

Lebanon Township  
Hunterdon County

Open Space and Recreation Plan  
December 2017

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**The original of this report was signed and sealed  
in accordance with N.J.A.C. 13:41-1.3**

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## **Executive Summary**

Lebanon Township is a myriad of landscapes, from rolling farmland to steep ravines. Its composition is varied and rich, representing some of the most sensitive environmental resources in Hunterdon County. Protection and wise management of these resources for future generations has been the focus of the Township's planning program since its inception.

As part of a multiyear planning process, in 2002 the Township prepared and adopted the 2002 Open Space and Recreation Plan (OSRP). Over the last 15 years the OSRP has been reexamined as part of the Township's Master Plan reexamination process and the Highlands planning process. The adoption of the Highlands Water Protection and Planning Act in 2004, and the Township's designation in the Highland's Preservation Area, has substantially altered the framework for open space preservation. This document seeks to expand on the recreation and open space goals of the Township, articulating a vision for both and determining how the Township can meet, and continue to meet in the future, the active and passive recreation needs of Township residents.

Lebanon Township has set a priority for preservation with a focus on passive recreation sites, with preservation including the establishment of easements and agreements as well as acquisition. Passive recreation is most compatible with the protection of the resources present in the Township and dovetails neatly with both County and State open space preservation efforts in this region. Priority areas that the Township has identified also complement ongoing initiatives at the County and State level and will provide valuable partnering opportunities in the future. The Township is awaiting final approval of authorized funding under a State Green Acres Planning Incentive Grant, which will allow for acquisition of parcels for passive recreation.

Existing and potential partnerships with landowners and other government agencies is the best means for the Township to achieve its goals with respect to open space preservation. The Township will seek to advance a stewardship program in conjunction with its efforts to continue participation in the ongoing Green Acres grant funding that is authorized for the Township.

This Open Space and Recreation Plan also places an emphasis on determining active recreation needs and the identification of potential alternatives for additional active recreation facilities to fill those needs. In addition to completing the facilities currently proposed for Lebanon Township Memorial Park, the Township may need additional athletic fields to meet the recreation needs of residents. The most logical course of action is to utilize land that the Township already owns, limiting capital expense to construction costs and focusing the use of public expenditures.

The Township has utilized an open planning process to ascertain the recreation needs of the community. Recreation providers in Lebanon were consulted for their input on the current and potential future needs of programs currently underway. The Planning Board, Environmental and Open Space Commission and the Township Committee each had representatives that aided in the creation of this Plan, which included the determination of preservation priorities for potential

acquisition, easements or other agreements. These preservation priorities meet the general goals and objectives of these boards and committees as a whole.

The Township will hold two public meetings on this master plan element, one a public hearing at the Planning Board and the other at the Township Committee, to solicit comments from the public. These public meetings will present the findings of the Open Space and Recreation Plan. The minutes from these public hearings/meetings will be attached as an addendum to the Appendix of this plan.

The Planning Board must adopt the Open Space and Recreation Plan (OSRP) as an element of the Master Plan. The Township Committee must endorse the action plan, setting forth the intent to carry out spending on open space and recreation consistent with the OSRP. Once adopted, the OSRP will allow the Township to utilize current and potential future funding from Planning Incentive applications that have or will be filed with the New Jersey Department of Environmental Protection Green Acres Program.

Funding from the Planning Incentive funding category will assist the Township in addressing its passive recreation needs but cannot be used for active recreation facilities. Addressing the deficit in active recreation requires other funding sources and cooperative arrangements, as most funding available for active recreation facilities in the past at the State level has all but disappeared.

## **Goals and Policies**

The Township of Lebanon, through the statement of goals and policies, is articulating its vision of open space and recreation. It is these goals and policies that will guide the development of an open space system, recreation programs and facilities and the provision of opportunities for residents to participate in outdoor recreation, both active and passive. These goals and policies should not be seen as the only defining framework for the Township's open space and recreation programs. Needs change and therefore perspective must remain fluid. A change in circumstances or the arrival of needs not previously identified demands that the structure of the overall program remain flexible. The goals and policies listed below, however, can be viewed as the general guiding principles upon which this plan is founded.

- To promote the provision of appropriate and balanced public open space and recreational facilities through public action and the development review process.
- To establish and enhance recreational lands and public open space.
- To establish connectivity and linkages of public spaces through the use of greenways, greenbelts, waterways, paths and bikeways.
- To promote threatened and endangered species habitat protection through the acquisition of passive recreation resources.

- To establish as the highest priority for public acquisition, areas of unique recreational, scenic or environmental value.
- To support and partner with State, County, neighboring municipalities and non-profit open space programs to accomplish ongoing acquisitions for their value to the goals of the community.
- To promote cultural activities which provide recreational opportunities for a broad spectrum of residents.
- To assess and provide opportunities for active and passive recreation to meet the needs of all Township citizens.
- To devise appropriate strategies for the public and private ownership and maintenance of open space and recreation lands.
- To establish, promote and support active recreation opportunities for the residents of Lebanon Township.
- To encourage the continuation and expansion of non-profit camps for their valuable contribution to the recreation and open space resources of the Township.
- To promote the continuation of agriculture for its contribution to the character and heritage of the Township and its benefits as open space.
- To maintain rural character through the acquisition of open space.
- To protect groundwater resources, including supply and quality, through acquisition of open space, to meet the demands of the Township and as a resource to the region.

### **Open Space and Recreation Inventory**

Although Lebanon Township itself does not own a vast inventory of recreation and open space lands, the Township contains a wide variety of open space and recreational opportunities within its borders (Table 1 and Figure 3 in the Appendix). A majority of these opportunities are County and State Parks and Wildlife Management Areas geared primarily towards passive recreation activities. The County facilities include the Teetertown Ravine Preserve, Point Mountain Reservation and Miquin Woods, while the State facilities include Voorhees State Park and the Ken Lockwood Gorge and Musconetcong River Wildlife Management Areas. Significant non-profit preserved lands surround the Hagedorn facility in Lebanon Township, which itself is primarily undeveloped land but is not categorized as open space. Also included in Table 1 and Figure 3 are preserved farmland and conservation easements; while not a park or recreation area, these lands contribute significantly to the Township's overall rural quality and visual character. Together, these facilities comprise 6,587 acres, or 32.2% of the Township's total acreage.

Table 1 lists all of the categories of recreation facilities and open space within Lebanon Township, including municipal, county, state, non-profit, preserved farmland, conservation easements and educational properties. A detailed block and lot listing of the individual properties is located in Appendix A, Open Space Inventory. Individual facilities and their amenities are described following the below Table.

**Table 1- Open Space System**

<b>Name/Category</b>	<b>Type</b>	<b>Acreage</b>
Valley View School	School	26.23
Woodglen School	School	19.76
Voorhees High School	School	55.49
Lebanon Township Municipal Building	Municipal Facilities	5.13
Lebanon Township Memorial Park	Municipal Parks and Open Space	35.83
Other Municipal Land	Municipal Parks and Open Space	99.06
All County Parks and Open Space	County Parks and Open Space	1,713.85
All Conservation Easements	Conservation Easement	242.77
Farmland Conservation Area	Farmland	87.52
Non-Profit Conservation Lands	Conservation	543.23
Preserved Farmland	Municipal, County, SADC	1,473.06
Private Open Space	Camps	511.39
State Parks and Open Space	Parks, Wildlife Management Areas	1,773.49
<b>Total</b>		<b>6,586.81</b>

**Schools**

**Valley View School – Lebanon Township Board of Education**

Valley View School is located on Califon-High Bridge Road (County Route 513) on the eastern edge of the Township bordering Califon. It is one of two elementary schools for Township children.

Valley View school has limited active recreation amenities associated with it, including a tot lot, two half basketball courts and two little league/softball fields which double as junior field hockey fields in the fall. These facilities are used for school children, but are also available to the LTAA during non-school hours during the week and on weekends.

**Woodglen School – Lebanon Township Board of Education**

Woodglen School is the other elementary school located in the Township and is situated on Bunnvale Road (County Route 628) across from Lebanon Township Memorial Park. It has various active recreation resources that are available to school children during the day and to other residents and the LTAA at other times. The facilities at the Woodglen School include three little league/softball fields, a baseball field, two and a half basketball courts and a tot lot.

The Schools Superintendent does not believe there is greater demand for their facilities than they meet, i.e., they do not turn away requests from organized groups and do not perceive that “pick up” games have waiting lines. Separately, the school says there is great demand, especially for adult leagues, for indoor facilities (i.e., winter use) for basketball and other sports

The Superintendent acknowledges that their facilities do have wear and tear issues; for example, they took their soccer field out of use for the summer of 2017 for reseeding and rest to be ready for the Fall 2017. This may impact the LTAA viewpoint that additional fields are needed.

Woodglen School has additional acreage that is potentially developable into a soccer/field hockey/football field. However, the Board of Education is not likely to fund such improvement, since it is not needed to meet the educational requirements, but it could be considered if an outside group came with funding to build an additional field.

### **Voorhees High School – North Hunterdon Regional High School Board of Education**

Voorhees High School is one of two regional high schools serving northern Hunterdon County. It is located on Califon-High Bridge Road (County Route 513) across from Voorhees State Park. Voorhees High School not only serves as an educational facility, but as an important link between Voorhees State Park on one side of Califon-High Bridge Road and Ken Lockwood Gorge Wildlife Management Area and the Columbia Trail on the other (see Figure 3).

Voorhees High School also has a number of active recreation facilities available to North Hunterdon students and the public, including Lebanon Township residents. These facilities consist of a football field, a track, one baseball field, one softball field, a practice field for baseball or softball, a lacrosse/soccer field, a general practice field, five tennis courts and a basketball court.

The track is open to the public and is regularly frequented by Township residents. A number of youth programs reserve and use the outside facilities for practices and competitions, including but not limited to: football, baseball, field hockey, softball, and tennis. Certain parts of the outside facilities are shut down at times when repairs are being made. The entire outside facility is considered open for public use; however, there are certain restrictions regarding this. The outdoor project adventure course, consisting of low and high elements, is closed to the public for liability reasons. Any large group or organization wishing to use the grounds needs to submit a certificate of insurance and reserve a time slot with the Athletics and Activities Office. Individuals or small groups of people wishing to use the outside facilities need to defer to both school events and outside organizations who reserved the facilities through the school. Finally, the school reserves the right to remove and/or ban anyone from the property in the interest of the safety and/or welfare of the student body, faculty, and staff.

