). In 1641, Peter Hollander Ridder, a Dutchman in the service of Sweden, was appointed as the second governor of the new Swedish colony and began negotiating with Native Americans for the rights to land between Raccoon Creek and Cape May. The Dutch and Swedish settlers were accustomed to water travel and founded their towns along the creeks and rivers of Gloucester County as far upstream as boats could travel. The Swedish settlers who settled along Mantua Creek called the creek Makles-kylen, possibly an auditory translation of the name "Manta".

2.2.3 English Settlement

In 1664, the Dutch ceded control of their New World holdings to the English, and southern New Jersey became a proprietary colony. English and Irish Quakers began settling in New Jersey in 1661 but it was not until 1677 that the first "official" British Quaker colonists arrived aboard the ship Kent, which docked at the Raccoon Creek. They renamed the large South River the "Delaware" in honor of Sir Thomas West, Lord de la Warr. With few supplies and little knowledge of the area, the English relied on the kindness of the Swedish settlers.

Under British authority, the settlers designated most of southern New Jersey as the Province of West Jersey and divided land into ten portions, or "tenths," running from the Delaware River back into the Pineland forests. These lands were further divided and sold to individual settlers. The fourth tenth, extending from the Big Timber Creek to Oldmans Creek and stretching eastward to the Atlantic Ocean was purchased from Indians in 1677. In 1686, the third tenth (modern-day Camden County) merged with the fourth tenth to become Old Gloucester County. In 1837, Atlantic County separated from Old Gloucester County, followed by Camden County in 1844.

2.2.4 Early Government

Mantua Township was originally within Greenwich Township, one of four original incorporated jurisdictions in what is now Gloucester County. The township of Mantua split from Greenwich Township and was incorporated on February 23, 1853. It held its first town meeting in March of 1853. In February of 1881, the western portion of the township detached to form East Greenwich Township.

COMMUNITY RESOURCES

In the mid-1800's, Mantua Township contained several small towns along popular stagecoach routes. Railroad towns and land improvement developments were established by entrepreneurs in the late 1800s and continue to exist today. By the 1870s, Mantua Township contained the towns of Mantua (also known as Eastlack's Landing and Carpenter's Landing), Barnsboro, Sewell, Pitman, and Wenonah. (Centre City was founded in 1957 as a planned community.)

2.2.5 Mantua

The village of Mantua is the oldest settlement in the township and is located on the northeast border on an elevated bluff overlooking Mantua Creek. At one time, it was the head of navigation on the Mantua Creek. In 1675, Francis Eastlack, an English Quaker, bought 200 acres of land along the Mantua Creek and his homestead was known as Eastlack's Landing. In 1793, after the American Revolution, the name was changed to Carpenter's Landing to honor nearby resident Colonel Thomas Carpenter. In 1866, the name was changed to Mantua, but it is unknown as to why. By 1886, Mantua had at least 500 residents and was an active shipping port, serving the township and isolated communities in the south, with access to Philadelphia, Gloucester City, and Camden City. In 1900, the village grew to 900 residents, although Mantua did not have its own railroad station and had to rely on Wenonah's station one mile to the east. Mantua was, however, the most southern terminus for trolley service to Camden City, Gloucester City, and Woodbury.

2.2.6 Barnsboro

Barnsboro is at the center of Mantua Township, situated at the intersection of four major roads and historically known as a productive agricultural district. Barnsboro benefited from the Mantua and Glassboro Turnpike, now known as Main Street, which brought travelers and trade through the small town. Barnsboro was originally known as Lodgetown after Benjamin Lodge, an innkeeper from 1740 to 1768. Barnesboro received its name from John Barnes who opened a second tavern house, the Barnsboro Hotel, in March of 1776, which still operates today. The original building, which houses the bar, is believed to be a log cabin structure built in 1720 by the Budd family.

2.2.7 Sewell

A map dated 1860 shows that the area now known as Sewell was made up of several farms belonging to the Chew and Heritage families, and the Driver family saw mill. Prior to extensions in the railroad, Sewell was known as Barnsboro Station, a stop along a stagecoach line running between Barnsboro and Hurffville (in Washington Township). Barnsboro Station also functioned as a summer resort for visitors traveling to the area for Pitman Grove Camp Meetings. In the 1880s, the West Jersey Railroad was extended to Barnsboro Station and the town was renamed Sewell City after a local Civil War hero and official of the railroad company.

In the 19th century, Sewell was home to the West Jersey Marl and Transportation Company specializing in the mining of marl, which was used for agricultural fertilizer. In the 20th century, marl was discovered as a water softener and used in the water treatment process.

In 1909, the Daniel B. Frazier Company bought 250 acres within Sewell for a planned community, once called Greenlawn, centered on the West Jersey Railroad. The company advertised Sewell as

the “model village” that combines “all the advantages of country and city” in Philadelphia newspapers. Purportedly the ride between Sewell and Philadelphia was only 40 minutes each way.

2.2.8 Pitman

In the summer of 1871, a group of ministers organized a summer meeting town near Alcyon Lake and named it after a famous minister, Reverend Charles Pitman. By 1880, over 10,000 people attended the “vacation-sermon” at Pitman. In 1882, a large tabernacle was erected to accommodate the visitors. By 1900, visitors regularly took the train to Pitman every weekend for impromptu camp meetings. Camp administrators observed that the facilities were overburdened and so a permanent population began and Pitman Grove seceded from Mantua Township and became the municipality of Pitman in 1904. The borough began attracting more residents with the advent of an electrical trolley line between Philadelphia and Pitman.

2.2.9 Wenonah

Similar to Greenlawn in Sewell, Wenonah was a planned community along the northern side of the Mantua Creek. In the 1870’s, a land improvement company formed to promote the new “Mantua Station” along the West Jersey Railroad, 2 ½ miles south of Woodbury. The railroad town’s name was changed to Wenonah, evoking a character from Henry Wadsworth Longfellow’s *The Song of Hiawatha*. Wenonah was mother to Hiawatha, a great mythical Indian chief who is featured in many American Indian oral histories. At the turn of the century, after successfully developing, Wenonah succeeded from Mantua Township, forming its own municipality.

2.2.10 Centre City

Centre City, an early planned unit community, is located southwest of the village of Mantua on Route 45. In the 1950s, many Mantua families sold their farms to Roberts and Grable, a land development company. The development was officially started on January 4, 1957 and is now home to over 600 families. Centre City is the largest planned community in Mantua Township and occupies about 850 acres.

2.2.11 Agriculture, Industry, and Commerce

Like much of Gloucester County, Mantua Township was an active and prosperous agricultural community that, today, retains its rural character. Early settlers were attracted to a land with nearby water sources teeming with fish, and virgin pine forests. Mantua Creek served as a navigable conduit for trade, travel, and communication. Cleared land was used for intensive agriculture. Early farms specialized in grain, fruits and vegetables, and dairy products

Mantua Township also boasts a substantial amount of marl, a soil rich in calcium and carbonated lime, which was used as commercial fertilizer prior to the discovery of nitrogen fertilizer. Two centuries of marl mining has left many marl pits that are now recreational and scenic lakes. Current mining practices require companies to fill in marl pits with topsoil and plant grass and trees to restore the land. Since the late 1800’s, the West Jersey Marl and Transportation Company benefited from the railroad, shipping tens of thousands of tons of marl throughout the Delaware

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Valley each year. In 1925, the Inversand Company purchased mining operations from West Jersey Marl and Transportation and continues to operate a mining facility in Sewell. Today, marl is mainly used for water treatment.

Farming has long been a major industry in Mantua Township, with its rich soils. When railroads were developed in the latter half of the 19th century, farmers were able to sell their goods in many different markets like Camden and Philadelphia, and places as far away as Pittsburgh and New York City. In the 1980s, farming in the region began to undergo a variety of changes. The effects of global economic forces and the spread of suburban housing narrowed profit margins in farming while increasing the value of land for development. This led to a general decline of farming throughout Gloucester County.

Mantua Township has already lost farmland to commercial and industrial uses. With an exit on Route 55 in the township, Mantua is primed for more development.

2.2.12 Historic Structures

Early settlers built their homes of logs, hewn from the abundant woodlands in the region. The log homes that the Scandinavians developed consisted of squared off logs that interlocked at the ends, requiring no nails or pegs, and with the cracks filled with dry grass mixed with clay. No examples of this type of construction survive in Mantua Township, but there is such a structure in Swedesboro.

Two of Mantua's many historic buildings are listed on the National Register of Historic Places, overseen by the National Parks Service. The Barnsboro Hotel, originally built in 1720 with an addition in 1750, became a licensed inn in 1776 and operates to present times. The Jesse Chew House on Mantua Boulevard was originally built in 1772 and renovated in 1911. Both of these buildings are also listed on New Jersey's State Register of Historic Places.

In addition to the Barnsboro Hotel and Chew House, New Jersey's Historic Preservation Office also identifies the neighborhood of Mantua Heights and the Village of Mantua as historic districts.

Recently, the Township's Historical Commission renovated the Union Street School, an elementary school until 1940 and then a knitting factory. The school now houses a Senior Citizens Center and Historical Museum, which opened in June of 2004.

2.2.13 Transportation

The Mantua Creek was an important transportation route in to Mantua Township's earliest days. The Village of Mantua (Eastlack's Landing) was a central shipping point on the Creek during that time. Settlers used the Creek to convey farm products, as well as timber from the rich forests, to downstream markets. By the 19th century, the navigable part of Mantua Creek, at the northern tip of the township, was crowded with wharves and warehouses.

Travel on roads was difficult during the 18th and early 19th centuries, due to poor road quality. Before the county or state bought and maintained roads and bridges, private individuals had the

responsibility of road construction and upkeep. After a severe storm, washed-out bridges were not repaired for many months and, sometimes, years. Occasionally bridge owners erected a tollhouse to pay for recent construction. Within the township there were numerous tollhouses along major routes. Route 553A (Main Street) was an important toll road, often traveled by stagecoaches and farmers, between Carpenter's Landing and Glassboro with a toll in Barnsboro.

Railroads and trolley lines were the key to the growth of particular communities throughout Gloucester County. During the second half of the 19th century and into the 20th century, the placement of railroad station stops and the extension of railways served as an impetus for land development projects like Wenonah, Pitman Camp Meeting, and Greenlawn in Sewell. The first railway in Gloucester County was the Camden and Woodbury Railroad, opened in 1838. The railroad first came to Mantua Township in 1847 when two brothers, Henry R. and John D. Campbell, petitioned the New Jersey State Legislature for permission to extend the Camden and Woodbury railway to Carpenter's Landing. After the Camden and Woodbury Railroad went bankrupt, the West Jersey Railroad Company took over the dilapidated right-of-ways in 1853. Service was extended from the City of Camden through Gloucester, Cumberland, Salem, and Cape May counties. In the 1880s, service was extended to Sewell Station, replacing the stagecoach stop, Barnsboro Station. In 1896, all the small railroad lines running throughout southern New Jersey merged into one system and became the West Jersey and Seashore Railroad Company. Conrail operates some of West Jersey's railways today to carry freight, almost exclusively.

In 1893, a trolley line was installed to connect Woodbury and Camden. Many towns in Gloucester County also wished to be connected to the innovative trolley service. Throughout the end of the 19th century and into the 20th century various neighborhoods and towns within Mantua Township, like the village of Mantua, Pitman, Barnsboro, and Sewell were connected to the Camden-Gloucester & Woodbury trolley system. Shortly after the First World War, buses replaced trolley lines. In 1942, the Gloucester County Board of Chosen Freeholders ordered the removal of abandoned trolley tracks so that the steel could be used for the World War II effort.

Highways and trucking began to replace railroad transport of both goods and people after World War II. In the 1950's, the New Jersey Turnpike was built, with one of its exits on Route 322 in nearby Woolwich Township. In the 1960s, the construction of Interstates 295 and 55 brought major changes to southern New Jersey.

2.2.14 Housing and Development

Most of Mantua's houses were built in the latter half of the 20th century. Many of Mantua's housing developments were planned communities whose promoters highlighted the ease of commuting to and from Woodbury, Camden, and Philadelphia. Sewell was one of the first planned communities in Gloucester County. Sewell's houses are laid out in an attractive grid pattern and feature early American vernacular architecture.

Centre City was built east of Route 45 in the 1950s. Construction continued into the 1960s. During the 1980s and 1990s, many smaller residential subdivisions were built. Residential developments range from condominiums and townhouse communities to large lot luxury homes.

New development projects in Mantua are planned throughout the township. Mantua could lose much of its remaining open space, and needs to plan for park and recreation amenities for its growing population. In 2000, Mantua residents voted for a referendum to create a fund dedicated to creating and maintaining open space in the township through a property tax levy. In 2004, residents approved an increase in the dedicated tax.

2.2.15 Today

Today, Mantua is growing community, home to more than 14,000 people, with a population that will steadily increase in the next decade. Most of the township's workers commute out of Mantua. The average commute time to work is 29 minutes, above the national average of 25.5 minutes, but below the state average of 30 minutes.

Mantua retains a lot of its small town, rural charm. Community landmarks and institutions like the Telford Inn, the Barnsboro Inn, and countless civic organizations continue to thrive. As in many southern New Jersey towns, traffic threatens the township's rural character as more commercial and residential development locates along the major thoroughfares of US Route 45, and county routes 553, 678, and 635.

2.3 THE BUILT ENVIRONMENT

The built environment dictates where open space preservation can and should occur. Most of the built areas in Mantua Township are found immediately adjacent to and northwest of Route 678 (Main Street). Many large parcels remain as "open space," and a significant amount has been permanently preserved.

Preserved open space complements the existing built areas and will be instrumental in shaping both the location and impact of Mantua's future growth.

2.3.1 Land Use

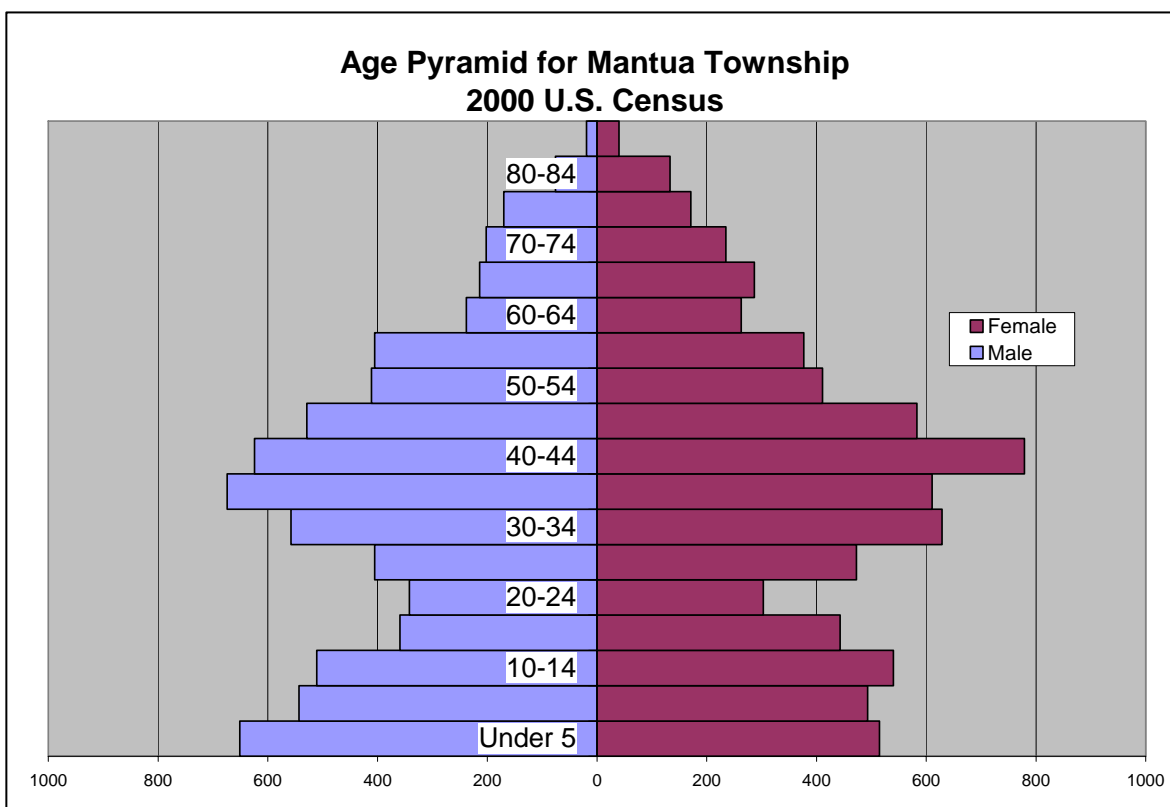
According to 2002 NJDEP land cover data, agriculture is just one of three dominant land uses in Mantua, along with forested and residential areas. Forested areas occupy 27% of the total 10,264 acres, while agriculture occupies 27%, and developed land comprises 35% of all acres in Mantua. Developed lands generally consist of the large business parks with enormous commercial structures, industrial sites, and in Mantua, primarily residential locations.

2.3.2 Population

The 1990 US Census listed a population of 10,074 residents for Mantua Township. By the 2000 Census, the population had increased by 41% to 14,217 residents. According to 2006 Census estimates, Mantua's population has increased by 5.3% to 14,974 residents. DVRPC projects that Mantua's population will increase to 16,521 by 2010 and 22,806 by 2035.

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According to the 2000 Census, 27% (3,956 persons) of Mantua's population are under the age of 18. Of those residents under 18 years of age, 2,825 are children between the ages of 5 and 18. This age group represents those residents who are most physically active in the community and most likely to use public recreational facilities.



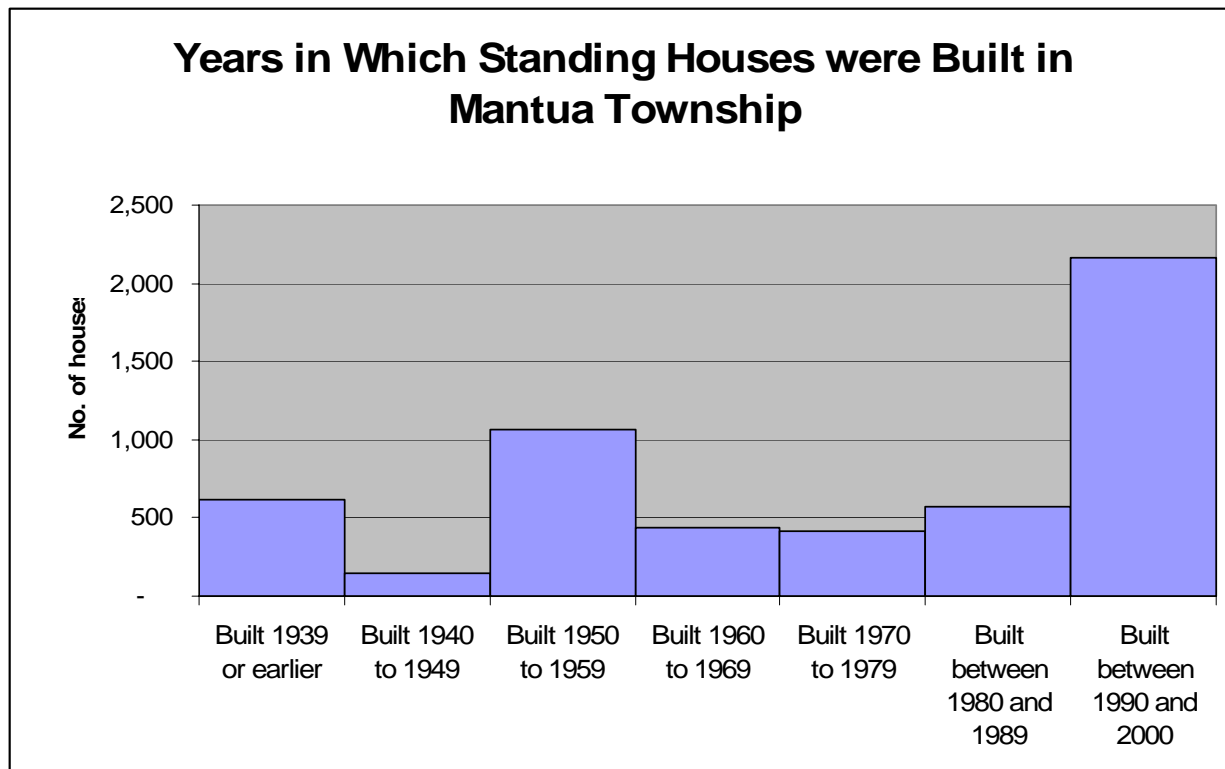
Sources: US Census 2000, DVRPC 2005

2.3.3 Housing

The majority (92%) of Mantua's population lives in single-family, owner-occupied homes in Sewell; in Centre City – a 1950s planned community; in numerous subdivision developments such as the villages of Berkely, Mill Run, and Crescent Hollow, or scattered on individual lots throughout the active farming areas. In Mantua, most single-family homes are organized in moderately dense subdivisions that were built from the late 1940s to very recently.

Mantua's streets range from busy Route 603 (Breakneck Road) and Route 45 (Bridgeton Pike) to narrow and quiet residential street, such as Atlantic Avenue in Sewell and Jackson Road in Centre City.

About 40% of Mantua's single-family homes were built prior to 1960 or between 1990 and 2000. Only 14% of all single-family homes were built before World War II.



Sources: US Census 2000, DVRPC 2005

2.3.4 Drinking Water

Residences in the more developed sections of Mantua, including Mantua Village and Centre City, are supplied with public drinking water by the Mantua Municipal Utilities Authority (MUA). Newer residential developments along Country Routes 553 and 553A, including Crescent Hollow, Rosewood, Buckingham Village, and the Village of Berkely are also served with public water through the Mantua MUA. Drinking water is derived primarily from public supply wells drilled into the Mount Laurel-Wenonah or the upper Potomac-Raritan-Magothy aquifers.

2.3.5 Sewer

As with public water, sewer service is provided to the more developed sections of Mantua. All public sewage treatment is provided by the Mantua Municipal Utility Authority (MUA). However, not all of Mantua’s built-up areas have sewer service. In particular, the neighborhood to the east of Route 45 between Mt. Royal Road and Main Street is not sewered and neither is the neighborhood to the north of Berkley Road and west of Mantua Village. Mantua may want to encourage denser areas such as these to become sewered to avoid potential threats to water quality in the future. Sewering those properties that are adjacent to stream corridors and other critical areas should also be a top priority. Mantua’s rural areas also do not have sewer service. Properties in these areas rely on private septic systems for the disposal of their sewage.

Although not all of Mantua is sewered, the entire township is approved for sewer service according to the Tri-County Water Quality Management Plan. Currently, the Mantua MUA pumps the township's sewage to the Gloucester County Utilities Authority's sewage treatment plant in West Deptford, near the mouth of Mantua Creek, which discharges to the Delaware River. The GCUA is the approved Wastewater Management Planning Agency for all of Mantua Township.

2.3.6 Education

Mantua Township has three public elementary schools: Centre City Elementary School, Sewell Elementary School, and J. Mason Tomlin Elementary School. The Centre City and Sewell schools educate children in grades K-4. The J. Mason Tomlin School educates children in grades K-4 and all of the township's 5th and 6th grade students. After finishing elementary school, Mantua's students attend the Clearview Regional Middle and High School in Harrison Township. Mantua Township is also home to the Gloucester County Christian School, a private school which is located on the site of the former Nike Missile Base on Golf Club Road.

2.3.7 Parks and Recreation

The Mantua Township Parks Department provides a wide variety of recreational opportunities at two township parks, Chestnut Branch Park and Ceres Park. The facilities at Chestnut Branch Park include walking/jogging/biking trails, a large playground, tennis courts, beach volleyball courts, soccer/football fields, a roller hockey rink, a "bank-shot" basketball court, a pavilion, and a concession stand with public restrooms. Ceres Park is an undeveloped park that offers opportunities for walking, jogging and nature observation.

The Mantua Township Recreation Committee coordinates activities for senior citizens and youth. Because of Mantua and Harrison's joint school district, the communities share the responsibility for some youth sports organizations, including Clearview Football, Pleasant Valley Football, Clearview Lacrosse, Clearview Cheerleading, and Pleasant Valley Cheerleading. Most of these organizations use facilities in Mantua Township, including Chestnut Branch Park.

The Chestnut Branch Park is an 83-acre recreation complex that was purchased in the 1990s with municipal and Green Acres funding. Mantua's Public Works Department owns and maintains the parkland and a park director manages its day-to-day operations. The park is financially supported by township budget appropriations. Its

The Ceres Park is a 79-acre nature preserve, including the land recently transferred from the county to the township. It was purchased with funding from the Frank Stewart Trust. Ceres Park has walking trails that pass by extensive wetlands, small marl pit ponds, and Chestnut Run.

In early 2007, Mantua Township made initial plans to purchase a 123-acre parcel on Heritage Road (County Route 626). Myers Creek, a tributary to Edwards Run, flows through this parcel. The township intends to include this property in Mantua's open space and park system. Additionally, this parcel is centrally located in the southern half of the township (below Main Street), and will accommodate the needs of new residents, as remaining agricultural land is developed for residential use throughout the coming decades.

In 2006, Mantua completed a pedestrian path connecting Chestnut Branch Park to the municipal complex and J. Mason Tomlin School along Main Street. Additionally, the 2006 Master Plan recommends a network of pedestrian and bike paths along almost all major roads in the township, connecting residential areas with recreation and commercial areas.

Mantua's recreation program and amenities are discussed in more detail in **Section 4: Mantua's Open Space and Recreation Program**, on page 27, and **Section 5: Assessment of Active Recreation Lands and Facilities**, on page 37.





SECTION 3: GOALS OF MANTUA'S OPEN SPACE AND RECREATION PLAN

Preservation of open space must be planned just like any municipal infrastructure, such as roadways, sewers, or schools. Development of an Open Space and Recreation Plan, and the township committee's commitment to carry out the plan, are essential to maintain a community's character, and to preserve and improve the quality of life for its residents.

The Mantua Township Master Plan Sub-Committee has outlined the following **Open Space Goals** for the township. These goals and policies will guide the recommendations of the Open Space and Recreation Plan:

- Ensure that open space protection and recreation planning help guide the development of the Township of Mantua
- Foster preservation of wetlands, remaining woodlands, grasslands, and fields in order to maintain Mantua's biodiversity.
- Protect and improve the quality of surface water throughout the township, and the water quality and overall ecological health of the Mantua Creek , Chestnut Branch, and Edwards Run corridors
- Protect the groundwater supply of the township and adjoining communities through preservation of high watershed recharge areas
- Support active recreational opportunities on an equal and accessible basis for all townships residents
- Plan for the future expansion of active and passive recreation land in the township
- Preserve and enhance the historical resources in the community
- Support the community's need for safe multimodal circulation through the addition of walking paths and bike trails.

3.1 CONSISTENCY WITH MANTUA TOWNSHIP COMPREHENSIVE MASTER PLAN

The goals and objectives of the Open Space and Recreation Plan are drawn from discussions with the Mantua Township Environmental Commission, the Mantua Township Master Plan Sub-Committee and from the Mantua Master Plan adopted in February 2006.

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It is the intention of the Master Plan Sub-Committee that the Open Space and Recreation Plan will become the Open Space and Recreation Element to the Master Plan. Therefore, consistency between the documents is important.

The goals and objectives of the *Mantua Township Master Plan* that can be achieved through open space/farmland, historic preservation, or recreation are the following (*Master Plan 2006*, pp. 19-22):

Goal: Protect the rural character, rural quality of life, and the cultural and environmental resource heritage of the Township.

- Objective: Provide an environment where farming can continue as a viable economic activity, and the farmlands are therefore preserved.
- Promote the preservation of natural open spaces, stream corridors, wetland habitats, view sheds, forests and the quality of air and water.
- Promote the preservation of historic and cultural sites and buildings through methods of conservation, creative planning policies and adaptive reuse. Take steps to assure that this will take place in the near future to prevent further loss of the Township's traditionally historic landscapes.
- Plan the pattern of future development so that traffic does not adversely affect the character of rural roads.
- Establish planning and design standards so that new developments are of a scale and intensity that is compatible with the Township's historic and natural environmental characteristics.
- Take all steps available to direct growth in a way that discourages sprawl type of development
- Encourage the provision of a large community park as a focal/meeting point of the Township that is accessible to the whole community. This park will add to the open quality of the community fabric and reinforce for every resident physical access to recreation, open space and natural landscapes.
- Create a Conservation Zone to reflect public/private recreation, cultural and open space land uses to reflect the fact that Mantua has grown around a land pattern based on large open spaces.
- Acknowledge that farming is a primary use and that is commercial in nature.

Goal: Encourage office and retail uses to locate in a pattern of compact concentric and linear nodes in the Township taking advantage of existing and proposed infrastructure.

- Provide zoning and design criteria for commercial development that takes advantage of the existing roadways, and that encourages walkability through porous interconnections among and between land uses and by promoting appropriate proximity of diverse land uses so that the need for new roads and road widening is minimized.

Goal: Connect centers, neighborhoods, and other destinations. Improve the quality, legibility and comprehensiveness of the Township's network of roadways, trails, and gateways. Create appropriate edges, barriers, and buffers to distinguish agricultural lands from development areas creating an enduring landscape which minimizes land use conflicts.

GOALS OF MANTUA'S OSRP

- Encourage patterns of development that create connections between the various development areas, that facilitate walking and biking to schools, libraries, cultural facilities, parks, shops, employment, and nearby neighborhoods.
- Promote interconnecting bike and walking trails throughout the Township. Develop a plan for the trails and greenways that take full advantage of both the open space and edges of the rural roads.
- Establish visual and operational design criteria for roadways that preserve their rural character.
- Promote the sustainable health of residential and commercial communities by encouraging walkability through porous interconnections.

Goal: Ensure that investment in infrastructure supports a sustainable pattern of land uses which build on past public investment in roads, schools, utilities, and public open spaces.

- Identify the current and future needs of public facilities and lands; take steps for early acquisition of those lands.
- Support the Township's commitment to provide recreational and cultural facilities and programs that are designed to accommodate the needs of residents of all ages.
- Encourage development that promotes walking, biking, and expands the use of public transportation, thus reducing automobile trips in the Township.
- Promote an organic approach to the sustainability of neighborhoods by remaining current to the changing needs and dynamics of the community.
- Coordinate public open space acquisition with a larger regional plan for conservation and recreation.
- Plan the siting of public parks, playgrounds, and greenways as part of a comprehensive system accessible to all population groups of the Township.

Goal: Encourage a sense of "one community" throughout the Township where all the separate areas and neighborhoods feel connected to the Township and where the designs of individual homes, businesses, and shops promote connections to each other and to the adjacent neighborhoods.

- Create physical connections between the various development areas to promote walking, bicycling, jogging, etc. to all the activities of the Township.
- Revise the current planning criteria for cluster design to assure that they become neighborhoods that are linked into the wider Township community.
- Create a place where people of all ages can live and circulate easily to join in community life. Avoid creating a place that relies entirely on the automobile for movement and connection.
- As residential development occurs, public parks and/or playgrounds should be planned to accommodate the recreational demand anticipated by the new residents while still being accessible to all.

Both the Mantua Master Plan and the Mantua OSRP emphasize the preservation and enhancement of the township's rural and residential character, target the Chestnut Branch stream corridor for preservation, improve active and passive recreation opportunities, and provide multimodal transportation choices.

3.2 OPEN SPACE PLANS OF ADJACENT MUNICIPALITIES

Neighboring Harrison Township adopted an *Open Space and Recreation Plan* in 2006. That plan proposes a Greenway System along the north branch of the Raccoon Creek and its tributaries. The OSRP also calls for the township to reserve additional recreation lands to be used by the joint Mantua and Harrison recreation programs. Both townships are similarly projected to significantly increase in population. Additionally, Harrison Township has placed farmland preservation as a top priority: any and all farmland is targeted for preservation. A significant area of viable farmland lies immediately adjacent to Mantua's rich farmland.

East Greenwich Township's *Open Space and Recreation Plan* delineates a "blueway" (equivalent to a greenway) along Edwards Run. That stream is a significant waterway and its headwaters start in Mantua Township. East Greenwich has also delineated an area of proposed farmland preservation in its plan that abuts the border with Mantua.

Harrison Township's OSRP identifies all of its remaining farmland for farmland preservation. Between the two townships, a large band of active farmland remains, in Mantua's southern portion and Harrison's northern portion. Both townships are committed to preserving farmland in these areas to create a significant mass of active agricultural land that is critical to the future of farming in Gloucester County.

Additionally, Harrison has determined that its recreation lands do not meet current population standards. As of 2004, the township had about 5 acres of active recreational land per 1,000 persons compared to the recommended acreage of 10 acres per 1,000 persons as prescribed by the National Recreation and Park Association. DVRPC's population projections estimate that the Harrison Township's population will increase to 20,433 people by 2035. Built-out analyses suggest similar population estimates (not tied to a timeline). Therefore, Harrison Township needs to provide approximately 150 acres of active recreational land – an additional 100 acres over current land holdings.

Municipalities in Gloucester County are actively preserving farmland. Both East Greenwich and Harrison Township have preserved swaths of farmland immediately adjacent to Mantua's borders.

3.3 GLOUCESTER COUNTY FARMLAND PRESERVATION, OPEN SPACE PROTECTION, AND RECREATIONAL NEEDS STUDY

Adopted by the Gloucester County Freeholders in 1997, the *Gloucester County Farmland Preservation, Open Space Protection, and Recreational Needs Study* is the official Gloucester County Open Space and Farmland Preservation Plan, and an Implementing Plan for the Open Space and Farmland Preservation Tax approved by referendum in 1993. The plan provides data and recommendations for farmland preservation, open space protection, and recreational needs.

The Farmland section, utilized by the County Farmland Preservation Program, is a simplified version of the New Jersey State program. It utilizes the state's seven measures of relative farmland

GOALS OF MANTUA'S OSRP

value to determine areas where a farm preservation application at the state level is most likely to be competitive.

The Open Space component defines open space that should be protected based on those areas having the highest combination of:

- High Open Space values using six features to define this value
- Areas where development pressure is most likely, based on a separate model
- Special considerations need to be factored in, including such things as presence of unique features or public access to water.

Recreational needs are assessed at both the municipal and regional levels within the plan.

The three major goals of the Gloucester County Plan are the development of:

- A natural network of open space throughout the county, protected in perpetuity
- A large, contiguous, active, low-density agricultural area with long-term economic viability and visual permanence
- Several regional parks located near high-growth, high-need populations.

The Vision that the plan offers for Gloucester County is one where:

- Every municipality's Master Plan Land Use [Element] will recognize a county-wide open space system, agricultural regions, and a hierarchy of recreational areas
- Three or four large areas of the county will be in active and permanent farming
- All the major stream valleys will be protected as part of a natural drainage management and wildlife habitat preservation program
- A county-wide network of trails, bike paths and nature walks, along the stream corridors, will connect a set of regional parks located in each quadrant
- The five to six proposed and existing regional parks will have room for expansion and will have a wide range of public facilities
- An ongoing liaison between preservation and farming groups and government entities will facilitate working together and coordination of efforts
- The quality of life in the county will be high, various lifestyle choices will exist, and a sense of the history and access to open space will pervade.

The southern half of Mantua Township is ranked in the county plan as High Priority for Farmland Preservation. Nearly all of Mantua's remaining land is ranked as Medium Priority.

On the Ranked Open Space map in the Gloucester County Plan, Mantua Township Rank One lands (the highest) are shown as small, isolated parcels along some of the stream corridors. Rank Two lands are more extensive and are found along the Mantua Creek, Chestnut Branch, and Edwards Run. However, a substantial amount of this land is developed.

In the Recreational Needs component of the Gloucester County Plan, a regional park for the Harrison-Mantua-Pitman-Glassboro area is shown as recommended on the map for 1990. This was a recommendation that the area be targeted for county park development. The park recommendation is also shown on the needs assessment maps for years 2000, 2010, and 2020,

meaning that one county park would serve the Harrison-Mantua-Pitman-Glassboro area for at least two decades.

3.4 NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

Mantua Township is divided into three planning areas in the *New Jersey State Development and Redevelopment Plan* (the *State Plan*) – Metropolitan Planning Area (PA1), Suburban Planning Area (PA2), and Rural Planning Area (PA4). See *Map 3: Zoning*. In April 2004, the state began a “Cross-Acceptance” process to reevaluate and update the *State Plan*. Mantua Township participated in this Cross-Acceptance process and the county made the recommendation to the state that no planning area designations be changed within the township.

Metropolitan Planning Areas (PA1) include many different types of communities, from urban centers like Camden City to post-war suburban communities like Cherry Hill Township. In Metropolitan Planning Areas, municipal boundaries tend to blur and the settlement pattern dense. These communities are fully or almost fully developed, so that further development is dominated by an intensification of land uses through redevelopment. These areas also have well-developed public infrastructure.

The *State Plan's* intent in the Metropolitan Planning Area is to:

- “provide for much of the state's future redevelopment;
- revitalize cities and towns;
- promote growth in compact forms;
- stabilize older suburbs;
- redesign areas of sprawl; and
- protect the character of existing stable communities.”

Suburban Planning Areas (PA2) are defined by their proximity to more densely developed areas and are usually located in proximity to or adjoining a metropolitan planning area or a “Center.” They are distinguished from those areas by the absence of high intensity development. Suburban Areas are also characterized by the availability of developable land and low-density single-family housing.

The *State Plan's* intent in the Suburban Planning Area is to:

- “provide for much of the state’s future development;
- “promote growth in the Centers and other compact forms;
- “protect the character of existing stable communities;
- “protect natural resources;
- “redesign areas of sprawl;
- “reverse the current trend toward further sprawl; and
- “revitalize cities and towns.”

Rural Planning Areas (PA4) contain large areas of farmland and other open land. The *State Plan's* intent in Rural Planning areas is to:

- “maintain the Environs as large contiguous areas of farmland and other land;

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- “revitalize cities and towns;
- “accommodate growth in Centers;
- “promote a viable agricultural industry;
- “protect the character of existing, stable communities; and
- “confine programmed sewers and public water services to Centers.”

In these areas, the *State Plan* suggests the promotion of agriculture as a commercially viable enterprise, and land use policies that support the continued existence of agriculture. It also suggests the provision of adequate water resources and large contiguous tracts of land with minimal land use conflicts. The protection of natural resources within an agricultural framework is also important.

The *Mantua Township Open Space and Recreation Plan* seeks to achieve many *State Plan* policies. Mantua is divided into metropolitan planning areas, suburban planning areas, and rural planning areas, and therefore is in a position to provide complementary land uses that support the agricultural industry, promote natural resource conservation, and provide maximum active and passive recreational at neighborhood, municipal, and regional levels. As a means of preserving rural character, a farmland preservation area is recommended. To improve environmental quality, greenways are recommended along all major stream corridors. And to provide more recreation activities for all residents, parcel acquisitions for additional parkland are recommended.

3.5 PREVIOUS OPEN SPACE AND GREENWAY PLANS IN MANTUA TOWNSHIP

In 1998, DVRPC funded and completed the Upper Mantua Creek Greenway Implementation Plan – a “how-to” guide for area municipalities, the county and state, the Mantua Creek Watershed Association and the Gloucester County Federation of Watersheds (both citizen organizations are now a part of the South Jersey Land & Water Trust). Parts of municipalities that border the upper reaches of Mantua Creek, from the Bethel Mill dam to its headwaters in Glassboro were covered in the plan.

In addition to land acquisition and trail development, the Upper Mantua Creek Greenway Plan recommended that those municipalities adopt more restrictive floodplain and stream corridor ordinances and change zoning on environmentally-sensitive parcels. In direct response to the plan, Mantua Township rezoned agricultural parcels on Lambs Road and Woodbury Avenue from “Flex Space” to low-density residential. Mantua Township adopted a very restrictive stream corridor ordinance based on Washington Township’s ordinance, but had to repeal it due to a legal challenge. Mantua also developed a critical areas ordinance (§101-51 of the Land Development and Use Ordinance) that clearly defines critical areas and offers landowners with large amounts of critical areas on a given parcel development rights for increased density on non-critical areas.

