



# OPEN SPACE AND RECREATION PLAN



for the **TOWNSHIP** of



# SOUTH HARRISON

GLOUCESTER COUNTY, NEW JERSEY



prepared by:



with:

**The Open Space Committee  
of South Harrison Township**

**2009**





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## **PUBLIC MEETINGS**

All regular meetings of the Open Space and Recreation Committee were open to the public. Meetings were held September 22 and October 27, 2008, and January 26, and April 13, 2009.

A well-publicized meeting for the public was held on April 13, 2009 at which components of the Open Space & Recreation Plan were formally presented to the Planning Board and community comment and questions were solicited.

The Open Space and Recreation Plan was adopted by the South Harrison Planning Board as an Element of the township's Master Plan at this public meeting on April 13, 2009.



## SECTION 1: EXECUTIVE SUMMARY

South Harrison Township, located in Gloucester County, New Jersey, occupies roughly sixteen square miles along the border of Gloucester and Salem counties. This border is formed by Oldmans Creek, a tributary of the Delaware River that begins southwest of Glassboro. Several tributary streams to the Oldmans run westward from slightly higher grassland and forested area to join the creek. Two lakes – Harrisonville and Algonkin – are created by dams along Oldmans Creek. Harrisonville Lake and the creek below it to head-of-tide were recently classified as Category 1 waters, thus making protection of Oldmans Creek and its tributaries even more paramount.

Although South Harrison does not have any limited-access roadways within its boundaries, several regionally significant roadways are situated nearby. Route 322 travels just north of the township with an interchange between Route 322, and the New Jersey Turnpike to South Harrison's west and an interchange between Route 322 and Route 55 to the east. Regional traffic relies heavily on Route 45, which travels north to south through the central portion of the community. While there are no commercial establishments in the township, the dense residential village of Harrisonville serves as a town center for the community, as well as the location of the township administration offices and elementary school; both of which are situated near the intersection of Harrisonville Road and Mullica Hill Road.

South Harrison has exceptionally rich soils making agriculture a long standing, dominant land use in the township. Local agriculture typically consists of peach orchards and farms that produce corn, hay, soybeans, vegetables, and nursery ornamental plants. Although South Harrison is largely a rural community, residential development has increased during the past decade. Newer residential subdivisions have been built throughout the community with higher concentrations in the eastern half of the township and along major thoroughways such as CR 538 Franklinville Road, CR 581 Commissioners Road, and NJ Route 45. While these subdivisions are fairly dense in scale and therefore occupy relatively limited space, they have been built or are scheduled to be built in areas that are important to the network of open space in the community and the larger ecosystem. Although the rocky economic climate has tempered the development atmosphere in South Harrison, residential growth has continued at a steady pace. The township's reliance on well water and private septic systems has led to increased concerns about future overdevelopment and impacts on its farming industry.

In 2005, over 50% of South Harrison's acreage was agricultural land, 13 percent was developed land, over 19 percent was forest, and 14 percent was wetlands. These percentages have changed slightly due to construction of the aforementioned new subdivisions through the end of 2008. However, the predominant land use in the township is still largely agricultural. Thirty-one percent of South Harrison's land area is preserved, totaling nearly 3,165 acres of preserved land. Of this, approximately 3,050 acres are permanently preserved farmland and 115 acres are preserved open space including 48.6 acres of active recreation space. Stewart Park, the township's large recreation complex, is adjacent to Harrisonville Lake between Ferrell Road and the Salem County border. This is the primary recreation site used by South Harrison Township residents for sports such as tennis, basketball, and baseball/softball. This park is also used by the township's little league sports program, serving about 250 children from the local community.



The landscape of farms, fields, and stream corridors provides habitat for endangered and threatened species such as the bald eagle, upland sandpiper, and other grassland bird species, as well as bog turtles. A large portion of the central area of the township is designated as a critical grassland habitat by the New Jersey Landscape Project. Similarly, the Landscape Project also considers southeastern South Harrison to be critical upland forest and forested wetlands habitat.

Preservation of open space and farmland in South Harrison has been financed primarily through the Gloucester County Open Space and Farmland Preservation Trust Fund, with some matching from South Harrison's Open Space and Farmland Preservation fund, based on a one cent tax per \$100 of assessed property value. The South Harrison Township governing body recently amended their zoning ordinance to include an increase in minimum lot size from one acre to three acres for properties within the Agricultural Residential zone (AR), which covers the majority of the township. In 2007, an Open Space Committee was established to oversee the development of an *Open Space & Recreation Plan*, which will focus local efforts to preserve additional lands, and provide both passive and active recreation opportunities to South Harrison's growing population.

This *Open Space & Recreation Plan* recommends a system of greenways to protect South Harrison Township's waterways and wetlands. Greenways will buffer the streams from encroaching development and stormwater runoff. Greenways will also provide wildlife corridors, which will allow for movement of wildlife across a fragmented landscape. A system of multi-use trails may fit within some of these greenways and would serve as a means to connect established and future parks throughout the township, connecting people to the land resources. These trails would link residential areas to recreation facilities and important habitats. Further, they would facilitate movement between recreational and school sites, and residential areas.

Specific Greenway recommendations are described in the Land Preservation Recommendations chapter, which includes the inventories of all larger properties within each greenway or greenway connector. The recommendations are mapped on the *Greenways System* map. 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, is located in the Plan's Appendices. These properties are depicted on the *Existing Open Space with Approved Developments Map*.

A key feature of the Plan is the Action Program that describes the next steps towards implementing the *Open Space and Recreation Plan*. One of the first recommendations is to adopt the Plan as part of the township's Master Plan and submit this plan to Green Acres for New Jersey's Planning Incentive Program. The township should also formalize a committee to assist in carrying out the recommendations of the Open Space and Recreation Plan.

In addition to proceeding with the recommendations herein, the success of this Open Space Plan relies on partnerships with local organizations and the education of property owners and residents. The township should concentrate heavily on encouraging residents to contribute to efforts to maintain the rural character of the community and promote farming needs and the benefits of open space protection, perhaps through a medium such as a regular newsletter.



## SECTION 2: COMMUNITY RESOURCES IN SOUTH HARRISON TOWNSHIP

### 2.1 INTRODUCTION

South Harrison Township, located along the southern border of Gloucester County, New Jersey, is bounded by five municipalities: Woolwich Township to the west, Harrison Township to the north, Elk Township to the east, and the Salem County communities of Pilesgrove Township and Upper Pittsgrove Township to the south. Oldmans Creek forms the border between South Harrison and Salem County, with picturesque Harrisonville Lake as a focal point. The township occupies approximately 10,202 acres or 15.9 square miles on the coastal plain of New Jersey.

South Harrison Township is relatively accessible compared to other parts of rural southern New Jersey. N.J. Route 45 is the main thoroughfare in the township, connecting to U.S. 322, a major east/west transportation route, north of the township in Mullica Hill. The NJ Turnpike also serves as a significant transportation artery for the entire region. Exit 2, northwest of South Harrison in Woolwich provides access to and from South Harrison via Route 322 and Route 45.

The population of South Harrison Township increased 26 percent between 1990 and 2000 from 1,919 residents to 2,417 residents. The number of South Harrison residents aged 70 years old and older increased 78 percent within the decade, which could contribute to the 59 percent elevation of the number of people living in group quarters that also occurred during this period.

The majority of residences in the township are single family homes, most of which are located along major county routes. The amount of land currently (Summer 2008) approved for development is just over 331 acres, some of which has been constructed or is currently under construction. In addition, approximately 140 acres will be changed from a future development plan to preserved land, barring litigation. Between 1990 and 2000 South Harrison Township lost over 500 acres of agricultural land to other uses. Despite that loss, nearly 51 percent of South Harrison Township remains classified as agricultural.

South Harrison is a community with a gently rolling topography and many scenic vistas across its open lands. It is the peaceful beauty of this agricultural landscape, with its proximity to shopping and other amenities, and an affordable housing market, that is attracting new residents.

## 2.2 NATURAL RESOURCES

### 2.2.1 Geology

South Harrison Township is nearly bisected by the boundary between New Jersey's Inner and Outer Atlantic Coastal plains, which was formed approximately 140 million years ago. The Inner Plain formations, which make up 15% of the state, are quite fertile. The Outer Coastal Plain comprises 45% of the entire state of New Jersey and its soils generally become less fertile as one moves eastward away from the Inner Plain. Although portions of South Harrison are in the Outer Coastal Plain, most of the township's soils are generally regarded as agriculturally productive. This is because the drop in soil fertility between the Inner and Outer coastal plains is not immediate, but changes gradually moving west to east across the Outer Coastal Plain. While most of South Harrison has good agricultural soils, a few miles to the east the soils become considerably sandier as the landscape begins to transition into the Pine Barrens.

### 2.2.2 Soils

Soil is the foundation for all land uses. A region's soils define what kind of vegetation is possible, influence agricultural uses, and restrict how land can be developed for other purposes. Additionally, soil is a natural resource that cannot be replenished on the human time scale and therefore, must be conserved through land conservation strategies.

Parent material of soils in South Harrison consists of marine and fluvial deposited clays, silts, sands, and gravels of the Cohansy Formation. The best quality soils – those termed “Prime Farmland” – occupy 51% or approximately 5,200 acres of the township. “Prime Farmland” has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops.

The Sassafras Soil Series appears most frequently in South Harrison Township. These soils support natural vegetation consisting of mixed oaks and scattered pines. They are easily worked for crops, have a low natural fertility, and respond to fertilization.

### 2.2.3 Streams, Lakes, Wetlands, and Vernal Pools

South Harrison Township lies completely within the Delaware River Basin. The southern half of the land surface drains by way of the main channel of Oldmans Creek, which also forms the township's border with Salem County, and eventually flows directly into the Delaware River. The northern portion of the township drains to the south branch of the Raccoon Creek or to Basgalore Creek – a tributary to the Raccoon Creek main channel.



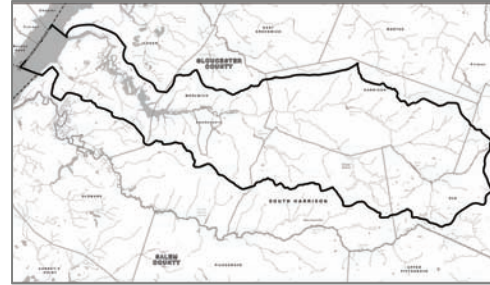
*Oldmans Creek watershed.*

*Source: DVRPC*

Wetlands support unique communities that serve as natural water filters and incubators for many beneficial species. The source of water for a wetland can be a stream or lake edge, as well as groundwater that rises close to the land

surface. The township's wetlands primarily follow the major stream corridors of South Harrison, and are thus long and narrow.

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). The New Jersey Division of Fish and Wildlife is currently conducting a vernal pond research project, which started in 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 pond and no construction permits are approved near the site. The state has identified 57 possible vernal pools within South Harrison Township. These pools are concentrated mainly in the southeast portion of the township. Of the 57 listed pools, two have been visited and confirmed as vernal, although they have not been surveyed to determine if they qualify for certification.



*Raccoon Creek watershed.*  
*Source: DVRPC*

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**Map 3: Natural Features** depicts these resources.

#### **2.2.4 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 serious loss to residents. Equally important is the preservation of the environmentally sensitive aquatic ecosystem that is found along the stream corridors. Floodplains also remove and mitigate various pollutants through filtering.

A floodplain is defined in the state of New Jersey as the area inundated by the 100-year flood increased by 25% in order to account for the effects of future development in the watershed. A 100-year flood is a flood that has a 1% chance of occurring in any given year. The US Federal Emergency Management Agency (FEMA) defines a flood plain in a similar manner as the state of New Jersey and has mapped floodplains throughout the country. The widest FEMA-mapped floodplains in South Harrison extend along Oldmans Creek west of Harrisonville Lake.

#### **2.2.5 Groundwater Resources**

Several aquifers underlie parts of South Harrison Township. Three major aquifers – the Potomac-Raritan-Magothy (PRM), the Wenonah-Mount Laurel, and the Vincentown – provide public and private drinking water for South Harrison residents. The Kirkwood-Cohansey, Wenonah-Mount Laurel, and Vincentown aquifer systems outcrop in the township. An aquifer is recharged from precipitation that does not run off the surface into streams or evaporate into the atmosphere but, instead, percolates down through permeable soil. The capacity of the Kirkwood-Cohansey aquifer is estimated to be one of the largest in the United States, at 17 trillion gallons. South Harrison sits on the western edge of the Kirkwood-Cohansey.

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 per

acre. The majority of South Harrison Township recharges at a rate of 9-12 inches, with a small patch of land in the central portion of the township north of Cedar Grove Road exhibiting a recharge of greater than or equal to 13 inches per year.

Recharge in South Harrison is to the Kirkwood-Cohansey aquifer. 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, in various parts of southern New Jersey. However, only a few sites in South Harrison have been found to have problems of groundwater contamination. See the South Harrison Environmental Resource Inventory for more information on Known Contaminated Sites.

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. These are also the 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.”

**Map 4: Groundwater Recharge** shows recharge levels throughout the township.

### **2.2.6 Impairments to Streams**

Streams are monitored by the NJDEP for levels of aquatic life and chemical pollutants. A higher quality stream will tend to have more diverse forms of aquatic life, particularly among invertebrates. There are three sites that assess aquatic life within South Harrison — two along Oldmans Creek and one on the south branch of Raccoon Creek. Each site was tested for one water quality parameter — the diversity of the aquatic communities at that site. Specifically, the benthic (bottom-dwelling) macroinvertebrates (insects, worms, mollusks, and crustaceans that are large enough to be seen by the naked eye) are collected. In both 1995 and 2000, all three sites achieved a ranking of “moderately impaired.”

Knowing the actual condition of streams and stream banks, and planning for their improvement, requires more extensive surveys and more frequent monitoring than the state can provide. The state primarily monitors main channels in nontidal areas and only does biological assessments on a five-year cycle. Stream surveys by local organizations are much needed, along with regular monitoring of water quality on all of a community’s waterways.

### **2.2.7 Land Cover, Flora and Fauna**

The township is largely agricultural, with over 50% of the land devoted to that use and less than 13% devoted to urban/residential. Deciduous forest constitutes nearly 15 % of the township and is the largest type of unimproved (non agricultural or urban) land cover. Covering almost 1,500 acres of the township, deciduous forests are dominated by a variety of species of oak trees. Smaller communities of shrub and coniferous forest also exist within the township. Much of the forested and emergent wetlands are found adjacent to surface waters in the township.



*Swamp Pink in bloom.*  
*Photo by Michael Hogan*

Swamp pink (*Helonias bullata*) is the only threatened plant species documented in the township. This wetland species is found primarily along the Atlantic Coastal Plain and is very susceptible to environmental disturbances such as changes in water table and canopy cover. In New Jersey, Swamp Pink populations are found in the headwater wetland areas of the Big Timber River, the Mantua, Raccoon, Oldmans Creeks, and in Pineland areas.

South Harrison Township is also home to the Bog Turtle, a nationally threatened and locally endangered reptile species. Suitable habitats for this species are dwindling due to the loss of wetlands to development and pollution.

### **2.2.8 The Landscape Project**

The Landscape Project, developed by the Endangered and Nongame Species Program within New Jersey's Division of Fish and Wildlife, documents the value of various types of habitats within the state. Land where surveys document the presence of endangered, threatened, and "special concern" species is deemed "critical habitat." Where surveys indicate the presence of habitat suitable for such species, but no survey documentation exists, the land is designated "suitable habitat." In other words, suitable habitat could contain endangered, threatened, or special concern species, but none have been documented there, while critical habitat contains a documented species from one of those lists.

Much of the critical habitat in South Harrison is located southeast of Route 45. Observed species include the red shouldered hawk, the bog turtle, and the upland sandpiper. Although suitable habitat occurs throughout the township, the majority of this land is located west of Route 45. This land is primarily agricultural/grassland and can support the upland sandpiper and other grassland birds, as well as the bog turtle.

See **Map 5: Landscape Project Habitat Priorities** for a depiction of these habitats.

## **2.3 HISTORIC RESOURCES**

Today South Harrison Township is an established, productive farm area with many of its remaining historic buildings characteristic of the colonial and pre-Revolutionary eras. The township was first incorporated on March 2, 1883 from Harrison Township. Prior to its incorporation, South Harrison Township was originally within Greenwich Township, one of the four incorporated jurisdictions in what is now Gloucester County. Since the creation of the township, Harrisonville has served as the seat of the community and is still a center of commercial and community activity.

Most pre-European settlements were associated with stream corridors. Indian villages are known to have existed beside both the Raccoon and Oldmans Creeks. The Narraticons lived in the vicinity of the Raccoon. Their name, which is a version of the Indian word for "raccoon," survives in the names of the creek and the main lake in neighboring Woolwich Township–

Narraticon Lake. The Kagkakaini Sakins, a sub-tribe of the Lenape Indians, were the original inhabitants along the Mosackas Creek, now called Oldmans Creek. The name “Oldsmans Creek” is a variation on the name “Aldermans Creek”, given to the waterway by the Dutch.

In 1638 Swedish settlement came to the Delaware Valley and a colony was established on the east side of the Delaware River that was referred to as “New Stockholm” (also “New Sweden”). This began to grow when the land was purchased by the Swedes from the Indians in 1641. The first settlement was located on the banks of Raccoon Creek and was called “Raccoon” until 1765 when the name was changed to “Swedesborough.” Swedish and Finnish inhabitants moved into the area and created homesteads. It is they who gave shelter to the passengers of the first English ship to arrive in 1677, which docked at the Raccoon Creek.

Early settlers raised grain, fruit and vegetables, and tended stock. Peter Kalm, a Finnish botanist and one of the most famous recorders of botany in the colonies, traveled in the region between 1748 and 1751. He began his stay in nearby Swedesboro and in his important account, *Travels in North America*, reported on all kinds of fruit growing on local farms and “peaches so thick on the ground that one could hardly miss stepping on them.” Throughout its history, the dominant activity of South Harrison Township has been agricultural in nature, with milk production being the primary agriculture activity until recently.

Waterways were important to South Harrison from the earliest days. Farm products, as well as timber from the rich forests, were conveyed to markets along the wide tidal Raccoon and Oldmans Creeks. Along with other vessels, an early steamboat plied the Raccoon Creek from the wharves at Swedesboro to Philadelphia, carrying produce to the Dock Creek Farmers Market in Philadelphia. Early mills in the area that ground flour and sawed lumber relied on the tributaries to these streams to provide their power. Several mills were established along Oldmans Creek and Algonkin Lake. Dams erected on Oldmans Creek created Harrisonville and Alagonkin Lakes.

Travel on roads was nearly impossible during the 18<sup>th</sup> and early 19<sup>th</sup> centuries. Road quality was exceedingly poor and bridges were frequently in disrepair or nonexistent. However, the first highway to cross both Camden and Gloucester Counties, Kings Highway (also called Salem Road or the Great Road), was completed in 1702 and provided an alternative to water travel.

Railroads became an important means of travel and transport of goods, especially farm produce, in the latter half of the 19<sup>th</sup> century. One of the earliest lines in the southern part of Gloucester County was the Swedesboro Railroad, established in 1854, and subsequently operated by the West Jersey Railroad Company and then the Pennsylvania–Reading Seashore Line. With the advent of the rail line at the western tip of the township, other industrial activities flourished in the township, primarily related to the mining of the clays underlying the southern reaches of the township. The rail line also carried passengers until 1933. It continues to operate today as a freight line.

Highways and trucking began to replace railroad transport of both goods and people after World War II. Automobile transportation corridors provide the framework for land uses today. Many residents commute throughout the tri-state region for employment and for other basic services. This is beginning to make the township something of a bedroom community for the more

urbanized portions of southern New Jersey. Although there have been several housing subdivisions in recent years, the township still retains an agriculturally based primary land use and is still served by and connected to the historic town center of Harrisonville. Characteristics of the landscape include vast areas of fields, woodlots, and villages supporting most local residences.

### **2.3.1 Historic Sites**

Although South Harrison Township does not have any properties on National and State Registers of Historic Places, protection and preservation of historic structures, lands, and views are of high importance to local residents.

The National Park Service and the New Jersey SHPO jointly administer the Certified Local Governments (CLG) program, which provides technical assistance and funding for community-based preservation efforts. To participate, a municipality must maintain a historic preservation commission, survey local historic properties, provide opportunities for public participation in preservation activities, and develop and enforce local preservation laws. If a community were to become a CLG, it would be eligible to draw on an exclusive pool of matching federal and state funds for program implementation, and rehabilitation work consistent with historic preservation standards.

There are also federal incentives for individuals, organizations, or firms who own historic properties and are interested in historic preservation. Interested parties can take advantage of the Rehabilitation Investment Tax Credit, a federal tax incentive to encourage the preservation and reuse of older income-producing properties, including offices, apartment buildings and retail stores.

Investing in historic preservation efforts can provide municipalities with important and impressive returns. Private and public efforts to preserve and rehabilitate historic districts create attractive places to live, work, and play and stimulate new investment in older residential and commercial centers. A historic district can become a regional draw for tourists and boutique customers. Furthermore, historic preservation maintains a municipality's character, distinctly separating it from other rural and suburban communities, for both new and established residents.

## **2.4 THE BUILT ENVIRONMENT**

Open space preservation is dictated most directly from its relationship with the built environment. The primary concentration of residential development in South Harrison occurs in two locations. One area is centered around Cedar Grove with residential areas extending southeast toward Algonkin Lake. The second concentration of development occurs along Route 45 between and Monroeville Road and the northern township border.

### **2.4.1 Land Use**

Land use within the township is over 50% agricultural with urban areas covering about 13% of the township. Urbanized areas are primarily residential areas with small individual building footprints. Over 19% of the total land area is forested while 14% of the township is classified as wetlands. Total area for the township is approximately 16 square miles.



### **2.4.2 Population**

As of the 2000 census there were 2,417 individuals residing in 800 households in the township. Over 10% of the population was considered minority (non-white) and the entire population was considered rural. This population represents a 26 percent increase from the 1990 census. The largest population increase between 1990 and 2000 was a 59 percent elevation of the number of people living in group quarters. The number of South Harrison residents aged 70 years old and older increased 78 percent within the decade, which could contribute to the significant growth of residents living in group quarters.

### **2.4.3 Housing**

The majority of South Harrison's population lives in the Cedar Grove area and areas to the southeast. Across the township there were 829 housing units reported in the 2000 Census, 800 of which were occupied. An overwhelming 94% were living in owner-occupied housing with an additional 4% vacant. Single-family detached housing was the most popular style of residence in South Harrison, housing over 90% of residents. Just over 7% were residing in mobile homes and the remainder of housing was in the form of attached or multi-unit structures. The median reported value for owner-occupied homes in 2000 was \$186,500. Adjusted for inflation this is equivalent to over \$233,000 in 2008 dollars. For comparison, the median home value for Gloucester County as a whole was \$118,200 in 2000.

### **2.4.4 Transportation**

New Jersey Route 45 is the primary arterial in the township. For most of its length this north-south road travels through the town slightly west of its geographic center. This roadway intersects other major local roads such as CR 538 Franklinville Road, CR 694 Monroeville Road, and CR 668 Harrisonville Road.

In the 2000 Census, over 79% of the households reported having access to two or more automobiles. However, on the opposite end of the spectrum, nearly 3% of households reported having no reliable access to an automobile. These figures are slightly below national figures, which average 89% of households that have access to two or more vehicles. New Jersey Transit bus route 401 travels through the township along CR 605 Woodstown Road en route from Philadelphia to Woodbury, but does not stop in South Harrison Township.

### **2.4.5 Schools**

South Harrison Township is part of the Kingsway Regional School District. This district serves South Harrison, East Greenwich, Logan, Swedesboro, and Woolwich townships with enrollment in the 2006-2007 school year near 600 students at the Middle School and close to 1,500 students at the High School. South Harrison Elementary School, located at the intersection of Harrisonville Road and Woodstown-Mullica Hill Road, educates over 300 students each year, providing education from the kindergarten level through the sixth grade. The school also has a gifted and talented program and an after-school program.

**Table A.1: South Harrison Schools**

<i>School</i>	<i>Grades</i>	<i>Enrollment (2006-2007)</i>	<i>Address</i>
South Harrison Elementary School	K to 6 <sup>th</sup>	300+	904 Mullica Hill Rd. Harrisonville, New Jersey 08039
Kingsway Middle School	7 <sup>th</sup> to 8 <sup>th</sup>	583	203 Kings Highway Woolwich Township, New Jersey 08085
Kingsway Regional High School*	9 <sup>th</sup> to 12 <sup>th</sup>	1,456	201 Kings Highway Woolwich Township, New Jersey 08085
*Also serves students from East Greenwich, Logan, Swedesboro, and Woolwich townships			

Source: US Census, NJ Department of Education

**Table A.2: Breakdown of South Harrison School Enrollment by Age**

<b>SCHOOL ENROLLMENT</b>	<b>#</b>	<b>%</b>
<b>Total population 3 years and over, enrolled in school</b>	<b>684</b>	<b>100</b>
Nursery school, preschool	32	4.7
Kindergarten	25	3.7
Elementary school (grades 1-8)	327	47.8
High school (grades 9-12)	152	22.2
College or advanced higher education	148	21.6

Source: US Census

#### **2.4.6 Water and Sewer**

The township of South Harrison does not have a sewer system or water department. Residents of the township rely on private wells and septic systems for these needs. The majority of domestic water wells in the township draw water from the Wenonah-Mount Laurel aquifer.

The township also has one public community water well, which supplies water to approximately 100 residents of the Harrisonville Mobile Home park from the Wenonah-Mount Laurel aquifer. Public non-community wells are another part of a public water system. South Harrison has four public non-community wells serving locations such as schools, public buildings, and parks.

#### **2.4.7 Parks and Recreation**

Harrisonville Lake is the main recreation attraction for residents and visitors of South Harrison Township. Located on Harrisonville Lake Road, just south of Mullica Hill Road (CR 617), the water body stretches for 30 acres along the border of Gloucester and Salem counties and provides both recreation and wildlife habitat. The dam at the lake was recently repaired but may require additional work.

Stewart Park is situated at the eastern edge of Harrisonville Lake, and is the only public park in South Harrison Township. Stewart Park also serves as the home field for South Harrison little

league teams for baseball and softball players aged 7-16 years old. Residents also use the school grounds at the South Harrison Elementary School for recreation opportunities.

See *Section 5.0: Active Recreational Analysis* for a more detailed description of active recreational programs and needs.



## SECTION 3: GOALS OF THE OPEN SPACE PROGRAM IN SOUTH HARRISON TOWNSHIP

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 governing body'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 South Harrison Township Open Space 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 South Harrison
- Foster preservation, through public and private action, of wetlands, remaining woodlands, grasslands, and fields in order to maintain South Harrison's biodiversity
- Link various areas of the township through a system of greenways, made available to the public through either acquisition or conservation easements
- Protect the supply and quality of both surface water and drinking water
- Plan for the future expansion of active and passive recreation land in the township
- Support the community's need for safe multimodal circulation through the addition of walking paths, bike trails, and equestrian trails
- Identify and protect historical resources
- Encourage farmland owners to preserve their lands in the permanent farmland preservation programs

## 3.1 MUNICIPAL, COUNTY, REGIONAL, AND STATE PLAN CONSISTENCY

### 3.1.1 South Harrison Township – Master Plan

The goals and objectives of the Open Space and Recreation Plan are drawn from discussions with the South Harrison Township Open Space Committee and from the South Harrison Township Master Plan originally adopted in 1990 with an updated version adopted in June 2008.

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

There are seven principal goals and several additional objectives in the *South Harrison Township Master Plan* that can be partly achieved through open space/farmland preservation:

#### Goal 1.1

- Objective 1.1.8** Promote the conservation of open space and valuable natural resources and prevent sprawl and environmental degradation

#### Goal 2.1

- Objective 2.1.2** Adopt and employ residential density and cluster development and/or conservation zoning techniques to balance growth with preservation, reducing the ultimate build out of the township and concentrating residential units on a portion of a tract, rather than spread evenly throughout

#### Goal 3.1

Preserve 1,500 additional acres of farmland within the township. (This preliminary number subject to change upon completion of the Farmland Preservation Plan)

- Objective 3.1.1** Support State policies that support farming and preserve farmland

- Objective 3.1.3** Adopt a farmland incentive program to encourage farmers to enter the farmland preservation program

#### Goal 3.2

Do our part to ensure the continued viability of farming in southern New Jersey

#### Goal 3.3

Protect environmentally sensitive areas of the township from careless development

#### Goal 3.5

Acknowledge the unique circumstances of South Harrison Township and endeavor to apply smart growth principles within the local context

**Goal 4.2** Provide active and passive recreation opportunities for residents of all age levels

**Objective 4.2.2** Site recreation facilities in central locations to serve the population they are intended for – the neighborhood, the community or the entire municipality- and connect facilities with pedestrian, equestrian, or bicycle paths where possible

South Harrison’s most recent Master Plan (June 2008) includes several elements that support the preservation of open space. In the Land Use element of the Master Plan, Section 3-“Farmland and Zoning” addresses the importance of creating zoning ordinances that help retain the viability of farming as an industry and help preserve a maximum amount of open space for its aesthetic and environmental value.

The current Master Plan increases the minimum lot size of properties in the “Agricultural Residential” zone from one acre to three acres. Also, developers of major subdivisions located in the “Agricultural Residential” zone are required to use conservation design principles in their site design. The concept of conservation design and its utility in South Harrison Township is further explained in Section 6 of the Master Plan. The design standards discussed in Section 7 also suggest preferences for the provision and design of open space and recreation.

### **3.1.2 Open Space Plans of Adjacent Municipalities**

Of the townships surrounding South Harrison, both Woolwich and Harrison townships have adopted an *Open Space and Recreation Plan*. Both plans propose a Greenway System along major stream corridors, including the Raccoon Creek, which is the same waterway as in South Harrison Township. In addition, both township plans describe and map areas for priority preservation of agricultural land. Much of Woolwich Township that borders South Harrison is designated for farmland preservation in this 2004 Plan, as well as Woolwich’s 2008 Farmland Preservation Plan. The Harrison plan from 2006 also proposes farmland preservation along its border, with several contiguous parcels along the border of northeastern South Harrison Township.

Pilesgrove Township revised its Master Plan and Land Use element in January 2005, and adopted its Conservation and Recreation Plan Element in August 2004. The Master Plan and its relevant elements provide data and recommendations for farmland preservation, open space protection, and recreation development. The Conservation and Recreation Plan Element focuses on the preservation of the rural character of the township, the conservation and protection of the township’s unique physical qualities and natural resources, and the provision of active and passive recreation for the township residents. Pilesgrove also adopted a Farmland Preservation Plan in 2005.

While Elk Township is currently creating a Farmland Preservation Plan, neither Elk nor Upper Pittsgrove Townships have an Open Space Plan. Upper Pittsgrove Township does have a Farmland Preservation Plan and more acres of preserved farmland than any other township in the region.

The concurrent and complimentary planning efforts going on in neighboring municipalities present opportunities for South Harrison Township to collaborate with those communities in both greenway and farmland preservation, and in support of the region's streams, landscapes, and farming industry.

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

The Open Space component of this plan 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; and
- Special considerations that need to be factored in, including such things as presence of unique features or public access to water.

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; and
- Several regional parks located near high-growth, high-need populations.

Nearly all of South Harrison Township's land is ranked in the county plan as High Priority for Farmland Preservation. This is the highest category for this component of the plan. Medium Priority land (the second highest rank) is the designation for a considerable amount of land in the southeastern portion of the township, primarily in areas rich in upland forests and wetlands.

On the Ranked Open Space map in the Gloucester County Plan, South Harrison Township Rank Two lands (the second highest) are shown as small, isolated parcels along Marl Run and further north primarily in the central portion of the township. Rank Three lands are concentrated about the numerous stream corridors within the township with much of the remaining land being designated as Rank Four. There are no Rank One lands (the highest ranking) in South Harrison Township.

At the time of the Gloucester County Plan, South Harrison Township had 28 acres of developed recreational open space. This acreage exceeds the 20 acres needed by the township, based on the National Recreation and Park Association recommendation of 10.5 acres of recreation per 1,000 residents. By 2020 it is expected that a population increase will require approximately 24 acres of recreational open space; still less than the 28 acres already present in the township. Thus, South Harrison Township was considered to have a "Low" need for recreational opportunities among Gloucester County communities.

In the Spring of 2008, the farmland preservation portion of the County plan was updated to create the *Comprehensive Farmland Preservation Plan for the County of Gloucester*. This separate plan element further emphasizes the importance of preserving farmland to help prevent the concentration of active farmland from falling below critical levels. As mentioned in this plan, the County has implemented a proactive and highly successful land preservation program, preserving over 10,500 acres of farmland since its inception in 1989. With this plan, the County is aiming to preserve 1,000 acres of farmland per year for each of the next ten years. The Plan details this effort by delineating the County's Agricultural Development Area (ADA), where Gloucester County will focus its future farmland preservation projects. The entire township of South Harrison falls within this ADA. The Plan also identifies eleven Project Areas that will serve as individual units for future farmland preservation efforts. South Harrison Township falls within the Raccoon Creek Project Area.

### **3.1.4 Salem County Open Space and Farmland Preservation Plan**

Salem County's largest single land use is agriculture with nearly 40% of the county's land in agricultural use. However, some areas of Salem County are experiencing severe development pressures. Local residents and officials are looking to the *Salem County Smart Growth Plan*, completed in 2004, to provide direction on how to manage this development stress. Complementing this smart growth initiative is the County's *Open Space and Recreation Plan*, which is a part of the *Open Space and Farmland Preservation Plan*. These plans are integral to providing the direction and goals of the County's preservation program.

As detailed in the *2004 Smart Growth Plan*, the goal of the County is to "Identify, Protect, Preserve, and Enhance Salem County's incredibly diverse environmental resources." Related objectives of this goal include:

- Inventory environmentally sensitive resources;
- Protect environmental resources from sprawl and related threats; and
- Preserve natural resources through land regulation, acquisition, and other conservation efforts.

In Salem County the plan to achieve "green infrastructure" of preserved natural and agricultural lands that ensure clean air and water, diverse plant and animal habitat, and abundant, fertile soil includes a system of farm (brown) belts, greenways and blueways (stream corridors). An area bordering South Harrison Township along Oldmans Creek, called the Oldmans Creek Blueway, is recommended for preservation in the County's *Open Space and Recreation Plan*. In addition, much of Pilesgrove Township that borders South Harrison consists of preserved farmland as well as areas recommended for future preservation.

### **3.1.5 Regional Plans: Delaware Valley Regional Planning Commission's 2030 Plan**

DVRPC's long-range plan for the year 2030 (and pending year 2035 Plan) addresses land use and transportation for the Delaware Valley region and includes a section on open space and specifically preserving farmland, natural resources and recreation areas. These elements are indicated on the land use plan map along with existing uses and related items. The land use plan map also identifies an interconnected open space network across the region, along with locations that should remain rural and agricultural in character.



The open space network includes elements such as:

- Environmentally sensitive stream corridors;
- Wetlands;
- Woodlands; and
- Upland habitat areas.

The proposed open spaces are areas considered useful for both natural resource protection and to meet the recreational needs of the growing population.

The 2030 plan outlines implementation measures for the expansion of the open space network that includes coordination with:

- Counties;
- Local governments; and
- Nonprofit organizations.

According to the 2030 land use plan map, there is one connection to the open space network within South Harrison Township that needs to be established. This area is referred to as the Oldmans-Reed Greenspace, and is located along Oldmans Creek. The entire township is part of a conservation focus area known in the year 2030 Plan as the Gloucester County Farm Belt B. All of these conservation focus areas depict agricultural and natural lands that possess a combination of unique physiographic, vegetative, and land use characteristics that make the area worthy of heightened preservation efforts by government organizations and nonprofit land trusts.

### **3.1.6 New Jersey State Development and Redevelopment Plan**

South Harrison Township encompasses three different planning areas in the *New Jersey State Development and Redevelopment Plan* (the *State Plan*). They are the Rural Planning Area (PA4), Rural Environmentally Sensitive Planning Area (PA4B), and the Park Area (PA8). See **Map 6: Zoning and New Jersey State Planning Areas** in the maps section.

**Rural Planning Areas (PA4)** contain large areas of farmland and other open land. The *State Plan's* intent in Rural Planning Areas is to (p.208):

- “maintain the Environs as large contiguous areas of farmland and other lands”;
- “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 bulk of South Harrison Township lands fall within this Rural Planning Area. Portions of the municipality not in PA4 include the southeastern segment of the township, roughly between

North Mullica Hill Road and Franklinville Road, and south of Cedar Grove Road. The land area in PA4 is zoned Agriculture Residential (AR) by South Harrison with the following exceptions:

- The area of Harrisonville which is zoned Neighborhood Commercial (NC).
- Two large parcels in the northeastern quadrant of the township, one along Monroeville Road and one along Franklinville Road, that are zoned as Light Industrial (LI).
- Several parcels along Route 45 and CR538 that recently underwent a zoning change from Agricultural Residential to Professional Office/ Residential.

**Rural Environmentally Sensitive Areas (PA4B)** is a sub-area of the Rural Planning Area (PA4) and encompasses rural lands that have one or more environmentally sensitive feature such a valuable ecosystem or wildlife habitat.

The State Plan's intent for PA4B areas is the same as for the Rural Planning Areas (PA4).

A large portion of southeastern South Harrison Township is part of the PA4 planning area. The planning area is of an irregular shape, but generally encompasses part of the township south of Cedar Grove Road and southwest of Franklinville Road. With the exception of the town of Harrisonville, this entire area is zoned as Agriculture Residential (AR) by South Harrison. As mentioned above, Harrisonville is zoned as Neighborhood Commercial (NC).

**Park Areas (PA8)** consist of tracts of land dedicated for public benefit. The *State Plan's* intent in Park Areas is to:

- protect critical natural resources;
- provide public recreational and educational opportunities;
- ensure the maintenance of associated facilities; and
- ensure the connection of these areas into a system of open lands.

In the case of South Harrison Township, this land includes the Harrisonville Lake Wildlife Management area, owned and managed by the State of New Jersey with an emphasis on protecting this local habitat and providing a limited passive recreational experience. The PA8 area primarily includes land zoned as Agriculture Residential (AR), along with a small portion of southern Harrisonville which is zoned as Neighborhood Commercial (NC).



*Stewart Park, located south of Ferrell Road, constitutes a large portion of the land owned by South Harrison Township (almost 49 acres). Source: DVRPC*



## SECTION 4: INVENTORY OF OPEN SPACE RESOURCES IN SOUTH HARRISON TOWNSHIP

This section of the Open Space and Recreation Plan describes the inventory of the open space lands within South Harrison 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 **Appendix B**. The accompanying **Map 7: Existing Open Space with Approved Developments** map details the locations of these properties and has been developed using the Geographic Information System software, Arcview. As noted on **Map 7**, the Gloucester County Planning Department produced the base map, using tax data from the South Harrison Township Tax Assessor's office for the year 2006. Data was updated where necessary using information gained from the Tax Assessor's office as well as statewide tax assessor information (ModIV) for South Harrison Township.

Vacant lands, farm-assessed parcels, and outdoor recreation sites are depicted on **Map 7: Existing Open Space with Approved Developments**, along with publicly owned property and lands owned by charitable organizations. These are the lands that offer opportunities for open space preservation.

### 4.1 HISTORY OF THE SOUTH HARRISON TOWNSHIP OPEN SPACE PROGRAM

A Farmland Preservation Assistance Trust (FPAT) was established by resolution by South Harrison Township in 1997 after voter referendum approval in 1996. Funded through a dedicated tax of one cent per \$100 assessed property value, the FPAT is used to encourage land owners to apply for the state and county farmland preservation program and to help them gain additional qualification points. At the end of 2007 the FPAT balance was over \$59,000 with an expected ending balance for 2008 of \$53,588.