### **Hunterdon County Educational Services Commission**

The Hunterdon County Educational Services Commission (HCESC) is a State agency which acquired the former private Hunterdon Learning Center on Hoffmans Crossing Road in 2015. The HCESC is established as a School District under State regulations, and while its main

purpose is to provide centralized services to multiple school districts, such as running buses and janitorial outsourcing, etc., the HCESC also provides specialized classroom programs.

The HCESC has two facilities that could contribute to the recreational opportunities in the Township, a soccer/field hockey field and a pavilion. The field was professionally leveled and has sleeves for goals, but is currently not “lined” or in use for the past two years. Due to the HCESC insurance, it is not available to the public for “pick up” games, but the HCESC is actively pursuing arrangements with groups like the LTAA that can provide insurance and fees. The property also has a pavilion available to organized groups that would provide insurance. The pavilion is next to a pond where fishing is available.

**Municipal Properties**

**Lebanon Township Municipal Building – Township of Lebanon**

The Lebanon Township Municipal Building, located on Bunnvale Road, is home to the Lebanon Township Police Department and the municipal government including the tax assessor, the planning board, the municipal clerk and other offices. Aside from a skating pond at the rear of the property, there are no recreational facilities on the municipal building lot at this time. It is, however, immediately adjacent to Lebanon Township Memorial Park with direct access to the park at the rear of the property.

**Lebanon Township Memorial Park – Township of Lebanon**

Lebanon Township Memorial Park represents the Township’s first land purchase focused on filling the need for active recreation facilities. This property was acquired in 1997 and a development plan was subsequently created. The plan includes provisions for a picnic pavilion, soccer, football and baseball fields, volleyball courts, horseshoe pits and bocce ball courts. An additional parcel purchased by the Township was subsequently merged with the original lot.

To date, most of the planned facilities have been constructed, as listed in Table 2.. As funding is available, the Township will continue to develop this active recreation park according to the comprehensive plan developed by the Township Park Committee.

Existing and proposed facilities at Memorial Park are provided in Tables 2 and 3.

**Table 2 - Existing Recreation Facilities at Memorial Park**

<b>Facility Type</b>	<b>Number</b>
Softball/Little League Field	1
Soccer field	1
Football field (non-regulation)	1
Tot lot	1
Volleyball (beach sand courts)	2



Basketball (asphalt courts)	2
Horseshoe pits	3
Walking path (0.4 mile paved course)	1
Sledding hill	1
Large Pavilion	1
Small pavilion (restrooms and concession stand attached)	1
"9/11" Cundina Memorial (Garden/sitting areas/walking path)	1
Paved parking area	3

**Table 3 - Proposed Recreation Facilities at Memorial Park**

<b>Facility Type</b>	<b>Number</b>
Baseball field (Memorial Park addition)	1
Soccer/field hockey/lacrosse	1
Shuffleboard	3
Bocce ball court	2
Permanent stage	1

**Hollow Brook Preserve – Township of Lebanon**

The Township owns three properties along Hollow Brook Road that are surrounded by the Teetertown Nature Preserve. These properties are small slivers totaling less than three acres and for all intent and purposes are parts of Teetertown Nature Preserve.

**Mt. Grove Preserve – Township of Lebanon**

This Township property is located at the intersection of Mt. Grove Road and Deerpath Road. The property is approximately three acres in size and is currently being held for conservation purposes.

**Route 31 – Township of Lebanon**

This property is less than 1.5 acres and is located along Route 31 in the southern portion of the Township. Although it is adjacent to Hagedorn, the railroad line separates them and removes any real beneficial use of the property.

**County Parks and Open Space**

**Columbia Trail South Branch Reservation - Hunterdon County**

The South Branch Reservation is one of the most significant greenways in Hunterdon County, stretching almost continuously from the border of Morris County to the border of Somerset County, running along the South Branch of the Raritan River. While interrupted in places, it encompasses parts of the floodplain of the South Branch and provides a regional greenway and recreation resource.

In Lebanon Township, the Columbia Trail section is a corridor approximately 150 feet wide and 2.8 miles long running along the South Branch from the border of Califon Borough to the Lebanon Township border with High Bridge. The trailhead is located across from the High Bridge Commons parking lot on Main Street in High Bridge. In its northern third in the Township, the Columbia Trail is separated from the South Branch by residential lots. The southern two thirds, however, runs almost immediately adjacent to the river and is surrounded by the Ken Lockwood Gorge Wildlife Management Area.

The Columbia Trail Section of the South Branch Reservation provides a number of recreational activities, including mountain biking, cross country skiing, fishing, hiking/nature trails, horseback riding, nature programs and picnicking. There are information boards and parking available at various points along the Columbia Trail, as well as many scenic overlook opportunities.

#### **Crystal Springs Preserve - Hunterdon County**

The Crystal Springs Reserve is a 232 acre tract adjacent to the Teetertown Preserve in the northeastern portion of the Township, with an additional 58 acres extending into Washington Township, Morris County. The Preserve includes the headwaters of Spruce Run, which is one of the three tributaries which feed the Spruce Run Reservoir, and is accessed by Pleasant Grove Road.

The Preserve includes beaver ponds, meadows and agricultural land leased to a local farmer. As with many of the County Parks, the Preserve provides a wide range of recreational activities, including mountain biking, cross country skiing, fishing, hiking/nature trails, horse trails, hunting (by permit), nature study and parking. A connector trail links up with the Teetertown Preserve.

#### **Miquin Wood Preserve - Hunterdon County**

The site of a former Boy Scout summer camp, Miquin Wood Preserve is a 302 acre tract located in the center of the Township. The Preserve is bisected by the Spruce Run and is accessed by Newport Road. The Preserve includes a small pond, meadow and forests.

Recreational activities at the Preserve include mountain biking, cross country skiing, fishing, hiking/nature trails, hunting (by permit), information boards, nature study and parking. As with all Hunterdon County properties that do not include reservable facilities, the County policy is "carry in/carry out" for trash and recyclables with no trash/recycling receptacles provided.

#### **Point Mountain Section Musconetcong River Reservation – County of Hunterdon**

The Point Mountain Section of the Musconetcong River Reservation is located in the northern portion of the Township along the Musconetcong River. While parts of the reservation front on the river, a majority of the land holdings here stretch up to a mile from the Musconetcong. Point Mountain is divided into North, Central and Southern sections. There are approximately 1,140 acres of passive recreation land available to the public, including 28 acres of State owned land. Point Mountain contains forests, old fields and headwater tributaries to the Musconetcong River.

The County permits a number of activities at Point Mountain, including mountain biking, canoe access, cross country skiing, fishing, hiking/nature trails, horse trails, hunting (by permit), information boards, nature trails and scenic overlooks. There are a number of picnic sites, and parking is provided at Point Mountain Road, Penwell Road, Mountain Top Road and Old Turnpike Road.

### **Teetertown Nature Preserve/Mountain Farm – County of Hunterdon**

Teetertown Nature Preserve/Mountain Farm is located in the northeastern part of Lebanon Township on Pleasant Grove and Hollow Brook Roads. The Preserve/Farm is 306 acres, including 3 acres of municipally owned land. The Teetertown Nature Preserve was originally purchased to protect the Hollow Brook ravine, one of the most significant natural areas in Hunterdon County, with a steep stream flowing through rock outcroppings and boulders. The acquisition of the Mountain Farm section added fields and ponds to the forested lands of the original Preserve.

The addition of the Farm to the original Preserve has created an abundance of recreation activities, including mountain biking, cross country skiing, fishing, hiking/nature trails, horse trails, hunting (by permit), information boards, nature study, campsites, picnic sites, restrooms, scenic vistas, a visitor center and parking. Both tent and lean-to campsites are available, and parking is provided off Pleasant Grove Road and in pull-offs along Hollow Brook Road. The trail system connects to the Columbia Connector Trail along the southeastern border of the Preserve. A weather station was established at the Preserve for the N.J. Forest Fire Service courtesy of the U.S. Department of the Interior.

### **Union Furnace Preserve – County of Hunterdon**

Approximately one acre of the 170 acre Union Furnace Preserve is in Lebanon Township. The Preserve adjoins the Spruce Run Recreation Area and provides a hiking/nature trail, hunting (by permit), nature study and fishing in the Spruce Run. Parking is available at the Spruce Run Fishing Access on Van Syckles Road.

### **State Parks and Open Space**

#### **Ken Lockwood Gorge WMA - State of New Jersey**

Ken Lockwood Gorge Wildlife Management Area (WMA) includes several properties owned by the State of New Jersey and totaling approximately 430 acres in the Township. These properties are situated along the South Branch of the Raritan River and present recreation opportunities for

both Township and State residents. The recreational focus at Ken Lockwood Gorge is passive recreational activities, including fishing, deer hunting, small game hunting, hiking and bird watching. The section of the South Branch Raritan River running through the Gorge is recognized as one of the outstanding trout streams in New Jersey.

### **Musconetcong River WMA - State of New Jersey**

The Musconetcong River Wildlife Management Area is comprised of a number of properties owned by the State of New Jersey situated along the Musconetcong River. Approximately 234 acres of the 1,558 acre WMA, which includes land in three Counties, are located in Lebanon Township. The State owned properties are, in some places, contiguous to the County owned Point Mountain Section of the Musconetcong River. The State's primary focus with these properties, some positioned further downstream along the Musconetcong, is to provide riparian access for fishing and boating. Other activities include deer hunting, small game hunting and bird watching.