In 2003, Kernan Consulting Engineers (now Melvin/Kernan Development Strategies – authors of the 2006 Master Plan) created an Open Space Plan for Mantua Township. This open space plan outlined numerous goals and objectives in preserving natural areas and maintaining Mantua’s rural scenic nature. The intent of the 2003 plan’s goals and objectives is reflected in the Mantua OSRP.

GOALS OF MANTUA'S OSRP

The 2003 plan also created an open space ranking system that sought balance between quantitative and qualitative characteristics of a specific parcel. The system was used to evaluate 44 sites. These parcels are identified on *Map 10: Proposed Greenways, Conservation, and Recreation Land* of this report and demarcated with cross-hatching. Since 2003, the township has acquired (or plans to acquire) two parcels identified in the plan – one parcel expands Chestnut Branch Park and the other is the Heritage Road parcel that could be developed for active recreation. Additionally, seven others parcels have been preserved through the Gloucester County farmland preservation program and one parcel is in the 8-year Preservation Program. Comparing the 2003 Plan, to Mantua's current holdings, to the 2006 OSRP will provide the township governing body, planning board, recreation committee, and environmental commission with open space benchmarks. The 2006 OSRP land acquisition recommendations (Section 9) includes many of the parcels highly ranked in the 2003 Plan and separates “conservation lands” from “farmland preservation” lands.





SECTION 4: EXISTING OPEN SPACE AND RECREATION PROGRAM

4.1 HISTORY OF MANTUA'S OPEN SPACE AND RECREATION PROGRAM

Mantua Township proposed a dedicated tax of one cent per \$100 assessed property value for the acquisition and preservation of open space in 2000, through voter referendum. In 2004, voters approved to increase the tax rate to two cents per \$100 assess property value, which yields about \$147,000 annually. Mantua Township also requires new residential developments to contribute a recreation impact fee of \$500 per new residential unit (see township's Land Development Ordinance: §101-76: Provision of park and recreation land and public capital facilities).

The township took advantage of developing an Open Space and Recreation Plan in concert with creating a new Master Plan. The Master Plan, adopted in February 2006, references the OSRP where appropriate. An ad hoc Open Space Advisory Committee was formed in 2007 for the creation of the OSRP.

While Mantua Township does not have an established OSAC, there are many municipal officials, citizen leaders, sports organizations, and civic organizations that contribute to Mantua's open space and recreation programs. Over the last ten years, the township has excelled in certain aspects of recreation planning and program development. Notably, Chestnut Branch Park was acquired and developed as a large-scale active recreation site with trails and natural areas. It is staffed by a full-time park director and maintenance staff. Chestnut Branch Park rivals many of Gloucester County's regional parks in size and daily use, as well as in recreation facilities. For its population size, the township offers a wide variety of recreation activities for youth and seniors. And Mantua is committed to creating bike and pedestrian paths along roadways to connect key areas of the township.

4.2 MANTUA'S RECREATION AND OPEN SPACE INVENTORY (ROSI)

This section of the Open Space and Recreation Plan describes the inventory of the open space lands within Mantua Township. Some of these lands are permanently protected as open space and will be noted.

The acreage numbers within this section of the report come from the property lists in the appendices. *Map 8: Existing Open Space* details the location of these properties and has been developed using the Geographic Information System software, Arcview. As noted on Map 8, the Gloucester County Planning Division produced the base map using tax data from the township's

EXISTING OPEN SPACE AND RECREATION PROGRAM

Tax Assessor's office for the year 2004. The parcel data was amended by checking recent ownership data furnished by Monmouth County's statewide tax records online search.

Vacant lands, farm-assessed parcels, outdoor recreation sites, and municipal conservation lands are depicted on *Map 8: Existing Open Space*, along with publicly owned property and lands owned by charitable organizations. These are the lands that offer opportunities for open space preservation and active recreation.

4.2.1 FEDERAL LANDS

The US Postal Service owns a site totaling 2.45 acres on Center Street that is a local postal distribution center. The US Army Corp of Engineers owns a site totaling 10.38 acres on Boody Mill Road, a part of the Helen Kramer Superfund site (*Class 15 in the Appendix*).

4.2.2 STATE LANDS

The New Jersey Army National Guard owns one parcel totaling 2.23 acres, which serves as a site for the AmVets organization, which serves senior citizen veterans (*Class 15 in the Appendix*).

The New Jersey Department of Environmental Protection owns one parcel totaling 5.61 acres and is the site of the Lipari Landfill, a federal Superfund site that is currently undergoing remediation and monitoring.

The New Jersey Department of Transportation owns five parcels totaling 7.41 acres that comprise the off-ramp for Route 55 as it passes through the township.

The New Jersey Educational Facilities Authority and Rowan University, a state university, own 19 parcels totaling over 125 acres. This large area is the site of Rowan's future technology park, which is under final stages of design and preliminary stages of construction.

4.2.4 MUNICIPAL LAND – TOWNSHIP OF MANTUA

Mantua Township owns a total of 576.88 acres of land in the municipality (*Class 15C in the Appendix*) across 92 parcels. Several township-owned parcels are being used for conservation and recreation purposes and are listed on *Table 4.1: Mantua Township's Recreation and Open Space Inventory* (ROSI). Parkland and conservation land parcels total about **474 acres** and include the 82-acre Ceres Nature Preserve, 34-acre Chestnut Park and recreation fields, the Little League fields adjacent to the Municipal Complex, the quarter acre Sewell Playground, and the newly acquired Heritage Road parcel (also referred to as the Kadin property), totaling 123 acres.

Mantua owns 36 acres that are not listed on the ROSI. These lots are scattered throughout the township and include Mantua Township Municipal Utilities Authority facilities, the municipal complex, and the senior citizen center.

Table 4.1

MANTUA TOWNSHIP			
Municipal			
<i>Recreation and Open Space Inventory*</i>			
Updated as of September 2007			
Description	Block	Lot	Area in Acres
Open Space and Conservation Lands	7.00	17.00	16.77
Open Space and Conservation Lands	92.00	4.00	12.10
Open Space and Conservation Lands	146.02	4.00	13.88
Open Space and Conservation Lands	146.06	16.00	7.63
Chestnut Branch Park	148.00	2.00	18.39
Other - Dedicated Open Space	158.01	53.00	0.34
Chestnut Branch Park	158.01	55.00	5.88
Other - Dedicated Open Space	158.04	26.00	0.31
Other - Dedicated Open Space	158.05	20.00	1.52
Chestnut Branch Park	158.06	54.00	35.27
Chestnut Branch Park - Recreation Area	158.07	1.00	7.43
Chestnut Branch Park - Recreation Area	158.07	25.01	1.48
Chestnut Branch Park - Recreation Area	158.07	26.00	7.09
Chestnut Branch Park	158.07	27.00	22.85
Open Space and Conservation Lands	170.00	1.00	2.89
Open Space and Conservation Lands	172.00	7.04	8.06
Open Space and Conservation Lands	172.00	9.00	5.56
Sewell Playground	212.00	1.00	0.28
Other - Dedicated Open Space	251.01	50.00	7.78
Open Space and Conservation Lands	251.01	72.00	21.03
Open Space and Conservation Lands	251.02	50.00	7.78
Other - Dedicated Open Space	251.12	17.00	0.09
Open Space and Conservation Lands	251.12	33.00	19.35
Ceres Park	254.00	13.00	33.98
Ceres Park - extension	254.01	34.03	25.90
Ceres Park	257.00	1.00	3.51
Ceres Park	257.00	2.00	2.16
Ceres Park	257.00	3.00	0.39
Ceres Park	257.00	4.00	0.06
Ceres Park	257.00	5.00	2.18
Ceres Park	257.00	6.00	3.72

MANTUA TOWNSHIP			
Municipal			
<i>Recreation and Open Space Inventory*</i>			
Updated as of September 2007			
Description	Block	Lot	Area in Acres
Ceres Park	257.00	7.00	1.25
Ceres Park	257.00	8.00	2.07
Ceres Park	257.00	9.00	3.75
Barnett & Edythe S. Kadin Park	274.00	1.00	123.00
Total Protected Open Space			425.73

*Public school lands are not included in the Mantua ROSI as they are owned by the Mantua Township School District, not by Mantua Township. Schools are an integral part of the community’s open space and recreation sites, but should not be submitted to the NJ Green Acres program as part of the official ROSI.

4.2.5 MANTUA TOWNSHIP BOARD OF EDUCATION

The Mantua Township Board of Education owns about 37 acres throughout the township (*Class 15A and 15B in the Appendix*). The school district maintains three small, neighborhood-based elementary schools: Centre City School, J. Mason Tomlin School, and Sewell School. Each school has small athletic facilities like baseball diamonds, blacktop recreation space, and tracks. Clearview Regional Middle School and Clearview Regional High School, which provide more athletic fields and facilities, serve both Mantua and Harrison township residents, and are located in Harrison Township.

4.2.6 COUNTY LANDS

Gloucester County owns 16 parcels totaling 359.19 acres in Mantua Township (*Class 15C and 15F in the Appendix*). Gloucester County maintains a public works facility on Lenape Avenue, directly across from the Wenonah Cemetery. The Gloucester County Utility Authority (GCUA) owns three small parcels containing small wastewater pumps. The county also owns and operates the Pitman Golf Course. These five parcels, detailed in Table 4.2, are a part of the township’s official Recreation and Open Space Inventory filed with New Jersey’s Green Acres Program. In October of 2007, Gloucester County bought the Gandini property, immediately adjacent to the Pitman Golf Course, increasing the county’s landholdings to 444 acres.

Table 4.2

MANTUA TOWNSHIP			
County Open Space			
Updated as of February 2007			
Description	Block	Lot	Area in Acres
Pitman Golf Course - Open Space	254.00	34.00	170.70
Pitman Golf Course - Open Space	254.00	38.00	7.00
Pitman Golf Course - Open Space	254.00	39.00	56.50
Pitman Golf Course - Open Space	254.00	42.00	33.91
Gandini Property	254.00	43.00	85.00
Pitman Golf Course - Open Space	254.00	43.01	85.00
Total County Protected Open Space			438.11

4.3 MANTUA’S PRIVATE LANDS

4.3.1 FARMLAND-ASSESSED PROPERTY

A total of 3,605 acres in Mantua Township are assessed as farmland (*Class 3A and 3B in the Appendix*). This acreage is found in the southwestern half of the township, below route 678 and 553A. The farm parcels range in size from the smallest at half an acre to the largest at 112 acres. Over 381 acres are permanently preserved farmland.

4.3.2 PRIVATELY-HELD DEDICATED OPEN SPACE

Mantua Township requires large residential developments to dedicate parcels of land to open space use for recreation, environmental, or stormwater management purposes (see applicable sections of Mantua’s development code, including but not limited to Section 101.32: Common Open Space Standards and Section 101-51: Critical Areas). In most instances, such open space was dedicated to the township in fee simple. These parcels are a part of the township’s official ROSI and detailed in Table 4.1 as “open space and conservation lands.” However, about 93 acres across 22 parcels are held by a homeowner association, a private development firm, or a private owner. They are detailed in Table 4.3. Also included in this category of land are lands adjacent to the Ceres Park and the Pitman Golf Course that have conservation easements placed on them by a private land trust.

Table 4.3

MANTUA TOWNSHIP			
Privately-Held			
<i>Dedicated Open Space</i>			
Updated as of February 2007			
Owner	Block	Lot	Area in Acres
Donnelly	54.00	23.00	2.30
Donnelly	54.00	35.00	0.99
Headley Homes, INC	147.00	10.00	1.48
Headley Homes, INC	147.00	17.00	11.76
Headley Homes, INC	147.00	31.00	0.71
Timbercrest Owners Association, INC	198.01	88.00	12.01
Timbercrest Owners Association, INC	198.01	89.00	0.18
Timbercrest Owners Association, INC	198.01	90.00	2.60
Timbercrest Owners Association, INC	198.01	91.00	0.99
Timbercrest Owners Association, INC	198.02	47.00	0.93
Papparone Housing, Co, INC	251.03	1.00	2.38
Private owner	254.00	44.00	4.04
Private owner	254.00	8.00	12.05
Private owner	254.00	10.00	3.39
Private owner	254.00	11.00	4.59
Private owner	254.00	12.00	7.86
Papparone Housing, Co, INC	251.03	23.00	10.18
Papparone Housing, Co, INC	251.03	37.00	4.26
Papparone Housing, Co, INC	251.03	54.00	2.61
Papparone Housing, Co, INC	251.05	3.00	3.50
Papparone Housing, Co, INC	251.07	14.00	2.96
Papparone Housing, Co, INC	251.08	9.00	1.65
Total Protected Open Space			93.42

4.3.3 VACANT LAND – LAND WITH NO STRUCTURAL IMPROVEMENTS

Mantua contains a total of 846 acres of vacant land on 288 lots (*Class 1 in the Appendix*). Private individuals own the largest parcel of vacant land – a 52-acre tract of land on Main Street (County Route 553A). Several land/real estate development companies own other large vacant parcels. Several uncertified vernal pools are located near or on vacant parcels as these parcels contain large areas of wooded wetlands.

4.3.4 DEVELOPED LOTS LARGER THAN 5 ACRES

Within Mantua Township, there are 1,198.21 acres of land across 107 large lots. There are 26 commercial and industrial lots, including various businesses, several auto body shops, Public Storage and the former Inversand site. There are 78 residential lots over 5 acres in size with the largest being a part of the Kramer Landfill site, 93 acres in size. The average size of these residential lots is about 10 acres.

Many of these large lots are immediately adjacent to Mantua's major stream corridors – Mantua Creek, Chestnut Branch, and Edwards Run.

4.3.4 CHURCH AND CHARITABLE PROPERTIES

There are a total of 203 acres of property that are owned by church, charitable, and nonprofit organizations (*Class 15D and 15E in the Appendix*) in Mantua Township. Some parcels are very large and serve as cemeteries for sectarian and nonsectarian populations. For example, Wenonah Cemetery, a nondenominational cemetery along Wenonah/Mantua Avenue, owns 20 acres in Mantua. The site contains a large forested area along the south side of Mantua Creek and has walking and driving paths for visitors. Hardingville Bible Church, based in Elk Township, owns three large parcels totaling 56 acres for their private school – the Gloucester County Christian School. The Sewell Assembly Church owns four parcels totaling 44 acres. Their largest parcel, consisting of 31.5 acres, on Lambs Road has received approval for residential development. Barnsboro Baptist Church owns 21 acres and the Roman Catholic Church of the Incarnation owns 12 acres.

Other tax exempt properties include community services or institutions such as the Sewell Baseball Association, Community Mental Health Center, the Original Hobo Band, the American Red Cross of Gloucester County, the Pitman Masonic Lodge, the Gloucester County American Veterans Post, the VFW Post, the Fraternal Hall Association, and the township's four fire stations – Mantua Township Fire Co., Mutual Fire Co., Center City Fire Co., and Barnsboro Fire Co.

Table 4.4 summarizes tax exempt properties in Mantua Township that are not considered protected open space.

Table 4.4

MANTUA TOWNSHIP	
Tax Exempt Land	
Updated as of February 2007	
Description	Area in Acres
Church and Charitable Organizations	157.00
Gloucester County - Other Holdings*	1.31
Gloucester County Public Works	4.65
Gloucester County Utilities Authority	0.12
Mantua Municipal Utilities Authority	12.02
Mantua Township - Other Holdings*	24.19
Mantua Township Board of Education	36.74
Other Civic and Charitable Organizations	46.22
Other Exempt - Private Property	6.54
Total Tax Exempt Land	288.79

* Does not include dedicated open space, conservation lands, eased lands, or parklands.

4.4 SUMMARY OF MANTUA’S PRESERVED OPEN SPACE

Mantua Township consists of 10,264 acres. Of this land, about 1,338 acres – or 13%, – is “open space” that is permanently preserved through various means – farmland preservation, conservation easements, fee simple dedications, municipal ownership, and the like. Mantua Township owns 474 acres, or 4.6% of the township’s total land area. Of those acres, about 325 acres are active or passive recreation areas consisting of Ceres Park, Chestnut Branch Park, the Little League Fields at the municipal complex, Sewell Playground, and the recently acquired Kadin Park, located on Heritage Road (CR 626).

Township residents have access to recreation fields and amenities on Clearview Regional School District lands – all in Harrison Township.

Table 4.5

MANTUA TOWNSHIP	
Summary of Protected Open Space	
Description	Area in Acres
Municipal Holdings	
Ceres Park (Passive Recreation)	78.97
Chestnut Branch Park (Active/Passive Recreation)	98.39
Sewell Playground (Active Recreation)	0.34
Open Space & Conservation Lands	114.89
Other Dedicated Open Space	10.14
Barnett & Edythe S. Kadin Park	123.00
County Holdings	
Pitman Golf Course	353.11
Gandini Property	85.00
Private Holdings	
Permanently Preserved Farmland	381.38
Dedicated Open Space/Conservation Easements	93.42
Total Protected Open Space	1,338.64
Total Mantua Land Area	10,264.00
Percent of Mantua Township Preserved	13.14%

4.5 SUMMARY OF POTENTIAL OPEN SPACE

The *Summary of Potential Open Space* is the list of lands in the municipality that the township should look toward planning for open space preservation and future recreation development. This list is comprehensive and includes property that is not traditionally thought of as “open space.” In order to increase the amount of preserved land within the municipality, the *Mantua Township Open Space and Recreation Plan* recommends that Mantua utilize a diverse inventory of lands to prioritize properties for acquisition and easement.

Table 4.6

Mantua Township	
<i>Potential Open Space Inventory</i>	
Description	Total Acres
Farm-assessed Land (not in state, county, or municipal preservation program)	2,830.69
Vacant Land with no structural improvements (not "dedicated open space")	846.08
Developed Lots larger than 5 acres:	
Residential	812.00
Commercial	370.63
Church and Charitable Properties	157.00
Other Civic and Charitable Properties	46.22
Other Exempt - Private Property	6.54
Total Potential Open Space	5,069.16

Of the 10,264 acres in Mantua Township, approximately 5,069 acres *may* be available open space.

SECTION 5: ASSESSMENT OF ACTIVE RECREATION LANDS AND FACILITIES

Assessing future recreational open space needs can be either a simple or a complex task. A variety of methods and approaches have been used in the past by different planning agencies to consider the necessary and appropriate amounts and types of parkland for a given region or community. The *Mantua Open Space and Recreation Plan* employs four different methods for determining recreational open space needs. The aims of this section are: to assess current amenities available to Mantua residents; identify present needs for additional active recreation space; and quantify the amount of public open space required to meet Mantua's growing population.

Because Mantua is centrally-located in Gloucester County and near the dense residential populations of West Deptford Township, Deptford Township, Washington Township, Pitman and Glassboro, there are several large municipal parks that are accessible to Mantua residents. While these specific sites are not included in the assessment of active recreation lands and facilities, their importance is not overlooked.

No single empirical standard can determine what level of recreational open space is best for a community. Combining several qualitative and quantitative methods can establish benchmarks that assist community efforts to set up a diversified and balanced park, recreation, and open space system.

Three analyses were performed by the Delaware Valley Regional Planning Commission (DVRPC) and appear in the *Appendices* as follows:

- Analysis A: Selected municipal stakeholder interviews (*Appendix A*);
- Analysis B: A population-based analysis, as prescribed by the National Recreation and Park Association (*Appendix B*); and
- Analysis C: A land use/land cover analysis based on New Jersey's Balanced Land Use Guidelines (*Appendix C*).

Differences between the three assessment approaches include:

- 1) The municipal stakeholder interview approach is limited to those responding to requests for interviews;
- 2) Population-based standards are very broad and set goals for a finite period of time, based on the current and forecast populations; and
- 3) Balanced land use standards set their goals in perpetuity, recognizing that land is finite and any acquisition and preservation efforts now will benefit all generations to follow.

None of the methods relate goals or standards to the natural resources of the area, such as wetlands, stream corridors, wooded areas, and wildlife habitats. Rather, these assessments are solely for determining acres of **active recreation** open space and facilities.

Active Recreation Lands Assessment

Table 5.1 summarizes public recreation sites that are available to all Mantua residents. Some of these active recreation amenities are currently overused. Mantua Township is very proactive in its desire to expand and develop more active recreation sites for the expressed use of township residents. Table 5.2 summarizes recommendations made by informal interviews with the organizers of Mantua’s youth sports programs. A summary of those interviews are provided in *Appendix A: Selected Municipal Stakeholder Interviews*. Some of these recommended amenities may not belong in an existing park; development may be physically impractical or not a financial priority.

Table 5.1

Active Recreation Amenities	
Current Sites	Current Amenities
<i>Chestnut Branch Park</i>	
	"Bank-Shot" Basketball court
	1 football field
	2 baseball/softball fields
	2 basketball courts
	2 tennis courts
	3 variable size soccer/lacrosse fields
	4 "micro-size" soccer/lacrosse fields
	4 full-size soccer/lacrosse fields
	Concession stand/Public restroom facilities
	Pavilion/Picnic area
	Playground/tot lot equipment
	Walking/Jogging Trail
<i>Little League Fields</i>	
	1 official baseball diamond
	5 baseball/softball fields
	1 large multi-purpose field

Table 5.2

Recommended Recreation Amenities	
Amenity	Groups who would benefit
Large community/recreation center Meeting rooms Large industrial kitchen Indoor gymnasium (2 regulation-size basketball courts)	Senior group
	Cub Scout Troops
	Boy Scout Troops
	Clearview Youth Basketball
	Other civic organizations
Passive recreation trails	All township residents
	Regional residents
Dedicated Lacrosse fields	Clearview Lacrosse
Lighted lacrosse fields	Clearview Lacrosse
Multi-purpose fields	Clearview Lacrosse
	Mantua Township Soccer Association
	Mantua Township Little League
Ice arena	Clearview Ice Hockey
	Regional Ice Hockey teams
Synthetic turf football field	Clearview Junior/Youth Football
	Pleasant Valley Youth Football and Cheerleading
Several regulation-size baseball and softball fields and practice fields	Sewell Babe Ruth League Baseball and Softball
	Mantua Township Little League

Chestnut Branch Park

Chestnut Branch Park is a testament to Mantua Township’s commitment to providing high quality and highly-accessible active and passive recreation opportunities to its citizens. However, it suffers from its own success. Similar to Bethel Mill Park and Washington Lake Park in neighboring Washington Township, Chestnut Branch Park acts as a county park rather than a municipal park. The park is used by a regional population, extending beyond Mantua’s borders.

Chestnut Branch Park currently has two baseball/softball fields, 4 full-size soccer fields, 4 micro-size soccer/lacrosse fields, 3 variable size soccer/lacrosse fields, 1 football field, 2 basketball courts (or 4 half-court basketball courts), 2 tennis courts, a large playground/tot lot area, a walking and jogging trail, concession stand and public restroom facilities, and a pavilion/picnic area. A large portion of Chestnut Branch Park remains in a natural or restorative state.

Sports and youth organizations that use Chestnut Park state that the park is overused by numerous sports organizations, including an adult soccer association not formally associated with the township. Most fields are dedicated to the Mantua Township Soccer Association, who provides \$30,000 to \$35,000 in maintenance fees and in-kind work.

Drainage in the rear of the park, by the football stadium and multi-purpose fields, is a reoccurring problem and causes delays in practice and game schedules. Nearly all the fields suffer from over-use.

The basketball courts are in need of repair. Asphalt is cracked and water pools on the courts. Additionally, the basketball backboards are set up incorrectly, obstructing play.

Similarly, the baseball and softball fields are not regulation size, barring the Sewell Baseball program from using the fields for official games and tournaments.

Ceres Park

Ceres Park is a natural area preserved by the Stewart Land Trust along Chestnut Branch and accessed by an entrance on Main Street. Ceres Park has a low-impact walking trail that is well-used by area residents. Some residents note that this trail is misused by mountain bikers and dirt bikers who destroy vegetation and build ramps. The Mantua Township Environmental Commission has worked with Michael Hogan, a noted naturalist and photographer, to document the plant life in Ceres Park hoping to identify threatened and endangered species, as well as to develop a guided nature trail. Additionally, because Ceres Park is a preserved natural area, the South Jersey Land and Water Trust use it as a location for stream assessment and vernal pool surveying training. Because vernal pools are not recognized as wetlands, Ceres Park is one of the few places where these important ecosystems are protected.

Little League Fields/Wrestling Facility/Municipal Complex

The municipal complex on Main Street has one official baseball diamond, five baseball/softball fields, and one very large multi-purpose field. These fields are used almost exclusively by the Mantua Township Little League. Because this land is not considered preserved open space and is not used exclusively for active recreation, the fields may have to be relocated so as not to conflict with the public works and police departments.





SECTION 6: OPEN SPACE AND RECREATION NEEDS

- A. Current and future active recreation needs will require additional land, facilities and programs.**
 - 1. Chestnut Branch Park is perceived and used as a regional recreation area but is not supported by regional constituents.**
 - 2. Ceres Park trails are misused and natural habitat areas are in need of restoration.**
 - 3. Meeting future recreation demand within the Township must be planned.**
 - 4. School facilities are often used but do not meet the all of the needs of all of the Township's organizations.**
- B. Trails and passive recreation areas linking people to nature are limited. Residents lack options, such as walking paths and bike trails, for movement within the township.**
- C. Loss of rural charm threatens residents' quality of life.**
- D. Prime agricultural lands are also prime developable areas.**
- E. Endangered species habitat and wildlife corridors are threatened.**
- F. Stormwater runoff pollution and incomplete protection of stream and river corridors threatens the water quality of streams and lakes.**

NEED A: Current and future active recreation needs will require additional land, facilities and programs.

Need A.1: Chestnut Branch Park is perceived and used as a regional recreation area but is not supported by regional constituents.

Chestnut Branch Park is a large, well-kept, and heavily-used park that offers active and passive recreation opportunities. Because it is so large and well maintained, with a dedicated park director and staff, the park is used by people from outside the township. Much like Bethel Mill Park and Washington Lake Park in Washington Township, the municipal park attracts regional visitors. Mantua Township and Washington Township's parks provide a service that a county recreational facility should be providing. (While Gloucester County owns and operates Pitman Golf Course, that facility is not traditional parkland and does not satisfy active recreation needs of area residents.)

With such an active youth recreation program, the park's fields and pavilion are often scheduled months in advance. Practice fields do not have enough time between practices and games to "rest," thus field turf/grass is torn up, muddy, and at times, unsafe for use. The football field was re-sodded in 2007, greatly improving drainage issues; however, drainage continues to be a problem on practice fields.

Basketball, lacrosse, and football/cheerleading appear to be the most under-served organized sports by Chestnut Branch Park. Improvements can be made to better accommodate all sport organizations. The basketball courts should be re-paved and regulation backboards installed. Lacrosse should have two dedicated sports fields with permanent lines. The three football programs have consolidated in to two football programs – Clearview Football and Pleasant Valley Football – and have to rely on school fields in Mantua and Harrison townships for practice times. Unfortunately, both football programs may not be best served by Chestnut Branch Park. Additional football fields should be considered for future recreation development at the Kadin Park.

Furthermore, a municipal stakeholder reported that an adult soccer league uses fields in Chestnut Branch Park because the park does not charge a rental fee. The Mantua Township Soccer Association appears to be the only organized sports group that pays a fee for use and maintenance of the fields. The park could exact a maintenance fee from these groups for the use of practice fields and regulation-sized fields. The township could also increase its "recreation impact fee" and use the additional funds to create an endowment for municipal park maintenance.

Need A.2: Ceres Park trails are misused and natural habitat areas are in need of restoration.

Bike riders in Ceres Park do not always stay on the marked trails as directed. Instead, some of them are cutting new trails and building ramps that cause additional erosion and distribution of plant and animal habitat. Furthermore, Ceres Park has a large problem with invasive Japanese

Knotweed growing along the Chestnut Branch stream corridor. These invasive plants can be removed township public works.

Need A.3: Meeting future recreation demand must be planned.

As described in the previous Section 5: Assessment of Active Recreation Lands and Facilities, the main recreational facility for Mantua Township – Chestnut Branch Park – is overused. Additionally, Little League fields at the municipal complex may be removed so as not to conflict with other township services. The township currently provides 90 acres of active recreation lands including the Little League fields, but excluding school grounds.

The qualitative and quantitative analytical approaches described in Section 5 were conducted in order to determine the needed acreage and specific types of facilities that should be planned. These model analytical tools are detailed in the *Appendices*.

Analysis B: Population-Based (*Appendix B*) suggests that 150 acres of active recreation lands should be provided for Mantua’s current population of 14,974 people (DVRPC 2006 estimate).

Analysis C: New Jersey’s Balanced Land Use Guidelines (*Appendix C*) uses available land and developed land as a standard for active recreation lands, rather than population size. The state’s guidelines view land as a finite resource and focus on the built environment. Environmentally sensitive lands are removed from the total land area available for development because these lands should not be considered suitable for most types of active recreation. Development of recreation amenities often includes changing natural landscape features like slope, adding impervious surfaces, and building small structures. Using this model, the analysis concludes that Mantua Township must provide 282 acres of active recreation land given its land area.

The Kadin Park presents a great opportunity for Mantua Township to expand its active recreation and provide some amenities for township residents. An indoor recreation facility could possibly serve regional users. If 50 acres of the parcel were developed as active recreation fields and the remainder left in a natural state, the township could meet a considerable amount of its future active recreation demands.

Need A.4: School facilities are often used but do not meet the needs of all the Township’s organizations.

The general public can use Mantua Township Board of Education facilities, but student activities are given priority. Access to school facilities on weekends is also somewhat limited. Frequently and understandably so, sports organizations that must rely on the use of school fields or gymnasium are asked to leave for student use. Additionally, some non-youth organizations, like senior citizen groups or adult sport organizations, are not offered any accommodations in school facilities.

OPEN SPACE AND RECREATION NEEDS

Community centers provide facilities for special uses. These vary in size depending upon their intended uses and population areas. Community centers can program active recreation space indoors or outdoors, offer cultural performance space, provide informal meeting spaces, and provide special recreation facilities, such as racquetball courts. Community centers support senior citizen programs, youth programs, and lifestyle education programs.

While conducting the selected municipal stakeholder interviews, DVRPC uncovered a need for an indoor recreation/community center that serves many different populations. Currently, Boy Scouts, Girl Scouts, and Cub Scouts use the Sewell Boys and Girls Club for meeting space. Frequently, the senior citizens group uses the Boys and Girls Club for monthly dinners and others special activities that can not be accommodated in the restored Senior Center. The Boys and Girls Club was recently renovated and is now ADA accessible.

Because it is growing at an accelerated rate with higher priced new construction, Harrison Township may have to build an indoor facility for its residents before Mantua Township may be compelled to. Additionally a private indoor sport facility – Total Turf – is considering locating in Mantua Township. Total Turf would be similar to the International Sports, Skating and Fun Centres located in Mt. Laurel and Cherry Hill. These facilities are an illustration of how the private sector is meeting the needs of regional residents' indoor recreation needs. However, these private facilities do not offer space for community groups, like seniors, because they exact relatively high rental fees.

Some Gloucester County communities are partnering with private companies or developers to meet these indoor recreation needs with varying success. RiverWinds Community Center in West Deptford Township is an example of a new recreation facility serving a growing suburban community, offering many diverse activities, such as two indoor swimming pools and a related aquatic program, a fitness center with personal training services and group classes, and many health and wellness education programs. RiverWinds fills a gap in providing organized athletic leagues for the “active adult” population and has many programs for senior citizens. RiverWinds serves West Deptford Township, a community of 20,464 people according to the US Census 2004 population estimates. However, its maintenance and staff payroll creates a high burden for the township to meet and many residents complain of rising property taxes.

Neighboring Deptford Township also has a recently completed indoor facility that houses basketball and wrestling youth programs. The facility was built by developers in lieu of paying a recreation impact fee.

Need B. Trails and passive recreation areas linking people to nature are limited. Residents lack options such as walking paths and bike trails for movement within the township.

Mantua Township has expressed a commitment and made extensive actions to acquire land along Chestnut Branch, protecting the vegetated stream corridor, expanding Chestnut Branch Park and Ceres Park, and possibly providing a trail along the stream banks. The 2006 Master Plan proposes pedestrian path/nature trail is from Wenonah Avenue at Mantua Creek through the municipal

complex, Chestnut Branch Park, several residential communities along Tyler Mills Road and connecting to Pitman Golf Course and Ceres Park. Another pedestrian path/nature trail is proposed from Jessups Mill Road through residential communities on the west side of State Route 45 to Kadin Park along Edwards Run.

While these pedestrian paths anticipate more residential growth, and therefore envision greenway and open space dedication during the traditional development process, Mantua Creek is situated between many dense residential developments built between the 1900s and 1970s in West Deptford Township, Deptford Township, Wenonah Borough, and Washington Township. Access to Mantua Creek and Bethel Mill Lake is only from Bethel Mill Park in Washington Township. Many residents of these dense communities are not aware of winding creek that flows for 18 miles from Pitman Borough to the Delaware River. Creating a path along Mantua Creek poses more of a challenge, but could also serve more residents from several neighboring municipalities.

Currently, some of Mantua's county roads are favorite routes for cycling clubs and teams. As development activity increases in the township, the rural roads will increasingly become more crowded and congested with multi-mode users.

To encourage safe alternatives to driving, trails and pathways would provide links to residential areas, commercial areas, recreation areas, and schools. Linking people to the natural world increases public health and promotes an "outdoor ethic" of respect and appreciation for natural areas. This, in turn, enhances stewardship of resources. It is also important for maintaining public support of open space protection. Citizens must see a benefit from their tax dollars. Bringing the public "outside" is an integral part of an open space and recreation program in any community.

Mantua Township is need of a comprehensive bicycle, pedestrian and trail plan that actively involves and includes neighboring municipalities. Within the last two years, the township built a pedestrian path connecting the J. Mason Tomlin Elementary School to the Municipal Complex and athletic fields. The knowledge the township gained from that experience can be applied to building more pedestrian paths connecting various community services to nearby residential areas.

Need C: Loss of rural charm threatens residents' quality of life.

One of the reasons that many residents have moved to Mantua Township is the "rural charm" and historic feel of the community. While it is often difficult to articulate the conditions that create these qualities, it is easy to identify when they have been lost. This loss is embodied in new subdivisions breaking ground on a prior open field, or a commercial venture blocking a pastoral view of a working agricultural landscape.

This is currently happening in Mantua Township as well as nearby communities like Harrison Township, South Harrison Township, East Greenwich Township and countless others. New subdivisions are changing the character of the community, bringing with them new residents with different expectations and assumptions about what it means to live in the "country." This can change the atmosphere and identity of a community.

Increasing traffic, the need for stoplights at busy intersections, greater stress on schools, increased stormwater runoff, and pressures on remaining farms are some of the negative repercussions of the loss of Mantua's rural character.

Need D. Prime agricultural lands are also prime developable areas.

Mantua Township's soils are some of the richest in New Jersey. These lands are being lost a rapid pace and agricultural operations are becoming increasingly difficult within the township, although some farms continue to thrive. Part of this loss is due to conditions of the agricultural industry generally, and a consequence of the extensive pressure for residential development that Mantua's opportune location and road network foster. In addition, the upland prime soils found within Mantua are easy to building upon and are already cleared.

Agriculture has always been a part of Mantua's identity and landscape. Old and new residents place a high value on the scenic aspects of the community, which are largely a function of its agricultural land use. While many residential subdivisions have been designed with buffers that reduce the impact of lost fields and open spaces, this loss cannot help but increase as the community grows. Preservation of agricultural land is critical for maintaining viewscapes, as well as for protecting the habitat for "grassland" species of wildlife that exist in these areas. Most importantly, preservation of remaining agricultural lands will help to protect those farmers who continue to operate and will buttress the agricultural industry from some of the impacts of development.

Land values are relatively high in Mantua Township. The competition from developers makes farmland preservation more expensive and difficult, especially as land preservation values often lag behind development offers. Creative funding strategies and strong applications to state and county funding sources will help the township strategically allocate township open space funds for land acquisition, parkland development, and greenway protection while advocating and encouraging farmland preservation.

Need E: Endangered species habitat and wildlife corridors are threatened.

Mantua Township has grassland habitat, forested wetlands and emergent wetlands that are designated as critical habitat for a variety of rare animal and plant species such as the red-shouldered hawk and swamp pink, according to the New Jersey Landscape Project (see the *Environmental Resource Inventory for the Township of Mantua* for more details). Other sites that could support endangered reptiles and amphibians, including the bog turtle, carpenter frog, and eastern box turtle, are found in grassland and wetland areas, including the forested wetlands that line all of Mantua's stream corridors.

Mantua Creek and its open, tidal wetlands at the northwest corner of the township, provide important foraging areas for bald eagles. Along Mantua Creek, between the border of Mantua Township and Wenonah Borough, is the Wenonah Ravine Natural Heritage Priority Site. This site contains the only confirmed occurrence of a state critically imperiled tree species, the Pawpaw.

The Mantua Natural Heritage Priority Site is along Chestnut Branch, with its well-vegetated stream corridor flowing through many large parcels and municipally-owned land. There are a significant amount of threatened and endangered plant species within this site that extends from Maple Avenue to Blackwood-Barnsboro Road.

Both NHP sites have residential development or are slated to have residential development within their boundaries. These are significant habitats for a range of wildlife and plants and require immediate protection at whatever levels can be achieved.

Need F. Stormwater runoff pollution and incomplete protection of stream/river corridors threatens the water quality of streams and lakes.

Mantua Creek, Chestnut Branch, and Edwards Run and many of their smaller tributaries are listed as impaired for aquatic life support. Edwards Run also has elevated amounts of fecal coliform and phosphorous. Bethel Lake is classed as eutrophic – water over-rich in mineral and organic nutrients that promote a proliferation of plant life, especially algae, which reduces the dissolved oxygen content and often causes the extinction of other living organisms. Though located just outside the township, it is important to note that Alcyon Lake is also listed as eutrophic.

Although some of these impairments are from upstream sources, other sources arrive at the streams and Bethel Lake through stormwater runoff traveling from township streets, landscaped lawns, and adjoining farmland.

Excessive phosphorus is usually imported into stream systems through stormwater runoff, and is due primarily to high fertilizer loads on residential and commercial lawns or on farm fields. Fecal coliform comes from animal waste, which can include domestic cattle, wild geese populations, and pet waste. Excess sediment – which can smother aquatic organisms and change the shape or bottom of streams and lakes – is usually due to the erosion resulting from damaged outfall pipes and from farm fields lacking forested buffers.

The best protection against stormwater runoff pollution is to create wide corridors of protected forested land along streams. These buffers can reduce or eliminate the pollutant loads and excess sediments carried by runoff. Beginning in 2005, the state's Municipal Stormwater Management program began mandating public education and other measures to help reduce pollutant inputs. Elimination of impairments is essential for public health, as well as for retaining diverse fish and other aquatic wildlife populations.



SECTION 7: A SYSTEM OF OPEN SPACE FOR MANTUA

Open space is really another form of community infrastructure that needs to be designed and “built” in the same way that utilities and roadways are conceived and laid out. When planned as a system, open space infrastructure has many benefits for a community, including greater preservation of habitat, conservation of renewable resources, increased opportunities for residents to keep fit and improve physical health, a counterbalance to growth and development in order to sustain economic vitality, and maintenance of community character.

This section explains how Mantua’s open space needs are addressed by the proposed system of Open Space. *Map 10: Proposed Greenways, Conservation, and Recreation Land*, and *Map 11: Proposed Farmland Preservation* included in this document depicts this planned approach to open space preservation.

The proposed Open Space System consists of the following components:

- I. Greenways and Conservation Lands**
- II. Active Recreation**
- III. Farmland Preservation**
- IV. Multi-Modal Trails**
- V. Natural Resource Protection Planning Tools**
- VI. Public Outreach and Partners**

I. Greenways and Conservation Lands

The acquisition of lands along Mantua Creek, Chestnut Branch, and Edwards Run and other significant waterways through fee simple or conservation easements will not only protect the township's waterways, but also provide wildlife corridors and offer an opportunity to make trail connections between existing residential areas, new residential areas and important community centers.

