



Passaic County, New Jersey

# Parks, Recreation and Open Space Master Plan

Comprehensive Plan Element

the 1990s, the number of people with a mental health problem has increased in the UK, and the number of people with a mental health problem who are in contact with mental health services has also increased (Mental Health Act 1983, 1990, 1994, 1997, 2003, 2007, 2010, 2013, 2017, 2020).

The 1990s saw the introduction of the Mental Health Act 1990, which replaced the Mental Health Act 1983. The 1990 Act was a landmark piece of legislation, as it was the first time that the UK had a mental health law that was based on human rights. The 1990 Act was replaced by the Mental Health Act 1994, which introduced a number of changes to the 1990 Act, including the introduction of the concept of 'nearest relative'.

The 1994 Act was replaced by the Mental Health Act 1997, which introduced a number of changes to the 1994 Act, including the introduction of the concept of 'nearest relative' and the introduction of the concept of 'nearest relative'.

The 1997 Act was replaced by the Mental Health Act 2003, which introduced a number of changes to the 1997 Act, including the introduction of the concept of 'nearest relative' and the introduction of the concept of 'nearest relative'.

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The 2010 Act was replaced by the Mental Health Act 2013, which introduced a number of changes to the 2010 Act, including the introduction of the concept of 'nearest relative' and the introduction of the concept of 'nearest relative'.

The 2013 Act was replaced by the Mental Health Act 2017, which introduced a number of changes to the 2013 Act, including the introduction of the concept of 'nearest relative' and the introduction of the concept of 'nearest relative'.

The 2017 Act was replaced by the Mental Health Act 2020, which introduced a number of changes to the 2017 Act, including the introduction of the concept of 'nearest relative' and the introduction of the concept of 'nearest relative'.

Passaic County, New Jersey

# Parks, Recreation and Open Space Master Plan

**Comprehensive Plan Element**

**July 2014**

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**Passaic County**  
*Rich History • Bright Future*

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in accordance with New Jersey Law.*

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## Executive Summary

The Comprehensive Plan Element of the Parks, Recreation and Open Space Master Plan presents recommendations for the improvement of the Passaic County Park System, and a vision for its future. It includes detailed information on the county-owned park, recreation, and open spaces, presents the technical findings of the consultant team responsible for preparation of the plan, and is based on the knowledge gained through public meetings and comment as well as interviews with community officials. The comprehensive plan provides the foundation for the management, maintenance, improvement, and expansion strategies described in the Passaic County Park System Strategic Plan.

The content of the Comprehensive Plan Element is summarized below.

- **An Overview of the Passaic County Park System**, which discusses the history and development of the Passaic County Park System, the Olmsted influence on the system, and the previous park system plan.
- **Inventory of Park and Open Space Areas**, which describes each of the eleven park, recreation, and open space areas of the Passaic County Park System.
- **Goals of the Comprehensive Plan Element**, which defines the mission, vision, and goals for an integrated network of public park, recreation and open space areas that are alive with energy, attractive and well maintained, and provide a high-quality experience for all visitors and users of county park and recreation programs.
- **Plan Development**, which explains the need for the Parks, Recreation and Open Space Master Plan and yearlong effort made by the county to develop the plan and to incorporate the voices of the public.
- **The Planning Context**, which surveys local geography and other factors that are relevant to the Parks, Recreation and Open Space Master Plan, as well as its relationship to other plans and programs at various levels of government, and within the non-profit sector.
- **Assessment of the County Park System**, which reviews park system operations, financing, facility conditions, ADA accessibility, programming, natural resources, cultural resources, circulation, and the benefits of the park system.
- **Needs Analysis**, which evaluates the existing and future need for county-owned park, recreation and open space.
- **Action Plan for the County Park System**, which provides both system-wide and park-specific actions to effectuate the goals presented in the Comprehensive Plan Element.
- **Open Space System Map**, which shows the proposed system of parkland, greenways, and open spaces within Passaic County.
- **Appendices**, which present technical information and data utilized in the preparation of the plan.

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## Chapter 1: Introduction to the Comprehensive Plan Element

The Comprehensive Plan Element of the Parks, Recreation and Open Space Master Plan presents recommendations for the improvement of the Passaic County Park System, and a vision for its future. It is the result of more than one year of collaboration between Passaic County and its consultant team, and has been prepared with extensive input from municipal officials and the public from all areas of the county.

The intent of the Comprehensive Plan Element of the Parks, Recreation and Open Space Master Plan is to: provide detailed information on the county-owned park recreation, and open spaces; summarize the technical findings of the consultant team; and present a detailed mission, vision, and goals for the future of the Passaic County Park System. The Comprehensive Plan Element includes the recommended content of the Green Acres Program of the New Jersey Department of Environmental Protection for open space and recreation plans.

The content of the Comprehensive Plan Element is organized and presented in chapters two through ten. The content of each of these chapters is summarized below:

- **Chapter 2: An Overview of the Passaic County Park System**, which discusses the history and development of the Passaic County Park System;
- **Chapter 3: Inventory of Park and Open Space Areas**, which provides a description of each of the park, recreation, and open space areas in the Passaic County Park System;
- **Chapter 4: Goals of the Comprehensive Plan Element**, which defines the mission, vision, and goals of the Passaic County Park System;
- **Chapter 5: Plan Development**, which explains the need for the Parks, Recreation and Open Space Master Plan, the roles of Passaic County and its consultant team in preparing it, and the participation of county residents and municipal officials;
- **Chapter 6: The Planning Context**, which surveys local geography and other factors that are relevant to the Parks, Recreation and Open Space Master Plan, as well as its relationship to other plans and programs at various levels of government, and within the non-profit sector;
- **Chapter 7: Assessment of the County Park System**, which reviews park system operations, financing, facility conditions, ADA accessibility, programming, natural resources, cultural resources, circulation, and park system benefits;
- **Chapter 8: Needs Analysis**, which evaluates the existing and future need for county-owned park, recreation and open space;
- **Chapter 9: Action Plan for the County Park System**, which provides both system-wide and park-specific actions to effectuate the goals presented in the Comprehensive Plan Element; and
- **Chapter 10: Open Space System Map**, which shows the proposed system of parkland, greenways, and open spaces within Passaic County.

This Comprehensive Plan Element is the basis for and is complemented by a Strategic Plan Element, which provides key strategies for the future management, maintenance, improvement, and expansion of the Passaic County Park System.



## Chapter 2: Overview of the Passaic County Park System

This section provides an overview of the Passaic County Park System. Specifically, it provides a summary of its history and development; the influence that the Olmsted Brothers firm had upon it; and the scope and status of the 2001 Open Space and Recreation Master Plan.

### History and Development

The development of the Passaic County Park System was precipitated by rapid urbanization, and informed by efforts made in the 1920s by the Russell Sage Foundation<sup>1</sup> to develop a regional plan for the New York metropolitan area. This was the context in which the former Passaic County Planning Association<sup>2</sup> established an ad-hoc committee that was charged with identifying future areas for open space preservation, and developing a plan to survey, acquire, and maintain them.

The county's early efforts were bolstered when the New Jersey Supreme Court appointed a preliminary Passaic County Park Commission in July 1926. The preliminary Passaic County Park Commission hired the most prestigious landscape architecture firm of the era, Olmsted Brothers, to conceptualize the location of parks and open space areas within the county. The concept, which is fully discussed in the following section, was completed in June 1927, and served as the guide for the development of the county's network of park and open space areas.

After the completion of the Olmsted Brothers concept, Passaic County residents approved a November 1927 referendum to create and empower a permanent Passaic County Park Commission to develop a county park system. The Passaic County Park Commission<sup>3</sup> held its first organizational meeting in December 1927. This marks the inception of the Passaic County Park System.

The Passaic County Park Commission focused its earliest efforts on developing Garret Mountain Reservation, Goffle Brook Park, Pompton Aquatic Park, Preakness Valley Park, and Weasel Brook Park. These and other county parks are inventoried in the next chapter.

### The Olmsted Influence

The Passaic County Park System includes significant examples of the work of Frederick Law Olmsted, Jr., the son, apprentice, and heir to the practice of Frederick Law Olmsted, Sr., and

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<sup>1</sup> The Russell Sage Foundation predated the Regional Plan Association and spearheaded the effort to develop a regional survey and plan for the New York metropolitan area. In 1928, it helped to establish the Regional Plan Association to implement it. The Regional Plan Association formally adopted its first plan in 1929.

<sup>2</sup> The Passaic County Planning Association was the forerunner of the Passaic County Planning Board.

<sup>3</sup> The Passaic County Park Commission, an autonomous government agency, was abolished in 1987. Its functions and responsibilities were absorbed the Passaic County Department of Public Works and the Passaic County Department of Parks and Recreation.

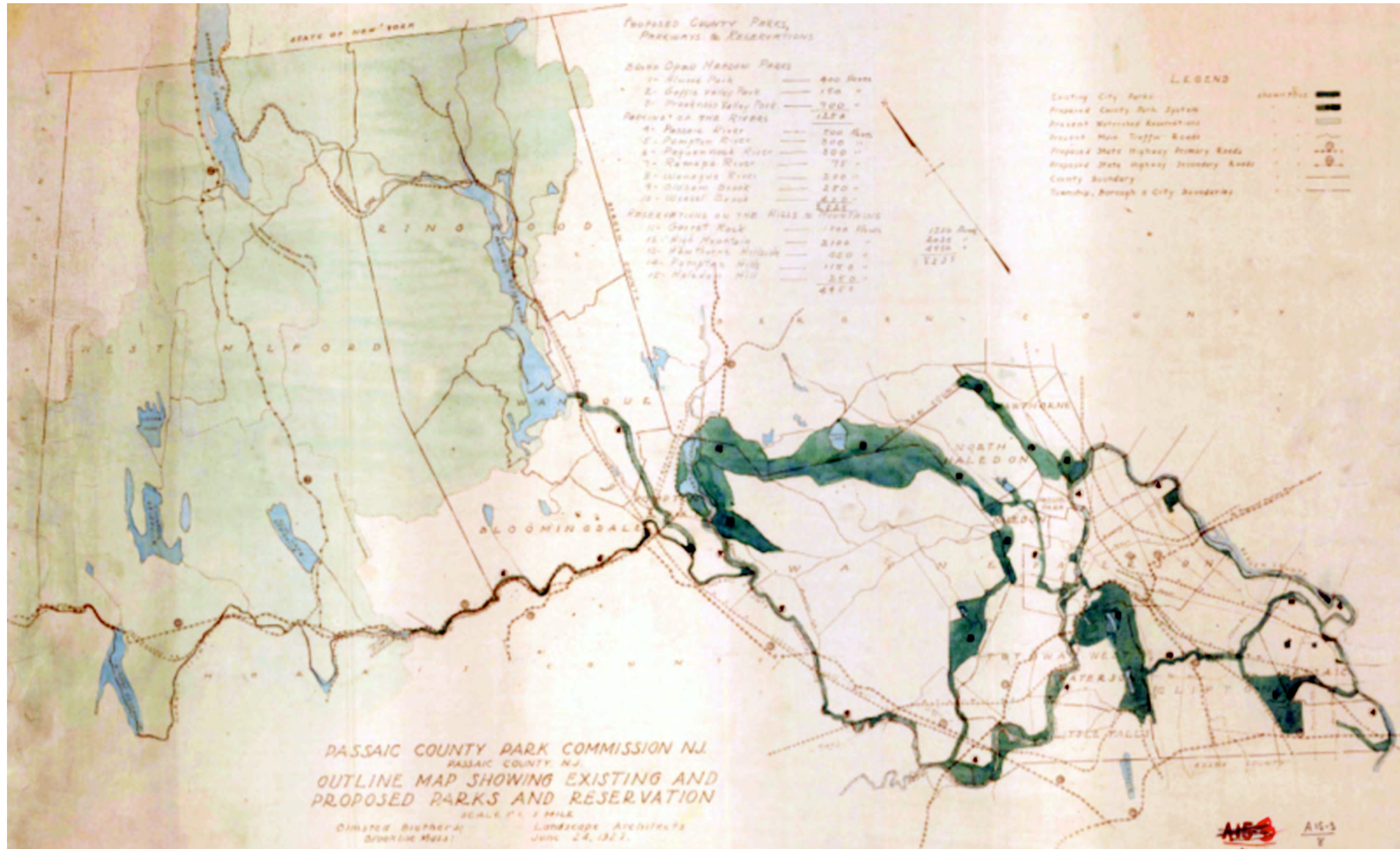
his partner, Percival Gallagher. Their firm, Olmsted Brothers, was retained by Passaic County to develop an overall concept for the location and distribution of parks and open space, as well as designs for several of its parks.

The Olmsted Brothers concept is depicted in the June 24, 1927 *Outline Map Showing Existing and Proposed Parks and Reservation* [sic], which is included in this plan as Figure 1.

The influence that Olmsted Brothers had on the development of the Passaic County Park System is evident in the depiction of several county park, recreation and open space areas on the 1927 Olmsted Outline Map, including Goffle Brook Park, Weasel Brook Park, and Garret Mountain Reservation. The influence of Olmsted Brothers is further evident in the general distribution of parks and open space within Passaic County. Indeed, just as on the 1927 Olmsted Outline Map, there is an emphasis on open space preservation in the north and parkland in the south of the county.

In addition to their concept for the overall park system, Olmsted Brothers prepared physical designs for several of the county parks. Specifically, the firm designed Goffle Brook Park, Garret Mountain Reservation, and Weasel Brook Park. Though there have been some deviations from the original designs of Olmsted Brothers, each of these parks embodies key elements of the Olmstedian design vernacular, which is characterized by a relaxing and cumulative experience of picturesque meadows punctuated by stands of trees, forests, curving pathways, scenic viewpoints, and water features. Chapter 7 provides additional information on the design of Goffle Brook Park, Garret Mountain Reservation, and Weasel Brook Park.

Figure 1: 1927 Outline Map



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### Previous Plan

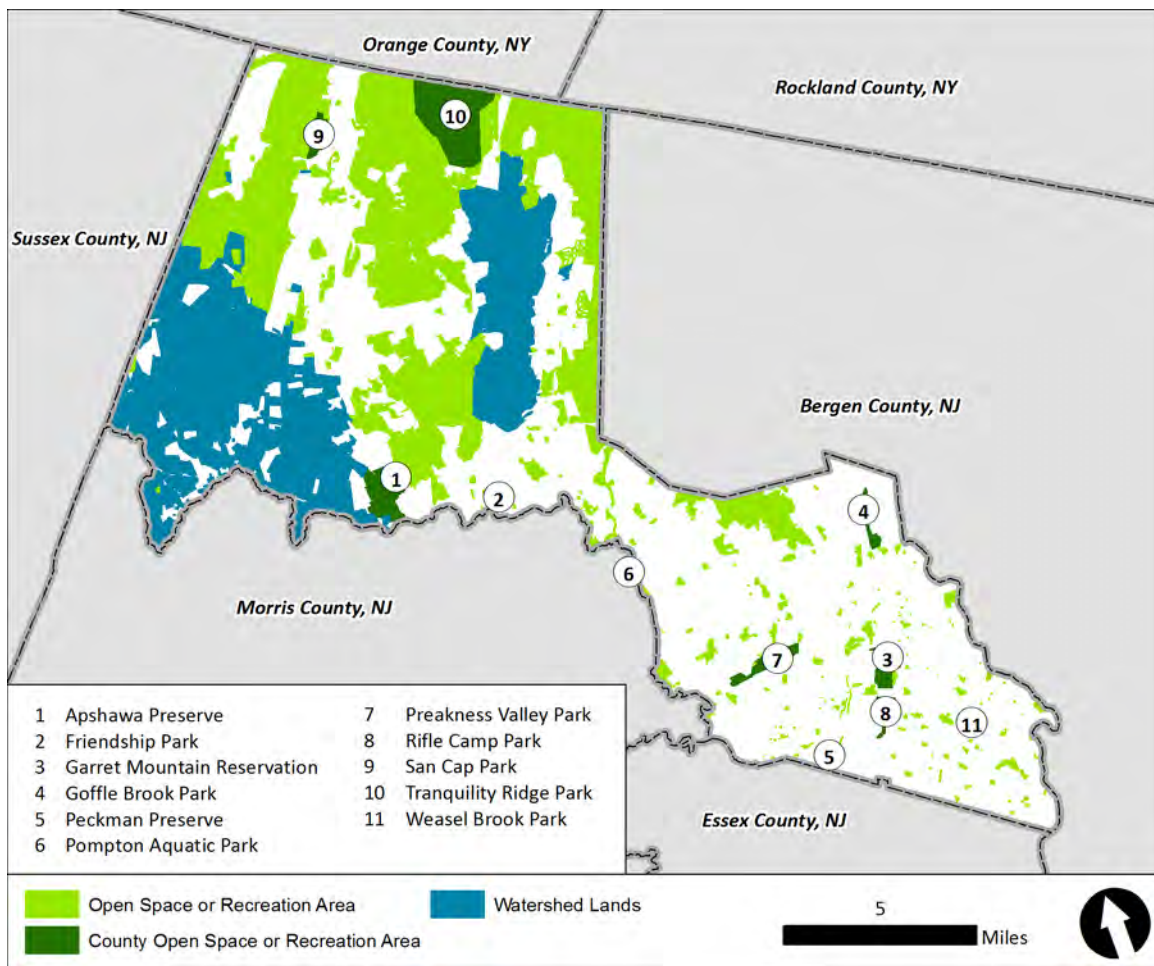
The Passaic County Planning Board most recently adopted the 2001 Open Space and Recreation Master Plan to address the open space and recreation needs of Passaic County residents. This plan was comprehensive in scope, and developed with the benefit of extensive public outreach. Among other topics, it examined: the maintenance of existing and future recreation and open space facilities; the preservation of watershed lands and restoration of parks designed by Olmsted Brothers; future acquisitions and the allocation of funding therefore; the establishment of partnerships with the United States Government, State of New Jersey, local municipalities, and non-profit organizations; the development of a uniform identity for county parkland; and opportunities to increase community involvement.

The Parks, Recreation and Open Space Master Plan, which includes comprehensive and strategic plan elements, is adopted as a part of the Passaic County Master Plan supersedes and replaces the April 2001 Open Space and Recreation Master Plan. The Parks, Recreation and Open Space Master Plan outlines a fresh vision that is responsive to the existing and future park, recreation and open space needs of Passaic County residents, and provides a comprehensive set of strategies to attain it.

### Chapter 3: Inventory of Park, Recreation and Open Space Areas

In total, there are approximately 56,837 acres of dedicated park, recreation, and open space areas within Passaic County. Of these areas: non-profit organizations and similar organizations control 1,803 acres; the United States Government controls 57 acres; the State of New Jersey controls 29,849 acres; municipalities control 4,837 acres; the Newark Watershed Conservation and Development Corporation controls 16,351 acres; and 3,940 acres are controlled by Passaic County or its non-profit partners and are part of the Passaic County Park System. The geographic distribution of these lands within Passaic County is shown in Figure 2. Figures that provide enlarged views of each area of the Passaic County Park System are provided later in this chapter.

Figure 2: Existing Park, Recreation and Open Space Areas



A detailed inventory of the lands in the Passaic County Park System follows.

### The Passaic County Park System

The 3,940-acre Passaic County Park System is composed of 11 park, recreation, and open space areas that are located in 11 of the county’s 16 municipalities. The following subsections provide a brief overview of each of these areas.

#### Aphawa Preserve

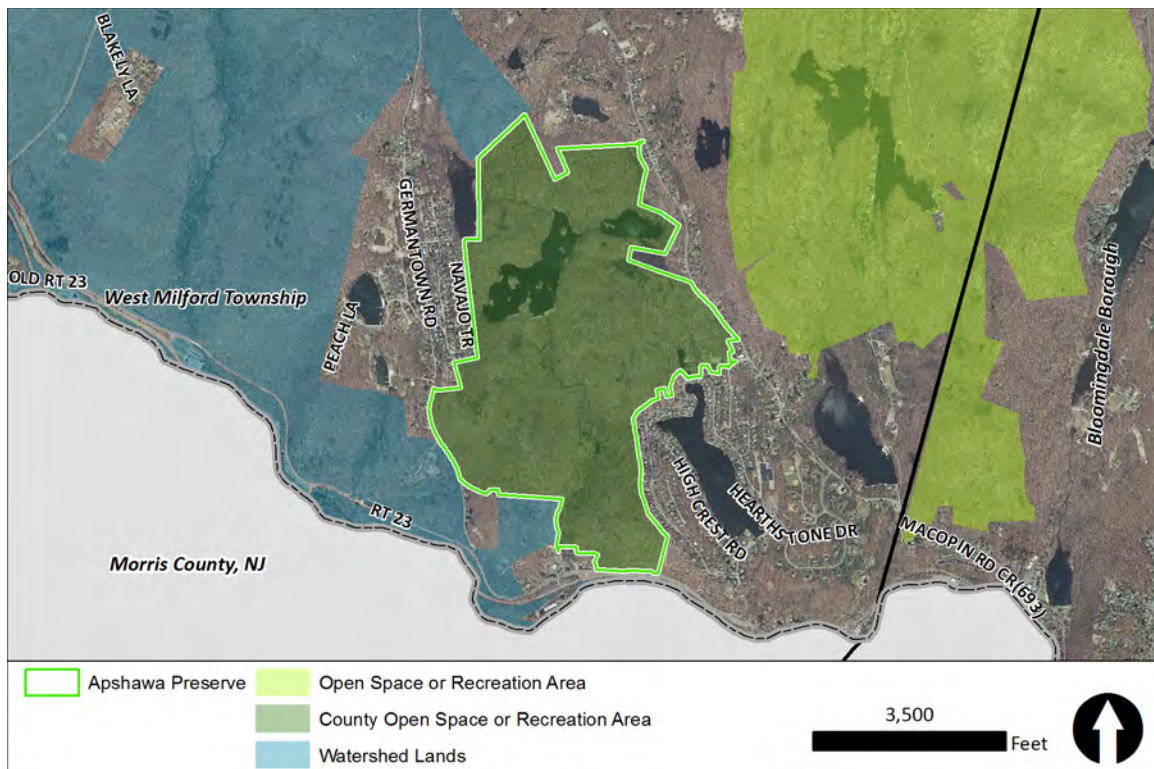
Aphawa Preserve is a largely unimproved open space area of approximately 594 acres. It is located off Northwood Drive in West Milford Township. Aphawa Preserve includes a network of hiking trails and a 43-acre reservoir.

The New Jersey Conservation Foundation, which is a non-profit organization that works to preserve the state’s natural resources, manages and owns a 68-acre portion of Aphawa Preserve. It also spearheads efforts to maintain and expand the preserve’s trail network.

Onsite parking is provided in a gravel parking lot that is located off Northwood Drive, where hikers will find a kiosk with trail maps as well as trailheads. Aphawa Preserve cannot yet be accessed by public transportation.

Aphawa Preserve is depicted on Figure 3.

Figure 3: Aphawa Preserve



**Friendship Park**

Friendship Park is a 44-acre passive park located off Glenwild Avenue (Passaic County Route No. 700) in Bloomingdale Borough. It contains trails, and provides opportunities for passive recreation in a natural, woodland setting. A limited number of picnic tables are located along the trails of Friendship Park.

Onsite parking is provided and NJ Transit Bus Route 194 provides nearby service along Main Street (Passaic County Route No. 511).

Friendship Park is depicted on Figure 4.

**Figure 4: Friendship Park**





**Garret Mountain Reservation**

Garret Mountain Reservation is about 310 acres. It is situated between Valley Road (Passaic County Route No. 621) and Rifle Camp Road (Passaic County Route No. 636) in Paterson City and Woodland Park Borough, and provides active and passive recreation opportunities.

The reservation contains: picnic areas; gazebos; scenic overlooks; hiking trails; walking/bike lanes; athletic fields and courts; a pond; a boat house; comfort stations; and an equestrian center. It also is the location of Lambert Castle and Observatory Tower, which were constructed by Catholina Lambert in the 1890s and are known for their American castellated architecture. Lambert Castle is listed on the state and national registers of historic places. Since 1995, periodic improvements have been made to Lambert Castle and the Observatory Tower, and they are now major attractions within Passaic County.

The reservation also contains facilities of the Passaic County Sheriff’s Department, including its: stables; canine unit; pistol range; motor pool; and related structures. There is also a small maintenance office of the Passaic County Park System.

Onsite parking is provided in more than ten lots. NJ Transit bus routes 192 and 702 provide service along Rifle Camp Road (Passaic County Route No. 636) and Valley Road (Passaic County Route No. 621), respectively.

Garret Mountain Reservation is depicted on Figure 5.

**Figure 5: Garret Mountain Reservation**



**Goffle Brook Park**

Goffle Brook Park is an approximately 100-acre park that is located along Goffle Road (Passaic County Route No. 659) in Hawthorne Borough. It is situated on Goffle Brook, and provides active and passive recreation opportunities. It contains: picnic areas; an accessible playground; a dog run; a pond for ice skating and fishing in the northern section of the park; sledding opportunities; and athletic fields.

The park is also the location of the John W. Rea House, which is listed on the state and national registers of historic places. The house was built at some point between 1835 and 1840, and was purchased in 1857 by John W. Rea, a well-known comedian who used the name Jack Raynor. Goffle Brook Park is also the site of the former Magee Road Bridge, which is a historic bridge that was relocated from Ringwood Borough in 2007 to facilitate access to the accessible playground. Additionally, the park has a maintenance garage and bungalow-style structure that is no longer in use. Because of its design by the Olmsted Brothers firm, the park is included on the state and national registers of historic places.

Parking is provided, and on-street parking is available. The site may also be accessed by NJ Transit bus route 148, which provides nearby service along NJ Route 208. The Hawthorne Railway Station, which is situated along NJ Transit’s Main-Bergen County Line, is also within walking distance.

Goffle Brook Park is depicted on Figure 6.

**Figure 6: Goffle Brook Park**



**Peckman Preserve**

Peckman Preserve is a 12-acre passive preserve that is located off Wilmore Road in Little Falls Township. It was acquired subsequent to the completion of the 2001 Open Space and Recreation Master Plan, and located adjacent to the filled bed of the Morris Canal.

With regard to parking and transportation, it is noted that parking is provided on local streets, and the site may also be accessed by NJ Transit bus routes 28, 704, 191, 397, and 705, which provide service within a ten minute walk of the site, along East Main Street (Passaic County Route No. 631).

Peckman Preserve is depicted on Figure 7.

**Figure 7: Peckman Preserve**



**Pompton Aquatic Park**

Pompton Aquatic Park is a riverside park that spans the border of Wayne Township, Pompton Lakes Borough, and Pequannock Township in Morris County. A total of about 29 acres are situated within Passaic County, and distributed nearly evenly between Wayne Township and Pompton Lakes Borough. The remaining 10.4 acres are situated in Pequannock Township in Morris County. The park is located along the Pompton River and the historic Morris Canal, and adjacent to Passaic County Farm, which is a preserved farm of approximately 15 acres<sup>4</sup>. The emphasis of Pompton Aquatic Park is passive recreation, and it provides a network of multipurpose trails, scenic vistas, opportunities for fishing, and wildlife habitat. Athletic fields and other active recreation facilities are not provided.

Pompton Aquatic Park is part of the Morris Canal Greenway, which is discussed in Chapter 6 of this Comprehensive Plan Element. It is worthwhile to note that a portion of the park was assembled from lands that belonged to the now-dissolved Morris Canal & Banking Company, which was chartered by the state legislature in 1824 and built the canal.

Parking is found on local streets. The park may also be accessed by NJ Transit bus routes 194 and 197, which provide service within a ten-minute walk of the park, along State Route 23 and Black Oak Ridge Road (US Route 202), respectively. Figure 8 shows Pompton Aquatic Park.

**Figure 8: Pompton Aquatic Park**



<sup>4</sup> Additional details on Passaic County Farm are provided in Chapter 6: The Planning Context.

**Preakness Valley Park**

Preakness Valley Park is located in Wayne Township and Totowa Borough, along Totowa Road (Passaic County Route No. 644) and Riverview Drive (Passaic County Route No. 640). Of the total of 377 acres in Preakness Valley Park, 298 acres are located in Wayne Township, and 79 acres are located in Totowa Borough.

Preakness Valley Park contains the Preakness Valley Golf Course, which is a public, 36-hole golf course. Made public in 1931, this full-service golf course is considered to be the first public golf course in Passaic County. It has a clubhouse, caddy house, practice facilities, and associated maintenance facilities. Memberships are available to the public.

Dey Mansion, which is on the state and national registers of historic places, is also located in the park. It was constructed around 1770, and is one of Passaic County’s major cultural attractions, having served as General George Washington’s headquarters twice during 1780. It has been county-owned since 1930, and has been open for visitation since 1934.

With regard to parking and transportation, onsite parking is provided, and NJ Transit Bus Route 197 provides service along Totowa Road (Passaic County Route No. 644).

Preakness Valley Park is depicted on Figure 9.

**Figure 9: Preakness Valley Park**



**Rifle Camp Park**

Rifle Camp Park is a 169-acre park that is located along Rifle Camp Road (Passaic County Route No. 633) in Woodland Park Borough, just to the south of Garret Mountain Reservation.

Rifle Camp Park provides a mix of active and passive recreation, and includes: trails; opportunities for sledding; a non-operational toboggan run; a par-course; bocce courts; picnic areas; two overnight camping areas that offer lean-to shelters; an amphitheater; comfort stations; and the John J. Crowley Nature Center and Astronomical Observatory.

With regard to parking and transportation, onsite parking is provided, and NJ Transit bus route 192 provides service along Rifle Camp Road (Passaic County Route No. 636).

Rifle Camp Park is depicted on Figure 10.

**Figure 10: Rifle Camp Park**



**San Cap Park**

San Cap Park is an approximately 224-acre park that is located off Union Valley Road (Passaic County Route No. 511) in West Milford Township. It is adjacent to Abram S. Hewitt State Forest.

The park provides a baseball field and three softball fields, which are located in an area that is leased and maintained by West Milford Township. The remainder of San Cap Park is geared toward passive recreation, and includes hiking trails that provide connections to the adjacent state forest.

With regard to parking and transportation, it is noted that onsite parking is provided in the area that is leased by West Milford Township, and NJ Transit Bus Route 197 provides service along Warwick Turnpike (Passaic County Route No. 511).

San Cap Park is depicted on Figure 11.