### **Spruce Run Reservoir Recreation Area – State of New Jersey**

Spruce Run Reservoir Recreation Area is a State owned reservoir that doubles as an active and passive recreation opportunity for Township and State residents. The Recreation Area totals approximately 2,030 acres, of which 1,290 acres comprise the reservoir, with approximately 34 acres located in Lebanon Township. Spruce Run Reservoir provides a wide assortment of recreational activities, including boating, camping, picnicking, canoeing, fishing, hiking, waterfowl and deer hunting (bow only), swimming (with bathhouse), trails, interpretive programs, playgrounds, in-line skating, basketball court, fields for soccer and volleyball, outfitters and, in winter, cross country skiing, ice fishing and ice boating.

### **Voorhees State Park – State of New Jersey**

Voorhees State Park is located on County Route 513 across from Voorhees High School, stretching south into High Bridge Borough. It is approximately 571 acres and provides a range of activities including camping, picnic tables and shelter, group picnic facilities, hiking, mountain biking, exercise course and parcourse, fishing, deer hunting, small game hunting, turkey hunting, interpretive programs, sledding, cross country skiing and bird watching.

The Park is home to the N.J. Astronomical Association observatory and astronomy education center. The facility includes the largest working telescope accessible to the public in New Jersey. The park also contains one little league/softball field and a lacrosse field, both of which are utilized by Voorhees High School.

Many of the parks and facilities described above contain active recreation amenities that are utilized by Township residents and athletic organizations. These facilities are listed in Table 4. Some of these facilities may not be available to the local recreation providers and therefore should not be considered when assessing need. Those facilities that are generally available to the public, such as tennis and basketball courts, are listed.

**Table 4- Existing Active Recreation Facilities**

<b>Facility Type</b>	<b>Number</b>
Baseball field	3
Softball/Little League field	8
Lacrosse/soccer	2
Soccer (older children)	2
Soccer (younger children)	5
Field Hockey field	2
Basketball court	6.5
Football field	2
Track	1
Tennis court	5
Volleyball court	2
Horseshoe pit	3
Pavilion	3

## **Needs Analysis**

### **The Survey Method and Results**

The active recreation needs analysis relies on the survey method, which is generally recognized as the most effective way to determine the need for active recreation. Due to the limited number of organizations that undertake recreation activities in the Township, the survey method utilized to determine current and future trends was loosely structured. Since the 2002 OSRP, when four local organizations were surveyed, the groups organizing local athletics have consolidated into two organizations. Contact was made with the two organizations named below, to explain the planning process and solicit the necessary information. The information pertinent to the planning process included current enrollment, facilities currently utilized, and funding sources. After initial solicitation, follow up phone calls were conducted as necessary in order to gather additional information. A summary of this information is provided below, by organization.

### **Lebanon Township Athletic Association (LTAA)**

The LTAA was founded around 1980 by a group of parents wishing to provide noncompetitive, active recreation opportunities for children. LTAA is the primary organization registering participants and scheduling games for the youth of Lebanon Township, also taking in registrants from all Voorhees sending districts. All money to cover costs (maintenance, insurance and uniforms) comes from registration fees. Due to financial challenges with the fees not covering all expenses, LTAA initiated a sponsorship program in 2017. Currently, the LTAA fields participants for soccer, field hockey, basketball and girls softball, for children ranging in ages from 5-14. In addition, sports camps and clinics are offered through LTAA. Baseball players

are currently part of NHYB although that may change in the future. Each program is described below, including an assessment of their potential future needs.

### Soccer

The LTAA soccer program currently has approximately 200 children enrolled. They begin using fields around August 18th, with the season ending around October 30th. During this period, fields are utilized 6 days a week, with the option of Sunday as an extra practice day. Currently, the soccer program utilizes fields at the Woodglen School, where they are able to line 5 small fields for younger children and 1 large field for older children.

Given heavy usage throughout the fall, fields are generally in fair to poor condition. Another factor affecting field condition is use of these field areas for other sports such as field hockey, baseball and softball. This means heavy usage at all times of year except for winter and fields have little time to recover. This perpetuates poor field conditions and creates issues of safety and liability.

The soccer program indicated an immediate need for four dedicated fields. Enrollment has generally remained consistent in all of the LTAA programs, including soccer. Future growth is anticipated as partnerships are developed with the Voorhees sending districts however, and enrollment could increase in the next few years. This, along with the need to reduce the constant use of fields, bolsters the need to create additional fields. All four fields would not need to be in Lebanon Township, but since more than 60% of their participants are from Lebanon Township, it would be advantageous to provide as many as possible in the Township.

### Field Hockey

LTAA has approximately 75 girls enrolled in field hockey. This is a rapidly growing program since Tailwinds is no longer offering youth field hockey. The program has girls registered from all the Voorhees sending districts and it is anticipated this program will continue to grow. LTAA has 4 levels of field hockey and currently uses 3 fields. Having dedicated fields for field hockey would address the same concerns raised with the soccer fields. The field hockey fields are also currently shared with other programs and suffer from wear and tear due to overusage.

### Basketball

LTAA has enhanced the basketball programs. Currently there are approximately 250 children participating in 3 leagues: an instructional league for 1<sup>st</sup> graders, an all girls league, and a co-ed league. The program utilizes the courts at Califon, Valley View and Woodglen schools.

### Baseball

This program is currently operated by North Hunterdon Youth Baseball but the LTAA anticipates that the program may be returned to its administration at some point in the future.

### Softball

LTAA also fields participants for the girls' softball program, which currently has about 150 participants ranging from 2nd to 8th grade. The softball program is a joint program with Tewksbury. The season runs from April 15th to June 15th, with teams using the two softball fields at Woodglen School and the Califon field. The program uses fields 7 days a week, doubling up on practice nights due to a lack of fields.

The current number of fields is inadequate for the current registration of the program. Taking this into consideration, along with potential future growth of the program in partnership with Tewksbury, there is a need for three additional fields. This would alleviate the doubling up of practice time and the constant 7 day per week use of the fields, which can contribute to deterioration and create potential liability concerns for participants.

### Lacrosse

Another sport popular with the youth of Lebanon Township is lacrosse. Currently, the LTAA does not have a lacrosse league organized for children. With a number of children in the Township participating in lacrosse leagues organized in adjacent municipalities and popularity increasing, creation of such a league under the LTAA may be justified in the near future. Fortunately, lacrosse is played in the spring season and fields can be shared with soccer and field hockey programs.

### North Hunterdon Youth Baseball

North Hunterdon Youth Baseball (NHYB) is a competitive baseball program designed for children ranging in age from 4 years old to 15 years old. NHYB was formed in 1952 under the name of North Hunterdon Little League, which in 2012 was changed to NHYB.

NHYB is a member of the Babe Ruth League. There are six levels of play at NHYB, beginning with Rookie Ball. As the player ages, he progresses through the league concluding at the AAA or Major league level (Cal Ripken Baseball). Upon turning 13, the player then advances to the Senior League Division (Babe Ruth Baseball). In order to participate at the AA, AAA, or Major league level, a player must attend an evaluation process for team selection. This is not a tryout or cut process; the evaluations help the league ensure that the teams in each age group have similar numbers of players at all skill levels. In Lebanon Township the NYHB utilizes a privately owned field located off of Route 31 in addition to various facilities in adjacent municipalities.

NHYB traditionally fields 10 All-Star teams at the end of its regular season. These teams are chosen based on regular season performance and/or try-outs. NHYB is a non-profit organization and relies heavily on the families of the league for their participation and support as volunteers.

### Adult Sports Leagues

In addition to the children's sports programs that are organized within the Township, there are adults that participate in recreational sports which utilize various Township facilities. It is therefore important to accommodate the needs of these users and programs as well.

The recreational sports that most adults participate in within the Township are loosely structured and are not necessarily organized into leagues. They are primarily organized by the participants and utilize facilities not utilized by the children's leagues. Sports played by adults in Lebanon Township include softball, volleyball, basketball and bocce ball. Other activities engaged in by adults utilizing Township facilities include walking, running, hiking, biking, frisbee, golf and track and field.

While adult participants are not major consumers of recreational facilities within Lebanon Township, it is important to note adults' use of these facilities. The potential exists in the future for adult leagues to be organized, taking recreational facility use and need to a higher level than that which currently exists. With little information available on the potential creation of leagues and participation levels, it is difficult to anticipate these needs.

Currently, there are no known conflicts between adult users and the facilities they require and those that are utilized by the children's recreational leagues. The nature of the sports undertaken by adults and those undertaken by children differ in scale and intensity and often adult facilities are not suitable for children and vice versa. It is likely that if adult leagues were to be organized that additional facilities would be required to accommodate them.

### **Trails**

In general there are two types of trails, Loops and Traversing. Loops are trails that typically start at a parking area, can be 1 to >5 miles in length, and bring a hiker back to the starting point. Ideally, for greatest interest, not much of the trail backtracks on itself. These are the most used trails because of their convenience, and large parks like Voorhees, Miquin, and the Teetertown/Crystal Springs/Point Mountain parks are ideal for interesting loops. Additional acquisitions to these parks create more Loop trail opportunities.

The Traversing Trails are the type Hunterdon County has proposed in its draft planning document, and these are also diagramed and expanded on Figure 3, Open Space System and Preservation Priorities. These create trails that link between municipalities and even counties to enable long treks. The Columbia Trail is a very popular example of this. However, these trails require some logistical planning to go long distances, i.e., to get dropped off and picked up at the end points, and so are less used in this manner. Many hikers use the Columbia Trail as a quasi loop, going out a distance and then back on the same trail to the starting point.

### **NJDEP Balanced Land Use Concept**

The New Jersey Department of Environmental Protection endorses an approach known as the "Balanced Land Use Concept", which simply states that 3% of a municipality's developed or developable land should be set aside for recreational use within the community. Land deemed developable is exclusive of slopes greater than 12%, wetlands, federal, state and county lands along with other environmentally sensitive land that is not suitable for development.



In order to apply the “Balanced Land Use Concept” (BLUC) to Lebanon Township, a variety of data sources were consulted and analyzed using a Geographic Information System (GIS). Data sources utilized for this analysis included the NJDEP Land Use/Land Cover information, a United States Geological Survey Digital Elevation Model and the Open Space and Recreation Inventory. GIS analysis was undertaken to provide information for input into the BLUC, the results of which are found in Table 5.