The creation of a Mantua Creek Greenway, flowing between dense development in numerous municipalities, offers an opportunity for multiple municipalities to collaborate and submit joint applications to NJDEP Green Acres, Gloucester County, and federal trail development programs, as well as private land trusts. Multi-municipal applications are generally treated favorably. A greenway with a low-impact trail could connect Wenonah and West Deptford residents with Bethel Mill Park in Washington Township from the west and Pitman and Glassboro residents from the east. Simultaneously, a protected greenway corridor could protect important emergent wetlands, bald eagle foraging habitat, and the Wenonah Ravine NHP Site.

Chestnut Branch is greatly protected by a relatively-intact stream buffer of forested wetlands and upland forests. The township has focused land acquisition along the stream and has expanded Chestnut Branch Park. Newer residential developments have dedicated open space along the stream corridor to the township, a homeowner's association or holding company. Several large parcels remain farm-assessed with little street frontage and could be acquired by the township for conservation, active recreation, or passive recreation purposes. While a recessed pedestrian trail exists on Main Street connecting the municipal complex and Little League fields to Chestnut Branch Park, a nature trail along the stream corridor could further connect residential developments to Pitman Golf Course, Ceres Park and Alcyon Lake and Alcyon Park in Pitman. The proposed Chestnut Branch Greenway could further protect important forested wetlands and protect upland forests, which are unregulated by state and federal law, as well as the Mantua Creek NHP Site. Gloucester County Utility Authority holds a utility easement that runs the entire length of Chestnut Branch as it flows through the township and acts as a de facto, but unofficial trail.

Edwards Run flows through contiguous agricultural areas. At some stretches, especially at its tributaries' headwaters, forested stream buffers have been removed to allow for more intensive farming. A greenway along Edwards Run and some of its larger tributaries like Myers Creek could connect larger residential areas like Centre City and along Bridgeton Pike with Kadin Park. Additionally, as more farmland is developed for residential and commercial uses, a greenway with a trail would already be in place. Developers could plan their designs around incorporating multi-modal trails, wildlife corridors and stream buffer restoration.

II. Active Recreation

Meeting the recreation needs and desires of Mantua is a strategic and economic challenge. Although Mantua Township offers an extensive array of organized sports for township youth and has a large number of citizens willing to donate their time to such organizations, residents want additional and more diverse recreation opportunities within the township. Sports coordinators

need more practice fields dedicated to individual sports. In response, Mantua, as an innovative community, will need to refurbish existing recreation amenities at Chestnut Branch Park, decide how to develop Kadin Park, replace the municipal complex's Little League fields, acquire or reserve more land, and seize on creative re-use opportunities to provide new and exciting active recreation facilities and parkland. Mantua residents can suggest (and vote for) an indoor aquatic facility, an indoor sports/recreation facility, dedicated lacrosse fields, more football fields, and a regional ice arena.

Township officials should meet with West Deptford and Deptford officials to evaluate how to fund an indoor facility through private development and determine if similar facilities are feasible for Mantua. For example, West Deptford planned to service a bond by levying a hotel tax.

Walking facilities, multiuse trails, bicycle lanes, and greenways can be established throughout Mantua connecting to other municipalities and public parklands if the township reaches out to those neighboring municipalities and coordinates plans.

As new development proposals are submitted, the planning board should negotiate with developers to fund or establish small pocket parks and playgrounds, and pay into a recreation fund that provides large-scale, regional parks built on a similar scale to Chestnut Branch Park. New residential subdivisions can also include walking paths to connect to sidewalks or proposed trails.

III. Farmland Preservation

Agriculture has been a primary occupation throughout Mantua's history. Since the closing of major packing plants in southern New Jersey, and in response to a changing global economy, farming has declined within Gloucester County. However, it is still a major economic force that contributes significantly to the township's rural character. The lands best suited to farming are also the most suitable for development. Development pressure is extreme in Mantua Township, with prices offered for land at levels well above their market value as farmland.

A municipal farmland preservation program in Mantua that concentrates on encouraging all farm landowners to consider preservation would help to stem the sprawling expansion of development. Maintaining blocks or belts of contiguous farmland will help to strengthen the viability of the farming community, as well as to focus efforts that could increase the amount of farmland preservation funding available.

Mantua Township can adopt a "Payments to Farmers" ordinance that allows them to reward farmers who preserve their land by paying an additional pre-set dollar amount per acre once preservation has been accomplished. Other municipalities' payments range in amounts from as low as \$100 to as high as \$3,000 per acre. The payments can carry additional restrictions, such as that only tillable acreage will be included or that there is an upper limit on the total amount that will be paid. In 2004, Harrison Township instituted such a payment program, paying farmers an additional \$500 per acre.

To date, 381 acres of farmland have been permanently preserved in Mantua and there is interest in preservation by many farm owners. Building upon these preservation efforts will strengthen the

township's farming industry. A commitment to maintaining the viability of farming will also entail finding methods of supporting farm profitability, educating new residents to "country living," and protecting the operation of farms in a changing community. Preserving farmland has the additional benefit of maintaining Mantua's characteristic landscape and the scenic views that residents value so highly.

IV. Multi-Modal Trails

The 2006 Master Plan suggests some major pedestrian and bicycle paths and the OSRP recommends that a detailed pedestrian/bicycle plan be conducted. County and NJDOT funding can be acquired for the creation of an inter-connected path system along county routes and major thoroughfares that creates "complete streets," allowing for all township residents, regardless of socio-economic status or ability level, to access commercial areas, residential areas, parklands, and community services.

Mantua Township's stream corridors flow conveniently through the center of the township and branch out to reach most of the populated areas. A system of greenways will not only enhance wildlife movement along corridors, but could serve as sites for multi-use trails that connect the community together.

Several sections of township streams are located within fairly steep ravines. These areas are beautiful sites that are largely unappreciated by residents because there is limited access to them. Most have fairly wide floodplains along the streams themselves, which might allow for some trail development. One of Mantua's most attractive sites is the natural area within Chestnut Branch Park that reaches the stream. With municipal land acquisition happening on either side of the park, this area can serve as a center for trail development. Trails along all proposed greenways – Mantua Creek, Chestnut Branch, and Edwards Run – would greatly improve the ability of residents to move around the township without use of cars and would provide much-needed passive recreation opportunities within close proximity to homes. Additionally, connections can be made to other active recreation sites and natural areas just outside of the township at Wenonah Lake, Bethel Mill Lake, and Alcyon Lake.

The majority of trail users tend to be the residents who live next to or near an established path or bikeway. The presence of an amenity such as a trail also serves to increase property values of those residences near the trail. Nevertheless, trails can only be established if there is real community support for them. Obviously, a trail cannot cross through someone's backyard. Where residential development is close to a greenway, any trail pathway may need to be diverted to circumvent encroachment on private property. In other areas, where there is substantial land between a potential trail and residences, access easements might be granted by residents if they have been involved in trail plans from the beginning. At the least, delineation and creation of trails in new residential subdivisions can be made a requirement. These can be linked to planned trails within the larger community that may not be possible in the near future due to current land use, but which have some potential over the long run.

Trails are not synonymous with greenways. For a discussion of the differences between them, see **Section 10: Greenways and Trails – Planning and Design Resources**.

V. Natural Resource Protection Planning Tools

The cost of acquiring land can be prohibitive and, often, lands are not available for acquisition. Where it is cost-effective and appropriate, direct acquisition should be considered. Where it is not feasible, other alternatives can be utilized. Examples include such options as:

- 1) The donation or purchase of easements along the riparian corridor
- 2) Requiring maximum protection of wetland buffers in new residential and commercial development
- 3) Encouraging restoration of vegetated stream buffers along farm fields, utilizing the various USDA programs that compensate farmers for loss of acreage or that help to pay for the restoration project
- 4) Adopting the 2006 Master Plan's recommended zoning changes.
- 5) Establishing a conservation design overlay zone for all parcels larger than 20 acres. In such a zone, at least 50% of the parcel would have to be maintained as open space. The same number of residential units as in conventional design would be permitted, but they would be clustered on the least environmentally sensitive portion of the site. Design standards within the overlay zone would relate to resource preservation and would be stricter than in zones not covered by the design overlay.

Mantua Township has already successfully used a natural resource protection tool to protect important natural areas. In the early 1980s, the township adopted a Critical Areas Official Map that identified steep slopes, wet soils, and the 100-year floodplain. The ordinance prohibits buildings and filling in the critical areas. Development rights are granted to owners with parcels in critical. For every five acres of critical areas, one additional residential unit can be constructed on a non-critical area portion of the tract. Mantua has retained much of its stream corridor buffers because of this ordinance. Of special note is the Chestnut Branch and its thick buffer that runs through the middle of the township.

VI. Public Outreach and Partners

Municipal open space preservation accomplishes several aims. Greenway and conservation lands can improve environmental quality, protect threatened and endangered plant and animal species, reduce flooding, reduce stormwater runoff, and provide wildlife corridors. Development of active and passive recreation amenities helps Mantua serve many different resident populations, encourages healthy living and exercise, creates community identity, provide connections to the natural world, and fosters appreciation of the balance between the built and natural environments. Farmland preservation encourages and supports a local industry, agriculture, which not only contributes taxes to the county and township, but also may become more important and valuable as "eat fresh, buy local" campaigns become more mainstream. Additionally, maintaining working

A SYSTEM OF OPEN SPACE

landscapes in a developing township reminds people of southern New Jersey's cultural heritage of agriculture.

It is important to include the public in all decisions concerning land use, planning, and recreation development while the governing body does what is best for the longevity of Mantua Township as a whole. A strategic public outreach plan implemented by a citizen's advisory committee, the planning board, or the governing body is needed to ensure the success of a local open space program. To that end, a permanent Open Space Advisory Committee should be created, positions advertised, and diverse community members recruited.

Reaching out to public schools and working with science teachers is a great way for young citizens to develop an appreciation of nature and mature into young taxpayers that are environmentally-minded and support open space preservation and recreation development.

Finally, providing stewardship education, information, and incentives to private owners of greenway lands or lands that abut stream corridors is imperative to improving the township's water quality.

There are many non-profit organizations, government agencies, and grant-giving organizations that are interested in supporting innovative land use practices and public engagement. These resources are listed in **Section 10: Preservation Tools, Partners, and Funding Sources**.





SECTION 8: ACTION PROGRAM AND RECOMMENDATIONS

The Action Program suggests projects that Mantua Township should pursue to implement the *Open Space and Recreation Plan*. The activities listed for the first year after adoption of the plan are the most urgent and will further Mantua’s Open Space and Recreation program immediately. The “three year” recommendations are very important, but will take more time to complete. The “five year” projects are important, but should take place in the appropriate time frame, as opportunities arise.

Each section has a geographic focus area, or “theme,” based on the determined needs and opportunities found in the township along its three major stream corridors. However, the majority of recommendations describes on-going efforts, township policy changes, and active recreation development, and do not necessarily point to a specific stream corridor.

With much land acquisition activity surrounding Chestnut Branch, and the community’s interest in creating trail connections to places of interest along Main Street, the “First Year” recommendations concentrate on protecting the stream corridor and creating passive recreation and pedestrian opportunities.

“Within Three Year” recommendations address needs and opportunities along Edwards Run. Recommendations focus on community stewardship, reviewing municipal ordinances, and municipal program creation that seek to improve Edwards Run’s stream quality.

“Within Five Year” recommendations recognize the difficulty in addressing Mantua Creek’s stream quality as the creek defines the township’s border with five other municipalities and has large residential populations abutting its banks. These recommendations focus on public education and engagement, partnering with other organizations and municipalities, and acquiring conservation easements.

The *Mantua Open Space and Recreation Plan* is not a static document. The Action Program should be updated every year, and progress or changes should be reported to the governing body.

First Year: Chestnut Branch

- Create a permanent Open Space Advisory Committee that will implement and regularly update the Open Space and Recreation Plan in concert with the Planning Board’s master planning efforts.
- Adopt the Open Space and Recreation Plan as an element of the Mantua Township Master Plan.

ACTION PROGRAM AND RECOMMENDATIONS

- Submit the final Open Space and Recreation Plan and Official Recreation and Open Space Inventory (ROSI) to NJDEP's Green Acres program for future funding opportunities.
- Hold a public meeting, workshop, or charette to receive the community's input on what facilities should be provided for in Kadin Park.
- Increase the Recreation Impact Fee to \$3,000 to fund open space preservation and parkland development and maintenance.
- Investigate creative financial solutions to support Chestnut Branch Park, Ceres Park, and future active recreation lands.
- Investigate the feasibility of building and maintaining an indoor recreation facility.
 - To that end, meet with West Deptford Township and Deptford Township to investigate opportunities and challenges that may face Mantua Township in undertaking a similar endeavor.
- Approach Gloucester County's Department of Parks and Recreation about preserving land adjacent to Bethel Mill Lake to create a larger Bethel Mill County Park.
- *Chestnut Branch:*
 - Review and prioritize the properties highlighted in the Open Space and Recreation Plan for natural resource conservation, stream corridor protection, and trail development along Chestnut Branch and its tributaries.
 - Approach Gloucester County regarding its easement along the Chestnut Branch and suggest using the existing easement to create a low impact, passive trail along the creek, connecting residential developments with Chestnut Branch Park and the municipal complex.
 - Visit the properties, meet with owners to discuss conservation options, and decide which one(s), and in what order, to submit for county and state preservation funding.
 - Continue to acquire land, easements, and dedications along Chestnut Branch Run.
- Review the Open Space Plan annually to update the properties and information and to reflect any changing plans of the township. Submit the update to Green Acres.
- Consider other ordinances that would protect open space, such as the Conservation Zone recommended in the 2006 Master Plan.
- Participate in any stormwater planning efforts being undertaken by the Gloucester County Soil Conservation District and Rowan University.

Within Three Years: Edwards Run

- Consider revising the township’s Land Development and Use ordinances to establish a mandatory Conservation Design component for new development focused on the southern agricultural area (especially those parcels that abut or contain Edwards Run and its tributaries), in order to protect substantial open space linking to greenways.
- Establish a local program, partnering with the county’s soil conservation district, NJDEP, the State Agricultural Development Committee, and the Natural Resource Conservation Service, to assist farmers in participating in conservation, funding programs that support voluntary stream-buffer restoration, especially along Edwards Run.
- Communicate with Gloucester County’s Department of Parks and Recreation to determine the need for a county-run regional park that would alleviate over-use of Chestnut Branch Park. The regional park may or may not be located in Mantua Township. Hold public meetings and/or workshops to identify *regional* needs in addition to township needs.
- Undertake a township-wide Bike and Pedestrian Trail Plan. Explore the possibility of off-street and on-street trail development in areas of the township that would link important natural, historic, and community resources. Start work on assessing community attitudes and involving community groups.
- Acquire land adjacent to the township’s waterways to protect stream corridors and to provide greenways for public access. Work toward the establishment of greenway connecting corridors as envisioned on *Map 10: Proposed Greenways, Conservation and Recreation Land*.
- Work with neighboring municipalities to coordinate and enhance ordinances that protect open space and critical resources, such as the Mantua Creek.
- Consider revising development requirements to incorporate interconnecting trail development and greenway acquisition.
- Work with private landowners with property within the greenways to place conservation easements on their holdings.
- Establish a systematic outreach program to landowners about greenway protection and land and water stewardship, connected with state, county, and local stormwater management efforts.

Within Five Years: Mantua Creek

- Discuss the preservation priorities of nonprofit organizations active in the area to form partnerships.

ACTION PROGRAM AND RECOMMENDATIONS

- Identify ways to encourage and support the Mantua Township Board of Education and the Clearview Regional School District in monitoring streams in both Mantua and Harrison townships, in order to expand awareness of the important natural resources in the community and to increase stewardship of greenway corridors. Help to publicize findings by students. Explore collaboration with the South Jersey Land & Water Trust, NJDEP's Watershed Ambassador Program, and the Educational Information Resource Center, located in Washington Township, as a means of obtaining professional and college student help with such programs.
- Pursue the identification and listing of unlisted Mantua Township historic sites on the state and federal registers.
- Update the OSRP's Active Recreation Assessment with new population figures and projections, and land use data.





SECTION 9: LAND PRESERVATION RECOMMENDATIONS

THE MAPS

The Land Acquisition Recommendations listed in this section of the document give the details on the properties that fall within the proposed greenways, greenbelt and recreation sites. Included in the Maps section of this *Open Space and Recreation Plan* is the *Map 10: Proposed Greenways, Conservation, and Recreation Land*, *Map 11: Potential Farmland Preservation*, and *Map 12: Mantua's Proposed Open Space System*, on which these areas are illustrated. Proposed greenways connect parklands, natural areas, and waterways of the township. Proposed recreation sites delineate specific sites that are suitable for development of active recreation amenities. Potential farmland areas are farm-assessed and not yet permanently preserved and are near other active and/or preserved farmlands. These maps are intended to provide a broadly inclusive approach that illustrates the township's interest in preserving open space, protecting natural resources, providing more active and passive recreation opportunities for area residents, and preserving farmland, as appropriate.

THE RECOMMENDATIONS

The following pages outline the blocks and lots of the parcels that would create several greenways and identify potential active recreation sites envisioned on *Map 10: Greenways, Conservation, and Recreation Land*. Introducing each list is a summary of the open space significance of the area, as well as funding sources that could be used to preserve the properties. Parcels depicted on *Map 11: Proposed Farmland Preservation* are listed in the Farmland-Assessed Property included in the Appendices, although farmland properties that are wholly or partially within a Greenway or identified as potential recreation areas are included in this section. *Map 12: Mantua's Proposed Open Space System* combines walking and bike trails identified on Map 9 and those parcels identified on Map 10 and Map 11 to present a complete vision of open space that serves many different constituents and protects the township's natural resources.

It can be assumed that there are environmental objectives relative to any property included within a greenway. However, the protection of a particular property and the achievement of environmental objectives can be obtained through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners. The township will work with willing landowners to find the most mutually beneficial approach to land protection.

A property's inclusion on the following *Land Acquisition Recommendations* pages indicates that the specific property is within one of the designated greenways or identified as a potential active recreation site. The properties of primary interest are those that are also on:

- the Potential Open Space Summary (see Table 4.6 on page 36), or

LAND ACQUISITION AND RECOMMENDATIONS

- in the lists of properties that are Exempt (Classes 15A, 15C, 15D, 15E, and 15F), Vacant (Class 1), Farmland-Assessed (Class 3A/3B), or “Developed” property over five acres (Classes 2, 4A, 4B) in the *Parcel Data Tables* in the *Appendices*.

Properties that are developed and less than five acres in size are also included in the inventory for each greenway or connector in order to provide block and lot information for possible use in a program fostering stewardship or trail development.

Information on landowners of specific parcels in the following inventories **comes from the tax records as of the end of year 2004**, which is the most recent update of the base parcel map distributed by the Gloucester County Planning Department. Records connected to the maps have not been updated **and may not be accurate as to ownership or mailing address**. Checking current tax records is essential before contacting landowners for any purpose.

Explanation of Tax Class Column

Class 1 = Vacant land
Class 2 = Developed, residential property
Classes 3B or 3A/3B = Farmland-assessed
Class 4A = Developed, commercial property
Class 4C = Developed, Apartment buildings
Class 15A = Tax Exempt, Public School
Class 15B = Tax Exempt, Other School
Class 15C = Tax Exempt, Public
Class 15D = Tax Exempt, Charity
Class 15E = Tax Exempt, Cemetery
Class 15F = Tax Exempt, Miscellaneous

Mantua Creek Greenway & Wenonah Ravine Natural Heritage Priority Site

Open Space Significance: The Mantua Creek Greenway lies along the Mantua Creek stream corridor, which forms the northeast border of Mantua Township with several other municipalities. The Wenonah Ravine Natural Heritage Priority Site is a rich, wooded ravine with forested wetlands near the railroad crossing. The site contains a state-imperiled plant species. The Mantua Creek Greenway extends the entire length of the Mantua Creek, within the township, and should extend into East Greenwich, to the west, and Washington Township to the east.

The wooded and emergent wetlands habitat is of high conservation value as it provides habitat for unique ecological communities; including bald eagles. The wooded wetlands and upland forest on abutting parcels provide some of the highest groundwater recharge area in the township – recharging to the Mt. Laurel-Wenonah Aquifer and the Kirkwood-Cohansey Aquifer between 9 and 16 inches per year.

A stewardship education campaign and/or preservation of this area where appropriate would help to protect all the natural resource values discussed. It would also provide an opportunity for the township to restore the natural flow of the stream and create a forested buffer to improve surface-water quality.

Potential Preservation Strategy: Vacant parcels could be preserved using New Jersey Green Acres funding (when available), Gloucester County Open Space funds (when available), and/or municipal open space funds (when available). The farm-assessed properties lying in the eastern corner of the greenway could be preserved through farmland preservation programs. Conservation easements could be pursued for portions of all properties listed. Educational materials for distribution to owners of small residential properties can be developed. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Tax Class	Acres	Property Location	Owner	Address	City/State	Zip	Notes
83	6	1	7.9	30-32 BRIDGETON PIKE	ORGANIZATION FOR RETARDED CITIZENS	215 W WHITE HORSE PIKE	BERLIN, NJ	08009	
92	4	15C	12.0	HIRST AVE	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	08051	
92	5	1	9.2	LENAPE AVENUE	BLYTHE, JACQUELINE L	443 WENONAH AVENUE	MANTUA, NJ	08051	
159	1	15E	20.9	390 WENONAH AVE	WENONAH CEMETERY ASSOCIATION	101 N. MARION AVE	WENONAH, NJ	08090	Also a part of the Chestnut Branch Greenway
163	12	2	6.3	90 BARLOW AVENUE	LEWIS, ROBERT C & KAREN H	90 BARLOW AVE	SEWELL, NJ	08080	
170	4	4A	26.5	520 MANTUA BLVD	WILKINS INDUSTRIAL PARK L.L.C.	520 MANTUA BLVD	SEWELL, NJ	08080	
170	5	3A	12.2	510 MANTUA BLVD	WILKINS INDUSTRIAL PARK L.L.C.	520 MANTUA BLVD	SEWELL, NJ	08080	
171	1	2	5.4	10 CAPE MAY AVENUE	GUTHRIE, KIRK J & HEATHER M	10 CAPE MAY AVENUE	SEWELL, NJ	08080	
171	2	2	14.9	40 CAPE MAY AVENUE	BECTHA, JEFFREY D LAWERNCE	40 CAPE MAY AVENUE	SEWELL, NJ	08080	
173	3	2	5.1	8 OVERBROOK AVENUE	CONTARINO, ROBERT	8 OVERBROOK AVENUE	SEWELL, NJ	08080	
173	4	4A	10.4	BERGEN AVE	MAPLE RIDGE GIBG LLC	50 NORTH WATER STREET	SOUTH NORWALK, CT	06854	
174	2		5.3	No Ownership Information Available					
195	1.01		28.4	No Ownership Information Available					Possible Active Rec site
195	1.02	3A	18.7	50 SUSSEX AVE	PRICKETT, EDWARD S	50 SUSSEX AVE	SEWELL, NJ	08080	Ranked in 2003 OSRP

Block	Lot	Tax Class	Acres	Property Location	Owner	Address	City/State	Zip	Notes
197	1	1	7.6	WDY GLASSBORO RD	GAUGHAN, GEORGE & ANDREA H	81 BRIAR PATCH LANE	SEWELL, NJ	08080	
198.01	51	2	5.9	54 MEADOW COURT	CROCE, DANAE & FRANCIS CIOCIOLA	54 MEADOW COURT	SEWELL, NJ	08080	
198.01	52	2	6.2	52 MEADOW COURT	SCHMIDT, LINDA	52 MEADOW COURT	SEWELL, NJ	08080	
198.01	53	2	6.6	50 MEADOW COURT	BUCKLAND, KIMBERLY A	50 MEADOW COURT	SEWELL, NJ	08080	
198.01	54	2	6.9	48 MEADOW COURT	MENZIES, SHAWN G & LISA K GREIFZU	48 MEADOW COURT	SEWELL, NJ	08080	
198.01	57	2	6.9	42 MEADOW COURT	GROSSO, VINCENT & KIMBERLY	42 MEADOW COURT	SEWELL, NJ	08080	
198.01	58	2	6.4	40 MEADOW COURT	CARCHIDI, ROBERT & LILLIAN A	40 MEADOW COURT	SEWELL, NJ	08080	
198.01	59	2	6.0	38 MEADOW COURT	RAMOS, ROBERTO & FRANCINE	38 MEADOW COURT	SEWELL, NJ	08080	
198.01	60	2	6.1	36 MEADOW COURT	RUTH, JOSEPH E	36 MEADOW COURT	SEWELL, NJ	08080	
198.01	61	2	6.0	34 MEADOW COURT	COOPER, ROLAND & SARAH	34 MEADOW COURT	SEWELL, NJ	08080	
198.01	62	2	5.9	32 MEADOW COURT	SCOTT, AMANDA J	32 MEADOW COURT	SEWELL, NJ	08080	
198.01	66	2	6.2	24 MEADOW COURT	BOBO, DANA S & JANET S	24 MEADOW COURT	SEWELL, NJ	08080	
198.01	88	1	12.0	TIMBERCREST DRIVE	TIMBERCREST OWNERS ASSOCIATION	PO BOX 442	SEWELL, NJ	08080	Privately-Held Open Space
242	1.01	3B	39.3	WDY GLASSBORO RD	BRANCH ROAD PARTNER @ LEDDENS	25 GRANDVIEW DRIVE	SEWELL, NJ	08080	

Block	Lot	Tax Class	Acres	Property Location	Owner	Address	City/State	Zip	Notes
242.01	1	3B	51.6	BRANCH ROAD	PAPARONE HOUSING COMPANY LLC	2026A BRIGGS RD	MT LAUREL, NJ	08054	
242.01	3	1	6.9	BRANCH ROAD	PAPARONE HOUSING CO LLC	2026A BRIGGS ROAD	MOUNT LAUREL, NJ	08054	
243	1	3A	39.7	189 BRANCH ROAD	PAPARONE HOUSING COMPANY LLC	2026A BRIGGS RD	MT LAUREL, NJ	08054	
243	2	15D	31.5	LAMBS ROAD	SEWELL ASSEMBLY CHURCH	190 LAMBS ROAD	SEWELL, NJ	08080	
248	1	3B	12.4	BETHEL MILL ROAD	S D LOVE INVESTMENTS LLC	465 BETHEL MILL ROAD	SEWELL, NJ	08080	Possible Active Rec site
248	2	3A	16.0	481 BETHEL MILL ROAD	LOVE, SARAH D	465 BETHEL MILL ROAD	SEWELL, NJ	08080	Possible Active Rec site
248	2.02	3B	11.6	455 BETHEL MILL ROAD	S D LOVE INVESTMENTS, LLC	465 BETHEL MILL ROAD	SEWELL, NJ	08080	Possible Active Rec site
278	1.03	5A	5.0	MANTUA BLVD	CONSOLIDATED RAIL CORP	PROP TAX DEPT,PO BOX 8499	PHILADELPHIA, PA	19101	

Chestnut Branch Greenway and Mantua Natural Heritage Priority Site

Open Space Significance: This area lies along Chestnut Branch, a tributary to Mantua Creek. A significant portion of land within the Chestnut Branch Greenway and the Mantua NHP Site is already preserved through municipal ownership or as dedicated open space. The Mantua NHP Site is a rich, wooded ravine with one federally listed plant species, two state-listed endangered plant species, and several plant species of special concern.

In large portions along the greenway, the land remains undeveloped. At certain points – behind the municipal complex, at the rear of Chestnut Branch Park, and within Ceres Park, the stream bed widens, and lush areas of wetlands flourish. Currently, the greenway is unofficially used by some township residents for walking. In Ceres Park, there are at least four uncertified vernal pools. The significance of vernal pools is described in Section 2.1.5 on page 5.

Also within the proposed greenway are large expanses of upland forests that provide high groundwater recharge. There are numerous parcels that are farm-assessed; one such parcel (160-9) directly abuts Chestnut Branch Park and has been approved for residential development.

A stewardship education campaign and/or preservation of this area where appropriate would help to protect all the natural resource values just discussed.

Potential Preservation Strategy: Vacant parcels could be preserved using New Jersey Green Acres funding (when available), Gloucester County Open Space funds (when available), and/or municipal open space funds (when available). Conservation easements could be pursued for undeveloped portions of those properties listed as residential. If farmland preservation is not appropriate and farm-assessed parcels are reviewed for development, township officials should negotiate with planning board applicants to dedicate significant land areas to the greenway. Educational materials for distribution to owners of small residential properties can be developed. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Tax Class	Acres	Property Location	Owner	Address	City/State	Zip	Notes
158	4	3A	18.8	44 LORING LANE	FALTENBACHER, MICHAEL	44 LORING LANE	SEWELL, NJ	08080	Ranked in 2003 OSRP
158	4.04	3A	14.3	8 LORING LANE	SCHOY, DEBORAH LYNN	8 LORING LANE	SEWELL, NJ	08080	
158	4.05	3A	22.4	34 LORING LANE	MCCABE, JOHN J & DENISE D	34 LORING LANE	SEWELL, NJ	08080	Ranked in 2003 OSRP
158.07	2	3A	12.1	225 BERRY LANE	DAWSON, MALCOLM H & ELLEN B	225 BERRY LANE	SEWELL, NJ	08080	Ranked in 2003 OSRP
158.07	2.01	3A	13.5	245 BERRY LANE	PHILLIPS, DAVID C & KELLY S	245 BERRY LANE	SEWELL, NJ	08080	Ranked in 2003 OSRP
158.07	22.01	1	51.6	MAIN STREET	PLOTTS, DONALD J	121 POPLAR ST	WESTVILLE, N J	08093	
159	1	15E	20.9	390 WENONAH AVE	WENONAH CEMETERY ASSOCIATION	101 N. MARION AVE	WENONAH, NJ	08090	Also a part of the Chestnut Branch Greenway
159	2	2	5.60	416 MANTUA BLVD	AMADEI, GRACE & ANTHONY & POSTORIVO	PO BOX 242	MANTUA, N J	08051	
159	3	2	17.7	330 WENONAH AVE	FUNB, TRESS FLO135/MC CARTHY TRUST	PO BOX 40062	JACKSONVILLE, FL	00000	
160	8	3B	60.4	MAIN STREET	COUNSELLOR, BETTE & DORIS BAUMAN	491 MAIN STREET	SEWELL, NJ	08080	Ranked in 2003 OSRP, Possible Active Rec site
161	1	1	9.81	MANTUA BLVD	SMILSKI, ANTONI J	489 MANTUA BLVD	SEWELL, NJ	08080	

Block	Lot	Tax Class	Acres	Property Location	Owner	Address	City/State	Zip	Notes
161	7	2	6.22	489 MANTUA BLVD	SMILSKI, OLGA	489 MANTUA BLVD	SEWELL, NJ	08080	
163	3.02	15C	5.45	MARYLAND AVENUE	GLOUCESTER COUNTY UTILITIES AUTH.	P O BOX 340	THOROFARE, NJ	08086	County Land
172	1	2	6.96	503 MANTUA BLVD	FLETCHER, DOROTHY M	505 MANTUA BLVD	SEWELL, NJ	08080	
172	5	3A	7.15	519 MANTUA BLVD	LEGGE, JOHN C JR & PATRICIA A	519 MANTUA BLVD	SEWELL, NJ	08080	Ranked in 2003 OSRP
172	6	3B	32.3	MANTUA BLVD	HOWARTH, C ROBERT	577 MANTUA BLVD	SEWELL, NJ	08080	Ranked in 2003 OSRP
172	6.02	3A	7.78	545 MANTUA BLVD	GLAZE, WILLIAM G & PHYLLIS	57 N WILLIAM AVE	DEPTFORD, NJ	08096	Ranked in 2003 OSRP
172	6.05	3A	7.98	577 MANTUA BLVD	HOWARTH, C ROBERT	577 MANTUA BLVD	SEWELL, NJ	08080	Ranked in 2003 OSRP
172	7.02	1	38.2	MANTUA BLVD	ELECTRIC MOBILITY LAND, LLC	591 MANTUA BLVD	SEWELL, NJ	08080	Possible Active Rec Site
217	6		7.37	No Ownership Information Available					
251	16	3A	15.3	375 CENTER STREET	BOMBARO, AUSTIN J	230 GLASSBORO ROAD	WOODBURY HTS., NJ	08097	Ranked in 2003 OSRP
251.03	23	1	10.1	RAVENSWOOD WAY	PAPARONE HOUSING CO., INC.	2026 A BRIGGS RD	MT. LAUREL, NJ	08054	
251.14	YX	1	6.47	TYLERS MILL ROAD	FRANCE, JEFFREY J JR & BRITTANY S	449 TYLERS MILL ROAD	SEWELL, NJ	08080	Ranked in 2003 OSRP
253	1.01		6.80	No Ownership Information Available					

Block	Lot	Tax Class	Acres	Property Location	Owner	Address	City/State	Zip	Notes
254	8	2	12.0	856 MAIN STREET	JONES, KIRK C & GAIL P	856 MAIN STREET	SEWELL, NJ	08080	Privately-Held Open Space
254	9.01	1	12.3	MAIN STREET	MCCARSON, JOHN R & DEBORAH A	860 MAIN ST	SEWELL, NJ	08080	
254	12		7.86	No Ownership Information Available					Privately-Held Open Space
254	19	3A	13.5	990 MAIN ST	BROWN, GARY S & PATRICIA	990 MAIN STREET	SEWELL, NJ	08080	
257	4		6.37	No Ownership Information Available					

Edwards Run Greenway

Open Space Significance: This greenway comprises the entire length of Edwards Run as it flows through the township into Harrison, and parts of Myers Creek/Worst Creek, and an unnamed tributary now referred to as the Heritage Road Connector.

The land area within Edwards Run Greenway remains largely undeveloped. The most western portion of the greenway flows through the Helen Kramer site, a former Superfund site now being monitored by NJDEP. Most of the greenway includes farm-assessed properties with significant amounts of forested wetlands and upland forest. The most southern portion of the greenway flows through preserved farmland.

The Landscape Project has identified significant areas of farmland included in the greenways as “critical grassland habitat,” in the west, and “suitable grassland habitat” in the southeast.

Preservation of this area would protect all the natural resource values just discussed. It would also provide wildlife corridors and partial walking trails between possible recreation sites, such as the pending Heritage Road property, and residential areas.

Potential Preservation Strategy: Vacant parcels could be preserved using New Jersey Green Acres funding (when available), Gloucester County Open Space funds (when available), and/or municipal open space funds (when available). Conservation easements could be pursued for undeveloped portions of those properties listed as residential. If farmland preservation is not appropriate and farm-assessed parcels are reviewed for development, township officials should negotiate with planning board applicants to dedicate significant land areas to the greenway. Educational materials for distribution to owners of small residential properties can be developed. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Tax Class	Acres	Property Location	Owner	Address	City/State	Zip	Notes
273	4	2	5.05	427 HERITAGE ROAD	GIUMARELLO, JOSEPH C JR & KATHLEEN	427 HERITAGE ROAD	SEWELL, NJ	08080	
273	4.01	2	5.37	431 HERITAGE ROAD	LYNCH, ROBERT J & KATHLEEN E	431 HERITAGE AVENUE	SEWELL, NJ	08080	
263.01	4.01	3A	6.08	417 BREAKNECK ROAD	BALLINGER, JAMES	456 BREAKNECK ROAD	SEWELL, NJ	08080	Ranked in 2003 OSRP, Proposed Farmland Preservation
273	4.02	2	6.14	437 HERITAGE ROAD	MACGREGOR, KENNETH W & KATHRYN K	437 HERITAGE ROAD	SEWELL, N J	08080	
263.01	7.01	2	6.16	476 JEFFERSON ROAD	OSBORNE, DONALD JR & MARIE C	476 JEFFERSON RD	MULLICA HILL, NJ	08062	
24	22	2	7.22	699 BRIDGETON PIKE	COSENTINO, RICHARD V & LISA	699 BRIDGETON PIKE	MANTUA, NJ	08051	
263.01	7.02	3B	8.80	JEFFERSON ROAD	EACHUS, ELLA V	451 JEFFERSON ROAD	MULLICA HILL, NJ	08062	
273	4.03	2	9.06	457 HERITAGE ROAD	CHIARADONNA, FRANK & NANCY	457 HERITAGE ROAD	SEWELL, NJ	08080	
272	1.02	2	9.20	711 BRIDGETON PIKE	DONAHUE, JOSEPH P & LISA A	711 BRIDGETON PIKE	SEWELL, N J	08080	
263.01	7	2	9.27	527 SHADOWBROOK TRAIL	MCDOWELL, MARK A	527 SHADOWBROOK TRAIL	MULLICA HILL, NJ	08062	
265	6.01	3B	9.44	BARNSBORO ROAD	HEILIG ORCHARD INC	211 HEILIG ROAD	MULLICA HILL, NJ	08062	Ranked in 2003 OSRP
263.01	8	2	9.54	529 SHADOWBROOK TRAIL	CAMMARATA, FILIPPO G & TINA	529 SHADOWBROOK TRAIL	MULLICA HILL, NJ	08062	

Block	Lot	Tax Class	Acres	Property Location	Owner	Address	City/State	Zip	Notes
273	5	2	9.65	407 HERITAGE ROAD	CASSEL, ROBERT U	407 HERITAGE ROAD	SEWELL, N J	08080	
268	4	1	10.4	WEATHERBY ROAD	GRAEF, W JAMES & VERNA L BENNETT	134 PEPPERGRASS DRIVE S	MOUNT LAUREL, NJ	08054	
53	3	3A	10.6	126 SCHAUB ROAD	GRANATO, CHARLES P & CLARA E	PO BOX 114	MANTUA, N J	08051	
6	4	2	12.0	375 JESSUP MILL ROAD	BOLTON, COLIN J	62 PLEASANT VALLEY DRIVE	WOODBURY, NJ	08096	
265	6	3A	12.4	510 BARNSBORO RD	HEILIG, HENRY C III & KELLY	510 BARNSBORO ROAD	SEWELL, NJ	08080	Ranked in 2003 OSRP
265	6.02	3B	12.6	BARNSBORO ROAD	HEILIG ORCHARDS INC	211 HEILIG ROAD	MULLICA HILL, NJ	08062	Ranked in 2003 OSRP
53	4	2	15.9	336-360 JESSUP MILL ROAD	KRAMER, CHARLES L JR & DONNA MAE	360 JESSUP MILL ROAD	CLARKSBORO, NJ	08020	
7	17	15C	16.7	SACRAMENTO DR	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, N J	08051	
265	12	3B	18.6	JACKSON RD	DAMMINGER, OSCAR E	816 JACKSON ROAD	MULLICA HILL, NJ	08062	
265	10		24.0					00000	
265	3.01	3B	24.2	BARNSBORO ROAD	HEILIG ORCHARDS INC	211 HEILIG ROAD	MULLICA HILL, NJ	08062	Ranked in 2003 OSRP
265	9.02	3A	26.1	180 HEILIG ROAD	PROWE, GARY & ELIZABETH	180 HEILIG ROAD	SEWELL, N J	08080	
6	5.02	3A	28.8	1 LARAMIE WAY	TOMARCHIO, JOSEPH J & BEVERLY	1 LARAMIE WAY	MANTUA, NJ	08051	Ranked in 2003 OSRP, Proposed Farmland Preservation, Possible Active Recreation Site

Block	Lot	Tax Class	Acres	Property Location	Owner	Address	City/State	Zip	Notes
263.01	4.03	3B	41.7	BREAKNECK ROAD	BALLINGER, EDWARD K C/O E BALLINGER	456 BREAKNECK ROAD	SEWELL, NJ	08080	Ranked in 2003 OSRP
265	11	3B	46.4	HEILIG ROAD	DATZ, CHARLES H, EXECUTOR	228 HEILIG ROAD	MULLICA HILL, NJ	08062	Proposed Farmland Preservation
6	3	2	47.0	335 JESSUP MILL ROAD	DEHNHARD, MATTHEW D & M KIRKPATRICK	480 HARRISON AVENUE	MANTUA, NJ	08051	
272	2	3A	50.9	380 HERITAGE ROAD	WHEATON, GEORGE A & HELEN C	380 HERITAGE ROAD	SEWELL, NJ	08080	Ranked in 2003 OSRP, Proposed Farmland Preservation
6	1	2	93.8	315 JESSUP MILL ROAD	KRAMER, JOSEPH F	315 JESSUP MILL ROAD	CLARKSBORO, NJ	08020	
265	1	3A	100.	768 JACKSON RD & 291 JEFF	KRAEMER, ROBERT & ROSE	768 JACKSON ROAD	SEWELL, NJ	08080	Ranked in 2003 OSRP, Proposed Farmland Preservation
273	20	3A	111.	444 BREAKNECK ROAD	BALLINGER, GEORGE E & JAMES H	444 BREAKNECK ROAD	SEWELL, N J	08080	Ranked in 2003 OSRP, Proposed Farmland Preservation, Part of Myers Creek Greenway

Myers Creek Greenway

Open Space Significance: This greenway is along Myers Creek from its confluence with Edwards Run to its crossing of Breakneck Road, at which point it changes names to Worst Creek. At the center of the greenway is the Heritage Road Parcel, recently acquired by the township.