South Harrison Township's governing body recently amended their zoning ordinance to encourage the preservation of more open space throughout the community, among other goals. The minimum lot size for properties within the Agricultural Residential zone (AR), which covers the bulk of the township, was increased from one acre to three acres. Residential subdivisions are also required to employ conservation design principles to ensure that the land is used wisely and efficiently with the protection of environmentally sensitive areas and the provision of community open space being the high priorities.

The township committee also established an Open Space Committee to oversee the development and implementation of an Open Space and Recreation Plan and to recommend parcels for preservation to the committee. The Open Space Committee is composed of six members including representatives from the Environmental Commission. Members of the Planning Board also participated in the planning meetings for the Open Space & Recreation Plan.

All meetings of the Open Space Committee were open to the public. Notification of major meetings was published in the newspaper of record for the township, the *Gloucester County Times*. A survey was mailed to all home owners in the Fall of 2007, at the start of the Open Space & Recreation Planning project. This sought opinions on protecting natural resources, preserving the character of open space and farmlands, and providing recreation opportunities in South Harrison. Although the survey response was not large enough to be considered a representative sample, citizen comments from this survey were informative and are included here as *Appendix D*.

## **4.2 PUBLIC LAND**

### **4.2.1 Federal Land**

There are no federal lands in South Harrison Township.

### **4.2.2 State Land**

The Harrisonville Wildlife Management Area constitutes most of the 17.47 acres of South Harrison Township owned by the State of New Jersey (*Class 15C in the Appendix*).

### **4.2.3 County Land**

Gloucester County owns just over 534 acres of land along Monroeville Road; the majority of which is the location of the Gloucester County Improvement Authority landfill. (*Class 15C in the Appendix*). Over 58 acres of county-owned land located along Lincoln Road is permanently preserved as open space.

### **4.2.4 Municipal Land – Township of South Harrison**

South Harrison Township owns a total of 56.5 acres of land in the municipality (*Class 15C in the Appendix*). Stewart Park makes up the bulk of this municipally-owned land with 48.57 acres devoted to this use. This park, located south of Ferrell Road near its intersection with Lincoln Mill Road, is the only public park in the township. The township building constitutes the bulk of the remaining 7.93 acres of land owned by South Harrison Township.

### **4.2.5 Other Publicly Owned Property in Harrison Township**

#### ***South Harrison Township Board of Education***

The Board of Education in South Harrison owns just over 13 acres of land, some of which is occupied by the Harrisonville Elementary School (*Class 15A in the Appendix*).

#### ***Harrisonville Fire Company***

Approximately three acres of land is owned by the Harrisonville Fire Company, and is used to house the Fire Department for the township.

## 4.3 PRIVATE LAND

### 4.3.1 Farmland-assessed Property

A total of 7,028 acres in South Harrison Township are farmland-assessed (*Class 3A and 3B in the Appendix*). This acreage is found throughout the township on a total of 263 lots.

### 4.3.2 Preserved Farmland

There are 76 parcels, totaling 3,049 acres that are permanently preserved in South Harrison Township. These parcels are distributed around the township in small blocks and, for the most part, are not contiguous to other permanently preserved farmland.

Two parcels in South Harrison Township, totaling 17.7 acres, are enrolled in an Eight-Year Farmland Preservation Program. Landowners can enroll in the state or municipal Eight-Year preservation program. Both programs require farmers to voluntarily restrict development of their land for a period of eight years. Although landowners receive no direct compensation for enrollment in the program, they are eligible to receive grants for up to half the cost of conservation projects on their land, such as for erosion control, terrace systems, and windbreak restoration. Additionally, those in the Municipal Eight-Year program benefit from greater protection from nuisance complaints, emergency fuel and water rationing, zoning changes, and eminent domain actions. At the end of the eight years, the landowner may roll the program over for another eight years and will be eligible to apply for cost-share grants again.

### 4.3.3 Vacant Land – Land with no Structural Improvements

South Harrison Township had a total of 280.3 acres of vacant land on 113 lots (*Class 1 in the Appendix*) according to 2006 tax assessment data.

### 4.3.4 Church and Charitable Properties

Over 5 acres of property are owned by churches and/or charitable organizations in South Harrison Township (*Class 15D in the Appendix*). The two largest parcels are just over 2 acres each and are owned by St John's Methodist Church and Bancroft Neurohealth respectively. The third parcel of just under one acre is owned by the First Baptist Church of Richwood.

A large parcel (nearly 92 acres) of wooded land along Ferrell Road has been permanently preserved through the efforts of the South Jersey Land and Water Trust (SJLWT). Ownership of the preserved property, informally referred to as the Daniel's Property, is now held by the NJ Conservation Foundation, a statewide land trust with a life estate granted to the farmer owners. This property is open to the public by appointment. SJLWT has Green Acres project funding for preserving land in both the Oldmans Creek and Raccoon Creek watersheds and is working to preserve additional properties in South Harrison Township.

## 4.4 PRESERVED LAND IN SOUTH HARRISON TOWNSHIP – SUMMARY

South Harrison Township consists of a total of 10,202 acres. Of this land, 3,256.2 acres, or 32 percent, is “open space” that is preserved either through farmland preservation or municipal ownership. These protected lands are summarized as follows:

South Harrison owned open space property	56.5 acres
Gloucester County owned open space property	58.3 acres
Preserved farmland	3,049.7 acres
Other (Daniel’s Property)	<u>91.7 acres</u>
<b>Total Preserved Lands:</b>	<b>3,256.2 acres (32%)</b>

## 4.5 SOUTH HARRISON TOWNSHIP POTENTIAL OPEN SPACE INVENTORY

The Open Space Inventory is the list of lands in the municipality that the township should look to, when planning for open space preservation. 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 Open Space and Recreation Plan recommends that South Harrison utilize a diverse inventory of lands to begin to prioritize properties for acquisition. This inventory includes:

Farm-assessed Land (without approved development and not permanently preserved )	3,325.3 acres
Vacant Land (without approved development)	150.9 acres
Developed Land over 5 acres	<u>557.5 acres</u>
<b>Total Potential Inventory</b>	<b>4,033.7 acres (39.5%)</b>

Of the 10,202 acres in South Harrison Township, 4,033.7 acres are included on the inventory of available open space. This is 39.5 percent of the township that is potentially available for open space preservation. Over 82 percent of this land is farm-assessed property.



## **SECTION 5: ACTIVE RECREATION NEEDS IN SOUTH HARRISON TOWNSHIP**

### **5.1 EXISTING FACILITIES**

#### **5.1.1 Stewart Park**

South Harrison’s 48.6-acre Stewart Park provides playing fields and other amenities that serve both South Harrison residents and youth from other townships. The park is maintained by the township, with assistance from the Little League members that utilize the park.

Currently the park has six baseball/softball fields, one basketball court, two tennis courts, a track and a multi-use trail. The park also encompasses a skate park and children’s playground. Picnic tables are provided as well as a concession stand. South Harrison Township sponsors a Little League for youth baseball, with games being played at Stewart Park.

Stewart Park also includes several undeveloped acres of land that are reserved for future park expansion. The time period for expansion is not determined, but the Park masterplan includes additional soccer fields and open space for public use.

#### **5.1.2 Other Facilities**

A children’s playground, along with two picnic tables, a baseball field, a basketball court, and a track are available at Harrisonville Elementary School. However, due to insurance liability concerns, individual residents are not permitted to use these facilities. Groups that can furnish a \$500,000 liability insurance policy are eligible to create an agreement with the school district to utilize these facilities.

Active outdoor water sports such as fishing and boating/canoeing/kayaking are possible at Harrisonville Lake. The Harrisonville Wildlife Management Area (WMA) is maintained by the state of New Jersey but is open to the public. This area is an attraction for residents of both South Harrison Township and other neighboring areas. The park area also includes a multi-use trail.

As part of the Kingsway Regional School District, South Harrison Township youth are eligible to participate in a football league composed of children from every sending community in the district. South Harrison residents also participate in Harrison Township’s soccer league.

### **5.2 ASSESSMENT AND ANALYSIS**

#### **5.2.1 Analysis**

Assessing active recreational needs in a community can be done by utilizing methods developed by national and regional planning agencies. All such methods are approximations of need, based on certain assumptions about a community’s residents, and most are designed for assessment in suburbanized municipalities or those becoming more urbanized. Although South Harrison is not really in this category, these models can provide some guidance.



The *South Harrison Open Space and Recreation Plan* employs three different methods for determining recreational open space needs. The aim of this section is: to assess current amenities available to South Harrison residents; identify present needs for additional active recreation space; and quantify the amount of public open space required to meet South Harrison’s growing population.

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), as follows:

- Analysis A: A population-based analysis, as prescribed by the National Recreation and Park Association;
- Analysis B: A land use/land cover analysis based on New Jersey’s Balanced Land Use Guidelines; and
- Analysis C: An “adjusted” version of the Balanced Land Use Guidelines designed to take into account the existing developed land in the township.

Details of all three analyses are available as **Appendix A: Active Recreation Needs Assessment**. With the help of the South Harrison Township Planning Commission and Environmental Commission, DVRPC also developed and distributed a community survey. The survey did not generate sufficient responses to be useful for the purposes of an accurate recreation assessment. However, citizen comments taken from the surveys collected are compiled as part of **Appendix A**. To ensure the accuracy of the three alternative analyses, South Harrison Township officials should consider distributing a community survey once again to a wider audience or in a different medium. DVRPC also conducted phone interviews with several stakeholders involved in active recreation in the community, which helped to inform the recreation recommendations herein.

Differences between the three assessment approaches include:

- 1) Population-based standards are very broad and set goals for a finite period of time, based on the current and forecast population; and
- 2) and 3) Balanced land use standards set their goals in perpetuity, recognizing that land is finite and any 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.

### **5.2.2 Active Recreation Lands Assessment**

Based on the assessment models, South Harrison seems to be meeting current active recreation needs fully. There is adequate land and enough facilities for the number of youth involved in the programs, and room to grow. Field numbers and other amenities are sufficient for current use and fields get rested and rejuvenated adequately. However, community input differs. Several community members noted a growing interest in soccer, paired with a lack of amenities. Currently most residents interested in soccer play in the neighboring communities of Harrison or Woolwich Township. Stewart Park includes twelve small soccer fields (approximately 20 yds x 30 yds) primarily utilized by young children, as well as one regulation-size soccer field (110 yds x 60 yds). With local interest in this sport on the rise, the township may need to increase the number of regulation sized soccer fields to adequately serve its population both in the present and future. New soccer fields may be created by regrading and assembling several of the small fields together, or by locating an additional regulation-size field(s) in a new park location.

Future population growth suggests that the township should seek out minimal additional active recreation facilities to adequately serve their population. Based on NRPA guidelines, the township should install one volleyball court to serve their expected population at the time of build-out. The total area needed to accommodate this additional facility is approximately 4,000 square feet.

Despite this analysis, one should take into account that the NRPA guidelines are just that — guidelines. Each community exhibits unique active recreation preferences and these often change depending on the popularity of a certain sport and/or the facilities available in neighboring areas. This makes significant public outreach efforts necessary to confirm the actual needs and desires of local residents. For instance, based on the current interest in soccer South Harrison Township may consider the addition of at least one regulation-size soccer field in the township — whether at Stewart Park or a secondary location.

Passive recreation sites are in shorter supply. In particular there is a need for more walking trails, some biking trails and, possibly, equestrian trails. Given South Harrison's wealth of natural resources, especially within the Oldmans and Raccoon Creek corridors, some focus on developing trail linkages to other recreation facilities and the Wildlife Management area around Harrisonville Lake seems warranted.

In addition to these recreation sites, community stakeholder input illustrates a need for a community center or similar space available to all residents and local organizations. This need is particularly pronounced during the little league season when the Stewart Park facilities are highly utilized and particularly crowded. This community center should be designed to accommodate both small group meetings and activities, as well as community wide events. While Stewart Park, which is already owned and operated by the township and has room for expansion, would seem a wise choice for the location of a community center, funding initially provided to purchase the parkland does not allow for this type of use on the land.

**Table A.3** below summarizes public recreation sites that are available to South Harrison residents and those that are considered to be needed. This table is based on information provided by the South Harrison Open Space Committee, stakeholder input, and citizen comments.

**Table A.3: Active Recreation Lands Assessment – Current and Needed Facilities**

<b>Current Facilities</b>	
<b>Stewart Park (public) 67 Ferrell Road, 08062</b>	
5 baseball fields 1 softball field 1 basketball court 2 tennis courts 1 track 1 concession stand (with lighting)	6 picnic tables – 3 with lighting 1 trail 1 skate park 1 body of water (lake? pond?) 1 children’s playground area Restroom facilities available with prior notification 1 parking lot
<b>Harrisonville WMA (public) Lake Street, 08039</b>	
1 trail 1 body of water	Fishing area Canoe/kayak launch 1 parking lot
<b>Harrisonville Elementary School (public) 904 Mullica Hill Road, 08039</b>	
1 baseball field 1 basketball court 1 track	2 picnic tables 1 parking lot 1 children’s playground area
<b>Needs in the Township</b>	
1 volleyball court Baseball/softball for adults	Community center Trails—walking and/or equestrian Bike paths

Source: South Harrison Township, DVRPC



## **SECTION 6: OPEN SPACE NEEDS IN SOUTH HARRISON TOWNSHIP**

- A. Recreation demand will increase and exceed available opportunities and space.**
- B. Trails and access points linking people to nature are limited.**
- C. Endangered species habitat and wildlife corridors are threatened.**
- D. Stormwater runoff pollution threatens the water quality of stream corridors and lakes.**
- E. Forest areas are threatened by development and fragmentation.**
- F. Productive agricultural lands are prime developable areas.**

## **Need A. Recreation demand will increase and exceed available opportunities and space.**

South Harrison's sports recreation program will continue to increase in size with the growth of residential areas that have recently been constructed or are approved for development. Although the need for outdoor fields is currently being met, an increase in the size of Stewart Park should be considered for the future. Additional facilities at another site in the township should also be assessed further. There are no indoor sports facilities available to residents in South Harrison. A Community Center would accommodate this need, as well as other types of community necessities including adult and senior citizens programs, small group gatherings, and large community-wide events.

Passive recreation within South Harrison is also constrained. The Harrisonville Wildlife Management Area does provide a walking trail, and one can fish Harrisonville and Algonkin lakes from the roads, but other walking or jogging opportunities in the township are quite limited. There are also no formal bike paths anywhere in the community, no fishing piers or public boat/canoe launches, and no signed nature trails or nature center.

Given the relative flatness of South Jersey topography, bicycling is a mode of transportation that works well and could link this community together. Carefully planned bike trails reduce the number of automobile trips and improve the health of residents. However, biking requires safe routes and marked roadways.

Both population and land use models of assessment show that South Harrison seems to be meeting current active recreation needs. Future population growth suggests that the township will need an additional six to nine acres of active recreation facilities to adequately serve their population. Based on NRPA guidelines, the township should install one more tennis court in addition to facilities for basketball, volleyball, baseball, and softball to serve their expected population at the time of build-out. Soccer fields are also insufficient although the current need will be met within the next year as more fields are developed at Stewart Park.

Presently, passive recreation sites are in short supply. In particular there is a need for more walking trails, some biking trails, and possibly, equestrian trails. Linking these passive recreation opportunities with the greenway system proposed in this document, especially areas along the Oldmans and Raccoon creeks, will highlight the exceptional natural resources in South Harrison Township.

## **Need B. Trails and access points linking people to nature are limited.**

Bringing the public “outside” is an integral part of any open space and recreation program. Connecting people to their local environment fosters stewardship and an increased effort to protect their local environs. Conversely, lack of access to the natural world by residents leads to indifference and apathy. Access to “wild” areas is also important for increasing public financial support for land protection, whether that land is parkland and preserved open space or set-aside open space within conservation-designed residential development or commercial properties.

As mentioned above, in Need A, there are few opportunities for residents to enjoy the streams, wet forests, upland woods, and other important habitats of South Harrison. Greenways that connect people to the outdoor world and provide areas for possible trail linkages between points in the community are missing in South Harrison Township. These pathways will become increasingly important as the community becomes more developed.

### **Need C. Endangered species habitat and wildlife corridors are threatened.**

South Harrison Township has wetland forest and grassland habitat that is designated as critical for a variety of rare bird species such as the red-shouldered hawk, bog turtle, upland sandpiper, bobolink, grasshopper, and vesper sparrows, according to the New Jersey Landscape Project Habitat Project. Other sites that could support declining reptiles and amphibians, including the box turtle and Fowler's toad, are found in grassland and wetland areas, including the forested wetlands that line several stream corridors.

Oldmans Creek has been designated as a Category 1 stream – waters requiring special protection, based on the diversity of the aquatic organisms that live in it and on the presence of endangered freshwater mussels and bog turtles. This designation covers Harrisonville Lake, the unnamed tributary that flows into the lake, and downstream from Harrisonville Lake along its main channel to the border with Woolwich. Category 1 designation provides some protection to the stream in that 300 foot buffers are required in which almost no building can occur. However, no such protection currently exists for the Oldmans main channel above Harrisonville Lake or for any part of Raccoon Creek or its tributaries. Outside of wetlands and their required 25 – 150 foot buffers, development can fragment the landscape, eliminate critical habitat, and choke off wildlife migration routes. Development along stream corridors, especially on the north side of the Raccoon Creek South Branch, has already encroached on wetland buffers along that corridor, which is the location of a population of the endangered Swamp Pink plant.

There is also a continuing threat of development on open agricultural land – the grassland species habitat – if the farmland is not preserved, although South Harrison has considerable acreage in permanent preservation. The township is working to change permitted densities in its agricultural zone and has recently adopted a conservation design clustering ordinance that will preserve open space/farmland as part of the development process.

### **Need D. Stormwater runoff pollution threatens the water quality of stream corridors and lakes.**

All of South Harrison Township's major waterways suffer from water quality impairments. Specific impairments occur in the ability of the streams to support diverse populations of aquatic wildlife, although Oldmans Creek is still considered unimpaired in this regard. Most of the impairments are from siltation and/or high levels of phosphorus and fecal coliform. Excessive silt loads are usually imported into stream systems through stormwater runoff, and the high phosphorus levels carried by silt result primarily from high fertilizer loads on farm fields or on

residential and commercial lawns. Runoff from cropland wastes valuable soil and impacts both the appearance and health of lakes and other waterways. Fecal coliform comes from animal waste, which can include domestic cattle, wild geese populations, and pet waste.

The best protection against stormwater runoff pollution is to create wide corridors of protected vegetated land along streams. These buffers reduce and can eliminate the pollutant loads and excess sediments carried by runoff. Buffer areas also provide potential passive recreational opportunities and travel corridors for wildlife. Although the phosphorus and fecal coliform impairments may have resulted from past farming activity, the amount of residential growth that is occurring in South Harrison Township can easily generate similar pollutant loads in streamwaters, especially during construction. Elimination of water quality impairments is essential for public health, as well as for retaining diverse fish and other aquatic wildlife populations.

South Harrison's richest habitats are found along its stream corridors, some of which have beautiful but steeply sloping sides, such as along Basgalore Creek and Marl Run. The areas along other streams and at the base of slopes are floodplains with wetlands that provide flood-mitigation functions. Access to these corridors is limited for residents. Protection of these corridors for both people and wildlife, and the provision of public access, where appropriate, is an essential step in South Harrison's open space protection effort.

### **Need E. Forest areas are threatened by development and fragmentation.**

Forested areas are popular sites for builders to place residential developments. Because of its agricultural focus, South Harrison Township has less upland forest land than some communities, but it still has more patches of such forest than its neighboring townships. This upland habitat is found in greatest density around wooded wetlands in the southeast corner of the township but it is also scattered across the northern regions of the community. Some of it is located on land held by the Gloucester County Improvement Authority.

South Harrison can ill afford to lose any of this important habitat. Fortunately, some of the northern patches are located on preserved farmland, but other sites have approvals for development that is not yet built.

Wetland forests exist along stream corridors and in nodes in the southeastern corner of South Harrison. They have the advantage of New Jersey's strong wetland protection laws, but they are still easily impacted by surrounding land uses. Upland forests exist around nearly all the wetland forest in this part of the township and provide protection to the wetter habitat. These would be important candidate lands for preservation, to maintain the large blocks of undisturbed habitat in that part of South Harrison.

## **Need F. Productive agricultural lands are prime developable areas.**

South Harrison Township's soils are some of the richest in New Jersey. As development moves onto unpreserved farmland, these valuable soils will be lost. If development sprawls across the farm landscape, agricultural operations will become increasingly difficult. The large amount of permanently preserved farmland in the community will help to protect agricultural operations, although recently built and approved subdivisions are already located in the center of areas of preserved farms. The pressure for residential development will continue, due to South Harrison's location and the beauty of its landscape. In addition, the upland prime soils found within South Harrison are easy to build upon.

Agriculture has always been part of South Harrison'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 could be 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 viewscales, as well as for protecting the open "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.





*Harrisonville Lake, shown above, was recently designated as a Category 1 waterway due to the presence of unique and endangered aquatic organisms found in the Lake. The special protection afforded to Category 1 waters, as well as targeted preservation of land around the lake, will help these waters to remain healthy and viable to sustain the local ecosystem.*  
*Source: DVRPC*



## **SECTION 7: A SYSTEM OF OPEN SPACE FOR SOUTH HARRISON TOWNSHIP**

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 South Harrison Township’s open space needs are addressed by the proposed system of Open Space. The proposed **Greenways System** map (**Map 8**) included in this document depicts this planned approach to open space preservation.

The Open Space System addresses township needs in the following ways:

- I. Additional Park Acreage Will Answer Current and Future Needs for Recreation**
- II. Greenways Protect Township Resources and Promote Public Appreciation, Increased Activity, and Resident Health**
- III. Critical Habitat Preservation Will Protect Threatened and Endangered Species**
- IV. Water Quality of Rivers, Streams, and Lakes Will Be Improved Through Protection of Buffers Along Waterways**
- V. Preservation of Farmland Will Enhance the Viability of South Harrison’s Farm Industry and Its Valued Rural Landscape**

## **I. Additional Park Acreage Will Answer Current and Future Needs for Recreation**

Meeting the recreation needs and desires of South Harrison residents is a strategic and economic challenge. South Harrison Township is quickly developing, although the community is striving to preserve its rural character and active agricultural industry. While the township is successful at meeting its residents' basic needs, local residents want additional and more diverse recreation opportunities within their municipality. In response, South Harrison will need to adapt existing recreation amenities, acquire more land, and seize on creative re-use opportunities to provide new and exciting active recreation facilities and parkland.

The National Recreational and Park Association (NRPA) has established recreational standards to assist communities in determining the precise need for recreational development – number and placement of fields, development of new types of facilities, and the like. This is done by conducting a “Level of Service” analysis in which the actual recreational supply and demand in the township is calculated. The NRPA has published guidelines for carrying out this assessment. Such an analysis provides an accurate basis for planning because it takes into account such factors as peak use, days in the year that facilities are available, and any nonlocal (outside the recreation complex) supply of space. It would enable South Harrison to address other issues, such as the necessity to serve a growing adult population as well as youth, and the question of geographic distribution of some types of facilities. Given the projected growth of residential areas in the township, this detailed analysis would be beneficial.

Recreation/open space amenities within new development can no longer be mandated by municipal ordinance, but they can be negotiated at times. As new development proposals are submitted, the planning board should attempt to negotiate with developers to establish neighborhood and pocket parks and playgrounds as long as they will not pose maintenance or other burdens to the township. New residential subdivisions can also include walking paths to connect to sidewalks or trails, and this too, can be negotiated.

## **II. Greenways Protect Township Resources and Promote Public Appreciation, Increased Activity, and Resident Health**

The establishment of greenways along the stream corridors of South Harrison Township accomplishes several aims. Greenways maintain important habitat for wildlife and provide corridors through which animal and plant species can move. They also protect streamwaters from the impacts of stormwater runoff and help to stabilize streambanks and prevent their erosion. Greenways also aid in flood prevention and help to maintain the health of the complex biotic systems of wetlands.

Greenways along water also serve to connect people to the outdoors by providing potential sites for walking trails and, in some locations, for biking and equestrian trails. A greenway system thus provides opportunities for the public, including school children, to learn through experience about the importance of the township's streams, floodplains, wetlands and open space. Additionally, it provides opportunities for activity through walking, hiking, and possibly biking.

Given the problems with obesity in today's society, increased opportunities to use physical methods of mobility, rather than automobiles, are needed in every community.

Trails and greenways are not synonymous. A greenway encompasses the land within a linear region, connecting nodes of protected parkland or upland. There may never be adequate space or community support for a trail within the greenway. Trails can only be established on private lands with full landowner involvement and concurrence. Nevertheless, outlining a greenway protection system includes other measures besides acquisition and trail development. Providing stewardship education and information to private owners of greenway lands is equally important.

The most direct and long-lasting means of preserving stream corridors is to purchase the land making up these linear paths. However, the cost of doing so is often prohibitive. Where it is cost-effective and appropriate, direct acquisition should be considered. Where it is not feasible, other alternatives can be utilized. These include the donation or purchase of easements along the riparian corridor; developing a ranking method for acquisitions of open space properties and farmland areas that is higher for properties containing stream frontage, and requiring maximum protection of wetland buffers in new residential and commercial development. A good stream corridor protective ordinance can facilitate such protection.

### **III. Critical Habitat Preservation Will Protect Threatened and Endangered Species**

South Harrison Township has habitat that is designated as critical for endangered species including the bog turtle, red-shouldered hawk, upland sandpiper, vesper sparrow, and the wetland-dependent swamp pink plant. These species are documented along several stream corridors in the township and in adjacent forests, especially on the eastern side of the township. Agricultural lands in the center of the township are also classified as critical habitat to several of the aforementioned grassland-dependent bird species.

While forested wetlands have some protection under the New Jersey Wetlands Protection Act, upland forests and grasslands currently being used as farm fields have no such protection. It is therefore of highest priority to preserve as much of this farmland as possible and to protect upland areas. It is also helpful to encourage use of federal and state conservation programs by South Harrison farmers. These programs enable restoration of habitat and of stream buffers. **Appendix B** provides a list of these programs.

A system of greenways that encompasses the stream channels and the lands adjoining them and their tributaries, combined with preservation of the larger forested parcels remaining in the township, will provide protection of the endangered species of the community and of the township's biodiversity.

#### **IV. Water Quality of Rivers, Streams and Lakes Will Be Improved through Protection of Buffers along Waterways**

Riparian buffers (forested stream banks) are the best protection of water quality in streams. Substantial forested buffers provide many functions including stabilization of stream banks, erosion prevention, and filtering of overland runoff. They also provide shade that keeps water temperatures stable, are a source of food for the aquatic life that is at the base of the food chain, and operate as corridors through which terrestrial wildlife can move.

The principal pollutants to South Harrison's waterways are phosphorus and fecal coliform. Both of the lakes in the township are affected by some or all of these pollutants, and others. Most arrive at streams and lakes through stormwater runoff from developed areas and farm fields. Well-developed buffers contain that flow and can even absorb a considerable amount of the contaminants. Greenways along stream corridors are a mechanism for retaining these buffers or, where they are absent, for restoring them.

#### **V. Preservation of Farmland Will Enhance the Viability of South Harrison's Farm Industry and Its Valued Rural Landscape**

Agriculture has been a primary occupation throughout South Harrison'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. Yet, agricultural industries are still a major economic force that contributes significantly to the township's economic and rural character. However, the lands best suited to farming are also the most suitable for development. Development pressure has been extreme in South Harrison Township, with prices offered for land at levels well above their market value as farmland.

Efforts to work cooperatively with farmers and to support their habitat conservation efforts, especially along stream corridors, will strengthen the protection of the township's natural resources, as mentioned in III alone. See also **Appendix B**. Preserving farmland will also protect the farming industry itself, which is a fundamental aspect of South Harrison's character and quality.

Continuing the current municipal focus on farmland preservation in South Harrison, which 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. Development of a Farmland Preservation Plan and application to the State for a municipal planning incentive grant would add to these efforts and would also provide South Harrison with some additional funding to support farmland preservation.

To date, over 3,000 acres of farmland have been preserved in South Harrison 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 important benefit of maintaining South Harrison’s characteristic landscape and the scenic views that residents value so highly.

Opportunities for combining farming endeavors and the protection of significant and unique natural resources such those in South Harrison, can be particularly valuable. This can take the form of agri-tourism and ecotourism, expansion of local food marketing, sponsorship of backyard habitats in residential areas in conjunction with nurseries, or other innovative ideas.



*Stream corridor protective ordinances are a good way for communities to protect the quality of waterways like the one shown above.  
Source: DVRPC*



## SECTION 8: 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 delineated greenways. **Map 8: Greenways System**, included in the Map section of this Plan, illustrates the proposed greenways that will connect and preserve the parklands, natural areas, and waterways of the township. The map provides a vision for the township's open space preservation program.

The Greenways are broad-brush depictions of areas on which open space efforts should concentrate and are shown crossing developed properties and farmland, as well as vacant and publicly-owned land. However, they are not meant to imply that the township intends any specific action relevant to a particular property. Rather, they follow stream corridors, encompassing floodplains, upland forest nodes, and other environmentally sensitive features, and thus show the importance of these lands for good stewardship generally. The **Greenways System** map provides a starting point for focusing attention on lands that should be protected if and when opportunity arises.

### THE RECOMMENDATIONS

The following pages outline the blocks and lots of the largely undeveloped parcels that would create the several greenways envisioned on the **Greenways System** map. 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 if they become available.

It can be assumed that there are environmental objectives relative to any property included within a Greenway or Greenway Connector. 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 Preservation Recommendations pages indicates only that the specific property is within one of the designated greenways or connectors. It does not imply that any particular action will be taken relative to the property, now or in the future. For developed residential properties, only those of five acres or more are listed in the Greenway property tables.

Information on landowners of specific parcels in the following inventories comes from the tax records as of the end of year 2006, which is the most recent update of the base parcel map created by Gloucester County using Geographic Information Systems mapping. 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.



Parcels that have received preliminary or final subdivision approval as of October 2007 are shown as striped areas on the **Existing Open Space w/Approved Development** (Map 7), the **Greenways System** map (Map 8), and the **Farmland Preservation** map (Map 9). Also, the parcel records in the inventories are annotated in the Status column if they have development or land preservation applications or approvals.

Some parcels may be included within more than one list. For example, a parcel within the Vestry Greenway may also fall wholly or partly into the Oldmans Greenway and therefore will be included in both Recommendation lists.

#### Explanation of Tax **Class** Column

Class 1 = Vacant land

Class 2 = Developed, residential property

Classes 3B, 3A, or 3A/3B = Farmland-assessed

Class 4 = Developed, commercial property

Class 15 = Public (federal, state, county, municipal), school, church, and nonprofit organization property

#### **Greenways and Connectors**

Basgalore Greenway

Central Greenway

Vestry Greenway

Middle Tributary Greenway

Marl Run Greenway

Park Connector

Oldmans Greenway

Lincoln Greenway

Raccoon-Lincoln Connector

Raccoon Greenway

## **BASGALORE GREENWAY**

**Open Space Significance:** Although the proposed Basgalore Greenway travels through many farmland properties, it also flows through areas where several new developments have recently been approved and/or built. The greenway also extends to highly traveled roadways such as Franklinville Road (CR 538), Tomlin Station Road (CR 607), Monroeville Road (CR 694), and Route 45. The presence of these uses threatens the integrity of the greenway and makes preservation and protection of this area even more paramount.

The area through which the Basgalore Greenway runs encompasses extensive wetlands and upland forest areas that provide both high groundwater recharge and critical habitat for threatened species. The Basgalore Creek is also surrounded by farmland parcels designated as suitable habitat for grassland-dependent species by the NJ DEP Landscape Project. Preservation of this area would protect both natural resource values and important animal species and would serve as a corridor for movement of wildlife.

**Potential Preservation Strategy:** Forested upland area within this greenway is important to protect because of its high biodiversity value. The creek also needs protection for purposes of water quality, especially due to its impact on the health of Lake Basgalore in Woolwich Township. The township should coordinate with neighboring communities, such as Woolwich Township, to ensure that conservation efforts in South Harrison contribute to a broader effort to protect the entire Basgalore Creek. In addition, stewardship information about the stream and critical habitats could be developed and distributed to both current and future residents in the area. Current farm-assessed property could be preserved through Farmland Preservation Programs while conservation easements could be pursued for undeveloped portions of those properties listed as residential. 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 or Greenway Connector 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	Owner	Address	City/State	ZIP	Acres	Location	Notes
2	4	3B	SORBELLO, SAMUEL F	1631 S. H. 45	MULLICA HILL, NJ	08062	42.04	554 FRANKLINVILLE RD	Perm. Preserve
2	4.02	4A	SORBELLO, SAMUEL J & COLLEEN F	PO BOX 429	MULLICA HILL, NJ	08062	3.32	546 FRANKLINVILLE RD	
5	1	3B	MARINO, RITA	433 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	111.5	433 FRANKLINVILLE RD	Perm. Preserve
5	5	3B	MCCANN, HENRY III	663 TOMLIN STATION RD	MULLICA HILL, NJ	08062	55.56	663 TOMLIN STATION RD	Approved Development: Rolling Brook Estates
5	5.04	3B	COSTANTINO, THOMAS C & DENISE	639 TOMLIN STATION RD	MULLICA HILL, NJ	08062	24.63	639 TOMLIN STATION RD	Perm. Preserve
5	6	3B	HEATHERWOOD FARMS II, LLC	525 CHEWS LANDING RD	HADDONFIELD, NJ	08033	119.68	469-B FRANKLINVILLE RD	Perm. Preserve
5	7.09	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.80	PEPPERGRASS DR	Approved Development: Country Bridge Estates III
5	7.1	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	3.31	PEPPERGRASS DR	Approved Development: Country Bridge Estates III
5	7.11	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.11	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III
5	7.12	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	3.20	PEPPERGRASS DR	Approved Development: Country Bridge Estates III
5	7.13	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	11.09	PEPPERGRASS DR	Approved Development: Country Bridge Estates III
5	7.14	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.37	PEPPERGRASS DR	Approved Development: Country Bridge Estates III
5	7.15	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.03	PEPPERGRASS DR	Approved Development: Country Bridge Estates III
5	7.16	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.15	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III
5	7.17	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.02	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III
5	7.18	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.29	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III
5	7.19	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.10	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III
5	7.20	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.04	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III
5	7.21	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.75	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
5	7.22	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.58	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III
5	7.23	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.23	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III
5	7.24	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.05	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III
5	7.25	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.04	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III
5	7.26	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.03	PEPPERGRASS DR	Approved Development: Country Bridge Estates III
5	7.27	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.02	PEPPERGRASS DR	Approved Development: Country Bridge Estates III
5	7.28	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.27	PEPPERGRASS DR	Approved Development: Country Bridge Estates III
5	7.3	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.62	BANEBERRY CT	Approved Development: Country Bridge Estates III
5	8	3B	LOPES, RITA M	725 TOMLIN STATION RD	MULLICA HILL, NJ	08062	21.08	SH-45	
5	10	3B	LEONE, ALFRED S	PO BOX 37	SEA ISLE CITY, NJ	08243	156.02	MONROEVILLE RD	Perm. Preserve
5	11	3B	FRANK RIZZI TRUST	72 HARMONY RD	MICKLETON, NJ	08056	129.55	MONROEVILLE RD	
5	12	2	YOUNG, ROBERT & CORA	426 MONROEVILLE RD	SWEDSBORO, NJ	08085	7.44	426 MONROEVILLE RD	
5	15	3B	PETRONGOLO, GREGORY & NANCY	396 RUSSELL MILL RD	SWEDSBORO, NJ	08085	24.56	FRANKLINVILLE RD	
5	16	2	NOSTRAND, ANNE MARIE	449 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	68.93	449 FRANKLINVILLE RD	
5	21	15F	GLOUCESTER COUNTY IMPROVEMENT AUTH.	109 BUDD BOULEVARD	WOODBURY, NJ	08096	3.07	MONROEVILLE RD	County owned
5	22	1	CLARK, FLOYD D	38 SKYLINE CIRCLE	SEWELL, NJ	08080	2.88	MONROEVILLE RD	
5.01	1	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.18	ROSE MALLOW PLACE	Approved Development: Country Bridge Estates III
5.01	2	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.25	ROSE MALLOW PLACE	Approved Development: Country Bridge Estates III
5.01	3	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.11	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III
5.01	4	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.01	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III
5.01	5	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.20	PEPPERGRASS DRIVE	Approved Development: Country Bridge Estates III
5.01	6	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.14	ROSE MALLOW PLACE	Approved Development: Country Bridge Estates III
6	1	3B	SORBELLO, JOSEPH	549 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	66.08	FRANKLINVILLE RD	Approved Development: Valleybrook Estates

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
6	1.01	3B	MCBRIDE, JOHN T JR & JACQUELINE A	638 TOMLIN STATION RD	MULLICA HILL, NJ	08062	9.09	638 TOMLIN STATION RD	
6	7	3B	SORBELLO, SAMUEL J & COLLEEN M	308 FOX RUN CT	MULLICA HILL, NJ	08062	33.00	SH-45 M08	Perm. Preserve
6	8	3B	SORBELLO, FRED A	1631 SH-45	MULLICA HILL, NJ	08062	52.29	1631 SH-45	Perm. Preserve
6	13	3B	MCCANN, HENRY III	663 TOMLIN STATION RD	MULLICA HILL, NJ	08062	41.07	TOMLIN STATION RD	Approved Development: Rollingbrook Estates
6	42	3B	YANKOWSKI, JOSEPH A & EVELYN J	642 TOMLIN STATION RD	MULLICA HILL, NJ	08062	12.61	642 TOMLIN STATION RD	
6	46						2.03		
9	2	15F	GLOUCESTER COUNTY IMPROVEMENT AUTH	109 BUDD BOULEVARD	WOODBURY, NJ	08096	153.50	MONROEVILLE RD	County owned
9	3	15F	GLOUCESTER COUNTY IMPROVEMENT AUTH	109 BUDD BOULEVARD	WOODBURY, NJ	08096	94.70	MONROEVILLE RD	County owned

#### Residential Properties Less Than 5 Acres (Tax Class 2) — For Stewardship Information

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
5	5.01	2	MECKE, STEPHEN V & ROBIN T	645 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.07	645 TOMLIN STATION RD	
5	7.01	2	VALDERRAMA, MARTIN P	689 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.11	689 TOMLIN STATION RD	Approved Development: Country Bridge Estates III
5	7.02	2	PATTI, GEORGE & CHERYL C	693 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.13	693 TOMLIN STATION RD	Approved Development: Country Bridge Estates III
5	7.03	2	CAPATE, JAMES G & BARBARA A	695 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.23	695 TOMLIN STATION RD	Approved Development: Country Bridge Estates III
5	7.05	2	VALDERRAMA, TROY M & CHRISTINA M	6 PEPPERGRASS DR	MULLICA HILL, NJ	08062	1.78	6 PEPPERGRASS DR	Approved Development: Country Bridge Estates III
5	7.06	2	SMITH, STUARD M & WENDY S	10 PEPPERGRASS DR	MULLICA HILL, NJ	08062	1.69	10 PEPPERGRASS DR	Approved Development: Country Bridge Estates III
5	7.07	2	MOORE, KENNETH & LINDA COLAMECO, CHRISTOPHER	18 PEPPERGRASS DR	MULLICA HILL, NJ	08062	1.73	18 PEPPERGRASS DR	Approved Development: Country Bridge Estates III
5	7.08	2	J & MONICA M	30 PEPPERGRASS DR	MULLICA HILL, NJ	08062	1.60	30 PEPPERGRASS DR	Approved Development: Country Bridge Estates III
5	7.31	2	MEADER, MARK S & DOREEN M	39 BANE BERRY CT	MULLICA HILL, NJ	08062	1.77	39 BANE BERRY CT	Approved Development: Country Bridge Estates III
5	7.32	2	DORN, ARTHUR F	37 BANE BERRY CT	MULLICA HILL, NJ	08062	1.52	37 BANE BERRY CT	Approved Development: Country Bridge Estates III
5	7.34	2	MCCLOSKEY, CLIFFORD & FRANCES	29 BANE BERRY CT	MULLICA HILL, NJ	08062	1.00	29 BANE BERRY CT	Approved Development: Country Bridge Estates III
5	13	2	YOUNG, ROBERT J	430 MONROEVILLE RD	SWEDESBORO, NJ	08085	0.52	430 MONROEVILLE RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
5	20	2	YOUNG, ROBERT J	430 MONROEVILLE RD	SWEDESBORO, NJ	08085	0.62	430 MONROEVILLE RD	
5	30	2	FORBES, DANIEL	649 TOMLIN STATION RD	MULLICA HILL, NJ	08062	2.02	649 TOMLIN STATION RD	
5	31	2	SCHERF, JUDITH E ANDERSON, RICHARD L. & KONNIE L	679 TOMLIN STATION RD	MULLICA HILL, NJ	08062	2.24	679 TOMLIN STATION RD	
5	32	2	KONNIE L	685 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.12	685 TOMLIN STATION RD	
6	12.01	2	GILBERT, CHRISTINE S	680 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.94	680 TOMLIN STATION RD	
6	12.06	2	KUNI, BRIAN & SHAWN A	26 SWEET BRIAR CT	MULLICA HILL, NJ	08062	1.60	26 SWEET BRIAR CT	
6	12.07	2	STREHLE, WILLIAM L & JOY CHINNICKI, GEORGE & LINDA A	23 SWEET BRIAR CT	MULLICA HILL, NJ	08062	2.31	23 SWEET BRIAR CT	
6	12.12	2	A	682 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.13	682 TOMLIN STATION RD	
6	13.01	2	THOMAS, MARK & LISA	652 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.03	652 TOMLIN STATION RD	
6	17	2	SORBELLO, JOSEPH F	549 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	1.11	549 FRANKLINVILLE RD	
6	40	2	OSTROWSKI, SVEN E	648 TOMLIN STATION RD	MULLICA HILL, NJ	08062	4.16	648 TOMLIN STATION RD	
6	41	2	DERHAM, ROBERT C LENNON, FRANCIS P & KATHLEEN A	646 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.26	646 TOMLIN STATION RD	
6.02	2	2	MCCLOSKEY, CLIFFORD & FRANCES	12 ANTELOPE DR	MULLICA HILL, NJ	08062	0.98	12 ANTELOPE DR	Approved Development: Country Bridge Estates III
5	7.34	2	FRANCES	29 BANEHERRY CT	MULLICA HILL, NJ	08062	1.00	29 BANEHERRY CT	
5	13	2	YOUNG, ROBERT J	430 MONROEVILLE RD	SWEDESBORO, NJ	08085	0.52	430 MONROEVILLE RD	
5	20	2	YOUNG, ROBERT J	430 MONROEVILLE RD	SWEDESBORO, NJ	08085	0.62	430 MONROEVILLE RD	
5	30	2	FORBES, DANIEL	649 TOMLIN STATION RD	MULLICA HILL, NJ	08062	2.02	649 TOMLIN STATION RD	
5	31	2	SCHERF, JUDITH E ANDERSON, RICHARD L. & KONNIE L	679 TOMLIN STATION RD	MULLICA HILL, NJ	08062	2.24	679 TOMLIN STATION RD	
5	32	2	KONNIE L	685 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.12	685 TOMLIN STATION RD	
6	12.01	2	GILBERT, CHRISTINE S	680 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.94	680 TOMLIN STATION RD	
6	12.06	2	KUNI, BRIAN & SHAWN A	26 SWEET BRIAR CT	MULLICA HILL, NJ	08062	1.60	26 SWEET BRIAR CT	
6	12.07	2	STREHLE, WILLIAM L & JOY CHINNICKI, GEORGE & LINDA A	23 SWEET BRIAR CT	MULLICA HILL, NJ	08062	2.31	23 SWEET BRIAR CT	
6	12.12	2	A	682 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.13	682 TOMLIN STATION RD	
6	13.01	2	THOMAS, MARK & LISA	652 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.03	652 TOMLIN STATION RD	
6	17	2	SORBELLO, JOSEPH F	549 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	1.11	549 FRANKLINVILLE RD	
6	40	2	OSTROWSKI, SVEN E	648 TOMLIN STATION RD	MULLICA HILL, NJ	08062	4.16	648 TOMLIN STATION RD	
6	41	2	DERHAM, ROBERT C LENNON, FRANCIS P & KATHLEEN A	646 TOMLIN STATION RD	MULLICA HILL, NJ	08062	1.26	646 TOMLIN STATION RD	
6.02	2	2	KATHLEEN A	12 ANTELOPE DR	MULLICA HILL, NJ	08062	0.98	12 ANTELOPE DR	

## CENTRAL GREENWAY

**Open Space Significance:** The Central Greenway is located around a major tributary to the Raccoon Creek and is an important connector for the network of greenways proposed in South Harrison Township. The greenway extends into Harrison Township and connects to the Raccoon Greenway in the northeastern portion of the township. A large parcel of land at the intersection of Route 45 and Franklinville Road is shown as part of this greenway and represents the potential site for an additional public park in South Harrison. Additional analysis and outreach should be done to determine the necessity and feasibility of a park in this location. The proposed Central Greenway flows through many residential parcels, as well as some areas that were recently approved for new developments. This greenway is also significant due to the large amount of critical grassland habitat that surrounds this branch of the Raccoon Creek and provides shelter for numerous threatened species. A greenway along this tributary could focus primarily on protecting the integrity of this waterway as well as the surrounding habitat.