**Table 5 - Balanced Land Use Concept**

<b>Item</b>	<b>Area in Acres</b>
Developable land in Township	15,241.15
Steep Slopes (greater than 12%) in developable areas (subtract)	- 3,462.12
Developable land within County, State and Municipal Parks(subtract)	- 3,277.02
Developed land (add)	+ 3,366.16
<b>Total Developed and Developable</b>	<b>11,868.17</b>
<b>3% of Total Developed and Developable</b>	<b>356.05</b>

The BLUC recommends that Lebanon Township have 356.05 acres of land set aside for recreation purposes, to include both active and passive recreation lands. Currently, the Township owns approximately 140 acres which could be applied toward this figure, leaving a deficit of approximately 216 acres. With the amount of land contained in County and State Parks/Wildlife Management Areas within the Township, there does not appear to be a deficit of passive recreation lands; however, the BLUC identifies needs based on Township owned lands separately.

Application of the BLUC in Lebanon Township is difficult, due in large part to its low population density and limited budget. With 6,588 persons on a total of 32 square miles, Lebanon’s population density is only 206 persons per square mile. Comparatively, the population density throughout New Jersey is approximately 1,100 person per square mile.

Lebanon Township is mostly residential in nature, with very few commercial and industrial businesses paying taxes. This imbalance creates a limited budget, where services must be scrutinized and costs are weighed against benefits. Not to say that providing recreation does not have benefit, but many of the higher priority items are those that more directly affect the health, safety and welfare of Township citizens.

With a substantial open space purchase, however, the Township could remedy its recreational land deficit identified by the BLUC. There are a number of large parcels on the Township’s acquisition priorities map that, with public access, could provide adequate passive recreation facilities. Additional active recreation facilities will also be required to serve the needs of the population through the year 2022, the life of this plan.

**Active Recreation Needs Analysis Findings**

The LTAA has identified a need for four soccer fields, three softball fields and an indeterminate number of field hockey fields. Soccer and field hockey fields are utilized during the same seasons, so it would be advantageous to have dedicated fields for each sport to prevent overuse.

The LTAA further indicates that approximately 60% of the soccer participants are from Lebanon Township, and both the softball and field hockey programs accept participants from the other Voorhes sending districts, so not all the fields need be located in the Township.

The above analysis indicates that the Township is contemplating one baseball/softball field and one soccer/field hockey/lacrosse field at Memorial Park. The HCESC has indicated that it has a soccer field that would be available for use by an organization that can provide insurance and cover costs (like the LTAA). It is also noted in the Woodglen School section that there is additional land available for a soccer field; however, some organization would need to pay for the excavation, etc, since the school does not have a budget (or need) to build an additional field. The remaining potential deficit of one soccer/field hockey field and two softball fields could either be met through facilities in adjacent municipalities or in other open space such as Teetertown Preserve or Voorhees State Park, subject to further review.

## **Resource Assessment**

A crucial part of the Open Space and Recreation Plan for Lebanon Township is the identification of lands that have potential to provide recreation opportunities. The first part of this assessment will be to identify lands with potential to provide active recreation opportunities, as there is an immediate need to fill. The second part of the assessment will outline the Township's approach to identifying resource conservation and passive recreation sites.

Subsequent to the preparation of the 2002 OSRP the Township merged the adjoining publicly owned lot into Memorial Park, creating a 37 acre park centrally located in the Township. There is an identified need to construct active recreation facilities, consisting of various field types, in order to fulfill the immediate needs of recreation programs for the Lebanon Township Athletic Association. The reconfigured Memorial Park, in particular the merged property, is uniquely suited to the construction of athletic fields, primarily due to its flat terrain and central location within the Township. It is unlikely that a more suitable piece of property with the same attributes could be found and purchased.

With three acres which is zoned for commercial development excepted out of the total, the reconfigured Memorial Park could accommodate fields that would meet the immediate active recreation needs of the Township's athletic programs. This would include one baseball field, three little league/softball fields, a t-ball field, two junior field hockey fields, a soccer field and a junior soccer field. A conceptual field arrangement is depicted in Figure 1 in the Appendix.

The Township should also approach the County Planning Division and Board of Chosen Freeholders as well as NJDEP in order to seek opportunities for construction of fields on other public lands. With a number of parcels already held by public entities, there are portions of existing parks that could accommodate active recreation facilities. The most likely County Park that could accommodate facilities is Teetertown Preserve/Mountain Farm.

A number of initiatives are underway to support the continued protection of existing water supplies. Protection has taken the form of land preservation programs, with a number of agencies partnering to protect headwaters. Lebanon Township is uniquely positioned in this

respect, as all of the Township's tributary streams are headwaters. The Spruce Run Reservoir watershed is limited in size and located in a largely rural area. This will allow NJDEP to purchase a reasonable amount of the remaining undeveloped land in the watershed, assuring water supply quality and quantity. This dovetails with the Township's goals of preserving land for benefit to the environment.

Working with State and County agencies and nonprofit conservancies, the Township has identified lands that are suitable for preservation, mainly as passive recreation and open space lands. Land of this type is compatible with the goals of this plan, as well as the goals of water supply and natural resource protection. The Township has gone through the process of identifying lands that they would prefer to see protected based on a number of principles including presence of critical environmental resources, development potential related to recreation facilities, linkage to existing open space parcels and residential development potential. These properties are identified in Figure 3, titled Open Space System and Preservation Priorities, and listed in Appendix B, Preservation Priorities' Properties, along with their resource characteristics.

The New Jersey Landscape Project, initiated in 1993, was the beginning of a move to a landscape level approach for endangered species protection. With suburbanization and development occurring in all areas of the State, an increasing amount of habitat that could potentially support threatened and endangered species was being lost daily. Important habitat in the Township includes the areas of contiguous forest and high quality waters that drain into the Spruce Run Reservoir, the Musconetcong River and the South Branch of the Raritan River.

In order to address habitat loss, NJDEP's Endangered and Non-Game Species Program (ENSP) needed to grasp the extent and suitability of remaining resources in the State. To accomplish this, they partnered with the Center for Remote Sensing and Spatial Analysis (CRSSA) at Cook College, Rutgers University. Utilizing Landsat Thematic Mapper satellite imagery, CRSSA mapped land cover for the entire State of New Jersey, broken down into 20 different habitat/land cover types. After generalized cover types were classified, detailed methodologies were developed to address the habitat suitability issues for each focus category, including beach/dunes, emergent landscapes, forested wetlands, forested areas and grasslands.

After reclassifying data based on standards developed for each category, the habitat data was intersected or combined with the Natural Heritage Program's Biological Conservation Database (BCD). This database is a Geographic Information System (GIS) coverage that provides information on the sighting of threatened and endangered species, based on the field work of ENSP scientists and sightings reported by members of the public. It is the most comprehensive data available in digital form on the location of threatened and endangered species.

The combination of these two data sets resulted in the data that is depicted in Figure 2, titled Landscape Project Data and Open Space System. The Landscapes Program data provides users with scientifically sound, peer reviewed information on the location of critical habitat based on the conservation status of the species that are present. Habitats are ranked on a scale of 1 to 5, based on the following criteria:

**Table 6 - NJ Landscape Program Ranking System**

<b>Rank</b>	<b>Indication</b>
1	Suitable habitat, no special concern, threatened or endangered species sighted
2	Habitat patch with species of special concern present
3	Habitat patch with State threatened species present
4	Habitat patch with State endangered species present
5	Habitat patch with Federal threatened or endangered species present

Lebanon Township is rich in habitat that is suitable to support populations of threatened and endangered species. Four of the five Landscape Project categories are represented in the Township including forested wetland, emergent, forest and grassland habitat. Most of these habitat types have documented presence of State threatened and endangered species.

There is an abundance of habitat in the Township with state threatened and endangered species documented. Much of the forest land in the Township, which is reasonably contiguous, is home to state threatened and endangered species. These forested lands coincide with a number of properties already preserved, ensuring their protection and availability as a resource into the future. There is also grassland habitat in the Township with the documented presence of state threatened and endangered species, including areas along the South Branch of the Raritan River in the eastern part of the Township, areas along the Musconetcong River in the western part of the Township and areas in the vicinity of Spruce Run Creek.

The Landscape Program data was intended to aid municipalities, County and State governments, conservation agencies and citizens in determining the extent of critical habitat within their respective jurisdictions and communities. After identifying critical habitat, a variety of means can be employed to protect it, including the following:

- Prioritizing open space acquisitions based on the presence of habitat for threatened and endangered species
- Adopting regulations aimed at protecting critical habitat
- Adopting management policies for open space that are consistent with protection of critical habitat
- Permitting flexibility in development techniques that can accommodate the protection of critical habitat
- Promoting land stewardship practices that are consistent with the protection of critical habitat

Lebanon Township has chosen to utilize the New Jersey Landscape Project data to further define priorities for preservation, in keeping with the goals and policies of this plan. Figures 2 and 3 show the Township’s preservation priorities with the Landscape Project data overlain, indicating that many priorities that the Township has identified coincide with the presence of a variety of habitat types with both federal and state listed threatened and endangered species.

As part of the development of this Plan, the Township Environmental and Open Space Commission (EOSC) prepare an open space assessment and developed a list of preservation

prioritization criteria. These include trail connectivity and access, contiguous open space, water quality, farmland preservation, woodland preservation and ecological corridors.

All the properties identified in Figure 3 represent opportunities to support a variety of conservation objectives, as outlined above. These include the protection of water supply watershed areas, the protection of habitat suitable for threatened and endangered species and the protection of scenic areas. The preservation of these lands will simultaneously provide opportunities for abundant passive recreation and the creation of a network of linked open space and recreation.