The land area within Myers Creek Greenway remains largely undeveloped. Most of the greenway includes farm-assessed properties with significant amounts of steep slopes, forested wetlands, and upland forest. The southern terminus of the greenway ends is within a limited amount of large residential parcels.

Preservation of this area would protect all the natural resource values just discussed. It would connect to the larger and longer Edwards Run Greenway and provide wildlife corridors and partial walking trails between possible recreation sites, such as the Heritage Road property, and residential areas.

Potential Preservation Strategy: Vacant parcels could be preserved using New Jersey Green Acres funding (when available), Gloucester County Open Space funds (when available), and/or municipal open space funds (when available). Conservation easements could be pursued for undeveloped portions of those properties listed as residential. If farmland preservation is not appropriate and farm-assessed parcels are reviewed for development, township officials should negotiate with planning board applicants to dedicate significant land areas to the greenway. Educational materials for distribution to owners of small residential properties can be developed. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Tax Class	Acres	Property Location	Owner	Address	City/State	Zip	Notes
273	17.02		5.15	No Ownership Information Available					
274	10	3A	16.3	556 JACKSON RD	ADOMAITIS, JOSEPH A & DEBORAH I	556 JACKSON RD	SEWELL, NJ	08080	
273	19	3A	37.5	551 JACKSON RD	POSTORIVO, EUGENIO JR	570 MANTUA BLVD	SEWELL, NJ	08080	
273	20	3A	111.	444 BREAKNECK ROAD	BALLINGER, GEORGE E & JAMES H	444 BREAKNECK ROAD	SEWELL, N J	08080	Ranked in 2003 OSRP, Proposed Farmland Preservation, Part of Myers Creek Greenway

Potential Recreation Sites

Open Space Significance: These sites are large parcels, and most are farm-assessed. Many are along proposed greenways. Some are strategically-located near existing residential populations or adjacent to existing parks, while others are located in undeveloped portions of the township and could be acquired and developed as large-scale residential development occurs.

Potential Preservation Strategy: Fee simple acquisition funded by New Jersey Green Acres (when available), Gloucester County Open Space funds (when available), and/or municipal open space funds (when available). A recreation impact fee should be imposed on all new residential units.

The presence of a particular property on the following Recommendation list indicates its possible suitability for active recreation development. Site visits and surveys are needed to determine the potential to which the parcel should or should not be developed for active recreation use. Fee simple acquisition is recommended for any site to used as active recreation.

Block	Lot	Tax Class	Acres	Property Location	Owner	Address	City/State	Zip	Notes
4	4	3B	40.8	BRIDGETON PIKE	CALTABIANO, JOSEPHINE	WOLFERT STATION RD	MULLICA HILL, N J	08062	Ranked in 2003 OSRP, Proposed Farmland Preservation
4	7	3B	50.1	COHAWKIN ROAD	EDWARDS, ELIZABETH J	200 OAK AVENUE	HADDONFIELD, N J	08033	Ranked in 2003 OSRP, Proposed Farmland Preservation
4	7.01	3A	16.2	434 COHAWKIN ROAD	GRACE FARMS INC	6 E. GLENOLDEN AVENUE	GLENOLDEN, PA	19036	Proposed Farmland Preservation

Block	Lot	Tax Class	Acres	Property Location	Owner	Address	City/State	Zip	Notes
6	5	3A	52.7	401 JESSUP MILL ROAD	TINDALL HOMES	50 RANDALL ROAD	PRINCETON, NJ	08540	Ranked in 2003 OSRP, Proposed Farmland Preservation
6	5.02	3A	28.8	1 LARAMIE WAY	TOMARCHIO, JOSEPH J & BEVERLY	1 LARAMIE WAY	MANTUA, NJ	08051	Ranked in 2003 OSRP, Proposed Farmland Preservation, Edwards Run Greenway
56	16	3A	10.7	405 BERKLEY ROAD	PATTERSON, ELIZBETH E	405 BERKLEY RD	MANTUA, N J	08051	Ranked in 2003 OSRP
160	8	3B	60.4	MAIN STREET	COUNSELLOR, BETTE & DORIS BAUMAN	491 MAIN STREET	SEWELL, NJ	08080	Ranked in 2003 OSRP, Chestnut Branch Greenway
172	7.02	1	38.2	MANTUA BLVD	ELECTRIC MOBILITY LAND, LLC	591 MANTUA BLVD	SEWELL, NJ	08080	Chestnut Branch Greenway
195	1	3A	36.1	730 MANTUA BLVD	PRICKETT, ELIZABETH	730 MANTUA BLVD	SEWELL, NJ	08080	Ranked in the 2003 OSRP
195	1.01		28.4					00000	Mantua Creek Greenway
248	1	3B	12.4	BETHEL MILL ROAD	S D LOVE INVESTMENTS LLC	465 BETHEL MILL ROAD	SEWELL, NJ	08080	Mantua Creek Greenway
248	2	3A	16.0	481 BETHEL MILL ROAD	LOVE, SARAH D	465 BETHEL MILL ROAD	SEWELL, NJ	08080	Mantua Creek Greenway
248	2.01	2	4.48	465 BETHEL MILL ROAD	LOVE, THOMAS P & MAUREEN M	465 BETHEL MILL ROAD	SEWELL, NJ	08080	Mantua Creek Greenway
248	2.02	3B	11.6	455 BETHEL MILL ROAD	S D LOVE INVESTMENTS, LLC	465 BETHEL MILL ROAD	SEWELL, NJ	08080	Mantua Creek Greenway
274	2	3A	22.0	139 HERITAGE ROAD	READ, PETER B	181 N MAIN STREET	MULLICA HILL, NJ	08062	Ranked in 2003 OSRP

Block	Lot	Tax Class	Acres	Property Location	Owner	Address	City/State	Zip	Notes
274	2.01	3B	24.3	HERITAGE ROAD	READ, PETER B & MARGARET A	181 N MAIN STREET	MULLICA HILL, NJ	08062	Ranked in 2003 OSRP
274	7.03	3B	29.5	BREAKNECK ROAD	EXEC.F.FEDROV,EST.SIDNEY READ III	434 LANDIS AVENUE	VINELAND, NJ	08360	Ranked in 2003 OSRP

SECTION 10: PRESERVATION TOOLS, PARTNERS, AND FUNDING SOURCES

This section is a listing of the tools and funding sources available to preserve open space. It is not an exhaustive listing, but it includes the most commonly used and most successful techniques.

10.1 PRESERVATION TOOLS

Fee Simple 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.

Municipal Preservation Tools

One preservation tool at the disposal of the municipality is *tax foreclosure*. If a parcel falls under Mantua Township's ownership through tax foreclosure, the municipality may want to consider holding the property as part of its lands for recreation and conservation purposes if it falls within an identified greenway corridor. Periodic examination of properties with *tax liens* upon them may also yield opportunities for the municipality to purchase the lien and preserve the land for environmental or recreational uses.

An *official greenways map* is another tool available to a municipality. An official greenways map is essentially an ordinance, in map form, that designates existing and proposed areas for protection. Once adopted, the official greenways map gives notice to property owners and developers of the municipality's intentions to preserve the areas for flood control, stream bank stabilization, provision of wildlife habitat, and/or recreational facilities. The official map usually comes into play at the time a land development or subdivision is proposed. The municipality then has the option, for up to one year after final plan approval, to negotiate various ways to keep the land open, using all the conventional land preservation methods. However, unless otherwise agreed upon, the law specifically states that the property owner is entitled to full market compensation.

The borough 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 (*installment sale*) to the township or to 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 borough's goal of retaining large properties without the prohibitive expenses of direct acquisition.

Other Non-Direct Acquisition: Easements

Another effective tool for preserving land is an easement. An easement grants an entity such as the borough 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 Mantua Township 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 easements: purchases the development rights to a property to preserve the natural landscape of the site
- Agriculture easements: purchases the development rights to the property to preserve the agricultural use of the site

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 borough will still collect property taxes from the owner. The amount and type of easement right that is sold will typically lessen the owner's tax liability.

Written into the deed, an easement will be associated with a tract of land despite any 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 a private landowner's needs.

Bonding

The municipality can issue bonds to borrow money to pay for acquisitions. Funds from the Mantua Township Open Space Trust or the Farmland Preservation Trust could be used for the 5 percent down payment to issue bonds as well as for debt service over time. General obligation bonds require voter approval and can impair the tax credit of the municipality. The consistent, dedicated revenue from the Open Space and Farmland Preservation trusts 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 a specified time period, as well as interest on the unpaid, negotiated balance. Funds from the municipal Open Space or Farmland Preservation Trusts can be committed for this payment. This arrangement may result in tax benefits for the seller. The borough benefits by not being 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 borough 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 borough 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 the borough 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 for less than the appraised value. Estate taxes may also be reduced with proper planning. Conservation easements are effective tools for estate planning. The borough may want to discuss land priorities with a nonprofit land trust. The land trust can contact owners to discuss general tax advantages of donations and bargain sales. These are cost-effective methods of obtaining open space.

Long-term Lease

The borough 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 borough will have to weigh the cost advantages of long-term rental payments over outright acquisition costs against lack of full and long-term control of the property.

Eminent Domain

The borough 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 total cost of the property is likely to be considerably higher than a negotiated price because of increased legal fees and court determination of the land value.

Zoning

Open space benefits may be achieved through the use of municipal tools, such as cluster zoning and mandatory conservation design. These techniques allow the same or greater density on a tract of land, but reduce individual lot sizes. They 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. The dedicated open space resulting from these techniques should be monitored to ensure that the open space values are maintained. If these lands are not under conservation easement restrictions, the borough should consider that action. Any open space dedicated as part of a developer's agreement should be placed under a conservation easement. The borough 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 another tool that can be used to limit development in environmentally sensitive areas, such as aquifer recharge zones, wetlands, steep slopes, stream corridors, and natural and historic sites. See the DVRPC Web site for a description of municipal natural resource protection tools and sample ordinances from within the region:
www.dvrpc.org/planning/community/protectiontools.htm.

10.2 OTHER CURRENT AND POTENTIAL PARTICIPANTS IN OPEN SPACE PRESERVATION IN MANTUA TOWNSHIP

Several regional efforts to preserve open space and provide stewardship activities are relevant to Mantua Township. These regional initiatives include the following participants:

- **New Jersey Natural Lands Trust.** The NJ Natural Lands Trust was created in 1968 by the state legislature as an independent agency. The trust's mission is to preserve land in its natural state to protect wildlife habitat and provide residents with passive recreation. The trust preserves land primarily by donations of title in fee simple or conservation easements. The trust manages its properties to conserve endangered species habitat, rare natural features, and significant ecosystems.
- **Natural Lands Trust.** The Natural Lands Trust is a regional land trust, which seeks to implement a regional vision of open space by working at the local level with landowners, communities, and others interested in achieving conservation goals. The trust primarily works in Bucks, Chester, Delaware, Montgomery, Cumberland, and Salem counties, but has recently acquired land in nearby Harrison Township (Gloucester County).
- **New Jersey Green Acres Program.** The Green Acres Program was created in 1961 to meet New Jersey's growing recreation and conservation needs. In 1998, New Jersey voters approved the Garden State Preservation Trust Act – a bill establishing a stable source of funding for preservation efforts. The Green Acres program provides funding assistance for the acquisition of municipal parks and recreation areas listed in a municipal *Open Space and*

PRESERVATION TOOLS, PARTNERS, AND FUNDING SOURCES

Recreation Plan. Through its Planning Incentive Program, Green Acres will provide a grant that will cover up to 50% of the land acquisition costs of a particular tract.

- **Gloucester County Farmland Preservation Program and Open Space Preservation Program.** The Office of Land Preservation houses the county agricultural development board and administers the farmland preservation and open space preservation programs in Gloucester County. County funding for farmland preservation and open space comes from the Gloucester County Open Space and Farmland Preservation Trust.
- **Delaware Valley Regional Planning Commission.** DVRPC is a regional planning organization focused on wise land use within the Delaware Valley. DVRPC has developed a program of open space planning and advising for municipalities in southern New Jersey and has helped Mantua Township compile its Open Space and Recreation Plan.
- **The Nature Conservancy.** The Nature Conservancy's mission is to preserve plants, animals, and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive. They have been awarded funds from the Doris Duke Charitable Foundation to acquire and preserve endangered species habitat in New Jersey.
- **New Jersey Conservation Foundation.** The foundation's mission is to promote conservation of land and natural resources throughout New Jersey. The foundation supports local municipalities in their efforts to establish or increase Open Space and Farmland Preservation funds, and conduct multi-municipal preservation efforts. It also supports efforts by local land trusts to acquire specific properties.
- **Rails to Trails Conservancy.** This national conservation organization focuses its efforts on converting old railroad beds into trails. The railroad bed running through the center of the borough, if abandoned, would represent an opportunity for additional outdoor recreation. The trail could also connect preserved parkland.
- **South Jersey Land Trust.** South Jersey Land Trust is a regional land trust whose mission is to protect and preserve the natural, cultural, and historic heritage of southern New Jersey. South Jersey Land Trust preserves land through fee simple acquisition and conservation easements. The organization also assists state, county and local entities in open space planning, acquisition, and management. The SJLT project area, for which it has Green Acres funding, consists of the Raccoon and Oldmans watersheds.
- **New Jersey State Agricultural Development Committee.** Through coordination with county Agricultural Development Boards, local governments, and nonprofit organizations, the State Agricultural Development Committee administers the state farmland preservation program. The farmland preservation program includes the purchase of agricultural easements, the purchase in fee simple of entire farmland properties (to be auctioned off with an agricultural easement), and the acceptance of donations of agricultural easements.
- **Stewart Land Trust.** This small trust provides funding for land acquisition in Gloucester, Salem, Cape May, Atlantic, Cumberland, and Ocean counties. To be eligible, a property must

either contain water or be adjacent to water. The Stewart Trust was established in the 1950s with the goal of preserving wildlife habitat and has assets of \$5 million. The trust provides support for the acquisition of properties that can be purchased solely with Steward Trust funds. Title to any such acquired property is held in perpetuity by the trust. The Ceres Park was acquired through funding from the Steward Land Trust.

10.3 FUNDING SOURCES

To accomplish all of its open space goals, Mantua Township will have to seek funding support from a variety of sources.

Nonprofit Land Conservation Organizations

Nonprofit land conservation organizations are eligible for nonprofit grants from the state Green Acres program. Nonprofit grants may total \$500,000 and require a dollar for dollar match. Land trust associations are good partners for land acquisition in the sensitive and natural areas in the borough. These organizations have experienced staff, knowledgeable about benefits to a landowner interested in preserving property as well as strategies for open space preservation. Nonprofit land trusts can also “sign on” to the borough’s *Open Space and Recreation Plan* registered with Green Acres. This process makes nonprofits eligible for Green Acres’ funding to acquire land important to the borough.

Historic Preservation

A total of \$6 million a year is available from the state Green Acres program for historic preservation projects. Coordinating historic preservation and open space goals would promote access to this funding.

State Land Management Agencies

The state is a likely partner to help the borough protect large resources. The New Jersey Division of Parks and Forestry and the Division of Fish and Wildlife have access to Green Acres funds. The Garden State Preservation Trust Act, passed in 1999 and the source of Green Acres funds, includes funding for historic preservation, farmland preservation, and public parkland acquisition. Almost a third of the public parkland allocation goes to state land management agencies, with the rest to municipalities and nonprofit organizations. The borough needs to communicate its open space priorities to the state land managers and make a case for state acquisition of large sites.

New Jersey Green Acres and State Agricultural Development Committee

The state is under a 1998 mandate to protect one million acres of open space and farmland over a period of 10 years. The Green Acres program provides funding assistance for the acquisition of municipal parks and recreation areas listed in the *Open Space and Recreation Plan*. Through its

Planning Incentive Program, Green Acres will provide a grant that will cover up to 50% of the land acquisition costs of a particular tract.

The State Agricultural Development Committee (SADC) operates similarly to Green Acres. SADC provides funding for farmland preservation and farmland enhancement projects. SADC coordinates its operations at the state, county, and local levels.

However, the GSPT, originally intended to continue until 2009, has expended its funds at a more rapid pace. A resolution to support the GSPT Fund with a \$200 million interim amount will be offered on the November 2007 ballot, with a long-term funding mechanism to be determined by spring 2008.

Federal Land & Water Conservation Fund

Federal funding from the Land & Water Conservation Fund is channeled through the Conservation and Reinvestment Act (CARA). This is a comprehensive, bipartisan effort to provide money to New Jersey for a variety of purposes including open space acquisition, urban park and recreation recovery, coastal conservation, wildlife conservation, historic preservation, payment in lieu of taxes, and conservation easement/species recovery efforts. Large, environmentally significant areas will be likely candidates for funding and will most likely be distributed through the Green Acres program.

South Jersey Land Trust

South Jersey Land Trust is a regional land trust whose mission is to protect and preserve the natural, cultural, and historic heritage of southern New Jersey. South Jersey Land Trust preserves land through fee simple acquisition and conservation easements. The organization also assists state, county, and local entities in open space planning, acquisition, and management. The trust's primary project areas, for which it has a Green Acres Planning Incentive Grant, are the Raccoon and Oldmans creeks watersheds.

Stewart Estate Land Trust

This small trust funds land acquisition in Gloucester, Cape May, Atlantic, Salem, Cumberland, and Ocean counties. To be eligible, a property must either contain water or be adjacent to water. The trust was established in the 1950s with the goal of preserving wildlife habitat.

Safe Routes to Schools

The goal of New Jersey's Safe Routes to School Program is to assist communities in development and implement projects and programs that encourage walking and bicycling to school while enhance the safety of the infrastructure. Local government, schools, and community non-profit organizations can apply for funding from the state to fund projects (construction or engineering) and programs.

National Recreational Trails Act Projects

The New Jersey Department of Environmental Protection, Division of Parks and Forestry, Office of Natural Lands Management administers this trail development program. Funds are available to public agencies and nonprofit organizations. Proposed trails must be located on land that is publicly owned or privately owned with a government agency holding an easement or lease for public access. A special category of funding is dedicated to enhancement of National Recreation Trails.

Environmental Infrastructure Trust

The New Jersey Environmental Infrastructure Financing Program – administered by the New Jersey Department of Environmental Protection – provides low-interest loans to acquire open space that will preserve water quality. This program is a partnership between the New Jersey Environmental Infrastructure Trust and Green Acres. The mission of the trust is to assist in achieving a cleaner and healthier environment by providing low-interest financing for projects that enhance and protect ground and surface water resources, and ensure the safety of drinking water supplies.

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Appendix A: Selected Municipal Stakeholder Interviews
Conducted during the Fall/Winter 2005/2006 and Summer 2007
Abridge Responses & Opinions

Cub Scout Troop #45

- Cub Scout Troop uses the Boys and Girls Club on Mercer Avenue in Sewell for their meetings.
- The Cub Scouts also use Chestnut Branch Park for outdoor meetings in the pavilion.
- Meeting size ranged from 5-12 children (dens) to 70 children plus adults (entire pack).
- Because the senior center is small for the growing elderly population, often senior events are scheduled at the Boys and Girls Club.
- The Sewell location is optimal for the Cub Scouts because most members attend the Sewell Elementary School.
- For future park development: Mantua Township needs another park with more passive recreation opportunities than active recreation. More pavilions and picnic areas are needed. Bethel Mill Park in Washington Township is an example of such a park that has passive recreation programming.

Boy Scout Troop #45

- Boy Scout Troop uses the Boys and Girls Club for its meetings.
- Boy Scout Troop ranges from 12 to 20 members.
- Because the senior center is small for the growing elderly population, often senior events are scheduled at the Boys and Girls Club.

Clearview Lacrosse

- Clearview Lacrosse plays at Chestnut Branch Park.
- The program registers between 200 to 300 boys and girls.
- The league offers teams through 8th grade. The teams are also limited to children that live in the Clearview Regional High School District.
- There are field scheduling conflicts for Lacrosse at Chestnut Branch Park because there are no dedicated lacrosse fields.
- Lacrosse plays its games on the lighted football field.
- Lighting is needed for practice fields as well.

Clearview Youth Basketball

- Clearview Basketball has 975 kids playing in grades 1-12 in their leagues.
- The program utilizes space in 8 Harrison, Mantua, and Clearview school gyms. Two are located in Clearview High School, three in Mantua Township schools, and three in Harrison Township schools. School events and programs get priority over the basketball league.
- There are no other gyms in Mantua and Harrison Townships besides the ones located in the schools. There is need for more gym space in Mantua, especially in the winter months.
- Clearview Youth Basketball uses the Chestnut Branch Park courts 4 nights a week during the summer for basketball clinics and games in June and July. The outdoor courts are in need of repair; the asphalt is cracked, water pools on the courts, and the metal backboards are bad for playing ball.
- Chestnut Branch Park's courts are lighted, which allowing for practice into the evening.

Clearview Ice Hockey

- Clearview Ice Hockey program plays in a South Jersey League, not directly associated with regular high school or middle school sports programs.
- The program has three teams: a middle school team, a junior varsity, and a varsity squad.
- The program plays games in arenas located in Voorhees, Hollydale, Pennsauken, Washington Township, and Vineland.
- They regularly practice in Vineland and pay about \$300 per hour for rink time.
- The South Jersey League cannot expand because the area's ice rinks cannot accommodate another practice time for an additional team. This can stagnate South Jersey's ice hockey.

Mantua Township Soccer Association

- Mantua Township Soccer Association has a total of 1000 children in their program evenly split between boys and girls. These children range in age from Pre-Kindergarten to 9th and 10th Grades.
- The Soccer Association primarily uses fields at Chestnut Branch Park. However, elementary school fields are used as practice fields as well as the fields behind the Sewell Boys and Girls Club. The soccer association pays about \$35,000 for the maintenance of the Chestnut Branch Park fields.

- Adult teams from other areas are beginning to use Chestnut Branch Park. These teams formerly used fields in Washington Township for \$75 a game but can use Chestnut Branch more often because it is free.
- The Soccer Association is fully accommodated by the facilities in Chestnut Branch Park.

Sewell Babe Ruth League Baseball and Softball

- There are 400 players, both boys and girls, ages 5-16 playing for the Sewell Babe Ruth League. The League has a full-year season.
- Sewell Baseball plays at a privately owned complex of 10-11 acres in Sewell. There are five baseball diamonds and one softball diamond. The five baseball diamonds are sized for the various age groups; tee-ball, rookie, minor, major, and senior.

Mantua Township Girl Scouts

- There are 200 girls ranging from 5-17 in the Mantua Township Girl Scouts.
- The Girl Scouts meet primarily at the Boys and Girls Club and the Chestnut Branch Park. The smaller local troop meetings are held at various elementary schools and churches throughout the township.
- The lack of indoor recreation space is cited as the largest limiting factor for many of Mantua's youth and senior organizations.

Appendix B: Population-Based Analysis

Population-based recreational open space assessments and needs grow out of work done by the National Recreation and Park Association (NRPA). NRPA employs a systematic planning approach that takes into account the unique needs, desires, and resources of communities as well as changing environmental, social, economic, and demographic trends. This approach analyzes the types of parks and facilities required for each individual community, along with the amount of acreage required to site those kinds of parks and facilities. According to NRPA standards, a suburban township should aim to provide 10 acres of active recreation lands per 1,000 residents. Active recreation lands on school property are discounted in this analysis.

Table B.1 compares NRPA's acre recommendations to Mantua's 2000 US Census population, 2006 US Census estimated population, and build-out populations.

Table B.2 lists NRPA's specific recreation amenities population requirements to Mantua's current and predicted populations. For example, an indoor pool can serve a community of 20,000 people. A community of 14,000 might be too small for an indoor pool and public and/or private resources may be wasted in building such an expensive and elaborate facility.

Mantua has about 90 acres of active recreation parklands, consisting of Chestnut Branch Park, Municipal Complex recreation lands, and Sewell Playground. Mantua's 2006 population was 14,974 people. Therefore, NRPA recommends about 150 acres of active recreation land.

Based on this quantitative analytical approach, Mantua *currently* has the following active recreation parkland needs:

- With 90 acres of active recreation parklands within the township, Mantua has a current deficit of 60 acres.
- If the Heritage Road parcel is partially developed for active recreation, Mantua can fulfill a substantial part of its current active recreation parkland needs.

As Mantua "build-out," the township must meet the following *future* needs:

- With 90 acres of active recreation parklands already maintained by the township, Mantua will need to reserve 114 acres to meet active recreation parkland need wholly within the township.

Table B.1: Desired Active Recreation Parkland Acres based on NRPA Population Standards

Geographic Area	Population		Desired Active Parkland Acres**	Active Parkland Deficit within Mantua
Mantua	2000 US Census	14,217	142	-52
Mantua	2006 US Census Estimate	14,974	150	-60
Mantua	Build-Out Population*	21,415	210	-120

* Mantua Build-Out Population is based on calculations provided in the township comprehensive master plan. Under current zoning regulations, an additional 2,490 dwelling units could be built.

** “Desired Active Parkland Acres” is based on NRPA recreation and population standards of 10 acres per 1,000 people.

*** This table does not take into account Mantua Township’s pending acquisition of the Heritage Road parcel. The township must decide how it plans to develop that parcel and with specific recreational facilities. Mantua may reach its current “active parkland deficit” if the parcel is partially developed to meet active recreation needs in the township.

Table B.2: Recommended Recreation Amenities per NRPA Population Standards

Activity/Facility	Recommended Space Requirements	No. of units per Population	Mantua 2000 US Census 14,217 people	Mantua 2006 US Census Estimate 14,974 people	Mantua Build-Out Population 21,415 people
Trails	Variable	1 inter-connected system per region	•	•	•
Tennis	2 acres	1 court per 2,000	••••••••	••••••••	••••••••
Basketball	5,040-7,280 sq ft	1 per 5,000	••	••	••••
Volleyball	4000 sq ft	1 per 5,000	••	••	••••
Baseball	3.0 - 3.85 acres	1 per 5,000	••	••	••••
Softball	1.5 - 2.0 acres	1 per 5,000	••	••	••••
Soccer (lighted field)	1.7 - 2.1 acres	1 per 10,000	•	•	••
Multiple Recreation Court (basketball, volleyball, tennis)	9,840 sq ft	1 per 10,000	•	•	••
Indoor Swimming Pool	0.5 - 2 acres	1 per 20,000			•
Handball	800 sq ft	1 per 20,000			•
Field Hockey	1.5 acres	1 per 20,000			•
Football (lighted field)	1.5 acres	1 per 20,000			•
1/4 mile Running Track	4.3 acres	1 per 20,000			•
Ice Hockey*	22000 sq ft	1 per 100,000			

*An ice hockey could be supported by the build-out populations of both Harrison Township and Mantua Township. This area could serve the Clearview Hockey program.

Appendix C: New Jersey’s Balanced Land Use Guidelines

The New Jersey “Balanced Land Use Guidelines,” as specified in the 2003 – 2007 New Jersey State Comprehensive Outdoor Recreation Plan (NJ SCORP), calculates the recreation open space *minimum* requirements for federal, state, county, and municipal governments. The Balanced Land Use Guidelines regards land as a finite resource for which there are legitimate, competing uses. This approach does not take into account current or forecasted population or the intensity of development patterns. The Balanced Land Use Guidelines are show in Table C.1. This approach also recognizes that environmentally sensitive lands are usually unsuitable for tennis courts, ball fields, basketball courts, and other active recreation facilities but may be suitable and should be preserved in federal, state, county, and municipal park systems and conservation areas.

Table C.1

New Jersey Balanced Land Use Guidelines	
Category	Standard
Federal	4% of the total land area of the state
State	10% of the total land area of the state
County	7% of the developable area of the county
Municipal	3% of the developable area of the municipality

Source: NJ SCORP, DVRPC 2002

The NJ SCORP acknowledges the importance of protecting open space for environmental and agricultural purposes, in addition to recreation development. Farmland preservation and natural lands conservation also support active recreation as these lands are essential in maintaining a high quality environment and historic resources. In New Jersey, many municipal and county open space programs are driven by natural resource protection and community character preservation. The NJ SCORP recommends that a community incorporate all types of open space into a diverse park system.

Applying the New Jersey Balanced Guidelines to Mantua Township’s developable land (according to NJDEP’s land cover GIS layer) yields the results presented in Table C.2.

Table C.2

New Jersey Balanced Land Use	
NJDEP Land Cover (2002)	Acres
Total Land Area	10,264.33
(-) Undevelopable Land (wetlands, open water, waterways)	846.75
<i>Total Developable Land</i>	<i>9,417.58</i>
3% Municipal Goal	282.52

Mantua has approximately 90 acres of active recreation parklands, consisting of Chestnut Branch Park and Municipal Complex recreation lands. The Balanced Land Use Guidelines are dependent upon land area and not population standards and facility demand. Mantua must reserve an additional 193 acres for active recreation parklands to meet its minimum goal. If the Heritage Road property is to be partially developed for active recreation, only a fraction of recreation demand will be met.

APPENDIX D. PARCEL DATA TABLES

EXEMPT PROPERTIES (CLASS 15A, 15B, 15C, 15D, 15E, 15F)								
BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
US Property								
6	13.01	15C	USA C/O DISTRICT ENGINEER NY	26 FEDERAL PLAZA FACILITIES SERVICE CTR	NEW YORK, NY	0	10.38	BOODY MILL ROAD
206	1	15F	U S POSTAL SERVICE		PHILADELPHIA, PA	0	2.45	141 CENTER STREET
State Property								
6	12.01	15C	NJDEP SITE REMEDIATION PROGRAM	401 EAST STATE STREET	TRENTON, NJ	0	5.61	392 BOODY MILL ROAD
83	7	15C	STATE OF NJ DEPT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, NJ	8625	0.12	BRIDGETON PIKE
170	2	15F	N J NAT'L GUARD BATTERY B	MANTUA BLVD	SEWELL, NJ	8080	2.23	MANTUA BLVD
246	18	15C	STATE OF NJ DEPT OF TRANSPORTATION	1035 PARKWAY AVE BOX 101	TRENTON, NJ	8625	0.05	MANTUA BLVD
249	7.01	15C	STATE OF NJ DEPT OF TRANSPORTATION	1035 PARKWAY AVE BOX 101	TRENTON, NJ	8625	0.8	TYLERS MILL ROAD
251.15	5	15C	STATE OF NJ DEPT OF TRANSPORTATION	1035 PARKWAY AVE BOX 101	TRENTON, NJ	8625	0.22	TYLERS MILL ROAD
253	42	15C	STATE OF NJ DEPT OF TRANS NJ EDUCATION FACILITIES AUTHORITY	1035 PARKWAY AVE BOX 101	TRENTON, NJ	8625	6.22	MAIN STREET
261	3	15B	NJ EDUCATION FACILITIES AUTHORITY	201 MULLICA HILL RD	GLASSBORO, NJ	8028	47.31	OFF LAMBS ROAD
261	8	15B	NJ EDUCATION FACILITIES AUTHORITY	201 MULLICA HILL RD	GLASSBORO, NJ	8028	13.7	MULLICA HILL ROAD
261	10	15B	NJ EDUCATION FACILITIES AUTHORITY	201 MULLICA HILL RD	GLASSBORO, NJ	8028	16.26	MULLICA HILL ROAD
261	11	15B	NJ EDUCATION FACILITIES AUTHORITY	201 MULLICA HILL RD	GLASSBORO, NJ	8028	14.6	MULLICA HILL ROAD
261	12	15B	NJ EDUCATION FACILITIES AUTHORITY	201 MULLICA HILL ROAD	GLASSBORO, NJ	8028	16.56	MULLICA HILL ROAD
261	20	15B	NEW JERSEY EDUCATIONAL FACILITIES A	103 COLLEGE ROAD EAST	PRINCETON, NJ	8540	0.22	769 MULLICA HILL ROAD
County Property								
3	2	15C	COUNTY OF GLOUCESTER	1200 NORTH DELSEA DRIVE	CLAYTON, NJ	8312	0.01	COHAWKIN ROAD
61.01	9	15F	GLOUCESTER COUNTY BR OF FREEHOLDERS	DELAWARE STREET	WOODBURY, NJ	8096	0.06	BRIDGETON PIKE

EXEMPT PROPERTIES (CLASS 15A, 15B, 15C, 15D, 15E, 15F)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
92	8	15C	COUNTY OF GLOUCESTER	1200 NORTH DELSEA DRIVE	CLAYTON, NJ	8312	2.66	45 LENAPE AVENUE
93	2	15C	COUNTY OF GLOUCESTER	1200 NORTH DELSEA DRIVE	CLAYTON, NJ	8312	1.55	LENAPE AVENUE
93	6	15C	COUNTY OF GLOUCESTER	1200 NORTH DELSEA DRIVE	CLAYTON, NJ	8312	0.17	WENONAH AVE
158.06	55	15C	GLOUCESTER COUNTY UTILITIES AUTH	PO BOX 340	THOROFARE, NJ	8086	0.02	SUSIE'S HOLLOW
163	3.02	15C	GLOUCESTER COUNTY UTILITIES AUTH.	P O BOX 340	THOROFARE, NJ	8086	0.05	MARYLAND AVENUE
178	2	15C	GLOUCESTER COUNTY	1200 NORTH DELSEA DRIVE	CLAYTON, NJ	8312	0.11	MANTUA BLVD
179	1	15C	GLOUCESTER COUNTY	1200 NORRTH DELSEA DRIVE	CLAYTON, NJ	8312	0.16	MANTUA BLVD
197	1.02	15C	GLOUCESTER CNTY UTILITIES AUTH	P.O. BOX 340	THOROFARE, NJ	8086	0.05	BLACKWOOD-BARNS RD
198	6	15C	COUNTY OF GLOUCESTER	1200 NORTH DELSEA DRIVE	CLAYTON, NJ	8312	1.19	6 BLACKWOOD BARNS RD
201	2.02	15F	GLOUC CTY AMVET POST 77	934 MANTUA BLVD	SEWELL, NJ	0	1.24	934 MANTUA BLVD
254	34	15C	COUNTY OF GLOUCESTER	1200 NORTH DELSEA DRIVE	CLAYTON, NJ	8312	170.72	501 PITMAN ROAD
254	38	15C	COUNTY OF GLOUCESTER	1200 NORTH DELSEA DRIVE	CLAYTON, NJ	8312	7.14	425-433 PITMAN ROAD
254	39	15C	COUNTY OF GLOUCESTER	1200 NORTH DELSEA DRIVE	CLAYTON, NJ	8312	56.5	PITMAN ROAD
254	42	15C	COUNTY OF GLOUCESTER	1200 NORTH DELSEA DRIVE	CLAYTON, NJ	8312	33.91	BARNSBORO ROAD
254.01	34.03	15C	COUNTY OF GLOUCESTER	1200 NORTH DELSEA DRIVE	CLAYTON, NJ	8312	25.9	LAMBS ROAD
Township Property								
1	6	15C	MANTUA TOWNSHIP MANTUA UTILITIES AUTHORITY	MAIN STREET	MANTUA, NJ	8051	0.12	BARNEY HAWKINS RD
7	16	15C	MANTUA TOWNSHIP	403 MAIN STREET	MANTUA, NJ	8051	2.52	173 SACRAMENTO DRIVE
7	17	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	16.77	SACRAMENTO DR
16	6.01	15C	MANTUA UTILITIES AUTH	403 MAIN STREET	MANTUA, NJ	8051	0.31	204 CAPITAL DRIVE
16	7	15F	CENTRE CITY FIRE CO	P O BOX 365	MANTUA, NJ	8051	0.94	191 JACKSON RD
20	26	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.12	HILLSIDE TERRANCE

EXEMPT PROPERTIES (CLASS 15A, 15B, 15C, 15D, 15E, 15F)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
24	1	15C	MANTUA UTILITIES AUTH	403 MAIN STREET	MANTUA, NJ	8051	0.42	676 AUSTIN STREET
31	25	15A	MANTUA TOWNSHIP BOARD OF EDUCATION	684 MAIN STREET	SEWELL, NJ	8080	14.04	301 COLUMBUS DR
47	7	15C	TOWNSHIP OF MANTUA	401 MAIN STREET	MANTUA, NJ	8051	0.91	HARRISON AVENUE
71	6	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.74	LINDEN AVENUE
80	3	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.12	FERNDALE AVENUE
82	1	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	1.52	FERNDALE AVENUE
82	2.01	15C	MANTUA UTILITIES AUTHORITY	403 MAIN STREET	MANTUA, NJ	8051	0.02	SPRINGFIELD AVE
82	3.01	15C	MANTUA UTILITIES AUTH	403 MAIN STREET	MANTUA, NJ	8051	0.23	270 BERKLEY ROAD
86	2	15F	MANTUA TOWNSHIP VOL FIRE CO #1	42 MAIN STREET	MANTUA, NJ	8051	0.23	42 MAIN STREET
89	3	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	1.56	MARTEL STREET
90	18	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.15	NORRIS ST
91	3	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.12	NORRIS ST
91	13	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.07	NORRIS ST
92	3	15C	MANTUA UTILITIES AUTH	403 MAIN STREET	MANTUA, NJ	8051	2.77	WENONAH AVENUE
92	4	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	12.1	HIRST AVE
92	9	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.28	HIALEAH AVE
96	5	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.43	145 MANTUA BLVD
96	6	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.32	NORRIS ST
103	1	15A	MANTUA TOWNSHIP BOARD OF EDUCATION	684 MAIN STREET	SEWELL, NJ	8080	6.61	393 MAIN STREET
105	12	15C	MANTUA UTILITIES AUTHORITY	403 MAIN STREET	MANTUA, NJ	8051	0.25	249 S MC CARTHY
111	1	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.11	BRIDGETON PIKE
121	1	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.2	VERMONT AVENUE
126	1	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	3.41	HAMPTON AVENUE
137	1	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	1.36	NEW YORK AVE
140	2	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.05	ADAMS AVENUE
146.02	4	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	13.88	WESTWOOD DRIVE
146.02	4.01	15C	MANTUA UTILITIES AUTHORITY	MAIN STREET	MANTUA, NJ	8051	0.26	6A WESTWOOD DRIVE
146.06	16	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	7.63	ROYAL OAKS DRIVE
146.08	13.01	15C	MANTUA UTILITIES	403 MAIN STREET	MANTUA, NJ	8051	0.33	49A CANDLEWOOD

EXEMPT PROPERTIES (CLASS 15A, 15B, 15C, 15D, 15E, 15F)