**Potential Preservation Strategy:** South Harrison Township should coordinate its efforts at preservation and conservation in this area with neighboring communities, such as Harrison. Stewardship information about the creek and its surrounding critical habitats should be developed and distributed to residents in the area. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. Farm-assessed property could be preserved through Farmland Preservation Programs and farm enhancement programs could be used to fund restoration of wooded buffers along this creek. Where preservation is already complete or is not an option, discussion with farm owners about possible access across or alongside their land could be initiated. For new developments, the South Harrison Township Planning Board can encourage site plans to include passive recreation, including walking and bike paths. 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 or Greenway Connector 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	Owner	Address	City/State	ZIP	Acres	Location	Notes
3	1	3B	GRECO, DANTE R	290 EUCLID AVE	HACKENSACK, NJ	07601	22.06	SH-45	
3	2.05	2	DESANTO, ANDREW C	7 S BRANCH CT	MULLICA HILL, NJ	08062	5.03	7 S BRANCH CT	
3	2.09	3B	LAURIA, DANIEL A & NINA	2000 SOUTH 17TH ST	PHILA, PA	19000	9.20	SH-45	
3	4	3B	DRIVER, RUTH	632A FRANKLINVILLE RD	MULLICA HILL, NJ	08062	34.09	632A FRANKLINVILLE RD	Perm. Preserve
3	5	3B	VISALLI, SAMUEL	670 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	72.02	670 FRANKLINVILLE RD	Perm. Preserve

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
3	17	4A	DRIVER, WALTER C	1834 SH-45	MULLICA HILL, NJ	08062	1.40	1834 SH-45	
3	29	3B	MAYERS, EDWARD SR & MARIANNE	1818 SH-45	MULLICA HILL, NJ	08062	9.66	1818 SH-45	
7	1	3B	SHOEMAKER, LESTER D	609 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	94.74	609 FRANKLINVILLE RD	
7	2	3B	AMBRUSTER, LARRY C	448 LINCOLN MILL RD	MULLICA HILL, NJ	08062	55.01	448 LINCOLN MILL RD	Perm. Preserve
7	3	3B	SPADEA, MICHAEL M & CHRISTINA M	130 CEDAR GROVE RD	MULLICA HILL, NJ	08062	6.87	130 CEDAR GROVE RD	
7	7.1	2	SEABROOK, BRIAN E & DEBORAH	107 BEECH TREE CT	MULLICA HILL, NJ	08062	15.53	107 BEECH TREE CT	
7	7.14	2	HOLSTON, ROBERT G & PAMELA G	25 FOX HAVEN LN	MULLICA HILL, NJ	08062	6.85	25 FOX HAVEN LANE	
7	8	3B	CABANA, WILLIAM J	641 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	12.38	641 FRANKLINVILLE RD	
7	8.01	3B	CABANA, WILLIAM J	641 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	9.04	637-641 FRANKLINVILLE RD	
7	16	3B	ASHCRAFT, JOSEPH & DENISE	655 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	17.65	655 FRANKLINVILLE RD	Perm. Preserve
7	16.01	1	PINO, CARMEN R & WINIFRED	261 OAK GROVE RD	SWEDESBORO, NJ	08085	6.05	29 FRANKLINVILLE RD	Approved Development: Taylor's Glenn
7	16.02	1	PINO, CARMEN R & WINIFRED	261 OAK GROVE RD	SWEDESBORO, NJ	08085	15.49	29 FRANKLINVILLE RD	Approved Development: Taylor's Glenn
7	41	1	SCHEITZ, ROY & MARIE	120 CEDAR GROVE RD	MULLICA HILL, NJ	08062	2.91	CEDAR GROVE RD	Perm. Preserve
14	5	3B	SUNNYBROOK NURSERY, INC.	385 LINCOLN MILL RD	MULLICA HILL, NJ	08062	75.27	COMMISSIONERS RD	Perm. Preserve
14	7	3B	HARLAN CORPORATION	214 POND VIEW DRIVE	CHADDS FORD, PA	19317	70.20	1567 COMMISSIONERS RD	Approved Development: Windsor Estates
14	10	3B	WOZNIAK, EDWARD G & LILLIAN G	147 CEDAR GROVE RD	MULLICA HILL, NJ	08062	10.03	147 CEDAR GROVE RD	
14	11	3B	P & M ASSOCIATES LTD	PO BOX 187	BERNARDSVILLE, NJ	07924	71.50	CEDAR GROVE RD	
14	12	3B	CALABRO, JOSEPH & MARIA A	374 LINCOLN MILL RD	MULLICA HILL, NJ	08062	9.920	374 LINCOLN MILL RD	8-yr farmland program
14	30.01	3B	FERGUSON, JAMES JR & JUDY W	364 LINCOLN MILL RD	MULLICA HILL, NJ	08062	26.78	364 LINCOLN MILL RD	Perm. Preserve
14	30.02	3B	SUNNYBROOK NURSERY INC	385 LINCOLN MILL RD	MULLICA HILL, NJ	08062	11.69	LINCOLN MILL RD	
14	31	3B	DESTEFANO, CHARLES & THERESA	125 CEDAR GROVE RD	MULLICA HILL, NJ	08062	34.50	125 CEDAR GROVE RD	Approved Development: Red Tail Estates
14	32	3B	PIETRZAK, EDWARD J	380 LINCOLN MILL RD	MULLICA HILL, NJ	08062	10.18	380 LINCOLN MILL RD	



**Residential Parcels Less Than 5 Acres (Tax Class 2) — For Stewardship Information**

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
3	2.04	2	VASTA, JOHN S & KAREN M	9 SOUTH BRANCH CT	MULLICA HILL, NJ	08062	4.45	9 SOUTH BRANCH CT	
3	3	2	DRIVER, BERTHA M	624 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	3.04	624 FRANKLINVILLE RD	
3	10	2	JUMP, RONALD	616 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	1.15	616 FRANKLINVILLE RD	
3	11	2	RAUER, GLORIA SHANER-	612 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	1.86	612 FRANKLINVILLE RD	
7	7.09	2	MOZULAY, MARK J & MARGARET	105 BEECH TREE CT	MULLICA HILL, NJ	08062	2.30	105 BEECH TREE CT	
7	19.01	2	NARDELLA, RICHARD	152 CEDAR GROVE RD	MULLICA HILL, NJ	08062	2.54	152 CEDAR GROVE RD	
7	33	2	CUNNINGHAM, JOHN J & DEBRA L	150A CEDAR GROVE RD	MULLICA HILL, NJ	08062	3.71	150A CEDAR GROVE RD	
7	33.01	2	ALTERSITZ, THOMAS G & AMY J & DUCOIN, D	150B CEDAR GROVE RD	MULLICA HILL, NJ	08062	3.91	150B CEDAR GROVE RD	
12	10	2	DAMM, EDWARD H & LAURA M	471 LINCOLN MILL RD	MULLICA HILL, NJ	08062	2.19	467 LINCOLN MILL RD	

## VESTRY GREENWAY

**Open Space Significance:** Unlike most other proposed greenways, Vestry Greenway travels almost exclusively through farmland, which increases its potential for protection. This creek also contributes to Oldmans Creek, a larger waterway that forms the border of Gloucester and Salem Counties. Vestry Greenway is parallel to the proposed on-road bikeway which may make this greenway more attractive for passive recreation opportunities and linkages. The main concern for this creek is the considerable amount of steep land along the waterway, the banks of which are over 20% slope steepness in some parts.

**Potential Preservation Strategy:** This corridor needs protection primarily for purposes of reducing erosion and maintaining water quality. Discussion with farm owners about possible access across or alongside their land could be initiated, including stewardship information about the preservation of the natural habitat and the importance of this creek as a tributary to Oldmans Creek. Farm-assessed property could be preserved through Farmland Preservation Programs and farm enhancement programs could be used to fund restoration of wooded buffers along this creek. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance. Should any farmland be developed in the future, the South Harrison Township Planning Board could recommend set-asides for passive recreation, including walking and bike paths, in any new site plans.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector 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	Owner	Address	City/State	ZIP	Acres	Location	Notes
9	14	3B	GERLACK FARM, LLC	123 MILSTONE WAY	MONROEVILLE, NJ	08343	48.30	HARRISONVILLE RD	Perm. Preserve
9	15	3B	MAURER, JOSEPH A JR & DIANE P	420 HARRISONVILLE RD	SWEDESBORO, NJ	08085	69.09	420 HARRISONVILLE RD	Perm. Preserve
16	1	3B	GERLACK FARM, LLC	123 MILSTONE WAY	MONROEVILLE, NJ	08343	29.32	OLDMANS CREEK RD	Perm. Preserve
17	2	3B	SORBELLO, THOMAS	216 PORCHES MILL RD	SWEDESBORO, NJ	08085	110.80	PORCHES MILL RD	
17	4	3B	LICCIARDELLO, ANDREA & JANET M	417 OLDMANS CREEK RD	SWEDESBORO, NJ	08085	54.37	OLDMANS CREEK RD	Perm. Preserve
17	5	3B	BLACK'S DAIRY FARM	88 VESTRY RD	SWEDESBORO, NJ	08085	27.94	OLDMANS CREEK RD	Perm. Preserve
17	6	3B	BLACK'S DAIRY FARM	88 VESTRY RD	SWEDESBORO, NJ	08085	117.36	VESTRY RD	Perm. Preserve
17	7	3B	BLACK, ROBERT L	88 VESTRY RD	SWEDESBORO, NJ	08085	6.27	VESTRY RD	
17	9	3B	BLACK'S DAIRY FARM	88 VESTRY RD	SWEDESBORO, NJ	08085	10.68	VESTRY RD	Perm. Preserve

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
17	17	3A	MARINO, RUSSELL J & JUDITH G	32 VESTRY RD	SWEDESBORO, NJ	08085	10.50	VESTRY RD	

**Residential Parcels Less Than 5 Acres (Tax Class 2) — For Stewardship Information**

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
17	15	2	BRADFORD, CHARLES J & E RUTH	231 PORCHES MILL RD	WOODSTOWN, NJ	08098	2.24	PORCHES MILL RD	

## MIDDLE TRIBUTARY GREENWAY

**Open Space Significance:** This greenway runs along a small Oldmans Creek tributary that flows almost entirely through farmland and terminates near Harrisonville Road. The creek exhibits considerable steep slopes of at least 15% along most of its extent, especially nearest to Oldmans Creek. This area closest to Oldmans Creek is also surrounded by forested wetlands classified as critical habitat by NJ DEP's Landscape Project. Additionally, the terminus of this creek coincides with the proposed bikeway along Harrisonville Road, thus creating an opportunity to develop a linkage between on-road and off-road passive recreation facilities. Preservation of this area would protect both natural resource values and important animal species and would serve as a corridor for movement of wildlife.

**Potential Preservation Strategy:** Because this greenway travels predominantly through farmland, discussion with farm owners about preservation and possible access alongside their land could be initiated. Farm-assessed property could be preserved through Farmland Preservation Programs and farm enhancement programs while nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance. Stewardship information about water quality and the forested wetland critical habitat should be developed and distributed to land-owners in the area. Finally, the South Harrison Township Planning Board could recommend the dedication of land for passive recreation, including walking and bike paths, in any future development site plans.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector 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	Owner	Address	City/State	ZIP	Acres	Location	Notes
9	9	3B	GC IMPROVEMENT AUTHORITY	109 BUDD BLVD	WOODBURY, NJ	08096	118.78	HARRISONVILLE RD	
18	1	3B	MARINO, RUSSELL J & JUDITH G	32 VESTRY RD	SWEDESBORO, NJ	08085	91.71	VESTRY RD	
18	2	3B	SPECTRASITE BROADCAST TOWERS	PO BOX 723597	ATLANTA, GA	31139	96.65	79 VESTRY RD	
18	3.01	3B	SOLOMON, LEONARD H	107 VESTRY RD	SWEDESBORO, NJ	08085	18.57	VESTRY RD	
18	3.03	3B	GATTUSO ESTATES LLC ANTHONY GATTUSO	13105 SUNSTONE POINTE	SAN DIEGO, CA	92130	32.13	MARL RD	
18	3.04	3B	SOLOMON, JOSEPH & ANNA MARIE	35 MARL ROAD	SWEDESBORO, NJ	08085	6.27	MARL RD	
18	5	3B	MARINO BROTHERS	32 VESTRY RD	SWEDESBORO, NJ	08085	177.06	RT 45	Perm. Preserve
18	6	3A	SPECTRASITE BROADCAST TOWERS,INC	PO BOX 723597	ATLANTA, GA	31139	0.11	79 VESTRY RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
19	1	3B	SORBELLO, FRANK M & JENNIE L	1015 OLDMANS CREEK RD	SWEDESBORO, NJ	08085	30.54	RT 668	

## MARL RUN GREENWAY

**Open Space Significance:** According to the landscape project, both Marl Run and its tributaries flow through critical forested wetlands and grassland habitats. These wetland areas are principal habitats for endangered turtles like the bog turtle, rare fish, mollusks, crustaceans, and insects. Grassland-dependent species, such as the upland sandpiper and vesper sparrow, are the most threatened group of species in New Jersey, primarily because the most common form of grassland habitat, agricultural fields, are often vulnerable to development pressure and altered farming practices. The tributaries of Marl Run are far reaching, with their extents flowing into several agricultural wetlands. The main branch of the stream also has areas along it that contain vernal pools which are rich in unique plant and animal species. Preservation of this area would protect both natural resource values and important animal species and would serve as a corridor for movement of wildlife.

Steep slopes of over 20% exist along the south side of Marl Run, with less severe slopes occurring sporadically throughout this proposed greenway area. Protection of these areas will also protect the integrity of the Marl Run stream and decrease erosion of this steep landscape. Protection is also important along this greenway due to the location of Swedesboro Harrisonville Road, which travels across all three of the tributaries to the Marl Run stream. Likewise, while much of the greenway is surrounded by farmland, there are also several residences in this area, which increases the importance of conservation education and stewardship.

**Potential Preservation Strategy:** The critical habitats of the Marl Run greenway are important to protect because of their high biodiversity value. Farm-assessed property along its length could be preserved through Farmland Preservation Programs. USDA-NRCS Farm Conservation Programs could be utilized to fund buffer restoration along both creeks, where it is needed. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. The South Harrison Township Planning Board could recommend set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance. In areas where new developments are already approved, the greenway cannot easily be protected through acquisition of land or easements. However, development and distribution of good stewardship information could be valuable in these areas.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector 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	Owner	Address	City/State	ZIP	Acres	Location	Notes
9	4	3B	MARINO, SEBASTIAN J	574 HARRISONVILLE RD	SWEDESBORO, NJ	08085	120.83	574 HARRISONVILLE RD	
9	5	3B	PEPLOWSKI, WALTER J	575 MONROEVILLE RD	SWEDESBORO, NJ	08085	66.31	SH-45	
9	5.01	15F	GLOUCESTER COUNTY IMPROVEMENT AUTH.	109 BUDD BLVD	WOODBURY, NJ	08096	19.57	MONROEVILLE RD	County owned
9	6	3B	MARINO, SEBASTIAN J	574 HARRISONVILLE RD	SWEDESBORO, NJ	08085	51.99	SH-45	
9	7	3B	NIELSEN, GRACE E	1543 SH-45	SWEDESBORO, NJ	08085	11.85	1543 SH-45	
11	6.02	1	BRUCE PAPARONE COMMUNITIES, INC	702 N WHITE HORSE PK	STRATFORD, NJ	08084	33.55	5 CHANDLER CT	Approved Development: Cambridge Meadows
18	5	3B	MARINO BROTHERS	32 VESTRY RD	SWEDESBORO, NJ	08085	177.06	RT 45	Perm. Preserve
20	2	3B	TOMARCHIO, ANGELO	PO BOX 254	HARRISONVILLE, NJ	08039	125.41	642 HARRISONVILLE RD	
20	3.03	3B	M & R BUILDERS, INC	10 CEDAR RD, PO BOX 246	MICKLETON, NJ	08062	31.48	RT 45	Approved Development: Stonegate
20	4	3B	HORNER, W KIRK	PO BOX 108	HARRISONVILLE, NJ	08039	28.49	948 MULLICA HILL RD	Publicly owned
20	6	15A	BOARD OF EDUCATION	PO BOX 112	HARRISONVILLE, NJ	08039	3.33	904 MULLICA HILL RD	Publicly owned
20	7	3B	STRING, ALVIN W JR	BOX 116	HARRISONVILLE, NJ	08039	19.34	RT 668	
20	8	3B	TOMARCHIO, ANGELO	PO BO 254	HARRISONVILLE, NJ	08039	2.76	642 HARRISONVILLE RD	
20	9	15A	BOARD OF EDUCATION	PO BOX 112	HARRISONVILLE, NJ	08039	10.15	904 MULLICA HILL RD	Publicly owned
20	10	2	SRYSANSKE, JOHN A & JEAN	652 HARRISONVILLE RD	MULLICA HILL, NJ	08062	7.99	652 HARRISONVILLE RD	
20	11	15C	SOUTH HARRISON TWP	PO BOX 113	HARRISONVILLE, NJ	08039	4.94	664 HARRISONVILLE RD	Twp owned
21	1	3B	HORNER, W KIRK	BOX 108	HARRISONVILLE, NJ	08039	98.62	795 MONROEVILLE RD	Perm. Preserve
21	7	3B	J. JEPS, LLC	3211 SHORE DRIVE	MERRICK, NY	11566	38.14	12 FERRELL RD	Perm. Preserve
21	32	2	HORNER, MARK H	PO BOX 124	HARRISONVILLE, NJ	08039	19.00	ROUTE 617	Perm. Preserve
27	1	3B	MARINO BROTHERS	32 VESTRY RD	SWEDESBORO, NJ	08085	8.84	RT 45	Perm. Preserve
27	2	3B	MARINO BROTHERS	32 VESTRY RD	SWEDESBORO, NJ	08085	0.15	RT 45	
27	3	2	SUNNYBROOK NURSERY INC.	385 LINCOLN MILL RD	MULLICA HILL, NJ	08062	14.32	1346 SH 45	
27	4	3B	PETTIT, WILLIAM C & GAYNELL	PO BOX 103	HARRISONVILLE, NJ	08039	69.46	139 MARL RD	
28	1	3B	HACKETT, RAYMOND W JR	PO BOX 111	HARRISONVILLE, NJ	08039	77.89	772 ELDRIDGES HILL RD	Perm. Preserve
28	3	3B	STURGIS, EDWARD J	PO BOX 77	HARRISONVILLE, NJ	08039	138.82	732 ELDRIDGES HILL RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
28	4	3B	PETTIT, WILLIAM C & GAYNELL	PO BOX 103	HARRISONVILLE, NJ	08039	32.87	MARL RD	
28	5	1	HFM PROPERTIES, INC	4306 WILDRIDGE CIRCLE	AUSTIN, TX	78759	0.05	MARL RD	
28	6						27.15		
28	9	3B	DIOCESE OF CAMDEN	631 MARKET ST, 2ND FLOOR	CAMDEN, NJ	08102	40.13	RT 45	
28	11	3B	TOMARCHIO, SEBASTIANO J & JOSEPHINE A	917 KINGS HIGHWAY	SWEDESBORO, NJ	08085	42.93	RT 668	
28	17	15C	HARRISONVILLE FIRE CO	PO BOX 8	HARRISONVILLE, NJ	08039	0.55	30 MAIN ST	Publicly owned
28	18	15C	HARRISONVILLE FIRE CO	PO BOX 8	HARRISONVILLE, NJ	08039	0.33	30 MAIN ST	Publicly owned
28	28	2	WATTS, ROBERT P & KAREN D	PO BOX 188	HARRISONVILLE, NJ	08039	6.10	738 ELDRIDGES HILL RD	
28	29	4A	HARRISONVILLE FIRE COMPANY	PO BOX 8	HARRISONVILLE, NJ	08039	2.27	34 MAIN ST	Publicly owned
28	31	3B	TOMARCHIO, SEBASTIANO & JOSEPHINE A	917 KING HIGHWAY	SWEDESBORO, NJ	08085	3.01	RT 668	

### Residential Parcels Less Than 5 Acres (Tax Class 2) — For Stewardship Information

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
18	4.11	2	JULES, JEAN M & MONA ETIENNE-	1 WILLOWBROOK LN	SWEDESBORO, NJ	08085	1.26	1 WILLOWBROOK LN	Approved Development: Ashford Estates
20	1	2	DRIVER, CHRISTOPHER M	6 SOUTH MAIN ST	MULLICA HILL, NJ	08062	3.62	1520 SH 45	
20	1.01	2	DECARO, RALPH & MARIE	PO BOX 7	HARRISONVILLE, NJ	08039	2.39	1504 SH 45	
21	8	2	KEEN, MATTHEW B & CELESTE A	PO BOX 71	HARRISONVILLE, NJ	08039	3.50	11 MAIN ST	
21	19	2	LOPEZ, HOWARD D JR	P.O. BOX 235	HARRISONVILLE, NJ	08039	0.19	29 MAIN ST	
21	20	2	CORCORAN, KATHLEEN ANN	PO BOX 151	MULLICA HILL, NJ	08062	0.19	31 MAIN ST	
21	21	2	MYERS, ALBERT S.	PO BOX 171	HARRISONVILLE, NJ	08039	0.32	33 MAIN ST	
21	22	2	FRANK, KEVIN & HEATHER ANN	35 MAIN ST	HARRISONVILLE, NJ	08039	0.62	35 MAIN ST	
27	5	2	KAWULA, ROBERT	120 JOHNSON AVENUE, APT# 2	WALLINGTON, NJ	07057	0.75	1340 SH 45	
28	6.01	2	DURSO, DANA W & FRANK R JR	110 MARL RD	SWEDESBORO, NJ	08085	2.90	MARL RD	
28	10	2	DEMARIS, JOSEPH	PO BOX 118	HARRISONVILLE, NJ	08039	3.25	116 MARL RD	
28	12	2	NOVOTNY, DONALD W & DIANE M	PO BOX 160	HARRISONVILLE, NJ	08039	0.58	663 HARRISONVILLE RD	
28	13	2	HOPPE, LAUREN	PO BOX 267	HARRISONVILLE, NJ	08039	0.58	667 HARRISONVILLE RD	
28	14	2	PITTMAN, ALFRED W & JUANITA E	PO BOX 185	HARRISONVILLE, NJ	08039	1.73	673 HARRISONVILLE RD	



Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
28	15	2	COVELLI, PHILIP R & REBEKAH M	677 HARRISONVILLE RD	HARRISONVILLE, NJ	08039	0.84	677 HARRISONVILLE RD	
28	16	2	CRISPIN, EDMUND	PO BOX 264	HARRISONVILLE, NJ	08039	0.84	681 HARRISONVILLE RD	
28	19	2	REITER, JOHN L	PO BOX 170	HARRISONVILLE, NJ	08039	0.33	26 MAIN	
28	20	2	SCOTT, JANICE	PO BOX 72	HARRISONVILLE, NJ	08039	0.30	22 MAIN ST	
28	30	2	ANDERSON, JOHN C & SANDY	1426 SH-45	SWEDESBORO, NJ	08085	4.42	1426 SH-45	
28	32	2	SANCHEZ, ARMANDO	PO BOX 80	HARRISONVILLE, NJ	08039	4.62	611 HARRISONVILLE RD	
28	33	2	COVELLI, PHILIP R & REBEKAH M	677 HARRISONVILLE RD	HARRISONVILLE, NJ	08039	0.29	677 HARRISONVILLE RD	
28	35	2	SANCHEZ, ARMANDO	PO BOX 80	HARRISONVILLE, NJ	8039	1.31	611 HARRISONVILLE RD	

## PARK CONNECTOR

**Open Space Significance:** This greenway is one of the most important connectors in the proposed greenway network. Not only does the Park Connector link with Lincoln and Oldmans Greenways, but it also follows along the edge of Stewart Park, providing a continuation of this open space into the neighboring residential and farmland parcels. The Park Connector also extends through both residential properties and farmland and crosses the proposed bikeway in multiple locations. Critical grassland habitat borders this greenway and there are considerable wetlands and multiple vernal pools along the easternmost extent of the greenway.

**Potential Preservation Strategy:** The main objective of this preservation strategy is to extend the available open space and natural habitat from Stewart Park. The critical habitats along this greenway are important because of their high biodiversity value, while the linear greenspace provides a connection between the proposed bikeway route and the recreation opportunities offered at Stewart Park. Due to the high number of residential parcels along this greenway, stewardship information on both water quality and the grassland habitat should be developed and distributed to residents. Similarly, discussion with farm owners about possible access to the greenway from their land could be initiated. Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs and farm enhancement programs and conservation easements could be pursued for undeveloped portions of residential properties. In addition to the previously identified funding sources, nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance. Finally, the South Harrison Township Planning Board could recommend new developments to include dedicated land for passive recreation, including walking and bike paths.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector 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	Owner	Address	City/State	ZIP	Acres	Location	Notes
14	2	3B	DESIMONE, THOMAS A	206 FERRELL RD	MULLICA HILL, NJ	08062	19.78	206 FERRELL RD	
14	4	3B	SKULNICK, MARC & CYNTHIA	1445 COMMISSIONERS RD	MULLICA HILL, NJ	08062	84.73	1445 COMMISSIONERS RD	Perm. Preserve
14	13	3B	KEEFER, BARBARA	PO BOX 1	HARRISONVILLE, NJ	08039	60.78	334 LINCOLN MILL RD	
14	14	3B	HORNER, W KIRK	PO BOX 108	HARRISONVILLE, NJ	08039	15.94	MONROEVILLE RD	Perm. Preserve
14	16	3B	BECKER, ROBERT P SR	824 MONROEVILLE RD	MULLICA HILL, NJ	08062	8.21	824 MONROEVILLE RD	
14	27	3B	LAFFERTY, MICHAEL P	PO BOX 263	MULLICA HILL, NJ	08062	27.22	1419 COMMISSIONERS RD	Perm. Preserve

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
14	29	1	SHOWERS, MARK	930 MAIN ST	SEWELL, NJ	08080	11.37	FERRELL RD	
14	33	3A	SHOWERS, MARK A	930 MAIN ST	SEWELL, NJ	08080	12.38	210 FERRELL RD	
21	2	3B	HORNER, W KIRK	PO BOX 108	HARRISONVILLE, NJ	08039	50.72	795 MONROEVILLE RD	Perm. Preserve
21	6	3B	HACKETT, RAYMOND W JR.	PO BOX 111	HARRISONVILLE, NJ	08039	51.95	FERRELL RD	Perm. Preserve
21	24	1	PARKER, PATRICIA L	110 LINCOLN MILL RD	MULLICA HILL, NJ	08062	0.84	FERRELL RD	
22	2	3B	MALIGNAGGI, CARMEN A	102 FERRELL RD	MULLICA HILL, NJ	08062	7.54	102 FERRELL RD	
23	2	3B	SCHROEDER, JOHN C & MICHELE M	1331 COMMISSIONERS RD	MULLICA HILL, NJ	08062	12.05	1331 COMMISSIONERS RD	
23	3	1	JOHNSON, ALVIN S	450 RED LION RD	SOUTHAMPTON, NJ	08088	20.48	MONROEVILLE RD	
23	4	3B	MALIGNAGGI, CARMEN A	102 FERRELL RD	MULLICA HILL, NJ	08062	7.69	207 FERRELL RD	
31	6	2	GORMAN, JENNIFER L & DEANGELIS, JAMES	75 FERRELL RD	MULLICA HILL, NJ	08062	7.84	75 FERRELL RD	
31	7	3B	CLIFFORD, MICHAEL W	39 FERRELL RD	HARRISONVILLE, NJ	08039	9.92	FERRELL RD	
31	22	15C	SOUTH HARRISON TWP - STEWART PARK	PO BOX 113	HARRISONVILLE, NJ	08039	29.43	67 FERRELL RD	Twp owned
31	27	15C	SOUTH HARRISON TWP- STEWART PARK	PO BOX 113	HARRISONVILLE, NJ	08039	22.13	67 FERRELL RD	Twp owned
32	8.01	2	FITZPATRICK, JOHN & ANNA	911 MONROEVILLE RD	MULLICA HILL, NJ	08062	6.69	911 MONROEVILLE RD	
32	18	3B	CRISPIN, GEORGE A	PO BOX 127	HARRISONVILLE, NJ	08039	8.00	923 MONROEVILLE RD	

**Residential Parcels Less Than 5 Acres (Tax Class 2) — For Stewardship Information**

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
32	9	2	PRICE, THOMAS & HELEN	925 MONROEVILLE RD	MULLICA HILL, NJ	08062	0.93	925 MONROEVILLE RD	
31	25	2	WIEST, GEORGE R JR & ROSEMARIE	PO BOX 88	HARRISONVILLE, NJ	08039	0.98	55 FERRELL RD	
31	26	2	STECHER, EDWARD N	53 FERRELL RD	MULLICA HILL, NJ	08062	1.03	53 FERRELL RD	
31	7.01	2	SULLIVAN, MICHAEL SEAN & JACQUELYN K	49 FERRELL RD	MULLICA HILL, NJ	08062	1.04	49 FERRELL RD	
22	4	2	MYERS, JAMES B & DONNA S	210 LINCOLN MILL RD	MULLICA HILL, NJ	08062	1.14	LINCOLN MILL RD	
21	27	2	HRYSKOWIAN, MICHAEL B 5TH	54 FERRELL RD	MULLICA HILL, NJ	08062	1.24	54 FERRELL RD	
22	1	2	CATES, EARL	803 MONROEVILLE RD	MULLICA HILL, NJ	08062	1.29	MONROEVILLE RD	
21	26	2	STURGIS, JONATHAN D	209 LINCOLN MILL RD	MULLICA HILL, NJ	08062	1.46	209 LINCOLN MILL RD	
31	6.01	2	STALLONE, ELIZABETH A	PO BOX 106	HARRISONVILLE, NJ	08039	1.56	FERRELL RD	
22	3	2	MALIGNAGGI, CARMEN A	102 FERRELL RD	MULLICA HILL, NJ	08062	1.64	811 MONROEVILLE RD	
21	4	2	SPEARS, GLENDON J	PO BOX 85	HARRISONVILLE, NJ	08039	1.82	72 FERRELL RD	
21	5	2	PARKER, PATRICIA L	110 LINCOLN MILL RD	MULLICA HILL, NJ	08062	1.93	60 FERRELL RD	
14	29.01	2	WINDFELDER, MARK & CHRISTINE	226 FERRELL RD	MULLICA HILL, NJ	08062	2.15	226 FERRELL RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
31	7.02	2	STECHER, EDITH ANNA	PO BOX 256	HARRISONVILLE, NJ	08039	2.23	47 FERRELL RD	
32	8	2	FELDMAN, HOWARD J	915 MONROEVILLE RD	MULLICA HILL, NJ	08062	2.32	915 MONROEVILLE RD	
21	3	2	PARKER, PATRICIA	78 FERRELL RD	MULLICA HILL, NJ	08062	2.34	78 FERRELL RD	
23	2.01	2	HUTCHINSON, HENRIETTA D	946 MONROEVILLE RD	MULLICA HILL, NJ	08062	2.6	946 MONROEVILLE RD	
15	87	2	MARCHINI, RONALD C JR	1440 COMMISSIONERS RD	MULLICA HILL, NJ	08062	2.97	1440 COMMISSIONERS RD	
32	11	2	WROBEL, WALTER J JR	929 MONROEVILLE RD	MULLICA HILL, NJ	08062	2.97	929 MONROEVILLE RD	
15	60	2	CAMPBELL, RAYMOND	1432 COMMISSIONERS RD	MULLICA HILL, NJ	08062	3.01	1432 COMMISSIONERS RD	
15	59	2	NIXON, JAMES A	1428 COMMISSIONER'S RD	MULLICA HILL, NJ	08062	3.76	1428 COMMISSIONERS RD	
21	25	2	AYARS, MAURICE W	82 FERRELL RD	MULLICA HILL, NJ	08062	3.80	82 FERRELL RD	
32	12	2	BRIDGES, SHIRLEY R	937 MONROEVILLE RD	MULLICA HILL, NJ	08062	3.98	937 MONROEVILLE RD	
23	6	2	MALIGNAGGI, CARMEN A	102 FERRELL RD	MULLICA HILL, NJ	08062	4.89	229 FERRELL RD	
32	8.01	2	FITZPATRICK, JOHN & ANNA	911 MONROEVILLE RD	MULLICA HILL, NJ	08062	6.69	911 MONROEVILLE RD	
31	6	2	GORMAN, JENNIFER L & DEANGELIS, JAMES	75 FERRELL RD	MULLICA HILL, NJ	08062	7.84	75 FERRELL RD	

## OLDMANS GREENWAY

**Open Space Significance:** Extending along the border of Gloucester and Salem Counties, Oldmans Creek is a regionally significant waterway that touches many communities. In South Harrison Township, both Harrisonville Lake and Algonkin Lake are formed by dams along Oldmans Creek. This greenway is not only the longest in the township, but is also influenced by five tributaries in South Harrison, increasing the importance of an open space greenway network. This greenway includes many land uses with the majority being farmland with considerable wetland acreage and multiple vernal pools, especially in the southeastern portion of the township. In addition, the south side of the creek exhibits considerable steep slopes. Surrounding Oldmans Creek are several critical habitats including grassland area in the central portion of the township west of Harrisonville Lake, and both forested wetlands and upland forests in the southeastern portion of the township. Preservation of this corridor and of the critical habitat surrounding it is important to the natural resource vitality of the region and will affect numerous other waterways.