## **Action Plan**

In order to carry out the objectives of this Open Space and Recreation Plan, a number of actions which the Township has successfully implemented in the past should be continued. There is an ongoing need for active recreation facilities that should be addressed for recreation programs to successfully serve its users. With the incorporation of the adjoining publicly owned lot into Lebanon Township Memorial Park, the Township now has a centrally located 37 acre park to serve its residents, and also added a 65 acre open space parcel to its inventory. The following actions should be continued or initiated:

1. Many of the active recreation facilities that were proposed for Memorial Park in the 2002 OSRP have been realized and additional facilities are proposed. A majority of the facilities have been constructed through donations to a nonprofit group, Friends of Memorial Park, that was founded by local residents. Additional facilities could be funded through independent fundraising or the Township Committee could begin to appropriate funds for the construction of fields in order to meet the needs of the recreation providers in the Township. In addition, the County Open Space Trust, which allows for the funding of recreational facilities, may provide a funding source.
2. The 17 acre parcel added to the original 20 acre Memorial Park is an ideal site for the construction of additional athletic fields. The Friends of Memorial Park or the Township should undertake detailed study of the site, determining costs associated with construction of the athletic fields conceptually depicted in Figure 1.
3. The Township should contact both the County and State and seek use of lands in existing park facilities for the potential construction of athletic fields. A potential opportunity has been identified in Teetertown Preserve/Mountain Farm. The survey conducted as part of the preparation of this Plan identified a soccer/field hockey field at the Hunterdon County Educational Services Commission facility that would be made available to recreational providers that can provide insurance and fees. In addition, the Woodglen School has additional acreage that is potentially developable for field sports, which the Board of Education may make available if an outside group provided funding for an additional field.
4. The Township should utilize a targeted approach to solicit landowner interest in participating in the Green Acres funding and other acquisition programs. While

direct land acquisition is an important component of open space protection, the use of easements and agreements should be considered in lieu of acquisition of property, which may not be feasible or desirable in some situations. There are circumstances in which a property owner may be amenable to providing access to their property, but does not wish to sell the property. In these circumstances an access agreement may be preferable. Trail connectivity and access are two areas in which this approach may be useful.

5. The Township will continue to partner with the County, State and non-profit conservancies in preserving land. Fiscal resources available from these sources far outweigh those available to the Township. Advancing the goals of this Plan will assist in leveraging funds from these agencies and organizations, as the goals of this plan are closely aligned with their goals.

In November 2017 the Lebanon Township Committee passed an ordinance authorizing the acquisition of 244 acres known as the Pelio property and allocating the Township's entire \$500,000 Green Acres grant to this acquisition. Hunterdon County and a non-profit organization are significant partners in this acquisition.

6. The Township could consider the feasibility of assessing fees for field use, which could be used to cover the costs of field maintenance.
7. The Township should consider a stewardship and education program in conjunction with its preservation efforts. Even if landowners decide not to participate in the ongoing preservation program, they will be left with information that is critical to overall resource protection. The Township Environmental and Open Space Commission was formed to assist the Township in these efforts.

### **Implementation Approaches and Resources**

A coordinated open space and recreation effort should integrate environmental protection strategies as core elements of the preservation effort. The resource protection programs and limits on development established by the Highlands Act are examples of such mechanisms. The programs and approaches outlined below represent a menu of implementation strategies which the Township should consider in order to determine their merit and application in Lebanon's continued efforts.

- a. *Open Space Tax*

Lebanon Township has an adopted Open Space Tax which generates one cent per one hundred dollars of assessed value. These revenues can be used to fund the acquisition and maintenance of land for open space preservation and recreational purposes. The Open Space Tax generated \$74,536 in 2016. The main use of the Open Space tax is debt service, which was \$59,247 in 2016, and which will be paid through 2023 until the total debt is paid off in 2024. Net of debt service, the Township's Open Space Trust Fund increases approximately \$15,000 per year.

b. *New Jersey Department of Environmental Protection Green Acres Program*

In 1999 the State Legislature passed the Garden State Preservation Trust Fund, securing funding for a state-wide open space plan for New Jersey. In order to provide support to local governments who have adopted an open space tax and prepared an Open Space and Recreation Plan (OSRP), the Green Acres Program developed the Planning Incentive Grant (PIG). This program provides 50% matching grants to local governments for the acquisition of land for recreation and conservation purposes. To be eligible for funding, local governments must have a Green Acres approved OSRP, and either an open space tax, or an approved alternative funding source which is stable and sufficient, such as an annual tax levy. The Township has an active program that is funded by a Green Acres PIG grant.

c. *Hunterdon County Open Space Trust Fund*

In 2008 the voters of Hunterdon County approved a third ballot question providing for the continuation of the Hunterdon County Open Space, Recreation, Farmland and Historic Preservation Trust Fund a tax in the amount of 3 cents per \$100 of assessed value. In 2015 the tax generated \$6,284,551 to fund the various activities.

There is a provision in the Open Space Trust Fund program which provides municipalities with the opportunity to recapture 10% of what its taxpayers contribute. In 2016 Lebanon Township taxpayers contributed \$273,803, making the Township eligible to recapture \$27,380. The money can be utilized on a yearly basis (for eligible projects) or can be rolled over and banked for a period up to five years. If not utilized within the 5 years, the money may be reallocated for County purposes. This is a significant source of Township funding for both open space and recreational facilities. The Township also can and has accessed both Cooperative Municipal and Non-Profit grants, which are in addition to the recapture allocation.

d. *The Environmental Infrastructure Trust Financing Program*

This program provides low interest loans to municipalities, counties and authorities for clean water-related activities, including land acquisition when watershed management and water quality benefits are provided. With funding from both the NJDEP and the NJ Environmental Infrastructure Trust, the program utilizes a Federal Priority System developed each year by NJDEP. Loans are made for 20-year terms at a blended interest rate (DEP - 0%, Infrastructure Trust - market interest or below). While land acquisition remains among the projects eligible for funding, in recent years the program has focused on infrastructure improvements.

e. *National Recreational Trails Program*

The NJDEP provides financial assistance for developing and maintaining trails and trail facilities for non-motorized, motorized and multi-use purposes. The program is

funded through the U.S. Federal Highway Administration. The maximum grant award is \$24,000, and projects are funded on an 80% federal share and 20% matching share basis.

*f. Conservation Easements and Agreements*

Recreational land, both passive and active, can be made more accessible with access provided through conservation easements. Where landowners are reluctant to encumber their property with an easement or agreements, agreements to permit limited activities, such as trail access, may be appropriate. Conservation easements typically encompass some desirable environmental resource, such as a stream, floodplain or steep slope area, and provide a measure of protection against development to that resource. Limited access permitted through conservation easements is a means to make certain lands more accessible to the public.

Access given through conservation easements can invade the privacy of the landowner who has dedicated the conservation easement. Access should be sought only in areas where the privacy and interests of the landowner can be insured and where potential trespass can be limited. Additionally, access through conservation easements should promote the creation of linked open space corridors, to create a network of open space that can be accessed by means other than automobile.

*g. Partnering with Other Agencies*

There are a number of agencies in Hunterdon County that are active in land preservation initiatives. The two most prominent are the County and the State of New Jersey, through the Divisions of Parks and Forestry and Fish and Wildlife. Both agencies have large parks and other land holdings in the Township and are continuing to purchase land for both passive and active recreation facilities. The Township can work in concert with these two agencies in order to promote the preservation of key environmental resources identified in this plan and the Master Plan.

Non-profit and watershed groups have also become active participants in land preservation. Several private foundations, including the New Jersey Conservation Foundation (the largest in the State), the Nature Conservancy, the Hunterdon Land Trust, and the Raritan Headwaters Association, are active in the Township. These groups can often provide leveraging funds to municipalities or other agencies and are critical to the overall process. There are few preservation projects which do not involve at least one non-profit or watershed group.

## **System Map**

The Open Space System Map is depicted in Figure 3, Open Space System Map and Preservation Priorities. This map includes existing open space lands at the municipal, county and state level and also depicts the Township's priorities for preservation. This map is a fluid representation of



acquisition priorities and may change over the span of this plan to account for changing circumstances.

### **Public Participation and Plan Adoption**

The process utilized by Lebanon Township to complete this plan involved input from a variety of sources including the Township Committee, Planning Board, Environmental and Open Space Commission, and the public. The Environmental and Open Space Commission met on a number of occasions to review information and discuss preservation priorities and parcel mapping. Through a series of joint Planning Board and Township Committee meetings, which were open to the public, the Board and Committee reviewed and discussed all of the components of the Plan.

Public involvement in this Open Space and Recreation Plan extended to citizens responsible for the management of recreation programs within the Township, who were consulted to best determine recreation needs, as well as representatives from the local schools. In a Township where many volunteers and citizens are often involved in a number of different functions and activities, this was seen as the most efficient means to obtain the information necessary to determine the future of various programs.

The Township will also hold the required two public meetings for the Open Space and Recreation Plan, giving other citizens not involved in the planning process opportunity to review this document and offer comment and input.

The Township, in developing this Open Space and Recreation Plan, has strived to achieve consistency with the Conservation and Land Use Plan elements of the Master Plan. The Conservation Element has identified many of the critical resources that are present in the Township and called for their preservation through a variety of means, wherever possible. The passive recreation acquisition, proposed in this plan to be carried out through the Township Planning Incentive Grant from Green Acres, will advance the goals of the Conservation Element of the Master Plan in an effective manner. It is the intent that this document will become the Recreation Plan Element of the Master Plan.