BLOCK	LOT	CLASS	OWNER NAME AUTHORITY	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
146.13	49	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	1.23	MT ROYAL ROAD DRIVE
148	2	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	18.39	545 MAIN STREET
148	3	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, N J	8051	0.13	MAIN STREET
151	12	15A	MANTUA TOWNSHIP BOARD OF EDUCATION	684 MAIN STREET	SEWELL, NJ	8080	2.54	684 MAIN STREET
153	3	15C	MANTUA TWSP MUNICIPAL UTILITIES AUT	403 MAIN STREET	MANTUA, NJ	8051	1.27	653 MAIN STREET
155	4.01	15F	BARNSBORO FIRE CO	PO BOX 404	SEWELL, NJ	8080	1.37	721 MAIN STREET
158.01	53	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.34	SUSIE'S HOLLOW
158.01	55	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	5.88	DEERFIELD CIRCLE
158.04	26	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.31	DEERFIELD CIRCLE
158.05	20	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	1.52	SUSIE'S HOLLOW
158.06	54	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	35.26	DEERFIELD CIRCLE
158.07	1	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, N J	8051	7.43	MAIN STREET
158.07	27	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	22.85	627 MAIN STREET
159	4	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	3.21	MANTUA BLVD
160	6	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	48.79	401 MAIN STREET
160	6.01	15A	MANTUA TOWNSHIP BOARD OF EDUCATION	684 MAIN STREET	SEWELL, NJ	8080	8.29	MAIN STREET
170	1	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	2.89	MANTUA BLVD
172	7.04	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	8.06	MAIN STREET
172	9	15F	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	5.56	W SIDE MANTUA BLVD
176	5	15C	MANTUA UTILITIES AUTH	403 MAIN STREET	MANTUA, NJ	8051	0.31	98 BERGEN AVENUE
209	1	15C	MANTUA UTILITIES AUTH	401 MAIN STREET	MANTUA, NJ	8051	0.19	WARREN AVE
212	1	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.28	111 MERCER AVENUE
212	1.01	15A	MANTUA TOWNSHIP BOARD OF EDUCATION	684 MAIN STREET	SEWELL, NJ	8080	1.52	101 MERCER AVENUE
213	2	15A	MANTUA TOWNSHIP BOARD OF EDUCATION	684 MAIN STREET	SEWELL, NJ	8080	3.71	40 MCNALLY DRIVE
221	1	15F	MUTUAL FIRE CO NO. 1 OF SEWELL	P O BOX 91	SEWELL, NJ	8080	1.02	155 UNION AVENUE
251	2	15C	MANTUA UTILITIES AUTH	403 MAIN ST	MANTUA, NJ	8051	1.84	BEECHWOOD DR
251	17	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	1.38	CENTER STREET

EXEMPT PROPERTIES (CLASS 15A, 15B, 15C, 15D, 15E, 15F)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
251.01	72	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	21.04	CRESCENT HOLLOW DRIVE
251.02	50	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	7.78	CRESCENT HOLLOW DRIVE
251.12	17	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.09	CRIMSON COURT WEST
251.12	33	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	19.35	ROSEWOOD COURT
254	13	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	33.99	MAIN STREET
257	1	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	3.51	HOLMWOOD LAKES
258	1	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	1.05	HOLMWOOD LAKES
259	2.03	15C	MANTUA UTILITIES AUTHORITY	403 MAIN STREET	MANTUA, NJ	8051	0.62	121 HEILIG ROAD
259	2.04	15C	MANTUA UTILITIES AUTH	MAIN STREET	MANTUA, NJ	8051	0.23	604 BARNSBORO ROAD
260	16.03	15C	MANTUA UTILITIES AUTH	MAIN STREET	MANTUA, NJ	8051	0.31	619 BARNSBORO ROAD
262	1	15A	MANTUA TOWNSHIP BOARD OF EDUCATION	684 MAIN STREET	SEWELL, NJ	8080	0.03	BREAKNECK RD
279	1	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	1.15	FAWN DRIVE
280	1	15C	MANTUA TOWNSHIP	401 MAIN STREET	MANTUA, NJ	8051	0.43	HART LANE
Schools								
261	1	15B	ROWAN UNIVERSITY	201 MULLICA HILL RD	GLASSBORO, NJ	8028	6.43	OFF LAMBS ROAD
261	2	15B	ROWAN UNIVERSITY	201 MULLICA HILL RD	GLASSBORO, NJ	8028	10.48	OFF LAMBS ROAD
261	4.01	15B	ROWAN UNIVERSITY	201 MULLICA HILL RD	GLASSBORO, NJ	8028	14.26	MULLICA HILL ROAD
261	6	15B	ROWAN UNIVERSITY	201 MULLICA HILL RD	GLASSBORO, NJ	8028	10.13	MULLICA HILL ROAD
261	9	15B	ROWAN UNIVERSITY	201 MULLICA HILL RD	GLASSBORO, NJ	8028	18.93	MULLICA HILL ROAD
261	9.01	15B	ROWAN UNIVERSITY	201 MULLICA HILL ROAD	GLASSBORO, NJ	8028	0.6	MULLICA HILL ROAD
261	13	15B	ROWAN UNIVERSITY	201 MULLICA HILL ROAD	GLASSBORO, NJ	8028	5.88	MULLICA HILL ROAD
261	14.01	15B	ROWAN UNIVERSITY	201 MULLICA HILL ROAD	GLASSBORO, NJ	8028	0.94	MULLICA HILL ROAD
261	16.01	15B	ROWAN UNIVERSITY	201 MULLICA HILL RD	GLASSBORO, NJ	8028	20.47	LAMBS ROAD

EXEMPT PROPERTIES (CLASS 15A, 15B, 15C, 15D, 15E, 15F)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
261	17.01	15B	ROWAN UNIVERSITY	201 MULLIC HILL RD	GLASSBORO, NJ	8028	28.59	LAMBS ROAD
261	18	15B	ROWAN UNIVERSITY	201 MULLICA HILL ROAD	GLASSBORO, NJ	8028	6.55	WOODLAND ROAD
261	18.01	15B	ROWAN UNIVERSITY	201 MULLICA HILL ROAD	GLASSBORO, NJ	8028	0.29	WOODLAND ROAD
261	19	15B	ROWAN UNIVERSITY	201 MULLICA HILL ROAD	GLASSBORO, NJ	8028	0.34	ROUGH ACRES
261	21	15B	ROWAN UNIVERSITY	201 MULLICA HILL ROAD	GLASSBORO, NJ	8028	0.22	MULLICA HILL ROAD
261	24	15B	ROWAN UNIVERSITY	201 MULLICA HILL ROAD	GLASSBORO, NJ	8028	0.09	765 MULLICA HILL ROAD
Church Property								
91	7	15D	ABUNDANT LIFE UNITED PENTECOSTAL	229 WENONAH AVENUE	MANTUA, NJ	8051	0.37	229 WENONAH AVENUE
97	1	15D	MANTUA METHODIST CHURCH	201 MANTUA BLVD	MANTUA, NJ	8051	0.88	201 MANTUA BLVD
97	3	15D	MANTUA METHODIST CHURCH	201 MANTUA BLVD	MANTUA, NJ	8051	0.35	225 MANTUA BLVD
97	4	15D	CHURCH OF THE INCARNATION	234 SHADOW PLACE	MANTUA, NJ	8051	0.93	234 SHADOW PLACE
97	11	15D	MANTUA METHODIST CHURCH	201 MANTUA BLVD	MANTUA, N J	8051	0.16	NORRIS ST
98	7	15D	CHURCH OF THE INCARNATION	234 SHADOW PLACE	MANTUA, NJ	8051	0.37	CENTRAL AVE
110	5.01	15D	RC CHURCH OF THE INCARNATION	PO BOX 295 PLACE	MANTUA, NJ	8051	12.06	240 MAIN STREET
114	5	15D	FIRST BAPTIST CHURCH OF MANTUA	109 LINCOLN AVENUE	MANTUA, N J	8051	0.24	109 LINCOLN AVENUE
121	5	15D	MANTUA CONG OF JEHOVAH'S WITNESSES	C/O A.BANGS,15 TURNER ST	MANTUA, NJ	8051	0.69	212 TAYLOR AVENUE
152	15	15D	BARNBORO METHODIST CHURCH	677 MAIN STREET	SEWELL, NJ	8080	0.65	677 MAIN STREET
157	11	15D	BARNBORO UNITED METHODIST CHURCH	125 BARNBORO RD	SEWELL, NJ	8080	0.99	125 BARNBORO ROAD
199	5.01	15D	SEWELL BAPTIST CHURCH	806 MANTUA BLVD	SEWELL, NJ	8080	0.38	4 SPRUCE STREET
207	1	15D	SEWELL BAPTIST CHURCH	806 MANTUA BLVD	SEWELL, NJ	8080	0.3	806 MANTUA BLVD
207	3	15D	SEWELL BAPTIST CHURCH	806 MANTUA BLVD	SEWELL, NJ	8080	0.42	MANTUA BLVD
243	2	15D	SEWELL ASSEMBLY CHURCH	190 LAMBS ROAD	SEWELL, NJ	8080	31.51	LAMBS ROAD
243	4.03	15D	SEWELL ASSEMBLY CHURCH	190 LAMBS ROAD	SEWELL, NJ	8080	2.32	525 CHURCH ROAD
243	4.04	15D	SEWELL ASSEMBLY CHURCH	190 LAMBS ROAD	SEWELL, NJ	8080	4.62	190 LAMBS ROAD
243	4.05	15D	SEWELL ASSEMBLY CHURCH INC	190 LAMBS ROAD	SEWELL, NJ	8080	5.6	184 LAMBS ROAD

EXEMPT PROPERTIES (CLASS 15A, 15B, 15C, 15D, 15E, 15F)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
244	8.08	15D	JESUS CHRIST OF LATTER DAY ST-FLR22	50 E NORTH TEMPLE ST	SALT LAKE CITY, UT	0	2.9	259 LAMBS ROAD
256	5.01	15D	FAITH ALLIANCE CHURCH	423 BARNSBORO ROAD	SEWELL, NJ	0	8.51	423 BARNSBORO ROAD
260	2	15B	HARDINGVILLE BIBLE CHURCH	284 WHIG LANE ROAD	MONROEVILLE, NJ	8343	13.2	151 GOLF CLUB ROAD
274	10.03	15D	FELLOWSHIP BIBLE CH OF MULLICA HILL	590 JACKSON ROAD	SEWELL, NJ	8080	12.43	590 JACKSON ROAD
276	15	15D	M WHITE, TR, MT ZION METHODIST CH	211 JEFFERSON ROAD	SEWELL, NJ	8080	2.75	260 BARNSBORO ROAD
276	19	15D	BARNSBORO BAPTIST CHURCH	200 JEFFERSON ROAD	SEWELL, NJ	8080	21.06	200-202 JEFFERSON ROAD
Community Services								
90	14	15F	FRATERNAL HALL ASSOC	106 BROOK DRIVE	MANTUA NJ	8051	0.16	104 NORRIS ST
95	3	15F	TRUSTEES OF MANTUA LODGE 95 F & A M	45 MANTUA BLVD	MANTUA, NJ	8051	1.08	45 MANTUA BLVD
143	9	15F	LAWSON-COX VFW POST 7679	8 NEW YORK AVENUE	MANTUA, NJ	8051	0.11	8 NEW YORK AVE
159	1	15E	WENONAH CEMETERY ASSOCIATION	101 N. MARION AVE	WENONAH, NJ	8090	20.91	390 WENONAH AVE
189	1	15F	SEWELL BASEBALL, INC C/O D ARMOR	PO BOX 14	SEWELL, NJ	8080	8.98	ATLANTIC AVENUE
222	7.01	15F	THE DEVEREUX FOUNDATION	390 EAST BOOT ROAD	WEST CHESTER, PA	19353	0.35	224 WARREN AVE
250	3	15F	PITMAN MASONIC LODGE #197 F. & A.M.	PO BOX 435	PITMAN, NJ	0	1.39	334 LAMBS ROAD
254.01	22.02	15F	COMMUNITY MENTAL HEALTH CENTER	404 TATUM STREEET	WOODBURY, NJ	8096	6.77	1070 MAIN STREET
254.01	35	15F	ORIGINAL HOBO BAND	PO BOX 31	PITMAN, NJ	8071	0.63	690 LAMBS ROAD
277	1	15F	THE ARC OF GLOUCESTER	1555 GATEWAY BLVD	WOODBURY, NJ	8096	1.05	1 FAWN DRIVE
Individual Properties								
5	10	15F	STANGER, HIRAM JR & CHRISTINE D	742 HERITAGE ROAD	SEWELL, NJ	8080	14.32	742 HERITAGE ROAD
13	22	15F	JACKSON, DOMENICA M	680 SANTA FE DRIVE	MANTUA, NJ	8051	0.28	680 SANTA FE DR
17	24	15F	WARGO, EDWARD A	263 JACKSON RD	MANTUA, NJ	8051	0.25	263 JACKSON RD
56	23	15F	HERNDON, RUTH A TDV	P.O. BOX 144	MANTUA, NJ	8051	0.24	209 APPLE BLOSSOM LANE
65	19	15F	REYNOLDS, BRUCE S & HELEN J	128 WOODLAWN	MANTUA, NJ	8051	0.25	128 WOODLAWN

EXEMPT PROPERTIES (CLASS 15A, 15B, 15C, 15D, 15E, 15F)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
				AVENUE				AVENUE
83	22.01	15F	STAUTS, EVELYN LOUISE	126 HILL STREET	MANTUA, NJ	8051	0.08	126 HILL STREET
91	10	15F	CASTRANOVA, ROCCO & JULIA	205 WENONAH AVE	MANTUA, NJ	8051	0.16	205 WENONAH AVENUE
158	10	15F	JOHNSON, SCOTT & PATRICIA	4 LORING LANE	SEWELL, NJ	8080	3.4	4 LORING LANE
190	5	15F	FAURE, ROBERT E & NANCY J	222 HUNTERDON AVE	SEWELL, NJ	8080	0.4	222 HUNTERDON AVE
222	8	15F	KARA, GREGORY J & VICTORIA L	215 UNION AVENUE	SEWELL, NJ	8080	1.32	215 UNION AVE
232	6	15F	FELDMAN, DONALD E	5 KINGSLEY RD	SEWELL, NJ	8080	0.26	5 KINGSLEY RD
236	8	15F	STRONG, DANIEL & PATRICIA E	602 DEVONSHIRE DRIVE	SEWELL, NJ	8080	0.27	602 DEVONSHIRE DR
238	11	15F	ERWIN, DOROTHY	P.O. BOX 163	SEWELL, NJ	8080	0.31	600 CORNWALL RD
249.01	8	15F	LEONE, FRANK C & DENISE A	963 MANTUA BLVD	SEWELL, NJ	8080	0.3	963 MANTUA BLVD
251.01	57	15F	MYERS, LESLIE B & PATRICIA E	29 CRESCENT HOLLOW DRIVE	SEWELL, NJ	8080	0.18	29 CRESCENT HOLLOW DRIVE
276	1.01	15F	SMITH, HAROLD H & ROSE A	668 JACKSON ROAD	MULLICA HILL, NJ	8062	1.86	668 JACKSON RD

VACANT PROPERTIES (CLASS 1)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
1	7	1	T HUGHES, LLC	43 BREARLY DRIVE	SICKLERVILLE, NJ	8081	0.23	OFF BARNEY HAWKINS RD
2	3	1	BROWN, RICHARD S & GRACE A	183 CEDAR ROAD	MICKLETON, NJ	8056	0.48	SWEDESBORO RD
4	2	1	HELWIG, LLC	ASSESSED IN	HARRISON TOWNSHIP	8051	0.4	BRIDGETON PIKE
4	14	1	LANDOLFI, JOHN P & M GAIL & ETAL	696 HERITAGE RD	SEWELL, NJ	8080	10.74	HERITAGE ROAD
5	2	1	LANDOLFI, JOHN P & GAIL M	696 HERITAGE ROAD	SEWELL, NJ	8080	0.66	HERITAGE ROAD
5	11	1	LEONE, GEORGE & BERNICE	800 HERITAGE ROAD	SEWELL, NJ	8080	0.36	HERITAGE ROAD
5	18	1	REID, TOBY	447 BOODY MILL ROAD	SEWELL, NJ	8080	0.38	459 BOODY MILL ROAD
6	2	1	DEHNHARD, MATTHEW D	480 HARRISON AVE	MANTUA, NJ	8051	2.43	JESSUP MILL ROAD
16	3	1	POSTORIVO, GINO JR	570 MANTUA BLVD	SEWELL, NJ	8080	8.77	BRIDGETON PIKE
16	6	1	POSTORIVO, EUGENIO	570 MANTUA BLVD	SEWELL, NJ	8080	3.97	BRIDGETON PIKE
21	2	1	D'AGOSTINI, SABINA	501 MANTUA BLVD	SEWELL, NJ	0	0.45	BRIDGETON PIKE
25	5	1	SPICER, PAUL L JR	229 LINDEN STREET	WENONAH, NJ	8090	0.39	669 AUSTIN ST
37	4	1	PULTE HOME CORP% WENTWORTH MNGMT	208 WHITE HRSE PKE STE 5	BARRINGTON, NJ	8007	11.93	JACKSON ROAD
37	7	1	CHESTNUT VALLEY @ GRIFFIN CONST	704 G EAST MAIN STREET	MOORESTOWN, NJ	8057	2.24	396 JACKSON RD
47	9	1	ALLABAND, MERLE	24 STARLING COURT	MANTUA, NJ	8051	0.35	470 JESSUP MILL ROAD
52	2	1	M & R BUILDERS, INC	10 CEDAR RD, PO BOX 246	MICKLETON, NJ	8056	32.55	JESSUP MILL ROAD
52	2.02	1	SCHAUBECK, THOMAS W & JOAN M	420 JESSUP MILL RD	MANTUA, NJ	8051	1.04	JESSUP MILL ROAD
52	2.03	1	SCHAUBECK, ANNA E	410 JESSUP MILL RD	MANTUA, NJ	8051	0.86	JESSUP MILL ROAD
53	19	1	MANTUA FARMS ASSOC % MAMCO	255 BERKLEY ROAD	MANTUA, NJ	8051	3.82	KRISTEN LANE
54	22	1	C AND J PERRY LLC	21 CREEK LANE	MT ROYAL, NJ	8061	0.99	22 CREEK LANE
54	23	1	DONNELLY, JOHN J & ELIZABETH & JOS.	227 WHITE HORSE PIKE	AUDUBON, NJ	8106	2.31	CREEK LANE
54	25	1	WESTERVELT, SHERRI A	272 SW HARBOR VIEW DR	PALM CITY, FL	34900	0.94	25 CREEK LANE
54	35	1	DONNELLY, JOHN J & ELIZABETH & JOS.	227 WHITE HORSE PIKE	AUDUBON, NJ	8106	0.99	CREEK LANE
54.03	10	1	JONATHON ADVISORS LTD PARTNERSHIP	5 SPRING HILL ROAD	MANTUA, NJ	8051	0.51	SPRING HILL ROAD
54.04	4	1	GLEASON, VICTOR JR & JOYCE R	1 WEST ELM STREET	WENONAH, NJ	8090	1.07	SPRING HILL ROAD
54.06	4	1	THE BANK OF GLOUCESTER COUNTY	100 PARK AVENUE	WOODBURY, NJ	8096	1.02	57 SPRING HILL ROAD
54.06	16	1	ROBINSON, PATRICK J & SUSAN R	380 BERKLEY ROAD	MANTUA, NJ	8051	1.15	BERKLEY ROAD
55	17	1	BRENNAN, THOMAS	112 MICHIGAN AVENUE	WILLIAMSTOWN, NJ	8094	0.33	BERKLEY ROAD
55	18.01	1	MURPHY, CLAYTON SCOTT & BARBARA ANN	453 BERKLEY RD	MANTUA, NJ	8051	0.84	BERKLEY ROAD

VACANT PROPERTIES (CLASS 1)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
57	6	1	MALONEY, PAUL	472 HARRISON AVENUE	MANTUA, NJ	8051	0.26	472 HARRISON AVENUE
58	12	1	GIUMARELLO, JOSEPH & KATHLEEN	427 HERITAGE ROAD	SEWELL, NJ	8080	0.11	BRIDGETON PIKE
59	6	1	TRICE, ETTA	39 S. BROAD STREET, AB8	WOODBURY, N.J.	8096	0.11	62 MONROE AVENUE
59	16	1	GRAY, MATT	214 ELM AVENUE	MANTUA, NJ	8051	0.11	65 TAYLOR AVENUE
60	3	1	RAFFO, JOHN D	17 MARATHON DRIVE	MANTUA, NJ	8051	0.12	28 LINCOLN AVENUE
60	4.01	1	REVOIR, JACQUES A	260 COLUMBUS DRIVE	MANTUA, NJ	8051	0.12	36 LINCOLN AVENUE
60	4.02	1	REVOIR, JACQUES A	260 COLUMBUS DRIVE	MANTUA, NJ	8051	0.12	LINCOLN AVENUE
60	6	1	HINMAN, WALTER G & JANE E	645 ROCKPORT COURT	MARCO ISLAND, FL	34145	0.36	56 LINCOLN AVENUE
60	10	1	TRICE, ETTA	39 S. BROAD STREET, AB8	WOODBURY, N.J.	8096	0.12	LINCOLN AVENUE
60	16	1	SLATER, THEODORE H	354 BRIDGETON PIKE	MANTUA, N J	8051	0.23	MONROE AVENUE
61	1	1	BERKLEY ASSOCIATES % MAMCO	255 BERKLEY ROAD	MANTUA, NJ	8051	50.96	BERKLEY ROAD
65	7	1	CARLIN, WILLIAM	40 LINDEN AVENUE	MANTUA, N J	8051	0.11	LINDEN AVENUE
65	15	1	GRANATO, CHARLES P	PO BOX 114	MANTUA, N J	8051	0.24	ASH AVENUE
66	3	1	GRANATO, CHARLES G	PO BOX 114	MANTUA, N J	8051	0.64	ASH AVENUE
71	3	1	CARLIN, KEVIN L	75 HIALEAH AVENUE	MANTUA, NJ	8051	4.41	47 LINDEN AVENUE
71	4	1	CARLIN, KEVIN L	75 HIALEAH AVENUE	MANTUA, NJ	8051	0.21	LINDEN AVENUE
71	5	1	CARLIN, KEVIN L	75 HIALEAH AVENUE	MANTUA, NJ	8051	0.27	LINDEN AVENUE
71	7	1	J & B INVESTMENT CO	42 CAPE MAY AVE	SEWELL, NJ	8080	0.75	WEST ELM AVENUE
75	5	1	DIMARCO, SALVATORE M	133 WEST ELM AVENUE	MANTUA, N J	8051	0.13	WEST ELM AVENUE
78	5	1	KERNS, C @ VIOLA R SCHUSTER	111 FRANKLIN AVENUE	MANTUA, NJ	8051	0.05	FRANKLIN AVENUE
78	6	1	ROY, BENJ. EST.@ VIOLA R. SCHUSTER	111 FRANKLIN AVENUE	MANTUA, N J	8051	0.29	FRANKLIN AVENUE
82	2	1	STAUTS, EVELYN LOUISE	124 HILL STREET	MANTUA, N J	8051	1.27	SPRINGFIELD AVENUE
83	6	1	ORGANIZATION FOR RETARDED CITIZENS	215 W WHITE HORSE PIKE	BERLIN, NJ	8009	7.91	30-32 BRIDGETON PIKE
83	8	1	NEW JERSEY AMERICAN WATER CO INC	PO BOX 5088	MT LAUREL, NJ	8054	0.18	BRIDGETON PIKE
85	5	1	SMITH, DANIEL N SR & ROBERT C III	47 MAIN ST	MANTUA, NJ	8051	0.26	MAIN STREET
85	10	1	DEMPSEY, EDWARD R & CAROL ANN	1307 WOODHOLLOW DRIVE	PAULSBORO, NJ	8066	0.23	MANTUA BLVD
88	3	1	AMOS, ROBERT R	28 MARTEL STREET	MANTUA, N J	8051	0.19	MARTEL STREET
90	3	1	SCAFFIDI, PETER & JOSEPHINE E	890 MANTUA BLVD	SEWELL, NJ	8080	0.15	TURNER STREET
92	2	1	MCCUE, BRIDGET M	49 CLINTON AVENUE	MANTUA, NJ	8051	3.92	HIRST AVENUE
92	5	1	BLYTHE, JACQUELINE L	443 WENONAH AVENUE	MANTUA, NJ	8051	0.09	LENAPE AVENUE
92	17	1	BOWERS, JOHN D & GERRI	65 HIRST AVENUE	MANTUA, NJ	8051	0.12	HIRST AVE

VACANT PROPERTIES (CLASS 1)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
93	5	1	FUNB,TRESS FLO135/MC CARTHY TRUST	PO BOX 40062	JACKSONVILLE, FL	0	0.44	WENONAH AVE
95	2	1	SWEENEY, RAYMOND P	435 BEECH AVENUE	WOODBURY HEIGHTS, NJ	8097	0.34	35 MANTUA BLVD
95	15	1	BLODGETT, RUTH M NUNES	256 ELM AVENUE	MANTUA, N J	8051	0.21	CHESTNUT STREET
95	21	1	COLONIAL BANK, FSB	85 WEST BROAD STREET	BRIDGETON, NJ	8062	0.22	227 BRIDGETON PIKE
98	7.01	1	ATKINSON, STEPHEN B & ELEANORE H	224 SUMMIT AVE	MANTUA, N J	8051	0.13	SUMMIT AVE
102	2.01	1	DUBOIS, WILHELMINE B	PO BOX 102	MANTUA, NJ	8051	0.25	MANTUA BLVD
102	2.02	1	DUBOIS, WILHELMINE B	PO BOX 102	MANTUA, NJ	8051	0.36	MAPLE AVENUE
110	3	1	GILLIES, BETSY	12 BRITTANY STREET	MANTUA, N J	8051	4	BRIDGETON PIKE
110.01	16	1	DELORA INC % TJ MANAGEMENT,LLC	1765 6TH STREET	THOROFARE, NJ	8086	10.68	BARRY DRIVE
110.01	16.65	1	DELORA INC	1233 BLACK HORE PIKE	BLACKWOOD, NJ	8012	0.04	275 BRIDGETON PIKE
110.08	7	1	HEADLEY HOMES INC	497 CENTER STREET	SEWELL, NJ	8080	0.88	179 CARRIAGE HILL CIRCLE
111	4	1	FRIEL, JOSEPH M & GAIL C	111 WASHINGTON AVENUE	MANTUA, NJ	8051	0.12	WASHINGTON AVENUE
112	2	1	THE MADIAS FAMILY PARTNERSHIP	738 THIRD STREET	WOODBURY HEIGHTS, NJ	8097	0.11	BRIDGETON PIKE
112	3	1	THE MADIAS FAMILY PARTNERSHIP	738 THIRD STREET	WOODBURY HEIGHTS, NJ	8097	0.21	BRIDGETON PIKE
112	8	1	FRIEL, JOSEPH S & FERN R	114 WASHINGTON AVENUE	MANTUA, NJ	8051	0.39	116 WASHINGTON AVENUE
113	1	1	DOLBOW, KENNETH H & DONNA R	PO BOX 568	SEWELL, NJ	8080	0.23	BRIDGETON PIKE
113	2	1	DOLBOW, KENNETH H & DONNA R	PO BOX 568	SEWELL, NJ	8080	0.55	325 BRIDGETON PIKE
113	4	1	FISHER, UN CHU & GLENN R	106 ADAMS AVENUE	MANTUA, N J	8051	0.11	ADAMS AVENUE
113	7	1	BERNARD, CHARLES E & DEBORAH S	108 ADAMS AVENUE	MANTUA, NJ	8051	0.11	ADAMS AVENUE
114	2	1	MCKINNEY, ROBERT D & JANET E	335 BRIDGETON PIKE	MANTUA, NJ	8051	0.12	BRIDGETON PIKE
117	3	1	WHITE, WARREN C	108 MONROE AVENUE	MANTUA, NJ	8051	0.12	108 MONROE AVENUE
117	21	1	DETTREY, ROBERT	99 HICKORY AVENUE	MANTUA, NJ	8062	0.06	TAYLOR AVENUE
122	10.01	1	PATTERSON, JAMES D & GERRI	148 EWAN ROAD	MULLICA HILL, NJ	8062	0.79	TAYLOR AVENUE
127	1	1	PONTELANDOLFO, NICHOLAS J & KATHRYN	55 NEW YORK AVENUE	MANTUA, NJ	8051	3.02	LINCOLN AVE
128	1	1	WURST, LEONARD J JR	398 MAIN STREET	MANTUA, NJ	8051	1.65	LONG TERRACE
129	1	1	WURST, LEONARD J JR	398 MAIN STREET	MANTUA, NJ	8051	1.7	HAMPTON AVENUE
131	1	1	PONTELANDOLFO, KATHRYN F	55 NEW YORK AVENUE	MANTUA, NJ	8051	1.83	MONROE AVENUE
131	3	1	PONTELANDOLFO, KATHRYN F	55 NEW YORK AVENUE	MANTUA, NJ	8051	0.06	NEW YORK AVENUE
132	1	1	PONTELANDOLFO, NICHOLAS	55 NEW YORK AVENUE	MANTUA, NJ	8051	1.87	TAYLOR AVENUE
133	1.01	1	TARR, DUANE B	263 MT ROYAL ROAD	SEWELL, NJ	8080	1.06	TAYLOR AVENUE
138	1	1	PONTELANDOLFO, KATHRYN F	55 NEW YORK AVENUE	MANTUA, NJ	8051	1.85	NEW YORK AVE

VACANT PROPERTIES (CLASS 1)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
139	1	1	PONTELANDOLFO, KATHRYN F	55 NEW YORK AVENUE	MANTUA, NJ	8051	2.3	NEW YORK AVE
140	1	1	WURST, LEONARD J	400 MAIN STREET	MANTUA, N J	8051	1.44	HAMPTON AVENUE
140	4	1	WURST, RUSSELL L & AGNES E	46 NEW YORK AVENUE	MANTUA, NJ	8051	0.06	HAMPTON AVENUE
143	1	1	MOY, ISABEL S	340 DELAWARE STREET	WOODBURY, NJ	8096	0.49	NEW YORK AVE
143	2	1	CLEARVIEW YOUTH WRESTLING % J HUGHES	315 MANTUA BLVD	MANTUA, NJ	8051	0.44	NEW YORK AVE
143	4	1	CONCORDIA, RONALD & RITA	408 MAIN STREET	MANTUA, NJ	8051	0.23	NEW YORK AVE
143	11	1	CLEARVIEW YOUTH WRESTLING % J HUGHES	315 MANTUA BLVD	MANTUA, NJ	8051	0.3	WASHINGTON AVENUE
144	1	1	WURST, LEONARD J JR	398 MAIN STREET	MANTUA, N J	8051	0.41	MAIN STREET
144	18	1	WURST, LEONARD J JR	398 MAIN STREET	MANTUA, N J	8051	0.27	MAIN STREET
144	20	1	PONTELANDOLFO, KATRYN	565 MT. ROYAL RD	SEWELL, NJ	8080	0.47	NEW YORK AVE
146.12	28	1	ROYAL OAKS PHASE IV % TJ MGMT	1765 6TH STREET	THOROFARE, NJ	8086	32.98	ROYAL OAKS DRIVE
146.13	48	1	ROYAL OAKS PH VII % EVGRN MANGMT	P.O.BOX 1320	VOORHEES, NJ	8043	1.48	MT ROYAL ROAD
146.14	1	1	SCARBOROUGH CORP% WENTWORTH MNGMT	208 WHITE HRSE PKE STE 5	BARRINGTON, NJ	8007	0.02	MT ROYAL ROAD
146.14	1	1	SCARBOROUGH CORP% WENTWORTH MNGMT	208 WHITE HRSE PKE STE 5	BARRINGTON, NJ	8007	15.16	MT ROYAL ROAD
147	2	1	DINOVI, DEBRA	261 CLAYTON AVENUE	MONROEVILLE, NJ	8343	0.94	MAIN STREET
147	5.02	1	CONLEY, DANNY B SR & BARBARA J	769 MULLICA HILL ROAD	MULLICA HILL, NJ	8062	1.58	454 MAIN STREET
147	7	1	KERSHAW, DAVID L INC	P O BOX 43	SEWELL, NJ	8080	3.62	MT ROYAL ROAD
147	7.05	1	KERSHAW, DAVID L INC	P O BOX 43	SEWELL, NJ	8080	1.2	MAIN STREET
147	7.07	1	KERSHAW DAVID L INC	P O BOX 43	SEWELL, NJ	8080	1.11	MAIN STREET
147	7.11	1	KERSHAW, DAVID L INC	P O BOX 43	SEWELL, NJ	8080	3.09	MT ROYAL ROAD
147	7.13	1	KERSHAW, DAVID L INC	P O BOX 43	SEWELL, NJ	8080	1.95	MT ROYAL ROAD
147	9	1	TOJI, MASUO & LORRAINE	550 MAIN STREET	SEWELL, NJ	8080	0.96	MAIN STREET
147	10	1	HEADLEY HOMES, INC	497 CENTER STREET	SEWELL, NJ	8080	1.48	SKYLINE CIRCLE
147	17	1	HEADLEY HOMES, INC	497 CENTER STREET	SEWELL, NJ	8080	11.74	SKYLINE CIRCLE
147	17	1	HEADLEY HOMES, INC	497 CENTER STREET	SEWELL, NJ	8080	0.59	SKYLINE CIRCLE
147	31	1	HEADLEY HOMES, INC	497 CENTER STREET	SEWELL, NJ	8080	0.71	SKYLINE CIRCLE
149	4.02	1	OTTENHEIMER, PAUL N & GAIL S	PO BOX 339	MANTUA, NJ	8051	4.03	MAIN STREET
149	5	1	PONTELANDOLFO, KATHRYN	565 MT ROYAL RD	SEWELL, NJ	8080	0.99	MAIN STREET
149	8	1	BELLEBUONO, FRANK R & DIANE	515 MT ROYAL RD	SEWELL, NJ	8080	0.54	MT ROYAL ROAD

VACANT PROPERTIES (CLASS 1)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
150	3.02	1	KEMPTON FIELD (LAST OWNER KNOWN)	401 MAIN STREET	MANTUA, NJ	8051	0.37	OFF MAIN STREET
152	5	1	NAYLOR, CHARLES A	486 CENTER STREET	SEWELL, NJ	8080	3.55	CENTER STREET
155	25.02	1	LAYTON, ROBERT & CINDY	724 MAIN STREET	SEWELL, NJ	8080	0.97	743 MAIN STREET
158	5	1	J & B INVESTMENT	42 CAPE MAY AVE	SEWELL, NJ	8080	1.37	CENTER STREET
158	9.02	1	NORTON, JAMES T & MARGARET A	404 CENTER STREET	SEWELL, NJ	8080	1.2	CENTER STREET
158	28	1	MILLER, JAMES A	468 CENTER STREET	SEWELL, NJ	8080	0.48	CENTER STREET
158.01	53.01	1	PHILLIPS, DAVID C & KELLY S	245 BERRY LANE	SEWELL, NJ	8080	0.2	SUSIE'S HOLLOW
158.04	27	1	PHILLIPS, DAVID C & KELLY S	245 BERRY LANE	SEWELL, NJ	8080	0.46	DEERFIELD CIRCLE
158.07	19	1	GALLAGHER, WILLIAM P JR	1127 TRISTRAM CIRCLE	MANTUA, NJ	8051	7.6	609 MAIN STREET
158.07	22.01	1	PLOTTS, DONALD J	121 POPLAR ST	WESTVILLE, N J	8093	1.25	MAIN STREET
158.07	22.01	1	PLOTTS, DONALD J	121 POPLAR ST	WESTVILLE, N J	8093	51.65	MAIN STREET
160	7	1	DE LONIS, JAMES J & JOSEPH J	455 MAIN STREET	SEWELL, NJ	8080	5.29	MAPLE AVENUE
160	10	1	GLENN, RONALD R & MARGARET	501 MAIN ST	SEWELL, NJ	8080	1.37	MAIN STREET
160	14	1	ELITE CONSTRUCTION CORP	715 KINGS HIGHWAY	MICKLETON, NJ	8056	7.92	445-449 MAIN STREET
161	1	1	SMILSKI, ANTONI J	489 MANTUA BLVD	SEWELL, NJ	8080	9.81	MANTUA BLVD
161	2	1	ATLANTIC CITY ELECTRIC CO	5100 HARDING HIGHWAY	MAYS LANDING, NJ	8330	0.69	435 MANTUA BLVD
161	5	1	HANNON, THOMAS & JENNIFER	128 WARWICK COURT	SEWELL, NJ	8080	1.77	WARWICK COURT
163	3	1	LONIA, JOHN & JAMES BODINE MOYER, KENNETH C BEVERLY OSTWALT	20 MARYLAND AVENUE	SEWELL, NJ	8080	0.55	24 MARYLAND AVENUE
163	7	1		18 BARLOW AVENUE	SEWELL, NJ	8080	1.3	BARLOW AVE
164	3	1	NEWCOMB, BRUCE C & ANN	9 MARYLAND AVE	SEWELL, NJ	8080	1.12	MARYLAND AVENUE
165	2.01	1	SUAREZ, DENISE B	679 JACKSON ROAD	MULLICA HILL, NJ	8062	0.52	16 NEW JERSEY AVE
165	7	1	NEWCOMB, LONNIE H	32 NEW JERSEY AVENUE	SEWELL, NJ	8080	0.97	PENNA AVE
166	1	1	MCKEEPER, JOSEPH E JR & DOROTHY S	15 NEW JERSEY AVENUE	SEWELL, NJ	8080	0.17	BARLOW AVE
168	2	1	MCGUINNESS, WALTER C & JOAN E	97 BARLOW AVENUE	SEWELL, NJ	8080	1.99	BARLOW AVE
172	3.04	1	SAYERS, STEVEN R & J MIHLEBACH	228 BURLINGTON AVE	SEWELL, NJ	8080	0.73	BURLINGTON AVE
172	7.02	1	ELECTRIC MOBILITY LAND, LLC	591 MANTUA BLVD	SEWELL, NJ	8080	38.22	MANTUA BLVD
173	7	1	ATLANTIC CITY ELECTRIC CO	5100 HADING HIGHWAY	MAYS LANDING, NJ	8330	0.26	BERGEN AVE
173	8	1	SNYDER, ELEANOR I	54 SOMERSET AVENUE	SEWELL, NJ	8080	0.53	SOMERSET AVE
173	10	1	SNYDER, ELEANOR I	54 SOMERSET AVENUE	SEWELL, NJ	8080	0.64	SOMERSET AVE
175	2	1	SCHLIEMAN, WILLIAM JOHN	202 STEEPLCHASE COURT	DEPTFORD, NJ	8096	0.55	25 BERGEN AVENUE
176	12.01	1	MOORE, DANIEL R & MARIAN	54 SOMERSET AVENUE	SEWELL, NJ	8080	0.5	61 SOMERSET AVE