**Potential Preservation Strategy:** Considering the border location of the Oldmans greenway, preservation and conservation efforts should be coordinated with neighboring communities in both Gloucester and Salem counties. The numerous farm-assessed properties along the length of Oldmans Creek could be preserved through Farmland Preservation Programs. Discussion with farm owners about possible access across or alongside their land could be initiated. Conservation easements could be pursued for undeveloped portions of those properties listed as residential. In addition, stewardship information on both water quality and critical habitats could be developed and distributed to residents and land owners along Oldmans Creek. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance. For new developments, the South Harrison Township Planning Board could recommend set-asides for passive recreation, including walking and bike paths, in any new site plans. Critical habitat areas like the grassland and upland forest areas are important to protect because of their high biodiversity value and recent loss of so much of these types of habitats in South Harrison.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector 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	Owner	Address	City/State	ZIP	Acres	Location	Notes
17	2	3B	SORBELLO, THOMAS	216 PORCHES MILL RD	SWEDESBORO, NJ	08085	110.8	PORCHES MILL RD	
17	17	3A	MARINO, RUSSELL J & JUDITH G	32 VESTRY RD	SWEDESBORO, NJ	08085	10.50	VESTRY RD	
18	1	3B	MARINO, RUSSELL J & JUDITH G	32 VESTRY RD	SWEDESBORO, NJ	08085	91.71	VESTRY RD	
18	1.02	3B	MARINO, RUSSELL J & JUDITH G	32 VESTRY RD	SWEDESBORO, NJ	08085	1.01	VESTRY RD	
18	5	3B	MARINO BROTHERS	32 VESTRY RD	SWEDESBORO, NJ	08085	177.06	RT 45	Perm. Preserve
25	2	15C	THE COUNTY OF SALEM	SALEM COUNTY COURTHOUSE	SALEM, NJ	08079	0.89	REAR OF WOODSTOWN RD	County owned
25	3	15C	THE COUNTY OF SALEM	SALEM COUNTY COURTHOUSE	SALEM, NJ	08079	0.05	REAR OF WOODSTOWN RD	County owned
25	4	15C	THE COUNTY OF SALEM	SALEM COUNTY COURTHOUSE	SALEM, NJ	08079	0.15	REAR OF WOODSTOWN RD	County owned
26	1	3B	HAINES, LAWRENCE C	196 PORCHES MILL RD	WOODSTOWN, NJ	08098	5.89	PORCHES MILL RD	
26	4	3B	GIORGANO, PAUL & DEBORAH	244 PORCHES MILL RD	WOODSTOWN, NJ	08098	16.50	PORCHES MILL RD	
26	4.01	1	MAUELLA, DAVID J	215 N DUDLEY AVE	VENTNOR CITY, NJ	08406	1.19	RD	
26	5	3B	SORBELLO, THOMAS	216 PORCHES MILL RD	SWEDESBORO, NJ	08085	14.69	PORCHES MILL RD	
27	1	3B	MARINO BROTHERS	32 VESTRY RD	SWEDESBORO, NJ	08085	8.84	RT 45	Perm. Preserve
27	4	3B	PETTIT, WILLIAM C & GAYNELL	PO BOX 103	HARRISONVILLE, NJ	08039	69.46	139 MARL RD	
28	3	3B	STURGIS, EDWARD J	PO BOX 77	HARRISONVILLE, NJ	08039	138.82	732 ELDRIDGES HILL RD	
28	4	3B	PETTIT, WILLIAM C & GAYNELL	PO BOX 103	HARRISONVILLE, NJ	08039	32.87	MARL RD	
29	1	1	SHEFFMAKER, SUSAN	262 REDMOND AVE APT B	NEW BRUNSWICK, NJ	08901	10.83	RT 617	
29	3	3B	PETRONGOLO EVERGREEN PLANTATION	RD #3, BOX 111	HAMMONTON, NJ	08037	1.50	RT 617	
29	4	3B	STRING, ALVIN W. JR	PO BOX 116	HARRISONVILLE, NJ	08039	38.70	747 ELDRIDGES HILL RD	
29	5	3B	ROUTE 536 SOUTH CORP. INC	358 UNION ROAD	MICKLETON, NJ	08056	10.24	773 ELDRIDGES HILL RD	Perm. Preserve
29	12	15C	STATE OF NEW JERSEY	STATE ST	TRENTON, NJ		1.80	LAKE ST	State owned
29	13	4A	JONES, CLYDE E	PO BOX 175	HARRISONVILLE, NJ	08039	1.05	759 ELDRIDGES HILL RD	
31	3	3B	HUGGINS, WILLIAM W	37 LINCOLN MILL RD	MULLICA HILL, NJ	08062	16.52	LINCOLN MILL RD	
31	4	3B	SPARKS, RICHARD JR & THERESA	67 LINCOLN MILL RD	MULLICA HILL, NJ	08062	7.71	LINCOLN MILL RD	
31	4.01	2	SPARKS, JOHN & CAROL	71 LINCOLN MILL RD	MULLICA HILL, NJ	08062	5.66	71 LINCOLN MILL RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
31	5	3B	PEDRICK, HOWARD T	PO BOX 222	HARRISONVILLE, NJ	08039	19.21	93 LINCOLN MILL RD	Perm. Preserve
31	7	3B	CLIFFORD, MICHAEL W	39 FERRELL RD	HARRISONVILLE, NJ	08039	9.92	FERRELL RD	
31	8	3B	STRING, ALVIN JR	PO BOX 116	HARRISONVILLE, NJ	08039	19.86	1 FERRELL RD	
31	9	1	MASON, ALFRED J & CAROL	FRANKLIN AVE	PITMAN, NJ	08071	0.28	7 FERRELL RD	
31	10	15D	ST JOHN'S METHODIST CHURCH DEPT OF CONSERVATION & ECON DEV	MAIN ST	HARRISONVILLE, NJ	08039	2.19	3 MAIN ST	State owned
31	16	15F	DEPT OF CONSERVATION & ECON DEV	20 WEST STATE ST	TRENTON, NJ	08625	15.51	LAKE ST	State owned
31	17	15F	DEPT OF CONSERVATION & ECON DEV	21 WEST STATE ST	TRENTON, NJ	08625	0.16	MILL ST	State owned
31	19	1	ARANGIO, LOUIS P	11 LINCOLN MILL RD	MULLICA HILL, NJ	08062	1.54	LINCOLN MILL RD	
31	20	4A	YURGIN, EDITH	29 FERRELL RD	HARRISONVILLE, NJ	08039	13.16	29 FERRELL RD	
31	22	15C	SOUTH HARRISON TWP - STEWART PARK	PO BOX 113	HARRISONVILLE, NJ	08039	29.43	67 FERRELL RD	Twp owned
31	24	3B	MERIGHI, MILFORD A	82 LINCOLN MILL RD	MULLICA HILL, NJ	08062	1.06	LINCOLN MILL RD	Twp owned
31	27	15C	SOUTH HARRISON TWP - STEWART PARK	PO BOX 113	HARRISONVILLE, NJ	08039	22.13	67 FERRELL RD	Twp owned
32	2	3B	PEDRICK, HOWARD T	PO BOX 222	HARRISONVILLE, NJ	08039	16.46	93 LINCOLN MILL RD	Perm. Preserve
32	3.01	3B	MALIGNAGGI, CARMEN A	102 FERRELL RD	MULLICA HILL, NJ	08062	15.30	LINCOLN MILL RD	
32	3.02	3B	MERIGHI, MILFORD A	82 LINCOLN MILL RD	MULLICA HILL, NJ	08062	15.58	82 LINCOLN MILL RD	
32	4	3B	HUGGINS, WILLIAM W	37 LINCOLN MILL RD	MULLICA HILL, NJ	08062	32.37	LINCOLN MILL RD	
32	23	3B	GREGG, FRED W	48 LINCOLN MILL RD	MULLICA HILL, NJ	08062	22.07	48 LINCOLN MILL RD	
32	24	3B	MERIGHI, MILFORD A	82 LINCOLN MILL RD	MULLICA HILL, NJ	08062	9.25	LINCOLN MILL RD	
34	4	2	WHITELEY, WILLIAM & BARBARA P	1115 COMMISSIONERS RD	MULLICA HILL, NJ	08062	7.57	1115 COMMISSIONERS RD	
34	6	2	ROWAND, RAYMOND C JR & LISETTE	707A LINCOLN RD	MULLICA HILL, NJ	08062	5.41	707A LINCOLN RD	
34	7	3A	FINNEGAN, MICHAEL P & PHYLLIS P	707 LINCOLN RD	MULLICA HILL, NJ	08062	8.70	707 LINCOLN RD	
35	1	3B	BANCROFT NEUROHEALTH	PO BOX 20, HOPKINS LN	HADDONFIELD, NJ	08033	143.94	RT 581	
35	3	1	BANCRAFT NEUROHEALTH	PO BOX 20, HOPKINS LN	HADDONFIELD, NJ	08033	0.48	RT 666	
36	1	15C	GLOUCESTER COUNTY	PO BOX 337	WOODBURY, NJ	08096	57.41	493 MONROEVILLE RD	County owned; Perm. Preserve
36	2	2	PATANE, SALVATORE	945 LINCOLN RD	MULLICA HILL, NJ	08062	12.73	945 LINCOLN RD	
36	3	2	LEATHERWOOD, WARREN	949 LINCOLN RD	MULLICA HILL, NJ	08062	5.28	LINCOLN RD	
36	4	2	SAREYKA, KYLE & TRACY	953 LINCOLN RD	MULLICA HILL, NJ	08062	5.58	LINCOLN RD	
36	5	3B	FISCHER, WILLIAM	959 LINCOLN RD	MULLICA HILL, NJ	08062	16.75	LINCOLN RD	
36	6	3B	DIRSKA, FRANK & LISA M	971 LINCOLN RD	MULLICA HILL, NJ	08062	23.59	LINCOLN RD	
36	8	3B	OLDMANS CREEK L.L.C.	138 SWEDESBO RO RD	MONROEVILLE, NJ	08343	29.99	LINCOLN RD	
36	9	3B	I, MARY	997 LINCOLN RD	MULLICA HILL, NJ	08062	12.44	LINCOLN RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
36	10	3B	MULLIGAN, PATRICK	1009 LINCOLN RD	MULLICA HILL, NJ	08062	11.68	LINCOLN RD	
36	11	3B	MULLIGAN, PATRICK	1009 LINCOLN RD	MULLICA HILL, NJ	08062	11.45	LINCOLN RD	
36	12	3B	OLDMANS CREEK L.L.C.	138 SWEDESORO RD	MONROEVILLE, NJ	08343	9.25	LINCOLN RD	
36	13	1	BANCROFT NEUROHEALTH	PO BOX 20, HOPKINS LN	HADDONFIELD, NJ	08033	2.74	RT 694	
36	15	3B	OLDMANS CREEK L.L.C.	138 SWEDESORO RD	MONROEVILLE, NJ	08343	10.61	RT 666	
36	16	2	FISCHER, WILLIAM G	957 LINCOLN RD	MULLICA HILL, NJ	08062	5.56	LINCOLN RD	
36	17	3B	OLDMANS CREEK L.L.C.	138 SWEDESORO RD	MONROEVILLE, NJ	08343	0.92	LINCOLN RD	
36	18	3B	OLDMANS CREEK L.L.C.	138 SWEDESORO RD	MONROEVILLE, NJ	08343	31.36	RT 666	

**Residential Parcels Less Than 5 Acres (Tax Class 2) — For Stewardship Information**

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
17	15	2	BRADFORD, CHARLES J & E RUTH	231 PORCHES MILL RD	WOODSTOWN, NJ	08098	2.24	PORCHES MILL RD	
18	1.01	2	MARINO, RUSSELL J JR & CHRISTILYNN	245 PORCHES MILL RD	WOODSTOWN, NJ	08098	1.43	245 PORCHES MILL RD	
18	7	2	MARINO, JUDITH G & RUSSELL J	32 VESTRY RD	SWEDESORO, NJ	08085	1.89	251 PORCHES MILL RD	
25	1	2	COLAMECO, LOUIS B III & BARBARA A	509 WOODSTOWN RD	WOODSTOWN, NJ	08098	3.97	509 WOODSTOWN RD	
26	2	2	PINO, JOAN M	206 PORCHES MILL RD	SWEDESORO, NJ	08085	0.74	PORCHES MILL RD	
26	3	2	MCCLAY, JOHN D	236 PORCHES MILL RD	WOODSTOWN, NJ	08098	1.51	PORCHES MILL RD	
26	4.02	2	DEPALMA, JEFFREY J	PORCHES MILL RD	WOODSTOWN, NJ	08098	1.04	238 PORCHES MILL RD	
26	6	2	GRISCOM, JAY A & JASON K	150 OLIPHANT MILL RD	WOOLWICH, NJ	08085	1.01	PORCHES MILL RD	
29	2	2	POOLE, JAMES	703 ELDRIDGES HILL RD	MULLICA HILL, NJ	08062	1.10	703 ELDRIDGES HILL RD	
29	6	2	FREEMAN, BENJAMIN C & SARAH M	781 ELDRIDGES HILL RD	HARRISONVILLE, NJ	08039	2.06	781 ELDRIDGES HILL RD	
29	9	2	HURFF, DUANE KAY	PO BOX 5	HARRISONVILLE, NJ	08039	0.45	11 LAKE ST	
29	10	2	CRUSADER SERVICING CORPORATION	179 WASHINGTON LN	JENKINTOWN, PA	19046	0.34	7 LAKE ST	
29	11	2	CORSON, CHRIS L.	PO BOX 167	HARRISONVILLE, NJ	08039	0.41	3 LAKE ST	
29	14	2	NELSON, LOIS	PO BOX 196	HARRISONVILLE, NJ	08039	1.29	761 ELDRIDGES HILL RD	
31	1	2	TISDALE, TIMOTHY & MICHELE R	1 LINCOLN MILL RD	MULLICA HILL, NJ	08062	0.52	LINCOLN MILL RD	
31	2	2	ARANGIO, LOUIS P	11 LINCOLN MILL RD	MULLICA HILL, NJ	08062	0.40	LINCOLN MILL RD	
31	3.01	2	PARKER, RICHARDE	110 LINCOLN MILL RD	MULLICA HILL, NJ	08062	2.85	55 LINCOLN MILL RD	
31	7.02	2	STECHEER, EDITH ANNA	PO BOX 256	HARRISONVILLE, NJ	08039	2.23	47 FERRELL RD	
31	14	2	RIGGS, JASON & SCOTT, GWENDOLYN S	PO BOX 246	HARRISONVILLE, NJ	08039	0.26	6 LAKE ST	



Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
31	15	2	BIDDLE, ELIZABETH S	PO BOX 101	HARRISONVILLE, NJ	08039	0.35	4 LAKE ST	
31	18	2	GORMAN, MICHAEL K & SUSAN	7A FERRELL RD	MULLICA HILL, NJ	08062	0.50	7A FERRELL RD	
31	21	2	HILES, J ROBERT	PO BOX 211	HARRISONVILLE, NJ	08039	1.06	21 FERRELL RD	
31	23	2	CASANOVA, ERIC D & MARIE E	21A FERRELL RD	MULLICA HILL, NJ	08062	1.25	21A FERRELL RD	
32	5	2	HUGGINS, JANICE	22 LINCOLN MILL RD	MULLICA HILL, NJ	08062	0.93	22 LINCOLN MILL RD	
32	6	2	KANE, EDWARD M & LIZABETH A	8 LINCOLN MILL RD	MULLICA HILL, NJ	08062	2.74	LINCOLN MILL RD	
32	10	2	CAMPBELL, WILLIAM F & JEANNINE K	706 LINCOLN RD	MULLICA HILL, NJ	08062	0.94	706 LINCOLN RD	
32	17	2	MURPHY, W R	12 LINCOLN MILL RD	MULLICA HILL, NJ	08062	1.09	12 LINCOLN MILL RD	
32	28	2	HUGGINS, LINDA	18 LINCOLN MILL RD	MULLICA HILL, NJ	08062	1.02	18 LINCOLN MILL RD	
34	2	2	YOROSKO, JOSEPH III	705 LINCOLN RD	MULLICA HILL, NJ	08062	3.69	705 LINCOLN RD	
34	3	2	CLIFFORD, PHILIP	711 LINCOLN RD	MULLICA HILL, NJ	08062	3.08	711 LINCOLN RD	
35	2	2	GRANT, LAWRENCE L.	1149 MONROEVILLE RD	MONROEVILLE, NJ	08343	0.57	RT 694	
35	5	2	HALLMAN, JOHN W JR	1153 MONROEVILLE RD	MONROEVILLE, NJ	08343	0.92	RT 694	

## LINCOLN GREENWAY

**Open Space Significance:** This greenway serves as a link between three other greenways, making it an important connector in the greenway network. Lincoln greenway travels through a variety of land uses including public school property, with its easternmost extreme containing considerable critical habitats in the form of forested wetlands and upland forest. Wetlands and vernal pools are also very common in the southeastern portion of the township where the Lincoln Stream greenway is located. In fact, the largest cluster of known vernal pools in the township is located just north of the Lincoln Stream along Route 694 Monroeville Road.

### Potential Preservation Strategy:

Farm-assessed property along this Greenway's length could be preserved through Farmland Preservation Programs while vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. In addition, conservation easements could be pursued for undeveloped portions of those properties listed as residential. Discussion with farm owners about possible access across or alongside their land could be initiated. Stewardship information about water quality and critical habitats should be developed and distributed to local residents and land owners. These critical habitats are important to protect because of their high biodiversity value and because of the rapid loss of similar habitats within the region. The South Harrison Township Planning Board could recommend set-asides for passive recreation, including walking and bike paths, in any new site plans. 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 or Greenway Connector 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	Owner	Address	City/State	ZIP	Acres	Location	Notes
23	2.02	2	CURRY, THOMAS L & LIANE M	3 NORTH LAKE RD	BLUFFTON, SC	29910	5.15	1309 COMMISSIONERS RD	
23	3	1	JOHNSON, ALVIN S	450 RED LION RD	SOUTHAMPTON, NJ	08088	20.48	MONROEVILLE RD	
24	2	3B	GREEN, BETTY JESS & HARRY J	926 LINCOLN RD	MULLICA HILL, NJ	08062	22.48	LINCOLN RD	
24	3	3B	STEAGER, BRIAN	1022 MONROEVILLE RD	MULLICA HILL, NJ	08062	14.15	1022 MONROEVILLE RD	
24	4	1	SEHER, WILLIAM PETER	1164 SH-45	PIESGROVE, NJ	08098	1.10	COMMISSIONERS RD (REAR)	
24	5	3B	SEEMAN, WILLIAM E SR	1306 COMMISSIONERS RD	MULLICA HILL, NJ	08062	15.68	1306 COMMISSIONERS RD	
24	12	2	DILKS, RONALD S	932 LINCOLN RD	MULLICA HILL, NJ	08062	6.67	LINCOLN RD	
24	28	1	MCCALL, WILLIAM J	401 FERRELL RD	MULLICA HILL, NJ	08062	14.66	FERRELL RD	Perm. Preserve

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
24	29	3B	CAMP, LETTIA D	979 RT 40	PIESGROVE, NJ	08098	21.59	FERRELL RD	
24	30	3B	MOOD, J RICHARD	901 BRIDGETON PK	MULLICA HILL, NJ	08062	3.52	RT 77	
24	38	3B	LEATHERWOOD, WARREN G	949 LINCOLN RD	MULLICA HILL, NJ	08062	7.44	LINCOLN RD	Perm. Preserve
24	41	3B	LEATHERWOOD, WARREN G & GLADYS K	949 LINCOLN RD	MULLICA HILL, NJ	08062	33.75	LINCOLN RD (REAR)	Perm. Preserve
24	43	3B	DANIELS, BRUCE B & JANE F	337 FERRELL RD	MULLICA HILL, NJ	08062	94.19	FERRELL RD	
24	52	2	LAURIA, DANIEL A & NINA M	1322 COMMISSIONERS RD	MULLICA HILL, NJ	08062	20.59	1322 COMMISSIONERS RD	
24	72	3B	PECK, THEODORE J	1016 MONROEVILLE RD	MULLICA HILL, NJ	08062	10.19	RT 694	
24	73	3B	STEAGER, BRIAN E	1022 MONROEVILLE RD	MULLICA HILL, NJ	08062	10.29	RT 694	
31	4.01	2	SPARKS, JOHN & CAROL	71 LINCOLN MILL RD	MULLICA HILL, NJ	08062	5.66	71 LINCOLN MILL RD	
32	2	3B	PEDRICK, HOWARD T	PO BOX 222	HARRISONVILLE, NJ	08039	16.46	93 LINCOLN MILL RD	Perm. Preserve
32	3	3B	SPARKS, RICHARD D	74 LINCOLN MILL RD	MULLICA HILL, NJ	08062	15.51	LINCOLN MILL RD	
32	3.01	3B	MALIGNAGGI, CARMEN A	102 FERRELL RD	MULLICA HILL, NJ	08062	15.30	LINCOLN MILL RD	
32	16	1	KURZ, ROBERT F JR & LYNN M	943 MONROEVILLE RD	MULLICA HILL, NJ	08062	3.76	MONROEVILLE RD	
32	18	3B	CRISPIN, GEORGE A	PO BOX 127	HARRISONVILLE, NJ	08039	8.00	923 MONROEVILLE RD	
32	24	3B	MERIGHI, MILFORD A	82 LINCOLN MILL RD	MULLICA HILL, NJ	08062	9.25	LINCOLN MILL RD	
36	11	3B	MULLIGAN, PATRICK	1009 LINCOLN RD	MULLICA HILL, NJ	08062	11.45	LINCOLN RD	

### Residential Parcels Less Than 5 Acres (Tax Class 2) — For Stewardship Information

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
23	2.01	2	HUTCHINSON, HENRIETTA D	946 MONROEVILLE RD	MULLICA HILL, NJ	08062	2.60	946 MONROEVILLE RD	
23	8	2	VAN ARTSDALEN, WILLIAM JR	1317 COMMISSIONERS RD	MULLICA HILL, NJ	08062	1.73	1317 COMMISSIONERS RD	
23	10	2	CURRY, THOMAS L & LJANE M	3 NORTH LAKE RD	BLUFFTON, SC	29910	3.01	1309 COMMISSIONERS RD	
24	31.04	2	GILLIANO, MICHAEL JR & DEBORAH	7 LINWOOD DR	MULLICA HILL, NJ	08062	2.40	7 LINWOOD DR	
24	31.05	2	PALMER, LORENZO A & LOUISE T	5 LINWOOD DR	MULLICA HILL, NJ	08062	1.77	5 LINWOOD DR	
24	35	2	FORSMAN, KENNETH R	966 LINCOLN RD	MULLICA HILL, NJ	08062	3.79	966 LINCOLN RD	
24	40	2	JACKSON, H LOUISE	948 LINCOLN RD	MULLICA HILL, NJ	08062	1.89	948 LINCOLN RD	
24	65	2	JACKSON, MARY M	946 LINCOLN RD	MULLICA HILL, NJ	08062	1.91	LINCOLN RD	
24	70	2	FINGER, WOLFGANG	930 LINCOLN RD	MULLICA HILL, NJ	08062	2.24	LINCOLN RD	
32	11	2	WROBEL, WALTER J JR	929 MONROEVILLE RD	MULLICA HILL, NJ	08062	2.97	929 MONROEVILLE RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
32	12	2	BRIDGES, SHIRLEY R	937 MONROEVILLE RD	MULLICA HILL, NJ	08062	3.98	937 MONROEVILLE RD	
32	13	2	KURZ, ROBERT F & LYNN M	943 MONROEVILLE RD	MULLICA HILL, NJ	08062	2.93	943 MONROEVILLE RD	
32	15	2	DEFAY, WILLIAM	949 MONROEVILLE RD	MULLICA HILL, NJ	08062	3.11	949 MONROEVILLE RD	
32	19	2	SPARKS, RICHARD D	74 LINCOLN MILL RD	MULLICA HILL, NJ	08062	0.93	74 LINCOLN MILL RD	
32	38	2	SHULZ, MICHAEL J & DIANE L	953 MONROEVILLE RD	MULLICA HILL, NJ	08062	4.17	953 MONROEVILLE RD	

## RACCOON-LINCOLN CONNECTOR

**Open Space Significance:** The Raccoon-Lincoln connector greenway is the shortest segment of the greenway network proposed for South Harrison Township. It does not follow a waterway but instead follows the municipal border with Elk Township and acts as a connector between the Raccoon and Oldmans greenways. This greenway passes through largely residential and vacant properties and is surrounded by critical upland forest land. The bikeway proposed for South Harrison Township also crosses this greenway which is important to protect because of its unique attributes and high biodiversity value.

**Potential Preservation Strategy:** Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds, while conservation easements could be pursued for undeveloped portions of those properties listed as residential. Farm-assessed property could be preserved through Farmland Preservation Programs. The South Harrison Township Planning Board could recommend dedicated land area for passive recreation, including walking and bike paths, in any new site plans, as well as accommodation for the proposed bikeway. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance. Finally, stewardship information about critical habitats and conservation should be developed and distributed to residents and land owners in the area.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector 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	Owner	Address	City/State	ZIP	Acres	Location	Notes
15	15	1	LAKE VIEW PARK	734 BRIDGETON PK 170 MH	MULLICA HILL, NJ	08062	11.96	FERRELL RD	
24	26	1	MROWCZYNSKI, ANNUNZIATA	137 ROUND HILL RD	VOORHEES, NJ	08043	4.79	FERRELL RD	
24	27	1	DOUGHTY, ALBERT C	810 BRIDGETON PK	MULLICA HILL, NJ	08062	2.10	HARRISONVILLE FERRELL RD	
24	28	1	MCCALL, WILLIAM J	401 FERRELL RD	MULLICA HILL, NJ	08062	14.66	FERRELL RD	Perm. Preserve
24	29	3B	CAMP, LETITIA D	979 RT 40	PILEGROVE, NJ	08098	21.59	FERRELL RD	

### Residential Parcels Less Than 5 Acres (Tax Class 2) — For Stewardship Information

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
24	54	2	LAUN, WILLIAM J	734 BRIDGETON PK	MULLICA HILL, NJ	08062	1.22	FERRELL RD	
24	54.01	2	SAIA, A JOSEPH	560 MULLICA HILL RD	GLASSBORO, NJ	08028	4.81	431 FERRELL RD	

## RACCOON GREENWAY

**Open Space Significance:** Numerous land uses line the Raccoon Creek, with a large concentration of the township's development occurring in the southern reaches of the waterway. Much of the property along this greenway is residential, broken up by parcels of farmland and minimal vacant property. The proposed bikeway also touches the greenway in its southernmost extent along Ferrell Road. As one of the largest greenways in the township, the Raccoon greenway extends from the north eastern portion of South Harrison in a southeastern direction to Elk Township, linking with the Central greenway and Raccoon-Lincoln connector along the way. Multiple branches and tributaries contribute to this major waterway and make water quality and conservation a primary concern for a wide area. The Poplar Branch of the Raccoon Creek and the southern extremes of the main channel travel through critical habitats of forested wetlands surrounded by upland forests. This portion of the greenway also contains considerable wetland area and numerous vernal pools, both rich in unique natural resources and species.

Some of the critical habitat within this greenway is already lost to development. It is important to get maximum protection of this waterway and the tributaries that contribute to it. The main objective here is to develop and distribute good educational information to the residents within the greenway, especially about protecting trees and buffers along the creek and the critical habitats in the southern portion of the greenway. It would also be beneficial to look for opportunities to increase access to the Raccoon Creek itself.

**Potential Preservation Strategy:** Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space conservation funds. Farm-assessed property could be preserved through Farmland Preservation Programs while conservation easements could be pursued for undeveloped portions of those properties listed as residential. Discussion with farm owners about possible access across or alongside their land could be initiated. Stewardship information about the creek and the surrounding critical habitats should be developed and distributed to residents and land owners in the area. These critical habitats are important to protect because of their high biodiversity value and their rarity in this region. South Harrison Township should also reach out to neighboring communities, such as Harrison and Elk Townships, to coordinate preservation and conservation efforts. In addition, the township Planning Board could recommend that any new site plans include area dedicated to passive recreation, including walking and bike paths. 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 or Greenway Connector 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	Owner	Address	City/State	ZIP	Acres	Location	Notes
3	5	3B	VISALLI, SAMUEL	670 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	72.02	670 FRANKLINVILLE RD	Perm. Preserve
3	6	3B	PETERSON, THOMAS	1647 COMMISSIONERS RD	MULLICA HILL, NJ	08062	68.88	1647 COMMISSIONERS RD	Approved Development: Crossroads @ Mullica
4	5	1	GRES & KALUZNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	3.06	VICTORIA LN	Approved Development: Crossroads @ Mullica
4	5.03	2	BROWN, WALTER R III & MARGARET A	103 VICTORIA LN	MULLICA HILL, NJ	08062	9.00	VICTORIA LN	Approved Development: Crossroads @ Mullica
4	5.04	1	GRES & KALUZNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	2.06	VICTORIA LN	Approved Development: Crossroads @ Mullica
4	5.05	1	GRES & KALUZNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	1.10	VICTORIA LN	Approved Development: Crossroads @ Mullica
4	5.06	1	GRES & KALUZNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	4.88	JOANNE CT	Approved Development: Crossroads @ Mullica
4	5.07	1	GRES & KALUZNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	1.67	JOANNE CT	Approved Development: Crossroads @ Mullica
4	5.08	1	GRES & KALUZNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	3.78	JOANNE CT	Approved Development: Crossroads @ Mullica
4	5.09	1	GRES & KALUZNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	1.21	JOANNE CT	Approved Development: Crossroads @ Mullica
4	5.1	1	GRES & KALUZNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	1.03	JOANNE CT	Approved Development: Crossroads @ Mullica
4	5.11	1	GRES & KALUZNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	1.01	JOANNE CT	Approved Development: Crossroads @ Mullica
4	5.12	1	GRES & KALUZNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	11.18	JOANNE CT	Approved Development: Crossroads @ Mullica
4	5.15	1	GRES & KALUZNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	1.41	JOANNE CT	Approved Development: Crossroads @ Mullica
4	5.16	1	GRES & KALUZNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	1.94	JOANNE CT	Approved Development: Crossroads @ Mullica
4	12.01	2	UPPERMAN, JOHN D	1059 VALLEY OF LAKES	HAZLETON, PA	18201	5.20	RICHWOOD RD	
4	14	3B	MAY, LEONARD & DIANE	507 RICHWOOD RD	MULLICA HILL, NJ	08062	8.44	507 RICHWOOD RD	
4	15	3B	GERMAIN, PAUL R	503 RICHWOOD RD	MULLICA HILL, NJ	08062	7.77	503 RICHWOOD RD	
4	18	2	BUSEMAN, RAYMOND	1652 COMMISSIONERS RD	MULLICA HILL, NJ	08062	5.03	1652 COMMISSIONERS RD	
4	24	3A	NUSS, FRANK E & KAREN A	499 RICHWOOD RD	MULLICA HILL, NJ	08062	7.28	499 RICHWOOD RD	
4	25	3B	SEEDS, JOSEPH D & PAULINE	300 GREENBRIAR DR	WEST CHESTER, PA	19382	5.48	471 RICHWOOD RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
4	29	3B	ROST, JAMES	479 RICHWOOD RD	MULLICA HILL, NJ	08062	5.53	479 RICHWOOD RD	
4.01	5.01	1	GRES & KALUZYNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	2.52	VICTORIA LN	Approved Development: Crossroads @ Mullica
4.01	5.02	1	GRES & KALUZYNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	0.98	VICTORIA LN	Approved Development: Crossroads @ Mullica
4.01	5.03	1	GRES & KALUZYNY LAND DEVELOPMENT, LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	1.14	VICTORIA LN	Approved Development: Crossroads @ Mullica
8	4	3B	EACHUS, ELLA V	451 JEFFERSON RD	MULLICA HILL, NJ	08062	1.38	RICHWOOD RD	
8	4	3B	EACHUS, ELLA V	451 JEFFERSON RD	MULLICA HILL, NJ	08062	42.86	RICHWOOD RD	Perm. Preserve
8	6	3B	MARTINS, MARIA	436 RICHWOOD RD	MULLICA HILL, NJ	08062	7.70	426 RICHWOOD RD	8-yr farmland program
8	7	3B	BILL, FRANK	328 BRIDGETON PK	MULLICA HILL, NJ	08062	37.75	RICHWOOD RD	
8	8	3B	EACHUS, ELLA	531 JEFFERSON RD	MULLICA HILL, NJ	08062	47.70	RICHWOOD RD (REAR)	Perm. Preserve
8	10	3B	REISENWEAVER, LYNNE M & KRISTIE	840 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	57.15	FRANKLINVILLE RD	Perm. Preserve
8	10.02	3B	LACOVARA, NICHOLAS & CHERYL A	836 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	10.65	836 FRANKLINVILLE RD	Perm. Preserve
8	10.03	3B	CHIULLI, DONNA	856 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	8.23	856 FRANKLINVILLE RD	Perm. Preserve
8	11	3B	CHIULLI, SUE, LOUIS, & JOHN	488 BRIDGETON PIKE	MULLICA HILL, NJ	08062	140.76	488 BRIDGETON PIKE	Perm. Preserve
8	11.03	3B	YANDACH, MARK D & DIANE M	346 CROCE AVE	GIBBSTOWN, NJ	08027	21.07	916 FRANKLINVILLE RD	
8	11.04	3B	GAINES, ROBERT A JR & CINDY	912 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	7.10	912 FRANKLINVILLE RD	
8	13	1	FICHERA, VLADIMIRO & FERRARA, BENJAMIN	PO BOX 33210	PHILA, PA	19142	7.88	940 FRANKLINVILLE RD	
8	16	15C					0.41		
8	17	3B	GAINES, ROBERT A JR & CINDY	912 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	79.51	912 FRANKLINVILLE RD	Perm. Preserve
8	19	3B	EACHUS, ELLA	451 JEFFERSON RD	MULLICA HILL, NJ	08062	48.74	RICHWOOD RD	Perm. Preserve
8	19.01	3B	HUGHES, TIMOTHY & LUANNE	476 RICHWOOD RD	MULLICA HILL, NJ	08062	10.15	476 RICHWOOD RD	
8	22	15D	BANGROFT NEUROHEALTH	PO BOX 20, HOPKINS LN	HADDONFIELD, NJ	08033	2.18	484 RICHWOOD RD	
8	25	3B	GAINES, ROBERT A	862 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	27.08	862 FRANKLINVILLE RD	Perm. Preserve
8.02	22					0	1.31		
14	6	3B	CONTARINO, SALVATORE L	1544 COMMISSIONERS RD	MULLICA HILL, NJ	08062	32.08	COMMISSIONERS RD	
14	7	3B	HARLAN CORP	214 POND VIEW DR	CHADDS FORD, PA	19317	70.20	1567 COMMISSIONERS RD	
14	11	3B	P & M ASSOCIATES LTD	PO BOX 187	BERNARDSVILLE NJ	07924	71.50	CEDAR GROVE RD	



Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
15	9	3B	BARNABIE, THOMAS J & MICHELLE	1564 COMMISSIONERS RD	MULLICA HILL, NJ	08062	13.86	1564 COMMISSIONERS RD	
15	9.01	2	RIGGS, DALE A & JEAN A	1556 COMMISSIONERS RD	MULLICA HILL, NJ	08062	5.87	1556 COMMISSIONERS RD	
15	9.02	3B	CONTARINO, SALVATORE L	1544 COMMISSIONERS RD	MULLICA HILL, NJ	08062	7.75	1544 COMMISSIONERS RD	
15	10	2	PARKER, GLENN & LISA G C.L.F. @ ROBERT POSERINA	1580 COMMISSIONERS RD	MULLICA HILL, NJ	08062	7.26	1580 COMMISSIONERS RD	
15	12	3B	LYNCH, GERARD F & MARIE	217 S. VIRGINIA AVE	VILLAS, NJ	08251	141.52	FRANKLINVILLE RD	
15	14.13	2	SLIDER, HARRY C & THEODORA	7 GREENBRIAR RD	MULLICA HILL, NJ	08062	5.72	7 GREENBRIAR RD	
15	14.28	2	LAKE VIEW PARK HANDY, WESLEY & THERESA A	1 HOLLYBROOK RD	MULLICA HILL, NJ	08062	5.22	1 HOLLYBROOK RD	
15	15	1		734 BRIDGETON PK 170 MH	MULLICA HILL, NJ	08062	11.96	FERRELL RD	
15	17	3B	BRODWIN, MITCHELL	422 FERRELL RD	MULLICA HILL, NJ	08062	16.15	422 FERRELL RD	
15	18	2	HEGARTY, DOROTHEA	412 FERRELL RD	MULLICA HILL, NJ	08062	12.79	412 FERRELL RD	
15	19	3B	PLATT, JEAN H & NORMAN T	402 FERRELL RD	MULLICA HILL, NJ	08062	13.66	402 FERRELL RD	
15	20	3B	AARON COLES EST @ CAROLYN BRANN	390 FERRELL RD	MULLICA HILL, NJ	08062	31.64	390 FERRELL RD	
15	21	1		4 PARK AVE	RIVERTON, NJ	08077	13.05	FERRELL RD (REAR)	
15	46	3B	PARKER, GLENN & LISA G C.L.F. @ ROBERT POSERINA	1580 COMMISSIONERS RD	MULLICA HILL, NJ	08062	2.36	1580 COMMISSIONERS RD	
15	91	3B	BROWN, KATHLEEN & CHARLES	217 S. VIRGINIA AVE	VILLAS, NJ	08251	33.23	FRANKLINVILLE RD	
15	112	2	BROWN, KATHLEEN & CHARLES	12 ST JOHNS LN	MULLICA HILL, NJ	08062	6.52	12 N ST JOHNS LN	
15	113	2	LAPALOMENTO, JOHN R	12 ST JOHNS LN	MULLICA HILL, NJ	08062	6.23	12 N ST JOHNS LN	
15	120	3B		508 COACH RD	TURNERSVILLE, NJ	08012	7.02	RT 581	