**Figure 11: San Cap Park**



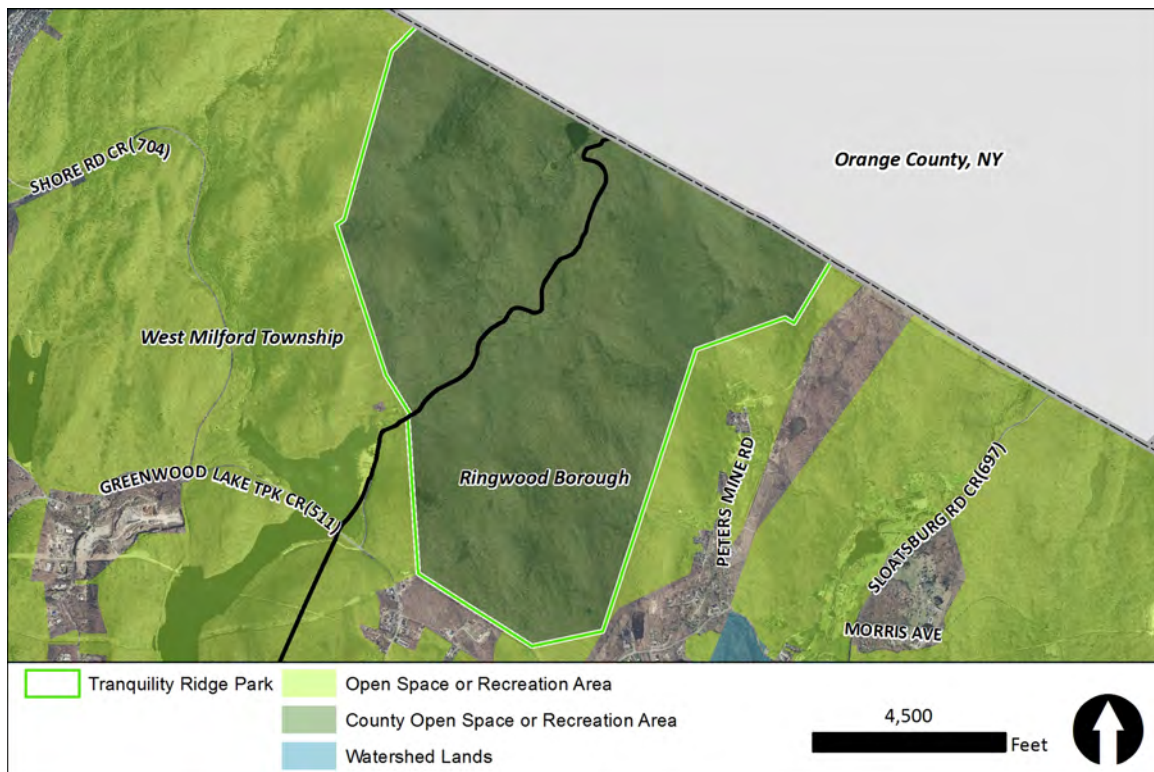
**Tranquility Ridge Park**

Tranquility Ridge Park is an approximately 2,062-acre watershed protection area that spans the border of Ringwood Borough and West Milford Township, directly south of the New Jersey-New York state line. Tranquility Ridge Park is directly adjacent to Sterling State Forest in New York, and Long Pond Ironworks State Park. The area was part of Long Pond Ironworks, which was developed as an ironworks ‘plantation’ by Peter Hasenclever in 1766, and produced iron for American forces during the American Revolution, War of 1812, and the Civil War.

Tranquility Ridge Park, which is managed by the Palisades Interstate Parks Commission, emphasizes passive recreation, and includes a network of trails that connects to adjacent open space tracts (viz., Sterling State Forest in New York, Long Pond Ironworks State Park). Among these is the Hasenclever Iron Trail, which connects Ringwood Borough with Greenwood Pond via a historic road that was developed to connect the operations of the Long Pond Ironworks.

With regard to parking and transportation, off-street parking is provided in a nearby lot, which is located off Beech Road in West Milford Township at the Highlands Rowing Center. Additionally, the site may be accessed by NJ Transit Bus Route 197, which provides service that is within a 25-minute walk along Greenwood Lake Turnpike (Passaic County Route No. 511). Tranquility Ridge Park is depicted on Figure 12.

**Figure 12: Tranquility Ridge Park**





**Weasel Brook Park**

Weasel Brook Park is an approximately 19-acre park that is located in Clifton City, between Paulison Avenue (Passaic County Route No. 618) and Third Street. A design of the Olmsted Brothers firm, the park features Weasel Brook (which is traversed by a footbridge) and a pond, which are central elements in the park’s design.

While relatively small, Weasel Brook Park is heavily used and an important part of the Passaic County Park System. It is the location of a number of events, such as concerts and flea markets. The park also contains a variety of recreational equipment that helps to meet the needs of Passaic County residents. Specifically, it contains: two children’s playgrounds; two baseball fields; horseshoe pits; a spray park; and one basketball court.

Comfort stations and a maintenance facility of the Passaic County Park System are also found within the park. The historic Gysbert Vanderhoef House, which is also known as the Vanderhoef-Westervelt House and was constructed around 1720, is also located in the park. As of May 2011, the Vanderhoef-Westervelt House was leased to Collaborative Support Programs of New Jersey.

With regard to parking and transportation, it is noted that onsite parking is provided, and Clifton Railway Station, which is on NJ Transit’s Main-Bergen County Line, is located within a comfortable walking distance of approximately ten minutes. Weasel Brook Park is depicted on Figure 13.

**Figure 13: Weasel Brook Park**



## Chapter 4: Mission, Vision, and Goals and Objectives

Chapter 4 presents the mission, vision, and goals and objectives of the Passaic County Park System. These elements of the Parks, Recreation and Open Space Master Plan provide guidance and direction for the future of the system.

### Mission

The lands and facilities of the Passaic County Park System are dedicated to the enjoyment, education, health, and inspiration of all the people of Passaic County.

The Passaic County Park System leads: in providing stewardship to sustain, preserve and protect areas of natural beauty, ecological features and recreational resources of county significance; in offering outstanding public recreational opportunities in a safe and healthy environment; and in interpreting, commemorating, and celebrating the enduring contribution of the county's natural and cultural heritage to the history and development of New Jersey and the United States.

### Vision

Passaic County envisions a public park system that features a comprehensive and integrated network of park, recreation and open space areas, which are alive with energy, attractive, well maintained, and provide a high-quality experience for any visitor or user of a county park and recreation program.

The park system is safe and user-friendly, providing new and restored facilities set in significant historic and scenic landscapes, and in open spaces and recreation areas which meet the dynamic needs of the county's diverse residents.

The parks attract Passaic County residents and visitors from the metropolitan area to enjoy outstanding public recreation and open space areas, which protect the environment, strengthen the county's diverse communities, and promote healthy living.

### Statements of Goals and Objectives

To help fulfill the mission and achieve the vision for the Passaic County Park System, the Parks, Recreation and Open Space Master Plan sets the following goals and corresponding objectives for the system's future use and development:

- 1. Improve the quality of life of Passaic County residents.**
  - a. Facilitate access for all county residents to the Passaic County Park System.
  - b. Provide a diversity of active and passive recreation opportunities.
  - c. Promote active and passive recreation programs and facilities for the improved health of county residents.
  - d. Focus efforts and resources to achieve a park system that is consistently clean, safe, and well maintained.

- e. Protect Passaic County's air and water resources, flora and fauna, and other important environmental features.
  - f. Promote the use and availability of the park system to educate residents on the rich history and distinct natural and cultural resources within Passaic County.
  - g. Provide sufficient assets in land, staffing, and equipment to accomplish the system's mission and achieve the vision.
- 2. Increase the accessibility of the Passaic County Park System.**
- a. Improve all county park, recreation and open space areas to comply with the Americans with Disabilities Act.
  - b. Coordinate with public bus service and other carriers to facilitate access to county park, recreation and open space areas.
  - c. Develop linkages between key areas of the Passaic County Park System, and partner to link the county park, recreation and open space areas with federal, state and municipal park and open space systems.
  - d. Encourage municipalities to develop bicycle and pedestrian facilities that link residential areas with park, recreation and open space areas.
  - e. Provide appropriate bicycle facilities, such as secure bike parking, in appropriate areas of the Passaic County Park System.
  - f. Provide information to the public through a variety of suitable media on the available programs, events, and recreational opportunities offered by the Passaic County Park System.
- 3. Improve communication and outreach.**
- a. Maintain an ongoing planning and community involvement process.
  - b. Provide users of park, recreation and open space areas with a facilitated means of communicating information (e.g., maintenance issues, facility needs, suggestions) with Passaic County.
  - c. Open new channels of communication on park system facilities and offerings through the use of the Internet, mobile applications, television, radio, and other technology.
- 4. Improve the Passaic County Park System as a tool for economic development.**
- a. Attract regional visitors by promoting the park, recreation and open space areas of the Passaic County Park System as destinations for day trips and tourists in the metropolitan area.
  - b. Hold festivals and other special events within areas of the Passaic County Park System.
- 5. Manage the Passaic County Park System as a key means for promoting the county's rich heritage and educating the public.**
- a. Promote Dey Mansion, the Lambert Castle Museum, and other historic sites within the Passaic County Park System to increase visitation and raise awareness of the county's rich history.
  - b. Provide guide signs to direct visitors to historic sites in and around the park, recreation and open space areas.

- c. Provide interpretive signage near historic sites located in the park, recreation and open space areas, and at strategic locations in Olmsted Brothers-designed areas.
  - d. Coordinate with transit service to provide high-quality service within close proximity of major historic sites.
- 6. Expand the Passaic County Park System.**
- a. Acquire new properties in strategic locations, such as along rivers, within historic and scenic byways, in areas that are adjacent to existing areas of the Passaic County Park System, and in historically underserved municipalities.
  - b. Maximize the use of external funding from the state and federal government, private agencies, and donors to fund improvements and expansion.
  - c. Partner with municipal, state, and local government, as well as private organizations to acquire and maintain new properties.

## Chapter 5: Plan Development

The Parks, Recreation and Open Space Master Plan is the culmination of a coordinated effort that was made over the course of more than one year starting from April 2012. This section describes the need for the updated plan, the roles of Passaic County and its consultant team in developing it, and the efforts that were made to incorporate the voices of the public.

### Need for an Updated Plan

The 2001 Passaic County Open Space and Recreation Master Plan is 12 years old and needs updating as to the current park, recreation, and open space needs of Passaic County residents. The reasons for a plan update include demographic changes; changes in land use and open space preservation objectives; new regulations of the US Department of Justice that implement the 2010 Standards for Accessibility Design of the Americans with Disabilities Act, and the need for new and improved facilities within the parks. The reasons for change are discussed in the following subsections.

### Demographic Changes

There have been clear and often pronounced demographic changes in Passaic County since the adoption of the 2001 Open Space and Recreation Master Plan. The changes identified in this section have direct implications not only on where improvements should be channeled, but also the types of improvements that should be made in the Passaic County Park System.

At the time of the 2010 US Census, Passaic County had a population of 501,226 residents. This represents an increase of 12,177, or approximately 2.5 percent, over the population of 489,049 residents that was reported at the time of the 2000 US Census. Though the change in the county's population that was experienced between the 2000 and 2010 US censuses is relatively small, there have been significant changes at the municipal level. These changes contribute to the need for the Parks, Recreation and Open Space Master Plan, and are shown in Table 1.

**Table 1: Recent Population Change in Passaic County**

<b>Municipality</b>	<b>2000 Population</b>	<b>2010 Population</b>	<b>Δ Population (Raw)</b>	<b>Δ Population (Percent)</b>
Bloomingtondale	7,610	7,656	46	0.6
Clifton	78,672	84,136	5,464	6.9
Haledon	8,252	8,318	66	0.8
Hawthorne	18,218	18,791	573	3.1
Little Falls	10,855	14,432	3,577	33.0
North Haledon	7,920	8,417	497	6.3
Passaic	67,861	69,781	1,920	2.8
Paterson	149,222	146,199	-3,023	-2.0
Pompton Lakes	10,640	11,097	457	4.3
Prospect Park	5,779	5,865	86	1.5
Ringwood	12,396	12,228	-168	-1.4
Totowa	9,892	10,804	912	9.2
Wanaque	10,266	11,116	850	8.3
Wayne	54,069	54,717	648	1.2
West Milford	26,410	25,850	-560	-2.1
Woodland Park	10,987	11,819	832	7.6
<b>Total (County)</b>	<b>489,049</b>	<b>501,226</b>	<b>12,177</b>	<b>2.5</b>

Source: 2000 and 2010 US censuses

As shown in Table 1, population losses between 2000 and 2010 were reported in West Milford, Ringwood, and Paterson. These losses are, however, offset by growth in all other municipalities, the majority of which was in the five adjacent municipalities of: Totowa; Woodland Park; Passaic; Clifton; and Little Falls, where enrollment at Montclair State University, which is partially located in the township, increased by more than 8,000 students between the Fall 1999 semester and the 2009-2010 academic year<sup>5, 6</sup>.

The median age of the county's population has also changed since the adoption of the 2001 Passaic County Open Space and Recreation Master Plan. This is demonstrated by the fact that in 13 of the 16 municipalities in the county, median age increased by an average of 8.3 percent during the period between the 2000 and 2010 US censuses. On the other hand, median age decreased in: Clifton City; Haledon Borough; and Little Falls Township, where, as has been previously noted, enrollment at Montclair State University has increased significantly since the adoption of the 2001 Passaic County Open Space and Recreation Master Plan. Nonetheless, even with the decrease in median age in these three municipalities, the median age of Passaic County's overall population increased by 3.7 percent between the 2000 and 2010 US censuses. Table 2 shows the recent changes in the median age of Passaic County Residents.

<sup>5</sup> Montclair State University (2000). *Excellence and Accountability Report: Academic Year 2000*. Montclair State University: Montclair, New Jersey.

<sup>6</sup> Montclair State University (2011). *Annual Institutional Profile Report*. Montclair State University: Montclair, New Jersey.

**Table 2: Recent Changes in Median Age in Passaic County**

<b>Municipality</b>	<b>2000 Median Age</b>	<b>2010 Median Age</b>	<b>Δ Median Age (Years)</b>	<b>Δ Median Age (Percent)</b>
Bloomingtondale	37.9	41.8	3.9	10.3
Clifton	38.8	38.4	-0.4	-1.0
Haledon	34.6	33.7	-0.9	-2.6
Hawthorne	38.2	40.2	2.0	5.2
Little Falls	40.6	32.1	-8.5	-20.9
North Haledon	40.5	45.0	4.5	11.1
Passaic	28.6	29.2	0.6	2.1
Paterson	30.5	32.1	1.6	5.2
Pompton Lakes	37.2	40.2	3.0	8.1
Prospect Park	30.9	31.7	0.8	2.6
Ringwood	37.4	42.1	4.7	12.6
Totowa	42.7	43.3	0.6	1.4
Wanaque	37.6	43.8	6.2	16.5
Wayne	40.0	42.8	2.8	7.0
West Milford	37.0	42.7	5.7	15.4
Woodland Park	38.1	41.9	3.8	10.0
Total (County)	34.8	36.1	1.3	3.7

Source: 2000 and 2010 US censuses

### Changes in Acquisition Objectives

Since the adoption of the 2001 Open Space and Recreation Master Plan, some of the acquisition targets that it identified have been developed for purposes other than recreation and open space, including residential and commercial uses. As a result, there is a need to revisit the acquisition recommendations of the plan.

In addition to the above, Passaic County's population and land use patterns make it problematic to fully achieve the Olmsted Brothers concept for the Passaic County Park System. The Parks, Recreation and Open Space Master Plan identifies the remaining opportunities to implement the Olmsted Brothers concept.

### 2010 Standards for Accessible Design

The Department of Justice published revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 (ADA) in the Federal Register on September 15, 2010. These regulations, which are known as the 2010 Standards for Accessible Design (2010 Standards), became effective on March 15, 2011.

The 2010 Standards include standards for non-discrimination on the basis of disability in state and local government services. This creates a need to ensure that regulated facilities within the dedicated park, recreation, and open space areas of the Passaic County Park System comply with the revised regulations.

In developing the Parks, Recreation and Open Space Master Plan, the consultant team conducted an access audit of each of the areas within Passaic County Park System. These audits resulted in the recommendation of specific actions that should be taken in order to make non-compliant sites compliant with the 2010 Standards. These recommendations are included in Chapter 9 of the Parks, Recreation and Open Space Master Plan.

### **Role of Passaic County**

Passaic County reviewed all deliverables of the consultant team, organized the public meetings and meetings with local officials, and provided direction and guidance in the preparation of the Parks, Recreation and Open Space Master Plan. While the key point of contact for the consultant team was the Passaic County Department of Planning and Economic Development, the following county entities were also involved in this plan's preparation: Department of Parks and Recreation; Office of the County Administrator; Office of the County Engineer; and Office of the County Architect.

### **Role of Consultant Team**

T&M Associates and its staff of professional planners, registered landscape architects, environmental professionals, and professional engineers led the consultant team. Statisticians and market researchers at ETC Institute in Olathe, Kansas assisted T&M Associates in administering a public survey of Passaic County households, and the staff of SSP Architects provided assistance in conducting access audits with respect to the 2010 Standards for Accessible Design in each of the dedicated park, recreation, and open space areas within the Passaic County Park System.

The role of the T&M-ETC-SSP consultant team was to: prepare background studies; conduct stakeholder interviews, solicit public input, and assess needs; and develop the comprehensive and strategic plan elements of the Parks, Recreation and Open Space Master Plan. All aspects of the consultant team's work were completed in close coordination with Passaic County staff.

### **Public Consultation and Community Outreach**

The Parks, Recreation and Open Space Master Plan was prepared with the benefit of extensive public consultation and community outreach. Indeed, public meetings were held, local officials were interviewed, and a public survey of 657 Passaic County households was conducted. Each of these consultation and outreach mechanisms are discussed in the following subsections.

#### **Public Meetings**

A total of six public meetings were held throughout Passaic County in January and April of 2013. These meetings were as follows: January 9 at 7:00 p.m. at the Hawthorne Municipal Building; January 16 at 7:00 p.m. at the Bloomingdale Municipal Building; January 22 at 7:00 p.m. at the Clifton City Hall; January 24 at 7:00 p.m. at the Passaic County Planning and Economic Development Office; January 31 at 7:00 p.m. at the Woodland Park Municipal Building; and April 8 at 6:30 p.m. at the Paterson Free Public Library. These meetings were



advertised in The Record and The Herald newspapers, on the Passaic County website ([www.passaiccountynj.org](http://www.passaiccountynj.org)), as well as municipal websites.

The meetings were well attended, with more than 65 members of the public having participated. At each meeting, the project team provided an overview of the status of the project and opened the floor to the public. Key themes of the public comment were: maintenance; wildlife and woodland management; the need for programming of the current park, recreation and open space areas; the need to improve the public perception and awareness of parks; options and need for the expansion and further development of county parks, and recreation and open space areas; and the need to preserve the Olmsted legacy of the Passaic County Park System.

#### **Meetings with Local Officials**

A series of interviews with officials representing all of Passaic County's 16 municipalities was conducted as part of the background research for the Parks, Recreation and Open Space Master Plan. These interviews were conducted in December 2012, January 2013 and May 2013, and they provided valuable input for the development of the Parks, Recreation and Open Space Master Plan. Key themes of the input received from the interviewed officials were the needs for: additional and improved trail marking and signage, especially in Ringwood and West Milford, where officials noted that a significant amount of time is spent on search and rescue operations associated with lost hikers; improved maintenance of park, recreation, and open space areas; wildlife and woodland management; improved accessibility in order to cater to the needs of the elderly and those with reduced mobility; increased and improved parking in parks, including at trailheads; upgrades to public restrooms; additional facilities, such as dog parks, tennis courts, cricket fields, spray parks, an ATV park, and a skate park; increased number of facilities, particularly active recreation facilities in southern Passaic County; and the preservation of historic features and the Olmsted legacy of the Passaic County Park System.

In addition to the above, the meetings with local officials indicated that more should be done to increase the use and public awareness of the county's park, recreation and open space areas. It was suggested that the county could build public awareness of its park system by advertising online, including on both county and municipal websites. The development of a smart phone app that provides information about the Passaic County Park System's facilities and events was also suggested as a means increasing public awareness. Many of those interviewed also expressed that Passaic County should use open space trust funds to bond in order to fund large-scale projects in its park, recreation, and open space areas.

Finally, interviewed officials expressed the need for location-specific improvements, including: improvements to parking, access, and circulation within Friendship Park; parking lot improvements, as well as a footbridge in San Cap Park; and better interpretive signage and programming at Dey Mansion. Officials also noted the need for: the restoration of the pond and an appropriate reuse of the historic John W. Rea House in Goffle Brook Park; an

interconnection between Rifle Camp Park and Garret Mountain Reservation; improved tee time scheduling at the Preakness Valley Golf Course; the inclusion of events (e.g., summer concerts) within the Hawthorne Bandshell development concept; signage or some other indication of Garret Mountain Reservation's unique geology; and connections between county parks via, and to, the Morris Canal Greenway.

### Public Survey

A citizen opinion and interest survey was also conducted. This survey, which was administered by ETC Institute, facilitated the establishment of priorities for the improvement of park, recreation and open space areas, and the development of new services within Passaic County.

The survey was conducted by mail in February, March and April of 2013. A total of 3,000 surveys were sent to randomly selected households in Passaic County, and 657 responses were received. This number of responses represents a sample that is large enough to provide statistically significant information<sup>7</sup>.

Key findings of the citizen opinion and interest survey are provided below:

- *Usage of dedicated park, recreation, and open space areas:* The survey indicated that all dedicated park, recreation, and open space areas of the Passaic County Park System had been used over the course of the past 12 months, and that 57 percent of the surveyed households used at least one area of the Passaic County Park System. The three most used areas were: Garret Mountain Reservation (45 percent of respondent households reported use in the past 12 months); Rifle Camp Park (24 percent of respondent households reported use in the past 12 months); and Goffle Brook Park (22 percent of respondent households reported use in the past 12 months). The three least used areas were: Friendship Park (six percent of respondent households reported use in the past 12 months); San Cap Park (six percent of respondent households reported use in the past 12 months); and Apshawa Preserve (nine percent of respondent households reported use in the past 12 months).
- *Frequency of use:* Of the surveyed households who visited parks in the last 12 months: 39 percent visited from one to five times; 23 percent visited from six to ten times; 16 percent visited from 11 to 20 times; 14 percent visited from 21 to 50 times; 5 percent visited from 51 to 100 times; and 3 percent visited more than 100 times.
- *Activities undertaken and destinations visited most often:* Respondent households were asked to select the three activities they undertake and destinations they visit most often from a list of 20 activities that are accommodated in, and destinations that are located in the areas of the Passaic County Park System. Forty-three (43) percent of respondent households indicated that they use walking and hiking trails

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<sup>7</sup> The survey has a 95 percent level of confidence with a precision of at least +/- 3.8 percent. The retention rate (i.e., survey completion rate) was 22 percent.

- most often. Eighteen (18) percent indicated that they used playgrounds most often. Thirteen (13) percent indicated that they used nature and river trails most often. Ten (10) percent indicated that they visited Lambert Castle Museum most often. Ten (10) percent indicated that they used picnic areas most often.
- *Perceived physical condition:* Respondent households were asked to rate the physical condition of dedicated parks, recreation, and open space areas of the Passaic County Park System, exclusive of Preakness Valley Park, which is the location of Preakness Valley Golf Course. Nine percent of respondent households indicated that the areas were in excellent condition. Fifty-six (56) percent of respondent households indicated that the areas were in good condition. Thirty-one (31) of respondent households indicated that the areas were in fair condition, and four percent indicated that the parks were in poor condition.
  - *Use of Preakness Valley Golf Course:* The survey revealed that 11 percent of respondent households had used Preakness Valley Golf Course in the past two years. The remaining 89 percent of respondent households indicated that they had not used Preakness Valley Golf Course in the past two years.
  - *Overall satisfaction with Preakness Valley Golf Course:* Of the respondent households who had used Preakness Valley Golf Course within the past two years: 19 percent indicated that they were very satisfied; 44 percent indicated that they were satisfied; 17 percent felt neutral about their experience; 13 percent were dissatisfied; and seven percent were very dissatisfied.
  - *Visitation of major facilities other than Preakness Valley Golf Course:* Respondent households were asked to indicate what major facilities they had visited in 2011, 2012, and 2013. Thirty-nine (39) percent of respondent households indicated that they had visited Lambert Castle Museum. Twenty-two (22) percent of respondent households indicated that they had visited Rifle Camp Park's nature center and observatory. Twenty (20) percent of respondent households had visited Garret Mountain Reservation's equestrian center. Sixteen (16) percent had visited Dey Mansion. Finally, 45 percent of respondent households indicated that they had not visited any of the major facilities of the Passaic County Park System.
  - *Park and recreation needs:* From a list of 26 different types of park and recreational facilities, respondents were asked to indicate which ones they had a need for. Seventy-four (74) percent of household respondents indicated a need for walking and hiking trails. Fifty-six (56) percent indicated a need for nature trails. Fifty-two (52) percent indicated a need for trails along rivers and streams. Forty-nine (49) percent indicated a need for natural areas/wildlife habitats, and 47 percent indicated a need for playgrounds. Forty (40) percent indicated a need for sports fields, and 31 percent indicated a need for outdoor basketball courts.
  - *Reasons that prevent households from taking full advantage of the facilities and programs of the Passaic County Park System:* From a list of 19 reasons, respondent households were asked to indicate all of the reasons that impacted their use of the various facilities and programs of the Passaic County Park System. Forty-two (42) percent indicated that they did not know what was available. Twenty-nine (29)

- percent indicated that they did not know the location of Passaic County Park System facilities. Twenty-three (23) percent indicated that parks were not well maintained. Twenty-one (21) percent indicated that parks were too far away. Twenty (20) percent indicated that facilities were not well maintained, and 19 percent indicated that security was insufficient.
- *Important actions:* Household respondents were asked what they think are the three most important actions that the Passaic County Park System should take in the future. Sixty-three (63) percent of respondents indicated that a connective system of trails should be developed. Fifty (50) percent of household respondents indicated that the county should both develop a large special events park, and renovate existing historic sites. Thirty-six (36) percent of household respondents indicated that the county should acquire more historic sites, and 31 percent indicated that the county should enhance its existing outdoor amphitheater in Rifle Camp Park.

A copy of the citizen opinion and interest survey is included in Appendix A. A more thorough summary of survey findings, which was prepared by ETC Institute on April 30, 2013, is included in Appendix B.

The complete results have been carefully examined by county staff and the consultant team, and have been considered in the development of the recommendations that are made in the Parks, Recreation and Open Space Master Plan.

## Chapter 6: The Planning Context

Chapter 6 introduces key information on Passaic County and various plans and programs that are relevant to the Parks, Recreation and Open Space Master Plan. It is intended to inform subsequent chapters of the plan.

### Passaic County

This section provides important contextual information on Passaic County. Specifically, it outlines the regional location, and the topographic and socioeconomic characteristics of the county.

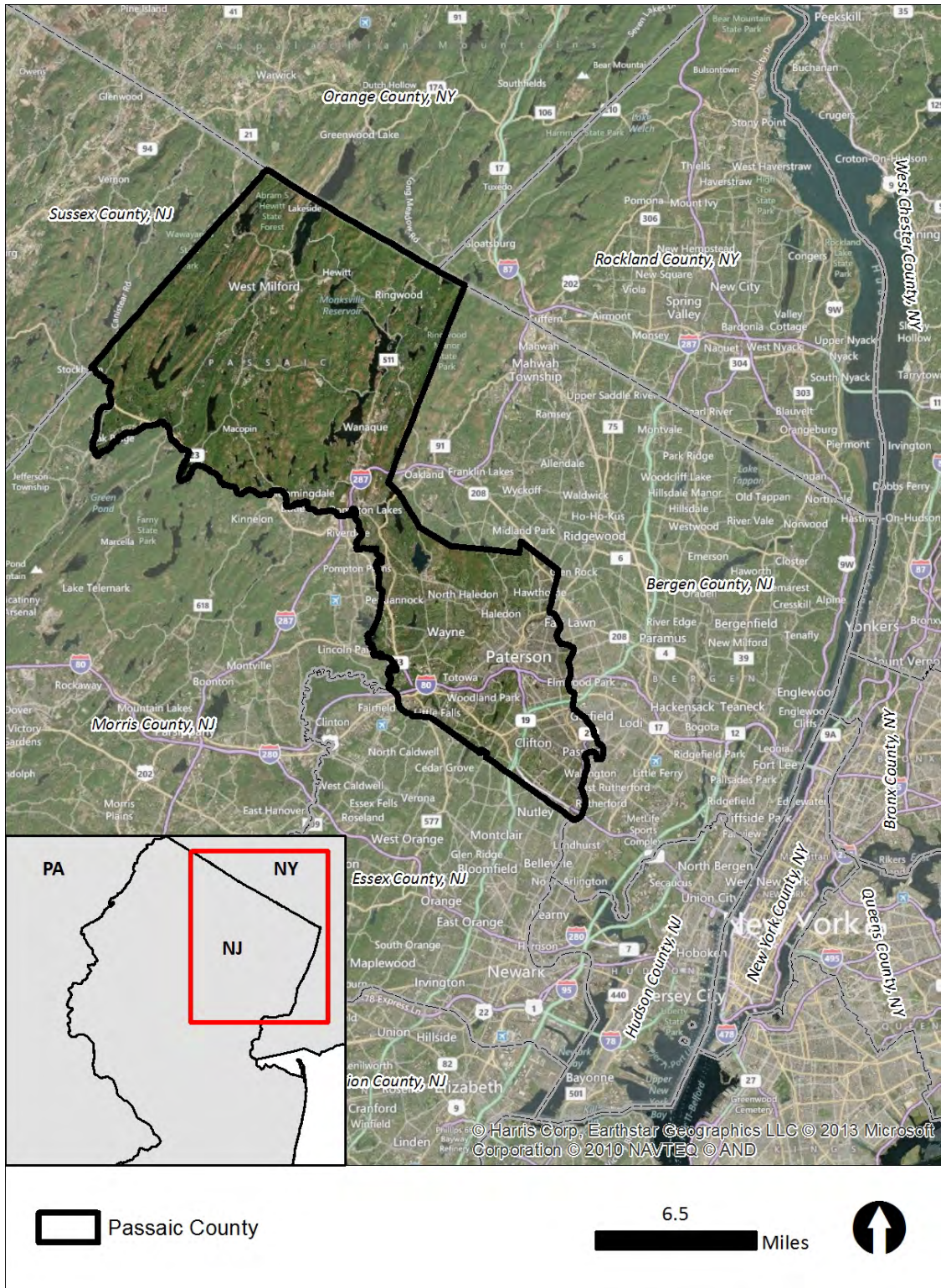
#### Regional Location

Passaic County encompasses an area of approximately 197 square miles. It is located in northern New Jersey, and shares boundaries with: Sussex County to the west; Morris and Essex counties to the south; Bergen County to the east; and Orange and Rockland counties in the State of New York to the north. It is part of the New York City metropolitan area, and is located approximately ten miles from Manhattan.

Passaic County is connected to the greater region by a number of roadway and rail links. Interstates 287 and 80 traverse the county, as do US routes 208, 202, 46, 23, 21, 20, 19, 4, and 3. In addition, the Garden State Parkway also provides regional connections. Passenger rail service to New York City is provided via NJ Transit's Montclair-Boonton Line. NJ Transit's Main-Bergen County connects Passaic County with the City of Hoboken.

The county's regional location and connections are depicted in Figure 14.

Figure 14: Regional Location



### Topographic Characteristics

Passaic County's unique topography is reflected in its name, which is derived from the Lenni Lenape Indian word for valley, *pasaeck*. *Pasaeck* is a suitable epithet for Passaic County, because it has many valleys. Indeed, northern Passaic County is generally characterized by long, even ridges that are separated by narrow, continuous valleys. This area of the county is part of the Appalachian Mountain chain, which extends from Newfoundland, Canada to central Alabama. The highest elevation in Passaic County is located in this area, at Bearfort Ridge in West Milford, which reaches heights of about 1,480 feet above sea level.