# **Appendix A**

## **Open Space Inventory**

## Lebanon Township Open Space Inventory May 2017

Map ID	Block	Lot	Type	Acres	Comments
13	000120000	000440001	Board of Education	55.49	Voorhees Regional High School
33	000210000	000080000	Board of Education	26.23	Valley View School
36	000240000	000060000	Board of Education	19.46	Woodglen School
37	000240000	000090000	Board of Education	0.30	Woodglen School
			<b>Board of Education Total</b>	101.49	
2	10	11	Conservation Easement	21.40	Raritan River Greenway - includes NJDEP Lot 11.01 in total
43	000300000	000380001	Conservation Easement	2.87	
44	000300000	000380002	Conservation Easement	2.40	
45	000300000	000390000	Conservation Easement	3.88	150' Wide Conservation Easement
48	000300000	000460000	Conservation Easement	13.52	
53	34	2	Conservation Easement	57.50	Casavell - Highlands Restriction
54	000350000	000670000	Conservation Easement	1.53	NJ DEP LOI No. 1019-02-0006.1
56	000350000	000870000	Conservation Easement	7.75	Stream Buffer Easement
57	000350000	000870000	Conservation Easement	2.67	Stream Buffer Easement
59	000360000	000130000	Conservation Easement	1.06	Conservation Easement (Modified Transition Area)
66	000360000	000290001	Conservation Easement	3.69	Drainage and Conservation Easement
67	000360000	000290002	Conservation Easement	1.88	Drainage and Conservation Easement
68	000360000	000290003	Conservation Easement	4.61	Drainage and Conservation Easement
69	000360000	000290003	Conservation Easement	0.76	Drainage and Conservation Easement
70	000360000	000290006	Conservation Easement	5.40	Drainage and Conservation Easement
71	000360000	000290006	Conservation Easement	0.80	Drainage and Conservation Easement
72	000360000	000290000	Conservation Easement	0.01	Drainage and Conservation Easement
73	000370000	000220000	Conservation Easement	2.02	Drainage & Conservation Easement
74	000370000	000220001	Conservation Easement	0.83	Drainage & Conservation Easement
75	000370000	000220002	Conservation Easement	0.76	Drainage & Conservation Easement
76	000370000	000220003	Conservation Easement	0.59	Drainage & Conservation Easement
77	000370000	000220004	Conservation Easement	0.54	Drainage & Conservation Easement
78	000370000	000220005	Conservation Easement	0.50	Drainage & Conservation Easement
79	000370000	000220006	Conservation Easement	0.56	Drainage & Conservation Easement
80	000370000	000220011	Conservation Easement	0.53	Drainage & Conservation Easement
81	38	13	Conservation Easement	10.17	Donofrio
136	000650000	000150000	Conservation Easement	2.56	Stream Corridor Buffer

137	000650000	000150001	Conservation Easement	1.55	Stream Corridor Buffer
138	000650000	000150002	Conservation Easement	1.20	Stream Corridor Buffer
139	000650000	000190000	Conservation Easement	24.36	
140	000650000	000190000	Conservation Easement	3.00	3 Acre Non Severable Exception Area
141	000650000	000190003	Conservation Easement	22.96	
145	000690000	000520001	Conservation Easement	0.55	Conservation Easement
146	000690000	000520008	Conservation Easement	0.33	Conservation Easement
147	000690000	000560000	Conservation Easement	2.30	NJDEP LOI # 1019-890803. 1-L1 (Wetlands and portion of Buffer)
148	000690000	000560000	Conservation Easement	0.05	NJDEP LOI # 1019-890803. 1-L1 (Wetlands and portion of Buffer)
149	000690000	000560000	Conservation Easement	0.09	NJDEP LOI # 1019-890803. 1-L1 (Wetlands and portion of Buffer)
150	000690000	000560003	Conservation Easement	3.64	NJDEP LOI # 1019-890803. 1-L1 (Wetlands and portion of Buffer)
151	000690000	000560004	Conservation Easement	0.05	NJDEP LOI # 1019-890803. 1-L1 (Wetlands and portion of Buffer)
152	000690000	000560004	Conservation Easement	0.05	NJDEP LOI # 1019-890803. 1-L1 (Wetlands and portion of Buffer)
153	000690000	000560005	Conservation Easement	3.79	NJDEP LOI # 1019-890803. 1-L1 (Wetlands and portion of Buffer)
154	000690000	000560006	Conservation Easement	3.69	NJDEP LOI # 1019-890803. 1-L1 (Wetlands and portion of Buffer)
155	000690000	000560007	Conservation Easement	0.49	NJDEP LOI # 1019-890803. 1-L1 (Wetlands and portion of Buffer)
156	000690000	000560007	Conservation Easement	1.69	NJDEP LOI # 1019-890803. 1-L1 (Wetlands and portion of Buffer)
157	000690000	000560015	Conservation Easement	0.90	NJDEP LOI # 1019-890803. 1-L1 (Wetlands and portion of Buffer)
167	000730000	000550001	Conservation Easement	2.25	
168	000730000	000550002	Conservation Easement	3.21	
169	000730000	000550003	Conservation Easement	2.70	
170	000730000	000550004	Conservation Easement	2.41	
171	000730000	000550005	Conservation Easement	2.99	
172	000730000	000550006	Conservation Easement	4.55	
174	000770000	000070004	Conservation Easement	0.30	60' Wide Conservation Easement
175	000770000	000070005	Conservation Easement	2.26	Drainage and Conservation Easement
176	000770000	000070005	Conservation Easement	0.11	60' Wide Conservation Easement
177	000770000	000070006	Conservation Easement	0.49	Drainage and Conservation Easement
			<b>Conservation Easement Total</b>	242.77	
18	16	17	County Parks and Open Space	11.11	Hunterdon ESC
22	000180000	000160000	County Parks and Open Space	15.17	Columbia Trail
50	003000000	000010000	County Parks and Open Space	19.64	Columbia Trail
51	003000000	000010001	County Parks and Open Space	10.58	Columbia Trail
52	003000000	000010002	County Parks and Open Space	8.79	Columbia Trail
83	000040000	000030000	County Parks and Open Space	0.24	Union Furnace Nature Preserve
94	000440000	000030000	County Parks and Open Space	25.85	Teetertown Ravine Nature Preserve
95	000450000	000020000	County Parks and Open Space	3.95	Teetertown Ravine Nature Preserve
96	000450000	000040001	County Parks and Open Space	6.59	Teetertown Ravine Nature Preserve
98	000460000	000340000	County Parks and Open Space	247.13	Teetertown Ravine Nature Preserve

100	000480000	000270000	County Parks and Open Space	19.96	Teetertown Ravine Nature Preserve
113	000510000	000090000	County Parks and Open Space	232.25	Teetertown Ravine Nature Preserve; Crystal Springs Section
116	000540000	000140000	County Parks and Open Space	166.10	Musconetcong River Reservation
117	000770000	000090000	County Parks and Open Space	46.34	Musconetcong River Reservation
119	000560000	000010000	County Parks and Open Space	414.28	Musconetcong River Reservation
120	000560000	000210000	County Parks and Open Space	34.89	Musconetcong River Reservation
123	000570000	000010000	County Parks and Open Space	19.29	Musconetcong River Reservation
124	000570000	000120000	County Parks and Open Space	56.16	Musconetcong River Reservation
128	000570000	000040000	County Parks and Open Space	313.93	Musconetcong River Reservation
130	000570000	000450000	County Parks and Open Space	10.71	Musconetcong River Reservation
131	000570000	000560000	County Parks and Open Space	10.60	Musconetcong River Reservation
132	000580000	000060000	County Parks and Open Space	31.91	Musconetcong River Reservation
158	000070000	000010000	County Parks and Open Space	0.32	Union Furnace Nature Preserve
160	000070000	000020000	County Parks and Open Space	0.15	Union Furnace Nature Preserve
178	000770000	000070006	County Parks and Open Space	1.47	Musconetcong River Reservation
179	000770000	000070007	County Parks and Open Space	1.11	Musconetcong River Reservation
180	000770000	000070008	County Parks and Open Space	0.89	Musconetcong River Reservation
181	000770000	000070009	County Parks and Open Space	0.80	Musconetcong River Reservation
182	000770000	000070010	County Parks and Open Space	3.63	Musconetcong River Reservation
			<b>County Parks and Open Space Total</b>	<b>1,713.85</b>	
19	000160000	000200000	Farmland Conservation Areas	87.52	Needs to be subdivided
			<b>Farmland Conservation Areas Total</b>	<b>87.52</b>	
1	000010000	000020000	Municipal Parks and Open Space	1.05	High Bridge Golf Course
3	10	31	Municipal Parks and Open Space	1.01	Bunnvale Library
21	000170000	000050000	Municipal Parks and Open Space	3.04	
31	21	5	Municipal Parks and Open Space	4.21	wetland along South Branch
35	000240000	000020001	Municipal Parks and Open Space	64.99	Schaff Tract
38	000290000	000320001	Municipal Parks and Open Space	5.13	Memorial Park
39	000290000	000320003	Municipal Parks and Open Space	35.83	Memorial Park
60	000360000	000180004	Municipal Parks and Open Space	12.39	EIFP
64	36	27	Municipal Parks and Open Space	1.79	
93	44	24.03	Municipal Parks and Open Space	1.27	Teetertown Ravine Nature Preserve
97	46	10	Municipal Parks and Open Space	0.63	Teetertown Ravine Nature Preserve
99	46	7	Municipal Parks and Open Space	0.74	Teetertown Ravine Nature Preserve
133	000590000	000710000	Municipal Parks and Open Space	3.64	
135	64	8	Municipal Parks and Open Space	2.39	Garage
165	71	3	Municipal Parks and Open Space	0.48	Trustees of New Hampton School
184	8	4	Municipal Parks and Open Space	1.43	Lebanon Township tax foreclosure
			<b>Municipal Parks and Open Space Total</b>	<b>140.02</b>	