**Residential Parcels Less Than 5 Acres (Tax Class 2) — For Stewardship Information**

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
3	8	2	RUSSELL, ROBERT P	678 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	4.33	678 FRANKLINVILLE RD	
3	22	2	CARROLL, GAYLE	682 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	1.10	682 FRANKLINVILLE RD	
4	3	2	WESTCOTT, KATHRYN A	1618 COMMISSIONERS RD	MULLICA HILL, NJ	08062	0.36	1618 COMMISSIONERS RD	
4	4	2	DESILVIO, CAROL & DENNIS	1614 COMMISSIONERS RD	MULLICA HILL, NJ	08062	0.99	1614 COMMISSIONERS RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
4	5.01	2	REYNOLDS, KATHRYN	467 RICHWOOD RD	MULLICA HILL, NJ	08062	3.19	467 RICHWOOD RD	
4	11	2	WEATHERBY, JOHN H	521 RICHWOOD RD	MULLICA HILL, NJ	08062	1.64	521 RICHWOOD RD	
4	12	2	MORELLA, VICTOR J & JULI	517 RICHWOOD RD	MULLICA HILL, NJ	08062	4.38	517 RICHWOOD RD	
4	13	2	SPULER FAMILY TRUST	529 RICHWOOD RD	MULLICA HILL, NJ	08062	0.91	529 RICHWOOD RD	
4	16	2	FLYNN, ANTHONY J & GAIL	1626 COMMISSIONERS RD	MULLICA HILL, NJ	08062	4.92	1626 COMMISSIONERS RD	
4	17	2	BANFF, TIMOTHY	1640 COMMISSIONERS RD	MULLICA HILL, NJ	08062	4.61	1640 COMMISSIONERS RD	
4	22	2	ROTH, JONATHAN & CHRISTINE	1622 COMMISSIONERS RD	MULLICA HILL, NJ	08062	2.70	1622 COMMISSIONERS RD	
4	23	2	FLYNN, ANTHONY J & GAIL	1626 COMMISSIONERS RD	MULLICA HILL, NJ	08062	1.06	1626 COMMISSIONERS RD	
4.01	20	2	FITZGERALD, STEPHEN & DOROTHY A	449 RICHWOOD RD	MULLICA HILL, NJ	08062	3.07	449 RICHWOOD RD	
4.01	21	2	ATIEH, MIMMO & CATHERINE	453 RICHWOOD RD	MULLICA HILL, NJ	08062	3.40	453 RICHWOOD RD	
7.01	6	2	BOHSEN, JOAN B.	681 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	4.16	681 FRANKLINVILLE RD	
7.01	32	2	HANST, WILLIAM R	689 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	1.29	689 FRANKLINVILLE RD	
8	3.01	2	LARUE, JANICE	133 ROSE DR	MULLICA HILL, NJ	08062	2.12	133 ROSE DR	
8	3.02	2	DALRYMPLE, SCOTT	131 ROSE DR	MULLICA HILL, NJ	08062	1.98	131 ROSE DR	
8	3.03	2	SMITH, ANDREW L	129 ROSE DR	MULLICA HILL, NJ	08062	2.13	129 ROSE DR	
8	3.04	2	TAPP, DAVID B JR & TARA M	38 CARLTON AVE	MARLTON, NJ	08053	2.30	127 ROSE DR	
8	3.05	2	CHARNITSKY, DANIEL E JR	125 ROSE DR	MULLICA HILL, NJ	08062	2.37	125 ROSE DR	
8	3.06	2	DICLEMENTE, DONALD & MARY ANN	123 ROSE DR	MULLICA HILL, NJ	08062	3.04	123 ROSE DR	
8	3.07	2	RUBBA, MICHAEL A & DONNA M	121 ROSE DR	MULLICA HILL, NJ	08062	1.50	121 ROSE DR	
8	3.08	2	AZZARI, JOHN	119 ROSE DR	MULLICA HILL, NJ	08062	4.84	119 ROSE DR	
8	3.09	2	RUNZER, JAMES M & NANCY M	117 ROSE DR	MULLICA HILL, NJ	08062	3.33	117 ROSE DR	
8	3.1	2	MC CARTHY, MICHAEL & ILEEN	115 ROSE DR	MULLICA HILL, NJ	08062	1.85	115 ROSE DR	
8	5	2	WEATHERBY, MARK & TARNECKI, DANA	26 LANTERN LN	TURNERSVILLE, NJ	08012	4.35	436 RICHWOOD RD	
8	6.01	2	DOWNEY, CHRISTOPHER & MELANIE	432 RICHWOOD RD	MULLICA HILL, NJ	08062	2.75	432 RICHWOOD RD	
8	6.02	2	HELLER, CHRISTIAN F & DEBORAH	430 RICHWOOD RD	MULLICA HILL NJ	08062	2.75	430 RICHWOOD RD	
8	6.03	2	MARTINS, MARIA N	426 RICHWOOD RD	MULLICA HILL, NJ	08062	2.67	426 RICHWOOD RD	
8.01	9	2	CATENACCI, DONNA	116 ROSE DR	MULLICA HILL, NJ	08062	1.19	116 ROSE DR	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
8.01	10	2	KINNER, WILLIAM K & NICOLE M	114 ROSE DR	MULLICA HILL, NJ	08062	1.30	114 ROSE DR	
8.02	1	2	SHARP, MARIAN E- LIFE ESTATE	1608 COMMISSIONERS RD	MULLICA HILL, NJ	08062	1.95	1608 COMMISSIONERS RD	
8.02	2	2	WEISS, MICHAEL J	810 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	3.73	524 RICHWOOD RD	
8.02	3	2	HERTY, ROBERT & KIMBERLY	211 KAREN DR	MULLICA HILL, NJ	08062	1.38	211 KAREN DR	
8.02	4	2	SCARDINO, WAYNE & THERESA	209 KAREN DR	MULLICA HILL, NJ	08062	1.45	209 KAREN DR	
8.02	5	2	LORE, WILLIAM & VIKKI	207 KAREN DR	MULLICA HILL, NJ	08062	1.37	207 KAREN DR	
8.02	6	2	HACKNEY, KATHRYN B	205 KAREN DR	MULLICA HILL, NJ	08062	1.36	205 KAREN DR	
8.02	7	2	INNOCENZO, MICHAEL & SUSAN	203 KAREN DR	MULLICA HILL, NJ	08062	1.22	203 KAREN DR	
8.02	9	2	CICONTE, ROBERT	37 EAST FIFTH AVE	RUNNEMEDE, NJ	08078	3.66	100 ROSE DR	
8.02	18	2	SILVERT, MICHAEL	1604 COMMISSIONERS RD	MULLICA HILL, NJ	08062	1.19	1604 COMMISSIONERS RD	
8.02	21	2	WEISS, MICHAEL & ROBINSON, JULIA	810 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	2.24	810 FRANKLINVILLE RD	
8.02	23	2	WORSINGER, THEODORE	806 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	1.76	806 FRANKLINVILLE RD	
14	37	2	VAN DEXTER, HARRY	1535 COMMISSIONERS RD	MULLICA HILL, NJ	08062	3.06	1535 COMMISSIONERS RD	
15	11	2	FERBER, ROBERT ALAN	845 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	4.93	845 FRANKLINVILLE RD	
			HEISER, ANGELA & MATTHOLI, WILLIAM E						
15	14.01	2	MAURO, PETER & GINA	3 HOLLYBROOK RD	MULLICA HILL, NJ	08062	2.92	3 HOLLYBROOK RD	
15	14.02	2	MADEN, DONOVAN A & STEPHANIE	5 HOLLYBROOK RD	MULLICA HILL, NJ	08062	2.28	5 HOLLYBROOK RD	
15	14.03	2	ALTMANN, RAPHAEL J & LAUREN	7 HOLLYBROOK RD	MULLICA HILL, NJ	08062	2.64	7 HOLLYBROOK RD	
15	14.04	2	HICKS, RICHARD & SHAW, DOLORES	9 HOLLYBROOK RD	MULLICA HILL, NJ	08062	1.38	9 HOLLYBROOK RD	
15	14.05	2	SNYDER, THOMAS H & ANN MARIE	11 HOLLYBROOK RD	MULLICA HILL, NJ	08062	3.04	11 HOLLYBROOK RD	
15	14.06	2	THEIS, STEVEN T & MARY L	13 HOLLYBROOK RD	MULLICA HILL, NJ	08062	2.83	13 HOLLYBROOK RD	
15	14.07	2	BENKO, STEPHEN T & MONICA T	15 HOLLYBROOK RD	MULLICA HILL, NJ	08062	2.12	15 HOLLYBROOK RD	
15	14.09	2	LANCOS, MICHAEL & FRANCISE	19 HOLLYBROOK RD	MULLICA HILL, NJ	08062	2.68	19 HOLLYBROOK RD	
15	14.11	2	STANTON, GARY A & DEBRA L	3 GREENBRIAR RD	MULLICA HILL, NJ	08062	3.26	3 GREENBRIAR RD	
15	14.12	2	SZYDLIK, DAVID J & DIANE	5 GREENBRIAR RD	MULLICA HILL, NJ	08062	4.69	5 GREENBRIAR RD	
15	14.14	2	STANTON, GARY A & DEBRA L	9 GREENBRIAR RD	MULLICA HILL, NJ	08062	3.94	9 GREENBRIAR RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
15	14.15	2	REDDINGTON, PATRICK & DAWN	11 GREENBRIAR RD	MULLICA HILL, NJ	08062	3.20	11 GREENBRIAR RD	
15	14.16	2	CAMPBELL, ROBERT S JR & VERONICA	1 GREENBRIAR CT	MULLICA HILL, NJ	08062	2.81	1 GREENBRIAR CT	
15	14.17	2	DRISCOLL, THOMAS K & REBECCA A	3 GREENBRIAR CT	MULLICA HILL, NJ	08062	3.50	3 GREENBRIAR CT	
15	14.18	2	BATRA, ROHI B	5 GREENBRIAR CT	MULLICA HILL, NJ	08062	2.96	5 GREENBRIAR CT	
15	19.01	2	HEGARTY, DOROTHEA	402 FERRELL RD	MULLICA HILL, NJ	08062	1.03	402 FERRELL RD	
15	27	2	BURLINGAME, WALTER E JR	829 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	1.56	829 FRANKLINVILLE RD	
15	31	2	MILLS, RALPH D & TERESA	889 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	2.70	889 FRANKLINVILLE RD	
15	32	2	SAGER, THOMAS V	835 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	1.46	835 FRANKLINVILLE RD	
15	33	2	FISHER, DONNA	849 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	1.11	849 FRANKLINVILLE RD	
15	36	2	GEARY, NELSES JR	841 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	1.83	841 FRANKLINVILLE RD	
15	45	2	BURLINGAME, GREGORY	825 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	4.28	825 FRANKLINVILLE RD	
15	46.01	2	MARPLE, FRANK C & NANCY P	1582 COMMISSIONERS RD	MULLICA HILL, NJ	08062	1.15	1582 COMMISSIONERS RD	
15	47	2	DEININGER, KRISTEN C & FRANK, MICHAEL	808 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	0.85	808 FRANKLINVILLE RD	
15	48	2	PUSEY, STELLA M	1572 COMMISSIONERS RD	MULLICA HILL, NJ	08062	1.71	1572 COMMISSIONERS RD	
15	48.01	2	WILLIAMS, TINA	1576 COMMISSIONERS RD	MULLICA HILL, NJ	08062	1.13	1576 COMMISSIONERS RD	
15	53	2	HOOVER, NESBITT G & THELMA M	1596 COMMISSIONERS RD	MULLICA HILL, NJ	08062	1.74	1596 COMMISSIONERS RD	
15	54	2	NETTLETON, FRANK J & SHEILA L	881 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	2.49	881 FRANKLINVILLE RD	
15	58	2	HIGH, VINCENT R & LYNDORA C	388 FERRELL RD	MULLICA HILL, NJ	08062	1.50	388 FERRELL RD	
15	61	2	CORSEY, DANIEL R & CAROLYN J	PO BOX 502	CLAYTON, NJ	08312	4.40	426F FERRELL RD	
15	62	2	HINTON, WARREN & SUZANNE	871 HOHENER AVE	HAYWARD, CA	94541	3.51	FERRELL RD	



*By carrying out the actions recommended in the Open Space Plan, South Harrison Township can preserve its diverse natural features, such as the wetland shown here.  
Source: DVRPC*



## SECTION 9: ACTION PROGRAM AND RECOMMENDATIONS

The Action Program suggests projects that South Harrison 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 South Harrison Township's Open Space 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. The *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

- Adopt the Open Space and Recreation Plan as an Element of the South Harrison Township Master Plan.
- Submit the final Open Space and Recreation Plan to Green Acres for the State's Planning Incentive Program.
- Formalize a committee to carry out the actions of the Open Space and Recreation Plan and assist the township in responding to opportunities as they arise. This could also be a primary task for the Environmental Commission, working with some additional associate members.
- Establish an Agricultural Advisory Committee to develop a Farmland Preservation Plan for South Harrison. State statute requires a 5-member Committee of which at least 3 members must farm some land that they own. Submit the Farmland Preservation Plan to the state Farmland Program for its Planning Incentive Grant Program.
- Begin working with South Jersey Land and Water Trust and adjacent municipalities to promote protection of lands along Oldmans Creek.
- Review and prioritize the greenways and properties highlighted in the Open Space and Recreation Plan. 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.
- Work in close cooperation with the Gloucester County Office of Land Preservation to support farmland preservation, especially on farm properties located within greenways.

- Enact critical area ordinances to protect stream corridors throughout the entire township, along with surveyed vernal pools, floodplains, and high groundwater recharge lands, primarily to limit or control new construction affecting these areas. This should be done as a collaborative effort of the Planning Board, Township Committee, and the Environmental Commission.
- Consider revising the township’s cluster ordinance, using a conservation design model such as “Growing Greener” to provide greater protection and better design of the open space/farmland on a site. Require that the conserved open space or farmland be linked to greenways or to contiguous farmland and especially to permanently protected farms whenever possible.
- Discuss the preservation priorities of other nonprofits active in the area, in order to form partnerships.
- Begin exploring the creation of an on-road bike trail.
- Begin exploring the possibility of off-road trail development that would link natural, historic, and community resources together. Start work on assessing community attitudes and involving other community groups. This project could be undertaken by the Recreation Committee in conjunction with the Environmental Commission and the Open Space Committee.
- Explore the possibility of establishing a second recreation facility in the township, primarily to accommodate soccer fields and a future community center. Finalize analysis of need, cost, size, best location, land availability, and timeline.

## **Within Three Years**

- Acquire land adjacent to the township’s waterways to protect stream corridors and greenways and to provide public access, especially to Oldmans Creek at or below Harrisonville Lake. Explore the possibility of non-motorized boat access at Harrisonville Lake. Work toward the establishment of greenway connecting corridors as envisioned on the Greenways map.
- Depending on year one findings and decisions, begin creation of a second recreation facility in the township, relying on community input to determine the desired amenities. Coordinate with land preservation efforts to acquire land for this facility.
- Work with private landowners with property within the Greenways to place conservation easements on their holdings.

- Work with adjoining municipalities to coordinate and enhance preservation efforts and protective ordinances.
- Work with the Environmental Commission to establish a program to assist farmland owners in utilizing USDA programs that finance habitat and buffer restoration along streams.
- Complete the on-road bike trail and obtain community input regarding the possibility of an off-road trail with these two systems linked into a larger trail network.
- Work with the Recreation Committee to conduct more detailed planning for expansion of recreation facilities at Stewart Park or an additional park in the township. Include detailed planning for walking and biking trails and other passive recreation.
- Coordinate with the Environmental Commission, Recreation Committee, and Agricultural Advisory Committee to investigate an increase to the current open space tax, via ballot referendum, within one to two years.
- 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 a ballot initiative to increase the township's open space and farmland tax.

## **Within Five Years**

- Develop a multiple use trail plan that links new and existing parklands.
- Pursue the identification and listing of South Harrison Township historic sites and place unlisted sites on the state and federal registers.
- Identify ways to encourage and support the South Harrison and the Kingsway Regional School District to educate about and possibly monitor streams in the township, 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 local groups and with college programs as a means of obtaining professional help with such programs.
- Implement recommendations of the Open Space Committee and/or a working group made up of South Harrison Township farmers and farmers from adjoining municipalities regarding methods to support and enhance the farming industry in the region. Work with this group to explore agri-tourism and other agriculture-enhancing options that strengthen farming and its economic impact in the township. Consider using a consultant to assist with the township's open space and farmland preservation efforts, especially if State Planning Incentive Grant monies have been obtained.





*The development of a Farmland Preservation Plan will help South Harrison Township to solidify its preservation goals and allow it to qualify for additional grants from the state farmland program.  
Source: DVRPC*



## SECTION 10: PRESERVATION TOOLS, FUNDING SOURCES, AND POTENTIAL PARTNERS

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 of this approach is the need to have the full purchase price available at the closing. Government agencies may not be able to raise the funds in time before an owner decides to sell the property to another buyer. The use of fee-simple acquisition is often used to obtain open space, with ownership then held by a public entity or nonprofit organization. Sometimes farmland is acquired this way, if the owner wishes to give up the farming operation altogether. In those cases, the development rights are subsequently severed for the property and the farm is sold at a state auction for use in active farming.

#### *Municipal Preservation Tools*

One of the most powerful preservation tools available to municipalities is an *Open Space and Farmland Preservation Trust*. South Harrison Township established such a Trust in 1997 and currently funds it with property tax revenue equal to \$.01 on the tax rate. This provides the township with a dedicated source of funding and allows it to qualify for state funding through the Planning Incentive Grant Program of Green Acres and the State Agricultural Development Board. In addition to this program, the township can also allocate additional funds from the regular budget each year to assist in land preservation goals.

One preservation tool at the disposal of the municipality is *tax foreclosure*. If a parcel falls under South Harrison 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, streambank 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 township may want to develop educational materials for large property owners that 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 township'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 township 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 the township of South Harrison 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, usually from a roadway, is maintained
- Conservation easements: purchase of the development rights to a property to preserve the natural landscape of the site. These can be of the whole property or of a part of it; and
- Agriculture easements: purchase of 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 percent to 80 percent of the fair market value of the land. Trail easements may be used appropriately to create greenways along and around water bodies. Easements are often donated by owners who want to see a site preserved and do not need the revenue of a sale.

Another advantage of easements is that the land remains in private ownership. The township will still collect property taxes from the owner. However, the amount and type of easement right that is sold or donated 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 a dedicated source of funding, such as an Open Space/Farmland Preservation Trust could be used for the five 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 and dedicated revenue from an Open Space/Farmland Preservation Trust makes 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 a municipal Open Space/Farmland Preservation Trust can be committed for this payment. This arrangement may result in tax benefits for the seller. The township 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 township can purchase a piece of property and lease it back to the owner or another entity for use. Partial reimbursement of the purchase price can be repaid through rental fees, and maintenance costs are reduced. A variation of this technique is the use of life estate rights. The township would purchase a piece of property and allow the seller to continue to live on the property for a specified amount of time or until death. This technique is most useful when the township identifies an important tract and wants to ensure its availability in the future. The landowner may realize estate tax advantages through these methods.

### ***Donation/Bargain Sale***

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

### ***Long-term Lease***

The township may be able to negotiate a long-term lease with a landowner unwilling to transfer complete ownership. This method may be a useful option for trail easements or athletic fields. The township will have to weigh the cost advantages of long-term rental payments over outright acquisition costs against lack of full and long-term control of the property.

### ***Eminent Domain***

The township has the right to condemn and acquire privately owned property for a public purpose, with acquisition at fair market value. However, this technique should be considered only in rare situations, such as when negotiation options have been exhausted. For one thing, 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. In addition, this “tool” is often unpopular with residents or viewed with suspicion, especially if there is any possibility that the acquired property may be turned over to private ownership, such as with some redevelopment or economic development plans.

### ***Zoning***

In June 2008 South Harrison Township adopted a new Master Plan and updated its zoning ordinances to reflect the community’s priority to preserve open space and farmland. The new zoning ordinances restrict lot sizes and also require the use of conservation design principles for major subdivisions. Cluster zoning and conservation design 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 township should consider that action. Any open space dedicated as part of a developer’s agreement should be placed under a conservation easement if the township is accepting ownership of the dedicated open space, rather than allowing it to be owned by a homeowner’s association. The township may also want to require the establishment of an endowment or trust supplied with funds to be used to maintain any easements for which the township is accepting ownership.

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 website for a description of municipal natural resource protection tools and sample ordinances from within the region:  
[www.dvrpc.org/Environment/NaturalResourceProtectionTools.htm](http://www.dvrpc.org/Environment/NaturalResourceProtectionTools.htm).

## 10.2 POTENTIAL PARTNERS AND FUNDING SOURCES

### *REGIONAL*

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#### **Delaware Valley Regional Planning Commission (DVRPC)**

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 South Harrison Township compile its Open Space and Recreation Plan.

*Contact:*

DVRPC

190 N. Independence Mall West, 8th Floor

Philadelphia, PA 19106-1520

Phone: (215) 592-1800

Fax: (215) 592-9125

[www.dvrpc.org/](http://www.dvrpc.org/)

### *COUNTY*

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#### **Gloucester County Open Space and Farmland Preservation Trust**

Gloucester County residents pay three cents for every \$100 of assessed property value to a dedicated trust to preserve land. The Trust Funds are used to acquire county watershed land and parkland, municipal and nonprofit parkland, and development rights for farmland. The Gloucester County Open Space and Farmland Preservation Trust Fund is a competitive grant program to which municipalities in the county apply for land preservation funding. The county accepts applications on a rolling basis. South Harrison Township can apply directly to this fund for open space and farmland acquisition dollars.

*Contact:*

Gloucester County Office of Land Preservation

Gloucester County Building of Government Services

1200 North Delsea Dr .

Clayton , NJ , 08312

Phone: (856) 307-6451

Fax: (856) 307- 6476

## **STATE**

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*New Jersey voters approved a referendum in 1998 to dedicate \$98 million annually in state taxes over a ten-year period for land preservation. A year later, the Garden State Preservation Trust Act allocated \$55.2 million annually for Green Acres acquisitions of open space, parks, and greenways. An additional \$36.8 million were set aside annually for farmland purchases, and \$6 million annually for historic preservation projects. All projects that are submitted for funding consideration are reviewed twice per year by the nine-member Garden State Preservation Trust board. Funds are distributed primarily through the NJ Green Acres program, the State Agricultural Development Committee, and the NJ Historic Trust, all of which are described below.*

### **Athletics for Individuals with Disabilities**

The purpose of this grant is to provide financial assistance to local governments for integrated, community recreation programs.

*Contact:*

Office of Recreation  
New Jersey Department of Community Affairs  
101 S. Broad Street  
P. O. Box 811  
Trenton, NJ 08625-811  
[www.state.nj.us/dca/rec/prog/index.shtml](http://www.state.nj.us/dca/rec/prog/index.shtml)

### **Bikeways, NJDOT Division of Local Aid and Economic Development**

This program is available to all counties and municipalities. The Department continues to work toward its goal of achieving 1,000 miles of dedicated bikeways in New Jersey. Special consideration is given to bikeways that are physically separated from motorized vehicular traffic by an open space or barrier.

*Contact:*

NJDOT District 4 (includes Gloucester County)  
1 Executive Campus  
Route 70 West, 3<sup>rd</sup> Floor  
Cherry Hill, NJ 08002  
Phone: (856) 486-6618  
Fax: (856) 486-6771  
[www.nj.gov/transportation/business/localaid/bikewaysf.shtm](http://www.nj.gov/transportation/business/localaid/bikewaysf.shtm)

### **1992 Dam Restoration and Inland Water Projects Loan Program, NJDEP**

Local governments and private lake associations can apply for low-interest loans to fund dam restorations, flood control projects, water pollution control projects, and water-related recreation and conservation projects.

*Contact:*

NJDEP-Engineering and Construction

Dam Safety Section

PO Box 419

Trenton, NJ 08625-0419

(609) 984-0859

[www.nj.gov/dep/grantandloanprograms/nhr\\_driw.htm](http://www.nj.gov/dep/grantandloanprograms/nhr_driw.htm)

### **DEPTCOR**

State, county, and municipal government agencies—including public schools and charter schools—may purchase low cost products constructed by inmates in correctional facilities. Items include park benches, picnic tables, planters, pavers, bird baths, signs, storage sheds, concrete and modular construction, and other standard items normally associated with public recreational facilities. The items are manufactured by the correctional facility, providing both training skills and work to inmates, while providing low cost products to government agencies for community use. A catalog and price list is available upon request.

*Contact:*

DEPTCOR Warehouse and Administrative Offices

163 North Olden Avenue

Trenton, New Jersey 08625-0867

1-800-321-6524

[info@deptcor.state.nj.us](mailto:info@deptcor.state.nj.us)

[www.state.nj.us/deptcor/index.html](http://www.state.nj.us/deptcor/index.html)

### **The Emergency Grant and Loan Program**

The Emergency Grant and Loan Program was created to provide small amounts of money for funding emergency work to preserve endangered historic properties. Awards range from \$1,000 to \$10,000 and may take the form of matching grants and/or short-term low interest loans.

*Contact:*

New Jersey Historic Trust

Department of Community Affairs

P.O. Box 457

Trenton, NJ 08625-0212

Phone: (609) 984-0473

Fax: (609) 984-7590

[njht@dca.state.nj.us](mailto:njht@dca.state.nj.us)

[www.njht.org/dca/njht/programs/](http://www.njht.org/dca/njht/programs/)



### **Environmental Infrastructure Trust, NJDEP**

The New Jersey Environmental Infrastructure Financing Program administered by the New Jersey Department of Environmental Protection provides low interest loans to municipalities and counties 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.

*Contact:*

New Jersey Environmental Infrastructure Trust  
PO Box 440  
Trenton, NJ 08625  
Phone: (609) 219-8600  
Fax: (609) 219-8620  
[www.njeit.org/](http://www.njeit.org/)

### **Garden State Historic Preservation Trust Capital and Management Grants**

County and municipal governments as well as nonprofits may apply for grants to plan, preserve, improve, restore, stabilize, rehabilitate, and protect historic properties.

*Contact:*

New Jersey Historic Trust  
Department of Community Affairs  
P.O. Box 457  
Trenton, NJ 08625-0212  
Phone: (609) 984-0473  
Fax: (609) 984-7590  
[njht@dca.state.nj.us](mailto:njht@dca.state.nj.us)  
[www.njht.org/dca/njht/programs/](http://www.njht.org/dca/njht/programs/)

### **Grants to Support NJ History**

These programs are aimed at the promotion of NJ history. Funding categories include: Projects, Prizes, Minigrants, Caucus Archival Projects Evaluation Service (CAPES).

*Contact:*

New Jersey Historical Commission  
NJ Department of State  
PO Box 305  
Trenton, NJ 08625-0305  
Phone: (609) 292-6062  
Fax: (609) 633-8168  
[njhc@sos.state.nj.us](mailto:njhc@sos.state.nj.us)  
[www.state.nj.us/state/divisions/historical/grants/](http://www.state.nj.us/state/divisions/historical/grants/)

### **Historic Preservation Certified Local Government (CLG) Grants**

The goals for the Historic Preservation Fund Grant projects are to identify all buildings, sites, structures, objects, and districts that are significant in American historic, architecture, archaeology, and engineering; and that meet criteria for inclusion in the National Register of Historic Places, and implement planning tools for the protection of these resources. CLG municipalities may apply for funds to be used to promote historic preservation projects such as municipal master plan elements, historic resource reports, NJ and National register nominations, and other plans for the protection of historic resources.

*Contact:*

NJDEP-Division of Parks & Forestry  
Historic Preservation Office  
PO Box 404  
Trenton, NJ 08625-0404  
(609) 984-6017  
[www.nj.gov/dep/grantandloanprograms/nhr\\_hpc1.htm](http://www.nj.gov/dep/grantandloanprograms/nhr_hpc1.htm)

### **Historic Preservation Revolving Loan Program**

Counties, municipal governments, or tax-exempt nonprofits may apply for low-interest, long-term financing for the preservation, improvement, restoration, rehabilitation, and acquisition of historic properties.

*Contact:*

New Jersey Historic Trust  
Department of Community Affairs  
P.O. Box 457  
Trenton, NJ 08625-0212  
Phone: (609) 984-0473  
Fax: (609) 984-7590  
[njht@dca.state.nj.us](mailto:njht@dca.state.nj.us)  
[www.njht.org/dca/njht/programs/](http://www.njht.org/dca/njht/programs/)

### **Local Aid Infrastructure Fund, NJDOT Division of Local Aid and Economic Development**

Subject to funding appropriation, a Local Aid Infrastructure Fund was established to address emergencies and regional needs throughout the State. Any county or municipality may apply at any time. Under this program a county or municipality may also apply for funding for pedestrian safety and bikeway projects.

*Contact:*

NJDOT District 4 (includes Gloucester County)  
1 Executive Campus  
Route 70 West, 3<sup>rd</sup> Floor  
Cherry Hill, NJ 08002  
Phone: (856) 486-6618  
Fax: (856) 486-6771  
[www.nj.gov/transportation/business/localaid/descrfunding.shtm](http://www.nj.gov/transportation/business/localaid/descrfunding.shtm)

### **Municipal Aid, NJDOT Division of Local Aid and Economic Development**

Road improvement projects such as resurfacing, rehabilitation or reconstruction, and signalization are funded from the \$78.75 million in municipal aid distributed by formula.

*Contact:*

NJDOT District 4 (includes Gloucester County)

1 Executive Campus

Route 70 West, 3<sup>rd</sup> Floor

Cherry Hill, NJ 08002

Phone: (856) 486-6618

Fax: (856) 486-6771

[www.nj.gov/transportation/business/localaid/municipaid.shtm](http://www.nj.gov/transportation/business/localaid/municipaid.shtm)

### **New Jersey Division of Fish and Wildlife, NJDEP**

The New Jersey Division of Fish and Wildlife manages many of the properties that have been preserved by the State Department of Environmental Protection and will also accept donations of title in fee-simple of certain properties. Such donations are usually acquisitions made with Green Acres funding by land trusts or other nonprofit private conservation organizations.

*Contact:*

N.J. Division of Fish and Wildlife

P.O. Box 400

Trenton, NJ 08625-0400

Phone: (609) 292-2965

[www.state.nj.us/dep/fgw/](http://www.state.nj.us/dep/fgw/)

### **New Jersey Green Acres Program, NJDEP**

The Green Acres program provides funding assistance for the acquisition of township park 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 percent of the land acquisition costs of a particular tract. Nonprofit land conservation organizations are eligible for nonprofit grants from the state Green Acres program, totaling up to \$500,000 and requiring a dollar for dollar match. Land trust associations are good partners for land acquisition in the sensitive and natural areas in the township. These organizations have experienced staff who are 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 township’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 township.

*Contact:*

NJ Department of Environmental Protection Green Acres Program

501 East State Street

Station Plaza Building 5, Ground Floor

Trenton, NJ

Phone: (609) 984-0500

[www.nj.gov/dep/greenacres/](http://www.nj.gov/dep/greenacres/)

### **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.

*Contact:*

New Jersey Natural Lands Trust  
22 South Clinton Avenue  
P.O. Box 404  
Trenton, NJ 08625-0404  
Phone: (609) 984-1339  
Fax: (609) 984-1427  
Email: [NatLands@dep.state.nj.us](mailto:NatLands@dep.state.nj.us)  
<http://nj.gov/dep/njnlt/njlandtrust.htm>

### **New Jersey Office of Environmental Planning Non-point Source Pollution Control and Management Implementation (Section 319(h) Grants)**

This program provides funding for stormwater related projects that implement Best Management Practices (BMPs) or provide education and outreach to critical audiences that will reduce stormwater runoff pollution. Eligible applicants include regional comprehensive planning or health organizations, government coalitions, environmental commissions, watershed associations, and nonprofit organizations.

*Contact:*

Section 319(h) Grant Program Coordinator  
NJDEP, Division of Watershed Management  
401 East State Street  
P.O. Box 418  
Trenton, NJ 08625-0418  
(609) 633-3812  
[www.state.nj.us/dep/watershedmgt/319grant.htm](http://www.state.nj.us/dep/watershedmgt/319grant.htm)

### **New Jersey State Agricultural Development Committee (SADC)**

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. 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

*Contact:*

State Agricultural Development Committee  
PO Box 330 (Market and Warren streets)  
Trenton, New Jersey 08625-0330  
Phone: (609) 984-2504  
Fax: (609) 633-2004  
Email: [sadc@ag.state.nj.us](mailto:sadc@ag.state.nj.us)  
[www.state.nj.us/agriculture/sadc/index.shtml](http://www.state.nj.us/agriculture/sadc/index.shtml)

### **New Jersey State Forest Service, NJDEP**

The New Jersey State Forest Service offers written guidance and financial assistance to owners of private woodlands to protect and improve timber, wildlife, fish, soils, water recreation, and aesthetic values of their forested lands. This program was authorized by Congress in the 1990 Farm Bill and administered by the United States Department of Agriculture (USDA) Forest Service and the National Association of State Foresters.

*Contact:*

New Jersey Division of Parks and Forestry  
PO Box 404  
501 East State Street, 4th floor  
Trenton, NJ 08625-0404  
[www.state.nj.us/dep/parksandforests/](http://www.state.nj.us/dep/parksandforests/)

### **Pinelands Commission**

The mission of the New Jersey Pinelands Commission is to preserve, protect, and enhance the natural and cultural resources of the Pinelands National Reserve, and to encourage compatible economic and other human activities consistent with that purpose.

*Contact:*

Pinelands Commission  
PO Box 7  
15 Springfield RD  
New Lisbon, New Jersey 08064  
Phone: (609) 894-7300  
Fax: (609) 894-7330  
[www.state.nj.us/pinelands/](http://www.state.nj.us/pinelands/)

### **Safe Streets to Transit, NJDOT Division of Local Aid and Economic Development**

The purpose of these grants is to improve safety for walkers and bikers on their way to transit facilities, as well as to facilitate the implementation of projects and activities that will improve safety in the vicinity of transit facilities (approximately 0.5 miles for pedestrian improvements or 2.0 miles for bicycle improvements).

*Contact:*

NJDOT District 4 (includes Gloucester County)  
1 Executive Campus  
Route 70 West, 3<sup>rd</sup> Floor  
Cherry Hill, NJ 08002  
Phone: (856) 486-6618  
Fax: (856) 486-6771  
[www.nj.gov/transportation/business/localaid/safe.shtm](http://www.nj.gov/transportation/business/localaid/safe.shtm)

### ***FEDERAL***

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### **Environmental Education Grants, Environmental Protection Agency (EPA)**

This program supports environmental education projects that enhance the public's awareness, knowledge, and skills to help make informed decisions that affect environmental quality.

*Contact:*

U.S. EPA, Region 2  
290 BRDway, 26th Floor  
New York, NY 10007  
[www.epa.gov/enviroed/grants.html](http://www.epa.gov/enviroed/grants.html)

### **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.

*Contact:*

New Jersey  
Deputy Administrator  
Green Acres Program-CM 412  
Department of Environmental Protection  
Trenton, NJ 08625-0412  
Phone: (609) 984-0570  
[www.nps.gov/lwcf/](http://www.nps.gov/lwcf/)

### **Forest Legacy Program, USDA Forest Service**

The Forest Legacy program protects “working forests” — those that protect water quality, provide habitat, forest products, opportunities for recreation, and other public benefits. Private forest landowners are eligible to apply to the program, which encourages the acquisition of conservation easements.

*Contact:*

New Jersey-Green Acres Program  
501 E. State Street 1st Floor  
P.O. Box 412  
Trenton, NJ 08625  
Phone: 609-777-4248  
Fax: 609-984-0608  
[www.fs.fed.us/spf/coop/programs/loa/flp.shtml](http://www.fs.fed.us/spf/coop/programs/loa/flp.shtml)

### **Green Communities Challenge Grants**

Municipal and county governments are eligible to apply for this funding to develop a Community Forestry Management Plan, which helps local government agencies implement urban and community forestry projects. These projects are provided under four themes: Program Development, Implementation, Tree Maintenance, and Research Projects.

*Contact:*

NJDEP-Division of Parks & Forestry  
Community Forestry Program  
PO Box 404  
Trenton, NJ 08625-0404  
(609) 292-2532  
[www.nj.gov/dep/grantandloanprograms/nhr\\_gccg.htm](http://www.nj.gov/dep/grantandloanprograms/nhr_gccg.htm)

### **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.

*Contact:*

NJDEP-Division of Parks & Forestry  
Office of Natural Lands Management  
22 S Clinton St., P.O. Box 404  
Trenton, NJ 08625-0404  
Phone: (609) 984-1014  
Fax: (609) 984-1427  
[www.fhwa.dot.gov/environment/rectrails/index.htm](http://www.fhwa.dot.gov/environment/rectrails/index.htm)

### **Safe Routes to School Program (SRTS)**

SRTS is a federally funded program that was initiated by the Safe, Accountable, Flexible, Efficient Transportation Equity Act - A Legacy for Users (SAFETEA-LU). It provides federal aid highway funds to State Departments of Transportation over five fiscal years (FY 2005-FY 2009). The program targets both public and private K-8 schools. The main objectives of the program are:

- to enable and encourage children, including those with disabilities, to walk and bicycle to school;
- to make bicycling and walking to school a safer and more appealing transportation alternative, thereby encouraging a healthy and active lifestyle from an early age; and,
- to facilitate the planning, development, and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of schools.

*Contact:*

[srts@dot.state.nj.us](mailto:srts@dot.state.nj.us)

[www.state.nj.us/transportation/community/srts/](http://www.state.nj.us/transportation/community/srts/)

### **Transportation Enhancements Program of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: a Legacy for Users (SAFETEA-LU)**

Transportation Enhancements is a set aside of federal highway and transit funds for the funding of projects designed to mitigate the impacts of transportation facilities on the environment and to enhance community character. Examples include bicycle and pedestrian trails, restoration of historic train stations, downtown streetscape improvements, roadside beautification, and preservation of scenic vistas. The amount of funding for these purposes is substantial, and funds for trail development and enhancement and for land acquisition are available. An eligible project must show that the trail is part of the community's overall transportation system. Funds can be used for improvements such as signage, bike racks, and surfacing, as well as acquisition of land through easement or fee-simple.

*Contact:*

Federal Highway Association

840 Bear Tavern Rd

Suite 310

West Trenton, NJ 08628

<http://ci.millville.nj.us/transportation/business/localaid/enhancements.shtm>



**Wetlands Reserve Program, USDA Natural Resources Conservation Service (NRCS)**

The Wetlands Reserve Program is a voluntary program offering landowners the opportunity to protect, restore, and enhance wetlands on their property. The USDA Natural Resources Conservation Service (NRCS) provides technical and financial support to help landowners with their wetland restoration efforts. The NRCS goal is to achieve the greatest wetland functions and values, along with optimum wildlife habitat, on every acre enrolled in the program. This program offers landowners an opportunity to establish long-term conservation and wildlife practices and protection.

*Contact:*

USDA, NRCS  
Easement Programs Division  
14th and Independence Ave., SW.  
Room 6819-S  
Washington, DC 20250  
Phone: (202) 720-1067  
[www.nrcs.usda.gov/Programs/WRP/](http://www.nrcs.usda.gov/Programs/WRP/)

***FOUNDATION AND NONPROFIT***

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**Carol M. White Physical Education Program**

This program provides grants to initiate, expand, and improve physical education programs for K–12 students in order to help them make progress toward meeting state standards for physical education. Funds may be used to provide equipment and support to enable students to participate actively in physical education activities. Funds also may support staff and teacher training and education.

*Contact:*

U.S. Department of Education, OSDfS  
Lyndon Baines Johnson Department of Education Building  
400 Maryland Ave. S.W., Rm. 3E236  
Washington, DC 20202-6450  
Phone: 202-260-0834  
Fax: 202-260-7767  
[www.ed.gov/programs/whitephysed/index.html](http://www.ed.gov/programs/whitephysed/index.html)

**Environmental Endowment for New Jersey, Inc.**

Grants are awarded to support local, regional, or statewide environmental projects that will have direct benefit to the Delaware River Basin. Types of projects include: environmental advocacy and action projects, stewardship projects, public education, research, or other activities that will promote the conservation, preservation, and improvement of the land, water, and other natural resources.

*Contact:*

Environmental Endowment for New Jersey, Inc.

PO Box 3446

Trenton, NJ 08619-0446

Phone: (609) 584-1593

Fax: (609) 584-5341

Email: [info@eenj.org](mailto:info@eenj.org)

[www.eenj.org](http://www.eenj.org)

**Future Fisherman Foundation**

Through a partnership with the [Recreational Boating and Fishing Foundation](#), the Future Fisherman Foundation has developed the *Physh Ed* grants initiative which offers grants in the amount of \$2,500 to certified teachers in public, private, or charter schools. These grants, training, and other services help prepare teachers to launch fishing and boating programs in schools across the country. Grants are awarded to schools to offer fishing and boating education programs as a part of a cross curricular program that meets state academic standards. Entering into its 6<sup>th</sup> year, the *Physh Ed* program has reached over 80,000 students in over 300 schools since its inception.

*Contact:*

Future Fisherman Foundation

225 Reinekers Lane

Suite 420

Alexandria, VA 22314

Phone: (703) 519-9691

Fax: (703) 519-1872

[futurefisherman@asa.org](mailto:futurefisherman@asa.org)

[www.futurefisherman.org/programs/physh\\_ed/grants.html](http://www.futurefisherman.org/programs/physh_ed/grants.html)

**The Geraldine R. Dodge Foundation**

The Dodge Foundation makes grants to nonprofit organizations in the areas of “education,” “arts,” and “environment.” Within the environment category, specific foci include: preserving major ecosystems and open space, working on livable communities; and accelerating the achievement of ecosystem, open space, and livable community goals.

*Contact:*

Geraldine R. Dodge Foundation  
163 Madison Avenue  
Post Office Box 1239  
Morristown, NJ 07962-1239  
Phone (973) 540-8442  
Fax (973) 540-1211  
[www.grdodge.org/](http://www.grdodge.org/)

**Kodak American Greenways Awards Program**

Eastman Kodak, The Conservation Fund, and the National Geographic Society provide small grants to stimulate the planning and design of greenways, which are corridors of protected, public and private land established along rivers, stream valleys, ridges, abandoned railroad corridors, utility rights-of-way, canals, scenic roads or other linear features. Greenways link recreational, cultural, and natural features, provide pathways for people and wildlife, protect forests, wetlands and grasslands, and improve the quality of life for everyone.

*Contact:*

The Conservation Fund  
Phone: 703-525-6300  
[kodakawards@conservationfund.org](mailto:kodakawards@conservationfund.org)  
[www.conservationfund.org/kodak\\_awards](http://www.conservationfund.org/kodak_awards)

**Landowner Incentive Program**

The Landowner Incentive Program (LIP) Grant operates for the purpose of the enhancement, protection or restoration of habitats that benefit Federal and State listed, proposed, or candidate species, or other at-risk species on private lands.