Northern Passaic County, which includes the municipalities of West Milford, Ringwood, Bloomingdale, Wanaque, and Pompton Lakes, is part of the special water resource administrative region of the New Jersey Highlands Water Protection and Planning Council, which is commonly known as the Highlands Region. Though the Highlands Region has been recognized and studied by state and federal agencies for well over 100 years, the New Jersey Highlands Preservation and Planning areas were formally established in state legislation as a result of the 2004 New Jersey Highlands Water Protection and Planning Act (Highlands Act). Development within the Preservation Area of New Jersey's Highlands Region is subject to special state regulations that are intended to promote open space conservation and protect natural resources, especially water resources<sup>8,9</sup>. As a result of the Highlands Act, as well as historic development patterns, northern Passaic County is not as densely populated as southern Passaic County, and much of the area is preserved as parks, recreation, open space, and watershed areas. Indeed, the 2010 average gross density of the five northern Passaic County municipalities (i.e., the municipalities of West Milford, Ringwood, Bloomingdale, Wanaque, and Pompton Lakes) is 1,257 people per square mile, whereas the 2010 average gross density of the southern area of Passaic County is 7,925 people per square mile. Additionally, 93 percent of all state, county, municipal and private parks, recreation, open space, and watershed areas in Passaic County is located in the northern Passaic County municipalities of West Milford, Ringwood, Bloomingdale, Wanaque, and Pompton Lakes.

In the southern portion of Passaic County, the terrain becomes progressively less variable, and valleys are wider as one moves to the east. The last major ridge is the more than 500-foot tall Garret Mountain, which is the location of Garret Mountain Reservation and Rifle Camp Park, and the northernmost part of First Watchung Mountain, one of several national natural landmarks in New Jersey. The lowest elevation of Passaic County is located to the east of Garret Mountain, along the Passaic River in Clifton.

Southern Passaic County contains the majority (86.4 percent) of the county's population. This is largely the result of historic development patterns, which may be attributed to: the location of the Passaic River and its historic use as a power source for the region's early

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<sup>8</sup> Complete details of the impact of the 2004 Highlands Water Protection and Planning Act on the future development of the Passaic County Park System are provided later in this chapter.

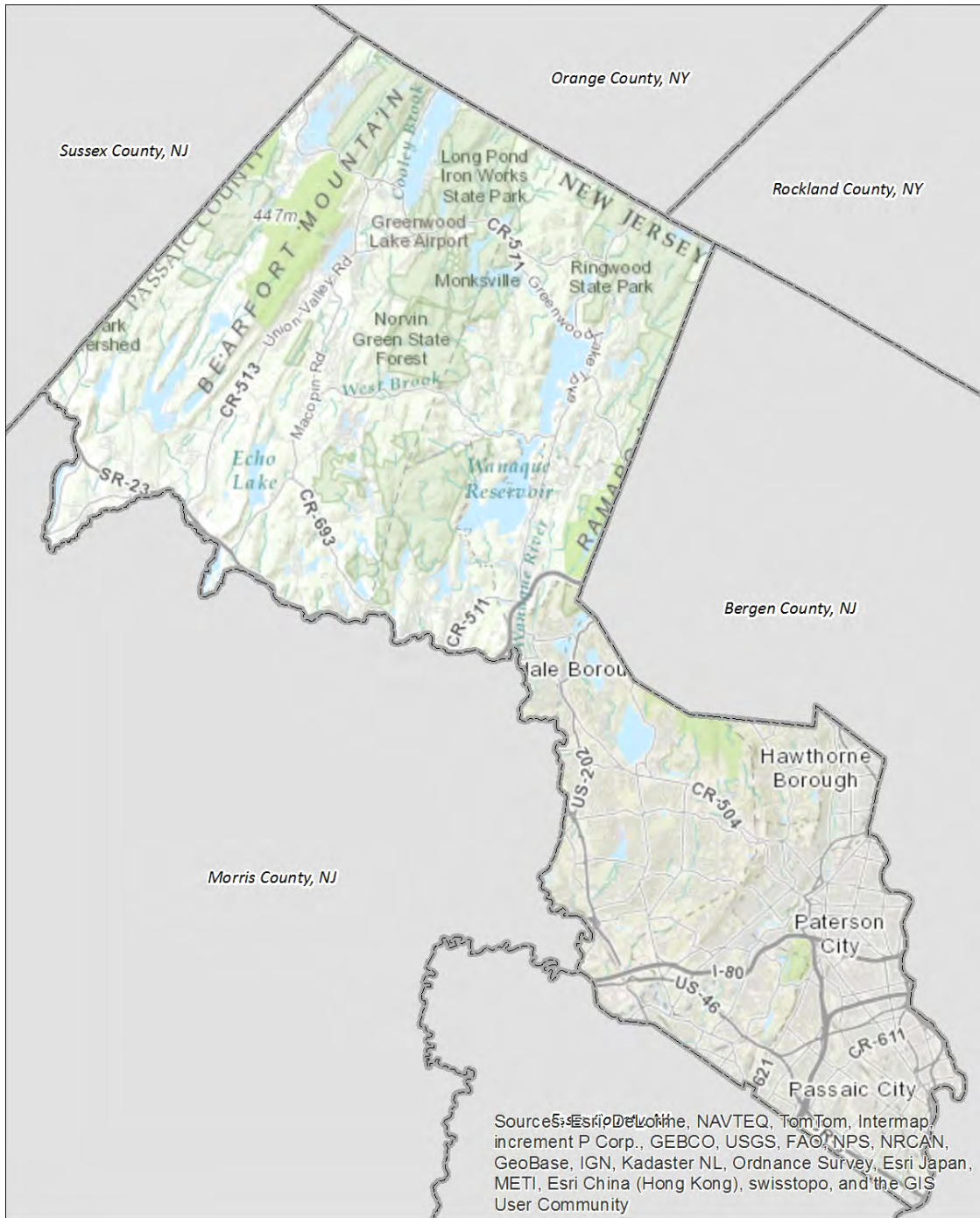
<sup>9</sup> As indicated in the 2008 New Jersey Highlands Regional Master Plan, the New Jersey Highlands Region serves as a vital source of drinking water for more than half of New Jersey's residents.

mills and factories, particularly in Paterson, which was founded as the first planned industrial city by the Society for Useful Manufactures in 1791; the location and historic development of major transportation networks in the second half of the twentieth century; and more recently, the passage of the Highlands Act.

Figure 15 provides a visual overview of Passaic County's topography.



Figure 15: Topography



3.5 Miles



### Socioeconomic Characteristic

As has been previously noted in the discussion of the need for the Parks, Recreation and Open Space Master Plan, the 2010 population of Passaic County was 501,226, and the median age was 36.1 years. This section provides information on the age structure, median household income, and cultural diversity of the county population.

#### Age Structure

In 2010, the median age of Passaic County's population was 36.1 years. In 2000, however, the median age was 34.8 years. Thus, it is clear that the county's overall population is aging<sup>10</sup>.

Further insight into the county's aging population is achieved by examining its age structure. Information on recent changes in the age structure of Passaic County's population is provided in Table 3.

**Table 3: Recent Changes in Age Structure of Passaic County Population**

Age Cohort	2000 Population		2010 Population		Δ Population	
	(Raw)	(Percent)	(Raw)	(Percent)	(Raw)	(Percent)
Under 5 years	36,129	7.4	34,247	6.8	-1,882	-5.5
5 to 9 years	37,178	7.6	34,008	6.8	-3,170	-9.3
10 to 14 years	34,776	7.1	34,536	6.9	-240	-0.7
15 to 19 years	32,341	6.6	37,604	7.5	5,263	14.0
20 to 24 years	32,540	6.7	36,025	7.2	3,485	9.7
25 to 29 years	34,818	7.1	33,501	6.7	-1,317	-3.9
30 to 34 years	38,678	7.9	33,173	6.6	-5,505	-16.6
35 to 39 years	40,932	8.4	33,499	6.7	-7,433	-22.2
40 to 44 years	38,591	7.9	35,615	7.1	-2,976	-8.4
45 to 49 years	32,827	6.7	37,411	7.5	4,584	12.3
50 to 54 years	29,765	6.1	35,704	7.1	5,939	16.6
55 to 59 years	23,207	4.8	30,182	6.0	6,975	23.1
60 to 64 years	18,234	3.7	25,397	5.1	7,163	28.2
65 to 69 years	15,520	3.2	18,226	3.6	2,706	14.9
70 to 74 years	14,573	3.0	13,624	2.7	-949	-7.0
75 to 79 years	12,626	2.6	10,679	2.1	-1,947	-18.2
80 to 84 years	8,617	1.8	8,784	1.8	167	1.9
85 years and over	7,697	1.6	9,011	1.8	1,314	14.6

Source: 2000 and 2010 US censuses

As shown in Table 3, the age cohorts that represent those who are less than 20 years old accounted for 28 percent of Passaic County's population during 2010, which is slightly less than the total of 28.7 percent that was represented by the same group in 2000. Similarly, the age cohorts that represent the part of the county population that is aged between 20

<sup>10</sup> This is also the trend in 13 of the 16 municipalities in Passaic County. See the justification for the Parks, Recreation and Open Space Master Plan that is provided in Chapter 5 for complete information.

and 55 years accounted for 48.9 percent of Passaic County's population in 2010, which is also less than the total of 50.7 percent that they represented in 2000. On the other hand, the age cohorts that include those who are 55 or older accounted for 23.1 percent of Passaic County's population during 2010; the same group represented 20.5 percent of the population in 2000. It is, therefore, clear that the countywide population aged in the period from 2000 to 2010.

Despite the clear shift to more advanced cohorts in Passaic County's age distribution, it is, however, worth noting that the largest age cohorts in 2010 were those representing: persons aged less than five years, which accounted for 6.8 percent of the population; five- to nine-year-olds, which accounted for 6.8 percent of the population; ten- to 14-year olds, which accounted for 6.9 percent of the total population; 15- to 19-year-olds, which was the largest age cohort and accounted for 7.5 percent of the total population; 20- to 24-year-olds, which accounted for 7.2 percent of the total population; 40- to 44-year-olds, which accounted for 7.1 percent of the total population; 45- to 49-year-olds, which accounted for 7.5 of the total population; and 50- to 54-year-olds, which accounted for 7.1 percent of Passaic County's population. In total, these age cohorts represented 56.9 percent of the 2010 county population. Despite the fact that these age cohorts account for more than half of the county population, it is important to note that people of all ages, including senior citizens and other groups that are not represented in the aforementioned age groups, visit parks. It is, therefore, important to plan in an inclusive manner.

*Median Household Income*

With regard to median household income, it is noted that the 2006-2010 five-year estimate of the US Census Bureau's American Community Survey indicates that Passaic County's median household income is \$54,944. There is, however, wide variation at the municipal level, and the median household incomes of Passaic County's 16 municipalities ranged from \$31,135 in Passaic City to \$117,793 in Ringwood Borough. Table 4 provides an overview of median household income at the municipal level.

**Table 4: Median Household Income in Passaic County**

<b>Municipality</b>	<b>2006-2010 Median Household Income</b>	<b>Rank in County (Descending)</b>
Ringwood	\$117,793	1
Wayne	\$117,745	2
North Haledon	\$103,562	3
Wanaque	\$98,081	4
West Milford	\$88,692	5
Pompton Lakes	\$88,352	6
Totowa	\$82,750	7
Bloomingtondale	\$79,044	8
Little Falls	\$78,318	9
Hawthorne	\$72,985	10
Woodland Park	\$67,250	11
Prospect Park	\$65,625	12
Clifton	\$62,271	13
Haledon	\$58,049	14
Paterson	\$34,086	15
Passaic	\$31,135	16
Total (County)	\$54,944	N/A

Source: 2006-2010 American Community Survey

As demonstrated in Table 4, there are marked differences in median household income among Passaic County's 16 municipalities. Indeed, the median household income of Ringwood Borough is nearly 3.8 times higher than that of Passaic City, and more than 2.1 times the county median.

The wide variability of median household income within Passaic County has clear implications for park planning. While people of all economic backgrounds use parks, studies<sup>11</sup> have shown that low-income individuals, as a group, engage in less physical activity, and are generally not as healthy as individuals with higher incomes. Moreover, low-income individuals often face great barriers to park use. Key among these is access, or

<sup>11</sup> See for example: Active Living by Design (Undated). *Low Income Populations and Physical Activity: An Overview of Issues Related to Active Living*. Fact Sheet of Active Living by Design, a program of the Robert Wood Johnson Organization at the University of North Carolina-Chapel Hill. Available from: [http://www.bms.com/Documents/together\\_on\\_diabetes/2012-Summit-Atlanta/Physical-Activity-for-Low-Income-Populations-The-Health-Trust.pdf](http://www.bms.com/Documents/together_on_diabetes/2012-Summit-Atlanta/Physical-Activity-for-Low-Income-Populations-The-Health-Trust.pdf)

transportation. As such, it is necessary to plan for parks and recreation areas that can be accessed by a cross-section of society. The 2012 Parks, Recreation and Open Space Master Plan will help Passaic County rise to this challenge.

### *Cultural Diversity*

Cultural diversity is also an important issue to be aware of in the process of park and recreation planning. Indeed, in some New Jersey communities, there has been a growing demand to accommodate forms of recreation that are new to, or have been historically underrepresented in the United States. The sport of cricket, which has been brought to the US by newcomers from the Caribbean and South Central Asia, is a perfect example: it has been growing in popularity, and clubs have formed throughout New Jersey, including Passaic County.

In consideration of the above, it is important to be aware of Passaic County's cultural diversity during the park and recreation planning process. While the characteristics and recreational preferences of individual groups are highly variable and should not be generalized, having an idea of where the County's most culturally-diverse populations reside, and from where they originate, provides a basis for the level of awareness that is required to plan in an informed and inclusive manner.

An estimated total of 134,571 residents, or 26.8 percent of Passaic County's 2010 population, were born outside of the United States. The most represented regions of origin were: the Caribbean, where 23.4 percent of all foreign-born residents were born; South America, where 21.4 percent of all foreign-born residents were born; Central America, where 18.3 percent of all foreign-born residents were born; Eastern Europe, where 8.7 percent of all foreign-born residents were born; and South Central Asia, where 7.2 percent of all foreign-born residents were born.

With regard to diversity at the municipal level, it is noted that the percentage of foreign-born residents was equal to the percentage of foreign-born residents at the county level in five of the 16 municipalities in Passaic County. These include: Passaic City; Clifton City; Haledon Borough; Prospect Park Borough; and Paterson City. The percentage of foreign-born residents was less than the percentage of foreign-born residents at the county level in all other municipalities. Table 5 provides an overview of the percentage of foreign-born residents in each of the municipalities in Passaic County.

Table 5: Foreign-Born Residents in Passaic County

Municipality	Foreign-Born Residents (Percent of Total Residents)	Rank in County (Descending)
Passaic	44.6	1
Clifton	33.9	2
Haledon	32.5	3
Prospect Park	32.2	4
Paterson	29.0	5
Woodland Park	24.9	6
Totowa	20.9	7
Wayne	17.8	8
Pompton Lakes	17.3	9
Bloomington	16.5	10
Little Falls	15.9	11
Wanaque	14.5	12
Hawthorne	14.4	13
North Haledon	11.1	14
West Milford	6.3	15
Ringwood	5.0	16
Total (County)	26.8	N/A

Source: 2010 US Census

### Relationships to Other Plans and Programs

How a plan integrates into the broader policy landscape is an important consideration in park, recreation and open space planning. Accordingly, this section provides an overview of the intersections between the Parks, Recreation and Open Space Master Plan and various plans and programs at the state and county levels.

#### State Plans and Programs

The relationship of the Parks, Recreation and Open Space Master Plan to several state plans and programs is the focus of this subsection. In particular, the plan's relationships to the State Development and Redevelopment Plan, Statewide Comprehensive Outdoor Recreation Plan, Highlands Regional Master Plan, Farmland Preservation Program, Landscape Project, and Blue Acres Program are discussed.

#### *State Development and Redevelopment Plan*

The State Development and Redevelopment Plan was adopted in 2001<sup>12</sup>, and is intended to coordinate planning activities and establish planning objectives for the state. This is done by means of a two-tiered approach that first identifies statewide planning goals and policies,

<sup>12</sup> The Office of Planning Advocacy, which is part of the New Jersey Department of State, released an updated plan in draft format. Public hearings were held in February, March, and September 2012, but as of September 10, 2013, the updated plan has not been adopted. Until the updated plan is adopted, the 2001 State Development and Redevelopment Plan remains in effect. Thus, this section pertains to the 2001 State Development and Redevelopment Plan.

and then defines state planning areas where approaches are customized to local characteristics.

The statewide planning goals of the State Development and Redevelopment Plan, which constitute the first tier of its two-tiered approach, are provided below:

- Revitalize the state's cities and towns.
- Conserve the state's natural resources and systems.
- Promote beneficial economic growth, development and renewal for all residents of New Jersey.
- Protect the environment, prevent and clean up pollution.
- Provide adequate public facilities and services at a reasonable cost.
- Provide adequate housing at a reasonable cost.
- Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
- Ensure sound and integrated planning and implementation statewide.

To support the attainment of the statewide planning goals, the State Development and Redevelopment Plan also defines a number of policies that pertain to a broad range of topics. Many of these policies are relevant to park, recreation and open space planning. Selected examples of such policies are listed below:

- Funds for open space acquisition and farmland preservation should be used for: critical environmental sites, especially watershed protection; greenbelts that define centers<sup>13</sup>; greenways; land containing areas of significant agricultural, recreational, or scenic value, or lands with environmentally sensitive features; land in agricultural production that achieves other open space goals; land needed to meet existing and future needs for active recreation; and parks, plazas and public spaces in urban areas that enhance community character and support redevelopment efforts.
- Plan and design the preservation of recreational and open space areas so as to maximize the implementation of multiple statewide policies.
- Ensure that there are adequate recreational facilities where appropriate for the year-round enjoyment and health of residents and tourists.
- Preserve and restore the functional integrity of natural systems, including large contiguous tracts of forest, grasslands and other natural land, to protect biological diversity.
- Design woodland management practices to protect watersheds, wetlands, stream corridors and water bodies from non-point source pollution and other adverse effects to water quality and aquatic habitat.

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<sup>13</sup> The State Development and Redevelopment Plan designates the following centers (i.e., population centers) within Passaic County: Clifton City; the areas known as Glenwild Lake, Lake Iosco, and Lake Kampfe in Bloomingdale Borough; Hawthorne Borough; Little Falls Township; Pompton Lakes Borough; the area known as Upper Ringwood in Ringwood Borough; and Wayne Township.

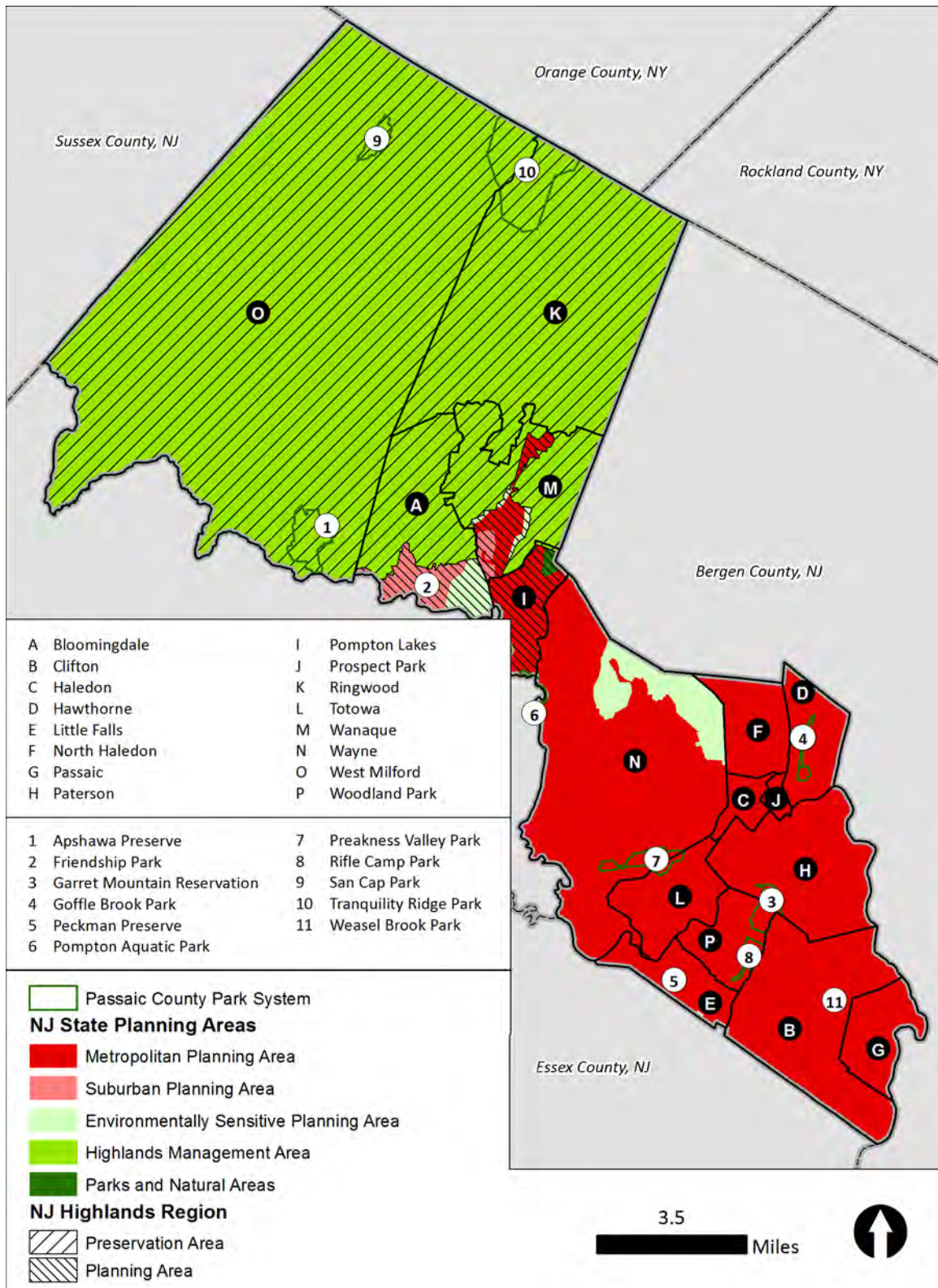
- Protect scenic qualities of forested areas that are visible from public roads, trails and waterways from visually intrusive land uses.

With regard to the second tier of the State Development and Redevelopment Plan's two-tiered approach, it is noted that it divides the state into planning areas. Area-specific goals and policies, which complement the aforementioned statewide goals and policies, are defined for each of these planning areas. As depicted in Figure 16, Passaic County is located in the following planning areas:

- Metropolitan Planning Area, which is intended to provide for much of the state's future redevelopment, support the revitalization of cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl, and protect the character of existing stable communities.
- Suburban Planning Area, which is intended to provide for much of the state's future development, promote growth in centers and other compact forms, protect the character of existing stable communities, protect natural resources, redesign areas of sprawl, reverse trends toward further sprawl, and support the revitalization of cities and towns.
- Environmentally Sensitive Planning Area, which is intended to protect environmental resources through the protection of large contiguous areas of land, accommodate growth in centers, protect the character of existing stable communities, confine programmed sewers and public water services to centers, and support the revitalization of cities and towns.



Figure 16: State Plan Policy Map



The State Development and Redevelopment Plan identifies specific policy objectives for each of the aforementioned planning areas. These policy objectives address a number of issues, including natural resource conservation and recreation. Provided below are the policy objectives for natural resource conservation and recreation that have been identified for the aforementioned planning areas:

- Metropolitan Planning Area:
  - *Natural Resource Conservation:* Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, wildlife habitats and to critical environmental sites, and historic and cultural sites. Give special emphasis to improving air quality. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link to other planning areas.
  - *Recreation:* Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding and linking the system through redevelopment and reclamation projects.
- Suburban Planning Area:
  - *Natural Resource Conservation:* Conserve contiguous natural systems, strategically locate open space, and buffer critical environmental sites. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link into other planning areas.
  - *Recreation:* Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels, by concentrating on the maintenance and rehabilitation of existing parks and open space, while expanding and linking the system through redevelopment and reclamation projects. In the undeveloped portions of this planning area, acquire and improve neighborhood and municipal parkland within centers, and regional parkland and open space either in or within easy access of centers.
- Environmentally Sensitive Planning Area:
  - *Natural Resource Conservation:* Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes of exceptional value, critical slope areas, scenic vistas, and other significant environmentally sensitive features.
  - *Recreation:* Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisitions and development of neighborhood and municipal parkland within centers. Provide regional recreation and tourism opportunities by

targeting parkland acquisitions and improvements that enhance large contiguous open space systems. Ensure meaningful access to public lands.

The Parks, Recreation and Open Space Master Plan has been designed to be consistent with the State Development and Redevelopment Plan. It contributes to the attainment of its goals, and supports the implementation of many of the statewide and area-specific policies for recreation and open space planning that are defined within it.

*Statewide Comprehensive Outdoor Recreation Plan*

New Jersey's Statewide Comprehensive Outdoor Recreation Plan is prepared by the New Jersey Department of Environmental Protection's Green Acres Program, and updated every five years in order to maintain the state's eligibility to receive funding from the Land and Water Conservation Fund of the National Park Service. It serves as a status report and guide for open space and recreation planning throughout the state, and, in its current iteration<sup>14</sup>, is intended to help the state meet the following goals:

- Preserve a sufficient amount of open space for current and future public recreational use, and for the conservation of natural resources that are important to protecting New Jersey's biodiversity and its quality of life.
- Provide close-to-home recreation opportunities for residents throughout the state, and promote the development of parks in New Jersey's urban and suburban centers to support revitalization efforts.
- Present current information on the supply, demand and need for recreation and open space in New Jersey.
- Implement open space and recreation planning policies and projects that are consistent with the New Jersey State Development and Redevelopment Plan.
- Encourage open space and recreation planning by local governments and conservation organizations.
- Effectively use funds from the Garden State Preservation Trust, Land and Water Conservation Fund, Forest Legacy Program, and other sources of funding that may become available.

The Statewide Comprehensive Outdoor Recreation Plan examines issues that impact the development of open space and recreation areas, and outlines policies to meet its intended goals. These policies provide important direction on the issue of open space and recreation funding. In addition, the Statewide Comprehensive Outdoor Recreation Plan outlines the selection process and methodology used to award funding through a series of priority-ranking systems.

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<sup>14</sup> The 2008-2012 Statewide Comprehensive Outdoor Recreation Plan has been analyzed in the development of the Parks, Recreation and Open Space Master Plan. As of the drafting of this plan, the 2013-2017 Statewide Comprehensive Outdoor Recreation Plan had not been published by the Green Acres Program.

One of these priority-ranking systems applies to open space and conservation projects that are proposed to the Green Acres Program by county and other local governments, and evaluates projects based on the extent to which: a proposed acquisition will satisfy local needs; a proposed acquisition meets key conservation and environmental protection goals; a proposed acquisition meets key historic resource preservation goals; the public was involved in and supports the planning process beyond the minimum requirement of a public hearing; and the proposed acquisition site is accessible, has potential to be developed as a recreation site, improves visual and/or physical public access to water, and would be cost effective. When a local government is seeking funding for development of a site that has already been acquired, the priority-ranking system also evaluates projects based on: the extent to which a proposed facility will meet local needs; the quality of the proposed design; the effectiveness of its landscaping; the provision of shade trees; the sensitivity of design; and site suitability. Finally, the Green Acres Program's priority-ranking system encourages and prioritizes the following types of projects: projects that are consistent with the Highlands Regional Master Plan, which is introduced and discussed later in this chapter; waterfront development and redevelopment; trails, bike paths, or greenways; historic resource enhancement or preservation; wildlife habitat protection; projects that mix active and passive recreation; rehabilitation or redevelopment of an existing recreational facility; and among others, projects that utilize clean and renewable energy and maximize energy efficiency.

The Parks, Recreation and Open Space Master Plan corresponds with the Statewide Comprehensive Outdoor Recreation Plan; the acquisition prioritization scheme that is introduced in Chapter 10 has been designed to be consistent with the Green Acres Program's priority-ranking system.

#### *Highlands Regional Master Plan*

As has been previously noted, northern Passaic County is located within the Highlands Region. The 2004 Highlands Water Protection and Planning Act divides the Highlands Region into two subareas: the Highlands Preservation Area and the Highlands Planning Area. Goals for each of these areas are defined in the Highlands Regional Master Plan, which was adopted by the New Jersey Highlands Water Protection and Planning Council in 2008. Table 6 provides an overview of the goals of the Highlands Preservation Area and the Highlands Planning Area<sup>15</sup>. It is supplemented by Figure 17, which shows the location of each subarea within Passaic County.

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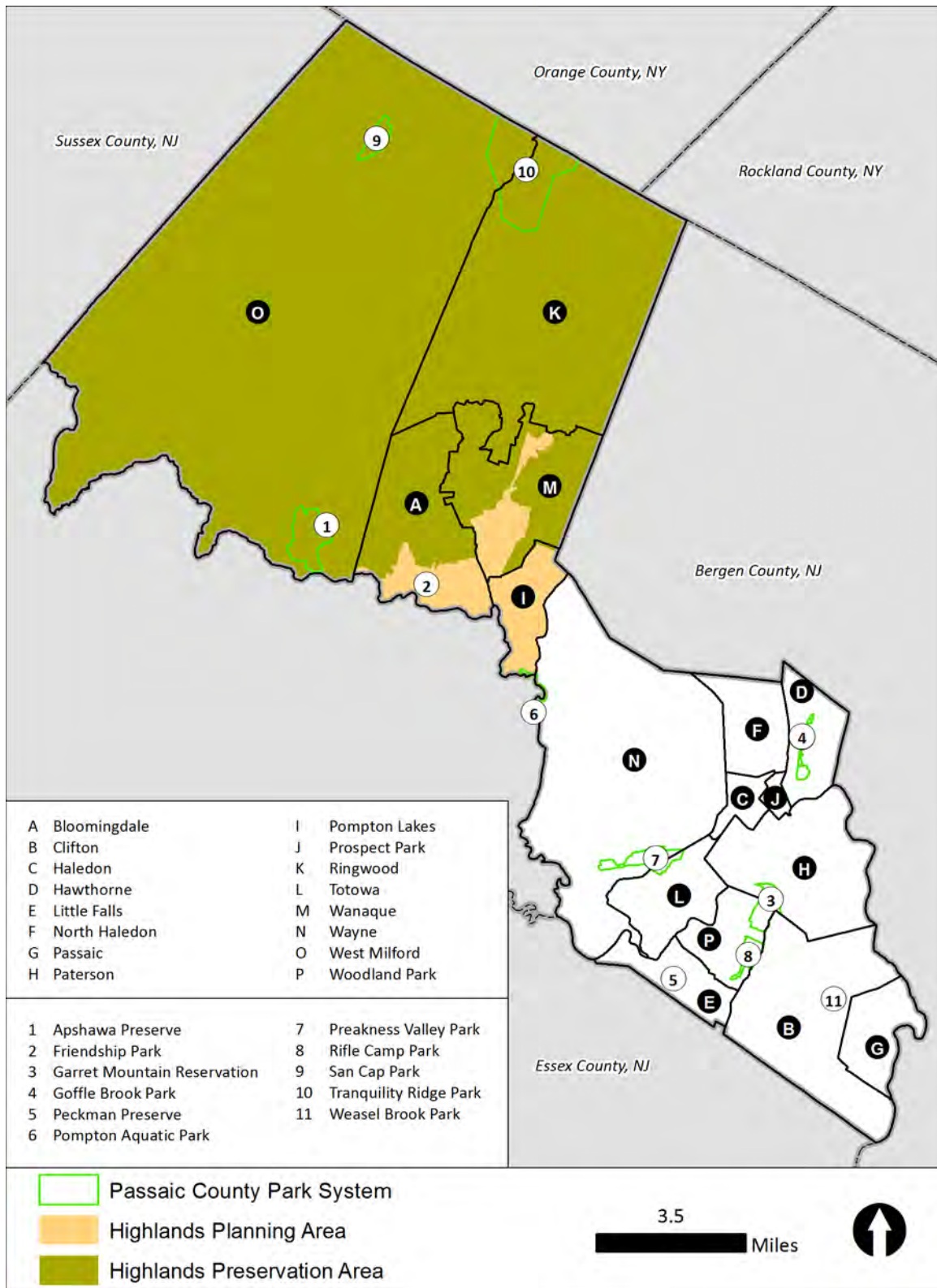
<sup>15</sup> The goals identified in Table 6 supplement the region-wide goals of: protecting, restoring, and enhancing the quality and quantity of surface and ground waters; preserving farmland and historic sites and other historic resources; preserving outdoor recreation opportunities, including hunting and fishing, on publicly owned land; promoting conservation of water resources; and promoting brownfield remediation and redevelopment.