VACANT PROPERTIES (CLASS 1)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
177	4	1	ATLANTIC CITY ELECTRIC CO	5100 HARDING HIGHWAY	MAYS LANDING, NJ	8330	0.24	SOMERSET AVE
177	5.05	1	MOORE, DANIEL R	54 SOMERSET AVENUE	SEWELL, NJ	8080	0.63	SOMERSET AVE
178	1	1	POSTORIVO, EUGENIO, JR	570 MANTUA BLVD	SEWELL, NJ	8080	1.13	MANTUA BLVD
191	7	1	WEBSTER, DAVID BERNARD & MARY A	220 MONMOUTH AVENUE	SEWELL, NJ	8080	0.41	MONMOUTH AVE
193	4	1	MURPHY, MARGARET E	250 CUMBERLAND AVE	SEWELL, NJ	8080	0.4	SALEM AVE
195	2	1	WOODBURY WATER WORKS	33 DELA ST	WOODBURY, NJ	8096	1.28	790 WDY GLASSBORO RD
195	3	1	BRUCE PAPARONE INC	702 NORTH WHITE HORSE PK	STRATFORD, NJ	8084	11.3	WDY GLASSBORO RD
195	6	1	BRUCE PAPARONE INC	702 N WHITE HORSE PIKE	STRATFORD, NJ	8084	4.5	CENTER STREET
195	8	1	BRUCE PAPARONE INC	702 N WHITE HORSE PIKE	STRATFORD, NJ	8084	4.46	64 CENTER STREET
196	1	1	BRUCE PAPARONE INC	702 N WHITE HORSE PIKE	STRATFORD, NJ	8084	3.27	WDY GLASSBORO RD
196	4.01	1	BRUCE PAPARONE INC	702 N WHITE HORSE PIKE	STRATFORD, NJ	8084	0.6	CENTER STREET
197	1	1	GAUGHAN, GEORGE & ANDREA H	81 BRIAR PATCH LANE	SEWELL, NJ	8080	7.61	WDY GLASSBORO RD
198	7	1	VEASEY, DON, ET AL	228 TAYLOR AVENUE	MANTUA, NJ	8051	0.35	BLACKWOOD-BARNS RD
198.01	88	1	TIMBERCREST OWNERS ASSOCIATION	PO BOX 442	SEWELL, NJ	8080	12.01	TIMBERCREST DRIVE
198.01	89	1	TIMBERCREST, INC.	P O BOX 442	SEWELL, NJ	8080	0.18	TIMBERCREST DRIVE
198.01	90	1	TIMBERCREST OWNERS ASSOCIATION	PO BOX 442	SEWELL, NJ	8080	2.6	ARBOUR LANE
198.01	91	1	TIMBERCREST OWNERS ASSOCIATION	PO BOX 442	SEWELL, NJ	8080	0.99	TIMBERCREST DRIVE
198.02	47	1	TIMBERCREST OWNERS ASSOCIATION	P O BOX 442	SEWELL, NJ	8080	0.94	OFF TIMBERCREST DRIVE
199	5	1	DALFONSO, MICHAEL JR & TAMMY	8 SPRUCE ST	SEWELL, NJ	8080	1.66	SPRUCE STREET
199	8	1	GETTY PETROLEUM MARKETING INC	1500 HEMPSTEAD TURNPIKE	EAST MEADOW, NY	11554	0.53	CENTER STREET
202	1	1	PARKINSON, JR MRS RALPH A	406 E BUTTONWOOD AVE	WENONAH, NJ	8090	0.75	SUSSEX AVE
203	1	1	PRICKETT, EDWARD J EST	730 MANTUA BLVD	SEWELL, NJ	8080	2.72	SUMMIT CIRCLE
203	1.01	1	BRUCE PAPARONE INC	702 NORTH WHITE HORSE PK	STRATFORD, NJ	8084	1.12	SUMMIT CIRCLE
203	2	1	PRICKETT, ELIZABETH S	730 MANTUA BLVD	SEWELL, NJ	8080	0.86	GRANDVIEW DRIVE
204	1	1	LEDDEN D O & BURKETT, CHARLES W	25 GRANDVIEW DRIVE	SEWELL, NJ	8080	0.58	GRANDVIEW DRIVE
205	2	1	PRICKETT, EDWARD J EST	730 MANTUA BLVD	SEWELL, NJ	8080	0.69	MANTUA BLVD
208	2.01	1	DECANT, ANTHONY C	70 GRANDVIEW AVENUE	SEWELL, NJ	8080	0.66	GRANDVIEW DRIVE
215	3	1	GARWOOD, GARY E	771 ATLANTIC AVENUE	SEWELL, NJ	8080	0.53	ATLANTIC AVENUE
221	7	1	WATERS, JOHN J & CHRISTINE	931 DONCASTER DRIVE	WEST DEPTFORD, NJ	8066	0.52	UNION AVENUE
242.01	3	1	PAPARONE HOUSING CO LLC	2026A BRIGGS ROAD	MOUNT LAUREL, NJ	8054	6.9	BRANCH ROAD
243	3	1	HAMPLE, FREDERICK W & DEBORAH L	2149 RIVER ROAD-LOWER BK	EGG HARBOR, NJ	8215	3.41	LAMBS ROAD

VACANT PROPERTIES (CLASS 1)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
244	8	1	HELLER, EDWIN L & MARGARET	10 BERYL COURT	SEWELL, NJ	8080	5.01	WDY GLASSBORO RD
244	8.05	1	SCHOY, THEODORE S & DEBORAH LYNN	8 LORING LANE	SEWELL, NJ	8080	3.72	224 TYLERS MILL ROAD
244	12.01	1	SPENCE, HARRY & PATRICIA M	410 BETHEL MILL RD	SEWELL, NJ	8080	0.42	408 BETHEL MILL ROAD
246	6	1	ZALESKI, JAMES A % MUSIC MUSEUM	405 SOUTH BROADWAY	PITMAN, NJ	8071	1.34	WDY GLASSBORO RD
246	7	1	ROWSON, DAVID & INGEBOG J	560 CHURCH ROAD	SEWELL, NJ	8080	1.79	MANTUA BLVD
246	25	1	SEWELL ASSEMBLY CHURCH, INC	190 LAMBS RD	SEWELL, NJ	8080	8.41	CHURCH ROAD
247	1.05	1	COVELY, JEFFREY D	215 TYLERS MILL RD	SEWELL, NJ	8080	1.05	482 BETHEL MILL ROAD
249	2.01	1	ATLANTIC CITY ELECTRIC CO.	5100 HARDING HIGHWAY	MAYS LANDING, NJ	8330	0.8	TYLERS MILL ROAD
249	4	1	PUBLIC STORAGE INC, DEPT PT-NJ26415	PO BOX 25025	GLENDALE, CA	0	7.48	WDY GLASSBORO RD
250	2.02	1	BORDEAUX DEVELOPMENT, C/O P CRABTREE	330 N WABASH AVE,STE 3300	CHICAGO, IL	60611	1.57	510 WDY GLASSBORO RD
250	4	1	HERSKOWITZ, ROBERT S & HENRY T/A R&	P O BOX 5540	DEPTFORD, N J	8096	28.83	340 LAMBS ROAD
250	11	1	PLANT SERVICE CORP	P O BOX 306	PITMAN, N J	8071	0.94	TYLERS MILL ROAD
251.03	1	1	PAPARONE HOUSING CO INC	2026 A BRIGGS ROAD	MT. LAUREL, NJ	8054	2.38	RAVENSWOOD WAY
251.03	11	1	PAPARONE HOUSING CO., INC.	2026 A BRIGGS ROAD	MT. LAUREL, NJ	8054	4.45	MORNING DOVE CIRCLE
251.03	23	1	PAPARONE HOUSING CO., INC.	2026 A BRIGGS RD	MT. LAUREL, NJ	8054	10.18	RAVENSWOOD WAY
251.03	37	1	PAPARONE HOUSING CO., INC.	2026 A BRIGGS ROAD	MT. LAUREL, NJ	8054	4.26	RAVENSWOOD WAY
251.03	54	1	PAPARONE HOUSING CO., INC.	2026 A BRIGGS ROAD	MT. LAUREL, NJ	8054	2.61	RABBIT RUN ROAD
251.05	3	1	PAPARONE HOUSING CO., INC.	2026 A BRIGGS ROAD	MT. LAUREL, NJ	8054	3.5	WOODCHUCK WAY
251.07	14	1	PAPARONE HOUSING CO., INC.	2026 A BRIGGS ROAD	MT. LAUREL, NJ	8054	2.96	WHITE TAIL COURT
251.08	9	1	PAPARONE HOUSING CO., INC.	2026 A BRIGGS ROAD	MT. LAUREL, NJ	8054	1.65	RABBIT RUN ROAD
251.12	63	1	PAPARONE HOUSING CO INC	2026 A BRIGGS RD.	MT. LAUREL, NJ	8054	0.33	85 BRIAR PATCH LANE
251.14	7.03	1	FRANCE, JEFFREY J JR & BRITTANY S	449 TYLERS MILL ROAD	SEWELL, NJ	8080	6.48	TYLERS MILL ROAD
251.15	4.01	1	FEARON, STEVEN & CARL MIHLEBACH JR	387 TYLER MILL RD	SEWELL, NJ	8080	3.06	TYLERS MILL ROAD
252	13	1	CHINCHILLO, DAVID & THERESA	144 TYLERS LAKE ROAD	SEWELL, NJ	8080	0.44	TYLERS LAKE ROAD
252	16	1	LEDRICH,FREDERICK L & BERNICE	57 LINDEN AVENUE	MANTUA, NJ	8051	0.16	TYLERS LAKE ROAD
253	2	1	PUCA, ANTHONY	659 SANTA FE DRIVE	MANTUA, NJ	8051	1.29	TYLERS MILL ROAD
253	2.02	1	PUCA, ANTHONY	659 SANTA FE DRIVE	MANTUA, NJ	8051	1.34	MAIN STREET
253	13	1	VANLEER, ROBERT	426 NEW STREET	SEWELL, NJ	8080	3.42	422 TYLERS MILL ROAD
253.01	15.01	1	KENNEDY, JAMES & DIANE	6 MILLER DRIVE	SEWELL, NJ	8080	5.35	TYLERS MILL ROAD

VACANT PROPERTIES (CLASS 1)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
253.01	38.01	1	AMERICAN TRANSIT C/O SEQUA CORP	3 UNIVERSITY PLAZA	HACKENSACK, NJ	7601	4.41	MAIN STREET
254	9.01	1	MCCARSON, JOHN R & DEBORAH A	860 MAIN ST	SEWELL, NJ	8080	12.38	MAIN STREET
254.01	19.01	1	LAMBS ROAD ASSOCIATES NIP	728 BLACKHORSE PIKE F 5	BLACKWOOD, NJ	8012	8.76	PITMAN ROAD
254.01	22	1	MANGEL PARTNERSHIP	2851 INDUSTRIAL WAY	VINELAND, NJ	8360	27.51	MAIN STREET
254.01	32	1	LAMBS ROAD ASSOCIATES NIP	728 BLACK HORSE PIKE F 5	BLACKWOOD, NJ	8012	31.01	LAMBS ROAD
255	2	1	RUTLEDGE, JEFFREY D	321 JOHNSON ROAD	SICKLERVILLE, NJ	8081	0.98	316 PITMAN ROAD
256	3	1	CAPPELLO, JOHN D & PAMELA D	412 PITMAN ROAD	SEWELL, NJ	8080	2.05	412 PITMAN ROAD
256	16	1	FREAS-FOGG, HELEN JANE M	3 BUTTONWOOD DRIVE	WOODSTOWN, NJ	8098	3.19	PITMAN ROAD
259	3	1	GIOVENE, JOSEPH P & KATHLEEN M	102 LAUREL COURT	MULLICA HILL, NJ	8062	2.14	111 HEILIG ROAD
259	4	1	PAPARONE HOUSING CO., INC	2026 A BRIGGS ROAD	MT. LAUREL, NJ	8054	5.71	701 GREEN LANE
259	5	1	PAPARONE HOUSING CO., INC	2026 A BRIGGS ROAD	MT. LAUREL, NJ	8054	3.93	703 GREEN LANE
259	6	1	PAPARONE HOUSING CO., INC.	2026 A BRIGGS ROAD	MT. LAUREL, NJ	8054	7.18	705 GREEN LANE
259.01	1	1	PAPARONE HOUSING CO., INC.	2026 A BRIGGS ROAD	MT. LAUREL, NJ	8054	3.95	700 GREEN LANE
259.01	2	1	PAPARONE HOUSING CO., INC.	2026 A BRIGGS ROAD	MT. LAUREL, NJ	8054	4.95	702 GREEN LANE
260	3.02	1	ABBOTT, CORTLANDT W JR & LINDA	612 PITMAN AVENUE	PITMAN, NJ	8071	1.26	GOLF CLUB ROAD
260	14.01	1	MITCHELL, PAUL C & GILDA S	800 LAMBS ROAD	MULLICA HILL, NJ	8062	0.57	LAMBS ROAD
260	14.02	1	MITCHELL, PAUL C & GILDA S	800 LAMBS ROAD	MULLICA HILL, NJ	8062	0.23	LAMBS ROAD
261	5	1	GLEN ALAN CONSTRUCTION CO INC	401 MAIN STREET	MANTUA, NJ	8051	2.74	ASSESSED IN PITMAN
261	7	1	LIPARI, NICK	103 NORTH JACKSON AVENUE	WENONAH, NJ	8090	22.14	MULLICA HILL ROAD
261	7.01	1	SMITH, KATHRYN O	212 FISH POND RD	SEWELL, NJ	8080	5.57	MULLICA HILL ROAD
261	18.02	1	RAMBO, DAVID C & LAURIE Z	771 MULLICA HILL ROAD	GLASSBORO, NJ	8028	0.29	771 MULLICA HILL ROAD
261	22	1	ROADSIDE REALTY CO	185 US HIGHWAY 46	FAIRFIELD, N J	7006	0.3	MULLICA HILL ROAD
261.01	15.03	1	YEUNG, KUEI HUA & MEI YIN	44 PITMAN-RICHWOOD RD	PITMAN, N J	8071	0.75	LAMBS ROAD
263.01	1	1	WEST, CHARLES H JR	551 STEEPLCHASE COURT	DEPTFORD, NJ	8096	2.72	515 SHADOWBROOK TRAIL
263.01	2	1	JONES, SAMUEL H, JR	1176 US RTE 40 PO BOX 169	WOODSTOWN, NJ	8098	3.37	517 SHADOWBROOK TRAIL
263.01	5	1	PIERSOL, SUSAN E & ROBERT E RODGERS	P O BOX 697	MULLICA HILL, NJ	8062	3.36	523 SHADOWBROOK TRAIL
263.01	10	1	PAZ, JOHN MICHAEL	635 NIBLICK DRIVE	WALLINGFORD, PA	19086	2.94	533 SHADOWBROOK TRAIL
263.01	12	1	ABELE, MERRILL L & ISABELITA M	PO BOX 188	WOODBURY HEIGHTS, NJ	8097	2.81	537 SHADOWBROOK TRAIL
265	6.04	1	BUSTARD, WILLIAM C	700 NORTH FIFTH STREET	NATIONAL PARK, NJ	8063	2.47	432 BARNSBORO ROAD
268	2	1	SCANLON, WILLIAM J & AMY	168 DUFFIELD ROAD	MULLICA HILL, NJ	8062	0.33	DUFFIELD ROAD

VACANT PROPERTIES (CLASS 1)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
268	4	1	GRAEF, W JAMES & VERNA L BENNETT	134 PEPPERGRASS DRIVE S	MOUNT LAUREL, NJ	8054	10.49	WEATHERBY ROAD
268	19	1	SUTTON, FRANCIS G & JANICE R	1434 SEA GULL COURT	PUNTA GORDA, FL	33950	0.47	BALLINGER ROAD
268	20	1	SUTTON, FRANCIS G & JANICE R	1434 SEA GULL COURT	PUNTA GORDA, FL	33950	0.49	BALLINGER ROAD
271	3	1	FARNO, CHARLES V JR	151 GLOVER ROAD	MULLICA HILL, N J	8062	0.32	GLOVER ROAD
273	2.01	1	AMBROSE, LOUIS C. & BERNADETTE	905 BRIDGETON PIKE	SEWELL, NJ	8080	0.6	BRIDGETON PIKE
273	2.04	1	MARSHALL, EUGENE E & IRENE	825 BRIDGETON PIKE	SEWELL, N J	8080	9.45	825 BRIDGETON PIKE
273	19.01	1	POSTORIVO, EUGENE JR	570 MANTUA BLVD	SEWELL, NJ	8080	4.41	10 MEYERS CREEK
273	23.01	1	ANDERSON, VICTOR & BETTY LOU	13 W MANTUA AVE	WENONAH, N J	8090	0.77	BREAKNECK ROAD
274	12	1	MADDEN, THOMAS	PO BOX 191	WOODBURY HEIGHTS, NJ	8097	1.77	BREAKNECK ROAD
275	1.01	1	BRICK REALTY ENTERPRISES, INC.	107 TAUNTON ROAD	MEDFORD, NJ	8055	1.82	280 HERITAGE ROAD
275	1.02	1	BRICK REALTY ENTERPRISES, INC.	107 TAUNTON ROAD	MEDFORD, NJ	8055	1.99	270 HERITAGE ROAD
275	1.03	1	PRECISION CONTRACTORS & DEV, INC.	P.O.BOX 16	SICKLERVILLE, NJ	8081	2.13	260 HERITAGE ROAD
275	1.04	1	PRECISION CONTRACTORS & DEV, INC.	P.O.BOX 16	SICKLERVILLE, NJ	8081	2.26	250 HERITAGE ROAD
275	1.05	1	BRICK REALTY ENTERPRISES, INC.	107 TAUNTON ROAD	MEDFORD, NJ	8055	1.01	240 HERITAGE ROAD
275	1.06	1	BRICK REALTY ENTERPRISES, INC.	107 TAUNTON ROAD	MEDFORD, NJ	8055	1.01	230 HERITAGE ROAD
275	1.07	1	BRICK REALTY ENTERPRISES, INC.	107 TAUNTON ROAD	MEDFORD, NJ	8055	14.98	220 HERITAGE ROAD
275	1.08	1	BRICK REALTY ENTERPRISES, INC.	107 TAUNTON ROAD	MEDFORD, NJ	8055	5.49	200 HERITAGE ROAD
275	1.09	1	BRICK REALTY ENTERPRISES, INC.	107 TAUNTON ROAD	MEDFORD, NJ	8055	2.64	210 HERITAGE ROAD
276	17	1	ZEE, JAMES WILMER III	217 UNION ST	ELMER NJ	8318	5.92	BARNSBORO ROAD
276	17.03	1	RUTLEDGE, JEFFREY D.	321 JOHNSON RD	SICKLERVILLE NJ	8081	6.14	BARNSBORO ROAD
276	17.04	1	O'DONNELL, BRYAN & DANA	1010 ROUTE 45	WOODBURY HTS, NJ	8097	6.75	JEFFERSON ROAD
276	17.05	1	CIPOLLA, RUSSELL & RITA	410 TIMOTHY TERRACE	SEWELL, NJ	8080	4.39	BARNSBORO ROAD
276	18	1	O'DONNELL, BRYAN & DANA	1010 ROUTE 45	WOODBURY HTS, NJ	8097	6.38	JEFFERSON ROAD
276	18.01	1	O'DONNELL, BRYAN & DANA	1010 ROUTE 45	WOODBURY HTS, NJ	8097	6.4	JEFFERSON ROAD
276	19.04	1	O'DONNELL, BRYAN & DANA	1010 ROUTE 45	WOODBURY HTS, NJ	8097	6.44	JEFFERSON ROAD
276	23.02	1	GIANSANTI, GEORGE & DELORES	116 SCHOOL HOUSE LANE	MT LAUREL, N J	8054	2.88	JACKSON RD
277	13	1	HILL, CHRISTIAN B & DIANE HOSKINS	41 CRESTMONT DRIVE	MANTUA, NJ	8051	1.28	13 HART LANE
277	23	1	G. G. & S. CORPORATION	416 WEST BROAD STREET	PAULSBORO, NJ	8066	3.88	BREAKNECK ROAD
1	7	1	T HUGHES, LLC	43 BREARLY DRIVE	SICKLERVILLE, NJ	8081	0.23	OFF BARNEY HAWKINS RD
2	3	1	BROWN, RICHARD S & GRACE A	183 CEDAR ROAD	MICKLETON, NJ	8056	0.48	SWEDSBORO RD
4	2	1	HELWIG, LLC	ASSESSED IN	HARRISON TOWNSHIP	8051	0.4	BRIDGETON PIKE

VACANT PROPERTIES (CLASS 1)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
4	14	1	LANDOLFI, JOHN P & M GAIL & ETAL	696 HERITAGE RD	SEWELL, NJ	8080	10.74	HERITAGE ROAD
5	2	1	LANDOLFI, JOHN P & GAIL M	696 HERITAGE ROAD	SEWELL, NJ	8080	0.66	HERITAGE ROAD
5	11	1	LEONE, GEORGE & BERNICE	800 HERITAGE ROAD	SEWELL, NJ	8080	0.36	HERITAGE ROAD
5	18	1	REID, TOBY	447 BOODY MILL ROAD	SEWELL, NJ	8080	0.38	459 BOODY MILL ROAD
6	2	1	DEINHARD, MATTHEW D	480 HARRISON AVE	MANTUA, NJ	8051	2.43	JESSUP MILL ROAD

FARMLAND ASSESSED PROPERTIES (CLASS 3A/3B)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
1	1	3B	TOMARCHIO, ALFRED S & JOSEPHINE	305 WOLFERT STATION ROAD	MULLICA HILL, N J	8062	19.18	WOLFERT STATION RD
1	3	3B	MILLER, ELMER JR	171 W CENTRE STREET	WOODBURY, NJ	8096	20.15	BARNEY HAWKINS RD
1	4	3B	BOARTS, CHARLES A & JOAN W	350 WOLFERT STATION RD	MULLICA HILL, NJ	8062	6.44	WOLFERT STATION RD
1	5	3B	EDWARDS, ELIZABETH J	200 OAK AVENUE	HADDONFIELD, N J	8033	23.36	COHAWKIN ROAD
2	2	3B	JENNINGS, A. THOMAS	PO BOX 421	CARNEYS POINT, NJ	8069	22.74	BARNEY HAWKINS RD
2	4	3B	MILLER, ELMER JR	171 W CENTRE STREET	WOODBURY, NJ	8096	80.56	WOLFERT STATION & BARNEY
2	5	3B	EDWARDS, ELIZABETH J	200 OAK AVENUE	HADDONFIELD, N J	8033	7.37	BARNEY HAWKINS RD
2	6	3A	CALTABIANO, JOSEPH F & DONNA	405 COHAWKIN ROAD	SEWELL, NJ	8080	3.29	405 COHAWKIN ROAD
2	9	3B	ESTATE OF EDWARDS % R EDWARDS	200 OAK AVENUE	HADDONFIELD, N J	8033	22.44	COHAWKIN ROAD
2	10	3B	EDWARDS, ELIZABETH	200 OAK AVENUE	HADDONFIELD, NJ	8033	47.87	COHAWKIN ROAD
2	11	3B	GLASS, JOHN R & ALICE G	189 CEDAR ROAD	MICKLETON, NJ	8056	1.8	CEDAR ROAD
3	1	3B	DEANGELIS, BERNARD J & ELOUISE H	190 CEDAR RD	MICKLETON, NJ	8056	5.32	CEDAR ROAD
4	1	3A	BELLOCCCHIO, JOSEPH A & CHERYL A	444 COHAWKIN ROAD	SEWELL, NJ	8080	8.53	444 COHAWKIN ROAD
4	4	3B	CALTABIANO, JOSEPHINE	WOLFERT STATION RD	MULLICA HILL, N J	8062	40.82	BRIDGETON PIKE
4	7	3B	EDWARDS, ELIZABETH J	200 OAK AVENUE	HADDONFIELD, N J	8033	50.15	COHAWKIN ROAD
4	7.01	3A	GRACE FARMS INC	6 E. GLENOLDEN AVENUE	GLENOLDEN, PA	19036	16.23	434 COHAWKIN ROAD
4	12	3A	CURTIS, ALLAN R & PATRICE A	854 BRIDGETON PIKE	SEWELL, NJ	8080	10.49	854 BRIDGETON PIKE
4	13	3B	PARK, STEVEN SE KWAN & YOUNG JA	214 TWIN LAKE DR	MANTUA, N J	8051	36.11	BRIDGETON PIKE
4	14.03	3A	LANDOLFI, FRANK JR	659 HERITAGE ROAD	SEWELL, NJ	8080	11.05	659 HERITAGE ROAD
4	15	3B	WARREN, WALLACE R	751 HERITAGE ROAD	SEWELL, NJ	8080	18.35	HERITAGE ROAD
4	16	3A	POOL, RICHARD O & HEATHER L	380 COHAWKIN ROAD	SEWELL, NJ	8080	8.39	380 COHAWKIN ROAD
4	17	3A	COUNTESS, CHARLES W & DOROTHY C	360 COHAWKIN ROAD	SEWELL, NJ	8080	10.68	360 COHAWKIN ROAD
4	17.01	3A	KINGETT, DOROTHY	336 COHAWKIN ROAD	SEWELL, NJ	8080	5.82	336 COHAWKIN ROAD
4	19	3A	BROWN, ROBERT M & MAXINE L	290 COHAWKIN ROAD	MICKLETON, NJ	8056	41.54	290 COHAWKIN ROAD
4	20	3A	WARREN, WALLACE R	751 HERITAGE RD	SEWELL, NJ	8080	10.9	751 HERITAGE ROAD
4	22	3A	DECARLO, ZELINDA	791 HERITAGE ROAD	SEWELL, NJ	8080	5.47	791 HERITAGE ROAD
4	26	3A	ROMANO, MICHAEL & DIANE M	669 HERITAGE ROAD	SEWELL, NJ	8080	17.62	HERITAGE ROAD
5	1	3B	PARK, STEVEN SE KWAN & YOUNG JA	214 TWIN LAKE DR	MANTUA, NJ	8051	3.36	HERITAGE ROAD
5	3	3A	MACCHERONE, MARY L & ALFRED TRUST	770 BRIDGETON PIKE	SEWELL, NJ	8080	53.27	770 BRIDGETON PIKE
5	4	3B	LANDOLFI, JOHN & GAIL	696 HERITAGE ROAD	SEWELL, NJ	8080	28.29	BOODY MILL ROAD

FARMLAND ASSESSED PROPERTIES (CLASS 3A/3B)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
5	4.01	3A	LANDOLFI, JOHN	696 HERITAGE ROAD	SEWELL, NJ	8080	21.82	696 HERITAGE ROAD
5	10.03	3A	CORDNER, WILLIAM & DOROTHY	780 HERITAGE ROAD	SEWELL, NJ	8080	10.11	780 HERITAGE ROAD
5	12	3B	LEONE, JOSEPH & SAMUEL	299 JESSUP MILL ROAD	CLARKSBORO, NJ	8020	19.74	BOODY MILL ROAD
5	13	3B	LEONE, JOSEPH & SAMUEL	299 JESSUP MILL ROAD	CLARKSBORO, NJ	8020	9.75	BOODY MILL ROAD
5	14	3B	KRAMER, JOSEPH F	315 JESSUP MILL ROAD	CLARKSBORO, NJ	8020	13.37	BOODY MILL ROAD
5	15	3A	BASS, MARCUS L & HOWARD T, ETAL	435 BOODY MILL ROAD	SEWELL, NJ	8080	26.17	435-425 BOODY MILL ROAD
5	16	3A	MACCHERONE, ALFRED J & MARION A	770 BRIDGETON PIKE	SEWELL, NJ	8080	31.51	BRIDGETON PIKE
6	5	3A	TINDALL HOMES	50 RANDALL ROAD	PRINCETON, NJ	8540	52.74	401 JESSUP MILL ROAD
6	5.02	3A	TOMARCHIO, JOSEPH J & BEVERLY	I LARAMIE WAY	MANTUA, NJ	8051	28.82	I LARAMIE WAY
6	13	3B	LEONE, ROSALIE & JOSEPH & SAMUEL LE	PO BOX 299	CLARKSBORO, NJ	8020	35.29	BOODY MILL ROAD
46.03	7	3A	GRANATO, LOUIS C & CLARA E	PO BOX 114	MANTUA, NJ	8051	7.19	500-508 BRIDGETON PIKE
52	1	3A	SCHAUB, JOHN R & JOANNE C	177 SCHAUB ROAD	CLARKSBORO, NJ	8020	16.82	177 SCHAUB ROAD
53	3	3A	GRANATO, CHARLES P & CLARA E	PO BOX 114	MANTUA, NJ	8051	10.65	126 SCHAUB ROAD
54	4	3A	CONN, DORIS ETAL	464 BERKLEY ROAD	MANTUA, NJ	8051	33.5	464 BERKLEY ROAD
56	16	3A	PATTERSON, ELIZBETH E	405 BERKLEY RD	MANTUA, NJ	8051	10.77	405 BERKLEY ROAD
147	7.08	3B	JOHNSTON, BRENDA LEE	361 MT ROYAL ROAD	SEWELL, NJ	8080	5.59	MT ROYAL ROAD
147	8	3A	JOHNSTON, BRENDA LEE	361 MT ROYAL ROAD	SEWELL, NJ	8080	3.69	361 MT ROYAL ROAD
158	4	3A	FALTENBACHER, MICHAEL	44 LORING LANE	SEWELL, NJ	8080	18.88	44 LORING LANE
158	4.04	3A	SCHOY, DEBORAH LYNN	8 LORING LANE	SEWELL, NJ	8080	14.39	8 LORING LANE
158	4.05	3A	MCCABE, JOHN J & DENISE D	34 LORING LANE	SEWELL, NJ	8080	22.47	34 LORING LANE
158	4.06	3A	DEMPSEY, MICHELLE & JOHN PAUL	25 LORING LANE	SEWELL, NJ	8080	9.82	25 LORING LANE
158.07	2	3A	DAWSON, MALCOLM H & ELLEN B	225 BERRY LANE	SEWELL, NJ	8080	12.15	225 BERRY LANE
158.07	2.01	3A	PHILLIPS, DAVID C & KELLY S	245 BERRY LANE	SEWELL, NJ	8080	13.58	245 BERRY LANE
158.07	22.03	3A	SCHAFFNER, FRED & MARIA	591 MAIN STREET	SEWELL, NJ	8080	10.14	591 MAIN STREET
160	8	3B	COUNSELLOR, BETTE & DORIS BAUMAN	491 MAIN STREET	SEWELL, NJ	8080	60.41	MAIN STREET
160	9	3A	GLENN, RONALD R & MARGARET	501 MAIN STREET	SEWELL, NJ	8080	46.56	501 MAIN STREET
170	3	3B	POSTORIVO, EUGENIO JR	570 MANTUA BLVD	SEWELL, NJ	8080	24.12	MANTUA BLVD
170	5	3A	WILKINS INDUSTRIAL PARK L.L.C.	520 MANTUA BLVD	SEWELL, NJ	8080	12.25	510 MANTUA BLVD
172	5	3A	LEGGE, JOHN C JR & PATRICIA A	519 MANTUA BLVD	SEWELL, NJ	8080	7.16	519 MANTUA BLVD
172	6	3B	HOWARTH, C ROBERT	577 MANTUA BLVD	SEWELL, NJ	8080	32.4	MANTUA BLVD
172	6.02	3A	GLAZE, WILLIAM G & PHYLLIS	57 N WILLIAM AVE	DEPTFORD, NJ	8096	7.78	545 MANTUA BLVD
172	6.05	3A	HOWARTH, C ROBERT	577 MANTUA BLVD	SEWELL, NJ	8080	7.99	577 MANTUA BLVD

FARMLAND ASSESSED PROPERTIES (CLASS 3A/3B)									
BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION	
195	1	3A	PRICKETT, ELIZABETH	730 MANTUA BLVD	SEWELL, NJ	8080	36.17	730 MANTUA BLVD	
195	1.02	3A	PRICKETT, EDWARD S	50 SUSSEX AVE	SEWELL, NJ	8080	18.73	50 SUSSEX AVE	
198.03	1	3B	MIMOSA DEVELOPMENT	SUITE 107 LANDMARK II	CHERRY HILL, NJ	8034	15.92	WDY-GLASSBORO RD	
199	6	3B	DIOCESE OF CAMDEN	631 MARKET ST 2ND FLOOR	CAMDEN, NJ	8102	8.3	CENTER STREET	
242	1.01	3B	BRANCH ROAD PARTNER @ LEDDENS	25 GRANDVIEW DRIVE	SEWELL, NJ	8080	39.37	WDY GLASSBORO RD	
242	6	3A	INVERSAND COMPANY	226 ATLANTIC AVE PO650	CLAYTON, NJ	8312	23.86	611 OFF WDY GLASS RD	
242.01	1	3B	PAPARONE HOUSING COMPANY LLC	2026A BRIGGS RD	MT LAUREL, NJ	8054	51.66	BRANCH ROAD	
243	1	3A	PAPARONE HOUSING COMPANY LLC	2026A BRIGGS RD	MT LAUREL, NJ	8054	39.72	189 BRANCH ROAD	
243	7	3A	HOLSHUE, ROBERT E	127 BRANCH ROAD	SEWELL, NJ	8080	18.07	127 BRANCH ROAD	
248	1	3B	S D LOVE INVESTMENTS LLC	465 BETHEL MILL ROAD	SEWELL, NJ	8080	12.45	BETHEL MILL ROAD	
248	2	3A	LOVE, SARAH D	465 BETHEL MILL ROAD	SEWELL, NJ	8080	16.03	481 BETHEL MILL ROAD	
248	2.02	3B	S D LOVE INVESTMENTS, LLC	465 BETHEL MILL ROAD	SEWELL, NJ	8080	11.68	455 BETHEL MILL ROAD	
251	16	3A	BOMBARO, AUSTIN J	230 GLASSBORO ROAD	WOODBURY HTS., NJ	8097	15.33	375 CENTER STREET	
253.01	21.01	3B	MAC KANNAN,ROLAND % D RAMBO	120 RAMBO DRIVE	PITMAN, NJ	8071	27.61	LAMBS ROAD	
254	1	3B	HURFF, J. ROBERT	782 MAIN STREET	SEWELL, NJ	8080	29.33	MAIN STREET	
254	2	3A	HURFF, JOHN R	782 MAIN ST	SEWELL, NJ	8080	15.27	780-782 MAIN ST	
254	5.01	3A	CRESE, WADSWORTH III & N JASKOWAK	822 MAIN STREET	SEWELL, NJ	8080	8.75	822 MAIN STREET	
254	19	3A	BROWN, GARY S & PATRICIA	990 MAIN STREET	SEWELL, NJ	8080	13.56	990 MAIN ST	
254	42.01	3A	CAIONE, JR RALPH & SUSAN F	319 PITMAN ROAD	SEWELL, NJ	8080	5.85	319 PITMAN ROAD	
254	42.06	3A	PATANE, FRANK & DONNA	306 BELMONT COURT	MULLICA, NJ	8062	6.81	241 BARNSBORO ROAD	
254	43	3A	GANDINI, SALVATORE J & O ROMEO	215 BARNSBORO ROAD	SEWELL, NJ	8080	85.04	215 BARNSBORO ROAD	
			LEIGH ANN						
256	5.02	3A	EIMER,GLENMEDE,ATT:MILLER	1650 MARKET ST,STE.1200	PHILADELPHIA, PA	19103	11.2	188 GOLF CLUB ROAD	
260	4	3B	ZEE, LOIS R & JAMES III & ETAL	217 UNION STREET	ELMER, NJ	8218	38.73	PITMAN ROAD	
260	4.01	3A	MOORE, MICHAEL & JEANNINE	580 PITMAN ROAD	SEWELL, NJ	8080	6.03	580 PITMAN ROAD	
260	4.02	3B	PITMAN CHURCH OF CHRIST	115 EAST HOLLY AVENUE	SEWELL, NJ	8080	6.53	PITMAN ROAD	
260	12	3B	SMITH, KATHRYN O	220 FISH POND ROAD	SEWELL, NJ	8080	18.49	LAMBS ROAD	
260	13	3A	MADARA, WILLIAM H JR & CYNTHIA	764 LAMBS ROAD	PITMAN, NJ	8071	13.38	764 LAMBS ROAD	
260	15	3A	FRED SMITH ORCHARDS INC	220 FISH POND ROAD	SEWELL, NJ	8080	83.05	BARNSBORO ROAD	
260	15.01	3A	HURFF, JOHN R JR & NANCY	561 BARNSBORO ROAD	SEWELL, NJ	8080	9	561 BARNSBORO ROAD	
260	16	3B	PAPARONE HOUSING CO INC	2026A BRIGGS ROAD	MT LAUREL, NJ	8054	17.2	BARNSBORO ROAD	
260.01	4.02	3B	YOUNG, PATRICIA	10 FERROW DRIVE	SEWELL, NJ	8080	2.56	LAMBS ROAD	

FARMLAND ASSESSED PROPERTIES (CLASS 3A/3B)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
261	3.01	3B	ZEE, PATRICIA	10 FERRO DRIVE	SEWELL, NJ	8080	1.2	CAREW AVENUE
261	4	3B	ZEE, PATRICIA	10 FERRO DRIVE	SEWELL, NJ	8080	4.31	CAREW AVENUE
261.01	14	3B	DOPTIS, DOLORES, D OTT & G WRIGHT	25378 SAINT HELENA LANE	PUNTA GORDA, FL	0	4.4	MULLICA HILL ROAD
261.01	15.02	3B	MADARA, WILLIAM H	764 LAMBS ROAD	PITMAN, N J	8071	1.07	LAMBS ROAD
261.01	16	3B	ZEE, DOUGLAS	P.O. BOX 40	RICHWOOD, NJ	8074	5.24	LAMBS ROAD
261.01	16.03	3B	ZEE, DOUGLAS	P.O. BOX 40	RICHWOOD, NJ	8074	3.38	LAMBS ROAD
261.01	16.04	3B	WILLIAMS JR, ERNEST C & CONSTANCE	793 LAMBS ROAD	PITMAN, N J	8071	7.55	LAMBS ROAD
261.01	17	3A	BERTELSEN, NEIL M & DEBORAH K	309-315 LAKE AVE	PITMAN, N J	8071	5.91	731 LAMBS ROAD
263	3	3A	CORYELL, GLORIA % DONNA CORYELL	714 FRANKLINVILLE ROAD	MULLICA HILL,, NJ	8062	9.04	555 BREAKNECK ROAD
263	3.01	3B	CORYELL, FRANK III & KRISTIN	120 TAYLOR AVENUE	MANTUA, NJ	8051	16.97	BREAKNECK ROAD
263.01	4.01	3A	BALLINGER, JAMES	456 BREAKNECK ROAD	SEWELL, NJ	8080	6.09	417 BREAKNECK ROAD
263.01	4.03	3B	BALLINGER, EDWARD K C/O E BALLINGER	456 BREAKNECK ROAD	SEWELL, NJ	8080	41.75	BREAKNECK ROAD
263.01	6.01	3B	EACHUS, V WILLARD	451 JEFFERSON ROAD	MULLICA HILL, NJ	8062	23.49	JEFFERSON ROAD
263.01	7.02	3B	EACHUS, ELLA V	451 JEFFERSON ROAD	MULLICA HILL, NJ	8062	8.8	JEFFERSON ROAD
263.01	7.03	3B	EACHUS, ELLA V	451 JEFFERSON ROAD	MULLICA HILL, NJ	8062	5.54	JEFFERSON ROAD
264	1	3A	EACHUS, V WILLARD	451 JEFFERSON ROAD	MULLICA HILL, N J	8062	57.39	451 JEFFERSON ROAD
264	2.01	3B	SHIELDS, PATRICK J III & PATRICIA A	769 JACKSON RD	MULLICA HILL, NJ	8062	2.86	JACKSON RD
265	1	3A	KRAEMER, ROBERT & ROSE	768 JACKSON ROAD	SEWELL, NJ	8080	100.63	768 JACKSON RD & 291 JEFF
265	2	3A	WHITE, WILLIAM H	211 JEFFERSON ROAD	SEWELL, NJ	8080	67.4	211 JEFFERSON ROAD
265	3	3B	HEILIG ORCHARDS INC	211 HEILIG ROAD	MULLICA HILL, NJ	8062	40.71	JEFFERSON ROAD
265	3.01	3B	HEILIG ORCHARDS INC	211 HEILIG ROAD	MULLICA HILL, NJ	8062	24.29	BARNSBORO ROAD
265	6	3A	HEILIG, HENRY C III & KELLY	510 BARNSBORO ROAD	SEWELL, NJ	8080	12.45	510 BARNSBORO RD
265	6.01	3B	HEILIG ORCHARD INC	211 HEILIG ROAD	MULLICA HILL, NJ	8062	9.44	BARNSBORO ROAD
265	6.02	3B	HEILIG ORCHARDS INC	211 HEILIG ROAD	MULLICA HILL, NJ	8062	12.66	BARNSBORO ROAD
265	9.01	3B	HEILIG ORCHARDS INC	211 HEILIG ROAD	MULLICA HILL, NJ	8062	1.2	HEILIG ROAD
265	9.02	3A	PROWE, GARY & ELIZABETH	180 HEILIG ROAD	SEWELL, N J	8080	26.11	180 HEILIG ROAD
265	9.03	3A	LOUDERBACK, DANIEL B & CHRISTINE L	170 HEILIG ROAD	SEWELL, NJ	8080	6.22	170 HEILIG ROAD
265	9.04	3B	MCDERMOTT, JAMES M JR & MAUREEN	140 HEILIG ROAD	SEWELL, NJ	8080	2.99	HEILIG ROAD
265	9.05	3A	MCDERMOTT, JAMES M JR & MAUREEN	140 HEILIG ROAD	SEWELL, NJ	8080	15.75	140 HEILIG ROAD
265	11	3B	DATZ, CHARLES H, EXECUTOR	228 HEILIG ROAD	MULLICA HILL, NJ	8062	46.45	HEILIG ROAD
265	12	3B	DAMMINGER, OSCAR E	816 JACKSON ROAD	MULLICA HILL, NJ	8062	18.59	JACKSON RD
265	13	3A	SINGH, ASHISH K & VARSHA A	416 BARNSBORO ROAD	SEWELL,, NJ	8080	3.63	416 BARNSBORO ROAD