*Contact:*

NJDEP - Office of Fish and Wildlife  
PO Box 400  
401 East State Street  
Trenton, NJ 08625-0400  
Telephone: (609) 984-1581  
[www.nj.gov/dep/grantandloanprograms/nhr\\_lip.htm](http://www.nj.gov/dep/grantandloanprograms/nhr_lip.htm)

### **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).

*Contact:*

Natural Lands Trust  
Hildacy Farm Preserve  
1031 Palmers Mill RD  
Media, PA 19063  
Phone: (610) 353-5587  
Fax: (610) 353-0517  
[info@natlands.org](mailto:info@natlands.org)  
[www.natlands.org/home/default.asp](http://www.natlands.org/home/default.asp)

### **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.

*Contact:*

Nature Conservancy  
[New Jersey Field Office](#)  
200 Pottersville RD  
Chester, NJ 07930  
Phone: (908) 879-7262  
[newjersey@tnc.org](mailto:newjersey@tnc.org)  
[www.nature.org/](http://www.nature.org/)

**New Jersey Association for Health, Physical Education, Recreation and Dance  
(NJAPERD)**

NJAPERD's goal is to support quality program development in Health, Physical Education, Recreation, and Dance in New Jersey's Pre-K - 12 schools and Colleges and Universities. The mini grant provides financial assistance up to \$1000 for new program development or to expand an existing program. Grants may be used to purchase equipment, software, or other materials that focus on student learning in Health, Physical Education, Recreation or Dance. There is also a Professional Development Grant Program to assist NJAPERD student and professional members to participate in a NJAPERD sponsored conference, workshop, convention or event.

*Contact:*

NJAPERD/Grants

P.O. Box 2283

Ocean, NJ 07712

Phone: (732) 918-9999

Fax: (732) 918-2211

[njahperd@verizon.net](mailto:njahperd@verizon.net)

[www.njahperd.org/grants.html](http://www.njahperd.org/grants.html)

**New Jersey Conservation Foundation (NJCF)**

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. NJCF holds ownership of the Daniels property in South Harrison Township.

*Contact:*

New Jersey Conservation Foundation

Bamboo Brook

170 Longview RD

Far Hills, NJ 07931

Phone: (908) 234-1225

Fax: (908) 234-1189

[info@njconservation.org](mailto:info@njconservation.org)

[www.njconservation.org/](http://www.njconservation.org/)

### **New Jersey Tree Foundation**

The New Jersey Tree Foundation is a statewide, nonprofit organization dedicated to the promotion, enhancement and development of urban and community forestry activities in New Jersey through education, volunteerism, community outreach, partnerships, and grants. The Tree Foundation is committed to providing exceptional forestry programs, services and opportunities to New Jersey's cities and towns, including free 2-year-old trees for planting on public lands on Arbor Day.

*Contact:*

501 East State Street

PO Box 404

Trenton, NJ 08625

Phone: (609) 984-3856

Fax: (609) 984-0378

[Njtf1@juno.com](mailto:Njtf1@juno.com)

[www.newjerseytreefoundation.org/FreeTrees.asp](http://www.newjerseytreefoundation.org/FreeTrees.asp)

### **Pew Charitable Trusts**

The Pew Charitable Trusts aim to improve public policy, inform the public, and stimulate civic life. Nonprofit organizations may apply for funds related to the environment, health and human services, and state policy and performance. Within the environment category, specific funding areas include global warming, protecting ocean life, wilderness protection and public lands, and other environmental work.

*Contact:*

One Commerce Square

2005 Market Street, Suite 1700

Philadelphia, PA 19103-7077

Phone: (215) 575-9050

Fax: (215) 575-4939

[www.pewtrusts.org/default.aspx](http://www.pewtrusts.org/default.aspx)

### **Rails to Trails Conservancy**

This national conservation organization focuses its efforts on converting old railroad beds into trails. A railroad bed running through the center of the township, if abandoned, would represent an opportunity for additional outdoor recreation. The trail could also connect preserved parkland.

*Contact:*

Manager of Trail Development

Northeast Regional Office

2133 Market Street

Suite 222

Camp Hill, PA 17011

Phone: (717) 238-1717

Fax: (717) 238-7566

[www.railstotrails.org/](http://www.railstotrails.org/)

### **Schumann Fund for New Jersey**

One of the four areas that the Schumann fund focuses on is Environmental Protection. The fund supports the conservation of natural resources, the revitalization of New Jersey's urban centers, and the restoration and protection of New Jersey's environment. It supports sustainable economic growth and sound and coordinated land-use planning, at regional, state, and local levels, as essential to this goal.

*Contact:*

21 Van Vleck Street

Montclair, NJ 07042

Phone: (973) 509-9883

<http://foundationcenter.org/grantmaker/schumann/>

### **South Jersey Land & Water Trust (SJLWT)**

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 SJLWT project area, for which it has Green Acres funding, consists of the Raccoon and Oldmans watersheds. SJLWT was responsible for preserving the Daniels property in South Harrison Township.

*Contact:*

SJLWT

P.O. Box 233

Glassboro, NJ 08028

[contact@sjwatersheds.org](mailto:contact@sjwatersheds.org)

[www.sjlandwater.org/index.htm](http://www.sjlandwater.org/index.htm)

### **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 Stewart Trust funds. Title to any such acquired property is held in perpetuity by the Trust.

**Victoria Foundation**

The Victoria Foundation is committed to strengthening community and protecting the environment in the state of New Jersey. Target projects include acquisition of environmentally significant properties in New Jersey that are in need of permanent protection from development pressures, ongoing stewardship of conserved land, replenishment of the Garden State Preservation Trust, and the provision of technical assistance to environmental commissions, municipalities, land trusts, and watershed associations.

*Contact:*

946 Bloomfield Avenue  
Glen Ridge, New Jersey 07028  
Phone: (973) 748-5300  
Fax: (973) 748-0016  
[Info@victoriafoundation.org](mailto:Info@victoriafoundation.org)  
[www.victoriafoundation.org/](http://www.victoriafoundation.org/)

**William Penn Foundation**

The William Penn Foundation is dedicated to improving the quality of life in the Greater Philadelphia region through efforts that foster rich cultural expression, strengthen children's futures, and deepen connections to nature and community. Under the "Environment and Communities" Grants, the William Penn Foundation seeks to increase the amount of public and private resources available for land conservation in general, and to permanently protect specific landscapes selected for their strategic value to our region's overall environment, as well as promote innovative local projects that test applications of regulations and demonstrate new practices and local policy approaches for adoption by state or municipal governments.

*Contact:*

Two Logan Square  
11th Floor  
100 North 18th Street  
Philadelphia, PA  
19103-2757  
Phone: 215-988-1830  
Fax: 215-988-1823  
[moreinfo@williampennfoundation.org](mailto:moreinfo@williampennfoundation.org)  
[www.williampennfoundation.org/](http://www.williampennfoundation.org/)





*Undeveloped parcels like the one shown above do not have to be purchased by the Township; in some instances land owners may donate the land to the Township as permanently preserved open space and receive various tax benefits in return.*

*Source: DVRPC*



## SECTION 11: GREENWAYS AND TRAILS – PLANNING AND DESIGN RESOURCES

A greenway is a corridor of open space that runs along a natural feature, such as a stream corridor, or along a man-made feature, such as an abandoned rail bed or a canal. Greenways vary greatly in scale, from narrow ribbons of green that run through urban, suburban, and rural areas to wide corridors that include diverse natural, cultural, and scenic features. Greenways can incorporate both public and private property. Some greenways are utilized for recreational corridors, but others function exclusively for environmental protection and are not designed for human passage.

A **greenway** consists of designated connected lands where protection of the natural features of the land will enhance movement by wildlife, protect water quality, or prevent problems such as flooding or erosion on slopes. All action within the greenway must be on a voluntary basis, whether it is sale of the land or simply protecting the vegetation within it. There are multiple methods used to establish a greenway:

- A municipality may seek to acquire the land within a greenway if it is undeveloped and available.
- Other parcels of land may be protected through conservation easements that owners sell or donate, which permanently restrict activities within the corridor.
- On land that is undergoing development, a greenway may be laid out as part of the development site plan.
- In cases where a greenway crosses land that is part of an area actively used by an owner, such as a backyard, providing information about the greenway to the owner may help improve or support the owner's careful stewardship of that portion of the property.
- Where a greenway crosses agricultural land, funding from the US Department of Agriculture may assist a farmer to restore a wooded buffer or a wetland, with compensation for removing that land from cultivation.

**Trails** can be developed within greenways if natural features, sufficient space, and landowners permit this. Development of trails involves a careful process of working with landowners to determine the desire for a trail, identify its purpose and exact location, and design ways of obtaining the land or the easements needed to create the trail. Trails provide several benefits to adjoining landowners, so there is often great interest in this process:

- Land values of properties that adjoin trails tend to be significantly higher.
- Trails are utilized primarily by local residents – the people who live next to the trail, rather than by other residents.
- Trails are sometimes incorporated into school programs of environmental education.
- In a few cases, trails provide real alternatives for pedestrian movement between home and school or businesses.

This Open Space & Recreation Plan has focused on identifying greenways where natural features need to be conserved and protected. Trails within greenways are recommended for inclusion in

new subdivisions where possible. Trails in existing developed areas would only be considered if landowners were participants in planning them.

## 11.1 GREENWAYS AND TRAILS – RESOURCE LIST

- Association of New Jersey Environmental Commissions (ANJEC). *Pathways for the Garden State: A Local Government Guide to Planning Walkable, Bikeable Communities*. Mendham, NJ, ANJEC, 2004. Beginning manual for planning trails and bikepaths in both developed and suburbanized communities, with specific New Jersey references and examples. [www.anjec.org](http://www.anjec.org).
- Chester County Planning Commission. *Trail & Path Planning. A Guide for Municipalities*. Chester County Board of Commissioners, [West Chester, PA], 2007. [www.chesco.org/planning](http://www.chesco.org/planning)
- Delaware Valley Regional Planning Commission. *Inter-Municipal Cooperation Alternatives. Report 4. Inter-Municipal Greenway Planning*. Phila., PA, DVRPC, January 2001. An introductory “how-to” guide for elected and appointed officials on developing greenways in cooperation with neighboring municipalities.
- Flink, Charles A., Kristine Olka, and Robert M. Searns with the Rails-to-Trails Conservancy. *Trails for the Twenty-First Century. Planning, Design, and Management Manual for Multi-Use Trails*. Washington, DC, Island Press, 2001. Comprehensive manual on all aspects of planning, design, and management of multi-use trails. Many resources at Conservancy website: [www.railtrails.org](http://www.railtrails.org) and at its information website: [www.trailsandgreenways.org/](http://www.trailsandgreenways.org/).
- Johnson, Russ. Edited by Andrew W. Johnson and Anna M. Brinich. *Creating Connections. The Pennsylvania Greenways and Trails How-To Manual*. Pennsylvania Greenways Partnership, 1998. Available from Pennsylvania Environmental Council/1211 Chestnut St., Suite 900/Phila., PA 19107/1-800-322-9214 or [pecphila@libertynet.org](mailto:pecphila@libertynet.org). Basic reference on planning and developing greenways and trails.

The following resources are from the NJ National Recreational Trails Act Projects grant application at the website:

[www.state.nj.us/dep/parksandforests/natural/2005\\_rtp\\_grant\\_package.pdf](http://www.state.nj.us/dep/parksandforests/natural/2005_rtp_grant_package.pdf):

- American Association of State Highway and Transportation Officials. *Guide for the Development of Bicycle Facilities*. (AASHTO Guide), 1999. Order Processing, PO Box 96716, Washington DC 20090-6716. Phone: 1-800-231-3475. Recommended for the construction of new bicycle paths.

- Demrow, C. and Salisbury D. for the Appalachian Mountain Club. *The Complete Guide to Trail Building and Maintenance*. Learn tools and techniques to build and maintain woodland trails. [www.outdoors.org/Publications/](http://www.outdoors.org/Publications/)
- National Center for Bicycling and Walking. *Bicycle and Pedestrian Design Guides* and links to other publications. The Center's mission is to create bicycle-friendly and walkable communities. Phone: 202-463- 6625. [www.bikewalk.org](http://www.bikewalk.org).
- New Jersey Department of Transportation. *Bicycle Compatible Roadways and Bikeways: Planning and Design Guidelines*. Updated 1999. NJDOT, PO Box 600, Trenton, NJ 08625-0600. Includes design treatments for bicycle pathways and design guidelines for bicycle facilities. [www.state.nj.us/transportation/publicat/bike\\_guidelines.htm](http://www.state.nj.us/transportation/publicat/bike_guidelines.htm)
- Rathke, D, and Baughman, M. for Minnesota Extension Service, University of Minnesota. *Recreational Trail Design and Construction*. 1997. Phone: 800-876-8636. [www.extension.umn.edu/distribution/naturalresources/DD6371.html](http://www.extension.umn.edu/distribution/naturalresources/DD6371.html).
- U.S. Architectural and Transportation Barriers Compliance Board. *Recommendations for Accessibility Guidelines: Outdoor Developed Areas*. September 1999. 1331 F Street NW, Suite 1000, Washington, DC 20004-1111. Trail specifications and design for access by people with disabilities. [www.access-board.gov/](http://www.access-board.gov/)
- U.S. Forest Service. *Trails Construction and Maintenance Notebook*. 2000. Missoula Technology and Development Center, Building 1, Fort Missoula, Missoula, MT 59804-7294. Phone: 406-329-3978. An all-purpose field reference.

Other Websites:

- Federal Highway Administration web site for the Recreational Trails Program. [www.fhwa.dot.gov/environment/rectrails/index.htm](http://www.fhwa.dot.gov/environment/rectrails/index.htm)
- American Trails, a nonprofit organization focused on the creation of trail systems by fostering communication and complementary action. At the American Trails website go to "Resources & Archives." [www.AmericanTrails.org](http://www.AmericanTrails.org)



*Streams like the one shown above gain protection from the implementation of a greenway network throughout the community.  
Source: DVRPC*

## SECTION 12: SOURCES OF INFORMATION

Amy S. Greene Environmental Consultants, Inc., *Environmental Resource Inventory for Upper Deerfield Township, Cumberland County, New Jersey*. Prepared for: South Harrison Township Environmental Commission, Flemington, NJ, 2006.

Association of New Jersey Environmental Commissions (ANJEC). *Acting Locally. Municipal Tools for Environmental Protection*. Mendham, NJ: ANJEC, 2002.

Association of New Jersey Environmental Commissions (ANJEC). *The Environmental Manual for Municipal Officials*. Mendham, NJ: ANJEC, 1998.

[Gloucester County Board of Chosen Freeholders], *Gloucester County New Jersey Farmland Preservation Open Space Protection and Recreational Needs Study July 1977*. Woodbury: 1997.

Honigfeld, Harriet B. *Charting a Course for the Delaware Bay Watershed*. Bamboo Brook, NJ: The New Jersey Conservation Foundation, 1997.

Mertes, James D., et al. *Park, Recreation, Open Space and Greenway Guidelines*. Ashburn, VA: National Recreation and Park Association, 1996.

Morris Land Conservancy with the Township of East Greenwich Open Space Committee. *Open Space and Recreation Plan for the Township of East Greenwich, Gloucester County, New Jersey*. January 2003.

Navoy, Anthony S., U.S. Geological Survey, "Gloucester County Ground-Water Resources and \_\_\_\_\_ Issues" in *Watershed News Early Spring 2001. The Newsletter of the Federation of Gloucester County Watersheds and the South Jersey Land Trust*, Gloucester County: April 2001. [www.sjwatersheds.org](http://www.sjwatersheds.org)

NJ Department of Environmental Protection

- [www.state.nj.us/dep/gis](http://www.state.nj.us/dep/gis). – For Geographic Information System maps and table data.
- Division of Fish & Wildlife, Endangered & Non-Game Species Program. *New Jersey Wildlife Action Plan*. Sept, 2004. Revised February 2007. [www.nj.gov/dep/fgw/ensp/wap/pdf/wap\\_draft.pdf](http://www.nj.gov/dep/fgw/ensp/wap/pdf/wap_draft.pdf).
- Division of Water Quality: [www.state.nj.us/dep/dwq](http://www.state.nj.us/dep/dwq).
- Niles, L.J., M. Valent, J. Tash, and J. Myers. *New Jersey's The Landscape Project: Wildlife Habitat Mapping for Community Land-use Planning and Endangered species Conservation*. Project report. Endangered and Nongame Species Program, New Jersey Division of Fish & Wildlife, New Jersey Department of Environmental Protection. 2001.

New Jersey State Planning Commission. *The New Jersey State Development and Redevelopment Plan*. Trenton, NJ: 2001.

Rutgers Cooperative Extension, Water Resources Program: [www.water.rutgers.edu](http://www.water.rutgers.edu).

United State Census Bureau. United States Census 2000.  
[www.census.gov/main/www/cen2000.html](http://www.census.gov/main/www/cen2000.html)

United States Department of Agriculture: [www.nrcs.usda.gov/programs/eqip/](http://www.nrcs.usda.gov/programs/eqip/) and  
[www.nrcs.usda.gov/programs/crp/](http://www.nrcs.usda.gov/programs/crp/).

Zapczka, Otto S. *Hydrogeologic Framework of the New Jersey Coastal Plain*. U.S. Geological Survey Professional Paper 1404-B. Washington [DC]: United States Government Printing Office, 1989.

 **APPENDICES**

- A. Active Recreation Needs Analysis**
- B. Federal and State Conservation Programs for Farmers**
- C. South Harrison Parcel Data Tables for Reference**
  - 1 Tax Exempt Properties (Classes 15A, 15C, 15D, 15E, & 15F)**
  - 2 Vacant Properties (Class 1)**
  - 3 Developed Properties over 5 Acres (Classes 2, 4A, & 4B)**
  - 4 All Farmland-Assessed Properties (Class 3A/3B)**



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## APPENDIX A

### ACTIVE RECREATION NEEDS ANALYSIS

#### **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 uses 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 community should aim to provide 12 acres of active recreation lands per 1,000 residents.

Comparing NRPA's acre recommendations to South Harrison's 2007 US Census estimated population of 3,065 people, the Desired Active Parkland for South Harrison is 36.78 acres. The township's three identified park facilities (Stewart Park, Harrisonville WMA, and Harrisonville Elementary School) provide a total of nearly 50 acres of active recreation opportunities, as well as over 17 acres of passive recreation, which more than meets the NRPA's recommendation.

A predicted population of 5,700 at Build-Out<sup>1</sup> would generate a recommendation for Desired Active Parkland of 68.4 acres. All of South Harrison's current open space holdings total 56.5 acres; which is about 12 acres less than the amount of active parkland suggested by NRPA. Based on national standards, South Harrison Township may need additional active recreation facilities to serve its growing population.

Table A.1 lists NRPA's specific recreation-amenities population requirements for South Harrison's current, and predicted populations. For example, an indoor pool can serve a community of 20,000 people. A community of 5,700 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.

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<sup>1</sup> *Build out population based on South Harrison Township's Master Plan (June, 2008)*

**Table A.1.: Recommended Recreation Facilities per NRPA Population Standards**

Activity/Facility	Recommended Space Requirements	No. of units per Population	2005 US Census Estimated Population (3,065 people)	Build-Out Population (5,700 people)
Trails	Variable	1 system per region	•	•
Tennis	2 acres	1 court per 2,000	•	••
Basketball	5,040-7,280 sq ft	1 per 5,000		•
Volleyball	4,000 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	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		
Ice Hockey	22,000 sq ft	1 per 100,000		
Field Hockey	1.5 acres	1 per 20,000		
Football	1.5 acres	1 per 20,000		
1/4 mile Running Track	4.3 acres	1 per 20,000		

Sources: NRPA Population Standards, US Census

**New Jersey’s Balanced Land use Guidelines**

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 regard 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 shown in the table below. This approach 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. The 3% guideline for municipalities is calculated based on total land area minus undevelopable land (wetlands, waterways, and open waters).

**Table A.2: NJ 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

## DVRPC's Adjusted Land Use Guidelines

The Delaware Valley Regional Planning commission's Adjusted Land Use Guidelines acknowledges that it may be difficult in certain communities to meet the ideal standard of county and municipal recreation open space because of extensive development that already exists. Removing the existing developed land from the calculations allows a community to consider its open space goals from the perspective of the remaining available land that could be acquired for recreational open space. The municipal guideline of 3% is applied only to the *remaining* developable land. Table A.3 displays the results of applying the Adjusted Land Use Guidelines to South Harrison's land area.

*Table A.3.: DVRPC's Adjusted Land Use Guidelines for South Harrison*

NJDEP Land Cover	Acres
Total Land Area	10,202
(-) Undevelopable Land (wetlands, waterways, preserved farmland)	3,255.51
(-) Developed Land	1,575.89
<i>Remaining Developable Land</i>	5,370.6
<b>3% Municipal Goal</b>	<b>161.12</b>

Source: NJ SCORP, DVRPC

### Citizen Comments (taken from South Harrison resident survey)

Question	Comments
How important is it to you that South Harrison retains the current rural nature?	<ul style="list-style-type: none"> <li>▪ "This is why we live here."</li> <li>▪ "I like the idea of a rural setting, yet I am also not opposed to increased conveniences appropriate to the setting (WAWA, dentist, doctors offices)."</li> <li>▪ "You can't maintain a rural identity if you load up the town with ratables. Ratables are not the answer."</li> </ul>
What is your vision of South Harrison Township for the future? Specifically, what do you want South Harrison to look like in:	<p><b>5 Years:</b></p> <ul style="list-style-type: none"> <li>▪ Responses repeatedly stressed "no growth" or to keep it "like it is today"; maintain the "rural" character; "more preserved farmland";</li> </ul> <p><b>10 Years:</b></p> <ul style="list-style-type: none"> <li>▪ Responses were more specific here with sentiments including: "Township will be as fully developed as it will get. Farmland preserved, rural, minimal stoplights;"</li> <li>▪ "A maturing community that.....has businesses to serve residents (not non-residents)";</li> <li>▪ "new developments clustered with private sewage and extra space devoted to open space</li> </ul> <p><b>20 Years:</b></p> <ul style="list-style-type: none"> <li>▪ The majority of responses mimicked comments for 5 Years and 10 years, but several provided specific</li> </ul>

	<p>ideas such as: “A vibrant small-town, rural community that is a ‘quaint’ destination for residents and non-residents alike. A small New Hope, PA or West Chester, PA”;</p> <ul style="list-style-type: none"> <li>▪ “South Harrison will be the model of controlled growth, innovative land use and excellent community planning in the Delaware Valley.”</li> </ul>
<p><b>What do you see as South Harrison’s strengths (advantages or assets), in regard to open space, recreation, and farmland preservation?</b></p>	<ul style="list-style-type: none"> <li>▪ “farms”</li> <li>▪ “rural character”</li> <li>▪ “the natural charm of the area is priceless”</li> </ul>
<p><b>What do you view as South Harrison’s weaknesses (shortcomings or limitations), in regard to open space, recreation, and farmland preservation?</b></p>	<ul style="list-style-type: none"> <li>▪ The answers reflected a general concern over the fate of farmland: “not enough farmland preserved;” “Farmland could go either way... preservation or development”; “too soft on developers.”</li> <li>▪ “[a] shortage of funding at all levels of government [that] make it imperative that appropriate measures be adopted by the township to control growth.”</li> <li>▪ “Lack of long-term plans for traffic and land use. Little commitment to stream protection on Oldmans and Raccoon Creeks.”</li> </ul>
<p><b>Are there any recreation or leisure activities that you DO NOT take part in now, but WOULD LIKE to start doing regularly within South Harrison Township?</b></p>	<ul style="list-style-type: none"> <li>▪ Many comments regarded bicycling and bike safety: “Bicycling is difficult on our narrow roads. It would be great to have some linked bike paths through the township;” and “I would like a safer place to bike.”</li> <li>▪ Others mentioned “running paths, adult baseball / fast-pitch softball,”</li> <li>▪ “I’d love to see a golf course here. I think it would fit the character of the community.”</li> <li>▪ “purchase of easements for trails could link residential clusters.”</li> </ul>
<p><b>Are there any specific areas within the township that you think are critically important to preserve?</b></p>	<ul style="list-style-type: none"> <li>▪ “any agricultural and farm designations”</li> <li>▪ “Stewart Park”</li> <li>▪ “Oldmans Creek”</li> <li>▪ “Historic Harrisonville and the viewscape of the Horner Farm Homestead”</li> </ul>

## **APPENDIX B**

# **FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS**

The **Conservation Reserve Program (CRP)** is offered by NRCS and administered by the Farm Service Agency. It provides technical and financial aid and gives farmers assistance in complying with federal, state, and tribal environmental laws. The primary environmental goals of this program include reducing soil erosion, reducing sedimentation in streams and lakes, improving water quality, establishing wildlife habitat, and enhancing forest and wetland resources. Website: [www.nrcs.usda.gov/programs/crp/](http://www.nrcs.usda.gov/programs/crp/).

The State of New Jersey partnered with the USDA to help farmers protect water quality by establishing a \$100 million **Conservation Reserve Enhancement Program (CREP)**, which is the New Jersey version of the federal program. Under an agreement signed by Governor McGreevy in February 2004, the USDA provides \$77 million and the state contributes \$23 million for New Jersey farmers to install stream buffers, in order to reduce the flow of nonpoint source pollution into the state's waterways. New Jersey's goal is to enroll 30,000 acres of agricultural land into this state-federal program over a ten-year period. Types of buffers to be installed include trees, shrubs, vegetative filter strips, contour grass strips, and grass waterways. Under the program, a landowner installs and maintains approved practices through a 10 or 15-year rental contract agreement. A landowner entering the state Farmland Preservation Program or Green Acres Program also may opt for a permanent easement under the Conservation Reserve Enhancement Program. This would provide additional payment for permanent maintenance of approved conservation practices. The program will pay landowners annual rental and incentive payments for participating in the program, as well as 100% of the cost to establish approved practices. Additional information can be found at [www.fsa.usda.gov](http://www.fsa.usda.gov) or contact the local FSA office or Soil and Water Conservation District Office.

Another program targeted for wetlands preservation is called the **Wetlands Reserve Program (WRP)**. WRP is a voluntary resource conservation program that provides landowners with the opportunity to receive financial incentive to restore, protect, and enhance wetlands in exchange for returning marginal land from agriculture. WRP is made possible by a reauthorization in the Farm Security and Rural Investment Act of 2002 known as the Farm Bill. The program has three enrollment options: permanent easement, 30-year easement, or restoration cost-share agreement, which has a minimum ten-year commitment. Applications are accepted on a continuous basis and may be obtained and filed at any time. Please see the website for more details: [www.nrcs.usda.gov/programs/farmbill/2002/](http://www.nrcs.usda.gov/programs/farmbill/2002/)

The **Grassland Reserve Program (GRP)** is a conservation program authorized by the Farm Bill 2002. GRP is a voluntary program that protects grasslands, pasturelands, and rangelands without prohibiting grazing. Participants voluntarily put limitations on the future land use of their land while retaining the ability and right to conduct grazing practices, hay production, mow or harvest for seed production, conduct fire rehabilitation, and construct firebreaks and fences. There are four enrollment options: permanent easement; 30-year easement; rental agreement, which is available in 10, 15, 20 or 30-year contracts; and restoration agreement. Participants are compensated in different ways according to the enrollment option. For more information and application procedures visit the GRP website: [www.fsa.usda.gov/dafp/GRP/default1.htm](http://www.fsa.usda.gov/dafp/GRP/default1.htm)

The **Landowner Incentive Program (LIP)** is a preservation program for private landowners who wish to protect and conserve rare wildlife habitat and species. LIP is funded by the U.S. Fish and Wildlife Service and administered by the New Jersey Department of Environmental Protection's Division of Fish and Wildlife Endangered Nongame Species Program. Participating landowners receive both technical and financial assistance through this competitive grant program. Generally a five-year minimum commitment is required and longer terms are preferred. A 25% cost share is required of the landowner. While the LIP is seeking funding for additional habitat protection projects, it may be another year before grants are available. To learn more about the program in general visit the website: [http://www.state.nj.us/dep/fgw/ensp/lip\\_prog.htm](http://www.state.nj.us/dep/fgw/ensp/lip_prog.htm)

The **State Agricultural Development Committee (SADC) in New Jersey** has made soil and water conservation grants available as part of the Farmland Preservation Program. The grants give landowners up to 50% of costs associated with approved soil and water conservation projects. Farms are only eligible if they are already enrolled in a permanent or eight-year easement program. Soil projects can include measures to prevent or control erosion, control pollution on agricultural land, and improve water management for agricultural purposes. Projects must be completed within three years of SADC funding approval. However, under special circumstances the grant may be renewed for an additional year. For more information contact the local Soil Conservation District or the State Agricultural Development Committee at (609) 984-2504 or visit the website: [www.state.nj.us/agriculture/sadc/sadc.htm](http://www.state.nj.us/agriculture/sadc/sadc.htm) for additional details.

The **Wildlife Habitat Incentives Program (WHIP)** is similar to those above in that it is also a USDA voluntary program, but differs in that WHIP targets landowners who want to preserve and protect fish and wildlife habitat on non-federal lands. The program provides technical and cost sharing provisions to protect these environments. Enrollment consists of a cost share agreement lasting from 5 to 10 years. In New Jersey, NRCS has received over \$900,000 to implement WHIP since 1998, where the majority of funds have been used for cost share payments to landowners. A state plan has been developed in New Jersey and targets several areas as priority wildlife habitat areas. NRCS has also targeted a priority species – the bog turtle – for protection. For more information visit the NRCS New Jersey website: [www.nj.nrcs.usda.gov](http://www.nj.nrcs.usda.gov)

The **Environmental Quality Incentives Program (EQIP)** is also a part of the reauthorized Farm Bill of 2002. EQIP is a voluntary program that focuses on conservation that promotes both agricultural production and environmental quality. The program itself offers technical and financial assistance with installation and implementation of structural and management practices on agricultural land. EQIP features a minimum contract term compared to other programs lasting a maximum of 10 years. Landowners are eligible for incentive and cost share payments of up to 75% and sometimes up to 90% while still engaging in livestock or agricultural production activities. For more information please visit the website: [www.nrcs.usda.gov/programs/eqip](http://www.nrcs.usda.gov/programs/eqip)

The **Conservation Security Program (CSP)** is a voluntary program administered by the NRCS and authorized by the Farm Bill of 2002. This program is intended to promote conservation and improvement of soil, water, air, energy, plant and animal life, etc. on tribal and private working lands. Working lands refer to a variety of land types including crop land, grass land, prairie land, improved pasture, and range land. In some cases, forested lands would also be included in this category. CSP is available in 50 states, as well as the Caribbean and Pacific Basin areas, and provides equal access to funding. For more information please visit the website: [www.nrcs.usda.gov/programs/csp/](http://www.nrcs.usda.gov/programs/csp/)

The **Forestland Enhancement Program (FLEP)** is also authorized through the Farm Bill of 2002 and replaces the Stewardship Incentives Program (SIP) and the Forestry Incentives Program (FIP). FLEP is a voluntary program for landowners of nonindustrial private forest and provides technical, educational, and cost-sharing assistance in an effort to promote the conservation of these forested areas. Landowners must have a forest management plan and are limited to 1,000 acres per year for the cost-share practices. For more information about this program please visit the website: [www.fs.fed.us/spf/coop/programs/loa/flep.shtml](http://www.fs.fed.us/spf/coop/programs/loa/flep.shtml) and the National Association of State Foresters website to find your local agency: [www.stateforesters.org](http://www.stateforesters.org)

The **Farm and Ranch Lands Protection Program (FRPP)** is a voluntary land conservation program that assists farmers to keep their lands for agricultural purposes. FRPP provides matching funds to those provided by state, tribal, local government, or non-government organizations offering farm and ranch protection programs designed to purchase conservation easements. The FRPP is authorized by the Farm Bill of 2002 and managed by the NRCS. Conservation easements are purchased by the state, tribal or local entity. Participating landowners agree not to convert their land to nonagricultural uses, as well as to develop a conservation plan for any highly erodible lands. Landowners do, however, maintain all of their rights to utilize their land for agricultural purposes. For more information about FRPP please visit the website: [www.nrcs.usda.gov/programs/farmland/2002/](http://www.nrcs.usda.gov/programs/farmland/2002/) and search for the Farm and Ranch Lands Protection Program.



**APPENDIX C**  
**SOUTH HARRISON PARCEL DATA TABLES FOR REFERENCE**  
(all parcels in the township)

**1. PARCEL DATA TABLES: TAX EXEMPT PROPERTIES (CLASSES 15a, 15c, 15d, 15e, & 15f)**

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
<b>Schools</b>								
20	6	15A	BOARD OF EDUCATION	PO BOX 112	HARRISONVILLE, NJ	08039	3.33	904 MULLICA HILL RD
20	9	15A	BOARD OF EDUCATION	PO BOX 112	HARRISONVILLE, NJ	08039	10.15	904 MULLICA HILL RD
<b>Gloucester County</b>								
5	21	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	3.07	MONROEVILLE RD
9	1	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	2.84	MONROEVILLE RD
9	2	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	153.50	MONROEVILLE RD
9	3	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	94.70	MONROEVILLE RD
9	5.01	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	19.57	MONROEVILLE RD
9	10	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	19.56	MONROEVILLE RD
9	11	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	4.62	MONROEVILLE RD
9	12	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	9.73	MONROEVILLE RD
9	13	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	10.14	MONROEVILLE RD
9	17	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	55.76	MONROEVILLE RD
9	18	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	1.12	MONROEVILLE RD
9	19	15C	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	1.03	MONROEVILLE RD
9	20	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	1.33	511 MONROEVILLE RD
9	21	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	14.39	MONROEVILLE RD
9	29	15F	GCIA	109 BUDD BLVD	WOODBURY, NJ	08096	24.14	MONROEVILLE RD
36	1	15C	GLOUCESTER COUNTY	PO BOX 337	WOODBURY, NJ	08096	57.41	493 MONROEVILLE RD
<b>Salem County</b>								
25	2	15C	SALEM COUNTY	SALEM COUNTY COURT HOUSE	SALEM, NJ	08079	0.89	REAR OF WOODSTOWN RD
25	3	15C	SALEM COUNTY	SALEM COUNTY COURT HOUSE	SALEM, NJ	08079	0.05	REAR OF WOODSTOWN RD
25	4	15C	SALEM COUNTY	SALEM COUNTY COURT HOUSE	SALEM, NJ	08079	0.15	REAR OF WOODSTOWN RD
<b>State of New Jersey</b>								

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
29	12	15C	STATE OF NEW JERSEY	STATE ST	TRENTON, NJ	08625	1.80	LAKE ST
31	16	15F	DEPT OF CONSERV & ECON DEV	20 WEST STATE ST	TRENTON, NJ	08625	15.51	LAKE ST
31	17	15F	DEPT OF CONSERV & ECON DEV	20 WEST STATE ST	TRENTON, NJ	08625	0.16	MILL ST
<b>Fire Company</b>								
21	12	15C	HARRISONVILLE FIRE CO	PO BOX 8	HARRISONVILLE, NJ	08039	0.25	15 MAIN ST
28	17	15C	HARRISONVILLE FIRE CO	PO BOX 8	HARRISONVILLE, NJ	08039	0.55	30 MAIN ST
28	18	15C	HARRISONVILLE FIRE CO	PO BOX 8	HARRISONVILLE, NJ	08039	0.33	30 MAIN ST
<b>South Harrison Township</b>								
8	16	15C					0.41	
20	11	15C	SOUTH HARRISON TWP	PO BOX 113	HARRISONVILLE, NJ	08039	4.94	664 HARRISONVILLE RD
31	22	15C	SOUTH HARRISON TWP - STEWART PARK	PO BOX 113	HARRISONVILLE, NJ	08039	29.43	67 FERRELL RD
31	27	15C	SOUTH HARRISON TWP- STEWART PARK	PO BOX 113	HARRISONVILLE, NJ	08039	22.13	67 FERRELL RD
<b>Churches and Cemeteries</b>								
15	44	15D	FIRST BAPTIST CHURCH OF RICHWOOD	428A FERRELL RD	MULLICA HILL, NJ	08062	0.81	428A FERRELL RD
31	10	15D	ST JOHN'S METHODIST CHURCH	MAIN ST	HARRISONVILLE, NJ	08039	2.19	3 MAIN ST
<b>Tax-Exempt Organizations</b>								
8	22	15D	BANCROFT NEUROHEALTH	PO BOX 20, HOPKINS LN	HADDONFIELD, NJ	08033	2.18	484 RICHWOOD RD

**2. PARCEL DATA TABLES: VACANT PROPERTIES (CLASS 1)**

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
1	1.01	1	MOUL, DONALD M JR & MARY G	433 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	1.02	FRANKLINVILLE RD
2.01	4	1	EVICH, JOSEPH & EDNA	33 STONEY CREEK DR	EGG HARBOR, NJ	08234	2.69	SH-45
3	14.01	1	POLLICINO, LOUIS J & GEORGENE E	1625 COMMISSIONERS RD	MULLICA HILL, NJ	08062	1.89	1625 COMMISSIONERS RD
4	5	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	3.06	VICTORIA LN
4	5.02	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	1.20	VICTORIA LN
4	5.04	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	1.05	VICTORIA LN
4	5.04	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	2.06	VICTORIA LN
4	5.05	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	1.10	VICTORIA LN
4	5.06	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	4.88	JOANNE CT
4	5.07	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	1.67	JOANNE CT
4	5.08	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	3.78	JOANNE CT
4	5.09	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	1.21	JOANNE CT
4	5.10	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	1.03	JOANNE CT
4	5.11	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	1.01	JOANNE CT
4	5.12	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	11.18	JOANNE CT
4	5.13	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	1.00	JOANNE CT
4	5.14	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	1.27	JOANNE CT
4	5.15	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	1.41	JOANNE CT
4	5.16	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY,OFF#2	HAMILTON, NJ	08619	1.94	JOANNE CT

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
4.01	5.01	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	2.52	VICTORIA LN
4.01	5.02	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	0.98	VICTORIA LN
4.01	5.03	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	1.14	VICTORIA LN
4.01	5.04	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	1.06	VICTORIA LN
4.01	5.05	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	1.06	VICTORIA LN
4.01	5.06	1	GRES & KALUZNY LAND DEVELOPMENT,LLC	2733 NOTTINGHAM WAY, OFF#2	HAMILTON, NJ	08619	1.33	VICTORIA LN
4.01	9.01	1	ROSENBERG, K.J., N.K., M.W. & J.E.	296 BRIDGETON PK	MULLICA HILL, NJ	08062	3.31	RICHWOOD RD
4.01	26	1	LERZA, JOHN & DONNA	217 OAK AVE	HILLTOP, NJ	08012	2.53	RICHWOOD RD
4.01	27	1	LERZA, JOHN & DONNA	217 OAK AVE	HILLTOP, NJ	08012	2.11	RICHWOOD RD
5	7.09	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.80	PEPPERGRASS DR
5	7.10	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	3.31	PEPPERGRASS DR
5	7.11	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.11	PEPPERGRASS DR
5	7.12	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	3.20	PEPPERGRASS DR
5	7.13	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	11.09	PEPPERGRASS DR
5	7.14	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.37	PEPPERGRASS DR
5	7.15	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.03	PEPPERGRASS DR
5	7.16	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.15	PEPPERGRASS DR
5	7.17	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.02	PEPPERGRASS DR
5	7.18	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.29	PEPPERGRASS DR
5	7.19	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.10	PEPPERGRASS DR