**Table 6: Highlands Preservation Area and Highlands Planning Area**

<b>Highlands Preservation Area</b>	<b>Highlands Planning Area</b>
<ul style="list-style-type: none"> <li>• Preserve extensive and contiguous areas of land in its natural state</li> <li>• Protect the natural, scenic, and other resources of the Highlands Region</li> <li>• Promote compatible agricultural, horticultural, recreational, and cultural uses and opportunities while protecting the Highlands environment</li> <li>• Prohibit or limit construction or development that is incompatible with preservation efforts</li> </ul>	<ul style="list-style-type: none"> <li>• Preserve any environmentally sensitive lands and other lands needed for recreation and conservation purposes</li> <li>• Protect and maintain the essential character of the Highlands environment</li> <li>• Promote the continuation and expansion of agricultural, horticultural, recreational, and cultural uses and opportunities</li> <li>• Encourage appropriate patterns of compatible residential, commercial, and industrial development, redevelopment, and economic growth, in or adjacent to areas already utilized for such purposes; discourage piecemeal, scattered, and inappropriate development</li> <li>• Promote a sound, balanced transportation system that is consistent with smart growth principles</li> </ul>

Source: 2008 Highlands Regional Master Plan

Figure 17: Highlands Preservation and Planning Areas



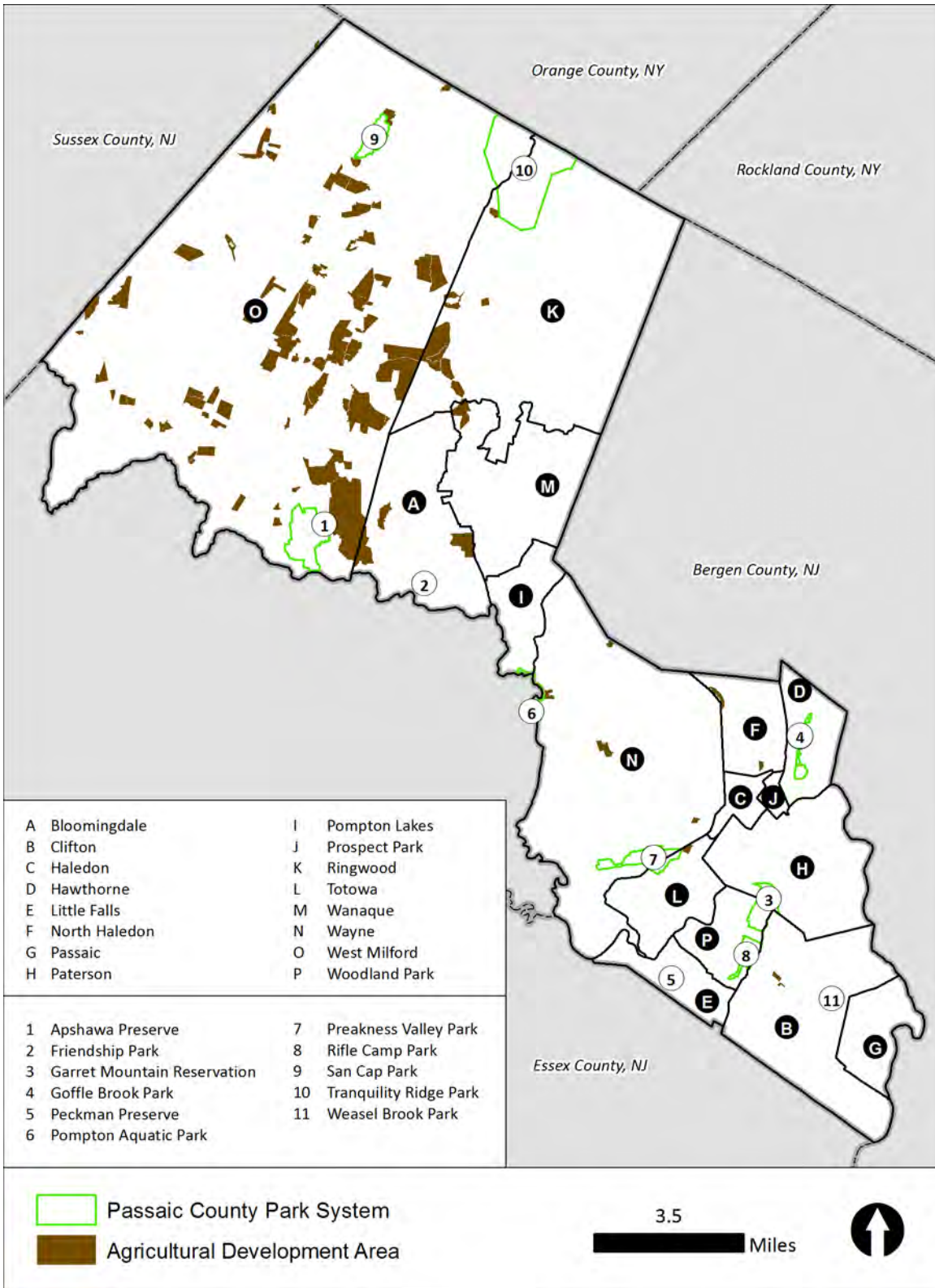
As detailed in Figure 17, Apshawa Preserve, San Cap Park, and Tranquility Ridge Park are situated in the Highlands Preservation Area, and Pompton Aquatic Park and Friendship Park are situated in the Highlands Planning Area. Further, as is detailed in Chapter 10 of the Parks, Recreation and Open Space Master Plan, expansion of the Passaic County Park System within the Highlands Region is envisioned. The existence of and expansion of park, recreation and open space areas within the Highlands Region is, in every case, compatible with the goals that have been defined for the Highlands Preservation Area and Highlands Planning Area by the Highlands Regional Master Plan.

#### *Farmland Preservation Program*

New Jersey's Farmland Preservation Program is administered by the State Agriculture Development Committee, which coordinates with county and municipal governments, non-profit organizations and landowners to preserve farmland through the sale and donation of development easements, and fee-simple acquisition (i.e., purchasing farmland at fair market value). The Farmland Preservation Program also provides opportunities to temporarily restrict development on farmland properties for a period of eight years; landowners receive no payment for temporarily restricting development, but doing so makes them eligible to apply for cost-sharing grants for soil and water conservation projects. Participation in all aspects of the Farmland Preservation Program is voluntary.

Farmland is eligible for preservation if it meets the State Agriculture Development Committee's minimum eligibility criteria (i.e., the property in question exhibits development potential or is eligible for allocation of development credits pursuant to a transfer of development potential program, the property contains tillable lands, the property contains soils that are capable of supporting agricultural or horticultural production, and agricultural or horticultural products are produced onsite), qualifies for farmland tax assessment, and is located within an agricultural development area. Agricultural development areas are areas where the county agriculture development board has determined that farming is viable over the long term; areas covered by Passaic County's agricultural development area are shown in Figure 18.

Figure 18: Agricultural Development Areas





On September 18, 2008, Passaic County adopted a farmland preservation plan. The county's farmland preservation plan was prepared in accordance with State Agriculture Development Committee guidelines, and enables the county to participate in the Farmland Preservation Program. The Passaic County Agriculture Development Board coordinates the county's farmland preservation efforts and participation in the Farmland Preservation Program. Specifically, it reviews applications for farmland preservation within the county, and then forwards them to the State Agriculture Development Committee with a recommendation for final approval.

To date, one farm in Passaic County has been preserved with funding from the state's Farmland Preservation Program. This farm, which is commonly known as the Passaic County Farm and is about 15 acres in size, is located off Pompton Plains Crossroad (Passaic County Route No. 680) in Wayne Township. Additional opportunities for farmland preservation through the state's Farmland Preservation Program are present in many areas of the county.

In addition to the Passaic County Farm, which was preserved with funding from the state's Farmland Preservation Program, the following farms were preserved with county funding: Eden Farms, which is approximately 6.7 acres and located on Union Valley Road (Passaic County Route No. 511) in West Milford; Hidden Acres, which is approximately 9.3 acres and located on Pequannock Avenue in Pompton Lakes; and, Indian Hills, which is approximately 9.1 acres and located on Germantown Road in West Milford. The county purchased development easements on each of these properties. Due to their small sizes, these properties were ineligible for funding from the state's Farmland Preservation Program.

Farmland preservation integrates with open space and recreation planning. Indeed, preservation of working farmland ensures that it remains agriculturally productive, and not developed for residential, commercial or industrial purposes. This alleviates local development pressure, and frees open space and recreation funding for acquisition of other properties. Further, scenic vistas of productive agricultural lands enhance the resource value of adjacent and nearby open space and recreation lands<sup>16</sup>, and lands that are used for community gardens and similar urban farming projects not only have their own recreational value, but also promote increased local awareness of agriculture.

#### *Landscape Project*

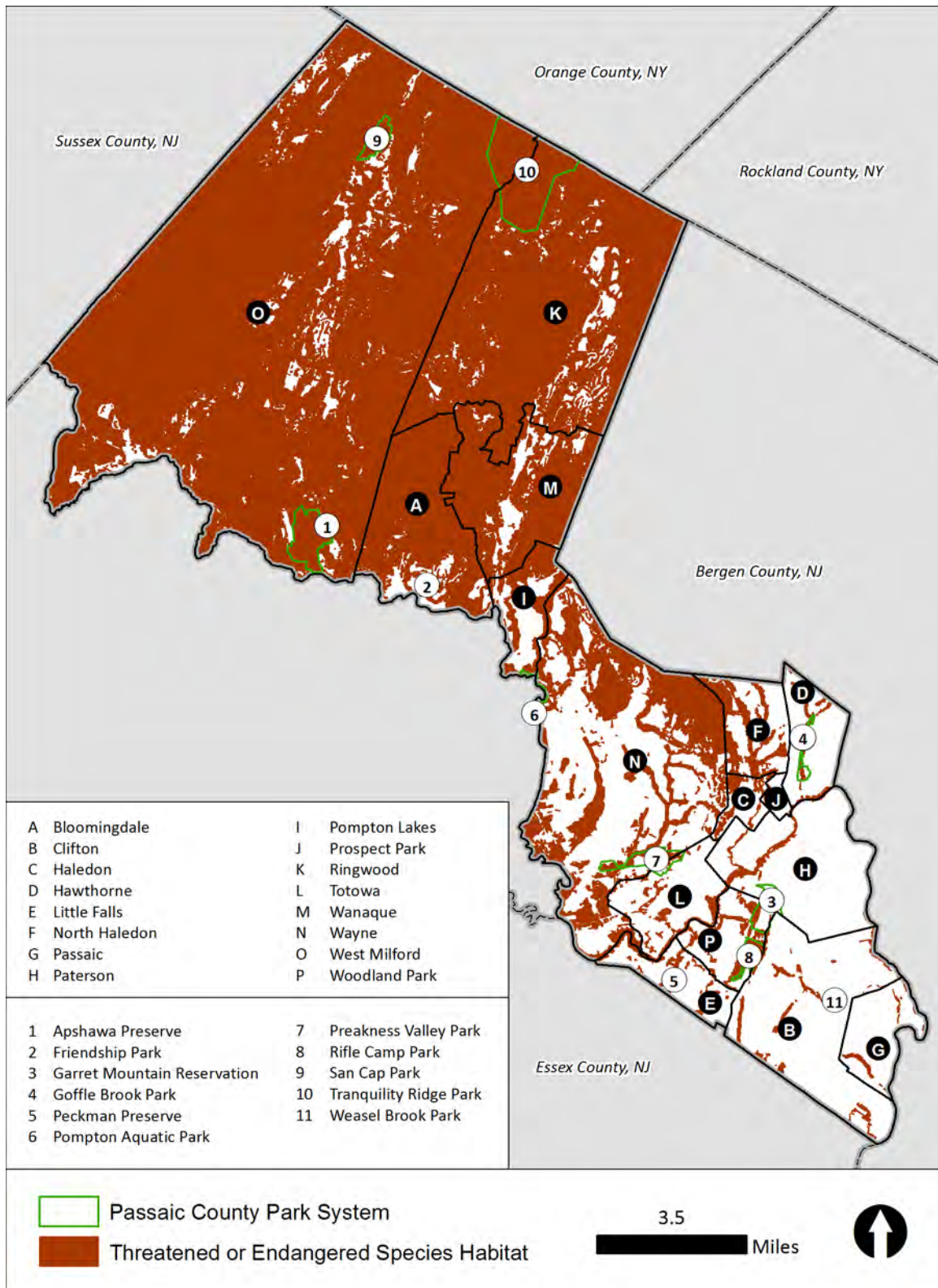
New Jersey's Landscape Project is a project of the New Jersey Division of Fish and Wildlife's Endangered and Non-game Species Program. It was started in 1994 with the goal of protecting the state's biological diversity by maintaining and enhancing threatened and endangered plant and animal populations within healthy, functioning ecosystems.

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<sup>16</sup> It is, however, important to note that lands preserved with funds from the Farmland Preservation Program must remain agriculturally productive, and, thus, significant disturbance caused by non-agricultural activities is impermissible.

The Landscape Project divides the state into six regions based upon local plant and animal communities. These regions are: Atlantic Coastal; Delaware Bay; Piedmont Plains; Pinelands; Skylands; and Marine. Passaic County is located within the Piedmont Plains and Skylands regions. Based upon the specific characteristics of local plant and animal communities in each region, the Landscape Project provides detailed mapping of potential threatened and endangered species habitat. The mapping of potential threatened and endangered species habitat in Passaic County is provided in Figure 19. It is, however, important to note that the areas depicted in Figure 19 represent *potential* habitat for threatened and endangered species; the presence of threatened and endangered species may not have been confirmed in these areas. Investigation and monitoring for the presence of threatened and endangered species habitat could be a project for local school children and university students.

Figure 19: Potential Threatened and Endangered Species Habitat



The benefits of the Landscape Project are numerous. First and foremost, it provides all levels of government and private organizations with a facilitated means of identifying critical areas for threatened and endangered flora and fauna. This facilitates the identification and preservation of such species through site-specific interventions. In addition, and with specific regard to the Green Acres program of the New Jersey Department of Environmental Protection, it is noted that information from the Landscape Project is used to evaluate the natural resource value of properties offered to the state for acquisition<sup>17</sup>. This has clear implications for the prioritization of open space and recreation acquisitions within Passaic County.

#### *Blue Acres Program*

The Blue Acres Program is a program of the New Jersey Department of Agriculture. It was established as a result of the Green Acres, Farmland, Blue Acres, and Historic Preservation Act of 2007, which authorized \$12,000,000 for acquisition of lands in the floodways and tributaries of certain rivers in New Jersey. Funding for the Blue Acres Program was increased by \$24,000,000 as a result of the Green Acres, Water Supply and Floodplain Protection, and Farmland and Historic Preservation Bond Act of 2009.

Certain flood-prone areas within the floodway of the Passaic River and its tributaries are eligible for funding from the Blue Acres Program, and as of April 2013 a total of approximately six acres in Wayne Township, Pompton Lakes Borough, and Little Falls Township had been acquired with Blue Acres funding.

The Blue Acres program is administered by the New Jersey Department of Environmental Protection's Green Acres program. The program's two main funding mechanisms are: direct acquisition, wherein landowners may file an application with the Green Acres program to sell their properties to the state; and local acquisition grants, which provide counties or municipalities with matching funds to acquire flood prone properties for the creation of open space.

Eligible properties include those that have been damaged, or are prone to damage, caused by storms or storm-related flooding, or properties that buffer or protect other lands from such damage. Green Acres prioritizes properties based on their inclusion on the Federal Emergency Management Agency's Repetitive Loss<sup>18</sup> and Severe Repetitive Loss lists<sup>19</sup>,

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<sup>17</sup> Similarly, information from the Landscape Project is also used in applications to federal programs, such as the Federal Land and Water Conservation Fund of the National Park Service, which provides matching grants to state and local governments for the acquisition and development of public outdoor recreation areas and facilities.

<sup>18</sup> The Repetitive Loss list of the Federal Emergency Management Agency includes those properties that have had two or more claims of at least \$1,000 paid by the National Flood Insurance Program within any ten-year period.

<sup>19</sup> The Severe Repetitive Loss list of the Federal Emergency Management Agency includes those properties that have had four or more claims in excess of \$5,000 paid by the National Flood Insurance Program with at least two occurring within a ten-year period, or two or more claims that cumulatively exceed the total value of the principal structure on the property.

adjacency to existing recreation and open space lands of the state, and the existence of a local-level hazard mitigation plan.

Once a property is acquired with Blue Acres funding, it is permanently deed restricted as open space and placed under the management of a state entity (e.g., Division of Fish and Wildlife, Division of Parks and Forestry), or counties or municipalities by means of a memorandum of understanding executed between the county or municipality and the state. All Blue Acres program acquisitions must remain open to the public.

By participating in the Blue Acres local acquisition grant program, and serving as a liaison between the Green Acres program, municipalities, and property owners, Passaic County can leverage the Blue Acres program as a means of supporting parks, recreation, and open space development.

### County Plans and Programs

As demonstrated in the following subsections, the relationships of the Parks, Recreation and Open Space Master Plan to the sustainability, heritage tourism, and transportation elements of the Passaic County Master Plan, as well as to the *Morris Canal Greenway Feasibility Study*, were examined.

#### *Passaic County Future*

*Passaic County Future* is the sustainability element of the Passaic County Master Plan. It was adopted by the Passaic County Planning Board in May 2013, and outlines a comprehensive action plan with distinct goals and strategies to achieve a sustainable future for the county.

The goals that are defined in *Passaic County Future* are numerous, and generally emphasize: natural systems; planning and design; energy and climate; economic prosperity; employment and workforce training; education, arts and society; health and safety; and affordability and justice. The Parks, Recreation and Open Space Master Plan will contribute to the attainment of a number *Passaic County Future's* goals. A sampling of the goals that the Parks, Recreation and Open Space Master Plan directly supports is provided below:

- **Natural Resources Planning and Inventory:** Protect, enhance and restore habitat and natural ecosystems to levels of function that confer resilience and adaptability, and support biological imperatives for clean water and air, food, shelter, and public safety.
- **Public Spaces:** Invest in, program and optimally maintain diverse and interconnected public spaces that feature equitable, convenient and comfortable access, encourage safe and healthy behaviors, minimize hazards, are culturally appropriate, and attract and serve all populations.
- **Land Conservation:** Protect critical community resources by acquiring, conserving and managing important landscapes in perpetuity. Encourage development to maximize dedicated open space and protect natural or environmentally sensitive areas, through redevelopment, clustering or dedicated conservation easements.

- **Public Engagement in Planning and Design:** Provide regular, meaningful and equitable opportunities for Passaic County citizens to shape the future of our communities.

As is demonstrated by the goals and actions it presents, the Parks, Recreation and Open Space Master Plan directly supports *Passaic County Future's* goals for natural resources planning, public spaces, and land conservation. With the multiple public outreach efforts that were made during the plan development process, the Parks, Recreation and Open Space Master Plan also advances the goal of *Passaic County Future* that is related to public engagement in planning and design.

Based on the above, it is clear that the Parks, Recreation and Open Space Master Plan is consistent with the intent, purpose, and goals of *Passaic County Future*.

#### *Heritage Tourism Element of the Passaic County Master Plan*

The *Heritage Tourism Element* of the Passaic County Master Plan has been prepared by the Passaic County Department of Planning and Economic Development, and was precipitated by the transportation element of the Passaic County Master Plan, which recognizes 26 historic and scenic byways (i.e., transportation corridors) in the county and recommends that they be developed for tourism. The *Heritage Tourism Element* of the Passaic County Master Plan is the county's response to this recommendation. It outlines strategies to improve mobility and protect natural and historic resources along the byways, and is intended to enhance the Passaic County Scenic and Historic Byways Program and facilitate their development as tourist destinations.

Several of the park, recreation and open space areas of the Passaic County Park System are located along the byways and are major tourist destinations within them. For instance, Preakness Valley Park, which is the location of the historic Dey Mansion, is located along the Totowa Road Revolutionary War Trail. Pompton Aquatic Park, Garret Mountain Reservation, and Peckman Preserve are located along the Morris Canal Greenway, which is identified as a byway and discussed in greater detail in the following subsection. Additionally, the trails within and roadway connections between Garret Mountain Reservation and Rifle Camp Park have also been identified as a byway. Goffle Brook Park is located along the Goffle Road byway, which is a spur off the Passaic River byway. In addition, several park, recreation, and open space areas in northern Passaic County are located along scenic and historic byways. It is, therefore, clear that there are numerous intersections between Passaic County Park System and the county's byways, and the county park, recreation and open space areas are major destinations within them.

The Parks, Recreation and Open Space Master Plan supports the implementation of the *Heritage Tourism Element* of the Passaic County Master Plan. Specifically, it proposes numerous improvements (e.g., inclusion of interpretive signage, increased public transportation access) to the county park system, which will increase the recreational value of the county's park, recreation and open spaces and secure their status as major tourist attractions.

In addition to the above, Chapter 10 of the Parks, Recreation and Open Space Master Plan identifies potential acquisition sites that are located along the county's scenic and historic byways, including, among others, the Morris Canal and Passaic River byways. Expansion of the county park system in these areas supports and enables the development of the byways not only as destinations, but also as connections.

#### *Moving Passaic County*

*Moving Passaic County* is the transportation element of the Passaic County Master Plan. It was adopted by the Passaic County Planning Board in October 2012, and outlines a vision for a cohesive transportation system that maximizes investment, promotes efficiency, and provides more choices in how residents move about the county.

Enhancing bicycle, pedestrian and river access, and promoting scenic and historic byways are among the key objectives of *Moving Passaic County*. The Parks, Recreation and Open Space Master Plan supports these objectives in a general manner by: outlining ways to improve access to the county's park, recreation and open spaces for the disabled by making them compliant with the Americans with Disabilities Act; identifying potential acquisition sites along the Passaic River; identifying potential acquisition sites along the Morris Canal Greenway, which is a scenic and historic byway that is identified in *Moving Passaic County*; and promoting the enhancement of the county's park, recreation and open spaces, many of which are located within byways outlined in *Moving Passaic County*, in a manner that makes them more appealing destinations for bicyclists and pedestrians. Thus, the Parks, Recreation and Open Space Master Plan is consistent with *Moving Passaic County*.

#### *Morris Canal Greenway Feasibility Study*

The *Morris Canal Greenway Feasibility Study* was prepared by Passaic County in June 2011. It evaluates land use along the Morris Canal right-of-way, and proposes a route for the Morris Canal Greenway, which spans nearly 26 miles in seven municipalities.

The Parks, Recreation and Open Space Master Plan will aid the development of the Morris Canal Greenway. Indeed, it identifies potential acquisition sites along the proposed route, which will help to effectuate the county's vision for the greenway. Chapter 10 of the Parks, Recreation and Open Space Master Plan provides complete details of the potential acquisition sites.

In addition to identifying potential acquisition sites along the proposed route of the Morris Canal Greenway, the Parks, Recreation and Open Space Master Plan also recommends enhancements in Garret Mountain Reservation and Peckman Preserve, which are located along the proposed route of the Morris Canal Greenway. Improvements to these areas will increase the recreational value of the Morris Canal Greenway.

## Chapter 7: Assessment of the County Park System

Chapter 7 provides an assessment of the operations, financing, and condition of the Passaic County Park System. It also overviews: accessibility for disabled persons; programming; significant natural resources; and cultural and historic resources. It concludes with a discussion of the system's existing and potential benefits.

### Park System Operations

This section examines issues surrounding the staffing, maintenance, policing, and marketing of the Passaic County Park System.

#### Staffing

To manage the day-to-day operations and upkeep of the Passaic County Park System, Passaic County employs 35 full-time (including 20 employees associated with the Preakness Valley Golf Course), 24 seasonal employees (including 14 employees associated with the Preakness Valley Golf Course), and 49 temporary employees associated with the Preakness Valley Golf Course. This staff is located within the Passaic County Department of Parks and managed by the Director of Parks.

The county's staff is augmented and assisted by strategic partnerships with various organizations, including: Friends of Passaic County Parks, which is a non-profit organization that helps to organize a variety of events within the park, recreation and open space areas of the Passaic County Park System; the New Jersey Conservation Foundation, which partners with the county in the management and operation of the Apshawa Preserve; Friends of Garret Mountain Reservation, which helps to preserve, protect and enhance Garret Mountain Reservation and Rifle Camp Park; the New York-New Jersey Trail Conference, which helps to develop, document, and maintain trails; the Master Gardener Association of Passaic County, which provides gardening expertise and services for special projects; and the Palisades Interstate Parks Commission, which manages Tranquility Ridge Park.

#### Maintenance

Standard (i.e., routine) maintenance procedures of the Passaic County Park System include: garbage disposal and removal; athletic field maintenance; mowing; and safety inspections of playgrounds and athletic fields.

In addition to standard maintenance procedures, the park system staff performs the following on an as-needed basis: tree trimming and removals, including stump removals; landscaping (e.g., mulching, planting, weeding and watering); leaf removal and cleanup; snow removal; and among other miscellaneous projects, trail maintenance.



### *Maintenance of Natural Areas*

Overpopulation of deer has significantly altered the natural landscape of many of the county's park, recreation and open space areas. This has detrimentally affected the overall health of not only woodlands, but also populations of small mammals that typically reside on the forest floor. To address this problem, the New Jersey Conservation Foundation has installed deer fencing in approximately one-half of the Apshawa Preserve, which excludes deer from woodlands in an effort to allow forest understory growth to regain a foothold and rebalance biodiversity.

In addition, the New Jersey Conservation Foundation and the North Jersey District Water Supply Commission have teamed to develop strategies and projects to restore the capacity of watershed lands to self-repair, which allows for long-term water quality, conservation of biological integrity, maintenance of forest health, and wildlife habitat protection. One of the areas that they are working in is Tranquility Ridge Park, which is part of the Wanaque Reservoir Watershed. The New Jersey Conservation Foundation and the North Jersey District Water Supply Commission are also working in other areas of the Wanaque Reservoir Watershed.

### **Park Security**

Municipal police departments and the Passaic County Sheriff's Department perform policing of the park, recreation and open space areas of the Passaic County Park System.

To help maintain security, the park, recreation and open space areas of the Passaic County Park System are open from dawn to dusk; except during special events, they are closed after sunset. This operating schedule helps to deter vandalism and crime.

### **Marketing and Public Information**

Extensive information on the park, recreation and open space areas of the Passaic County Park System is included on the Passaic County website. Specifically, the website includes: a detailed overview of each of the areas of the system; a photo gallery; and a calendar where information on scheduled events can be entered. Additional information is occasionally posted on the County's home page and blog.

The information of the Passaic County website is supplemented by marketing of special events organized by Friends of Passaic County Parks, which maintains an active and freely accessible (i.e., no login is required) page on facebook.com. Passaic County maintains a similar page that features photographs of selected areas of the Passaic County Park System. The John J. Crowley Nature Center and Astronomical Observatory also maintains a page on facebook.com. Additionally, the New Jersey Conservation Foundation, Friends of Garret Mountain Reservation, and the New York-New Jersey Trail Conference also maintain websites with information about the Passaic County Park System.

In addition to the Internet presences that have been described above, it should also be noted that in 2011, the county park system has provided new identification signs at main entrances. These signs help the system to establish an identifiable image and brand.

## Financing

Adequate financing is a clear prerequisite for any park system. As such, this section assesses: annual budget and expenditures of the Passaic County Department of Parks; revenue sources that may be associated with park, recreation and open space areas; and capital improvement planning.

### Operating Budget and Expenditures

In 2012, a total of \$2,992,919 was appropriated in the county's general budget to the Passaic County Department of Parks. This is an increase of \$184,097, or 6.6 percent, over the 2011 appropriation of \$2,808,822.

In 2011, the Passaic County Department of Parks expended \$3,038,822, which is \$230,000, or 8.2 percent more than had been budgeted.

The budgeted and expended amounts that have been presented in this subsection include funds for the maintenance and operation of all areas of the Passaic County Park System, including the Preakness Valley Golf Course. In both years, the more than 62 percent of the total budgeted amount was allocated to the Preakness Valley Golf Course.

### Revenue Sources

In 2011, Passaic County collected a combined total of more than \$1,481,680 in park and stable fees. These fees were collected from tenants, vendors, and other sources.

In addition to the revenue from fees, Passaic County also has an open space tax. In 2012, this tax was \$0.01 for every \$100.00 of tax valuation.

Funds collected as a result of the county open space revenue are deposited into the county's open space and farmland preservation trust fund, which was established to preserve open space and farmland and improve park, recreation, and open space areas in Passaic County. Each year, available funds from the Passaic County Open Space and Farmland Preservation Trust Fund are allocated in the following manner: 35 percent is allocated to projects that are identified by the Passaic County Board of Chosen Freeholders in consultation with the Passaic County Department of Parks, with advice from the Open Space and Farmland Preservation Trust Fund Advisory Committee; 45 percent is allocated to projects proposed by municipalities and charitable organizations, which have been reviewed by the Open Space and Farmland Preservation Trust Fund Advisory Committee and recommended to the Passaic County Board of Chosen Freeholders; five percent is allocated to farmland preservation projects that have been reviewed by the Passaic County Agriculture Development Board and recommended to the Passaic County Board of Chosen Freeholders; five percent is used for county-owned historic structures; and, ten percent is allocated on a discretionary basis and may be used to supplement funding in any of the previous four funding allocations. All expenditures of the Passaic County Open Space and Farmland Preservation Trust Fund are made in a manner that is consistent with the Passaic County Master Plan.