5	000100000	000060000	Non-Profit Conservation Lands	3.13	Hagadorn Preserve
6	000100000	000070000	Non-Profit Conservation Lands	30.88	Hagadorn Preserve
23	18	24	Non-Profit Conservation Lands	11.55	Califon Borough and NJ Water Supply Authority lands
41	000300000	000010001	Non-Profit Conservation Lands	102.67	Hagadorn Preserve
42	000300000	000020001	Non-Profit Conservation Lands	65.66	Hagedorn Preserve
86	000400000	000390000	Non-Profit Conservation Lands	32.09	Isenburger Preserve
101	49	4.02	Non-Profit Conservation Lands	61.90	Lebanon Township and NJ Water Supply Authority lands
185	000090000	000010000	Non-Profit Conservation Lands	28.17	Hagadorn Preserve
186	000090000	000070001	Non-Profit Conservation Lands	207.18	Hagadorn Preserve
			<b>Non-Profit Conservation Lands Total</b>	543.23	
4	10	39	Preserved Farmland	80.02	Sekela Farm - 3 acre homesite exception
20	17	29	Preserved Farmland	92.69	Hinchman - preserved with prior owner
24	18	28	Preserved Farmland	66.72	Salatiello Farm
25	000180000	000440000	Preserved Farmland	114.32	SADC Direct Easement Purchase
26	000180000	000470000	Preserved Farmland	10.00	Easement Purchase - County
27	000180000	000470000	Preserved Farmland	66.74	Easement Purchase - County
46	000300000	000410000	Preserved Farmland	2.47	SADC Direct Easement Purchase
47	000300000	000410000	Preserved Farmland	111.42	SADC Direct Easement Purchase
55	000350000	000870000	Preserved Farmland	2.00	Easement Purchase - County
58	000350000	000870000	Preserved Farmland	101.30	Easement Purchase - County
63	000360000	000260000	Preserved Farmland	47.00	Fee Simple - SADC
84	000400000	000130000	Preserved Farmland	2.00	Easement Purchase - County
85	000400000	000130000	Preserved Farmland	68.22	Easement Purchase - County
87	000400000	000050000	Preserved Farmland	58.01	PIG EP - Municipal 2001 Rule
88	000400000	000050000	Preserved Farmland	2.00	PIG EP - Municipal 2001 Rule
89	000410000	000100000	Preserved Farmland	51.70	Easement Purchase - County
90	000410000	000100000	Preserved Farmland	2.00	Easement Purchase - County
92	000440000	000190000	Preserved Farmland	55.18	PIG EP - Municipal 2001 Rule
102	49	89	Preserved Farmland	75.41	Nicholson Farm
104	000500000	000120000	Preserved Farmland	99.89	Easement Purchase ΓÇô County
105	000500000	000120000	Preserved Farmland	3.00	3 a.c. Non- Severable Exception Area
106	000500000	000150005	Preserved Farmland	1.41	Easement Purchase ΓÇô County
107	000500000	000150006	Preserved Farmland	1.35	Easement Purchase ΓÇô County
108	000500000	000150007	Preserved Farmland	1.40	Easement Purchase ΓÇô County
109	000500000	000150008	Preserved Farmland	1.41	Easement Purchase ΓÇô County
111	000510000	000060000	Preserved Farmland	174.19	SADC Direct Easement Purchase
112	000510000	000060000	Preserved Farmland	2.00	SADC Direct Easement Purchase
125	000570000	000270000	Preserved Farmland	115.40	Tullo-McVicar
126	000570000	000280000	Preserved Farmland	22.23	Tullo-McVicar

143	000690000	000490000	Preserved Farmland	2.00	Easement Purchase - County
144	000690000	000490000	Preserved Farmland	39.59	Easement Purchase - County
			<b>Preserved Farmland Total</b>	1,473.06	
110	000510000	000130000	Private Open Space	237.32	Crossroads Camp
114	000530000	000030000	Private Open Space	0.53	YMCA Camp Bernie
115	000530000	000040000	Private Open Space	26.12	Ridgewood YMCA
122	000560000	000090000	Private Open Space	247.42	YMCA Camp Bernie
			<b>Private Open Space Total</b>	511.39	
161	7	8	State Parks and Preserved Open Space	0.54	
7	000110000	000010000	State Parks and Preserved Open Space	2.74	Voorhees State Park
8	000110000	000240000	State Parks and Preserved Open Space	62.33	Voorhees State Park
9	000110000	000370000	State Parks and Preserved Open Space	431.18	Voorhees State Park
10	000110000	000080003	State Parks and Preserved Open Space	56.69	Voorhees State Park
11	000120000	000010000	State Parks and Preserved Open Space	62.00	New Jersey Water Supply Authority
12	000120000	000020000	State Parks and Preserved Open Space	17.38	Voorhees State Park
14	000120000	000560000	State Parks and Preserved Open Space	214.23	Ken Lockwood Gorge Fish & Wildlife Management and Natural Area
15	000140000	000030000	State Parks and Preserved Open Space	40.49	Ken Lockwood Gorge Fish & Wildlife Management and Natural Area
16	000160000	000010000	State Parks and Preserved Open Space	13.28	Ken Lockwood Gorge Fish & Wildlife Management and Natural Area
17	000160000	000130000	State Parks and Preserved Open Space	124.91	Ken Lockwood Gorge Fish & Wildlife Management and Natural Area
28	19	16	State Parks and Preserved Open Space	0.67	
29	000020000	000030000	State Parks and Preserved Open Space	16.54	Spruce Run Recreation Area
30	20	16	State Parks and Preserved Open Space	0.10	
32	000210000	000060000	State Parks and Preserved Open Space	36.75	Ken Lockwood Gorge Fish & Wildlife Management and Natural Area
34	24	17	State Parks and Preserved Open Space	52.11	
40	000030000	000030000	State Parks and Preserved Open Space	14.56	Spruce Run Recreation Area
49	30	46.01	State Parks and Preserved Open Space	64.05	NJDEP owned
61	000360000	000180004	State Parks and Preserved Open Space	12.55	DEP Green Acres
62	000360000	000260003	State Parks and Preserved Open Space	9.88	Open Space (NJ DEP Exempt)
65	000360000	000280000	State Parks and Preserved Open Space	302.45	Open Space (NJ DEP Exempt)
82	000040000	000020000	State Parks and Preserved Open Space	2.99	Spruce Run Recreation Area
91	000440000	000180000	State Parks and Preserved Open Space	0.36	New Jersey Water Supply Authority
103	000050000	000010001	State Parks and Preserved Open Space	1.01	Voorhees State Park
118	000550000	000100001	State Parks and Preserved Open Space	4.48	Musconetcong River Reservation
121	000560000	000300000	State Parks and Preserved Open Space	30.14	Musconetcong River Fish & Wildlife Management Area
127	000570000	000320000	State Parks and Preserved Open Space	94.13	Musconetcong River Reservation
129	000570000	000430000	State Parks and Preserved Open Space	9.60	NJDEP Owned
134	000600000	000130000	State Parks and Preserved Open Space	15.65	Musconetcong River Fish & Wildlife Management Area
142	000690000	000290000	State Parks and Preserved Open Space	50.57	Musconetcong River Fish & Wildlife Management Area
159	000070000	000100000	State Parks and Preserved Open Space	0.16	Wildlife Management Area

162	000070000	000090001	State Parks and Preserved Open Space	0.58	Wildlife Management Area
163	000700000	000240001	State Parks and Preserved Open Space	8.60	Musconetcong River Fish & Wildlife Management Area
164	000710000	000010000	State Parks and Preserved Open Space	4.82	Musconetcong River Fish & Wildlife Management Area
166	000720000	000140000	State Parks and Preserved Open Space	1.07	Musconetcong River Fish & Wildlife Management Area
173	000770000	000070002	State Parks and Preserved Open Space	11.70	Musconetcong River Reservation
183	000770000	000090001	State Parks and Preserved Open Space	2.21	Musconetcong River Reservation
<b>State Parks and Preserved Open Space Total</b>				<b>1,773.49</b>	
<b>Grand Total</b>				<b>6,586.81</b>	



# **Appendix B**

## **Preservation Priorities' Properties**



30	39.01	x	x							6.0
30	42	x	x							10.9
30	48	x	x		x		x	x	x	46.2
34	1	x	x							0.5
34	7	x	x				x	x		57.4
34	8	x	x							4.7
34	9	x					x			38.5
35	88	x								9.6
35	89	x						x	x	4.1
36	6	x	x				x			37.6
36	9	x	x		x					49.2
36	12.02	x	x							9.3
36	16	x	x	x	x				x	11.8
36	17	x	x		x			x	x	55.5
36	18	x			x				x	12.1
36	20.01	x						x	x	4.9
36	23	x	x		x					89.6
36	29	x						x	x	5.5
36	29.02	x						x	x	10.0
36	29.03	x	x	x	x				x	37.6
36	29.06	x	x	x					x	27.6
36	30	x						x	x	8.4
36	32	x	x							5.0
36	32.01	x	x							4.2
36	36	x		x	x					19.7
36	38.02	x	x		x					4.1
36	39	x	x		x		x			56.7
36	43	x		x	x					4.0
37	19	x	x				x			114.2
41	11	x					x		x	92.6
41	11.01	x					x		x	32.0
41	11.02	x					x		x	37.0
41	13	x					x		x	37.8
44	6	x	x							6.6
44	14	x	x							7.2
44	17	x	x							5.8
49	4	x	x							5.7
49	4.01	x	x						x	10.3
49	4.06	x	x							10.1
49	5	x	x							8.6
49	36	x	x							1.5
49	37	x	x							0.9
49	38	x	x							3.5
49	46	x		x						74.5
49	72	x	x	x	x				x	47.0
49	75	x	x	x	x				x	18.1
50	9	x	x				x			23.9

50	10	x	x				x	x		67.5
50	18	x						x	x	18.0
51	1	x	x			x	x	x		93.6
51	5	x	x			x	x			12.5
51	7	x	x		x	x				16.5
51	13	x	x		x					228.7
53	4	x	x	x			x		x	27.0
53	12	x		x			x			65.4
53	19.02	x	x	x			x		x	36.2
56	9	x	x	x	x			x	x	247.8
56	10	x	x	x						111.1
56	10.01	x	x	x						32.8
56	13	x					x			31.8
56	13.02	x	x	x				x		13.0
56	15	x	x							5.2
57	13	x	x	x	x			x		104.3
57	23	x		x					x	44.4
57	29	x	x	x	x					82.3
57	38	x		x	x		x		x	60.8
57	40	x			x		x			61.0
57	42	x	x	x						13.7
57	44	x			x		x			1.8
57	46	x		x	x					34.7
58	1	x					x		x	5.3
58	1.01	x					x		x	5.6
58	1.02	x					x		x	6.2
59	17	x	x				x			21.6
59	18	x	x	x						23.7
59	34	x	x				x			35.5
59	34.02	x	x				x		x	58.9
65	5	x							x	5.5
65	14	x					x	x	x	40.5
65	15	x							x	4.1
65	20.01	x							x	21.7
65	20.03	x					x		x	51.6
66	2.09	x	x							18.6
66	3.08	x	x				x			46.2
66	16	x	x	x			x			76.4
67	1	x	x							8.9
67	2.05	x	x		x				x	7.0
67	3.01	x	x		x				x	7.0
68	1	x	x				x			37.0
69	1	x	x				x			29.0
69	3	x	x	x	x		x			57.2
69	6	x	x		x					6.4
70	24	x			x				x	7.2
70	28	x			x				x	13.4