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
5	7.20	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.04	PEPPERGRASS DR
5	7.21	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.75	PEPPERGRASS DR
5	7.22	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.58	PEPPERGRASS DR
5	7.23	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.23	PEPPERGRASS DR
5	7.24	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.05	PEPPERGRASS DR
5	7.25	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.04	PEPPERGRASS DR
5	7.26	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.03	PEPPERGRASS DR
5	7.27	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.02	PEPPERGRASS DR
5	7.28	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.27	PEPPERGRASS DR
5	7.30	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.62	BANEBERRY CT
5	22	1	CLARK, FLOYD D	38 SKYLINE CIRCLE	SEWELL, NJ	08080	2.88	MONROEVILLE RD
5.01	1	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.18	ROSE MALLOW PL
5.01	2	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.25	ROSE MALLOW PL
5.01	3	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.11	PEPPERGRASS DR
5.01	4	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.01	PEPPERGRASS DR
5.01	5	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.20	PEPPERGRASS DR
5.01	6	1	PIERSOL HOMES AT COUNTRY BRIDGE LLC	PO BOX 697	MULLICA HILL, NJ	08062	1.14	ROSE MALLOW PL
7	7.19	1	STERLING HOMES AT GLOUCESTER, LLC	PO BOX 215	WHITING, NJ	08759	3.45	FOX HAVEN LN
7	7.20	1	NOCENTINO HOMES	77 LICCIARDELLO DR	WOOWLICH TWP, NJ	08085	1.31	FOX HAVEN LN

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
7	7.21	1	BRADICA, GINO & CUTHBERTSON, KATY J	43 FOX HAVEN LN	SOUTH HARRISON TWP, NJ	08085	1.61	FOX HAVEN LN
7	16.01	1	PINO, CARMEN R & WINIFRED	261 OAK GROVE RD	SWEDDEBORO, NJ	08085	6.05	29 FRANKLINVILLE RD
7	16.02	1					15.49	
7	41	1	SCHEETZ, ROY & MARIE	120 CEDAR GROVE RD	MULLICA HILL, NJ	08062	2.91	CEDAR GROVE RD
7.01	7.08	1	LANGHE, MATTHEW & KAREN	20 FOX HAVEN LN	MULLICA HILL, NJ	08062	1.08	20 FOX HAVEN LN
7.01	7.11	1	AHMED, RAFEEQ	20 CONCORD CT	BRIDGETON, NJ	08302	1.61	DEER RUN CT
7.01	7.15	1	WATSON DEVELOPMENT CORPORATION	20 E REDMAN AVE/STE 3	HADDONFIELD, NJ	08033	1.23	DEER RUN CT
7.01	7.23	1	STERLING HOMES AT GLOUCESTER,LLC	PO BOX 215	WHITING, NJ	08759	1.69	FOX HAVEN LN
7.01	7.23	1	STERLING HOMES AT GLOUCESTER,LLC	PO BOX 215	WHITING, NJ	08759	1.28	FOX HAVEN LN
8	13	1	FICHERA, VLADIMIRO & FERRARA, BENJAMIN	PO BOX 33210	PHILA, PA	19142	7.88	940 FRANKLINVILLE RD
11	6.01	1	BRUCE PAPANONE COMMUNITIES,INC	702 N WHITE HORSE PK	STRATFORD, NJ	08084	33.00	2 DANTON LN
11	6.02	1	BRUCE PAPANONE COMMUNITIES,INC	702 N WHITE HORSE PK	STRATFORD, NJ	08084	33.55	5 CHANDLER CT
11	14	1	BAUS, JOSEPH & JEAN	1014 MULLICA HILL RD	MULLICA HILL, N J	08062	1.65	MULLICA HILL RD
11	31	1	PERRY, WILLIAM C	P.O. BOX 503	CHESTER, PA	19016	1.11	SH-45
11	32	1	PERRY, WILLIAM C	P.O. BOX 503	CHESTER, PA	19016	0.89	SH-45
12	4.01	1	HICKORY RIDGE HOMEOWNERS ASSOC, INC	70 EUCLID ST	WOODBURY, NJ	08096	1.31	HICKORY RIDGE CT
12	4.02	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.14	HICKORY RIDGE CT
12	4.03	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.01	HICKORY RIDGE CT
12	4.04	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.02	HICKORY RIDGE CT
12	4.05	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.76	HICKORY RIDGE CT
12	4.06	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.86	HICKORY RIDGE CT
12	4.07	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.16	HICKORY RIDGE CT
12	4.08	1	KEEFER, JAMES P & NESLIHAN I	21 HICKORY RIDGE CT	MULLICA HILL, NJ	08062	1.03	21 HICKORY RIDGE CT
12	4.09	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.51	HICKORY RIDGE CT
12	4.1	1	HICKORY RIDGE HOMEOWNERS ASSOC, INC	70 EUCLID ST	WOODBURY, NJ	08096	1.29	HICKORY RIDGE CT
12	4.11	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.09	HICKORY RIDGE CT
12	4.12	1	HICKORY RIDGE HOMEOWNERS ASSOC, INC	70 EUCLID ST	WOODBURY, NJ	08096	1.15	HICKORY RIDGE CT

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
12	4.13	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.12	HICKORY RIDGE CT
12	4.14	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.07	HICKORY RIDGE CT
12	4.15	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.43	HICKORY RIDGE CT
12	4.16	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.03	HICKORY RIDGE CT
12	4.17	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.04	HICKORY RIDGE CT
12	4.18	1	PATRIOT COMMUNITIES, LLC	10 ALLEN ST, SUITE 1A	TOMS RIVER, NJ	08753	1.04	HICKORY RIDGE CT
12	4.19	1	HICKORY RIDGE HOMEOWNERS ASSOC, INC	70 EUCLID ST	WOODBURY, NJ	08096	1.05	HICKORY RIDGE CT
12	5.04	1	MCCALL, JAMES & MICHELLE	46 CEDAR GROVE RD	MULLICA HILL, NJ	08062	1.46	42 CEDAR GROVE RD
13	6.01	1	RAGER, CLAYTON A & CAROLE F	420 BARNSBORO RD	SEWELL, NJ	08080	2.86	MONROEVILLE RD
14	17.01	1	DERR, JAMES F & LARA A	1587 COMMISSIONERS RD	MULLICA HILL, NJ	08062	1.78	1587 COMMISSIONERS RD
14	22	1	COPE, BRIAN D	32 WEBB AVE	PITMAN, NJ	08071	2.79	CEDAR GROVE RD
14	29	1	SHOWERS, MARK	930 MAIN ST	SEWELL, NJ	08080	11.37	FERRELL RD
15	15	1	LAKE VIEW PARK	734 BRIDGETON PK 170 MH	MULLICA HILL, NJ	08062	11.96	FERRELL RD
15	21	1	AARON COLES EST @ CAROLYN BRANN	4 PARK AVE	RIVERTON, N J	08077	13.05	FERRELL RD (REAR)
15	28	1	COUGHLIN, HAROLD B & JOAN E	342 FERRELL RD	MULLICA HILL, NJ	08062	6.89	FERRELL RD (REAR)
15	79	1	LAWRENCE, ELTON C & CLAIRE M	114 FOXFORD LN	MULLICA HILL, NJ	08062	3.06	114 FOXFORD LN
15	90	1	RANDALL, CHESTER	960 LINCOLN RD	MULLICA HILL, NJ	08062	2.05	FERRELL RD
15	101	1	HEMPHILL, ROBERT J & GLADYS	18 KOSSUTH PL	WAYNE, N J	07470	2.29	3 LAUREL DR
15	102	1	BULLOCK, RALPH S JR	424 S CUMMINGS AVE	GLASSBORO, N J	08028	2.27	5 LAUREL DR
15	109	1	HEMPHILL, ROBERT J	18 KOSSUTH PL	WAYNE, N J	07470	2.25	4 N ST JOHNS LN
15	116	1	MURPHY, ROBERT E	252 HOLLY AVE	WOODBURY HGTS, N J	08097	2.28	18 S ST JOHNS LN
18	4.02	1	RICHARDSON, ARTHUR F & PATRICIA	31 WILLOWBROOK LN	SWEDESORO, NJ	08095	1.50	31 WILLOWBROOK LN
18.01	5	1	RESERVE AT SOUTH HARRISON, LLC	200 LAKE DR E, STE 200	CHERRY HILL, NJ	08002	3.94	108 WILLOWBROOK CT
19	3.01	1	US HOME CORPORATION	200 LAKE DR E, STE 200	CHERRY HILL, NJ	08002	1.11	1 ASHFORD CT
19	3.07	1	US HOME CORPORATION	200 LAKE DR E, STE 200	CHERRY HILL, NJ	08002	1.55	23 ASHFORD CT
19	3.08	1	SMALL, MICHAEL R & TARA L	25 ASHFORD CT	SWEDESORO, NJ	08085	1.31	25 ASHFORD CT
19	3.16	1	US HOME CORPORATION	200 LAKE DR E, STE 200	CHERRY HILL, NJ	08002	2.48	2 ASHFORD CT
21	24	1	PARKER, PATRICIA L	110 LINCOLN MILL RD	MULLICA HILL, NJ	08062	0.84	FERRELL RD
23	3	1	JOHNSON, ALVIN S	450 RED LION RD	SOUTHAMPTON, NJ	08088	20.48	MONROEVILLE RD
23	5	1	MALIGNAGGI, CARMEN A	102 FERRELL RD	MULLICA HILL, NJ	08062	0.02	FERRELL RD

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
24	4	1	SEHER, WILLIAM PETER	1164 SH-45	PILEGROVE, NJ	08098	1.10	COMMISSIONERS RD (REAR)
24	8	1	MILES, DAVID	651 DAUNTLESS PKWY	ELMONT, NY	11003	3.93	FERRELL RD
24	26	1	MROWCZYNSKI, ANNUNZIATA	137 ROUND HILL RD	VOORHEES, NJ	08043	4.79	FERRELL RD
24	27	1	DOUGHTY, ALBERT C	810 BRIDGETON PK	MULLICA HILL, N J	08062	2.10	HARSNVL FEREL
24	28	1	MCCALL, WILLIAM J	401 FERRELL RD	MULLICA HILL, NJ	08062	14.66	FERRELL RD
24	66	1	DIXON, JAMES R	591 N 30TH ST/APT Q-12	CAMDEN, NJ	08105	0.91	LINCOLN RD
24	67	1	CRAIGH TAYLOR HOLDINGS LLC	22 INDIAN KING DR	CHERRY HILL, NJ	08003	2.23	LINCOLN RD
26	4.01	1	MAUELLA, DAVID J	215 N DUDLEY AVE	VENTNOR CITY, NJ	08406	1.19	240 PORCHES MILL RD
28	5	1	HFM PROPERTIES, INC	4306 WILDRIDGE CIRCLE	AUSTIN, TX	78759	0.05	MARL RD
29	1	1	SHEFFMAKER, SUSAN	262 REDMOND AVE APT B	NEW BRUNSWICK, NJ	08901	10.83	RT 617
30	7	1	CDK PROPERTIES, INC	9 S MAIN ST	MULLICA HILL, NJ	08062	0.60	12 MAIN ST
31	9	1	MASON, ALFRED J & CAROL	FRANKLIN AVE	PITMAN, NJ	08071	0.28	7 FERRELL RD
31	19	1	ARANGIO, LOUIS P	11 LINCOLN MILL RD	MULLICA HILL, NJ	08062	1.54	LINCOLN MILL RD
32	16	1	KURZ, ROBERT F JR & LYNN M	943 MONROEVILLE RD	MULLICA HILL, NJ	08062	3.76	MONROEVILLE RD
32	21	1	PALMER, JOHN M	736 LINCOLN RD	MULLICA HILL, N J	08062	2.92	LINCOLN RD
32	26	1	MANFRE, LEDA A	31 BOULDER DR	SELLERSVILLE, PA	18960	5.53	COMMISSIONERS RD
32	30	1	MANFRE, LEDA A	31 BOULDER DR	SELLERSVILLE, PA	18960	2.68	MONROEVILLE RD
35	3	1	BANCRAFT NEUROHEALTH	PO BOX 20, HOPKINS LN	HADDONFIELD, N J	08033	0.48	RT 666
36	13	1	BANCROFT NEUROHEALTH	PO BOX 20, HOPKINS LN	HADDONFIELD, N J	08033	2.74	RT 694



**3. PARCEL DATA TABLES: DEVELOPED PROPERTIES OVER 5 ACRES (CLASSES 2, 4A, 4B)**

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
2	2	4A	ROBERT J PACILLI INVESTMENT, INC	500 TOMLIN STATION RD	MULLICA HILL, NJ	08062	14.27	500 TOMLIN STATION RD
2	3.02	4A	C & F FAMILY LIMITED PARTNERSHIP	1631 STATE HIGHWAY 45	MULLICA HILL, NJ	08062	5.53	540 FRANKLINVILLE RD
2	4.01	4A	SORBELLO, FRED A & CHERYL-ANN	1631 STATE HIGHWAY 45	MULLICA HILL, NJ	08062	5.40	540 FRANKLINVILLE RD
3	2.05	2	DESANTO, ANDREW C	7 S BRANCH CT	MULLICA HILL, NJ	08062	5.03	7 S BRANCH CT
3	9	2	PETERSON, JAMES R & NANCY D	1639 COMMISSIONERS RD	MULLICA HILL, NJ	08062	6.15	1639 COMMISSIONERS RD
4	5.03	2	BROWN, WALTER R III & MARGARET A	103 VICTORIA LN	MULLICA HILL, NJ	08062	9.00	VICTORIA LN
4	12.01	2					5.20	
4	18	2	BUSEMAN, RAYMOND	1652 COMMISSIONERS RD	MULLICA HILL, NJ	08062	5.03	1652 COMMISSIONERS RD
4.01	9	2	ROSENBERG, MURRAY	405 RICHWOOD RD	MULLICA HILL, NJ	08062	5.75	405 RICHWOOD RD
5	12	2	YOUNG, ROBERT & CORA	426 MONROEVILLE RD	SWEDESBORO, NJ	08085	7.44	426 MONROEVILLE RD
5	16	2	NOSTRAND, ANNE MARIE	449 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	68.93	449 FRANKLINVILLE RD
6	2	2	BRZOWOWSKI, CZESLAW & SHARON ET AL	460 MULLICA HILL RD	MULLICA HILL, NJ	08062	5.32	559 FRANKLINVILLE RD
7	7.10	2	SEABROOK, BRIAN E & DEBORAH	107 BEECH TREE CT	MULLICA HILL, NJ	08062	15.53	107 BEECH TREE CT
7	7.14	2	HOLSTON, ROBERT G & PAMELA G	25 FOX HAVEN LN	MULLICA HILL, NJ	08062	6.85	25 FOX HAVEN LN
12	6	4A	HARRISONVILLE MOBILE HOME PARK INC	2833 RIDGE PIKE	NORRISTOWN, PA	19403	27.97	1015 MULLICA HILL RD
12	11	2	HALSCHIED, LINDA	1075 B MULLICA HILL RD	MULLICA HILL, NJ	08062	5.83	1075 MULLICA HILL RD

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
12	17	2	BATTERMAN, STEFAN & STEPHANIE	441 LINCOLN MILL RD	MULLICA HILL, NJ	08062	5.21	441 LINCOLN MILL RD
12	21	2	CARNEY, JOHN F & LYNDA M	419 LINCOLN MILL RD	MULLICA HILL, NJ	08062	6.79	419 LINCOLN MILL RD
13	8	2	KIDWELL, JOHN C & KATHLEEN	15 CEDAR GROVE RD	MULLICA HILL, NJ	08062	5.42	15 CEDAR GROVE RD
14	18	2	WADE, DAVID & SHARON	1581 COMMISSIONERS RD	MULLICA HILL, N J	08062	5.31	1581 COMMISSIONERS RD
14	25	2	BECKER, THEODORE R	155 CEDAR GROVE RD	MULLICA HILL, N J	08062	5.31	155 CEDAR GROVE RD
15	9.01	2	RIGGS, DALE A & JEAN A	1556 COMMISSIONERS RD	MULLICA HILL, NJ	08062	5.87	1556 COMMISSIONERS RD
15	10	2	PARKER, GLENN & LISA G	1580 COMMISSIONERS RD	MULLICA HILL, NJ	08062	7.26	1580 COMMISSIONERS RD
15	14.13	2	LYNCH, GERARD F & MARIE	7 GREENBRIAR RD	MULLICA HILL, NJ	08062	5.72	7 GREENBRIAR RD
15	14.28	2	SLIDER, HARRY C & THEODORA	1 HOLLYBROOK RD	MULLICA HILL, NJ	08062	5.22	1 HOLLYBROOK RD
15	18	2	BRODWIN, MITCHELL	412 FERRELL RD	MULLICA HILL, N J	08062	12.79	412 FERRELL RD
15	74	2	ENRIGHT, BERNADETTE	102 N FOXFORD LN	MULLICA HILL, NJ	08062	29.53	102 N FOXFORD LN
15	81	2	SHULMAN, MARK S & DOROTHY N	100 ST JOHNS LN	MULLICA HILL, NJ	08062	8.51	100 ST JOHNS LN
15	112	2	BROWN, KATHLEEN & CHARLES	12 ST JOHNS LN	MULLICA HILL, NJ	08062	6.52	12 N ST JOHNS LN
15	113	2	BROWN, KATHLEEN & CHARLES	12 ST JOHNS LN	MULLICA HILL, NJ	08062	6.23	12 N ST JOHNS LN
17	13	2	WEIDNER, DAVID A	60 VESTRY RD	SWEDESBORO, NJ	08085	5.97	VESTRY RD
17	16	4A	LICCIADELLO, ANDREA & JANET M	417 OLDMANS CREEK RD	SWEDESBORO, NJ	08085	12.02	417 OLDMANS CREEK RD
19	4	4A	THURSTON, LORI	980 MAIN ST	SEWELL, NJ	08080	13.14	1437 SH 45
20	10	2	SRYMANSKE, JOHN A & JEAN	652 HARRISONVILLE RD	MULLICA HILL, NJ	08062	7.99	652 HARRISONVILLE RD

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
21	8	2	KEEN, MATTHEW B & CELESTE A	PO BOX 71	HARRISONVILLE, NJ	08039	19.00	11 MAIN ST
23	2.02	2	CURRY, THOMAS L & LIANE M	3 NORTH LAKE RD	BLUFFTON, SC	29910	5.15	1309 COMMISSIONERS RD
24	12	2	DILKS, RONALD S	932 LINCOLN RD	MULLICA HILL, N J	08062	6.67	LINCOLN RD
24	14	2	FIORDIMONDO, WILLIAM A	361 FERRELL RD	MULLICA HILL, NJ	08062	6.65	361 FERRELL RD
24	15	2	BRAXTON, JAMES R SR@DENISE DOUGLAS	167 CROSSING WAY	LINDENWOLD, NJ	08012	15.81	375 FERRELL RD
24	16	2	CROWLEY, J.F.&BODA, C-LIFE ESTATE	377 FERRELL RD	MULLICA HILL, NJ	08062	9.95	377 FERRELL RD
24	17	2	SCHUCH, ELIZABETH V	387 FERRELL RD	MULLICA HILL, N J	08062	5.12	FERRELL RD
24	18	2	GRASSIA, RICHARD M & MARLEEN A	391 FERRELL RD	MULLICA HILL, N J	08062	5.12	391 FERRELL RD
24	19	2	PAVLOVSKI, ROBERT B & ELIZABETH A	397 FERRELL RD	MULLICA HILL, NJ	08062	5.50	397 FERRELL RD
24	25	2	LOPEZ, JOAN	PO BOX 548	MULLICA HILL, NJ	08062	6.05	425 FERRELL RD
24	31.08	2	GENDASZEK, JAMES & KATHLEEN M	994 LINCOLN RD	MULLICA HILL, NJ	08062	8.44	994 LINCOLN RD
24	52	2	LAURIA, DANIEL A & NINA M	1322 COMMISSIONERS RD	MULLICA HILL, NJ	08062	20.59	1322 COMMISSIONERS RD
24	53	2	MARTIN, ROBERT L	409 WHITE CEDAR CT	WILLIAMSTOWN, NJ	08094	5.39	393 FERRELL RD
24	60	2	CLEMENTE, SUSAN S & S CLEMENTE-SMITH	1332 COMMISSIONERS RD	MULLICA HILL, NJ	08062	6.60	RT 581
27	3	2	SUNNYBROOK NURSERY INC.	385 LINCOLN MILL RD	MULLICA HILL, NJ	08062	14.32	1346 SH 45
28	28	2	WATTS, ROBERT P & KAREN D	PO BOX 188	HARRISONVILLE, NJ	08039	6.10	738 ELDRIDGES HILL RD
31	4.01	2	SPARKS, JOHN & CAROL	71 LINCOLN MILL RD	MULLICA HILL, NJ	08062	5.66	71 LINCOLN MILL RD
31	6	2	GORMAN, JENNIFER L & DEANGELIS, JAMES	75 FERRELL RD	MULLICA HILL, NJ	08062	7.84	75 FERRELL RD
31	20	4A	YURGIN, EDITH	29 FERRELL RD	HARRISONVILLE, NJ	08039	13.16	29 FERRELL RD
32	8.01	2	FITZPATRICK, JOHN & ANNA	911 MONROEVILLE RD	MULLICA HILL, NJ	08062	6.69	911 MONROEVILLE RD
34	4	2	WHITELEY, WILLIAM & BARBARA P	1115 COMMISSIONERS RD	MULLICA HILL, N J	08062	7.57	1115 COMMISSIONERS RD

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
34	6	2	ROWAND, RAYMOND C JR & LISETTE	707A LINCOLN RD	MULLICA HILL, NJ	08062	5.41	707A LINCOLN RD
36	2	2	PATANE, SALVATORE	945 LINCOLN RD	MULLICA HILL, NJ	08062	12.73	945 LINCOLN RD
36	3	2	LEATHERWOOD, WARREN	949 LINCOLN RD	MULLICA HILL, N J	08062	5.28	LINCOLN RD
36	4	2	SAREYKA, KYLE & TRACY	953 LINCOLN RD	MULLICA HILL, NJ	08062	5.58	LINCOLN RD
36	7	2	DEFAY, WILLIAM C	983 LINCOLN RD	MULLICA HILL, NJ	08062	6.00	983 LINCOLN RD
36	16	2	FISCHER, WILLIAM G	957 LINCOLN RD	MULLICA HILL, NJ	08062	5.56	LINCOLN RD
37	6	2	BARBERA, LORIE THOMAS	249 WEST PARK DR	BRIDGETON, NJ	08302	5.41	107 FOXFORD LN

**4. PARCEL DATA TABLES: FARMLAND ASSESSED PROPERTIES (CLASSES 3A/ 3B)**

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
1	1	3B	MARINO, RITA	433 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	46.39	FRANKLINVILLE RD
1	2	3B	MACCERONE, SANTO J	233 FRANKLINVILLE RD	WOOLWICH TWP, NJ	08085	14.93	FRANKLINVILLE RD (REAR)
1	6	3B	MACCHERONE, SANTO J	233 FRANKLINVILLE RD	WOOLWICH TWP, NJ	08085	11.59	FRANKLINVILLE RD (REAR)
1	7	3B	TOP DOG LAND DEVELOPMENT, LLC	6 PRESTMICK DR	VOORHEES, NJ	08043	5.05	FRANKLINVILLE RD
2	3	3B	THE BENNY A SORBELLO FAMILY, LLC	1127 RT 45	PIESGROVE, NJ	08098	22.36	FRANKLINVILLE RD
2	3.01	3B	SORBELLO, SAMUEL J & COLLEEN M	PO BOX 429	MULLICA HILL, NJ	08062	17.39	FRANKLINVILLE RD
2	5	3B	FULLMER, EDWARD J & TRAFTON, JOANNE	682 LANCING RD	WOODBURY, NJ	08096	6.38	FRANKLINVILLE RD (REAR)
2	8	3B	OCHIPINTI, JOHN	194 WOODSTOWN RD	MULLICA HILL, NJ	08062	2.62	SH-45
2	9	3B	FULLMER, EDWARD J & TRAFTON, JOANNE	682 LANCING RD	WOODBURY, NJ	08096	5.64	FRANKLINVILLE RD
2	11	3B	WOITAS, GUNTHER	568 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	5.88	568 FRANKLINVILLE RD
2	14	3B	WOITAS, GUNTHER	568 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	4.80	568 FRANKLINVILLE RD
3	1	3B	GRECO, DANTE R	290 EUCLID AVE	HACKENSACK, NJ	07601	22.06	SH-45
3	2.09	3B	LAURIA, DANIEL A & NINA	2000 SOUTH 17TH ST	PHILA, PA	19000	9.20	SH-45
3	2.10	3B	LAURIA, DANIEL A & NINA	2000 SOUTH 17TH ST	PHILA, PA	19000	1.37	SH-45
4	24	3A	NUSS, FRANK E & KAREN A	499 RICHWOOD RD	MULLICA HILL, NJ	08062	7.28	499 RICHWOOD RD
5	3	3B	MACCHERONE, SANTO J.	233 FRANKLINVILLE RD	WOOLWICH TWP, NJ	08085	0.31	233 FRANKLINVILLE RD
5	5.03	3B	COSTANTINO, THOMAS C & DENISE	639 TOMLIN STATION RD	MULLICA HILL, NJ	08062	9.09	639 TOMLIN STATION RD
5	9	3B	PEPLOWSKI, WALTER	575 MONROEVILLE RD	SWEDESORO, NJ	08085	14.95	SH-45
5	15	3B	PETRONGOLO, GREGORY & NANCY	396 RUSSELL MILL RD	SWEDESORO, NJ	08085	24.56	FRANKLINVILLE RD
5	27	3B	MACCHERONE, SANTO JOSEPH	233 FRANKLINVILLE RD	WOOLWICH TWP, NJ	08085	5.82	FRANKLINVILLE RD
6	1	3B	SORBELLO, JOSEPH	549 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	66.08	FRANKLINVILLE RD

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
6	6	3B	FOLEY, JAMES T	308 JOANNE DR	EGG HARBOR TWP, NJ	08234	18.17	SH-45
6	7	3B	SORBELLO, SAMUEL J & COLLEEN M	308 FOX RUN CT	MULLICA HILL, NJ	08062	33.00	SH-45 M08
6	8.01	3B	SORBELLO, FRED A	1631 STATE HIGHWAY 45	MULLICA HILL, NJ	08062	1.38	1631 SH-45
6	8.02	3B	SORBELLO, FRED A	1631 STATE HIGHWAY 45	MULLICA HILL, NJ	08062	1.36	1631 SH-45
6	8.03	3B	SORBELLO, FRED A	1631 STATE HIGHWAY 45	MULLICA HILL, NJ	08062	1.41	1631 SH-45
6	13	3B	MCCANN, HENRY III	663 TOMLIN STATION RD	MULLICA HILL, NJ	08062	41.07	TOMLIN STATION RD
6	28	3AB					2.94	
7	8.01	3B	CABANA, WILLIAM J	641 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	9.04	637-641 FRANKLINVILLE RD
7	19	3A	MARINI, STEPHEN C	154 CEDAR GROVE RD	MULLICA HILL, NJ	08062	3.75	154 CEDAR GROVE RD
8	4	3B	EACHUS, ELLA V	451 JEFFERSON RD	MULLICA HILL, NJ	08062	1.38	RICHWOOD RD
8	4	3B	EACHUS, ELLA V	451 JEFFERSON RD	MULLICA HILL, NJ	08062	42.86	RICHWOOD RD
8	7	3B	BILL, FRANK	328 BRIDGETON PK	MULLICA HILL, NJ	08062	37.75	RICHWOOD RD
8	8	3B	EACHUS, ELLA	531 JEFFERSON RD	MULLICA HILL, NJ	08062	47.70	RICHWOOD RD (REAR)
8	9	3B	EACHUS, ELLA	531 JEFFERSON RD	MULLICA HILL, NJ	08062	1.54	RICHWOOD RD (REAR)
8	10	3B	REISENWEAVER, LYNNE M & KRISTIE	840 FRANKLINVILLE RD	MULLICA HILL, NJ	08062	57.15	FRANKLINVILLE RD
9	6	3B	MARINO, SEBASTIAN J	574 HARRISONVILLE RD	SWEDESORO, N J	08085	51.99	SH-45
9	14	3B	GERLACK FARM, LLC	123 MILSTONE WAY	MONROEVILLE, NJ	08343	48.30	HARRISONVILLE RD
11	4	3A	HORNER, VERNA S	PO BOX 108	HARRISONVILLE, NJ	08039	1.07	1076 MULLICA HILL RD
11	11	3B	MCCALL, JAMES	46 CEDAR GROVE RD	MULLICA HILL, NJ	08062	5.86	MULLICA HILL RD
11	30	3B	ZIRBSER, EDWARD J JR	1060 MULLICA HILL RD	MULLICA HILL, NJ	08062	8.50	1060 MULLICA HILL RD
12	1	3B	AMBRUSTER, LARRY C	448 LINCOLN MILL RD	MULLICA HILL, NJ	08062	11.50	MULLICA HILL RD
12	5.07	3A	RIGGS, JEFFERY J & CAROL	54 CEDAR GROVE RD	MULLICA HILL, NJ	08062	1.50	54 CEDAR GROVE RD
12	23	3B	TRESCH, RAY H	630 S EVERGREEN AVE	WOODBURY, NJ	08096	3.68	LINCOLN MILL RD

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
13	2	3B	HORNER, W KIRK & SANDRA L	PO BOX 108	HARRISONVILLE, NJ	08039	83.71	948 MULLICA HILL RD
13	3	3B	HORNER, W KIRK	PO BOX 108	HARRISONVILLE, NJ	08039	40.18	795 MONROEVILLE RD
13	4	3B	HFM PROPERTIES, INC.	4306 WILD RIDGE CIRCLE	AUSTIN, TX	78759	14.15	LINCOLN MILL RD
13	5.01	3B	HFM PROPERTIES, INC	4306 WILD RIDGE CIRCLE	AUSTIN, TX	78759	34.17	LINCOLN MILL RD
13	5.02	3B	SUNNYBROOK NURSERY INC	385 LINCOLN MILL RD	MULLICA HILL, NJ	08062	6.58	LINCOLN MILL RD
14	1	3B	BECKER, ROBERT P SR	824 MONROEVILLE RD	MULLICA HILL, NJ	08062	1.67	824 MONROEVILLE RD
14	5	3B	SUNNYBROOK NURSERY, INC.	385 LINCOLN MILL RD	MULLICA HILL, NJ	08062	75.27	COMMISSIONERS RD
14	6	3B	CONTARINO, SALVATORE L	1544 COMMISSIONERS RD	MULLICA HILL, NJ	08062	32.08	COMMISSIONERS RD
14	11	3B	P & M ASSOCIATES LTD	PO BOX 187	BERNARDSVILLE, NJ	07924	71.50	CEDAR GROVE RD
14	14	3B	HORNER, W KIRK	PO BOX 108	HARRISONVILLE, NJ	08039	15.94	MONROEVILLE RD
14	30	3B	SUNNYBROOK NURSERY, INC.	385 LINCOLN MILL RD	MULLICA HILL, NJ	08062	23.33	LINCOLN MILL RD
14	30.02	3B	SUNNYBROOK NURSERY INC	385 LINCOLN MILL RD	MULLICA HILL, NJ	08062	11.69	LINCOLN MILL RD
14	33	3A	SHOWERS, MARK A	930 MAIN ST	SEWELL, NJ	08080	12.38	210 FERRELL RD
15	4	3B	DIOCESE OF CAMDEN	631 MARKET ST, 2ND FLOOR	CAMDEN, NJ	08102	21.69	FERRELL RD
15	26	3B	EDER, E @ RICHARD MARTIN	372 FERRELL RD	MULLICA HILL, NJ	08062	9.01	372 FERRELL RD
15	46	3B	PARKER, GLENN & LISA G	1580 COMMISSIONERS RD	MULLICA HILL, NJ	08062	2.36	1580 COMMISSIONERS RD
15	91	3B	C.L.F. @ ROBERT POSERINA	217 S. VIRGINIA AVE	VILLAS, NJ	08251	33.23	FRANKLINVILLE RD
15	92	3B	COUGHLIN, HAROLD B & JOAN E	342 FERRELL RD	MULLICA HILL, NJ	08062	1.78	FERRELL RD
15	93	3B	COUGHLIN, HAROLD B & JOAN E	342 FERRELL RD	MULLICA HILL, NJ	08062	1.64	FERRELL RD
15	120	3B	LAPALOMENTO, JOHN R	508 COACH RD	TURNERSVILLE, NJ	08012	0.49	RT 581
15	120	3B	LAPALOMENTO, JOHN R	508 COACH RD	TURNERSVILLE, NJ	08012	7.02	RT 581
17	3	3B	SORBELLO, THOMAS	216 PORCHES MILL RD	SWEDESBORO, NJ	08085	16.45	VESTRY RD
17	4	3B	LICCIARDELLO, ANDREA & JANET M	417 OLDMANS CREEK RD	SWEDESBORO, NJ	08085	54.37	OLDMANS CREEK RD
17	5	3B	BLACK'S DAIRY FARM	88 VESTRY RD	SWEDESBORO, NJ	08085	27.94	OLDMANS CREEK RD
17	7	3B	BLACK, ROBERT L	88 VESTRY RD	SWEDESBORO, NJ	08085	6.27	VESTRY RD
17	9	3B	BLACK'S DAIRY FARM	88 VESTRY RD	SWEDESBORO, NJ	08085	10.68	VESTRY RD
17	10	3B	BLACK'S DAIRY FARM	88 VESTRY RD	SWEDESBORO, NJ	08085	0.97	VESTRY RD

Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
17	17	3A	MARINO, RUSSELL J & JUDITH G	32 VESTRY RD	SWEDESBORO, NJ	08085	10.50	VESTRY RD
18	1	3B	MARINO, RUSSELL J & JUDITH G	32 VESTRY RD	SWEDESBORO, NJ	08085	91.71	VESTRY RD
18	1.02	3B	MARINO, RUSSELL J & JUDITH G	32 VESTRY RD	SWEDESBORO, NJ	08085	1.01	VESTRY RD
18	3.03	3B	GATTUSO ESTATES LLC%ANTHONY GATTUSO	13103 SUNSTONE POINTE	SAN DIEGO, CA	92130	32.13	MARL RD
18	3.05	3B	SOLOMON, LEONARD H	107 VESTRY RD	SWEDESBORO, NJ	08085	1.04	VESTRY RD
18	5	3B	MARINO BROTHERS	32 VESTRY RD	SWEDESBORO, NJ	08085	177.06	RT 45
18	6	3A	SPECTRASITE BRDCAST TOWERS,INC	PO BOX 723597	ATLANTA, GA	31139	0.11	79 VESTRY RD
19	1	3B	SORBELLO, FRANK M & JENNIE L	1015 OLDMANS CREEK RD	SWEDESBORO, NJ	08085	30.54	RT 668
19	2	3B	GATTUSO ESTATES LLC%ANTHONY GATTUSO	13103 SUNSTONE POINTE	SAN DIEGO, CA	92130	43.06	MARL RD
20	3	3B	WADE, DAVID J & SHARON	1581 COMMISSIONERS PK	MULLICA HILL, NJ	08062	7.08	1564 SH 45
20	3.03	3B	M & R BUILDERS, INC	10 CEDAR RD, PO BOX 246	MICKLETON, NJ	08062	31.48	RT 45
20	5	3B	HORNER, W. KIRK	BOX 108	HARRISONVILLE, NJ	08039	4.40	918 MULLICA HILL RD
20	7	3B	STRING, ALVIN W JR	BOX 116	HARRISONVILLE, NJ	08039	19.34	RT 668
20	8	3B	TOMARCHIO, ANGELO	PO BO 254	HARRISONVILLE, NJ	08039	2.76	642 HARRISONVILLE RD
21	1	3B	HORNER, W KIRK	BOX 108	HARRISONVILLE, NJ	08039	98.62	795 MONROEVILLE RD
21	6	3B	HACKETT, RAYMOND W JR.	PO BOX 111	HARRISONVILLE, NJ	08039	51.95	FERRELL RD
23	9	3A	SCHROEDER, JOHN C & MICHELE M	1331 COMMISSIONERS RD	MULLICA HILL, NJ	08062	0.96	1331 COMMISSIONERS RD
24	29	3B	CAMP, LETITIA D	979 RT 40	PIESGROVE, NJ	08098	21.59	FERRELL RD
24	30	3B	MOOD, J RICHARD	901 BRIDGETON PK	MULLICA HILL, NJ	08062	3.52	RT 77
24	41	3B	LEATHERWOOD, WARREN G & GLADYS K	949 LINCOLN RD	MULLICA HILL, NJ	08062	33.75	LINCOLN RD (REAR)
24	73	3B	STEAGER, BRIAN E	1022 MONROEVILLE RD	MULLICA HILL, NJ	08062	10.29	RT 694
27	1	3B	MARINO BROTHERS	32 VESTRY RD	SWEDESBORO, NJ	08085	8.84	RT 45
27	2	3B	MARINO BROTHERS	32 VESTRY RD	SWEDESBORO, NJ	08085	0.15	RT 45