### Capital Budget

Passaic County's six-year capital program includes an appropriation for up to \$5,700,000 for park and recreation. A total of \$3,200,000 was budgeted for 2012, and the remaining \$2,500,000 has been budgeted for 2013.

### Facility Conditions

While each area of the Passaic County Park System is unique, the consultant team made the following general observations about the condition of the system:

- **Maintenance:** Increased and more rigorous maintenance is needed and will help to promote the idea that the park, recreation and open space areas are safe, secure and serene, as well as increase use.
- **Woodland Management:** Removal of damaged trees and limbs is needed and critical to the perception of the area being well maintained. As the Parks, Recreation and Open Space Master Plan was being prepared, the county was concurrently developing a community forestry management plan. Finalization and implementation of this plan will help to preserve and grow the Passaic County Park System's extensive woodland stands, and it is recommended that the park system be a partner in its development and implementation.
- **Signage:** Wayfaring and interpretive signage, signs listing park rules and regulations, and other informational signage are needed in each area.
- **Deer Management:** Overpopulation of deer is a significant issue throughout the system, and especially at Garret Mountain Reservation, Rifle Camp Park, and the park, recreation and open space areas that are located in northern Passaic County.

Individually, each park, recreation and open space area was evaluated for: pavement conditions; walkway conditions; restroom conditions; electrical service sufficiency; opportunities to use green (i.e., renewable) power sources; the quality and condition of signage; woodland management issues; vehicular circulation; entrance visibility; the quality and condition of benches and seating; and issues surrounding trash collection and disposal. Areas were also evaluated for the quality and sufficiency of: lighting; fencing; docks and similar facilities; playgrounds; athletic fields and courts; memorials; and view sheds (i.e., focal points). The complete results of the consultant team's evaluations of the condition of the Passaic County Park System are provided in Appendix C.

In addition to the above, please note that all areas were also evaluated for compliance with the Americans with Disabilities Act, which is addressed separately in the next section.

### Accessibility for Disabled Persons

During the preparation of the Parks, Recreation and Open Space Master Plan, the accessibility of all areas of the Passaic County Park System was audited based on the 2010 Standards for Accessibility Design of the Americans with Disabilities Act, which are intended to ensure that a public entity's services, programs, or activities can be accessed and used by individuals with disabilities.

The accessibility audit revealed more than 150 unique issues that must be addressed in order to ensure that all areas of the Passaic County Park System are compliant with the Americans with Disabilities Act. These issues were found throughout the system, and examples of specific issues include the lack of accessible parking spaces and pathways; insufficient width of doors; and improper installation height of door hardware and bathroom fixtures, among other examples.

A transition plan was prepared at the conclusion of the accessibility audit. The transition plan lists all of the identified issues in each of the areas of the Passaic County Park System, and is provided in Appendix D of the Parks, Recreation and Open Space Master Plan.

The information of the transition plan is supplemented by Appendix C, which includes additional observations of nonconformities with the American with Disabilities Act.

### **Programs and Events**

There are a range of programs and events that take place within the park, recreation and open space areas of the Passaic County Park System. For instance, the annual Passaic County Fair is held in Garret Mountain Reservation. This is the largest event that is held in the Passaic County Park System. It attracts visitors from around Passaic County and surrounding areas for rides, food and performances, and provides an opportunity for the county's 16 municipalities to come together in friendship to celebrate their diversity, traditions and shared history.

The John J. Crowley Nature Center and Astronomical Observatory, which is located in Rifle Camp Park, is another important feature in the programming of the Passaic County Park System. The observatory is opened for public viewing of the skies on selected nights throughout the year, and hosts an astronomy club, which meets monthly onsite.

In collaboration with the non-profit organization Friends of Passaic County Parks, the Passaic County Park System hosts a summer concert series. These concerts are free to the public, and have a large following. They are generally held in Garret Mountain Reservation, Goffle Brook Park, and Weasel Brook Park.

The Passaic County Park System also organizes group hikes. These hikes generally start or end at a county park, recreation or open space area, and often travel along the Morris Canal Greenway, which links several of the areas of the Passaic County Park System. Friends of Passaic County Parks promotes these hikes on facebook.com.

The county-owned and privately operated equestrian center in Garret Mountain Reservation also offers a riding school and a nationally certified therapeutic riding program for the handicapped. In addition, the equestrian center provides the general public with pony and horseback riding opportunities, and hosts special riding clinics with some of the most successful trainers in the United States.

Dey Mansion in Preakness Valley Park is the location of another important event. It is the location of an annual celebration of General George Washington's birthday, which includes historic interpreters, military drill reenactments, opportunities to enjoy hearth-cooked food, crafting demonstrations, music, and eighteenth-century dancing.

In addition to the annual celebration of General Washington's birthday, Dey Mansion is open to the public and operated as a museum from Wednesday to Sunday throughout the year. Similarly, Lambert Castle, which is located in Garret Mountain Reservation, is operated as a local history museum and open to the public throughout the year. Lambert Castle also hosts special events and exhibitions of the Passaic County Historical Society. Additional information on Lambert Castle and Dey Mansion is provided in Chapter 3.

### Natural Resources

The Passaic County Park System contains a vast array of natural resources, including freshwater wetland areas, threatened and endangered species habitat, surface waters, forests, and unique topographic features. This section discusses the presence and importance of each of these resources<sup>20</sup>.

#### Freshwater Wetland Areas

Wetlands are areas that are saturated with water, either permanently or seasonally. They are an important natural resource, and may be credited with protecting drinking water by filtering out chemicals, sediments and other pollutants that would otherwise clog and contaminate surface waters, mitigating floods by absorbing runoff from heavy rains and snow melts, and releasing stored floodwaters to surface waters during droughts. In addition, wetlands provide critical habitat for a variety of flora and fauna, including threatened and endangered species. They also have an important recreational value.

According to the latest mapping of the New Jersey Department of Environmental Protection and a site-specific analysis of the Peckman Preserve<sup>21</sup>, there are approximately 347 acres of mapped freshwater wetlands within the Passaic County Park System. The distribution of freshwater wetlands among county park, recreation, and open space areas is provided in Table 7. Figure 20, which is located at the end of this section, depicts wetland areas within the Passaic County Park System.

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<sup>20</sup> The information that is presented in this section is supplemented by Appendix E, which contains an environmental constraints inventory.

<sup>21</sup> Edgewater Design, LLC (2010). *Peckman Preserve Study*. Professional report prepared for the Passaic County Board of Chosen Freeholders. Edgewater Design, LLC: Millburn, New Jersey.

Table 7: Wetland Area of the Passaic County Park System

Area Name	Wetland Area
Apshawa Preserve	32.8 acres
Friendship Park	7.4 acres
Garret Mountain Reservation	7.6 acres
Goffle Brook Park	12.3 acres
Peckman Preserve	4.3 acres
Pompton Aquatic Park	20.7 acres
Preakness Valley Park	95.7 acres
Rifle Camp Park	4.4 acres
San Cap Park	24.9 acres
Tranquility Ridge Park	136.9 acres
Weasel Brook Park	0.0 acres

### Surface Waters

Surface waters include lakes, ponds, brooks, streams, creeks, rivers, and similar bodies of water. They are an important natural resource, because they provide important wildlife habitat, are scenic and provide recreational opportunities (e.g., fishing and boating), and are the source of approximately 80 percent of drinking water in the United States<sup>22</sup>.

As demonstrated by Figure 20, which is located at the end of this section, there are numerous surface waters within the Passaic County Park System. They comprise approximately 78 acres of lakes and ponds, and more than 18 miles of rivers, creeks, streams and brooks.

Several of the water bodies in the Passaic County Park System are identified by the New Jersey Department of Environmental Protection to be of exceptional significance and are classified as Category One waters pursuant to the Surface Water Quality Standards rules at NJAC 7:9B-1.4. As such, they are subject to enhanced development setback requirements in order to prevent water quality degradation. Category One waters of the Passaic County Park System are identified in Figure 20 and inventoried in Table 8.

<sup>22</sup> See for example: United States Geological Survey (2013). *Surface Water Use in the United States, 2005*. Available at: <http://ga.water.usgs.gov/edu/wusw.html>

**Table 8: Category One Waters in the Passaic County Park System**

<b>Area Name</b>	<b>Waterway Name</b>	<b>Length</b>	<b>Description</b>
Apshawa Preserve	Matthews Brook	1,232 feet	Trout Maintenance Category One Waterway
Apshawa Preserve	Apshawa Brook	10,810 feet	Trout Maintenance Category One Waterway
Apshawa Preserve	Butler Reservoir	Entire Area	Non-Trout Producing Category One Waterway
San Cap Park	Cooley Brook and Northern Tributary	8,473 feet	Trout Producing Category One Waterway
Tranquility Ridge Park	Beech Brook and Tributaries	25,848 feet	Trout Producing Category One Waterway
Tranquility Ridge Park	Ringwood Creek and Tributaries	9,357 feet	Trout Maintenance Category One Waterway
Tranquility Ridge Park	Wanaque Reservoir Tributaries (Unnamed)	1,424 feet	Trout Maintenance Category One Waterway
Tranquility Ridge Park	Wanaque River Tributary	2,805 feet	Trout Producing Category One Waterway

Chapter 3 and Appendix E provide further information on major surface waters in the individual areas of the Passaic County Park System.

#### **Forest Areas**

The Passaic County Park System contains extensive areas of forest cover. Forests are an important natural resource, because they provide important wildlife habitat, are scenic and have recreational value, promote evaporative cooling in the surrounding area, have the potential to generate income, and act as a natural carbon sink by removing the carbon dioxide (a greenhouse gas that results from fossil fuel combustion) from the air.

According to the latest land cover mapping of the New Jersey Department of Environmental Protection, there is a total of approximately 3,161 acres of forest cover within the area of the Passaic County Park System. The distribution of forest cover among county park, recreation, and open space areas is provided in Table 9. Figure 20, which is located at the end of this section, depicts forest cover within the system.

**Table 9: Forest Cover of the Passaic County Park System**

<b>Area Name</b>	<b>Area</b>
Apshawa Preserve	503.7 acres
Friendship Park	34.3 acres
Garret Mountain Reservation	222.7 acres
Goffle Brook Park	22.2 acres
Peckman Preserve	11.4 acres
Pompton Aquatic Park	21.8 acres
Preakness Valley Park	97.2 acres
Rifle Camp Park	145.8 acres
San Cap Park	183.7 acres
Tranquility Ridge Park	1,917.9 acres
Weasel Brook Park	0.0 acres

### **Threatened and Endangered Species Habitat**

The Passaic County Park System is biodiverse, and contains extensive areas that are suitable habitat for a range of threatened, endangered and other important species. The Landscape Project of the New Jersey Division of Fish and Wildlife’s Endangered and Non-game Species Program, which has been discussed in Chapter 6, indicates that areas of the system contain suitable habitat for bobcat, timber rattlesnake, wood turtle, red-shouldered hawk, marbled salamander, barred owl, northern goshawk, and bald eagle.

It is also important to note that while the United States Fish and Wildlife Service does not list Passaic County as a county that contains Indiana bat, neighboring Orange and Sussex counties do. With similar habitat areas, it is possible that Indiana bat could, indeed, be found in Passaic County. Indiana bats are an endangered species that live along rivers and lakes.

Figure 20 provides an overview of the location of suitable habitat for threatened and endangered species within the Passaic County Park System. Appendix E provides additional information on the presence of threatened and endangered species habitat within the Passaic County Park System.

### **Important Bird Areas**

Several areas of the Passaic County Park System are located within Important Bird Areas of the National Audubon Society. These include: Tranquility Ridge in the Wanaque Watershed; San Cap Park, Apshawa Preserve, and Friendship Park, which are located within the Pequannock Watershed Important Bird Area; and, Garret Mountain Reservation and Rifle Camp Park, which are located in the Garret Mountain Important Bird Area.

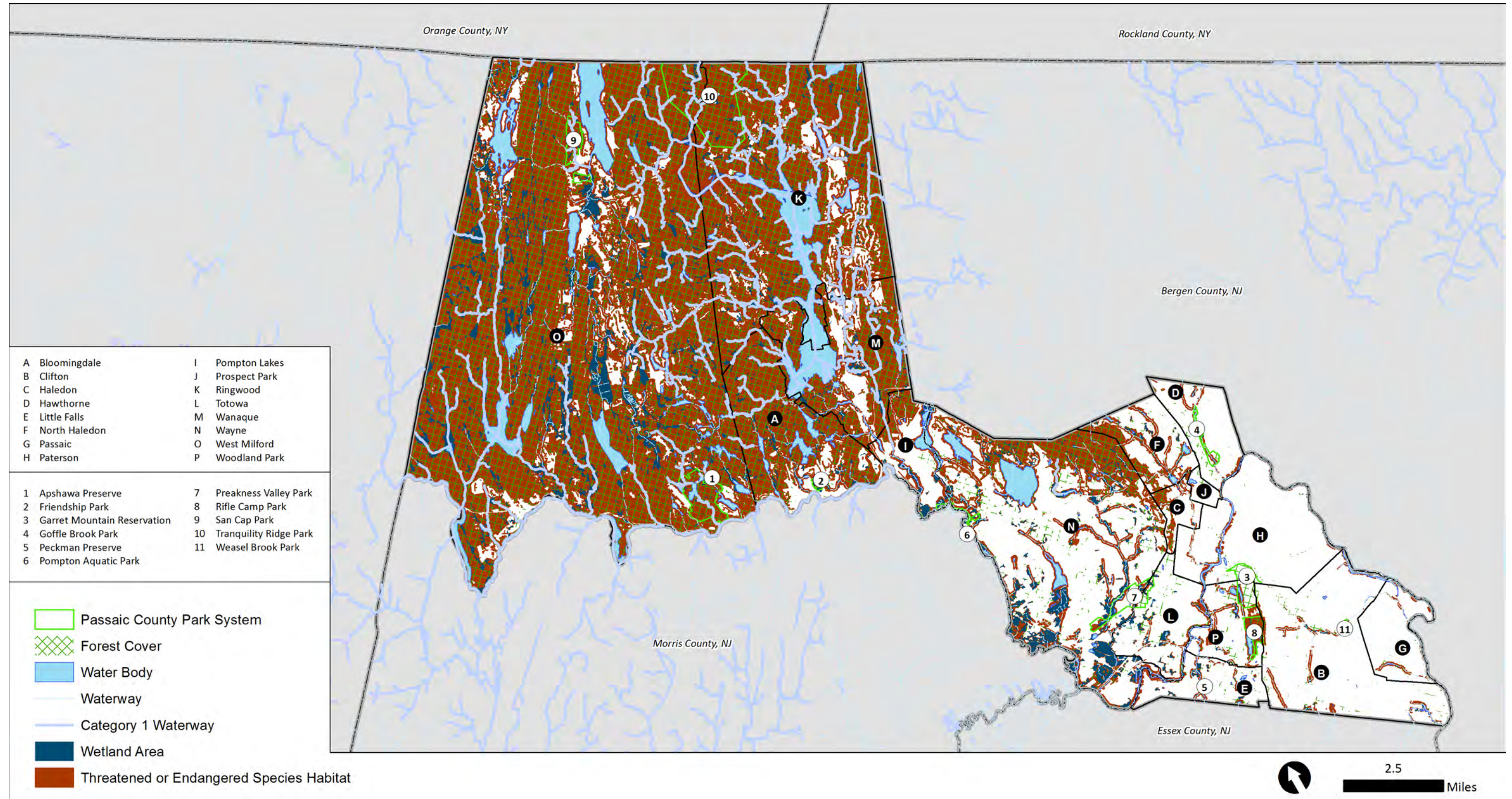
Important Bird Areas are sites that provide essential habitat for one or more species of birds. The National Audubon Society designates the Pequannock Watershed Important Bird Area as globally significant due to the fact that it provides habitat for breeding Cerulean Warblers, which are rapidly declining migratory songbirds. The National Audubon Society designates the Garret Mountain Important Bird Area as state-significant due to the fact that



it serves as a migratory stopover site for various types of warblers, vireos, thrushes, sparrows, flycatchers, swallows and wrens during spring and fall migration. The Garret Mountain Important Bird Area also occasionally supports breeding pairs of Barred Owls, Kentucky Warblers, Prothonotary Warblers and Yellow-breasted Chats.

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Figure 20: Natural Resources



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### Topographical Features

As has been described in Chapter 6, the topography of Passaic County is highly variable. This variability can be considered to be an important natural resource of the Passaic County Park System. Indeed, it supports the formation of microclimates and, therewith, helps to increase biodiversity. In addition, it is scenic and enhances the recreational value of the system. This is particularly evident at Garret Mountain Reservation and Rifle Camp Park. They are located on top of a major outcropping, and their western boundaries are marked by steep cliffs, from which visitors can enjoy scenic panoramas of northern New Jersey and Manhattan.

**Figure 21: Scenic View from Garret Mountain Reservation Auto Overlook**



Photograph Credit: © Michael La Place, PP, AICP

### Cultural and Historic Resources

The Passaic County Park System contains a number of cultural and historic resources. First and foremost, it is important to note that the park system is, in and of itself, an important cultural and historic resource. Indeed, it serves as an important example of the work of the Olmsted Brothers firm, which was the successor firm to the practice of Frederick Law Olmsted, Sr. He is widely regarded as the father of American landscape architecture, and is responsible for some of the finest examples of high-quality landscape design and open space conservation in the United States, including neighboring Essex County.

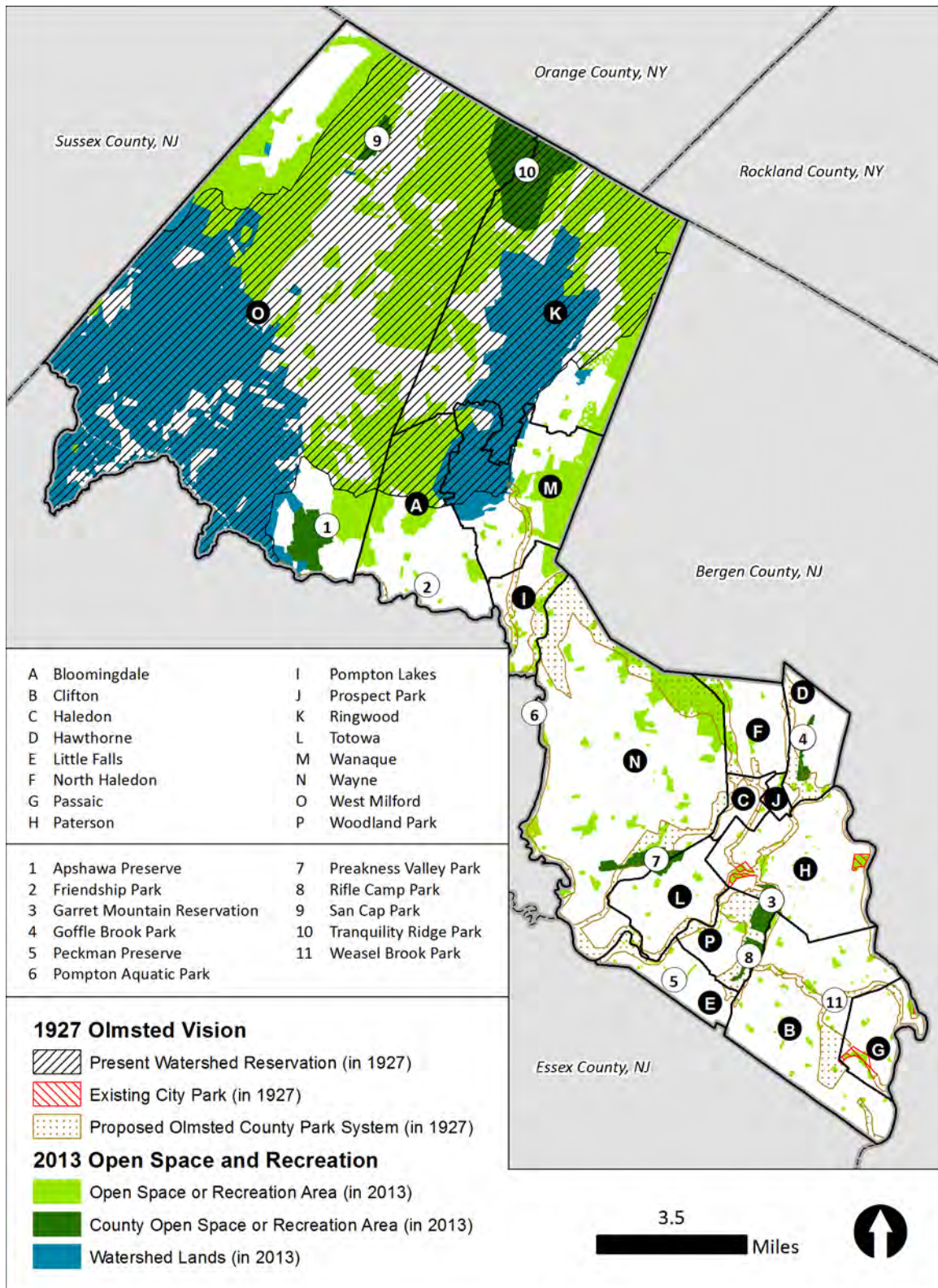
The firm of the Olmsted Brothers<sup>23</sup> was contracted by Passaic County in the 1920s and 1930s to provide a range of design services, including developing an overall concept for the spatial distribution of park, recreation and open space areas within the county and developing individual area designs. The legacy of the Olmsted Brothers is evident not only in the general distribution of the county park system of today, but also in Goffle Brook Park, Garret Mountain Reservation, and Weasel Brook Park. This is illustrated by Figure 22, which overlays the original Olmsted Brothers concept for the Passaic County Park System from 1927 with the park, recreation and open space areas that were existent at the time the Parks, Recreation and Open Space Master Plan was prepared, as well as in figures Figure 23 through Figure 25, which highlight key features of the Olmstedian design of Goffle Brook Park, Garret Mountain Reservation, and Weasel Brook Park, respectively<sup>24</sup>.

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<sup>23</sup> A thorough introduction to the Olmsted Brothers firm and the principles of Olmstedian design is provided in Chapter 2.

<sup>24</sup> Additional information on the Olmstedian design of Goffle Brook Park, Garret Mountain Reservation, and Weasel Brook Park, as well as information on the influence of the Olmsted Brothers firm on the design and configuration of the entire Passaic County Park System, is provided in Chapter 3.

Figure 22: Olmsted Concept and Existing Passaic County Park System



**Figure 23: Olmstedian Design in Goffle Brook Park**



**Figure 24: Olmstedian Design in Garret Mountain Reservation**



**Figure 25: Olmstedian Design in Weasel Brook Park**





The Passaic County Park System is clearly an important representation of the work of the Olmsted Brothers firm, and important to the tradition of landscape architecture in the United States. There are, however, several other important cultural and historic resources within the areas of the Passaic County Park System. These resources are inventoried below:

- **Dey Mansion:** Dey Mansion is located in Preakness Valley Park. It was built under the direction of Theunis Dey in 1772. Theunis Dey was a state legislator, charter trustee of what is now Rutgers, The State University of New Jersey, and a colonel in the Bergen County Militia during the American Revolution. Dey Mansion was also used as the headquarters of General George Washington during July, October and November 1780, during which months he received: Alexander Hamilton; Robert Harrison; Gilbert du Motier, Marquis de Lafayette; and other notable visitors. Dey Mansion has been county-owned since 1930, and is included on the state and national registers of historic places. Dey Mansion, its gardens, and outbuildings are currently one of the county's most important attractions. It has been open for public visitation since 1934.
- **Preakness Valley Golf Course:** Preakness Valley Golf Course is located in Preakness Valley Park. Made public in 1931, this full-service golf course is considered to be the first public golf course in Passaic County. Its clubhouse and caddy house were constructed in 1930 and are important examples of the work of the architecture firm of Fred Wesley Wentworth, which was locally prominent in the period from 1893 to 1933.
- **John W. Rea House:** The John W. Rea House is located in Goffle Brook Park. It was built at some point between 1835 and 1840, and was purchased in 1857 by the well-known minstrel comedian, John W. Rea (also known by his stage name, Jack Raynor), and was his home until his death in 1900. From 1920, the house was operated as an inn and tavern. The county subsequently acquired the property to permit the construction of Goffle Brook Park. Recognizing its historic value, the John W. Rea House was, however, left intact and used as offices for various civic organizations and units of Passaic County.
- **Former Magee Road Bridge:** The former Magee Road Bridge is located in Goffle Brook Park. It was relocated to the park in 2007, and was formerly located on Magee Road in Ringwood Borough. The bridge is an important example of hybrid truss design.
- **Lambert Castle:** Lambert Castle is located in Garret Mountain Reservation. It was constructed in 1892 as the home of local silk magnate, Catholina Lambert, and is known for its American castellated architecture. Lambert Castle has been operated as a museum since 1934. The Passaic County Board of Chosen Freeholders leases the property to the Passaic County Historical Society.
- **Observatory Tower:** Observatory Tower is located in Garret Mountain Reservation, and is part of the Lambert Castle site. It was constructed in 1896 and is located to the west of the castle. On July 4, 1929, it served as the locale for the dedication of

Garret Mountain Reservation, which was the first element of the Passaic County Park System.

- **Tranquility Ridge Park:** The entire area of Tranquility Ridge Park is significant in that it was part of the original Sterling Forest tract, which extends into New York and was mined by the Sterling Iron and Railway Company from at least 1770 to the early 1920s. There are traces of historic mining activity in Tranquility Ridge Park and throughout the greater area.
- **Rifle Camp Park:** The entire area of Rifle Camp Park is historically significant for its key role in the American Revolution. Indeed, due to the relatively high-elevation (565 feet) of Garret Mountain, on which Rifle Camp Park is located, the area served as an observation point for Washington's troops to monitor British movements in 1780. The park was dedicated on November 9, 1969. It was assembled from lands acquired from the Passaic Valley Water Commission and private landowners.
- **Gysbert Vanderhoef House:** The Gysbert Vanderhoef House is located in Weasel Brook Park. Gysbert Vanderhoef, an early Dutch settler, constructed the house around 1720, and it is a fine example of Dutch Colonial Architecture. The Gysbert Vanderhoef House is also known as the Vanderhoef-Westervelt House.

Additional information, including figures that show the location of historic sites within the individual areas of the Passaic County Park System, can be found in Chapter 3.

### Park System Benefits

The Passaic County Park System improves the county and benefits the residents in many ways. The following subsections provide a general overview of the park system's existing and potential environmental, social and economic benefits.

#### Environmental Benefits

Park, recreation and open space areas provide a number of environmental benefits. First and foremost, they help to conserve natural resources, and protect threatened and endangered flora and fauna by protecting important habitat areas.

Moreover, park, recreation and open space areas abate pollution. This is evident if one considers that trees and soil act as natural filters for air and water pollution. Indeed, they remove particulate matter, and absorb nitrogen and other pollutants that would otherwise pollute surface and ground waters or degrade air quality. Similarly, they reduce stormwater runoff, which reduces sewer operation costs and the stress placed upon such infrastructure.

#### Social Benefits

Park, recreation and open space areas make an area more livable. Indeed, they provide a place for active and passive recreation, which help to increase physical activity levels and improve public health. The importance of the contribution of park, recreation and open space areas to improved public health is emphasized by the fact that nearly one-half of

Americans get less than the recommended minimum amount of physical activity<sup>25</sup>. By providing a safe, appropriate, and free-of-charge place for recreation, parks promote physical activity and, thereby, good health.

Park, recreation and open space areas also create strong communities. They provide a gathering place for residents, and facilitate the establishment of social ties, which has a number of benefits, such as: reduced level of crime; improved safety; increased livability; and as has been demonstrated by researchers at Stanford University, improved health<sup>26</sup>.

In addition to the above, park, recreation and open space areas provide a vehicle for social development. To illustrate, they can be used as a setting for sport and educational programs for all age groups. Indeed, they often contain appropriate facilities for such programs, and park system administration is often involved in managing programming for such activities.

### **Economic Development**

Park, recreation and open space areas provide valuable support to recreation and tourism industries. For instance, they can serve as a prime marketing tool to attract tourists and the businesses (e.g., boat rental services, café and other food concessions) that serve them. The value of parks to the recreation and tourism industries is evident if one examines the Chain of Lakes Regional Park in Minneapolis, which received 5.5 million visitors in 2001 and was Minnesota's second-biggest attraction after the Mall of America<sup>27</sup>. Given the location of Passaic County in the densely populated New York metropolitan area, its park, recreation and open space areas can be marketed to attract a similarly high number of visitors.

Park, recreation and open space areas can also raise local property values. Studies have shown that this holds true not only in high-income areas, but also in less affluent areas, and in both residential and commercial areas<sup>28</sup>. Higher property values help to increase tax revenue.

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<sup>25</sup> See for example: The Trust for Public Land (Undated). *Economic and Health Benefits*. Available from: <http://www.tpl.org/research/parks/economic-health-benefits.html>

<sup>26</sup> See for example: Bewell@Stanford (Undated). *Social ties are good for your health*. Available from: <http://bewell.stanford.edu/features/social-ties-good-health>

<sup>27</sup> See for example: Sherer, Paul M. (2006). *The Benefits of Parks: Why America Needs More City Parks and Open Space*. The Trust for Public Land. San Francisco, California.

<sup>28</sup> See for example: Sherer, Paul M. (2006). *The Benefits of Parks: Why America Needs More City Parks and Open Space*. The Trust for Public Land. San Francisco, California.

## Chapter 8: Needs Analysis

Existing needs for maintenance and improvements in the park, recreation, and open space areas of the Passaic County Park System have been discussed in Chapter 7 (see, for example: Facility Conditions, Accessibility for Disabled Persons). This chapter elaborates on the system's needs by examining the need for additional county open space for outdoor recreation.

### Determining Need

In determining need for outdoor public recreation and open space, the Parks, Recreation and Open Space Master Plan has applied the balanced land use approach that is outlined in the current Statewide Comprehensive Outdoor Recreation Plan of the New Jersey Department of Environmental Protection. This approach has been determined by the state to be the most appropriate means of estimating the future need for parks, recreation and open space areas<sup>29</sup>.

The New Jersey Department of Environmental Protection's balanced land use guidelines indicate that a minimum of seven percent of a county's developed and developable land area should be set aside by county government for public active recreation areas. In Passaic County, this equates to approximately 4,122 acres<sup>30</sup>.

Currently, there are approximately 56,837 acres of parks, recreation, and open space areas, as well as limited-access watershed lands in the county. Of this, about 3,940 acres are located within the Passaic County Park System.

While 3,940 acres nearly meets the 4,122 acres that should be set aside according to the balanced land use guidelines of the New Jersey Department of Environmental protection, it is important to note that many of the county-owned park, recreation and open space areas are neither developed nor environmentally suitable for active recreation. Indeed, more than three-quarters of the county-owned park, recreation and open space areas are located in the northern portion of the county and, as a result of topography and environmental constraints, are largely unsuitable for active recreation facilities (e.g., athletic fields). Thus, the amount of county-owned active recreation area does not meet the New Jersey Department of Environmental Protection's balanced land use guidelines.