FARMLAND ASSESSED PROPERTIES (CLASS 3A/3B)								
BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
265	13.01	3A	RAGER, CLAYTON & CAROLE	420 BARNSBORO ROAD	SEWELL, NJ	8080	3.4	420 BARNSBORO ROAD
272	1.04	3B	MULLIGAN, JOHN F & THERESA	534 N BLACK HORSE PIKE	BLACKWOOD, NJ	8012	24.91	BRIDGETON PIKE
272	2	3A	WHEATON, GEORGE A & HELEN C	380 HERITAGE ROAD	SEWELL, NJ	8080	50.93	380 HERITAGE ROAD
272	13.01	3B	MACCHERONE, MARY L & ALFRED TRUST	770 BRIDGETON PIKE	SEWELL, NJ	8080	8.46	HERITAGE ROAD
272	13.03	3A	BARILOTTI JR, ALFRED T & RITA	436 HERITAGE ROAD	SEWELL, N J	8080	5.97	436 HERITAGE ROAD
272	17	3B	MACCHERONE, MARY L & ALFRED TRUST	770 BRIDGETON PIKE	SEWELL, NJ	8080	17.06	BRIDGETON PIKE
273	2.02	3B	FREAS FOGG, HELEN JANE M	3 BUTTONWOOD RD	PILESGROVE, NJ	8098	5.12	901 BRIDGETON PIKE
273	2.03	3A	RIZZI, ANGELO R & CORINNE	855 BRIDGETON PIKE	SEWELL, N J	8080	7.3	855 BRIDGETON PIKE
273	3	3A	FURFARI, JOHN R & TERRY L	515 HERITAGE ROAD	SEWELL, NJ	8080	29.37	515 HERITAGE ROAD
273	19	3A	POSTORIVO, EUGENIO JR	570 MANTUA BLVD	SEWELL, NJ	8080	37.56	551 JACKSON RD
273	20	3A	BALLINGER, GEORGE E & JAMES H	444 BREAKNECK ROAD	SEWELL, N J	8080	111.87	444 BREAKNECK ROAD
273	22	3A	THE STECHER FAMILY LLC	895 BRIDGETON PIKE	SEWELL, NJ	8080	62.13	895 BRIDGETON PIKE
273	22.01	3B	WOODS TRUST	895 BRIDGETON PIKE	SEWELL, NJ	8080	3	BREAKNECK ROAD
273	23	3A	BONNER, JAMES N & CYNTHIA S	572 BREAKNECK ROAD	MULLICA HILL, N J	8062	11.87	572 BREAKNECK ROAD
273	23.02	3A	BLEMKER, WILLIAM & NANCY L	580 BREAKNECK ROAD	MULLICA HILL, N J	8062	17.22	580 BREAKNECK ROAD
273	24	3B	K&M PARTNERSHIP LLC	911 BRIDGETON PIKE	SEWELL, NJ	8080	27.25	BRIDGETON PIKE
273	24.01	3A	ANDERSON, VICTOR F 2ND	590 BREAKNECK ROAD	MULLICA HILL, NJ	8062	11.6	590 BREAKNECK ROAD
273	25	3B	BRUNI, JOANNE WINGATE & H THOMAS	195 7TH STREET	SALEM, NJ	8079	33.48	BRIDGETON PIKE
273	26.01	3A	GUZZO, DAVID	29 HUNTERS CREEK CIRCLE	MULLICA HILL, NJ	8062	20.17	885 BRIDGETON PIKE
273	26.02	3B	VEGGIE TRUST	895 BRIDGETON PIKE	SEWELL, NJ	8080	26.07	BRIDGETON PIKE
273	26.03	3A	GUZZO, MATTHEW F & KATHLEEN S	911 BRIDGETON PIKE	SEWELL, N J	8080	4.87	911 BRIDGETON PIKE
274	1	3B	KADIN, MAX S	70 SIGNAL HILL ROAD	STATEN ISLAND, NY	0	123.07	HERITAGE ROAD
274	2	3A	READ, PETER B	181 N MAIN STREET	MULLICA HILL, NJ	8062	22.03	139 HERITAGE ROAD
274	2.01	3B	READ, PETER B & MARGARET A	181 N MAIN STREET	MULLICA HILL, NJ	8062	24.4	HERITAGE ROAD
274	4.03	3B	SCHMIDT, KARL R & CAROLYN M	115 HERITAGE ROAD	SEWELL, N J	8080	10.93	HERITAGE ROAD
274	7.02	3A	PETERSON, DOUGLAS K SR & CAROLINE	156 BREAKNECK ROAD	SEWELL, N J	8080	10.09	156 BREAKNECK ROAD
274	7.03	3B	EXEC.F.FEDROV,EST.SIDNEY READ III	434 LANDIS AVENUE	VINELAND, NJ	8360	29.55	BREAKNECK ROAD
274	10	3A	ADOMAITIS, JOSEPH A & DEBORAH I	556 JACKSON RD	SEWELL, NJ	8080	16.31	556 JACKSON RD
276	1	3A	BROWER, DAVID C	656 JACKSON RD	MULLICA HILL, NJ	8062	13.52	656 JACKSON RD
276	1.02	3A	STANLEY, MARGUERITE	389 BREAKNECK ROAD	SEWELL, NJ	8080	6.32	389 BREAKNECK ROAD
276	1.05	3A	STANLEY, HENRY R JR & JOANNE	620 JACKSON ROAD	MULLICA HILL, NJ	8062	9.12	620 JACKSON ROAD
276	1.06	3A	REID, EUGENE & KATHLEEN	640 JACKSON RD	MULLICA HILL, NJ	8062	9.96	640 JACKSON RD

FARMLAND ASSESSED PROPERTIES (CLASS 3A/3B)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION
276	2	3A	PICKERING, JOHN E	357 BREAKNECK ROAD	SEWELL, NJ	8080	24.78	357 BREAKNECK ROAD
276	3.01	3A	KELLEY, HEIDY P	337 BREAKNECK ROAD	SEWELL, NJ	8080	12.27	337 BREAKNECK ROAD
276	3.1	3A	KELLEY, HEIDY P	337 BREAKNECK ROAD	SEWELL, NJ	8080	5.42	337 BREAKNECK ROAD
276	16	3B	NEWCOMB, BRUCE C & ANN	9 MARYLAND AVENUE	SEWELL, NJ	8080	32.66	BARNSBORO ROAD
276	17.02	3B	NEWCOMB, BRUCE C & ANN	9 MARYLAND AVENUE	SEWELL, NJ	8080	7.72	BARNSBORO ROAD
276	19.02	3A	EACHUS, VIRGIL W & PATRICIA ANN	290 JEFFERSON ROAD	SEWELL, NJ	8080	60.98	JEFFERSON ROAD
276	20	3A	WHITE, WILLIAM H	211 JEFFERSON ROAD	SEWELL, NJ	8080	26.53	244 JEFFERSON ROAD
276	22	3A	EACHUS, VIRGIL W & PATRICIA ANN	290 JEFFERSON ROAD	SEWELL, NJ	8080	38.36	330 JEFFERSON ROAD
276	23	3A	GIANSANTI, STEVEN	390 JEFFERSON ROAD	SEWELL, NJ	8080	0.85	390 JEFFERSON ROAD
276	23.03	3B	GIANSANTI, STEPHEN W	390 JEFFERSON RD	SEWELL, NJ	8080	2.92	JACKSON ROAD
276	23.04	3A	GIANSANTI, STEPHEN W	390 JEFFERSON RD	SEWELL, NJ	8080	3.15	386 JEFFERSON ROAD

DEVELOPED PROPERTY OVER 5 ACRES (CLASSES 2, 4A, 4B, 4C)									
BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION	
4	18	2	COLANGELO, JAMES M JR & ANNE	316 COHAWKIN RD	SEWELL, NJ	8080	8.13	316 COHAWKIN ROAD	
4	21	2	HOFBAUER, JOSEPH H	761 HERITAGE ROAD	SEWELL, NJ	8080	22.33	761 HERITAGE ROAD	
5	10.02	2	HORNER, RICHARD E & MELINDA KAY	760 HERITAGE ROAD	SEWELL, NJ	8080	6.02	760 HERITAGE ROAD	
6	1	2	KRAMER, JOSEPH F	315 JESSUP MILL ROAD	CLARKSBORO, NJ	8020	93.86	315 JESSUP MILL ROAD	
6	3	2	DEHNHARD, MATTHEW D & M KIRKPATRICK	480 HARRISON AVENUE	MANTUA, NJ	8051	47.07	335 JESSUP MILL ROAD	
6	4	2	BOLTON, COLIN J	62 PLEASANT VALLEY DRIVE	WOODBURY, NJ	8096	12.04	375 JESSUP MILL ROAD	
6	12	2	PARKS, JAMES E	P O BOX 381	MANTUA, NJ	8051	5.62	404 BOODY MILL ROAD	
20	21	4A	POSTORIVO, EUGENIO & MARGARET M	670 BRIDGETON PIKE	MANTUA, NJ	8051	9.09	BRIDGETON PIKE	
24	22	2	COSENTINO, RICHARD V & LISA	699 BRIDGETON PIKE	MANTUA, NJ	8051	7.22	699 BRIDGETON PIKE	
42	31	2	DECEMBRINO, STEVEN B & DIANE	130 HERITAGE ROAD	SEWELL, NJ	8080	7.9	130 HERITAGE ROAD	
47	1	4A	FREZZA, LLC	P O BOX 4145	TEQUESTA, FL	0	25.26	440 JESSUP MILL ROAD	
53	4	2	KRAMER, CHARLES L JR & DONNA MAE	360 JESSUP MILL ROAD	CLARKSBORO, NJ	8020	15.94	336-360 JESSUP MILL ROAD	
56	2	4A	MARATHON ESTATES INC.	2833 RIDGE PIKE	NORRISTOWN, PA	19401	6.03	HARRISON AVE & FIRTH DRIV	
56	18.04	4A	FREZZA, JOSEPH C & CAROL N	PO BOX 4145	TEQUESTA, FL	0	13.15	HARRISON AVENUE	
61.01	2.01	4A	BELLINA DEV & BROOKLAWN OUT LOT LLC	1535 CHESTNUT ST STE. 200	PHILADELPHIA, PA	19102	15.36	222 BRIDGETON PIKE	
65	1	2	BOCCHICCHIO, ANTHONY T & JONI M	120 WOODLAWN AVENUE	MANTUA, NJ	8051	7.86	120 WOODLAWN AVENUE	
110	5.03	2	GLENNAN, ROBERT M & SUSAN C	4 CARRIAGE HILL DRIVE	MANTUA, NJ	8051	26.03	4 CARRIAGE HILL DRIVE	
146	1	2	SWOPE, KATHERINE	160 MT ROYAL ROAD	SEWELL, NJ	8080	10.97	455 BRIDGETON PIKE	
147	1	4A	MANTUA AUTO BODY SHOP INC	408 MAIN STREET	MANTUA, NJ	8051	5.49	408-410 MAIN STREET	
151	6	2	SHIKITINO, GREGORY S	660 MAIN ST	SEWELL, NJ	8080	15.74	660 MAIN STREET	
152	4	2	XENIDIS, DEMETRIOS & BARBARA	696 MAIN STREET	SEWELL, NJ	8080	5.98	687-689 MAIN STREET	
157	17	4A	BURGER, JR EDWIN R	302 MOHAWK DRIVE	WENONAH, NJ	8090	5.54	732 MAIN STREET	
157	18	2	CRISPI, LOUIS W & SARA M	752 MAIN STREET	SEWELL, NJ	8080	5.17	752 MAIN STREET	
158	3.01	2	LAYTON, BEVERLY & ROBERT & ELIZABETH	155 BERRY LANE	SEWELL, NJ	8080	5.56	155 BERRY LANE	
158	3.02	2	TIGHE, JOHN J	105 BERRY LANE	SEWELL, NJ	8080	7.92	105 BERRY LANE	
158.07	22	2	FLACK, GLENN & J BOWERSFIELD	603 LES TERSHIRE DRIVE	SEWELL, NJ	8080	5.93	587 MAIN STREET	
159	2	2	AMADEI, GRACE & ANTHONY & POSTORIVO	PO BOX 242	MANTUA, N J	8051	5.6	416 MANTUA BLVD	

DEVELOPED PROPERTY OVER 5 ACRES (CLASSES 2, 4A, 4B, 4C)									
BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION	
159	3	2	FUNB, TRESS FLOI35/MC CARTHY TRUST	PO BOX 40062	JACKSONVILLE, FL	0	17.72	330 WENONAH AVE	
160	13	4A	DELONIS, JAMES J & JOSEPH J	455 MAIN ST	SEWELL, NJ	8080	11.41	455-461 MAIN STREET	
161	7	2	SMILSKI, OLGA	489 MANTUA BLVD	SEWELL, NJ	8080	6.22	489 MANTUA BLVD	
163	12	2	LEWIS, ROBERT C & KAREN H	90 BARLOW AVE	SEWELL, NJ	8080	6.27	90 BARLOW AVENUE	
170	3.01	4A	POSTORIVO, EUGENIO JR	570 MANTUA BLVD	SEWELL, NJ	8080	11.7	570 MANTUA BLVD	
170	4	4A	WILKINS INDUSTRIAL PARK L.L.C.	520 MANTUA BLVD	SEWELL, NJ	8080	26.51	520 MANTUA BLVD	
171	1	2	GUTHRIE, KIRK J & HEATHER M	10 CAPE MAY AVENUE	SEWELL, NJ	8080	5.39	10 CAPE MAY AVENUE	
171	2	2	BECTHA, JEFFREY D LAWERNCE	40 CAPE MAY AVENUE	SEWELL, NJ	8080	14.92	40 CAPE MAY AVENUE	
172	1	2	FLETCHER, DOROTHY M	505 MANTUA BLVD	SEWELL, NJ	8080	6.96	503 MANTUA BLVD	
173	3	2	CONTARINO, ROBERT	8 OVERBROOK AVENUE	SEWELL, NJ	8080	5.1	8 OVERBROOK AVENUE	
173	4	4A	MAPLE RIDGE GIBG LLC	50 NORTH WATER STREET	SOUTH NORWALK, CT	6854	10.47	BERGEN AVE	
242	7	4A	INVERSAND CO	226 ATLANTIC AVE	CLAYTON, NJ	8312	73.56	625 WDY GLASSBORO RD	
242.01	4	2	BUCKLIN, MARGARET L	128 BRANCH ROAD	SEWELL, NJ	8080	5.78	128 BRANCH ROAD	
244	7	4A	HELLER, EDWIN L	10 BERYL COURT	SEWELL, NJ	8080	5.31	465 WDY GLASSBORO RD	
249	3.01	4B	K-TRON CORP	RTS 55 & 553	PITMAN, NJ	8071	16.46	590 WDY GLASSBORO RD	
249	4.01	4A	PUBLIC STORAGE INC,DEPT PT-NJ-26415	P O BOX 25025	GLENDALE, CA	0	6.35	550 WDY GLASSBORO RD	
249	5	2	RINK, CAROLINE B	404 CRAFTON AVE APT D	PITMAN, NJ	8071	6.98	331 TYLERS MILL ROAD	
250	4.01	4B	HERSKOWITZ, R & H	P O BOX 5540	DEPTFORD, NJ	8096	5.27	360 LAMBS ROAD	
251.09	19	2	ROBINSON, JOSEPH J & LOIS CORI	1004 GRAY FOX COURT	SEWELL, NJ	8080	6.2	1004 GRAY FOX COURT	
253	47	2	BURG, MYRA SHMUKLER ETAL	975 MAIN STREET	SEWELL, NJ	8080	13.01	975 MAIN STREET	
253	52	2	UMSTETTER, JOHN W & ANNE M	949 MAIN STREET	SEWELL, NJ	8080	5.64	949 MAIN STREET	
253	53	4A	KASSON REO, LLC	67 BEAVER AVENUE	ANNANDALE, NJ	8801	6.44	941 MAIN STREET	
253	55	2	WINARSKI, EDWARD A & T WADDINGTON	929 MAIN ST	SEWELL, NJ	8080	7.05	933 MAIN STREET	
253	59	2	BARTIE, ELVA R	919 MAIN STREET	SEWELL, NJ	8080	5.54	919 MAIN ST	
253.01	16	4A	EDGES NJ PARTNERSHIP	488 GLASSBORO ROAD	WOODBURY HEIGHTS, NJ	8097	5.73	394-390 TYLERS MILL ROAD	
253.01	17	2	FISCHER, ROSE C	259 EGG HARBOR RD	SEWELL, NJ	8080	6.03	384 TYLERS MILL ROAD	
253.01	18	4A	POOLE, SHARON L	380 TYLERS MILL ROAD	SEWELL, NJ	8080	5.28	380 TYLERS MILL ROAD	
253.01	19	2	POOLE, SHARON L	PO BOX 263	SEWELL, NJ	8080	9.21	374 TYLERS MILL ROAD	
253.01	20	4B	OMNI RECYCLING LLC	101 ROUTE 130 STE 203	CINNAMINSON, NJ	8077	25.35	408 LAMBS ROAD	

DEVELOPED PROPERTY OVER 5 ACRES (CLASSES 2, 4A, 4B, 4C)									
BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION	LOCATION
253.01	27	4B	CAMPBELL'S AUTO EXPRESS INC	PO BOX 119	PITMAN, NJ	8071	23.33	134 LAUREL DRIVE	
253.01	27.02	2	HANNUM, LOUIS G JR & ETAL	PO BOX 119	PITMAN, NJ	8071	6.02	194 LAUREL DRIVE	
254	6	2	WARNER, RODERICK W & BETTE A	832 MAIN ST	SEWELL, NJ	8080	5	832 MAIN STREET	
254	8	2	JONES, KIRK C & GAIL P	856 MAIN STREET	SEWELL, NJ	8080	12.04	856 MAIN STREET	
254	39.01	2	FLETCHER, LOUIS D & CATHERINE	403 PITMAN ROAD	SEWELL, NJ	8080	5.95	403 PITMAN ROAD	
254	41	2	WEICK, RICHARD A	323 PITMAN ROAD	SEWELL, NJ	8080	12.5	323 PITMAN ROAD	
254.01	22.01	4A	ROESLER, REBECCA W & ANDREW R C	PO BOX 156	PITMAN, NJ	8071	6.53	1080 MAIN STREET	
254.01	31	4B	STRUTHERS-DUNN, INC	568 LAMBS ROAD	PITMAN, NJ	8071	12.27	568 LAMBS ROAD	
261	7.02	4A	FRED SMITH ORCHARDS	212 FISH POND ROAD	SEWELL, NJ	8080	11.53	749 MULLICA HILL ROAD	
263	1.09	2	SORBELLO, STEVEN JR	593 BREAKNECK ROAD	MULLICA HILL, NJ	8062	11.84	593 BREAKNECK ROAD	
263.01	7	2	MCDOWELL, MARK A	527 SHADOWBROOK TRAIL	MULLICA HILL, NJ	8062	9.27	527 SHADOWBROOK TRAIL	
263.01	7.01	2	OSBORNE, DONALD JR & MARIE C	476 JEFFERSON RD	MULLICA HILL, NJ	8062	6.17	476 JEFFERSON ROAD	
263.01	8	2	CAMMARATA, FILIPPO G & TINA	529 SHADOWBROOK TRAIL	MULLICA HILL, NJ	8062	9.55	529 SHADOWBROOK TRAIL	
265	4	4A	KRAEMER CATHERINE JEAN	1601 CEDAR AVENUE	HADDON HEIGHTS, NJ	8035	19.28	171 JEFFERSON ROAD	
265	8	2	ENRIGHT, LAWRENCE P & CICELY F	546 BARNSBORO ROAD	SEWELL, NJ	8080	12.54	546 BARNSBORO ROAD	
265	9	2	SCHMALZEL, JOHN L & JACKSON, P J	130 HEILIG ROAD	SEWELL, NJ	8080	5.17	130 HEILIG ROAD	
272	1.01	2	RICKENS, ALBERT J & KATHLEEN	P O BOX 236	MANTUA, N J	8051	6.06	725 BRIDGETON PIKE	
272	1.02	2	DONAHUE, JOSEPH P & LISA A	711 BRIDGETON PIKE	SEWELL, N J	8080	9.21	711 BRIDGETON PIKE	
272	1.03	2	STRANGE, THOMAS & FRANCES	755 BRIDGETON PIKE	SEWELL, NJ	8080	8.96	755 BRIDGETON PIKE	
272	3	2	ZERING, FRANK J II	316 HERITAGE ROAD	SEWELL, N J	8080	5.19	316 HERITAGE ROAD	
272	4	2	REICHNER, MORGAN & DEZREE	310 HERITAGE RD	SEWELL, NJ	8080	5.61	310 HERITAGE ROAD	
272	13	2	WUNSCHHEL, LESLIE & JACQUELINE	426 HERITAGE ROAD	SEWELL, N J	8080	7.54	426 HERITAGE ROAD	
273	4	2	GIUMARELLO, JOSEPH C JR & KATHLEEN	427 HERITAGE ROAD	SEWELL, NJ	8080	5.06	427 HERITAGE ROAD	
273	4.01	2	LYNCH, ROBERT J & KATHLEEN E	431 HERITAGE AVENUE	SEWELL, NJ	8080	5.37	431 HERITAGE ROAD	
273	4.02	2	MACGREGOR, KENNETH W & KATHRYN K	437 HERITAGE ROAD	SEWELL, N J	8080	6.14	437 HERITAGE ROAD	
273	4.03	2	CHIARADONNA, FRANK & NANCY	457 HERITAGE ROAD	SEWELL, NJ	8080	9.07	457 HERITAGE ROAD	
273	5	2	CASSEL, ROBERT U	407 HERITAGE ROAD	SEWELL, N J	8080	9.65	407 HERITAGE ROAD	

DEVELOPED PROPERTY OVER 5 ACRES (CLASSES 2, 4A, 4B, 4C)									
BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CITY/STATE	ZIP CODE	ACREAGE	LOCATION	LOCATION
273	17	2	CHAVANNE, GEORGE H & KATHLEEN	451 JACKSON ROAD	SEWELL, NJ	8080	5.18	451 JACKSON RD	
274	1.04	2	MINNITI, CARL J & IRENE M	221 HERITAGE ROAD	SEWELL, NJ	8080	8.61	221 HERITAGE ROAD	
274	3	2	CHANDELA, TILAKRAJ & MEENA	135 HERITAGE ROAD	SEWELL, NJ	8080	10.3	135 HERITAGE ROAD	
274	9.01	2	SELJEVOLD, BJORN V	300 BREAKNECK ROAD	SEWELL, NJ	8080	5.28	300 BREAKNECK ROAD	
276	1.03	2	KOCH, PAUL E & CYNTHIA D	662 JACKSON RD	MULLICA HILL, NJ	8062	5	662 JOHNS DRIVE	
276	1.04	2	SANTORO, CARMEN S & KAREN D	660 JACKSON ROAD	MULLICA HILL, N J	8062	5.85	660 JOHNS DRIVE	
276	3	2	MINNITI, DOMINIC N	100 LANTERN WAY	SEWELL, NJ	8080	5.36	100 LANTERN WAY	
276	3.02	2	POSTORIVO, EUGENIO JR	329 BREAKNECK ROAD	SEWELL, NJ	8080	12.35	329 BREAKNECK ROAD	
276	3.03	2	MADDEN, THOMAS	1000 LANTERN WAY	SEWELL, NJ	8080	7.78	1000 LANTERN WAY	
276	3.04	2	PRIETO, JORGE A & DEBRA	900 LANTERN WAY	SEWELL, NJ	8080	5.39	900 LANTERN WAY	
276	19.01	2	MCGOWAN, JOHN P & LILIAN A	278 JEFFERSON RD	SEWELL, NJ	8080	5.86	276-278 JEFFERSON ROAD	
276.01	12	2	SWEENEY, MARIE E	234 BARNSBORO ROAD	SEWELL, NJ	8080	11.86	234 BARNSBORO ROAD	
276.01	12.01	2	WILEY, WILLIAM J	204 BARNSBORO ROAD	SEWELL, N J	8080	6.39	204 BARNSBORO ROAD	
276.01	12.02	2	THORNTON, RICHARD A & RUTH K	214 BARNSBORO ROAD	SEWELL, N J	8080	8.62	214 BARNSBORO ROAD	
277	11	2	FINOCCHIARO, KEVIN J	11 FAWN DRIVE	SEWELL, NJ	8080	5.31	11 FAWN DRIVE	



Map 1: Aerial Photo (2005) and Parcels (2005)

Map 2: NJDEP Land Cover (2002)

Map 3: Mantua Zoning & State Planning Areas

Map 4: Natural Features (NJDEP)

Map 5: Landscape Project Habitat Priorities (2006)

Map 6: Groundwater Recharge Map 7: Historic Resources

Map 8: Existing Open Space (2007)

Map 9: Proposed Bike & Trail Network

Map 10: Proposed Greenways, Conservation and Recreation Land

Map 11: Proposed Farmland Preservation

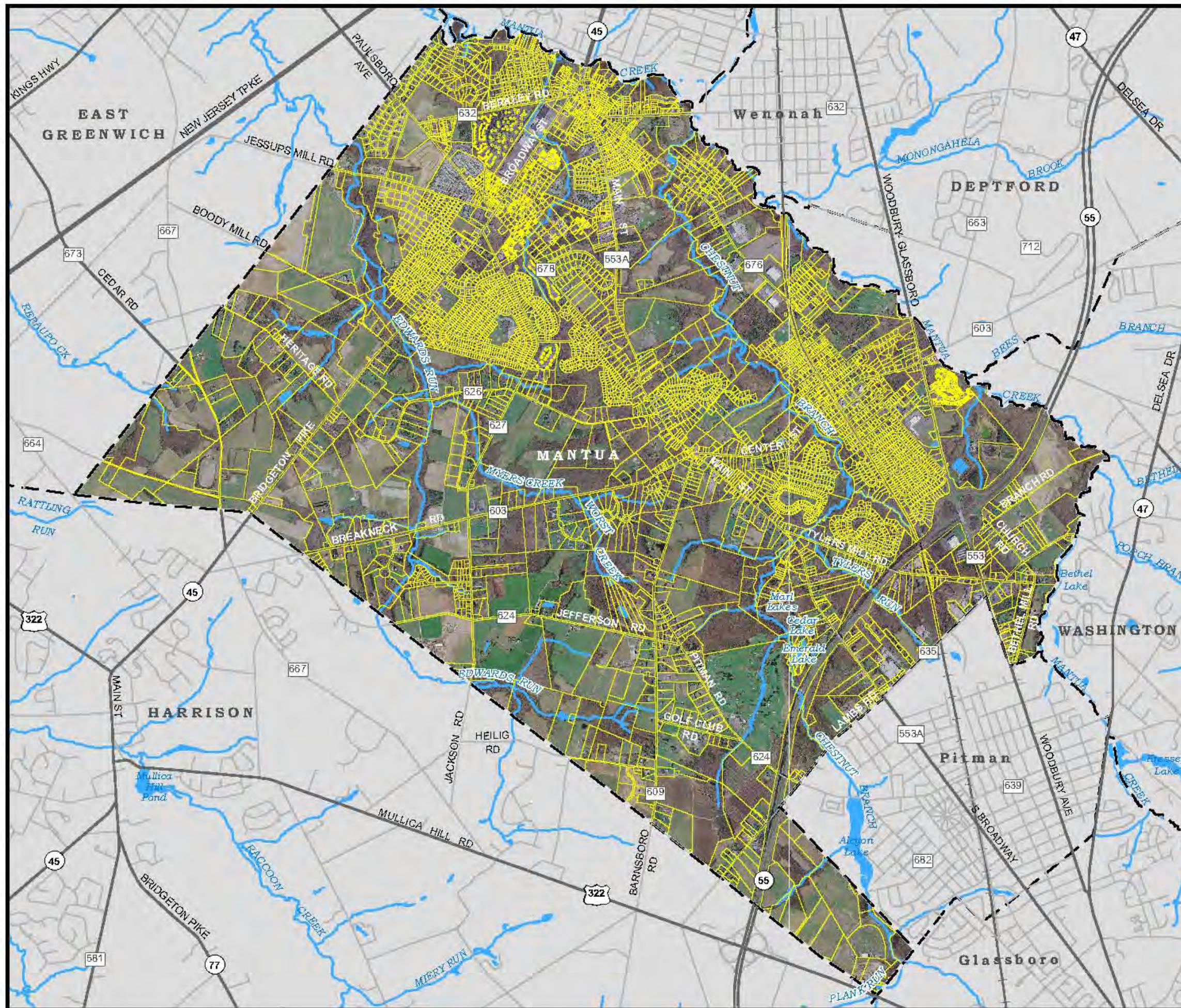
Map 12: Mantua's Proposed Open Space System



Mantua Township

Map 1: 2005 Aerial Photos and 2005 Parcels



D R A F T



-  River / Stream
-  Lake
-  2005 Parcel

Sources : NJDEP, NJDOT, DVRPC.
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

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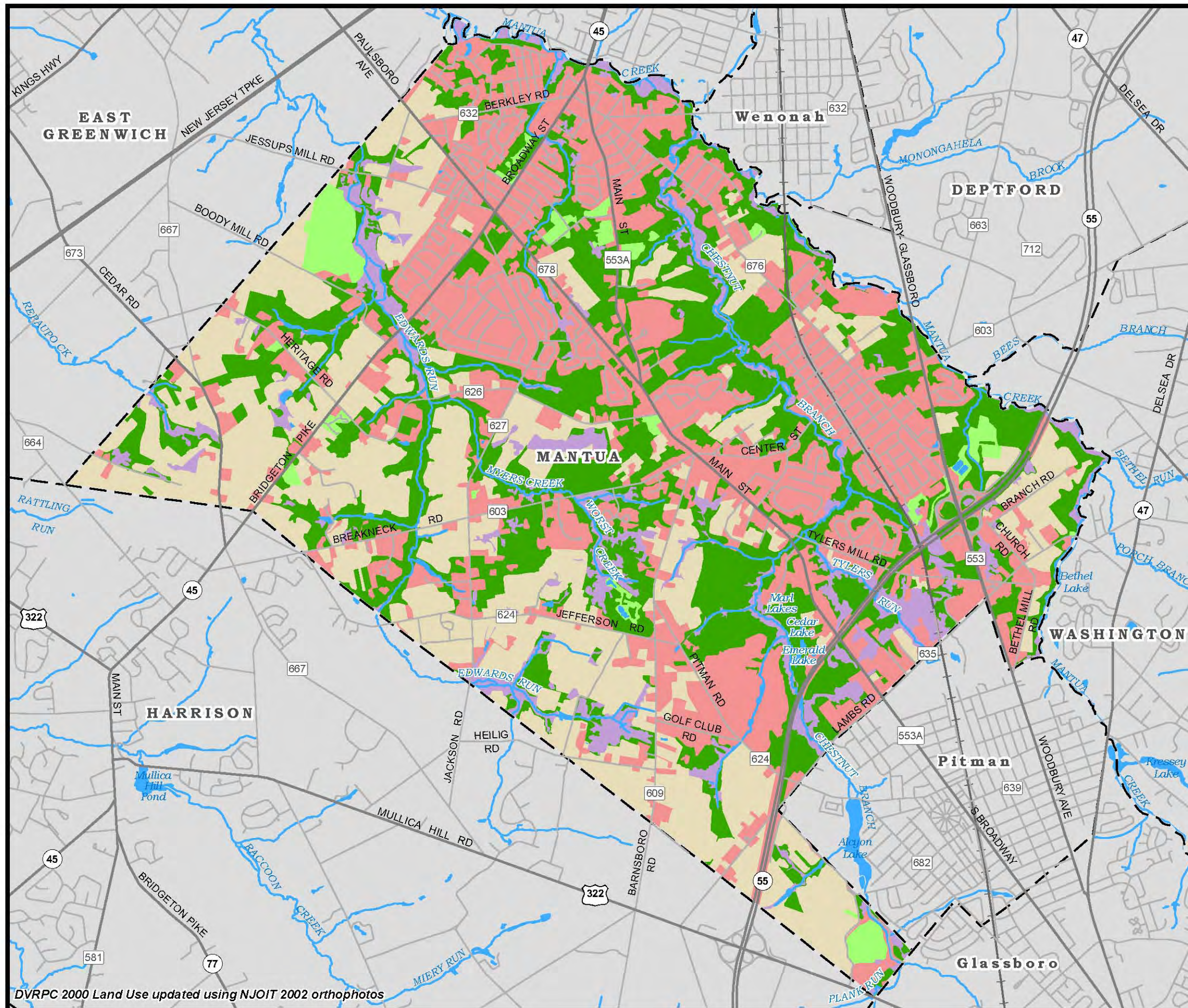


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Map 2: NJDEP Land Cover (2002)

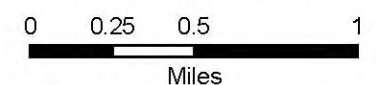
D R A F T



Land Cover

- Agriculture
- Barren Land
- Forest
- Developed
- Wetlands
- Water

Sources : NJDEP, NJDOT, DVRPC.
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



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DVRPC 2000 Land Use updated using NJOIT 2002 orthophotos

Mantua Township

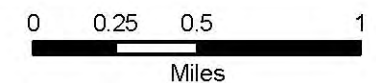
Map 3: Zoning


D R A F T

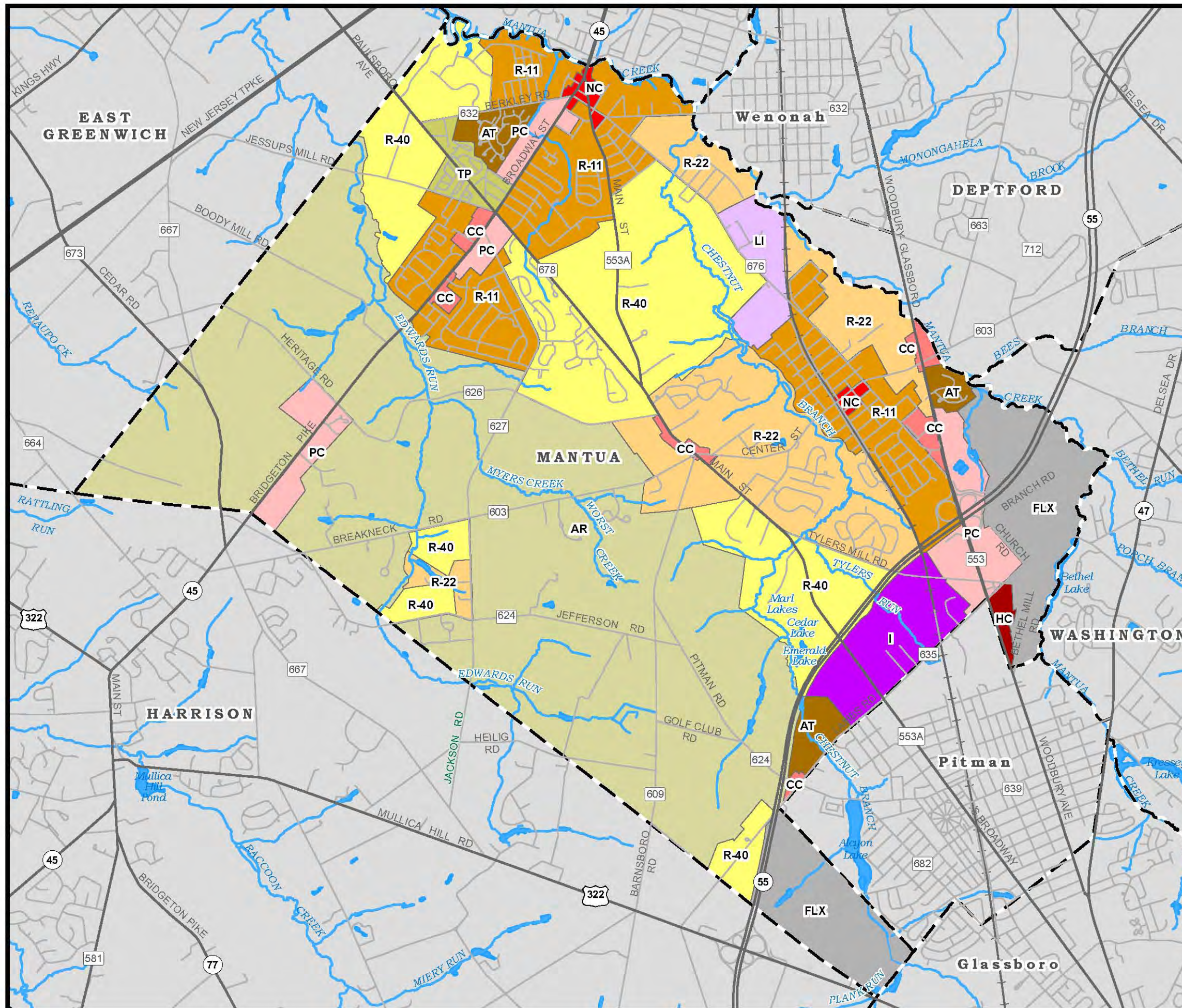
ZONING CATEGORIES

-  Agriculture Residential
-  Apartment/Townhouse
-  Community Commercial
-  Flex Space
-  Highway Commercial
-  Industrial
-  Light Industrial
-  Neighborhood Commercial
-  Planned Commercial
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Trailer Park

Sources : NJDEP, NJDOT, DVRPC,
 This map was developed using New Jersey
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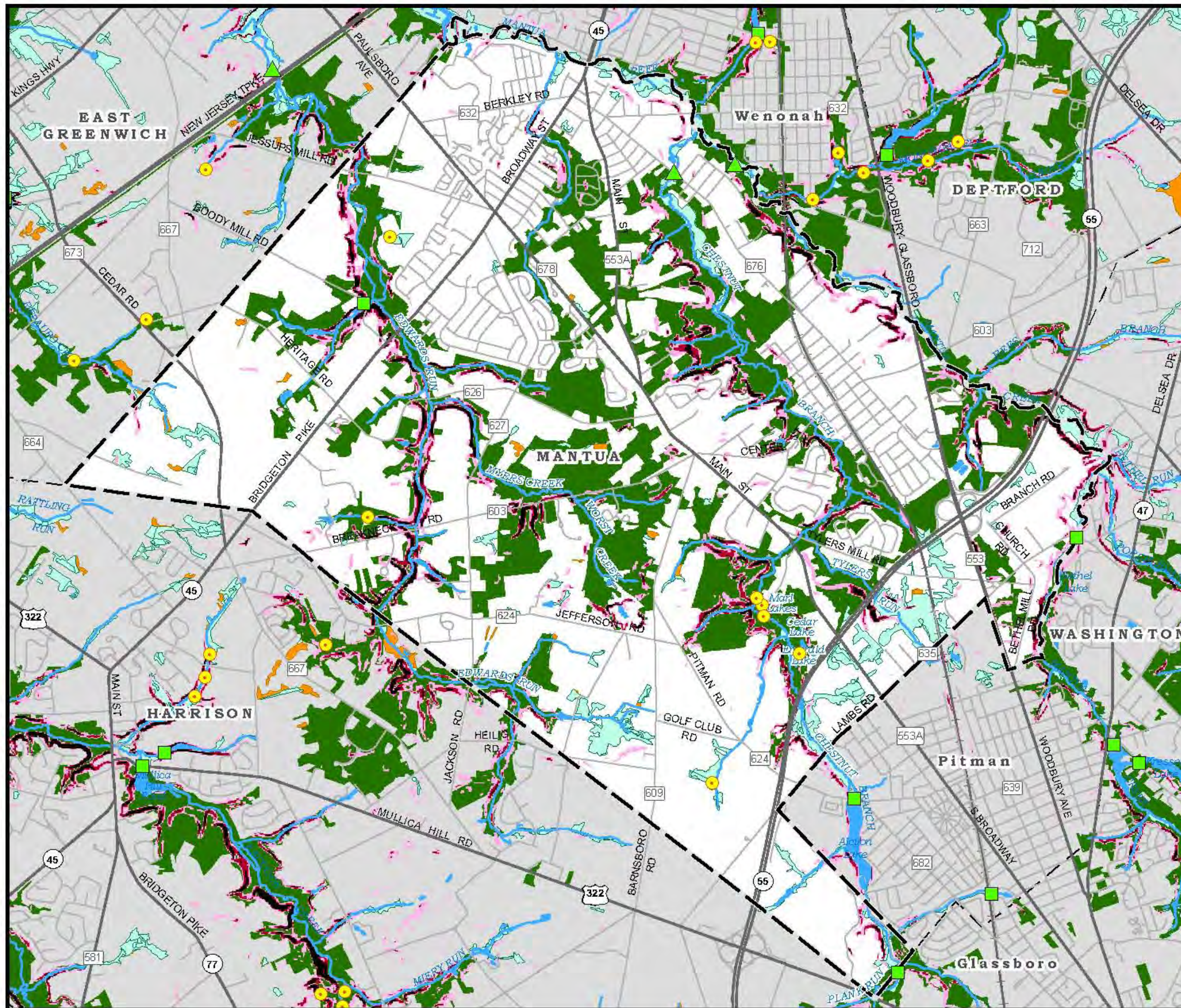
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Map 4: Natural Features