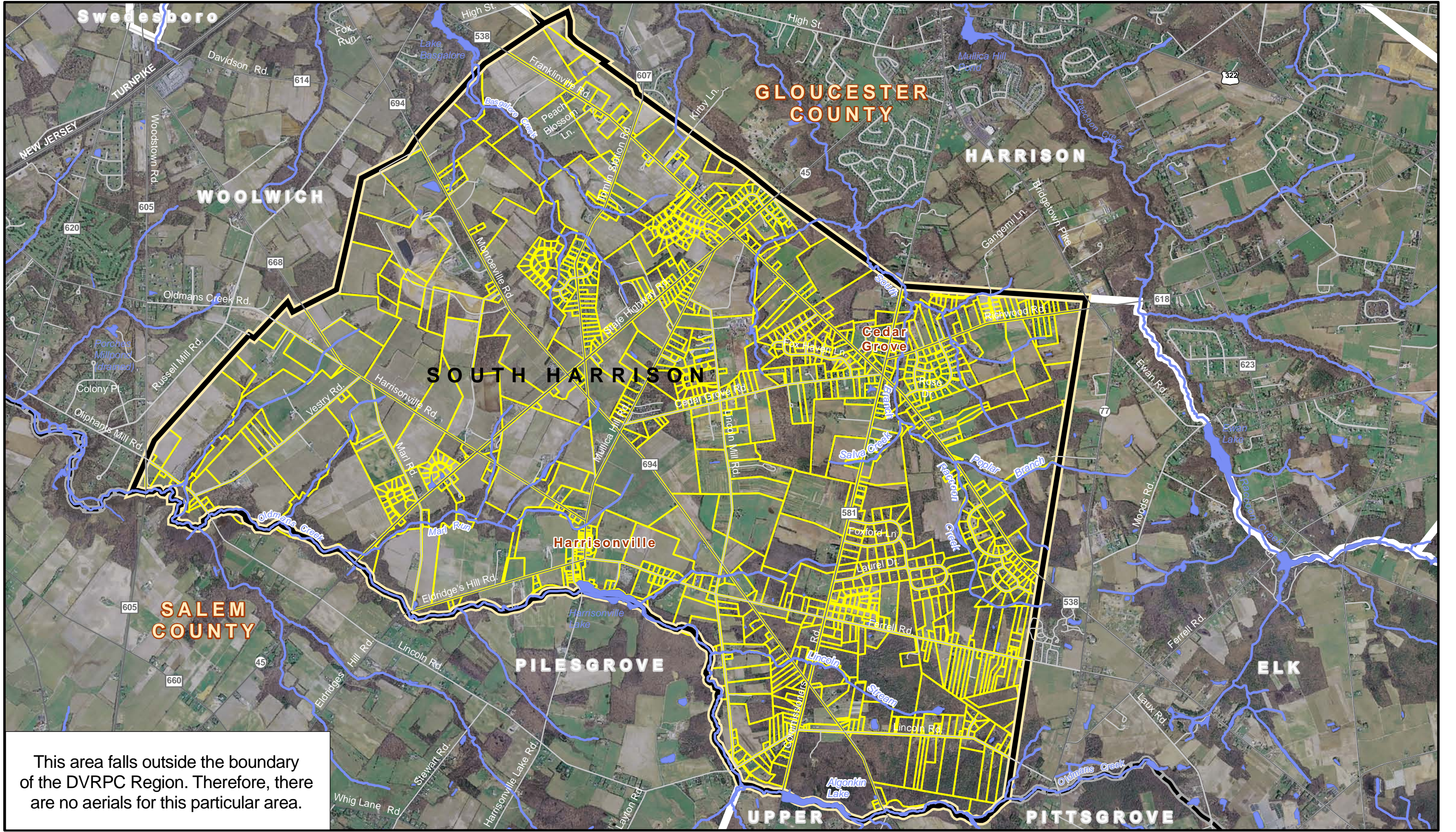


Block	Lot	Tax Class	Owner	Address	City/State	Zip	Acres	Location
28	2	3B	STRING, ALVIN W JR	PO BOX 116	HARRISONVILLE, NJ	08039	9.71	747 ELDRIDGES HILL RD
28	4	3B	PETTIT, WILLIAM C & GAYNELL	PO BOX 103	HARRISONVILLE, NJ	08039	32.87	MARL RD
28	9	3B	DIOCESE OF CAMDEN	631 MARKET ST, 2ND FLOOR	CAMDEN, NJ	08102	40.13	RT 45
28	11	3B	TOMARCHIO, SEBASTIANO J & JOSEPHINE A	917 KINGS HIGHWAY	SWEDESORO, NJ	08085	42.93	RT 668
28	26	3B	HACKETT, RAYMOND W. JR.	PO BOX 111	HARRISONVILLE, NJ	08039	1.84	772 ELDRIDGES HILL RD
28	31	3B	TOMARCHIO, SEBASTIANO & JOSEPHINE A	917 KING HIGHWAY	SWEDESORO, NJ	08085	3.01	RT 668
29	3	3B	PETRONGOLO EVERGREEN PLANTATION	RD #3, BOX 111	HAMMONTON, NJ	08037	1.50	RT 617
31	7	3B	CLIFFORD, MICHAEL W	39 FERRELL RD	HARRISONVILLE, NJ	08039	9.92	FERRELL RD
31	24	3B	MERIGHI, MILFORD A	82 LINCOLN MILL RD	MULLICA HILL, N J	08062	1.06	LINCOLN MILL RD
32	1	3B	MALIGNAGGI, CARMEN A	102 FERRELL RD	MULLICA HILL, NJ	08062	7.20	LINCOLN MILL RD
32	2	3B	PEDRICK, HOWARD T	PO BOX 222	HARRISONVILLE, NJ	08039	16.46	93 LINCOLN MILL RD
32	3.02	3B	MERIGHI, MILFORD A	82 LINCOLN MILL RD	MULLICA HILL, NJ	08062	15.58	82 LINCOLN MILL RD
32	4	3B	HUGGINS, WILLIAM W	37 LINCOLN MILL RD	MULLICA HILL, NJ	08062	32.37	LINCOLN MILL RD
33	1	3B	BUCKLEY, JAMES T & BEATRICE C	1204 COMMISSIONERS RD	MULLICA HILL, NJ	08062	19.08	1204 COMMISSIONERS RD
34	7	3A	FINNEGAN, MICHAEL P & PHYLLIS P	707 LINCOLN RD	MULLICA HILL, NJ	08062	8.70	707 LINCOLN RD
36	8	3B	OLDMANS CREEK L.L.C.	138 SWEDESORO RD	MONROEVILLE, NJ	08343	29.99	LINCOLN RD
36	11	3B	MULLIGAN, PATRICK	1009 LINCOLN RD	MULLICA HILL, NJ	08062	11.45	LINCOLN RD
36	12	3B	OLDMANS CREEK L.L.C.	138 SWEDESORO RD	MONROEVILLE, NJ	08343	9.25	LINCOLN RD
36	15	3B	OLDMANS CREEK L.L.C.	138 SWEDESORO RD	MONROEVILLE, NJ	08343	10.61	RT 666
36	17	3B	OLDMANS CREEK L.L.C.	138 SWEDESORO RD	MONROEVILLE, NJ	08343	0.92	LINCOLN RD
36	18	3B	OLDMANS CREEK L.L.C.	138 SWEDESORO RD	MONROEVILLE, NJ	08343	31.36	RT 666



- 1. Aerial Photo (2005) & Township Parcels (2006)**
- 2. Land Use 2005**
- 3. Natural Features**
- 4. Groundwater Recharge**
- 5. Landscape Project Priority Habitat**
- 6. Zoning & New Jersey State Planning Areas**
- 7. Existing Open Space w/Approved Development**
- 8. Greenways System**
- 9. Farmland Preservation**

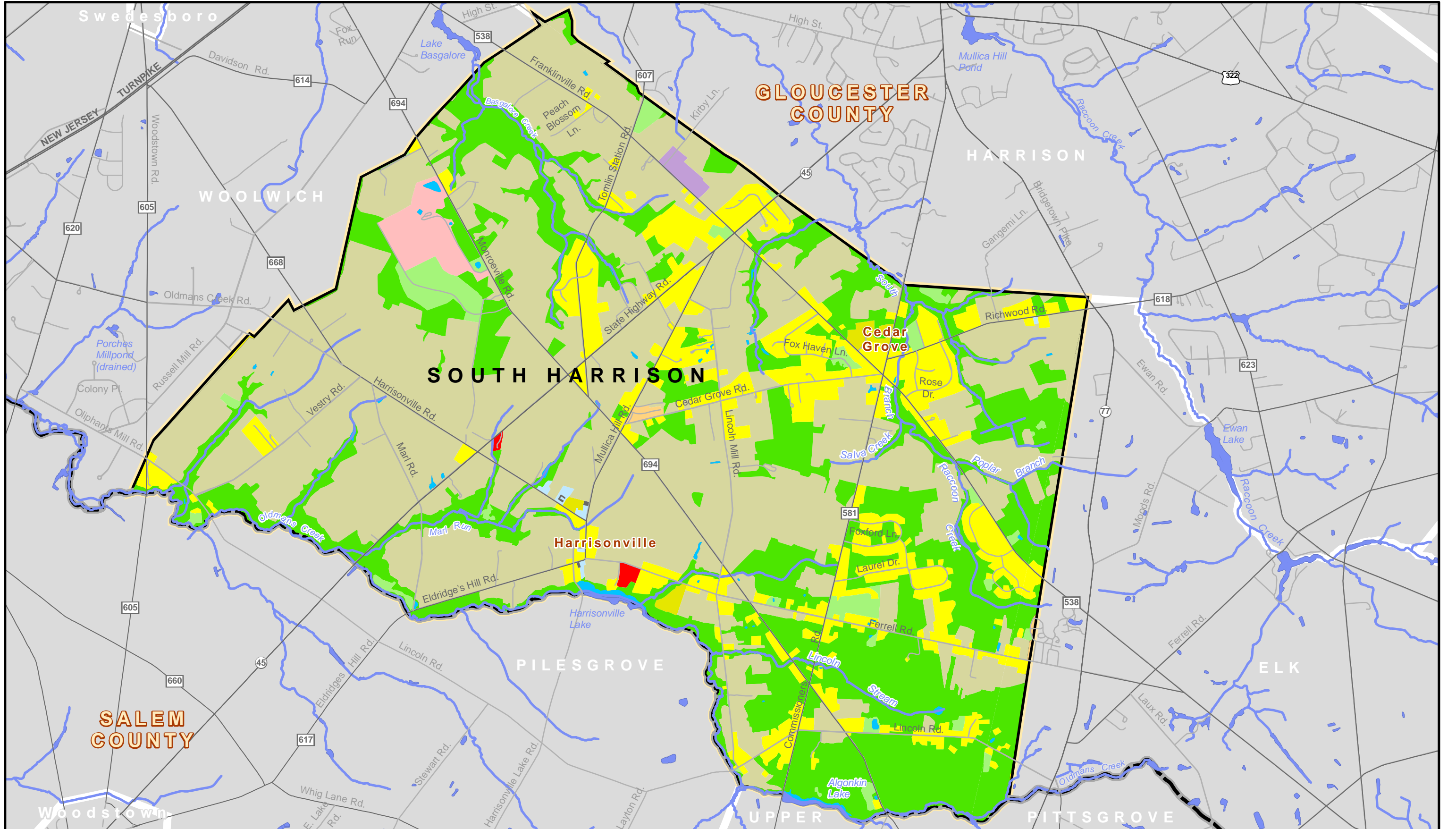
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This area falls outside the boundary of the DVRPC Region. Therefore, there are no aerials for this particular area.

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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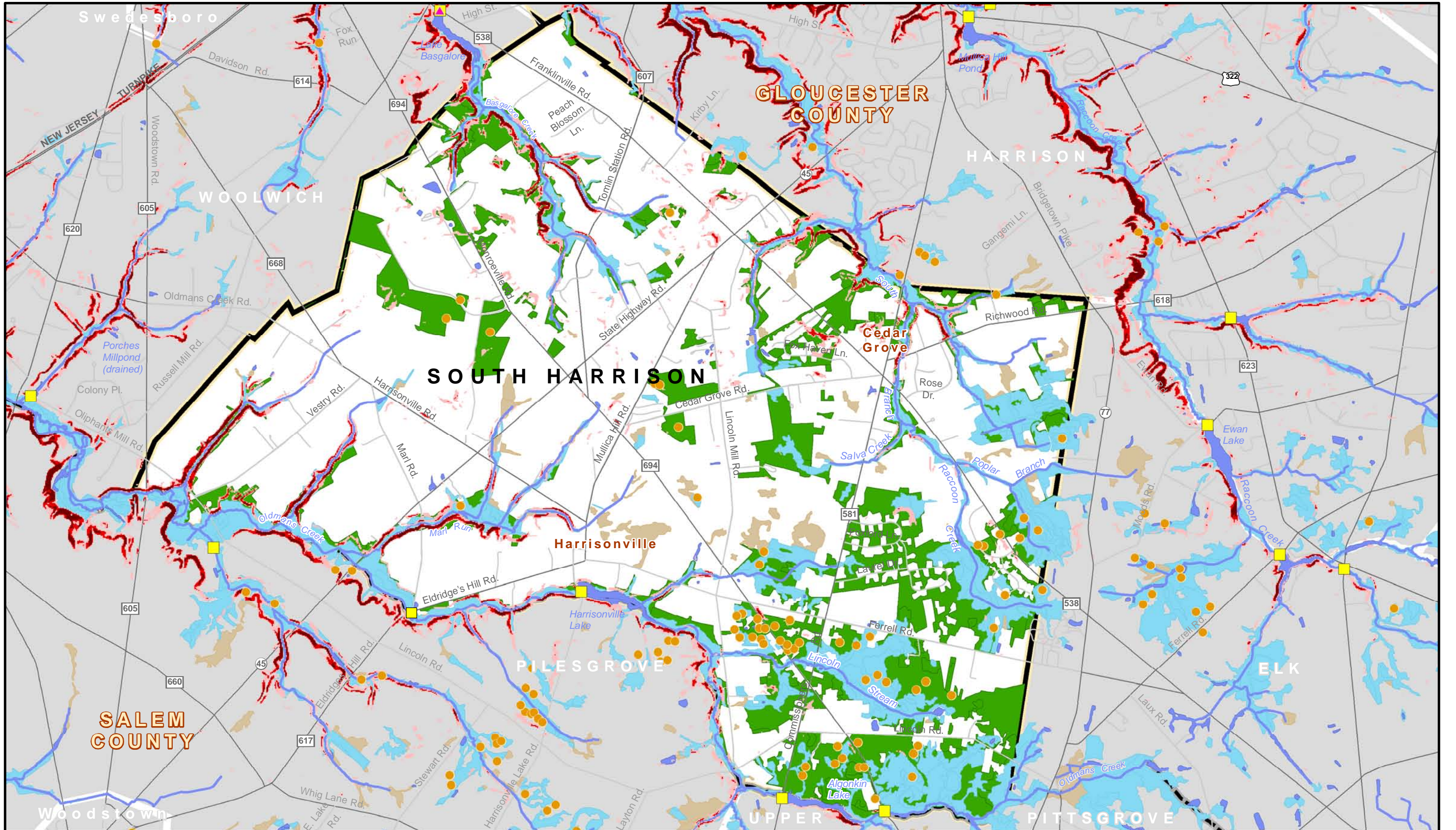


Sources : NJDEP, NJDOT, DVRPC.  
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- |                                                                                                        |                                                                                                                      |                                                                                                                          |                                                                                                                |
|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  Agriculture        |  Manufacturing:Light Industrial |  Residential:Row Home               |  Vacant                   |
|  Commercial         |  Recreation                     |  Residential:Single-Family Detached |  Water                    |
|  Community Services |  Residential:Mobile Home        |  Wooded                             |  Utility                  |
|                                                                                                        |                                                                                                                      |                                                                                                                          |  Transportation / Parking |

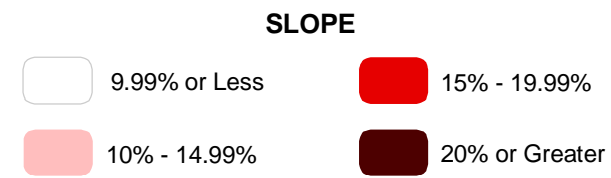
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 Feet



Sources : NJDEP, NJDOT, DVRPC.  
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- Dam
- ▲ Head of Tide
- Vernal Pool Location

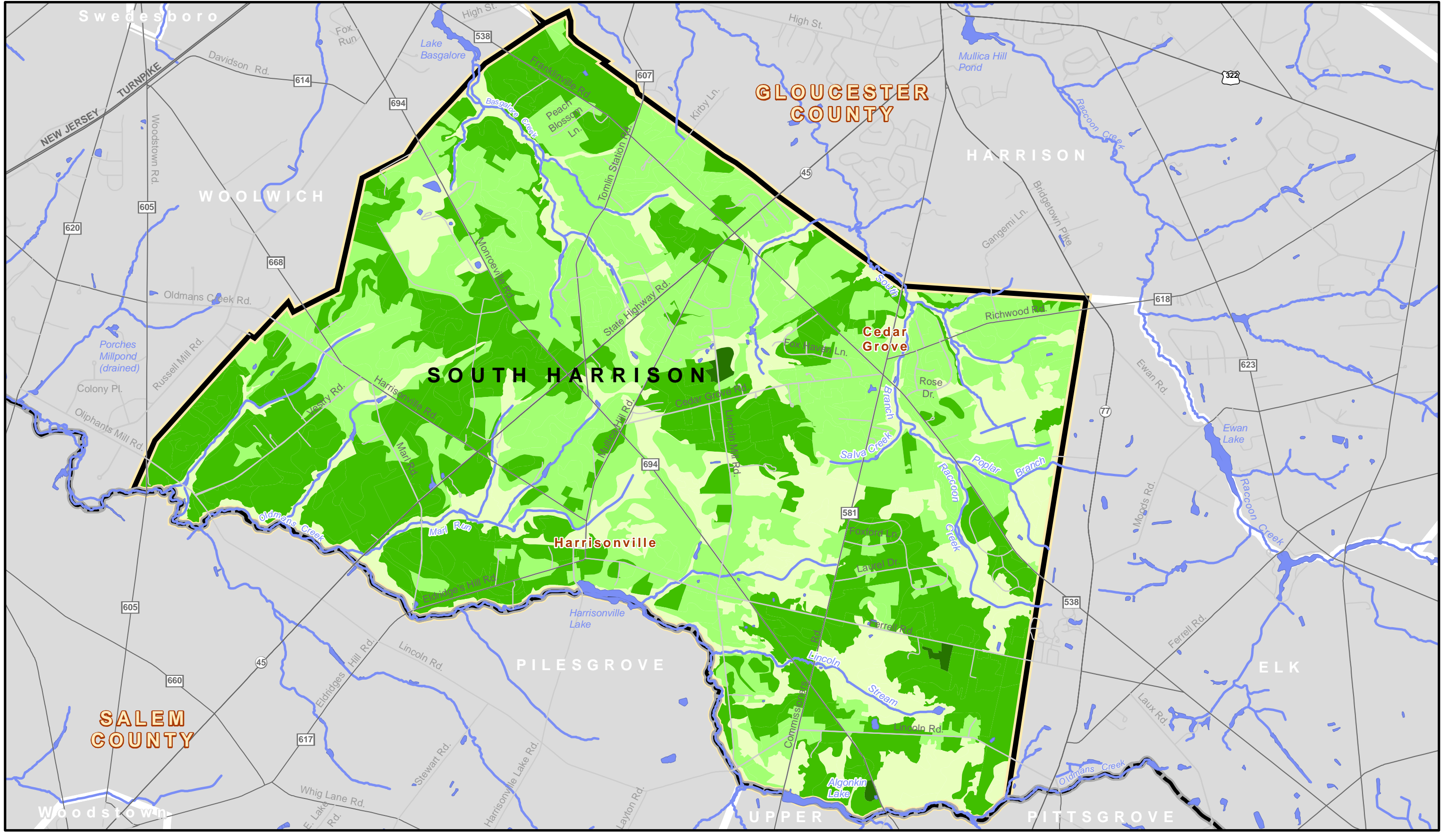


- Wetlands
- Agricultural Wetlands
- Upland Forest

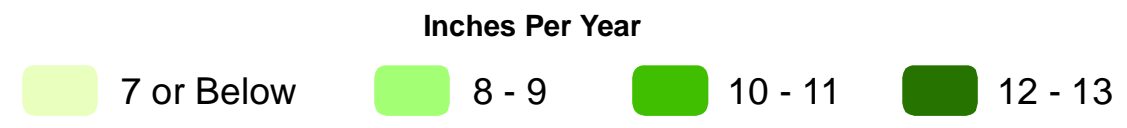


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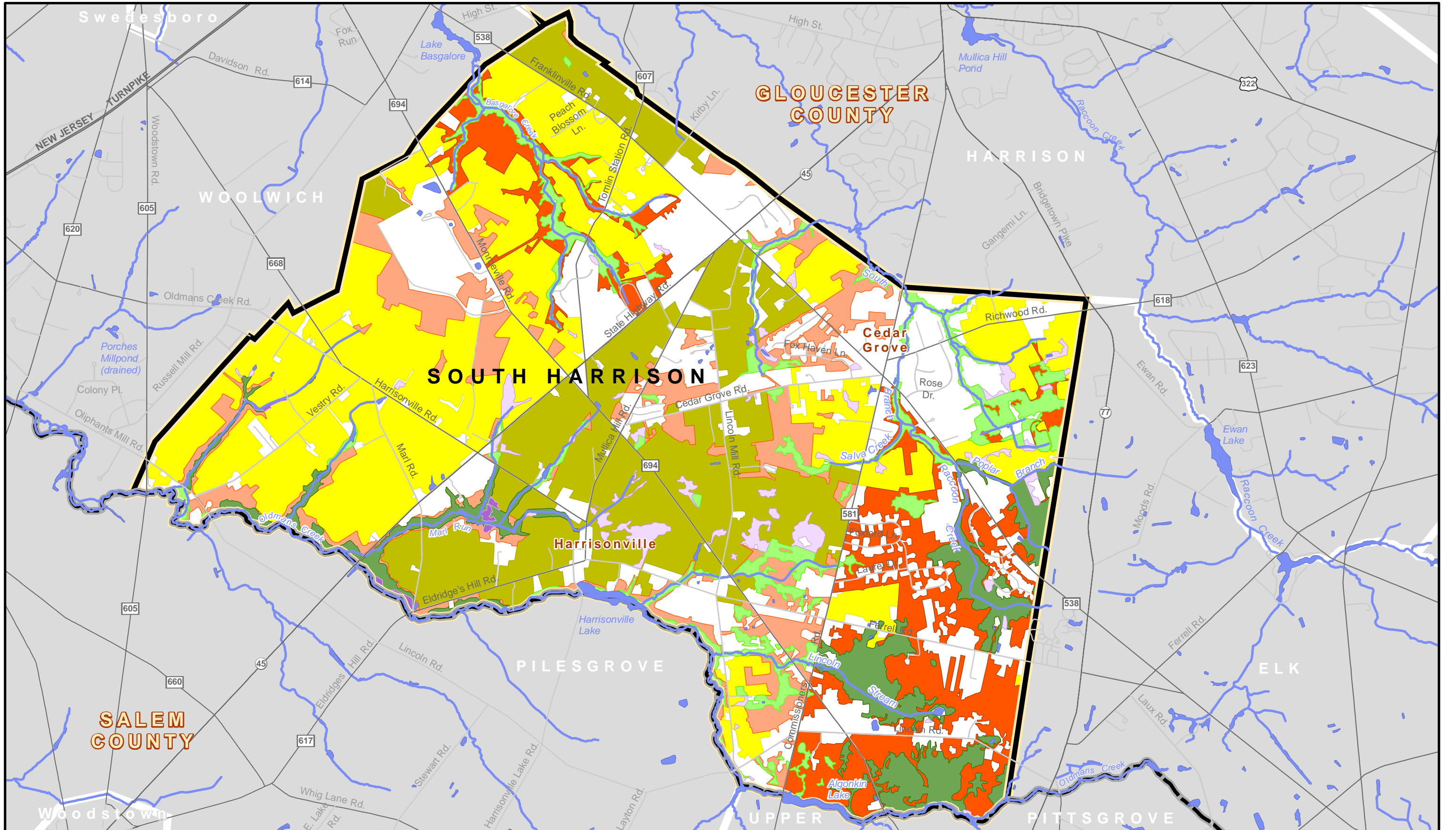
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Sources : NJDEP, NJDOT, DVRPC.  
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**Types of Conservation Priority**

- Emergent Wetlands**
- Critical Habitat
  - Suitable Habitat

- Forested Wetlands**
- Critical Habitat
  - Suitable Habitat

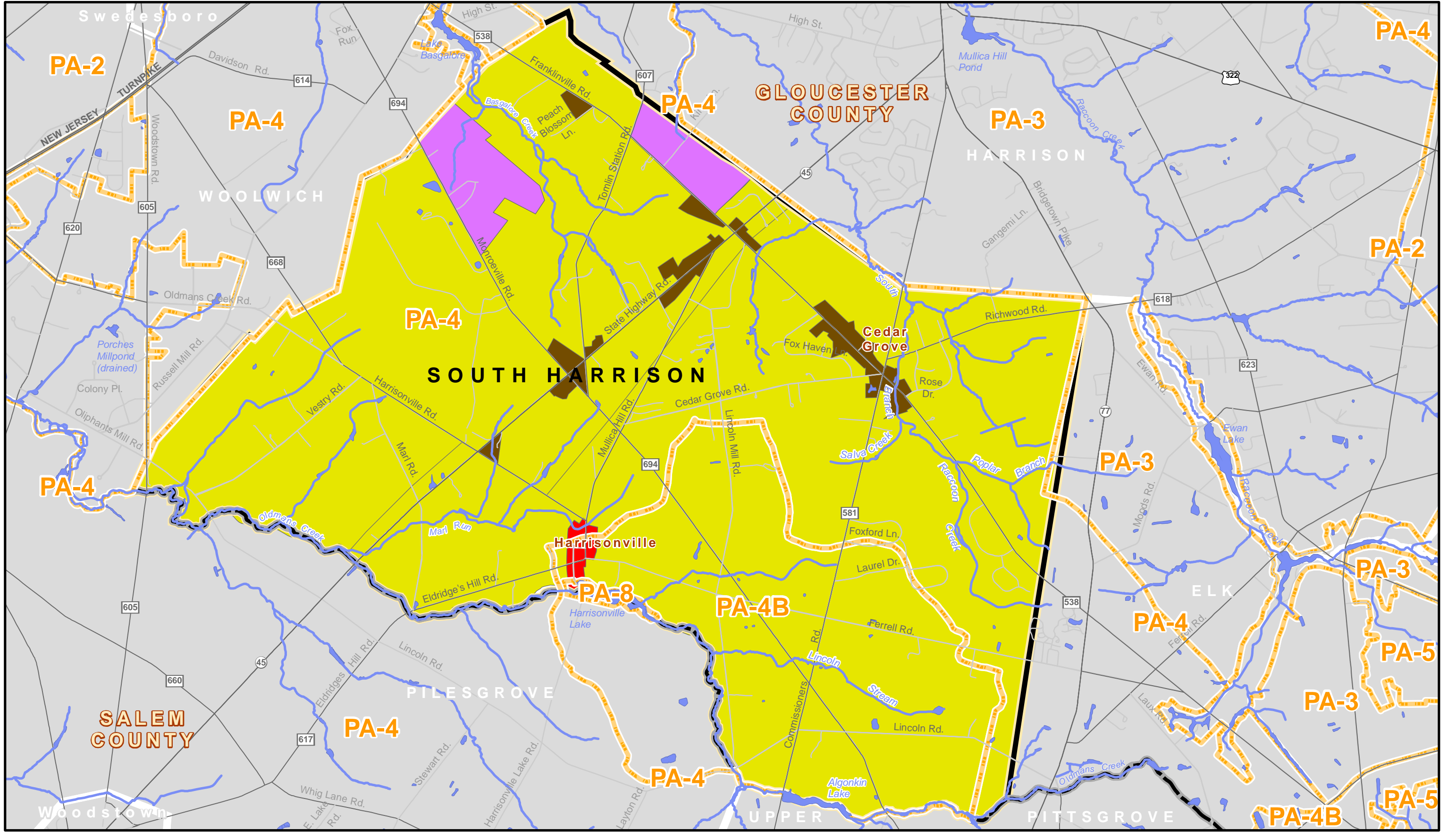
- Upland Forest**
- Critical Habitat
  - Suitable Habitat

- Grassland**
- Critical Habitat
  - Suitable Habitat



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Sources : NJDEP, NJDOT, DVRPC.  
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ID	State Planning Area
PA-2	Suburban
PA-3	Fringe
PA-4	Rural
PA-4B	Rural-Env. Sensitive
PA-5	Environmentally Sensitive
PA-8	Park

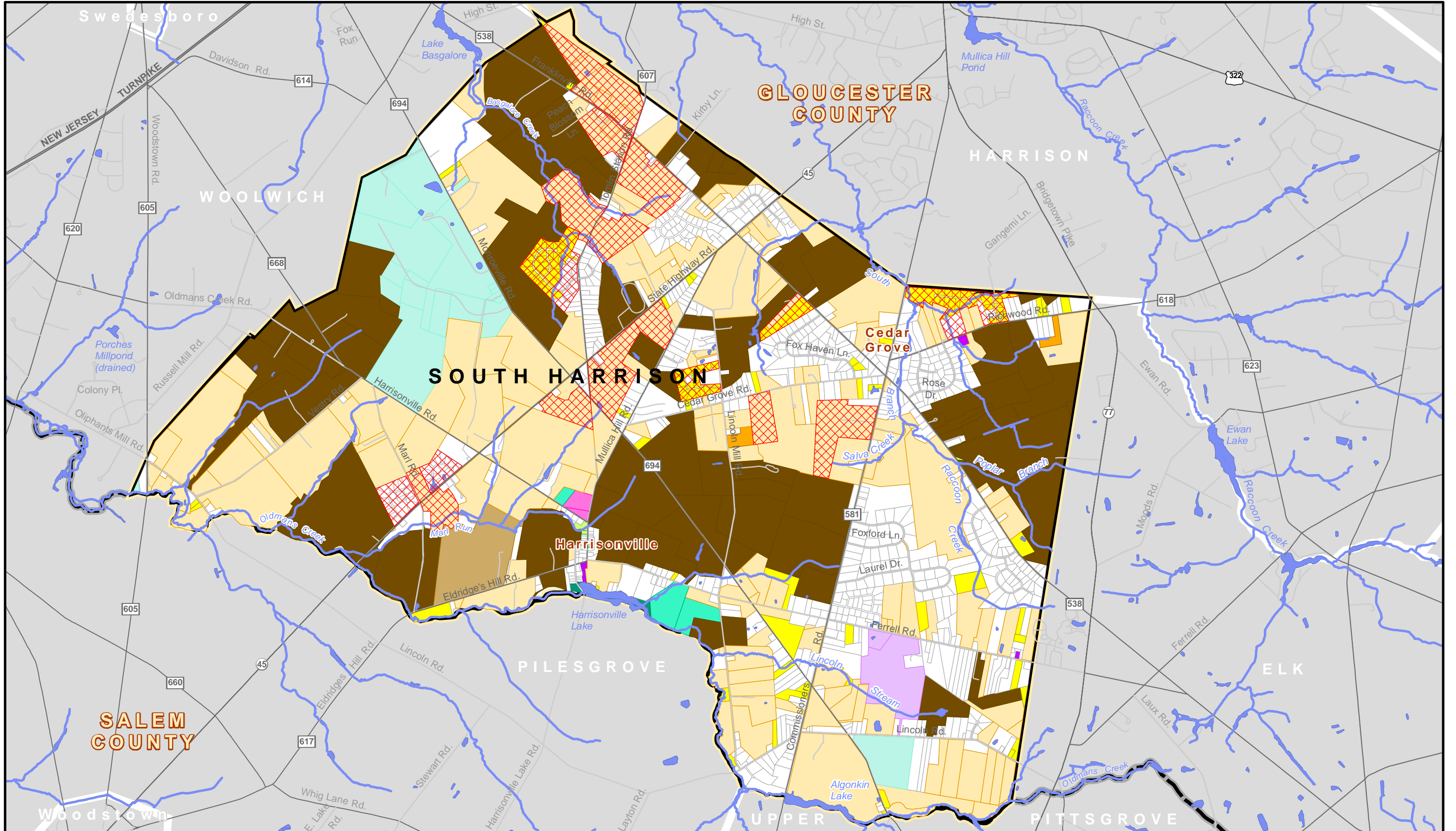
 N.J. State Planning Area

**Zoning Districts**

-  Agricultural Residential
-  Light Industrial
-  Professional Office / Residential
-  Neighborhood Commercial

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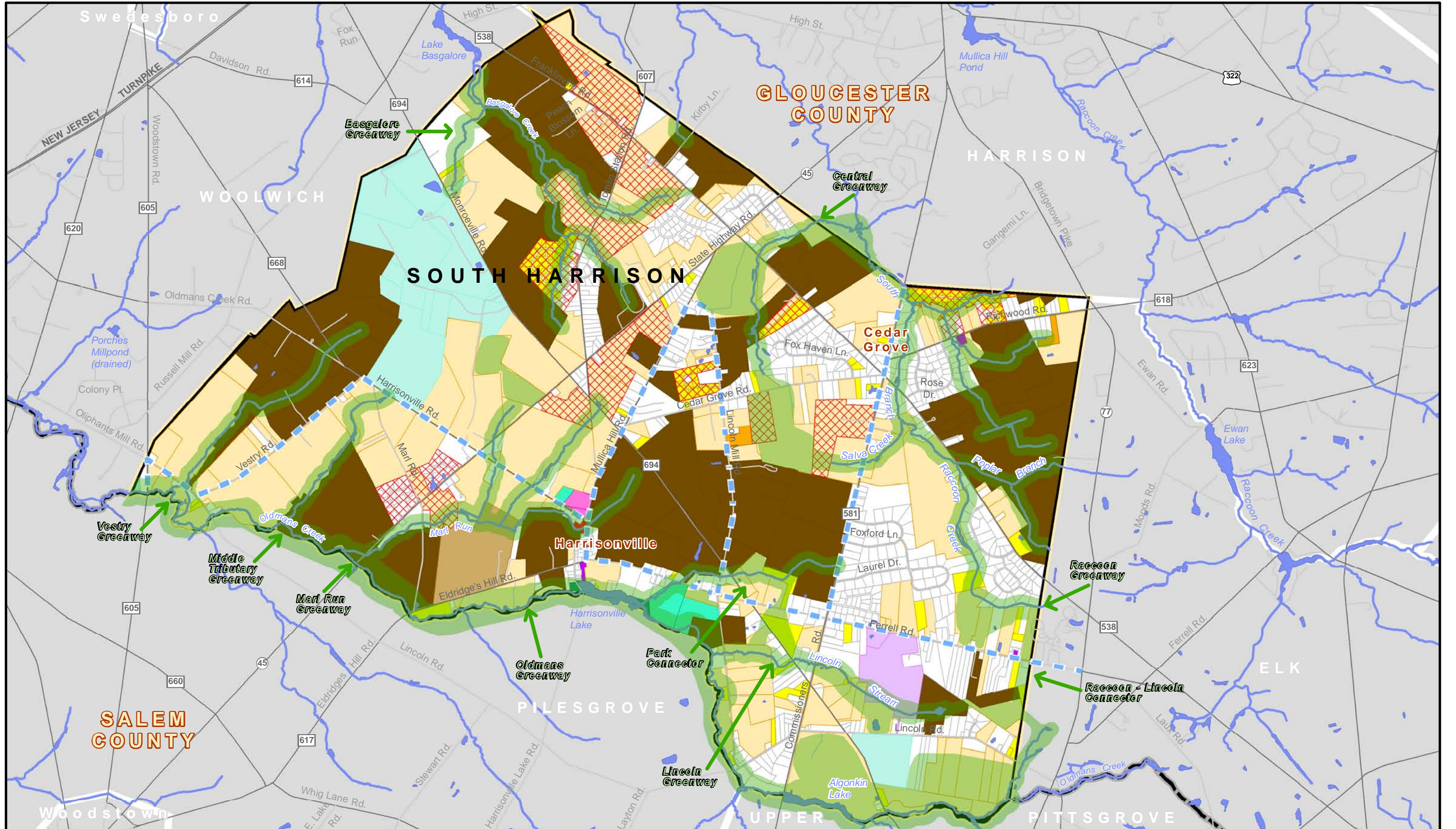


Sources : NJDEP, NJDOT, DVRPC, Gloucester County, South Harrison Twp., Mod IV and Bach Associates. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

- |                                |                        |              |                               |
|--------------------------------|------------------------|--------------|-------------------------------|
| Preserved Farmland             | Farm - Assessed        | County       | Vacant Land                   |
| Nonprofit Preserved            | Approved Development   | Municipality | Residential                   |
| Farmland Preservation (8years) | Harrisonville Fire Co. | State        | Public School Property        |
| Pending Preservation           |                        |              | Church and Nonprofit Property |

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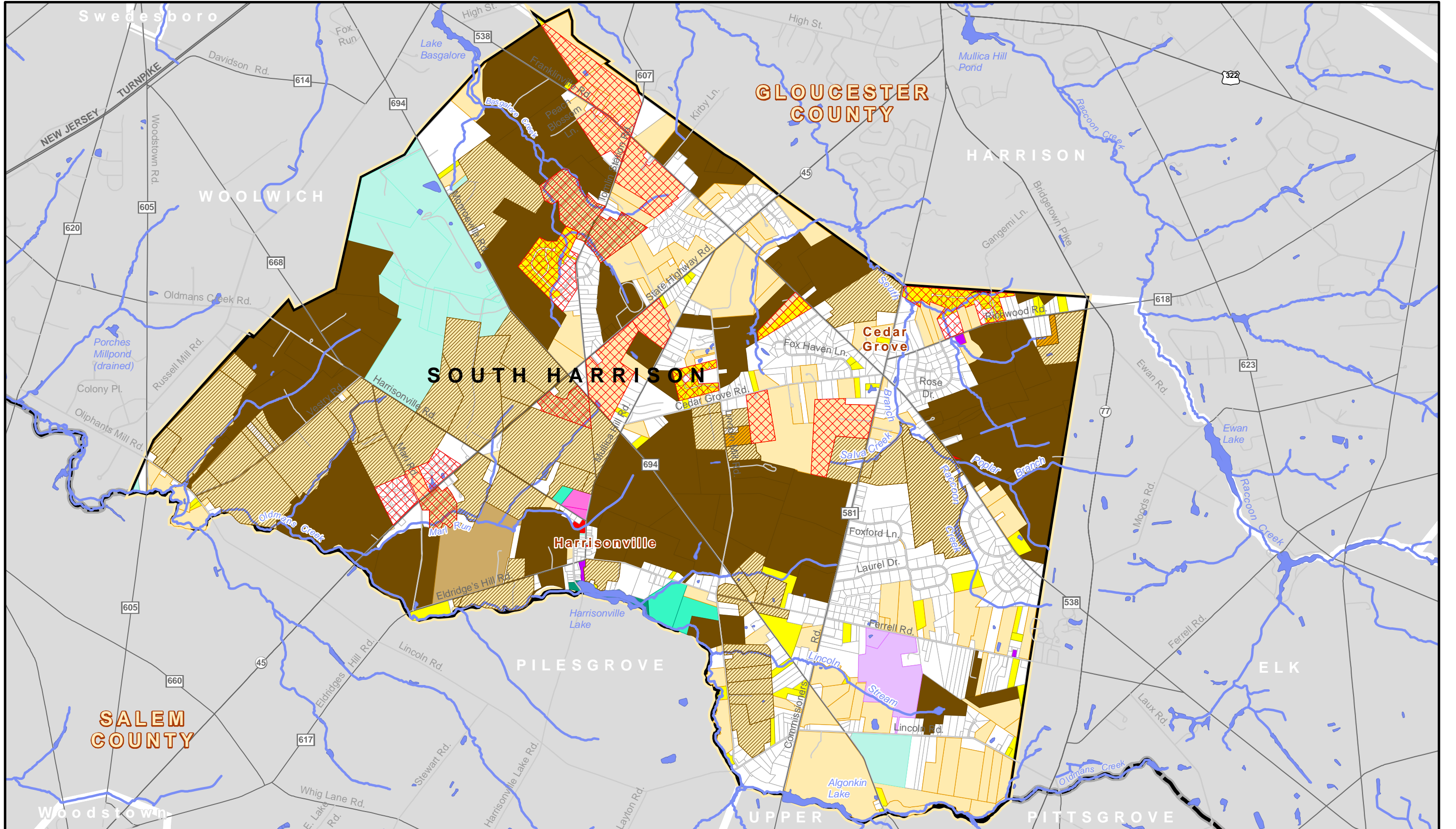


Sources : NJDEP, NJDOT, DVRPC, Gloucester County, South Harrison Twp., Mod IV and Bach Associates. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

- |                                |                            |                        |                               |
|--------------------------------|----------------------------|------------------------|-------------------------------|
| Preserved Farmland             | Farm - Assessed            | County                 | Vacant Land                   |
| Nonprofit Preserved            | Approved Development       | Municipality           | Residential / Commercial      |
| Farmland Preservation (8years) | Greenways                  | State                  | Public School Property        |
| Pending Preservation           | Proposed Bikeway (on Road) | Harrisonville Fire Co. | Church and Nonprofit Property |

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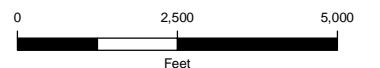


Sources : NJDEP, NJDOT, DVRPC, Gloucester County, South Harrison Twp., Mod IV and Bach Associates. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

- |                                |                                       |                        |                               |
|--------------------------------|---------------------------------------|------------------------|-------------------------------|
| Preserved Farmland             | Farm - Assessed                       | County                 | Vacant Land                   |
| Nonprofit Preserved            | Approved Development                  | Municipality           | Residential                   |
| Farmland Preservation (8years) | Priority Future Farmland Preservation | State                  | Public School Property        |
| Pending Preservation           |                                       | Harrisonville Fire Co. | Church and Nonprofit Property |



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# DELAWARE VALLEY REGIONAL PLANNING COMMISSION

## Publication Abstract

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

**Date Published:** June 2009  
**Publication No.** 08036

---

**Geographic Area Covered:** South Harrison Township, Gloucester County, New Jersey

**Key Words:** Oldmans Creek, conservation, environment, Gloucester County, farmland preservation, greenways, land preservation, master planning, natural resources, open space, recreation planning, Smart Growth, South Harrison Township.

---

### ABSTRACT

This publication is a plan for open space protection, land preservation, and recreation for South Harrison Township, Gloucester County, New Jersey. The Plan documents the natural resources, historical resources, and built community in the Township, describes the existing Open Space Program, and includes a detailed Inventory of Outdoor Resources. It identifies the Open Space Needs of the community and provides a System of Open Space, including specific land preservation recommendations for Greenways and connectors between Greenways. It also includes information on the active recreation needs of the Township. Incorporated are relevant parcel inventories within South Harrison Township and maps illustrating the resources, current land use and zoning, existing open space, state planning areas, and the proposed Greenways System. Resource information about land preservation techniques, groups, and funding is also included.

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### For More Information Contact:

Delaware Valley Regional Planning Commission  
190 North Independence West, 8<sup>th</sup> Floor  
Philadelphia, PA 19106-1572  
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