With less than one-quarter of the county-owned park, recreation and open space areas located in the southern part of the county, where the overwhelming majority (more than 86.4 percent) of the county population resides, it is also clear that there is a serious

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<sup>29</sup> See for example: State of New Jersey (2007). *2008-2012 New Jersey Statewide Comprehensive Outdoor Recreation Plan*. Available from: <http://www.nj.gov/dep/greenacres/pdf/scorp.pdf>

<sup>30</sup> This is based on 58,880 acres of developed and developable acreage, which was determined via the analysis of digital geographic data from Passaic County and the New Jersey Department of Environmental Protection.

imbalance in the distribution of the lands of the Passaic County Park System. This results in southern Passaic County's population being underserved, due to a lack of close-to-home park, recreation and open space areas, and there is a clear need for a concerted effort to capture open space and recreation opportunities in this area.

### **Meeting Need**

The balanced land use figure of 4,122 is the minimum acreage that county government should strive to provide for public active recreation use.

The Parks, Recreation and Open Space Master Plan identifies acquisition targets, which will result in an expansion of the Passaic County Park System. However, the county is developed and has an established land use pattern. Consequently, the amount of land that is suitable for acquisition is limited. Nonetheless, the county should still work toward increasing recreational space by adding appropriate facilities (e.g., through redevelopment and improved access to waterfronts) to meet the diverse recreation needs of county residents, giving particular attention to areas of southern Passaic County that are underserved by outdoor recreation opportunities.

## Chapter 9: Action Plan for the Passaic County Park System

This chapter outlines the actions that the Passaic County Park System should take to fulfill its mission, achieve its vision, and meet its goals. In doing so, it makes system-wide and area-specific recommendation.

### System-Wide Recommendations

The system-wide recommendations of the Parks, Recreation and Open Space Master Plan focus on operations, capital improvements, accessibility, programming, sustainability, and the management of natural and cultural features. These recommendations are detailed in the following subsections, and apply to the entirety of the Passaic County Park System.

#### Park System Operations

With regard to park system operations, the Parks, Recreation and Open Space Master Plan makes recommendations on the management and staffing, maintenance, signage and marketing of the Passaic County Park System. It also makes recommendations to develop partnerships and create volunteer opportunities, as well as to improve customer service, the provision of information, and security. The next sections provide complete details on all recommendations for park system operations.

#### *Management and Staffing*

To maintain and operate the park, recreation and open space areas to achieve the vision and mission articulated in the Passaic County Park System plan, the Department of Parks will need additional full-time staff. In the past, as many as 11 full-time employees maintained each park.

The number of required full-time staff is dependent upon several factors, including park system size, operations, and use. The National Recreation and Park Association reports that park systems with more than 3,500 acres of parkland have a median of one full-time employee per 39.8 acres. The Passaic County Park System, which is 3,940 acres, has 35 full-time employees, or approximately one employee for every 112.6 acres of parkland. Passaic County supplements full-time staff with 24 seasonal workers and 49 temporary workers. By comparison, the Bergen County Park System, with approximately 9,000 acres, has 106 full-time employees, or approximately one full-time employee for every 85 acres of parkland. Bergen County supplements the full-time staff with 241 seasonal workers.

As the planning recommendations for improvement and expansion are implemented, Passaic County should anticipate that it will need to increase the full-time staff to a range of 50 to 100 employees to manage, operate, and maintain the Passaic County Park System.

### *Maintenance*

The Parks, Recreation and Open Space Master Plan also recommends that the Passaic County Park System adopt a zoned approach to maintenance. A zoned approach to maintenance would permanently designate a number of personnel to each park facility, with increased staff at areas that receive a high number of visitors (e.g., Garret Mountain Reservation and Rifle Camp Park). Staff within each park would be assigned to and responsible for specific zones. Doing so will help to foster an enhanced sense of responsibility among staff, which will help to increase performance and increase the efficiency of maintenance operations.

It is also recommended that standard operating procedures for maintenance works and an internal review mechanism to evaluate performance of maintenance crews be developed. By developing such procedures, administration would be able to enforce both the frequency with which works are completed, and the standard to which they are performed.

### *Customer Services and Information*

The county has implemented a park attendant program. Park attendants serve as onsite, resident ambassadors of the Passaic County Park System. They wear uniforms that convey a professional appearance, and are knowledgeable about the system and the amenities it offers. The ambassadors also provide for increased security. Indeed, they patrol park grounds, and are supplied with radio and mobile phones with which they can easily and reliably communicate with law enforcement personnel. Because of the increased level of security and service it provides, it is recommended that the park attendant program be expanded to the greatest possible extent.

It is also recommended that the Passaic County Park System develop a smart phone application to provide users with enhanced information on the system and planned events, and a facilitated means of communicating with system administration; this has been done along the Morris Canal Greenway. Such an application could be programmed to use geo-location services to provide customized information to the user. Additionally, the application could provide a function to notify system administration of maintenance issues; geo-location services would enable the specific location of such issues to be recorded and transmitted as part of the notification.

### *Security*

As has been previously noted, the recommended ambassador program would help to increase security within the areas of the Passaic County Park System. The recommended maintenance improvements and increased numbers of visitors will also help to strengthen the public perception of the county park, recreation and open space areas as safe places to use and visit.

In addition to the above, it is recommended that the Passaic County Park System coordinate with the Passaic County Sheriff's Department and municipal police departments to ensure

that the park, recreation and open space areas are regularly patrolled. Patrols should be made at all times, including during times when the system is formally closed.

### *Partnerships*

First and foremost, it is recommended that relationships with Friends of Passaic County Parks, the New York-New Jersey Trail Conference, Friends of Garret Mountain Reservation, Palisades Interstate Parks Commission, the Master Gardener Association of Passaic County, Rutgers Cooperative Extension of Passaic County, and the New Jersey Conservation Foundation be fully developed and strengthened. Strengthening relationships with these organizations may help to increase public involvement in them, which would not only help to support the development and operation of the park, recreation, and open space areas, but also to increase public knowledge about them and their various offerings. Relationships with other organizations, including non-profit organizations, foundations, corporations, and the federal government should also be developed.

The Passaic County Park System should also build strategic partnerships with museums and institutions of higher education in New Jersey, New York, and Pennsylvania that offer academic and professional programs related to the environment, geology, biology and other relevant subjects. With their extensive woodlands, unique topography, and large wildlife populations, the system's park, recreation and open space areas can serve as outdoor classrooms and provide students with service-learning volunteer opportunities that enhance traditional classroom learning.

### *Signage*

Informational signage should be provided within all park, recreation and open space areas. As appropriate for each area, these signs should minimally include navigational directions, historical information, explanations of local topographic and other environmental features, and listings of park rules and regulations. The design of all signage should follow the same design palette as the existing sign program, and be made of weather-resistant, recycled materials (e.g., high-density polyethylene) in order to minimize the need for maintenance.

### *Marketing*

The Parks, Recreation and Open Space Master Plan recommends that a comprehensive destination marketing campaign be developed in order to market the areas of the Passaic County Park System with the goal of increasing the total number of users, from both within the county and the surrounding region. Any campaign should be coordinated with other marketing efforts of the county, and follow the theme of its slogan, "Rich History, Bright Future" to increase the cohesiveness of Passaic County's image, and allow the Passaic County Park System to profit from the county's established identity.

It is also recommended that the marketing campaign for the county park, recreation and open space areas be integrated with similar campaigns at the municipal level. There is significant opportunity to cross-market between the county and municipal levels, and any opportunities to do so should be taken.



To increase the number of visitors, increase revenue from park fees, and help spread the word about the Passaic County Park System, it is also recommended that the county pursue opportunities to market specific areas of the system. These areas should be marketed not only for their active recreation facilities, but also for the passive recreational opportunities (e.g., birding, landscape photography, hiking) that they offer, and as venues for meetings, retreats, weddings and other special events. In addition, it is recommended that the park, recreation and conservation areas be marketed as major tourist attractions and destinations with important cultural, historic, and environmental resources. This should be coordinated with the implementation of the *Heritage Tourism Element* of the Passaic County Master Plan.

Finally, it is recommended that the county continue to use the Internet as a means of marketing the Passaic County Park System. Advertising via the Internet is an inexpensive and effective way of marketing the system. To augment the current efforts, it is, however, recommended that the county develop an email listserv to provide more targeted information to specific groups. Where appropriate (e.g., when targeting populations that are less likely to use email), the county could supplement such a listserv with print media. Any Internet-based marketing campaigns should be integrated with those of the municipal level. For instance, the county could provide links to information about municipal open space and recreation systems on its website, and vice versa.

#### ***Benchmarking***

It is recommended that the Passaic County Park System develop and adopt benchmarks for funding and performance. This subsection provides example funding and performance benchmarks

#### **Funding**

Per capita appropriations to the Department of Parks can be used as a funding benchmark. In 2012, the total appropriation was \$2,992,919 and the United States Census Bureau estimated that the county had 502,885 residents. This equates to a per capita appropriation of \$5.95. By comparison, the 2012 per capita appropriations to the county park departments in the neighboring counties of Bergen and Morris were \$10.54 and \$27.46, respectively. In Essex County, which also has an Olmsted Brothers-designed park system, the 2012 per capita appropriations to the county park department equated to \$15.83. The basis for the per capita appropriations to county park departments in Bergen, Morris and Essex counties is the respective 2012 county budgets and the July 1, 2012 population estimates of the United State Census Bureau.

#### **Performance**

The level of performance of maintenance crews, as ascertained by the recommended performance evaluation for maintenance works (see: Maintenance), can be used as a performance benchmark. To illustrate, the score of individual maintenance crews could be tracked to ensure that it is steady or improving. Scores could also be averaged to compare individual maintenance crews with one another.

Other performance benchmarks could be: the amount of traffic on websites about the Passaic County Park System; the number of online followers on social networking and micro-blogging sites used by the Passaic County Park System and its partners; maintenance (i.e., meeting) of budgets; and among others, the number of attendees at special events held within the Passaic County Park System.

### Capital Improvements

With regard to capital improvements, the Parks, Recreation and Open Space Master Plan recommends the following:

- Dedicate a portion of the revenues generated by the open space tax to finance a bond issue for the implementation of the priority capital improvement improvements described in the action plan, and use the revenue to leverage additional funds from other sources to complete the priority improvement program.
- Complete aerial, topographic and boundary surveys for all parks to provide a basis for ongoing maintenance and capital improvements.
- Using the National Park System as a model, the county should adopt a “carry in, carry out” regulation for all trash and recyclables in interior portions of parks, and provide centralized, bear-proof refuse collection containers at all park entrances.
- To unify design and facilitate maintenance, utilize standard park design elements for signage, benches, lighting, and fencing.
- Where feasible and practical, install solar security lights at park entrances and key intersections on internal roadways.
- Develop site-specific designs and construction plans to implement the improvement recommendations for individual county park, recreation and open space areas consistent with neighborhood, ethnic, or user needs.
- In order to increase visibility and attractiveness, collaborate with the Master Gardener Association of Passaic County in the planting of native perennial displays at all park entrances.
- Utilize recycled and weather-resistant materials and construction methods to the maximum extent possible; avoid the use of painted surfaces, which require periodic maintenance.
- Develop site-specific plans to provide fishing and boating opportunities in all areas of the Passaic County Park System that contain water features.
- Develop site-specific plans to provide water access from bridges along county roadways. In order to maximize the provision of recreational opportunities, this should be done throughout the county, and not only within existing park, recreation, and open space areas.

### Accessibility

To facilitate access for all Passaic County residents, the Passaic County Park System should coordinate with public bus service carriers in order to ensure and improve service to its park, recreation, and open space areas from all areas of the county. This includes not only ensuring that service is provided, but also making existing service and designated stops comfortable and convenient.

In addition to bus service, high-quality bicycle and pedestrian facilities that link residential areas with the Passaic County Park System should also be provided. This should be done in partnership with local municipalities and non-profit groups. Appropriate facilities include on-road bike lanes and protected (i.e., separated) multipurpose lanes, as well as safe roadway crossings. Secure bicycle parking should also be provided.

It is also recommended that greenways and other linkages be developed between key areas of the Passaic County Park System, and between county and federal, state, and municipal park, recreation and open space areas. Doing so will not only help to improve accessibility, but also to support wildlife populations by providing connective habitat. Included in this recommendation is the continued and expedited development of the Morris Canal Greenway.

### **Programs and Events**

This subsection outlines recommendations for recreational and educational programs, special events, and to support heritage tourism within the Passaic County Park System.

#### *Recreational Programs*

The Parks, Recreation and Open Space Master Plan recommends that the county work with existing and new partners to develop recreational programs for all ages, including Saturday enrichment programs for underprivileged youth. Programs can focus upon such activities as team sports, crafting, or special interest learning (e.g., environmental education), and make use of the system's athletic fields, the John J. Crowley Nature Center and Astronomical Observatory, and other facilities. Transportation should be provided for programs that are intended for the youth and elderly.

#### *Educational Programs*

In addition to the establishment of ties with institutions of higher learning that has been discussed within the context of partnerships (see: Partnerships) and the installation of interpretive signage that has been discussed within the context of signage (see: Signage), it is recommended that the Passaic County Park System work with public schools, including public schools in underprivileged areas, to develop leadership, athletic, and environmental activities, as well as host school groups for field trips in the county park, recreation and open space areas.

#### *Special Events*

The Parks, Recreation and Open Space Master Plan recommends that the county work with Friends of Passaic County Park to extend its summer concert series. In 2013, the last summer concert was on July 18. It is recommended that this series be extended to last through August, as doing so will help to attract more visitors.

In addition to the above, it is recommended that the Passaic County Park System work with its partners to offer additional special events, such as a harvest festival in Garret Mountain Reservation, and an increased number of hiking events.

### *Heritage Tourism*

To promote heritage tourism within the Passaic County Park System, it is recommended that attractive interpretive signage that describes the significance of the cultural and historic resources of the system be installed. All signage should adhere to the recommendations of the *Heritage Tourism Element* of the Passaic County Master Plan.

Please note that other recommendations (e.g., the establishment of educational programs and planning of special events) presented in the Parks, Recreation and Open Space Master Plan are also supportive of heritage tourism in Passaic County.

### **Sustainability**

To improve the sustainability and reduce the environmental footprint of the Passaic County Park System, the Parks, Recreation and Open Space Master Plan recommends the following:

- Utilize green methodologies, technologies and recycled materials to the greatest extent possible for all new construction and renovation.
- Follow the methodologies outlined in the current best management practices manual of the New Jersey Department of Environmental Protection for all new site work that requires stormwater management.
- Add rain gardens for the drainage of impervious surfaces where practical.
- Convert traditional roofs of non-historic buildings to green roofs to greatest extent possible.
- Install solar panels on buildings that are not historic.
- Convert existing lighting fixtures to low-energy, solar powered fixtures to the greatest extent possible.
- Replace existing portable toilets and traditional septic system restrooms with self-composting units, especially in remote areas. Generated compost can be collected and utilized within the Passaic County Park System.
- Install residential-scale wind turbine (i.e., non-blade-type) power generators, where feasible.
- Install rain barrels to collect water for irrigation proposes.
- Convert existing vehicles to run on compressed natural gas. Alternatively, purchase new maintenance vehicles that run on compressed natural gas.
- Convert large lawn areas to meadows in order to eliminate the need for turf maintenance and the use of fossil fuels for mowing equipment.
- Adopt a native plant replacement strategy for new plantings in order to reduce the need for watering, pesticides and fertilization.
- Adopt an integrated pest management approach for landscape maintenance regimens.

### **Management of Natural Areas and Cultural Features**

It is recommended that the Passaic County Park System install deer fencing in woodland areas where damage to the understory is observed. Selectively installing deer fencing in such areas will enable the forest understory to regenerate and, thus, restore biodiversity. The type and location of deer fencing should be coordinated with the input from the staff naturalist of the John J. Crowley Nature Center and Astronomical Observatory, New Jersey Conservation Foundation staff, and a qualified arborist.

To supplement efforts to control the deer population, it is recommended that an approach to woodland management be developed in order to facilitate the long-term preservation and growth of the major woodland stands throughout the system. This is particularly important in Weasel Brook Park, Goffle Brook Park, and Garret Mountain Reservation, which were designed by the Olmsted Brothers firm and are dependent upon large specimen trees and woodland stands to frame views and establish meadow edges.

As the Parks, Recreation and Open Space Master Plan was being prepared, the county was concurrently developing a community forestry management plan. Finalization and implementation of this plan will help to preserve and grow the Passaic County Park System's extensive woodland stands, and it is recommended that the park system be a partner in its development and implementation.

With regard to the cultural features of the Passaic County Park System, it is recommended that programming be developed for those historic structures that are currently not in active use. In addition, the Parks, Recreation and Open Space Master Plan recommends that individual architectural assessments be completed for each historic structure within two years of its adoption. These assessments should examine: structural issues; roofing; building mechanical systems; historic appropriateness of existing repairs and renovations; and general integrity.

In addition to the above, the Parks, Recreation and Open Space Master Plan recommends that the county seek opportunities to incorporate new cultural features into the Passaic County Park System. This can be done through direct acquisition, or by developing special arrangements with partners (e.g., the National Park Service).

#### **Recreational Water Access**

The Parks, Recreation and Open Space Master Plan recommends that recreational water access be maximized within the county. This can be done by providing appropriate facilities within existing areas of the Passaic County Park System, and through acquisition of new properties and system expansion. This can also be done by co-locating facilities for boating, fishing, and water-related activities at bridges along county roadways.

In addition to the above, the Parks, Recreation and Open Space Master Plan also recommends that the county develop a boathouse or similar structure at a location along the Passaic River. The Passaic River is an important geographical and cultural feature in the county, and access for all Passaic County residents should be secured.

#### **Expansion**

The Olmsted legacy of the Passaic County Park System is priceless, and should be considered during the acquisition of new properties. It is therefore recommended that acquisitions be sought in areas that were included in the original 1927 Olmsted Brothers concept, but have not yet been preserved as open space and recreation.

In addition to seeking to acquire properties in areas that were part of the original 1927 Olmsted Brothers concept, acquisitions should also be sought in areas that will help the county to achieve multiple purposes. Prime examples of such areas are those within the corridor of the Morris Canal Greenway and other byways that are outlined in the *Heritage Tourism Element* of the Passaic County Master Plan. Making acquisitions in these areas will not only fulfill the objective of expanding the Passaic County Park System, but will also implement the *Heritage Tourism Element* of the Passaic County Master Plan and plans for the Morris Canal Greenway.

### Park-Specific Recommendations

This section provides a full range of short- and long-term priorities for the park, recreation and open space areas of the Passaic County Park System. It is supplemented by Appendix D, which provides complete details on non-conformities with the Americans with Disabilities Act, and what must be done to correct them, as well as Appendix F, which provides estimates of the cost to implement the improvements that are recommended in this section.

#### Apshawa Preserve

By agreement with the county, the New Jersey Conservation Foundation is largely responsible for the oversight and maintenance of Apshawa Preserve, which is an unimproved open space that provides opportunities for resource-based recreation in a natural environment. The New Jersey Conservation Foundation is very active in monitoring conditions at Apshawa Preserve, and organizing volunteers to maintain trails and cleanup events.

Additional information on Apshawa Preserve is provided in Chapter 3.

#### Short-Term Priorities

The Parks, Recreation and Open Space Master Plan establishes the following short-term priorities for Apshawa Preserve:

- Ensure that first-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on first-priority non-conformities, and what must be done to correct them.
- The preserve's entrance is hidden and not clearly visible from Macopin Road (Passaic County Route No. 693) and Northwood Drive. The visibility of existing signage should, therefore, be enhanced.
- Benches and picnic tables that are consistent with current park standards should be added in order to enhance user experience.

Short-term priorities should be addressed within five years of the plan's adoption.

#### Long-Term Priorities

The following long-term priorities are established for Apshawa Preserve:

- The county should replace portable toilets with permanent, self-composting toilets.

- Designated access to Butler Reservoir should be developed in an effort to provide park users with fishing and boating opportunities.

Long-term priorities should be addressed within ten years of the plan's adoption.

### **Friendship Park**

Friendship Park is the most recent acquisition of the Passaic County Park System. The current parking lot and entry arrangement appears uninviting and unkempt.

Additional information on Friendship Park is provided in Chapter 3.

#### *Short-Term Priorities*

The Parks, Recreation and Open Space Master Plan establishes the following short-term priorities for Friendship Park:

- Remove trash and eliminate illegal dumping within the park.
- Ensure that first-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on first-priority non-conformities, and what must be done to correct them.
- Develop a signage program that includes interpretive and guide signage.
- Provide pervious pavement and landscaping in parking areas. Provide parking spaces that are compliant with the Americans with Disabilities Act.
- Remove fallen trees and limbs, and, once adopted, implement the county's community forestry management plan.
- Repair or replace the existing footbridge that leads to the annex.

Short-term priorities should be addressed within five years of the plan's adoption.

#### *Long-Term Priorities*

The following long-term priorities are established for Friendship Park:

- Ensure that second- and third-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on second- and third-priority non-conformities, and what must be done to correct them.
- Reinstall the missing footbridge over Lower Brook.

Long-term priorities should be addressed within ten years of the plan's adoption.

### **Garret Mountain Reservation**

Garret Mountain Reservation is one of the most-used areas in the Passaic County Park System. Indeed, the recent addition of marked walking and jogging pathways on the ring road make it a popular destination for walkers and joggers.

Garret Mountain Reservation also hosts the Passaic County Fair, which places a significant burden on the park's infrastructure. As a result of this burden, the county is currently considering relocating the fair to another venue.

Additional information on Garret Mountain Reservation is provided in Chapter 3.

#### *Short-Term Priorities*

The Parks, Recreation and Open Space Master Plan establishes the following short-term priorities for Garret Mountain Reservation:

- Ensure that first-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on first-priority non-conformities, and what must be done to correct them.
- Complete a feasibility study on the conversion of restrooms to self-composting systems in order to eliminate septic issues, which have been a persistent problem.
- Assign dedicated maintenance staff with a permanent, onsite presence.
- Remove fallen trees and limbs, and, once adopted, implement the county's community forestry management plan.
- Upgrade electrical service to provide proper poles and lines, or, preferably, eliminate the need for such infrastructure by providing localized solar installations or an underground distribution system.
- Repave main roadway and walkways to improve usability, where needed.
- Develop a signage program that includes interpretive and guide signage. Any such program should highlight Garret Mountain Reservation's Olmstedian design.
- Add picnic tables, grills and related amenities to picnic areas.

Short-term priorities should be addressed within five years of the plan's adoption.

#### *Long-Term Priorities*

The following long-term priorities are established for Garret Mountain Reservation:

- Ensure that second- and third-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on second- and third-priority non-conformities, and what must be done to correct them.
- Restore the pond with shallow water basin.
- Rehabilitate the basketball court, and consider adding two additional courts.
- Rehabilitate the overlook area, which provides scenic vistas over northern New Jersey and Manhattan from the eastern edge of the reservation, and provide an accessible route for easy and safe access to the overlook area.
- Improve the drinking fountains.
- Complete a feasibility study on the potential to add a boating concession and restore boat rentals.
- Improve lighting in the reservation.
- Improve soft-surface pathways in the reservation.

Long-term priorities should be addressed within ten years of the plan's adoption.



### **Goffle Brook Park**

Goffle Brook Park was designed by the Olmsted Brothers firm. It is unique in that it is the only area of the Passaic County Park System that is located in the Borough of Hawthorne, and that it provides recreation facilities for both the municipality and the local board of education. Goffle Brook Park accommodates a range of activities, but it has a clear need for woodland management. The board of education relies on the athletic fields for its junior varsity program, and maintains one athletic field within the park.

Goffle Brook, which traverses the park, is presently undergoing an extensive stream bank restoration and re-vegetation program, which is intended to restore its riparian corridor.

Additional information on Goffle Brook Park is provided in Chapter 3.

#### ***Short-Term Priorities***

The Parks, Recreation and Open Space Master Plan establishes the following short-term priorities for Goffle Brook Park:

- Ensure that first-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on first-priority non-conformities, and what must be done to correct them.
- Assign dedicated maintenance staff to the park.
- Remove fallen trees and limbs, and, once adopted, implement the county's community forestry management plan.
- Repave the park's parking lots.
- Develop a signage program that includes interpretive and guide signage. Any such program should highlight Goffle Brook Park's Olmstedian design.
- Install boulder outcrops to minimize the use of pastoral meadows, which are being overused by informal sports groups, and implement a turf management program.
- Renovate existing athletic fields.
- Renovate the existing dog park.
- Implement a plan for the adaptive reuse of the John W. Rea House.

Short-term priorities should be addressed within five years of the plan's adoption.

#### ***Long-Term Priorities***

The following long-term priorities are established for Goffle Brook Park:

- Ensure that second-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on second-priority non-conformities, and what must be done to correct them.
- Explore the possibility of restoring the pond, which was previously located at the southernmost end of the park, in the area of the current playground.
- Add additional pedestrian bridges over Goffle Brook.

Long-term priorities should be addressed within ten years of the plan's adoption.

### Peckman Preserve

Peckman Preserve, which has access to the Peckman River, was acquired after 2001. Subsequent to its acquisition, Peckman Preserve was the subject of a 2010 consultant study and concept design for improvement and use as an environmental sanctuary with public access. The study proposed implementing the plan in two parts. Part one would focus on invasive species removal, landscape restoration and development within the preserve itself, and part two would focus on periphery components that connect the preserve to the neighborhood, nearby roadways, and the Morris Canal Greenway.

The estimated cost of the first part of the plan is \$1,248,000. The estimated cost of the second part is \$520,000. The total estimated cost of phases one and two is \$1,768,000. To date, implementation of the plan has been limited to an effort to control the invasive species known as Japanese Knotweed. The concept design and study recommendations have not been formally adopted or endorsed by the county, because of the high estimated cost.

Additional information on Peckman Preserve is provided in Chapter 3.

#### *Short-Term Priorities*

The Parks, Recreation and Open Space Master Plan establishes the following short-term priorities for Peckman Preserve:

- Implement the first part of the aforementioned consultant study and concept plan, subject to further public review and adoption by the Passaic County Board of Chosen Freeholders and Passaic County Planning Board.
- Develop a signage program that includes interpretive and guide signage.
- Remove fallen trees and limbs, and, once adopted, implement the county's community forestry management plan.

Short-term priorities should be addressed within five years of the plan's adoption.

#### *Long-Term Priority*

The following long-term priority is established for Peckman Preserve:

- Implement the second part of the aforementioned consultant study and concept plan, subject to further public review and adoption by the Passaic County Board of Chosen Freeholders and Passaic County Planning Board.

Long-term priorities should be addressed within ten years of the plan's adoption.

### Pompton Aquatic Park

Pompton Aquatic Park is mainly a passive recreational amenity that has no parking lot facilities. It is accessed from Shore Road in Wayne Township, and contains trails along the Ramapo River. The areas of Pompton Aquatic Park that are located in Morris County are accessible only by trail.

Additional information on Pompton Aquatic Park is provided in Chapter 3.

### *Short-Term Priorities*

The Parks, Recreation and Open Space Master Plan establishes the following short-term priorities for Pompton Aquatic Park:

- Develop a trailhead parking lot, either through the acquisition of property or by negotiating a shared parking arrangement.
- Create a formal entry and enhance the visibility of park.
- Develop walkways with pervious pavement and trails with blazing.
- Develop a signage program that includes interpretive and guide signage, especially along trails.

Short-term priorities should be addressed within five years of the plan's adoption.

### *Long-Term Priority*

The following long-term priority is established for Pompton Aquatic Park:

- Complete a feasibility study on the provision of a picnic area. If determined feasible, provide a picnic area.
- Complete a feasibility study on the provision of recreational water access. If determined feasible, provide facilities for such access.

Long-term priorities should be addressed within ten years of the plan's adoption.

### **Preakness Valley Park**

Preakness Valley Park is the location of Preakness Valley Golf Course and Dey Mansion. These facilities are operated independent of one another. As a result, this subsection addresses each of these facilities separately.

Additional information on Preakness Valley Park is provided in Chapter 3.

### *Dey Mansion*

Based on previous county plans, Dey Mansion will undergo a restoration. The restoration is expected to be complete in 2015. It has been estimated that the restoration will cost a total of \$1,800,000, and will be funded with a grant from the New Jersey Historic Trust and monies from the Passaic County Open Space Trust Fund.

Subsequent to the completion of the restoration of Dey Mansion, its gardens will also be restored to accurately reflect the colonial revival garden that was designed by the Olmsted Brothers firm. This garden design was originally implemented between 1937 and 1941, but plantings died off and the garden no longer accurately reflects the design of the Olmsted Brothers firm. Plans for the garden restoration are complete, but funding will be needed to implement them. As such, the garden restoration work remains to be scheduled.

### *Short-Term Priorities*

The Parks, Recreation and Open Space Master Plan establishes the following short-term priorities for Dey Mansion:

- Develop a comprehensive interpretive and guide signage program for Dey Mansion. Any such program should direct visitors to the tour building as their first destination; visitors are required to report to the tour building before gaining access to Dey Mansion.
- Assign dedicated maintenance staff or expand the responsibilities of the staff of Preakness Valley Golf Course.

Short-term priorities should be addressed within five years of the plan's adoption.

#### Long-Term Priorities

The following long-term priorities are established for Dey Mansion:

- Implement the Dey Mansion colonial revival garden restoration plan.
- Delineate and document the cemetery that is situated on the grounds of Dey Mansion.

Long-term priorities should be addressed within ten years of the plan's adoption.

#### *Preakness Valley Golf Course*

Preakness Valley Golf Course has recently undergone a \$10,000,000 renovation, which resulted in a number of significant improvements to the course and the amenities it offers. Completion of this program will enable staff to assist with the maintenance of other areas of the Passaic County Park System.

The maintenance building that is located onsite is small, and staff has indicated that more space is needed. Additionally, there are issues with the maintenance building's septic system, and the current location negatively impacts the views of the course from Totowa Road (Passaic County Route No. 644).

In addition to the above, it is noted that the width of the tunnel that provides passage beneath Riverview Drive (Passaic County Route No. 640) is insufficient for important park maintenance equipment (e.g., sprayers, mowers).

#### Short-Term Priorities

The Parks, Recreation and Open Space Master Plan establishes the following short-term priorities for Preakness Valley Golf Course:

- Ensure that first-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on first-priority non-conformities, and what must be done to correct them.
- Repave the entrance roadway and parking lot.
- Develop a signage program that includes interpretive and guide signage, including signs that interpret the architectural significance of the clubhouse.
- Perform routine maintenance.

- Renovate the caddy house so that it may be used for the resident professional program, a pro shop, or a locker room.
- Install a solar-powered cart recharging station and remove the cart barn.
- Improve the existing tunnel beneath Riverview Drive (Passaic County Route No. 640).

Short-term priorities should be addressed within five years of the plan's adoption.

#### Long-Term Priorities

The following long-term priorities are established for Preakness Valley Golf Course:

- Ensure that second- and third-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on second- and third-priority non-conformities, and what must be done to correct them.
- Redesign sand bunkers in order to meet new standards and contemporary play.
- Relocate the course's maintenance building.
- Develop a par-3 course.

Long-term priorities should be addressed within ten years of the plan's adoption.

#### Rifle Camp Park

Rifle Camp Park provides opportunities for passive recreation and is mostly noted for camping and nature-related activities. It is proximate to Garret Mountain Reservation, but there is currently no direct linkage between the two areas.