70	29	x		x	4.1
70	30	x		x	6.8
73	8	x	x		8.9
73	8.01	x	x		3.1
73	45	x	x		5.0
73	46	x	x		7.2
73	47	x	x		15.2
73	50	x	x		4.9
73	54	x		x	29.4
77	1	x		x	6.2

# Memorial Park Addition

Lebanon Township  
Hunterdon County, NJ

## Figure 1

November 2017



### Legend

Data Sources: NJOIT Office of Geographic Info. Services  
and Hunterdon County GIS



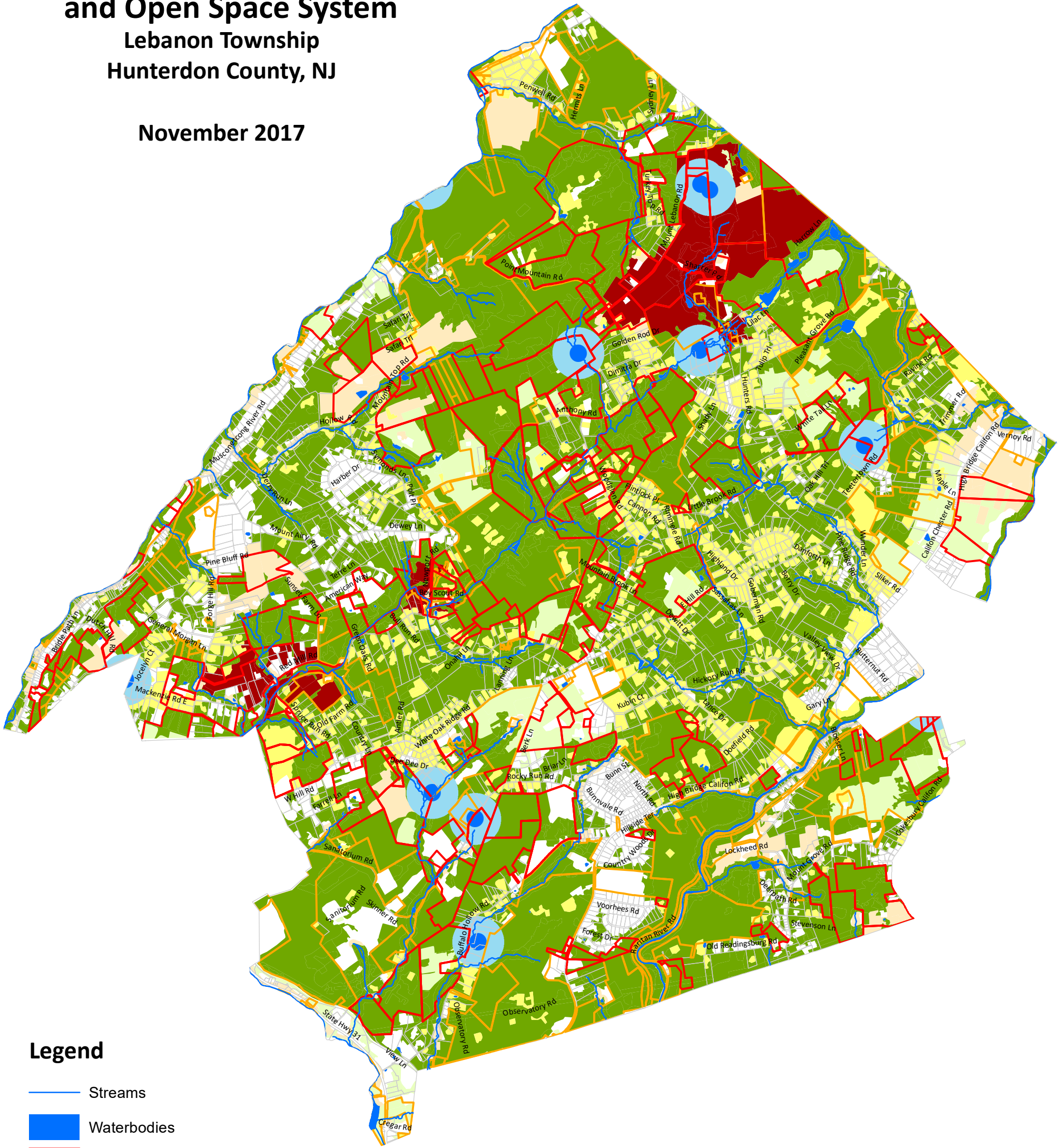
Map Prepared by:  
James T. Kyle, AICP/PP  
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Hopewell, NJ 08525  
jkyle@kyleplanning.com



# Landscape Version 3.3 Data and Open Space System Lebanon Township Hunterdon County, NJ

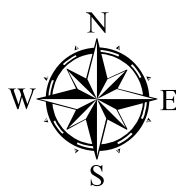
November 2017

Figure 2



## Legend

-  Streams
-  Waterbodies
-  Preservation Priorities
-  Existing Open Space Parcels
-  Vernal Pools
-  Vernal Habitat
-  Suitable Habitat
-  Species of Special Concern
-  State Threatened Species
-  State Endangered Species
-  Federal T&E



0 2,000 4,000 8,000 Feet

Map Prepared by:  
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Kyle Planning and Design, LLC  
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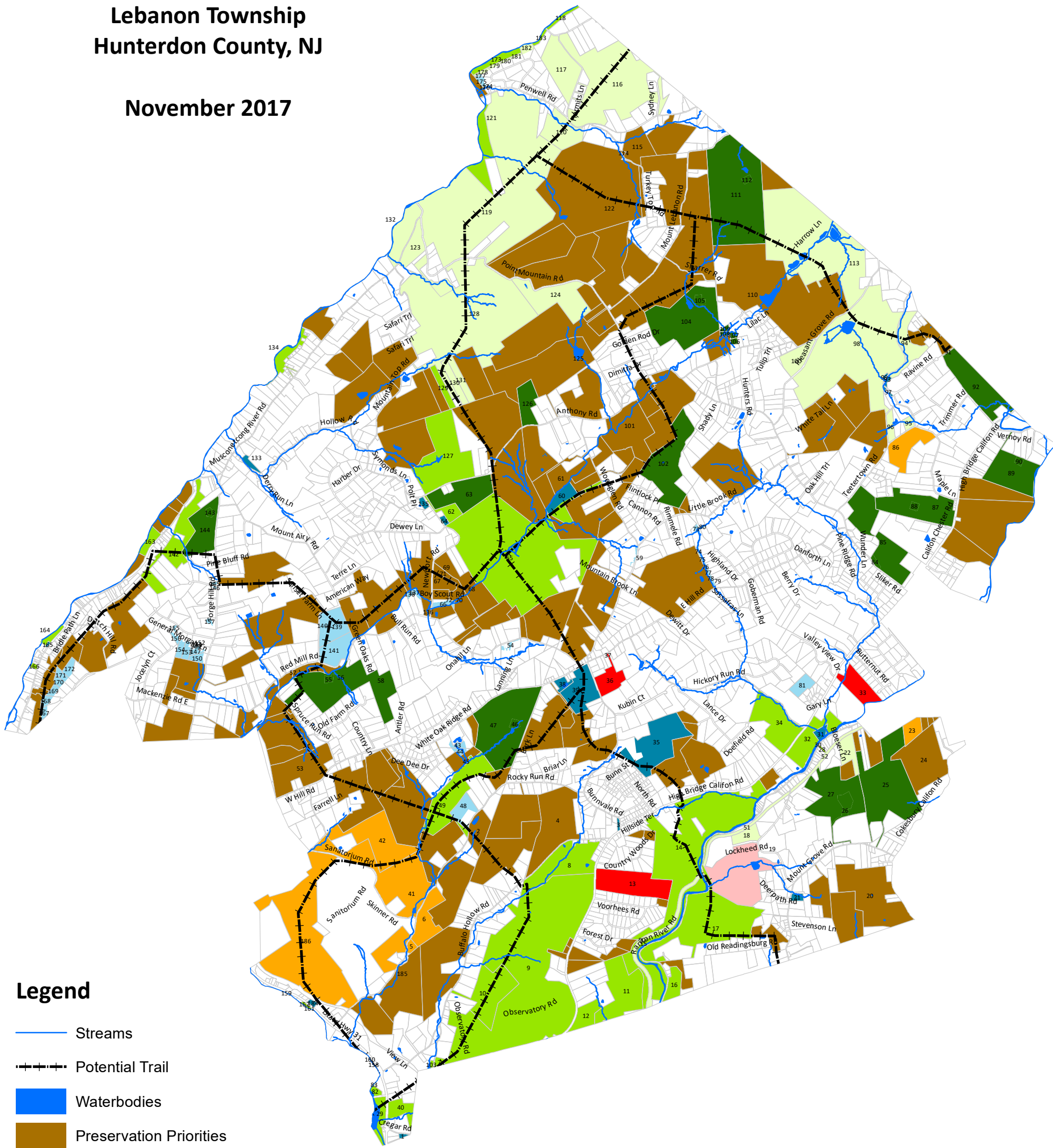
Data Sources: NJOIT Office of Geographic Info. Services  
and Hunterdon County GIS

# Open Space System Map and Preservation Priorities

Lebanon Township  
Hunterdon County, NJ

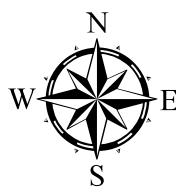
November 2017

Figure 3



## Legend

-  Streams
-  Potential Trail
-  Waterbodies
-  Preservation Priorities
-  Board of Education
-  Municipal Parks and Open Space
-  Conservation Easement
-  County Parks and Open Space
-  Farmland Conservation Areas
-  Non-Profit Conservation Lands
-  Preserved Farmland
-  State Parks and Preserved Open Space



0 2,000 4,000 8,000 Feet

Map Prepared by:  
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