D R A F T

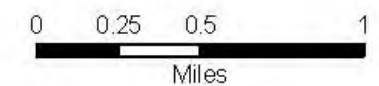


- Dam
- Vernal Pool
- Head of Tide
- River / Stream
- Lake
- Upland Forest
- Wetlands
- Agricultural Wetlands

Step Slope

- 10% - 14.99%
- 15% - 19.99%
- $\geq 20\%$

Sources : NJDEP, NJDOT, DVRPC.
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

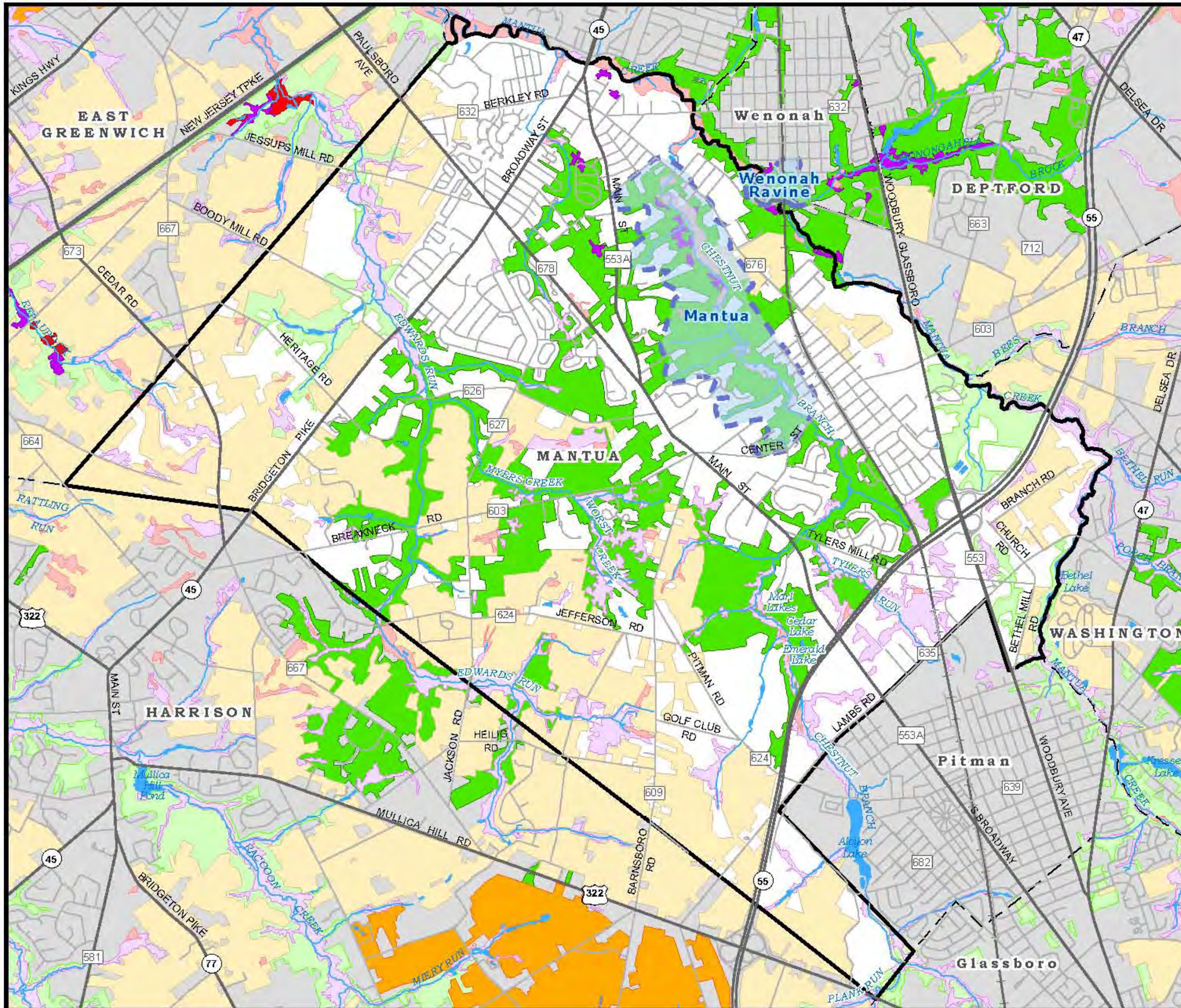


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Mantua Township



Map 5: Landscape Project Habitat Priorities

D R A F T





 Natural Heritage Priority Site



Grassland

-  Suitable Habitat
-  Critical Habitat (no areas in Mantua Twp)



Emergent Wetlands

-  Suitable Habitat
-  Critical Habitat (no areas in Mantua Twp)

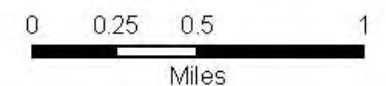
Forested Wetlands

-  Suitable Habitat
-  Critical Habitat

Forest

-  Suitable Habitat
-  Critical Habitat

Sources : NJDEP, NJDOT, DVRPC.
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



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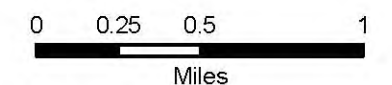
Map 6: Groundwater Recharge

D R A F T

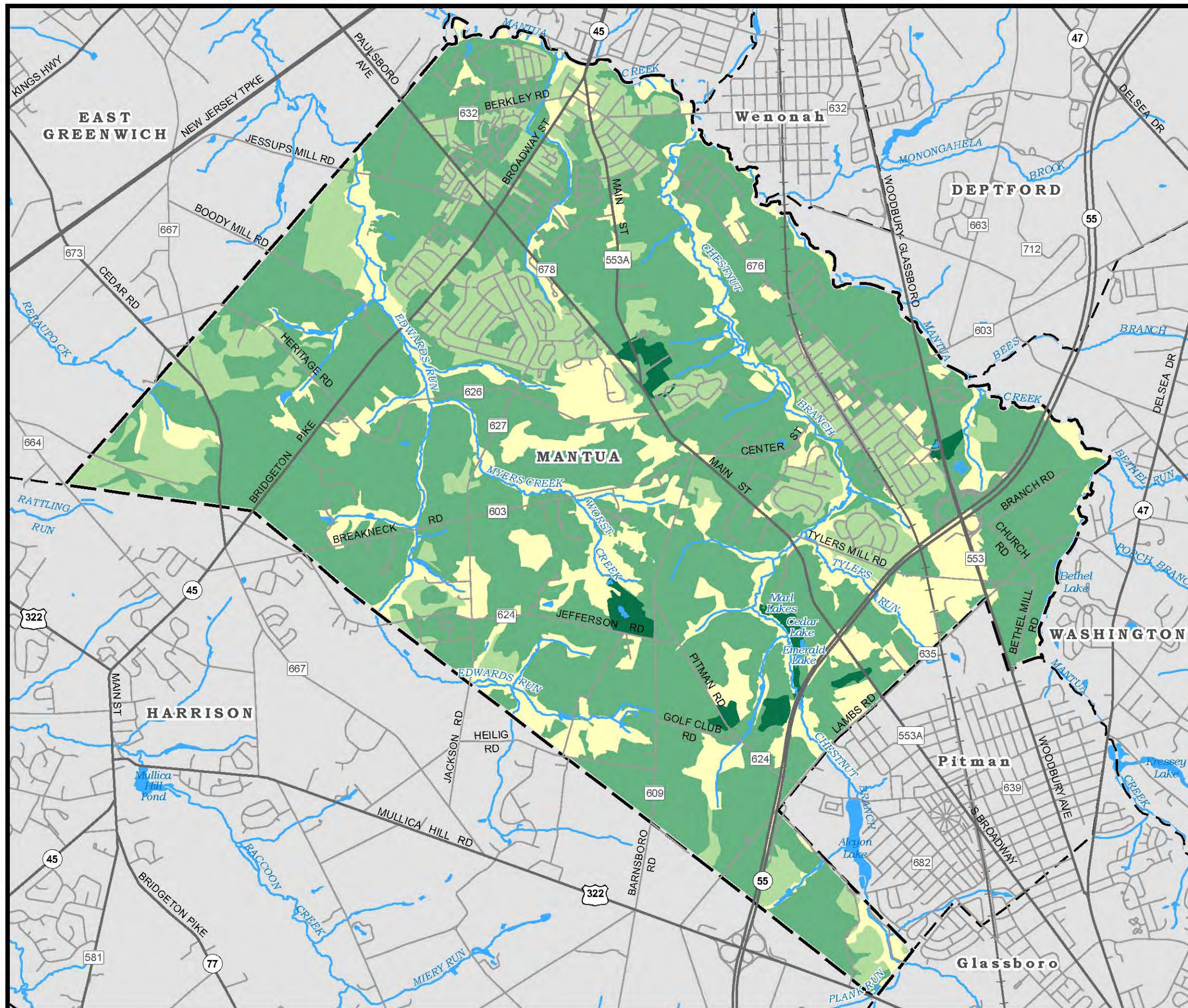
Amount of Recharge

- 0 - 2 inches / year
- 3 - 8 inches / year
- 9 - 11 inches / year
- 12 - 16 inches / year

Sources : NJDEP, NJDOT, DVRPC.
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



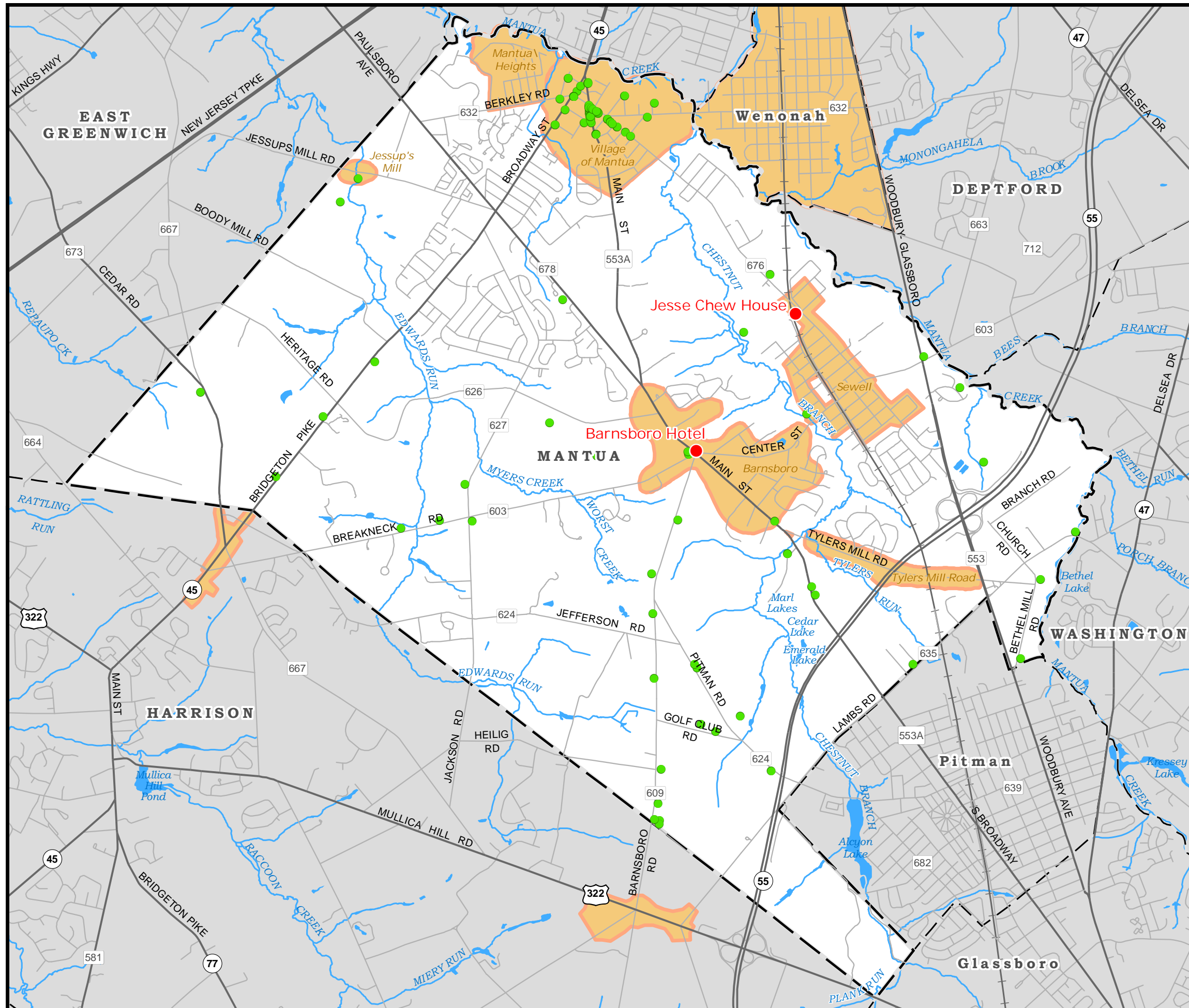
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Mantua Township

Map 7: Historic Resources



D R A F T



-  Locally Significant Historic Site
-  National Historic Register
-  Historic District

Sources : NJHPO, NJDEP, NJDOT, DVRPC.
This map was developed using New Jersey
Department of Environmental Protection
Geographic Information System digital data,
but this secondary product has not been
verified by NJDEP and is not state-authorized.

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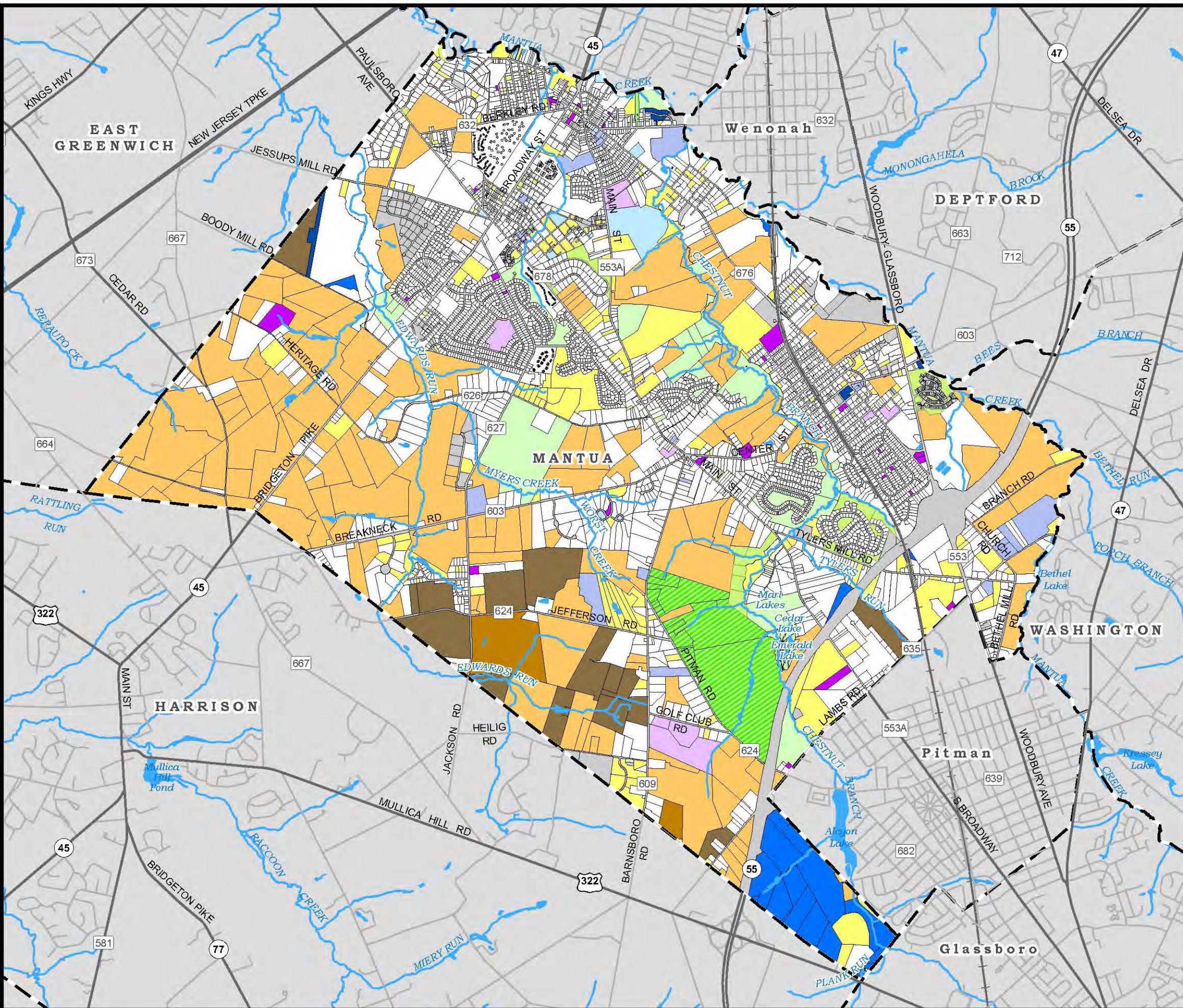


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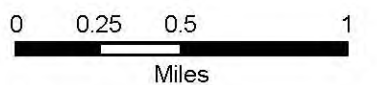
Map 8: Existing Open Space

D R A F T



- Existing Open Space**
- Municipal Park & Preserved Open Space - Classes 15C & 15F
 - County Park & Preserved Open Space - Class 15C
 - Farmland Preservation - Permanent
 - Farmland Preservation - 8 Year Program
 - Farm Assessed - Classes 3A & 3B
 - Conservation Easement
- Tax Exempt Properties**
- Municipal Property - Class 15C
 - County Property - Classes 15C & 15F
 - State Property - Classes 15B, 15C, & 15F
 - Federal Property - Classes 15C & 15F
 - Church or Cemetery Property - Classes 15D & 15E
 - Other Exemption - Class 15F
 - School Property - Classes 15A & 15B
- Other**
- Vacant Land - Class 1
 - Developed Parcel
 - No Data

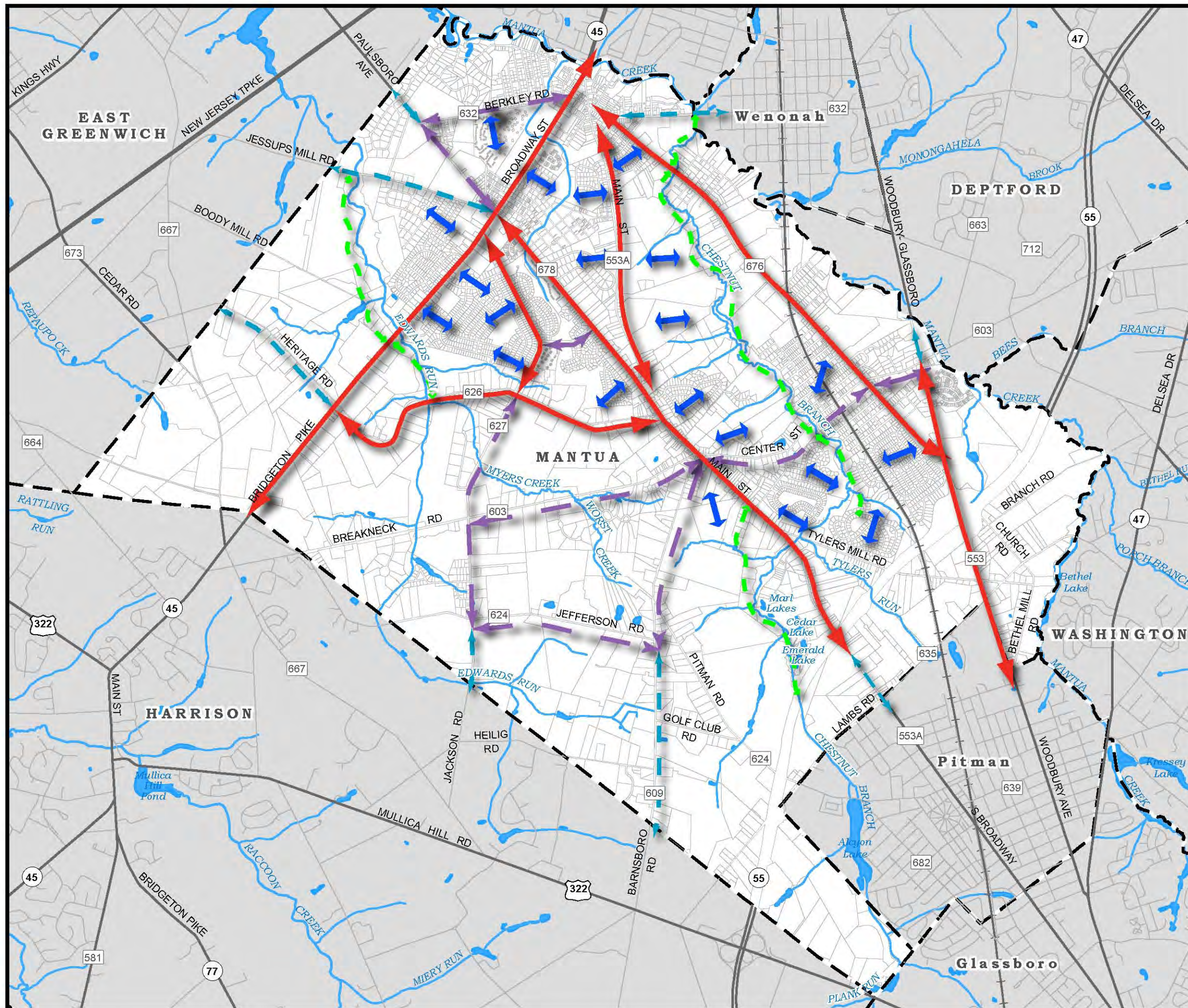
Sources : NJDEP, NJDOT, DVRPC, Gloucester County Planning Department. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.









Mantua Township

Map 9: Proposed Bike & Trail Network


D R A F T



-  Parcel
-  Major Pedestrian and Bicycle Circulation Element
-  Secondary Pedestrian and Bicycle Circulation Element
-  Minor Pedestrian and Bicycle Circulation Element
-  Pedestrian and Bicycle Trail / Nature Path
-  Pedestrian Flow

Sources : Melvin|Kernan Design Strategies, NJDEP, NJDOT, DVRPC, Gloucester Co. Planning Dept. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

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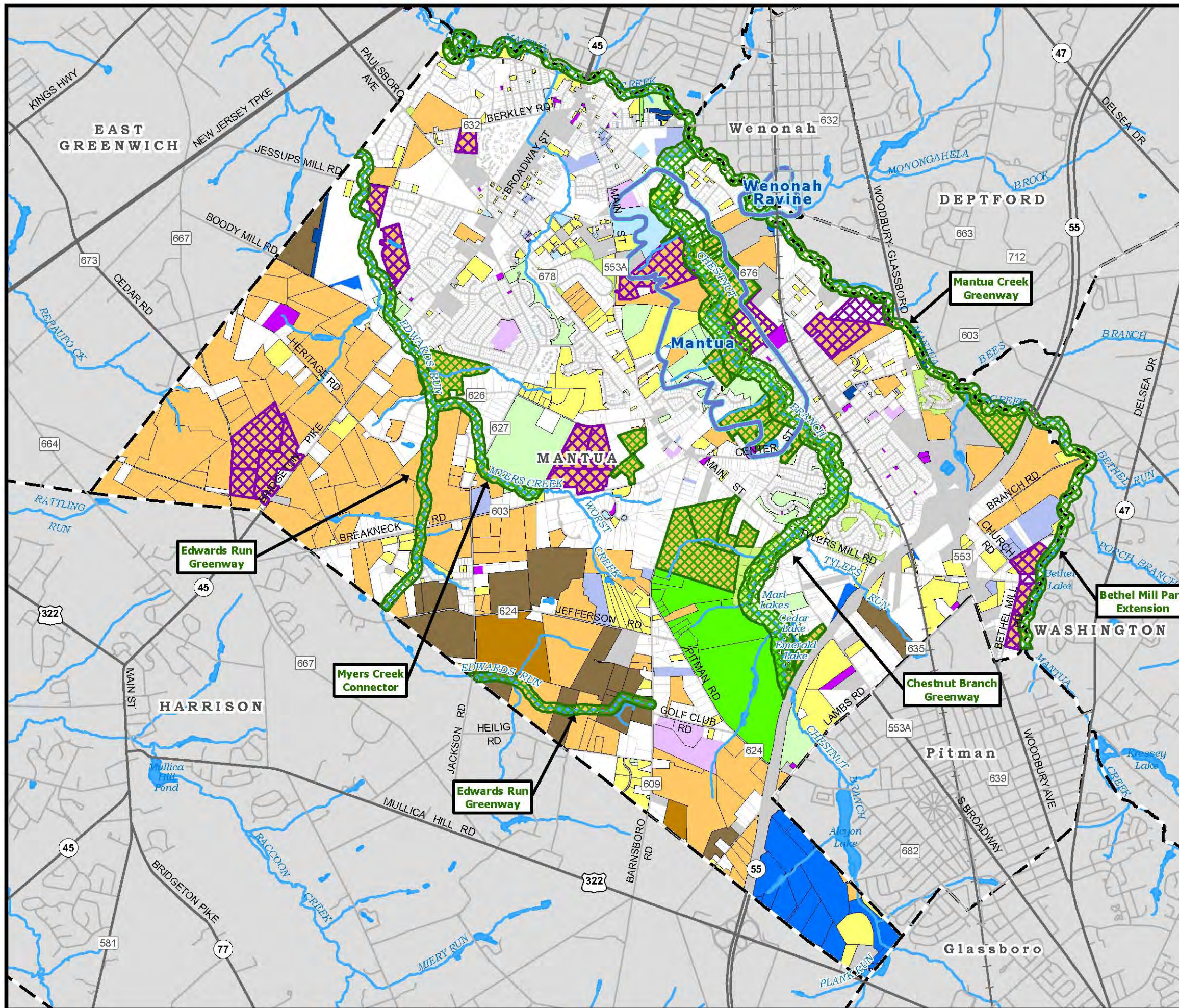



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Map 10: Proposed Greenways, Conservation, and Recreation Land

D R A F T




 Natural Heritage Priority Site


Proposed Open Space


 Conservation Lands/Greenway

 Active Recreation


Existing Open Space

 Municipal Park & Preserved Open Space - Classes 15C & 15F

 County Park & Preserved Open Space - Class 15C


 Farmland Preservation - Permanent


 Farmland Preservation - 8 Year Program


 Conservation Easement

Tax Exempt Properties


 Municipal Property - Class 15C


 County Property - Classes 15C & 15F

 State Property - Classes 15B, 15C, & 15F

 Federal Property - Classes 15C & 15F

 Church or Cemetery Property - Classes 15D & 15E

 Other Exemption - Class 15F

 School Property - Classes 15A & 15B

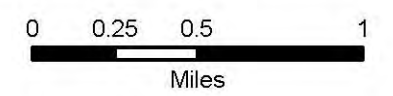
Other

 Farm Assessed - Classes 3A & 3B

 Vacant Land - Class 1

 Other

Sources : NJDEP, NJDOT, DVRPC, Gloucester County Planning Department. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

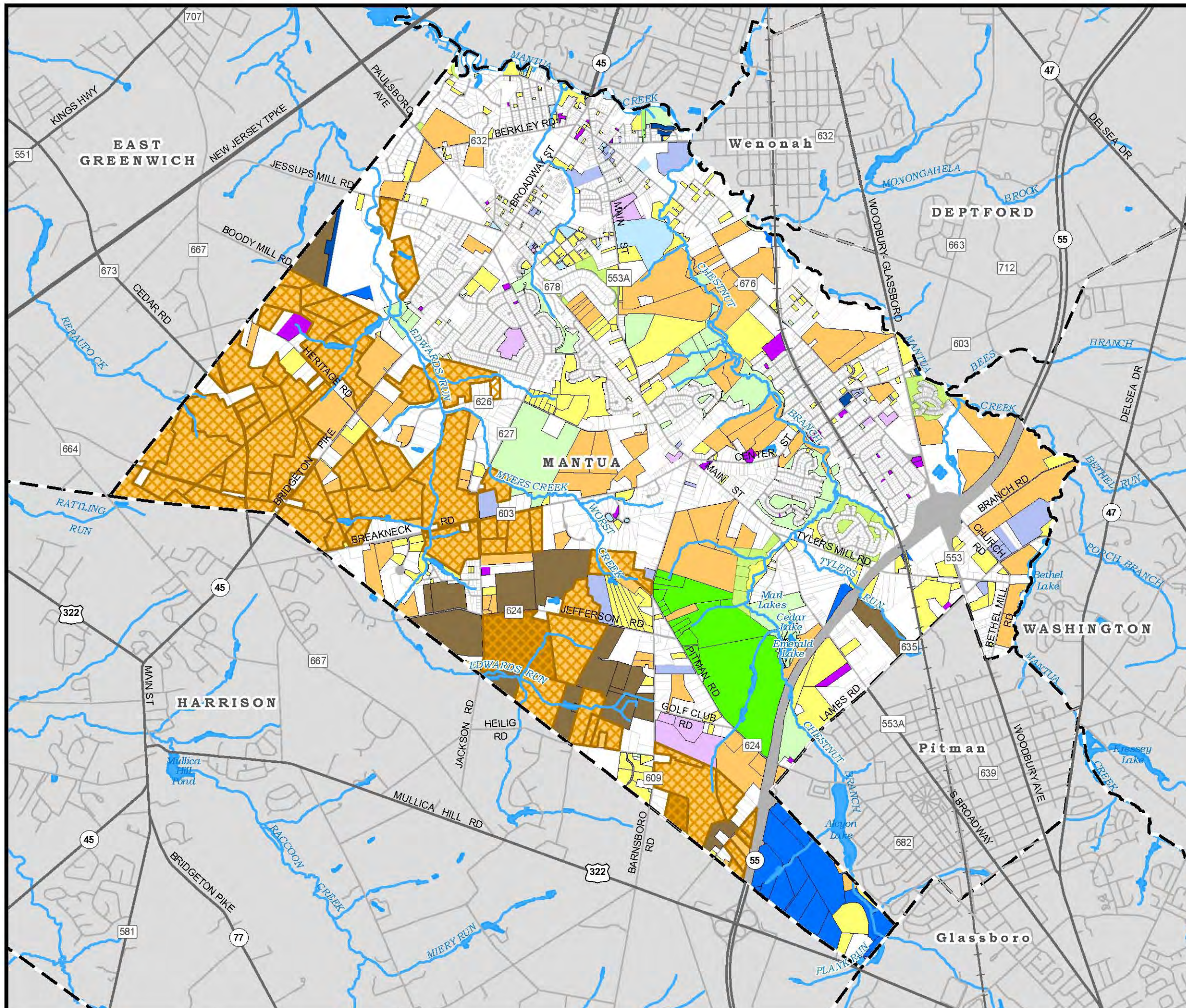


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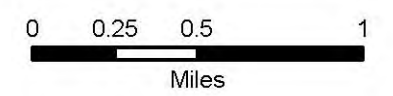
Map 11: Proposed Farmland Preservation

D R A F T



- Proposed Farmland Preservation
- Existing Open Space**
 - Municipal Park & Preserved Open Space - Classes 15C & 15F
 - County Park & Preserved Open Space - Class 15C
- Farmland Preservation - Permanent
- Farmland Preservation - 8 Year Program
- Conservation Easement
- Tax Exempt Properties**
 - Municipal Property - Class 15C
 - County Property - Classes 15C & 15F
 - State Property - Classes 15B, 15C, & 15F
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 - Church or Cemetery Property - Classes 15D & 15E
 - Other Exemption - Class 15F
 - School Property - Classes 15A & 15B
- Other**
 - Farm Assessed - Classes 3A & 3B
 - Vacant Land - Class 1
 - Other

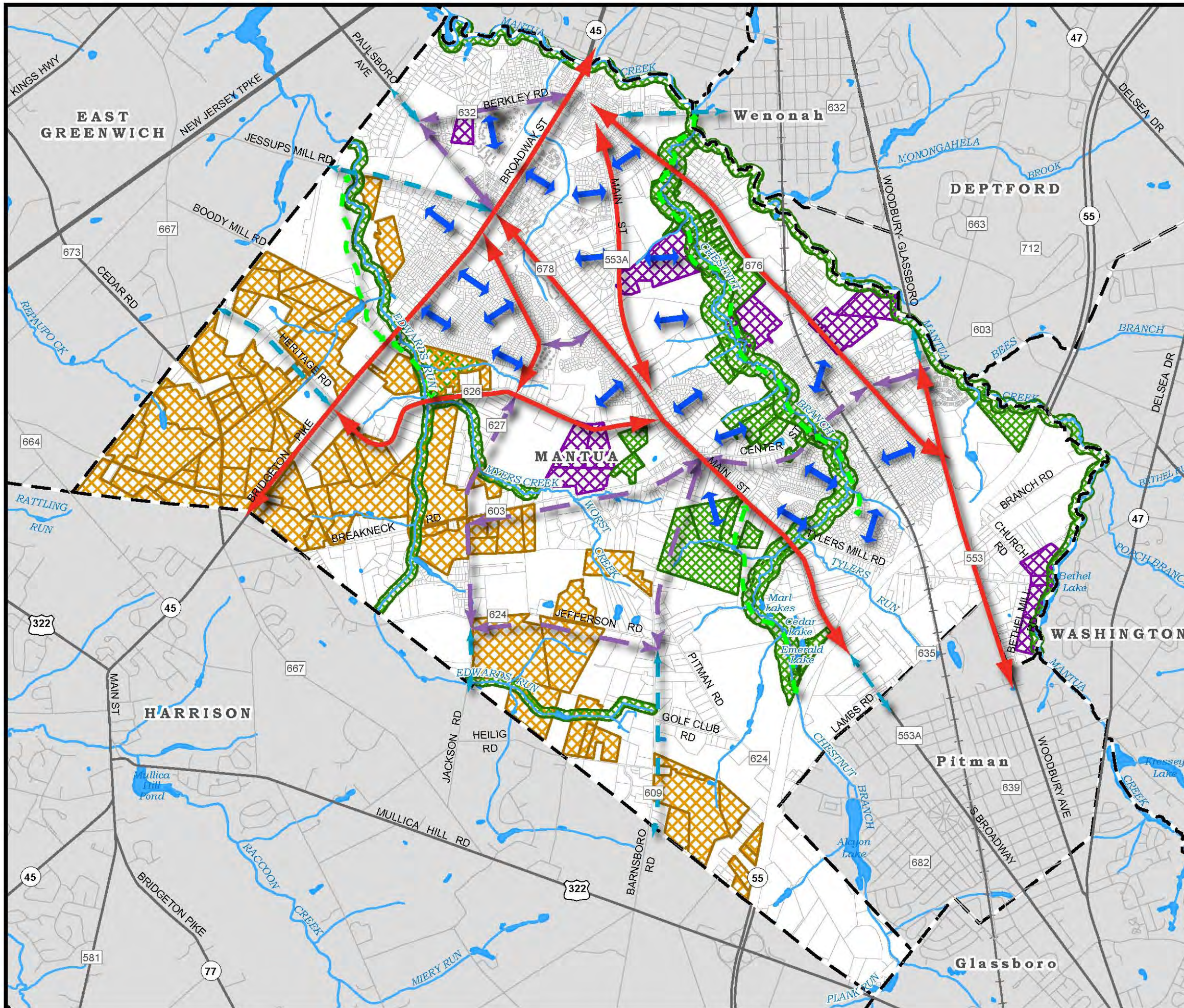
Sources : NJDEP, NJDOT, DVRPC, Gloucester County Planning Department. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



Mantua Township

Map 12: Proposed Open Space System



D R A F T



-  Proposed Farmland Preservation
-  Conservation Lands/Greenway
-  Active Recreation
-  Parcel
-  Major Pedestrian and Bicycle Circulation Element
-  Secondary Pedestrian and Bicycle Circulation Element
-  Minor Pedestrian and Bicycle Circulation Element
-  Pedestrian and Bicycle Trail / Nature Path
-  Pedestrian Flow

Sources : Melvin|Kernan Design Strategies, NJDEP, NJDOT, DVRPC, Gloucester Co. Planning Dept. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

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November 2007

DELAWARE VALLEY REGIONAL PLANNING COMMISSION

Publication Abstract

Title: *Open Space and Recreation Plan for the Township of Mantua, Gloucester County, New Jersey*

Date Published: February 2008
Publication No. 08006

Geographic Area Covered: Mantua Township, Gloucester County, New Jersey

Key Words: Agriculture, built environment, Chestnut Branch, conservation, Edwards Run, endangered species, farmland, forests, Gloucester County, grasslands, greenways, habitat, land preservation, Mantua Creek, Mantua Township, master planning, natural resources, open space, recreation, Smart Growth

ABSTRACT

This publication is a plan for open space protection, land preservation, and recreation development for Mantua Township, Gloucester County, New Jersey. It is designed to complement the Environmental Resource Inventory of Mantua Township, completed in 2005. It includes information on the active recreation amenities and needs of the township. The Plan documents the natural resources, historical resources, and built environment of the township, described existing protected open space, and includes a detailed inventory of potential open space. It identifies the Township's active recreation and conservation needs, and proposed a System of Open Space and Recreation Lands, including specific land preservation recommendations for greenways, greenbelts, and recreation areas. Incorporated are relevant parcel inventories within Mantua Township and maps illustrating the resources, current land use, and zoning, existing open space, and the proposed Open Space System and Farmland Preservation opportunities. Resource information about land preservation techniques, groups, and funding is also included.

For More Information Contact:

Delaware Valley Regional Planning Commission
190 North Independence West
Philadelphia, PA 19106-1520
Phone: 215-592-1800
Fax: 215-592-9125
Internet: www.dvrpc.org

Staff Contacts:

Alison Hastings, PP, AICP, Project Planner
Kim Korejko, GIS Analyst

Direct Phone:

215-238-2929
215-238-2936

Email

ahastings@dvrpc.org
kkorejko@dvrpc.org

for the TOWNSHIP of



MANTUA

GLOUCESTER COUNTY, NEW JERSEY



Delaware Valley
Regional Planning
Commission

190 N. Independence Mall West
8th Floor
Philadelphia, PA 19106-1520
215.592.1800
www.dvrpc.org



OPEN SPACE AND RECREATION PLAN



for the **TOWNSHIP** of



MANTUA

GLOUCESTER COUNTY, NEW JERSEY



prepared by:



Delaware Valley
Regional Planning
Commission

with:

The Township
of Mantua

FEBRUARY 2008

SOURCES OF INFORMATION

INSERT MAPS HERE, Followed by Appendix Table of Contents & Appendices