Additional information on Rifle Camp Park is provided in Chapter 3.

#### Short-Term Priorities

The Parks, Recreation and Open Space Master Plan establishes the following short-term priorities for Rifle Camp Park:

- Ensure that first-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on first-priority non-conformities, and what must be done to correct them.
- Improve the visibility of the park entrance by providing advance signage on Rifle Camp Road.
- Repair or screen the booster pump building.
- Repave roadways and parking lots.
- Develop a signage program that includes interpretive and guide signage, especially along trails.
- Make repairs in and expand the platform tent area.
- Repair the fitness course (i.e., parcourse).
- Make repairs and restore electric service to the amphitheater.
- Develop comprehensive programming for the amphitheater.
- Replace and improve lighting.

- Provide a spray park amenity.
- Develop a combined tot lot and playground space.
- Renovate the interior of the John J. Crowley Nature Center and Astronomical Observatory.

Short-term priorities should be addressed within five years of the plan's adoption.

#### *Long-Term Priorities*

The following long-term priorities are established for Rifle Camp Park:

- Ensure that second- and third-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on second- and third-priority non-conformities, and what must be done to correct them.
- Develop a linkage to Garret Mountain Reservation.
- Review the potential reuse of the toboggan run, and the development of the park for winter sports and activities. If the toboggan run is repaired, investigate the possibility of making it an all-weather attraction.

Long-term priorities should be addressed within ten years of the plan's adoption.

#### **San Cap Park**

The majority of San Cap Park is passive open space. The active portions of the park are leased and maintained by West Milford Township.

Additional information on San Cap Park is provided in Chapter 3.

#### *Short-Term Priorities*

The Parks, Recreation and Open Space Master Plan establishes the following short-term priorities for San Cap Park:

- Ensure that first-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on first-priority non-conformities, and what must be done to correct them.
- Improve the visibility and safety of the park's entrance, and provide advance signage on Union Valley Road (Passaic County Route No. 511) and Elm Avenue.
- Develop a signage program that includes interpretive and guide signage.
- Install benches that are consistent with county standards.
- Locate a historical marker and interpretation sign for the Tichenor House, which was determined by the county to be in an advanced state of disrepair and subsequently demolished.
- Develop a picnic area, and provide recreational amenities (e.g., bocce).

Short-term priorities should be addressed within five years of the plan's adoption.

#### *Long-Term Priorities*

The following long-term priorities are established for San Cap Park:

- Ensure that second-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on second-priority non-conformities, and what must be done to correct them.
- As recommended by the *Heritage Tourism Element* of the Passaic County Master Plan, develop a linkage to the Appalachian Trail, working with the New York-New Jersey Trail Conference.
- Provide a new trailhead parking lot.
- Complete a feasibility study on the provision of opportunities to participate in winter sports (e.g., snowmobiling, cross-country skiing).
- Working with the New York-New Jersey Trail Conference, investigate the feasibility of developing an accessible walking and hiking trail.

Long-term priorities should be addressed within ten years of the plan's adoption.

### **Tranquility Ridge Park**

Tranquility Ridge Park is the largest area of the Passaic County Park System, and was part of the original Sterling Forest Tract, which extends into New York. Officials in Ringwood Borough note that significant resources are spent on retrieving lost hikers; this indicates that trail blazing and signage is warranted.

Additional information on Tranquility Ridge Park is provided in Chapter 3.

### ***Short-Term Priorities***

The Parks, Recreation and Open Space Master Plan establishes the following short-term priorities for Tranquility Ridge Park:

- Ensure that first-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on first-priority non-conformities, and what must be done to correct them.
- Develop a signage program that includes interpretive and guide signage, especially along trails.
- Blaze and mark existing trails.
- Provide solar-powered charging stations for mobile phones and other personal devices at trail heads.
- Complete a feasibility study on the implementation of a self-service kiosk where locator units that use the Global Positioning System can be rented.

Short-term priorities should be addressed within five years of the plan's adoption.

### ***Long-Term Priority***

The following long-term priority is established for Tranquility Ridge Park:

- Ensure that second-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on second-priority non-conformities, and what must be done to correct them.

Long-term priorities should be addressed within ten years of the plan's adoption.

### **Weasel Brook Park**

The Olmsted Brothers firm designed Weasel Brook Park. The park is actively used, and is the setting of events such as summer concerts and flea markets. The County has received a grant of \$309,000 from the Green Acres Program of the New Jersey Department of Environmental Protection for the refurbishment of athletic fields and bleachers, installation of new playgrounds, dredging of the onsite pond, and improvement of the park's comfort stations. Additional funds will be allocated from the Passaic County Open Space Trust Fund.

Additional information on Weasel Brook Park is provided in Chapter 3.

### *Short-Term Priorities*

The Parks, Recreation and Open Space Master Plan establishes the following short-term priorities for Weasel Brook Park:

- Ensure that first-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on first-priority non-conformities, and what must be done to correct them.
- Develop a signage program that includes interpretive and guide signage. Any such program should highlight Weasel Brook Park's Olmstedian design.
- Repave all walkways.
- Remove cobra-style lights and utility poles. Replace with 1930s period-style cast iron globe fixtures from Public Service Electric and Gas. Preserve and restore existing period-style fixtures.
- Preserve original lights.
- Remove fallen trees and limbs, and, once adopted, implement the county's community forestry management plan.
- Convert the existing spray park to a grey (i.e., recycled) water system.
- Work with the New Jersey Department of Environmental Protection and the United States Fish and Wildlife Service to explore options for Canada Goose management.

Short-term priorities should be addressed within five years of the plan's adoption.

### *Long-Term Priorities*

The following long-term priorities are established for Weasel Brook Park:

- Ensure that second- and third-priority non-conformities with the Americans with Disabilities Act are addressed. Appendix D contains detailed information on second- and third-priority non-conformities, and what must be done to correct them.
- Redesign the horseshoe pit area to include additional amenities, such as bocce courts.

Long-term priorities should be addressed within ten years of the plan's adoption.



## Chapter 10: Open Space System Map

Chapter 10 reviews the current status of the Passaic County Park System and identifies potential acquisition sites for its future expansion. It includes mapping of the existing and proposed systems, and makes a recommendation for the prioritization of future acquisitions.

### Existing System

The Passaic County Park System presently includes 11 park, recreation, and open space areas that are located within 11 of the county's 16 municipalities. The average size of the park, recreation and open space areas is currently 358 acres, and they range in size from 12 acres at Peckman Preserve to the 2,062-acre Tranquility Ridge Park. Table 10 provides an overview of the size and location of each of the park, recreation, and open space areas of the existing Passaic County Park System.

**Table 10: Location and Size of Passaic County Park System Areas**

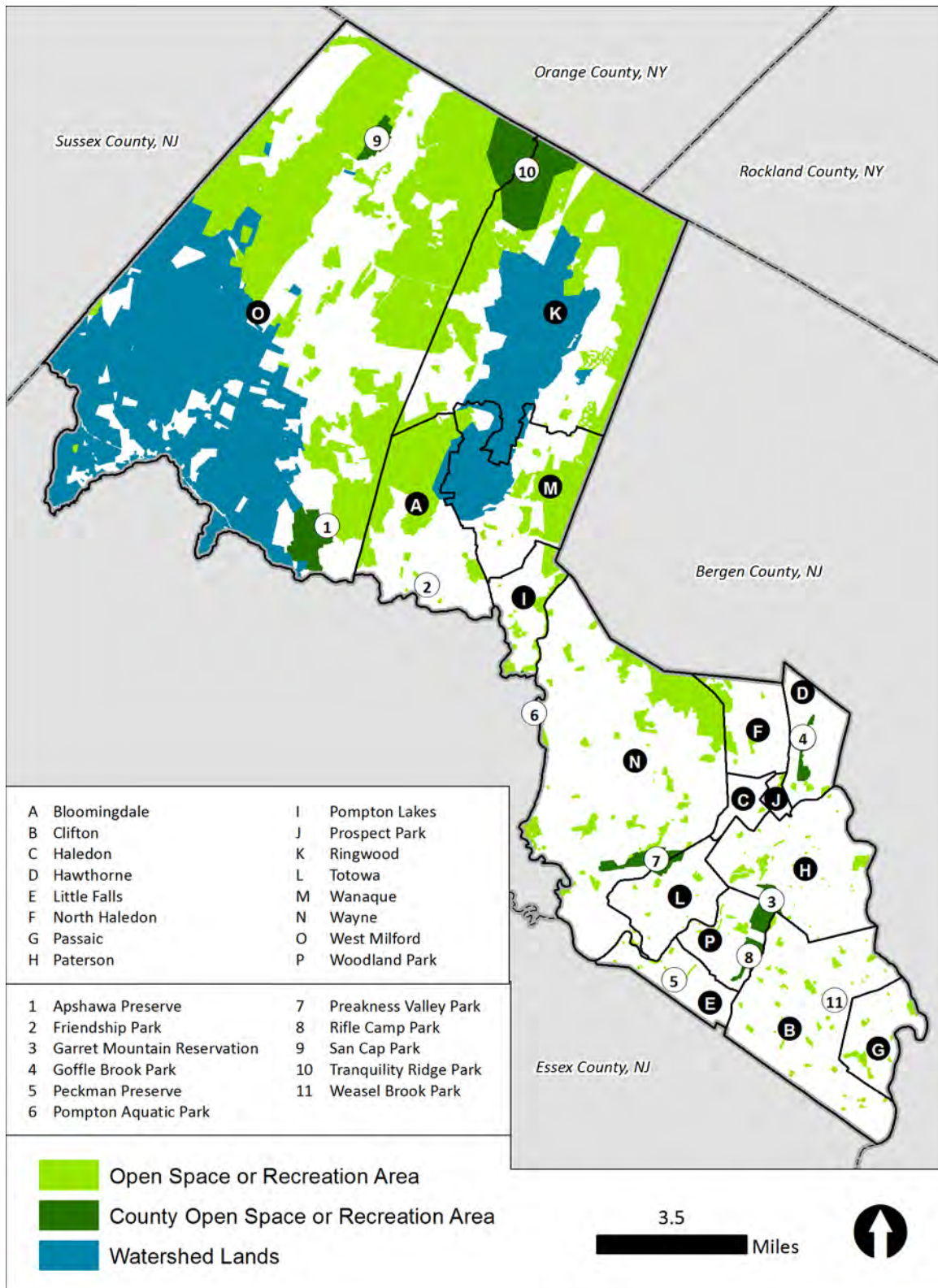
Area Name	Location	Size (Acres)
Aphsawa Preserve	West Milford Township	594
Friendship Park	Bloomington Borough	44
Garret Mountain Reservation	Paterson City, Woodland Park Borough	310
Goffle Brook Park	Hawthorne Borough	100
Peckman Preserve	Little Falls Township	12
Pompton Aquatic Park	Wayne Township, Pompton Lakes Borough <sup>31</sup>	29 <sup>32</sup>
Preakness Valley Park	Wayne Township, Totowa Borough	377
Rifle Camp Park	Woodland Park Borough	169
San Cap Park	West Milford Township	224
Tranquility Ridge Park	Ringwood Borough, West Milford Township	2,062
Weasel Brook Park	Clifton City	19

Mapping of the existing Passaic County Park System is provided in Figure 26. This mapping provides a county-level view of the park, recreation and open space areas that are discussed and mapped in Chapter 3.

<sup>31</sup> Pompton Aquatic Park is also located in Pequannock Township in Morris County.

<sup>32</sup> An additional 10.4 acres (approximate) are located in Pequannock Township in Morris County.

Figure 26: Existing Passaic County Park System



### Proposed System

As recommended by the Parks, Recreation and Open Space Master Plan, the area of the Passaic County Park System would expand by nearly 2,318 acres, and expansion would be concentrated in areas envisioned as park, recreation and open space areas by the Olmsted Brothers firm in the June 24, 1927 *Outline Map Showing Existing and Proposed Parks and Reservation* [sic] that was introduced and discussed in Chapter 2. It includes areas along the historic and scenic byways of the county to preserve open space and protect and buffer historic sites.

The plan further recommends addressing the shortfall of open space and recreation areas in the more densely populated areas by capturing opportunities provided by redevelopment and brownfield remediation, as well as identifying opportunities for recreational water access, including boating. Moreover, the plan recommends that the system be expanded to include a site that is better suited to serve and function as a site for the Passaic County Fair.

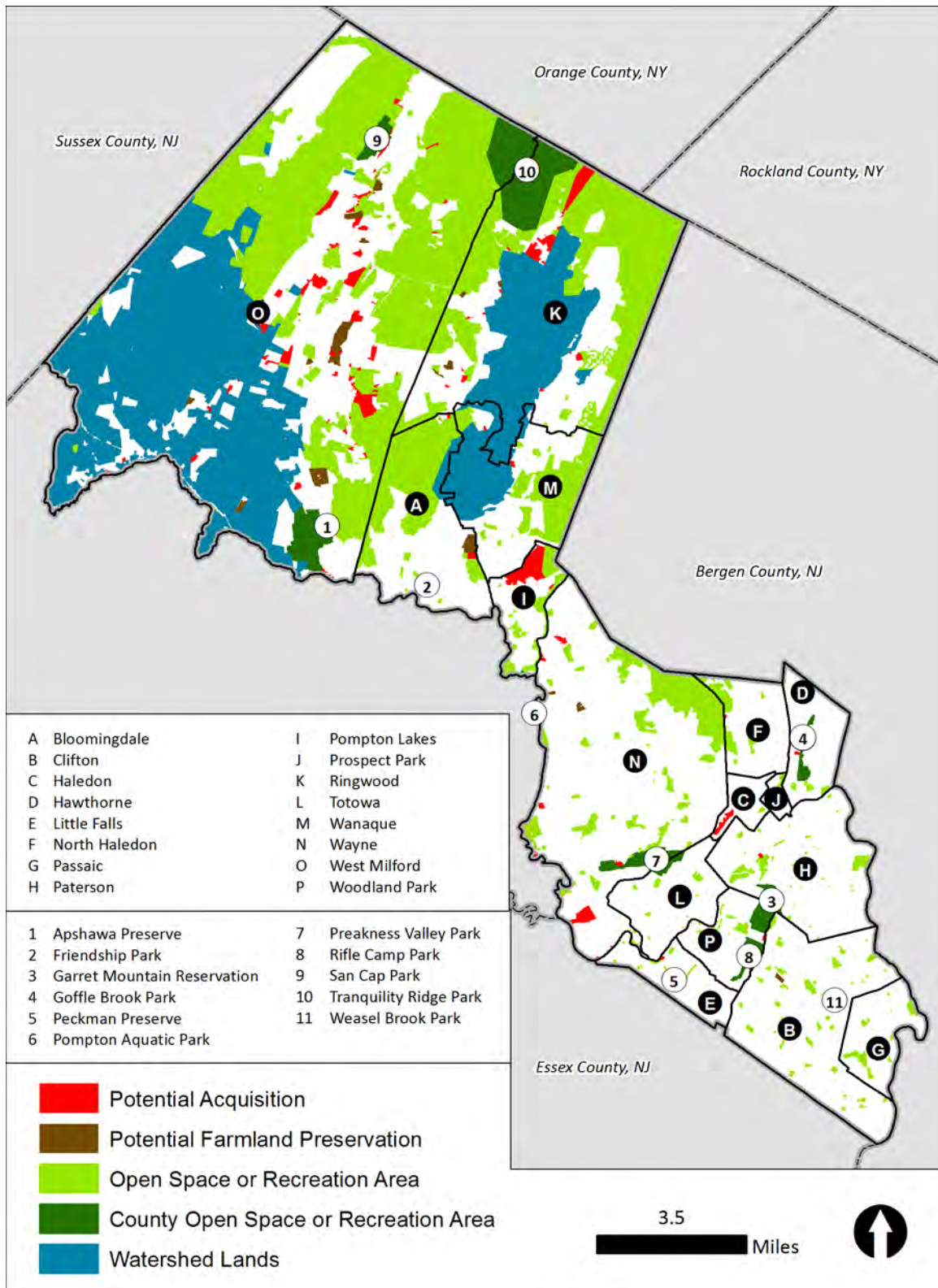
The expansion of the Passaic County Park System envisioned by this plan would be achieved by acquiring new sites throughout the county. Table 11 provides the total area of potential acquisition sites at the municipal level.

**Table 11: Municipal-Level Allocation of Potential Acquisition Sites**

<b>Municipality</b>	<b>Size (Acres)</b>
Bloomingtondale	106.5
Clifton	46.5
Haledon	46.6
Hawthorne	5.9
Little Falls	5.7
North Haledon	5.6
Paterson	6.5
Passaic	0.0
Pompton Lakes	279.9
Prospect Park	0.0
Ringwood	392.7
Totowa	0.0
Wanaque	14.2
Wayne	202.9
West Milford	1,199.2
Woodland Park	5.6
<b>Total (County)</b>	<b>2,317.8</b>

Mapping of the potential acquisition sites and the impact they would make on the Passaic County Park System is provided in Figure 27. Figure 27 is supplemented by appendices G and H. Appendix G provides a parcel-level listing of all potential acquisition sites. Appendix H provides high-detail mapping of potential acquisition sites.

Figure 27: Proposed Passaic County Park System



The acquisition sites have been selected to help the county achieve multiple goals (viz.: implement the Morris Canal Greenway Implementation Study; realize the Olmsted Brothers concept) and make the best use of financial resources.

#### Methodology for Identification of Potential Acquisition Sites

The potential acquisition sites that are depicted on Figure 27 and listed in Appendix G have been selected based on the Olmsted Brothers concept, which is discussed in Chapter 2, and the historic and scenic byways that are identified in the *Heritage Tourism Element* of the Passaic County Master Plan.

The methodology by which potential acquisition sites were identified can be described as follows:

- First, properties that are currently assessed as vacant or farmland, and are completely or partially located within an area that is included in the 1927 Olmsted Brothers concept and adjacent to an existing area of the Passaic County Park System, were selected in a Geographic Information System. Contiguous areas of vacant and farmland-assessed properties were also selected, as were non-contiguous vacant and farmland-assessed properties of more than 12 acres<sup>33, 34</sup>. This resulted in a selection of potential open space acquisition sites that maximize the remaining potential to realize the Olmsted Brothers vision for the Passaic County Park System. These selections were then reviewed by the consultant team and staff from the Passaic County Department of Planning and Economic Development, and sites that are incompatible with or do not make the most use of the limited resources available to fund parks, recreation and open space were removed.
- Next, the process described for properties that are assessed as vacant or farmland, and are completely or partially located within the area that is included in the 1927 Olmsted Brothers concept, was repeated for areas within the byways that are identified in the *Heritage Tourism Element* of the Passaic County Master Plan. Inclusion of potential acquisition sites that are located in this area will help the county to realize the Morris Canal Greenway and other byways.
- Finally, the consultant team then added properties to the aforementioned selection of potential acquisition sites, based upon specific input from the Passaic County Department of Planning and Economic Development. Such potential acquisition sites include sites that Passaic County is currently in the process of acquiring, and sites where the owner has expressed interest in sale or donation to the county.

#### Prioritization of Acquisition of Potential Acquisition Sites

It is the recommendation of the Parks, Recreation and Open Space Master Plan that Passaic County follow the current policy, as it may be revised in the future, of the Green Acres

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<sup>33</sup> Twelve (12) acres was chosen as a threshold, because it is the approximate size of the smallest area of the Passaic County Park System.

<sup>34</sup> Vacant and farmland-assessed properties of any size that are located adjacent to such non-contiguous properties were also selected.

Program of the New Jersey Department of Environmental Protection to prioritize the acquisition of new sites. To protect New Jersey's delicate water resources, the Green Acres program has made acquisition of lands in the Highlands Preservation Area a top priority. It also prioritizes lands based on the presence of special environmental features, surface waters, historic structures and sites, and its ability to contribute to local planning goals and objectives. Because county-level acquisitions are often dependent upon state monies, aligning county policies on the acquisition of park, recreation and open space areas will facilitate the realization of the proposed Passaic County Park System.

## **Appendix A: Citizenship Opinion and Interest Survey**

**Community Interest and Opinion Survey: *Let your voice be heard today!***

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**Passaic County would like your input to help determine parks, trails, open space and recreation priorities for residents of our county. This survey will take 10-15 minutes to complete. When you are finished, please return your survey in the enclosed postage-paid, return-reply envelope. We greatly appreciate your time and efforts to improve the quality of life in Passaic County.**

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**1. From the following list, please check ALL the Passaic County parks, reservations, and preserves you or members of your household have used over the past 12 months.**

- (1) Apshawa Preserve, West Milford
- (2) Friendship Park, Bloomingdale
- (3) Garret Mountain Reservation, Woodland Park
- (4) Goffle Brook Park, Hawthorne
- (5) Rifle Camp Park, Woodland Park
- (6) SanCap Park, West Milford
- (7) Tranquility Ridge Park, Ringwood & West Milford
- (8) Weasel Brook Park, Clifton
- (9) None, do not use any County Parks [go to Question #7]

**2. Which THREE of the Passaic County parks, reservations, or preserves listed in Question #1 do you and members of your household visit the most often?** [Please write in the numbers below for your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices using the numbers in Question #1 above.]

_____	_____	_____
Most	2 <sup>nd</sup> Most	3 <sup>rd</sup> Most
Often	Often	Often

**3. From the following list, please check ALL the destinations and activities you or members of your household have used or visited in Passaic County parks, reservations, and preserves over the past 12 months.**

- |   |  |
|---|--|
| <input type="checkbox"/> (01) Walking and hiking trails     | <input type="checkbox"/> (12) Equestrian trails      |
| <input type="checkbox"/> (02) Nature and river trails       | <input type="checkbox"/> (13) Historic sites         |
| <input type="checkbox"/> (03) Biking trails                 | <input type="checkbox"/> (14) Forest areas           |
| <input type="checkbox"/> (04) Wildlife sanctuary            | <input type="checkbox"/> (15) Soccer/lacrosse fields |
| <input type="checkbox"/> (05) Amphitheaters                 | <input type="checkbox"/> (16) Cross country skiing   |
| <input type="checkbox"/> (06) Nature Center and Observatory | <input type="checkbox"/> (17) Dog parks              |
| <input type="checkbox"/> (07) Playgrounds                   | <input type="checkbox"/> (18) Picnicking areas       |
| <input type="checkbox"/> (08) Fishing areas                 | <input type="checkbox"/> (19) Basketball courts      |
| <input type="checkbox"/> (09) Baseball/softball fields      | <input type="checkbox"/> (20) Horseshoes             |
| <input type="checkbox"/> (10) Dey Mansion                   | <input type="checkbox"/> (21) Other: _____           |
| <input type="checkbox"/> (11) Lambert Castle                |  |

**4. Which THREE of the destinations and activities listed in Question #3 do you and members of your household use the most often?** [Please write in the numbers below for your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices using the numbers in Question #3 above.]

_____	_____	_____
Most	2 <sup>nd</sup> Most	3 <sup>rd</sup> Most
Often	Often	Often



5. **Excluding playing the Preakness Valley Golf Course**, approximately how many times did you or members of your household visit Passaic County parks, reservations, and preserves over the past 12 months?

- (1) 1-5 times                       (3) 11-20 times                       (5) 51-100 times  
 (2) 6-10 times                       (4) 21-50 times                       (6) Over 100 times

6. Overall, how would you rate the physical condition of ALL parks, reservations, and preserves you or members of your household have visited or used in Passaic County Parks over the past 12 months?

- (1) Excellent                       (3) Fair  
 (2) Good                       (4) Poor

7. Have you or any member of your household played at the Preakness Valley Golf Course over the past 2 years?

- (1) Yes [please continue with Question #8]                       (2) No [please skip to Question #13]

8. There are two golf courses at Preakness Valley. Please check the golf course that you MOST use.

- (1) Preakness Valley Golf Course – West (RED)  
 (2) Preakness Valley Golf Course – East (BLUE)

9. From the following list, please check the APPROXIMATE number of rounds of golf you and members of your household have played at the Preakness Valley Golf Course over the past 2 years.

- (1) 1-10 rounds                       (4) 51-100 rounds  
 (2) 11-25 rounds                       (5) 101 rounds or more  
 (3) 26-50 rounds

10. Thinking about all of the rounds of golf you have played at the Preakness Golf Course over the past 2 years, please rate your overall satisfaction with each of the following by circling the appropriate response that indicates your satisfaction with that service. If you never used the service, please circle **Didn't Use**.

<b><u>How satisfied were you with:</u></b>	Very				Very	Didn't
	Satisfied	Satisfied	Neutral	Dissatisfied	Dissatisfied	Use
(A) Conditions of the greens .....	5	4	3	2	1	9
(B) Conditions of the tee boxes .....	5	4	3	2	1	9
(C) Conditions of the fairways .....	5	4	3	2	1	9
(D) Conditions of the sand traps .....	5	4	3	2	1	9
(E) Condition of the practice putting green .....	5	4	3	2	1	9
(F) Condition of the practice chipping area .....	5	4	3	2	1	9
(G) Quality of the golf carts .....	5	4	3	2	1	9
(H) Quality of food and beverages for concessions .....	5	4	3	2	1	9
(I) Quality of the driving range .....	5	4	3	2	1	9
(J) Courtesy of golf course staff .....	5	4	3	2	1	9

11. Which THREE of the services from the list in Question #10 are most important to your overall satisfaction on your visits to the Preakness Golf Course? [Write in the letters below using the letters from the list in Question #10 above.]

\_\_\_\_\_ Most Important                      2<sup>nd</sup> \_\_\_\_\_ Most Important                      3<sup>rd</sup> \_\_\_\_\_ Most Important

12. **Currently at the West (RED) course you need a reserved tee time, while at the East (BLUE) course it is first come, first served. Which ONE of the following best describes the systems you would prefer to be used for tee-offs at the RED and BLUE course?**

- \_\_\_\_\_ (1) Maintain current system. The current system of having reserved tee times at the West (RED) course and first come, first served at the East (BLUE) course should remain the same.
- \_\_\_\_\_ (2) Both courses should have reserved tee times. The current system should be changed with both the West (RED) and the East (BLUE) courses having reserved tee times.
- \_\_\_\_\_ (3) Both courses should have first come, first served for teeing off. The current system should be changed with both the West (RED) and the East (BLUE) courses having first come, first served.
- \_\_\_\_\_ (4) I would support having either first come, first served or reserved tee times at both courses. I could support either having first come, first served or reserved team times at both golf courses.

13. **Please rate your satisfaction on a scale of 1 to 5, where 5 means “Very Satisfied” and 1 means “Very Dissatisfied”, with your overall experience using the Preakness Golf Course.**

- |                              |                                 |
|------------------------------|---------------------------------|
| _____ (5) Very Satisfied     | _____ (2) Somewhat Dissatisfied |
| _____ (4) Somewhat Satisfied | _____ (1) Very Dissatisfied     |
| _____ (3) Neutral            | _____ (9) Don’t Know            |

14. **From the following list, please check ALL of the major facilities operated by Passaic County Parks that you visited or used in 2010, 2011, or 2012.**

- \_\_\_\_\_ (1) Lambert Castle
- \_\_\_\_\_ (2) Dey Mansion
- \_\_\_\_\_ (3) Garret Mountain Equestrian Center
- \_\_\_\_\_ (4) Nature Center and Observatory at Rifle Camp Park

15. **Please check ALL the ways you learn about Passaic County Parks Department programs and activities.**

- |  |   |
|--|---|
| _____ (01) Signage                       | _____ (07) Parks Department e-mail bulletins      |
| _____ (02) Web site                      | _____ (08) From friends and neighbors             |
| _____ (03) Newspaper articles            | _____ (09) Social media (Facebook, Twitter, etc.) |
| _____ (04) Radio                         | _____ (10) Magazines                              |
| _____ (05) Television                    | _____ (11) Other: _____                           |
| _____ (06) Conversations with Park staff |   |

16. Please indicate if YOU or any member of your HOUSEHOLD has a need for each of the parks and recreational facilities listed below by circling the YES or NO next to the park/facility.

If YES, please rate ALL the following parks and recreation FACILITIES of this type in Passaic County on a scale of 5 to 1, where 5 means “100% Meets Needs” and 1 means “Does Not Meet Needs” of your household.

Type of Facility	Do You Have a Need for this Facility?		If YES You Have a Need, How Well Are Your Needs Being Met?				
	Yes	No	100% Met	75% Met	50% Met	25% Met	0% Met
A. Walking and hiking trails	Yes	No	5	4	3	2	1
B. Biking and mountain biking trails	Yes	No	5	4	3	2	1
C. Trails along rivers and streams	Yes	No	5	4	3	2	1
D. Nature trails	Yes	No	5	4	3	2	1
E. Equestrian trails	Yes	No	5	4	3	2	1
F. Boating and sailing areas	Yes	No	5	4	3	2	1
G. Fishing areas	Yes	No	5	4	3	2	1
H. Motor boats/radio controlled	Yes	No	5	4	3	2	1
I. Nature interpretive centers	Yes	No	5	4	3	2	1
J. Waterparks and waterslides	Yes	No	5	4	3	2	1
K. 18-hole golf courses	Yes	No	5	4	3	2	1
L. 9-hole executive golf course	Yes	No	5	4	3	2	1
M. Miniature golf course	Yes	No	5	4	3	2	1
N. Natural areas/wildlife habitats	Yes	No	5	4	3	2	1
O. Outdoor amphitheater	Yes	No	5	4	3	2	1
P. Large special events site	Yes	No	5	4	3	2	1
Q. Historic sites	Yes	No	5	4	3	2	1
R. Bocce courts	Yes	No	5	4	3	2	1
S. Picnicking areas and shelters	Yes	No	5	4	3	2	1
T. Children's playgrounds	Yes	No	5	4	3	2	1
U. Sports fields (baseball, soccer, softball)	Yes	No	5	4	3	2	1
V. Outdoor basketball courts	Yes	No	5	4	3	2	1
W. Astronomical Observatory	Yes	No	5	4	3	2	1
X. Cross-country skiing	Yes	No	5	4	3	2	1
Y. Outdoor ice-skating areas	Yes	No	5	4	3	2	1
1. Skate park	Yes	No	5	4	3	2	1
2. Other: _____	Yes	No	5	4	3	2	1

17. Which **FOUR** of the facilities from the list in Question #16 are *most important* for the Passaic County Parks Department to provide for your household? [Using the letters and number in the left hand column of Question #16 above, please write in the letters or number below for your 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> choices.]

1<sup>st</sup>: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_ 3<sup>rd</sup>: \_\_\_\_\_ 4<sup>th</sup>: \_\_\_\_\_

18. Please **CHECK ALL** the reasons that prevent you or other members of your household from using parks, trails, recreation facilities or programs of the Passaic County Park system more often.

- |  |   |
|--|---|
| <input type="checkbox"/> (01) Parks are not well maintained        | <input type="checkbox"/> (11) Poor customer service by staff              |
| <input type="checkbox"/> (02) Facilities are not well maintained   | <input type="checkbox"/> (12) I do not know locations of parks/facilities |
| <input type="checkbox"/> (03) Program or facility not offered      | <input type="checkbox"/> (13) I do not know what is being offered         |
| <input type="checkbox"/> (04) Security is insufficient             | <input type="checkbox"/> (14) Use city and township parks and facilities  |
| <input type="checkbox"/> (05) Lack of trails                       | <input type="checkbox"/> (15) Lack of parking                             |
| <input type="checkbox"/> (06) Parks too far from our residence     | <input type="checkbox"/> (16) Park operating hours not convenient         |
| <input type="checkbox"/> (07) Parks and facilities are too crowded | <input type="checkbox"/> (17) Registration for activities is difficult    |
| <input type="checkbox"/> (08) Fees are too high                    | <input type="checkbox"/> (18) Lack of transportation                      |
| <input type="checkbox"/> (09) Program times are not convenient     | <input type="checkbox"/> (19) Other: _____                                |
| <input type="checkbox"/> (10) Lack of handicap accessibility       | <input type="checkbox"/> (20) None  |

19. For each of the following functions performed by the Passaic County Parks Department please indicate if you feel the function is very important, somewhat important, not important, or not sure by circling the corresponding number.

	<u>Very Important</u>	<u>Somewhat Important</u>	<u>Not Important</u>	<u>Not Sure</u>
(A) Operating and maintaining County parks and facilities.....	1.....	2.....	3.....	4.....
(B) Establishing recreational trails and greenways .....	1.....	2.....	3.....	4.....
(C) Providing opportunities for playing golf, practicing, etc.....	1.....	2.....	3.....	4.....
(D) Preserving and maintaining historic sites for visiting/education .....	1.....	2.....	3.....	4.....
(E) Providing opportunities for land based recreation large group picnicking, sports fields, etc. ....	1.....	2.....	3.....	4.....
(F) Providing opportunities for regional waterparks i.e. waterslides, spray parks, lazy river, zero depth pool to walk into water, etc.....	1.....	2.....	3.....	4.....
(G) Providing opportunities for boating .....	1.....	2.....	3.....	4.....
(H) Providing opportunities for fishing .....	1.....	2.....	3.....	4.....
(I) Providing opportunities for large county wide special events and festivals .....	1.....	2.....	3.....	4.....

20. Which **THREE** of the functions listed in Question #19 do you think should be most important for Passaic County Parks to provide? [Please write in the letters below for your 1st, 2nd, and 3rd choices using the letters from the list in Question #19 above.]

            
1st
            
2nd
            
3rd

21. Passaic County is considering providing public transportation (buses) to Passaic County Parks. High likely would you be to use public transportation if it was provided to visit Passaic County Parks?
- (1) Very likely (3) Not sure  
 (2) Somewhat likely (4) Not likely

22. Please check ALL the types of days you would consider using public transportation to visit Passaic County Parks.
- \_\_\_ (1) Weekdays  
 \_\_\_ (2) Saturdays  
 \_\_\_ (3) Sundays

23. How supportive are you of the Passaic County Parks continuing to focus on acquiring, developing and operating outdoor parks, trails, historic, and recreation facilities that serve county-wide markets and partnering with cities so they can provide indoor and outdoor parks and facilities to citizens in their communities?
- \_\_\_ (1) Very supportive  
 \_\_\_ (2) Somewhat supportive  
 \_\_\_ (3) Not sure  
 \_\_\_ (4) Not supportive

24. The following are a list of actions Passaic County Parks could take to improve the County Parks and Recreation system for the benefit and usage of County wide residents. Please tell me whether you would be very supportive, somewhat supportive, or not supportive of each action.

<u>How supportive are you of having Passaic County</u>	Very Supportive	Somewhat Supportive	Not Sure	Not Supportive
(A) Develop a system of trails that connect to parks and other attractions throughout the County .....	4	3	2	1
(B) Develop a large special events park or county fairgrounds for county-wide festivals.....	4	3	2	1
(C) Make major renovations to existing historic sites (Lambert Castle, Dey Mansion)				
(D) Acquire and develop new historic sites and attractions.....	4	3	2	1
(E) Enhance the existing outdoor amphitheater in Rifle Park for hosting major concerts and performing arts performances .....	4	3	2	1
(F) Other: _____	4	3	2	1

25. Which THREE of the actions from the list in Question #24 above are most important for the Passaic County Parks Department to take? [Using the letter in the left hand column of Question #24 above, please write in the letters below for your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices]

1<sup>st</sup>: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_ 3<sup>rd</sup>: \_\_\_\_\_

26. Counting yourself, how many people in your household are?
- |                     |                     |                     |                     |
|---------------------|---------------------|---------------------|---------------------|
| Under 5 years _____ | 15 - 19 years _____ | 35 - 44 years _____ | 65 - 74 years _____ |
| 5 - 9 years _____   | 20 - 24 years _____ | 45 - 54 years _____ | 75+ years _____     |
| 10 - 14 years _____ | 25 - 34 years _____ | 55 - 64 years _____ |                     |

27. What is your age? \_\_\_\_\_
28. Your gender: \_\_\_\_ (1) Male \_\_\_\_ (2) Female
29. How long have you lived in Passaic County? \_\_\_\_\_ years
30. What is your household income? (check one)
- |                            |                              |
|----------------------------|------------------------------|
| ____ (1) Under \$25,000    | ____ (5) \$100,000-\$149,999 |
| ____ (2) \$25,000-\$49,999 | ____ (6) \$150,000-\$199,999 |
| ____ (3) \$50,000-\$74,999 | ____ (7) \$200,000 and over  |
| ____ (4) \$75,000-\$99,999 |                              |
31. What is your zip code? \_\_\_\_\_
32. Are you or members of your household of Hispanic or Latino ancestry?  
 \_\_\_\_ (1) Yes \_\_\_\_ (2) No
33. Which of the following best describes your race? (Check all that apply)
- |                                 |                          |
|---------------------------------|--------------------------|
| ____ (1) White/Caucasian        | ____ (4) Native American |
| ____ (2) African American/Black | ____ (5) Other: _____    |
| ____ (3) Asian                  |                          |

**This concludes the survey. Thank you for your time.**

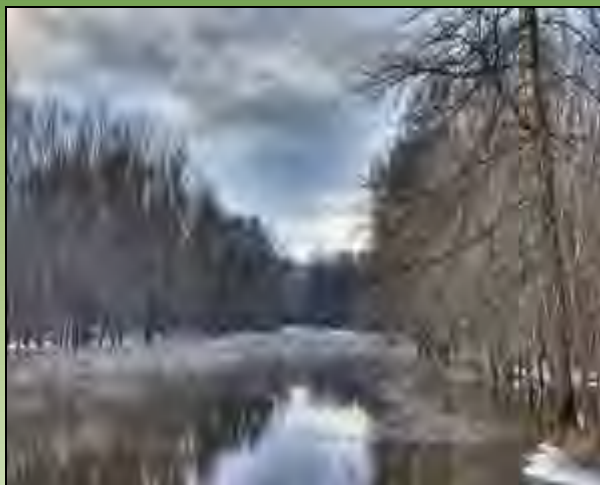
**Please Return Your Completed Survey in the Enclosed Return-Reply Envelope Addressed to:  
 ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061**

Your response will remain Completely Confidential  
 The address information on the sticker to the right will  
 ONLY be used to help identify areas with special interests

## **Appendix B: Summary of Survey Findings**

# *Community Survey*

## Final Report



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Submitted to the  
*Passaic County Parks Department*  
*New Jersey*

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by  
**Leisure Vision**  
(a division of ETC Institute)

**725 W. Frontier**  
**Olathe, KS 66061**  
**(913) 829- 1215**

April 30, 2013



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# *Executive Summary*

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# **Community Attitude and Interest Survey**

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## **Executive Summary of Citizen Survey Results**

### **Overview of the Methodology**

Leisure Vision conducted a Community Attitude and Interest Survey between February and April of 2013 to help establish usage and satisfaction for current parks and facilities, and to determine priorities for the future development of parks and recreation facilities, programs and services within the Passaic County Parks Department. The survey was administered by mail and by telephone.

Leisure Vision worked extensively with Passaic County officials and T&M Associates in the development of the survey questionnaire. This work allowed the survey to be tailored to issues of strategic importance to effectively plan the future system.

Surveys were mailed to a random sample of 3,000 households in Passaic County. The same day the surveys were mailed, each household that was to receive a survey also received an electronic voice message encouraging them to complete the survey.

The goal was to obtain a total of at least 600 completed surveys. A total of 657 surveys were completed. The results of the random sample of 657 households have a 95% level of confidence with a precision of at least +/-3.8%. The return rate was 22%.

The following pages summarize major survey findings.

***Usage of Passaic County Parks, Reservations, and Preserves:*** From a list of eight (8) different county parks, reservations and preserves, respondents were asked to identify ALL the parks, reservations and preserves members of their household had used over the past 12 months. Fifty-seven percent (57%) of household used at least one of the eight (8) parks, reservations and preserves. Garret Mountain Reservation (located in Paterson and Woodland Park) was by far the most used with 45% of respondent households using it. Other county parks, reservations and preserves that were highly used include Rifle Camp Park in Woodland Park (24%) and Goffle Brook Park in Hawthorne (22%).

***County Parks, Reservations and Preserves Used them most Often:*** From the list of eight (8) different Passaic County parks, reservations and preserves, respondents were asked to indicate which they visited the most often, second most often, and third most often. By percentage of those visited most often they were Garret Mountain Reservation in Paterson and Woodland Park (42%), Rifle Camp Park in Woodland Park (22%) and Goffle Brook Park in Hawthorne (20%).

***Destinations and Activities Visited at the County Parks, Reservations and Preserves:*** From a list of twenty (20) different destinations and activities available in Passaic County parks, reservations and preserves, respondent households were asked to indicate all the destinations and activities they had visited over the past 12 months. By percentage they were walking and hiking trails (50%), playgrounds (29%), Lambert Castle (27%), nature and river trails (23%), picnicking areas (22%), and historic sites (21%).

***Destinations and Activities Visited the most Often:*** From the list of twenty (20) different destinations and activities available in Passaic County parks, reservations and preserves, respondent households were asked to indicate the destinations and activities they had visited first most often, second most often, and third most often over the past 12 months. By percentage they were walking and hiking trails (43%), playgrounds (18%), nature and river trails (13%), Lambert Castle (10%), and picnicking areas (10%).

***How often County Parks, Reservations and Preserves were Visited over the past 12 Months:*** Excluding playing the Preakness Valley Golf Course, respondent households who had visited parks, reservations and preserves were asked how often they had visited Passaic County parks, reservations and preserves over the past 12 months. By percentage of frequency, 39% of respondent households visited 1-5 times, 23% visited 6-10 times, 16% visited 11-20 times, 14% visited 21-50 times, 5% visited 51-100 times and 3% visited over 100 times.

***Rating Physical Condition of County Parks, Reservations and Preserves that were Visited over the past 12 Months:*** Respondent households were asked to rate the physical condition (excluding the Preakness Valley Golf Course) of the parks, reservations and preserves they had visited over the past 12 months. By percentage of conditions these were excellent (9%), good (56%), fair (31%), and poor (4%).

***Play at the Preakness Valley Golf Course over the Past 2 Years:*** Respondent households were asked to indicate how often they had played the Preakness Golf Course over the past two years. Eleven percent (11%) of respondent households indicated they had played the Preakness Valley Golf Course over the past two years and 89% had not played the Preakness Valley golf course.

***Course Used most often at Preakness Valley over the past 2 Years:*** From the two (2) golf courses at Preakness Valley respondent households were asked to indicate which course they use the most often. Forty-six percent (46%) indicated Preakness West and 54% indicated Preakness East.

***Numbers of Rounds Played over the past 2 Years at the Preakness Valley Golf Course:*** From the two (2) golf courses at Preakness Valley, respondent households were asked to indicate how many total rounds of golf they had played at the Preakness Valley Golf Course. By percentage of rounds played they were 1-10 rounds (48%), 11-25 rounds (22%), 26-50 rounds (15%), 51-100 rounds (9%), and 101 rounds and more (6%).

***Overall Satisfaction with Various Services at the Preakness Valley Golf Course:*** Respondents who had played at the Preakness Valley Golf Course were asked to rate by percentage if they were “very satisfied”, “satisfied”, “neutral”, “dissatisfied”, or “very dissatisfied” with their overall satisfaction for each of 10 services indicated. Of those who used each service, the service that had the most “very satisfied” rating was courtesy of golf course staff (23%). Other high “very satisfied” ratings by percentage were quality of golf carts (14%), condition of practice putting green (13%), conditions of greens (12%), and condition of tree boxes (12%).

The service that received the highest “very dissatisfied” rating was the quality of the driving range (20%). Other high “very dissatisfied” ratings by percentage were condition of the sand traps (14%), condition of practice chipping area (8%), and condition of tee boxes (8%).

***Most Important Services at the Preakness Valley Golf Course:*** Respondents who had played at the Preakness Valley Golf Course were asked to rate which of the ten services they felt was most important, second most important, and third most important. Based on a sum of ratings for those indicated as being first most important, second most important or third most important the conditions of the greens was rated as the most important, with 84% of respondents indicating they were one of the three most important services. Other important services, based on a sum of those indicating the services were one of their three most important services are as follows: conditions of the fairways (70%), condition of the tee boxes (57%), and courtesy of the golf course staff (29%).

***System that is most Preferred for Tee off Times:*** Currently, at the West (Red) Course you need a reserved tee time, while at the East (Blue) Course it is “first come, first served”. From four (4) different options for tee off systems, respondent households who played at the Preakness Valley Golf Course were asked which tee off system they most preferred. Of those with an opinion, 33% indicated that both courses should have tee off times. Twenty-five percent (25%) indicated they would support either “first come, first served” or reserved tee off times at both golf courses. Twenty-three percent (23%) indicated they felt that “first come, first served” should be the system used at both golf courses, while 19% felt the current system should be maintained.

***Overall Satisfaction at the Preakness Valley Golf Course:*** Respondents who had played at the Preakness Valley Golf Course were asked to rate their level of satisfaction with their overall experience at the Preakness Valley Golf Course. Nineteen percent (19%) indicated being “very satisfied”, 44% indicated being “satisfied”, 17% indicated being “neutral”, 13% indicated being “dissatisfied”, and 7% indicated being “very dissatisfied.”

***Visitation to all Major Facilities Operated by Passaic County Parks:*** Respondents were asked to indicate which major facilities they had visited or used between 2011- 2013. The percentage of respondents who had visited or used each facility were Lambert Castle (39%), Nature Center and Observatory at Rifle Camp Park (22%), Garret Mountain Equestrian Center (20%) and Dey Mansion (16%). Forty-five percent (45%) of respondents had not visited or used any major facility.

***Ways One Learns About Passaic County Parks Programs and Activities:*** Respondents were asked to indicate ALL the ways they learn about Passaic County Parks programs and activities. From friends and neighbors (57%) was the highest way that respondents found out about programs and activities. Other ways that the largest percentage of respondents found out about programs and activities were newspaper articles (35%), web site (25%) and signage (22%).

***Need For Various Parks and Recreational Facilities:*** From a list of 26 different parks and recreational facilities, respondents were asked to indicate ALL the parks and facilities for which there is a need. Seventy-four percent (74%) of respondents indicated having a need for walking and hiking trails. Other parks and facilities that a high percentage of respondents had a need for were nature trails (56%), picnic areas and shelters (53%), historic sites (52%), trails along rivers and streams (52%), natural areas/wildlife habitats (49%), and children’s playgrounds (47%).

***Recreation Facilities That Are Most Important to Households:*** From a list of 26 different parks and recreational facilities, respondents were asked to indicate the four recreation facilities that were most important, second most important, third most important, and fourth most important to their household. Based on a sum of their top four choices, 55% of households indicated walking and hiking trails as one of the four most important recreation facilities to their household. Other recreation facilities that a high percentage of respondents felt were one of the four most important facilities to their household were: children’s playgrounds (26%), nature trails (21%), biking and mountain biking trails (18%), picnicking areas/shelters (18%), trails along rivers and streams (18%), historic sites (17%), and sports fields (16%).

***Reasons that Prevent Households from Using Parks, Trails, and Recreation Facilities or Programs of Passaic County Parks More Often:*** From a list of 19 reasons, respondents were asked to indicate ALL the reasons that impacted their using parks, trails, and recreation facilities more often. Forty-two percent (42%) indicated “I do not know what is being offered.” Other reasons preventing a high percentage of respondent households from using parks, trails and recreation facilities and programs more often were don’t know locations (29%), parks not well maintained (23%), parks too far away (21%), and facilities are not well maintained (20%).

***Importance of Various Functions Performed by the Passaic County Parks Department:*** From a list of nine functions performed by the Passaic County Parks Department, respondents were asked to indicate if they thought the function was very important, somewhat important, not sure or not important. Eighty-two percent (82%) of respondent households felt that operating and maintaining County parks and facilities was very important. Other functions that a high percent of respondents felt were very important include preserving and maintaining historic sites for visiting/education (68%), establishing recreational trails and greenways (61%), providing opportunities for land-based recreation (52%), i.e. large group picnicking, sports fields, and so on.

***Three Most Important Functions Provided by the Passaic County Parks Department:***

From a list of nine functions performed by the Passaic County Parks Department, respondents were asked to indicate which three functions were the most important, second most important and third most important for the Passaic County Parks Department to provide. Seventy-one percent (71%) of respondent households felt that operating and maintaining County parks and facilities was one of the 3 most important functions to provide. Based on a sum of their first three choices, other functions that a high percent of respondents felt were the most important to provide include preserving and maintaining historic sites for visiting/education (49%), establishing recreational trails and greenways (38%), providing opportunities for land based recreation, i.e. large group picnicking, sports fields and so on, (28%) and providing opportunities for large county-wide special events and festivals (23%).

***Likelihood of Residents to use Public Transportation, if Provided, to Visit Passaic County Parks:***

Respondents were asked if Passaic County provided buses to visit county parks, how likely would residents use the buses. A majority (60%) said that they are “not likely” to use the buses, while 15% said they were “very likely”, 13% were “not sure”, and 12% were “somewhat likely”.

***Days Residents Would use Public Transportation to Visit Passaic County Parks:***

Respondents were asked what days of the week they would use the buses to visit county parks. Forty-five percent (45%) didn’t know, while 40% said they would visit on Sundays, 39% on Saturdays, and 24% on weekdays.

***Support for Passaic County Parks to Continue on Focusing on County-Wide Markets and Partnering with Other Cities:***

Respondents were asked their level of support for Passaic County Parks to continue on developing and operating outdoor parks and recreational facilities that serve county-wide markets and partnering with other cities to provide indoor and outdoor parks and facilities to citizens in their communities. Fifty-five (55%) were “very supportive” of this initiative, 30% were “somewhat supportive”, 9% was “not sure”, 4% were “not supportive, with 2% not responding.

***Support for Actions of Passaic County Parks to Improve County Parks and Recreation System:***

Respondents were asked their level of support for various actions Passaic County Parks could take to improve the parks and recreation system. Develop a system of trails was the action that got the top “very supportive” response with 55%. The other actions that received “very supportive”: making renovations to existing historic sites (44%), developing a large special events park (42%), acquiring and developing new historic sites (41%), and enhancing existing outdoor amphitheater (36%). Fifty-five (55%) were very supportive of “Other” as an action.



***Three Most Important Actions Passaic County Parks Can Take:*** Respondents were asked which top three actions that they would like to see Passaic County Parks take in the future. The top choice with 63% was to develop a system of trails. There were two actions that tied for second choice with both receiving 50%. Those actions were: to develop a large special events park and make renovations to existing historic sites. To acquire and develop new historic sites was the next top action with 36%.

## **Appendix C: Evaluation of Facility Conditions**



**PASSAIC COUNTY RECREATION MASTER PLAN  
ASSESSMENT & RECOMMENDATIONS**

PARK	ADA COMPLIANCE	PAVEMENT CONDITIONS	WALKWAYS	RESTROOMS	ELECTRICAL SERVICE	SIGNAGE	WOODLAND MANAGEMENT	VEHICULAR CIRCULATION	ENTRANCE VISIBILITY	BENCHES/ SEATING	TRASH COLLECTION	OVERALL MAINTENANCE	LIGHTING	FENCING	DOCK/ WATER FACILITIES	GREEN POWER OPPORTUNITIES	PLAYGROUNDS	BALL FIELDS	COURT SPORTS	MEMORIALS	FOCAL POINTS	OTHER	
POMPTON AQUATIC PARK	No Accessible Routes.	NA. Develop site. Add parking lot.	NA. No paved walkways on site. There are trails that follow the Pompton River. Develop site. Add paved walkways where logical. Possible connection to Passaic County Farm.	NA. Add a portable restroom.	NA. No electric service to the site. Evaluate need for electrical service.	NA. No county park sign witnessed during field investigation. Develop site. Add signage.	NA.	Poor. No vehicle circulation on site. Adjacent on street parking. Park located along Pompton River and behind residences. Seek alternatives or open space to provide a parking area.	Poor. Entrance not clear from the adjacent road. Develop the entrance. Create sense of place.	NA. Add 1-2 benches near the entrance.	NA. Develop a collection program as needed. Develop the park and a maintenance program.	NA. Site entrance overgrown. The park seems largely neglected.	NA. Add lighting at the entrance as a security measure.	NA. Add fencing where needed along river and residential properties.	NA. Potential to develop a canoe/kayak launch area.	Fair. Area largely wooded. Possible use of Pompton River to generate power. Investigate opportunities for green power. Potential for rain water harvesting.	NA.	NA.	NA.	NA.	NA.	NA.	<b>SITE SECURITY.</b> Poor. Site secluded and often located behind residential areas. Develop program for site security against vandalism, illicit activities.
PREAKNESS VALLEY PARK	No Accessible Routes. Excessive Maximum Allowable Slopes and Cross Slopes. Insufficient Number of Parking Spaces, Striping and Signage. Steps Lacking Handrails.	Fair. Entrance drive and parking lots have pot holes and alligator cracking. Mill and overlay asphalt.	Fair. Asphalt walkways have areas that are cracked and eroded. Restore walkways where needed.	Good. Consider a restroom building somewhere along the back 9.	Good.	Good. Add internal signage to direct users to programs.	NA.	Good.	Excellent.	Fair. Add benches as needed throughout the course. Perhaps 2 benches between every 3rd hole.	Good.	Excellent.	Good. Update site lighting. Consider LED.	Good. Older fencing is dilapidated in some areas. Repair/replace fencing as needed.	NA.	Good. Parking lots could potentially be areas to create solar powered car ports.	NA.	NA.	NA.	NA.	Good. Long views along the course.	<b>GOLF COURSE.</b> Course appears to be in great condition. Continue management golf course.	
RIFLE CAMP PARK	Lack of Accessible Parking Spaces. No Accessible routes. Restrooms not ADA Accessible.	Fair. Pavement is cracked in various areas of the parking lot. Repair cracks. Mill and overlay where necessary.	Fair. Rehabilitate asphalt walkways.	Good. There are restroom buildings located near both picnic areas in the park. Maintain and update the existing restrooms.	Good. Electrical service throughout park to lighting and restroom areas.	Good. Entry signage on adjacent county road.	NA. Not observed during site investigation.	Good. Main drive provides access to all parking lots and observatory.	Good. County Park sign and entrance visible from the road. Enhance the entrance with lighting and landscaping.	Fair. Picnic tables are located in the picnic areas. There is a lack of benches throughout the park. Add sitting areas near each of the parking areas. Add 2-4 benches in each location. Total of 14 new benches.	Good.	Good.	Good. Consider making updates to the existing lighting.	Fair. Add fencing and replace dilapidated fencing where needed.	NA.	Good. Investigate possibilities for solar car ports, capturing rain water, low flush bathrooms, use of gray water.	NA. Consider adding 2 playgrounds near the picnic areas in the park.	NA.	Poor. There are bocce courts located near the first picnic area. There is also a rundown half basketball court. Rehabilitate or replace the existing court sports.	Fair. There is a plaque explaining the use of this area for General Washington's Rifle Camp. Create a space to enhance the historical importance of the park.	Good. Enhance area around the observatory to attract park users. Explore opportunities to create viewsheds.	<b>SITE SECURITY.</b> Good. Rifle Camp Park allows for overnight camping. Camping areas should be designed to provide visibility from the parking areas while maintaining some privacy for users. Low buffer landscaping could be used to achieve this effect.	
SAN CAP PARK	Insufficient Accessible Parking Spaces. Clearance in Fence Openings Not Accessible. Lack of Accessible Routes. No Accessible Seating.	Excellent. Parking lot appears to be recently paved.	NA. Construct walkways to the ball fields.	Good. Portable restrooms located in the corner of the parking lot. Maintain current portable restrooms or consider adding a restroom building.	NA. Evaluate need for electrical service.	Fair. County Park sign appears new, however, it is not visible until entering the park driveway. Install additional signage leading to the park.	NA. Consider developing a management program. Potential for community outreach through volunteer efforts.	Good. Entrance driveway to parking area is sufficient.	Poor. Visibility from the road is poor. Improve visibility.	Fair. 1 bleacher and 2 team benches located at each of the 4 ball fields. Add 2-4 additional benches and 2 picnic tables.	Good.	Good. Ball fields, parking lot and rest room appear to be well maintained.	NA. Evaluate need for site lighting.	Good. Vinyl chain link fence between lot and fields in good condition. Make adjustments for accessibility issues.	NA.	Good.	NA. Evaluate location/orientation of ball fields. Use overlap could create potential collision hazards between outfielders.	NA.	NA.	NA.	NA.	NA.	
TRANQUILITY RIDGE	Lack of Accessible Parking Spaces. No Accessible Routes. Excessive Cross Slopes. Lack of Handrails.	Poor. Parking lot appears to have been paved at one time, but is largely gravel in its current state. Mill remaining paved areas. Overlay with asphalt.	NA. Construct walkways along parking lot to the waterfront.	Fair. Portable restroom located in the northeast corner of the parking lot. Move restroom to the northwest corner of the parking lot.	NA. Evaluate need for electrical service.	Good. Add internal signage to the park.	NA. Consider developing a management program. Potential for community outreach through volunteer efforts.	Good.	Good. Use landscaping to enhance the park entrance.	Poor. Add 2 benches to the park.	Good.	Good.	NA. Evaluate need for site lighting.	Fair. Fencing could be added along the waterfront.	Fair. The existing ramp and floating dock are in need of rehabilitation or replacement. Rehabilitate or replace the existing ramp and floating dock.	Good. Field investigations should be conducted to explore potential for Green Power.	NA.	NA.	NA.	NA.	Excellent. Views over the Wanaque River. Design park to maximize opportunities for long views over the river and adjacent topography.	NA.	
WEASEL BROOK PARK	No Accessible Routes. Excessive Maximum Allowable Slopes and Cross Slopes. Playground Structures and Surfacing Not Accessible. No Accessible Seating.	Fair. Repair walkways. Regrade pathways that are too steep.	Fair. Rehabilitate asphalt walkways.	Good.	Good.	Good. Add internal signage to the park.	NA.	Good. No parking lot on site, but circulation and parking through the surrounding city streets.	Excellent.	Fair. Update and add seating throughout the park.	Good.	Good.	Fair. Update site lighting throughout the park.	Fair. Update the fencing in the park.	NA.	Fair. Explore various possibilities for green solutions. Eg solar powered pumps for pond aerators.	Fair. Playground equipment worn and outdated. Update existing playgrounds with new equipment.	Fair. Rehabilitate the existing ball fields.	Good.	NA.	Good. Enhance long views through the park. Create spaces of interest.	<b>SITE SECURITY.</b> Fair. Some areas of the park are poorly lit and not visible from the road. Develop site to make it safer for public use.	

## Appendix D: Transition Plan

**TRANSITION PLAN**  
**PASSAIC COUNTY ACCESS AUDIT**



**PREPARED FOR:**  
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**DECEMBER 2012**  
**Revised March and September 2013**

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN**

**INTRODUCTION**

Passaic County has requested accessibility audits for its parks in order to assess the existing accessibility of parks facilities and employee-only areas and to determine the actions needed to correct any deficiencies.

The accessibility of current facilities was analyzed based on the 2010 Title II Regulations of the Americans With Disabilities Act Part 35 – Nondiscrimination on the Basis of Disability in State and Local Government Services as published by the U.S. Department of Justice and dated September 15, 2010. These regulations ensure that a public entity’s services, programs, or activities can be accessed and used by individuals with disabilities.

Under the Title II Regulations, a public entity is prohibited from discriminating against or excluding a person from programs, services or activities on the basis of a disability. Every existing facility does not have to be accessible however, adequate accessible facilities must be provided according to the regulations. Public entities may achieve program accessibility by a number of methods. While providing access to facilities through structural methods such as alterations of existing facilities and construction of facilities will meet this requirement, a public entity may also use non-structural methods such as moving the program to an accessible facility, acquiring accessible equipment or assigning aides to persons with disabilities.

The Title II Regulations require that a Transition Plan be developed that explains how the public entity will provide accessibility to their facilities. A Transition Plan should contain the following minimum information:

1. A list of the physical barriers in the facilities that limit accessibility;
2. A detailed outline of the methods proposed to remove these barriers;
3. The schedule for taking the necessary steps to achieve compliance with Title II; and
4. The name of the official responsible for the plan’s implementation.

T&M Associates and SSP Architects have completed field investigations for the parks in Passaic County which included inspecting the parking lots, athletic fields, access walks, playgrounds, court sports, picnic areas, buildings and fishing areas for accessibility. Parking spaces, walking paths, bleachers, picnic tables, playgrounds, restrooms, ramps and other park components were examined to determine if the existing conditions were accessible and, if not, how they could be improved in order to be accessible for individuals with disabilities. Accessibility audits and cost estimates for the improvements for each of the facilities have been completed.

The data compiled from the field investigations was evaluated and ranked with the County to determine when each improvement could be constructed to provide the most benefit to the communities within the County. Construction improvements required were distributed within three priority time periods based on necessity and cost of the ADA upgrade. Each priority time period is three years long and consists of the following:

Priority 1	2014-2016
Priority 2	2017-2019
Priority 3	2020-2022

## ***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT TRANSITION PLAN***

This information is presented in the sections at the end of this Transition Plan.

Where multiple parks are located in the same general area of the County and serve the same population, facilities that are common between the parks were reviewed to provide at least one accessible facility between them. For example, if two parks serve the same community and each has a playground facility, one of these playgrounds would be improved to become accessible.

The buildings at each location were also audited to determine what improvements, if any, were required for them to become accessible. A priority order was developed for the building improvements based on the magnitude of the cost of the improvement. Lower cost improvements such as replacing door hardware and signs were given higher priority and the more costly improvements were given lower priorities.

This Transition Plan was completed for the County's park facilities at the following locations:

1. Apshawa Preserve in West Milford Township
2. Friendship Park in Bloomingdale Borough
3. Garret Mountain Park in Woodland Park Borough
4. Goffle Brook Park in Hawthorne Borough
5. Passaic County Farm in Wayne Township
6. Peckman Preserve Environmental Sanctuary in Little Falls Township
7. Pompton Aquatic Park in Pompton Lakes Borough, Wayne Township, and Pequannock Township (Morris County)
8. Preakness Valley Park in Wayne Township
9. Rifle Camp Park in Woodland Park Borough
10. San Cap Park in West Milford Township
11. Tranquility Ridge in Ringwood Borough and West Milford Township
12. Weasel Brook Park in Clifton City
13. Vanderhoof-Westervelt House in Clifton City

The locations of these parks within the County can be seen on the map in Figure No. 1.



**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN**

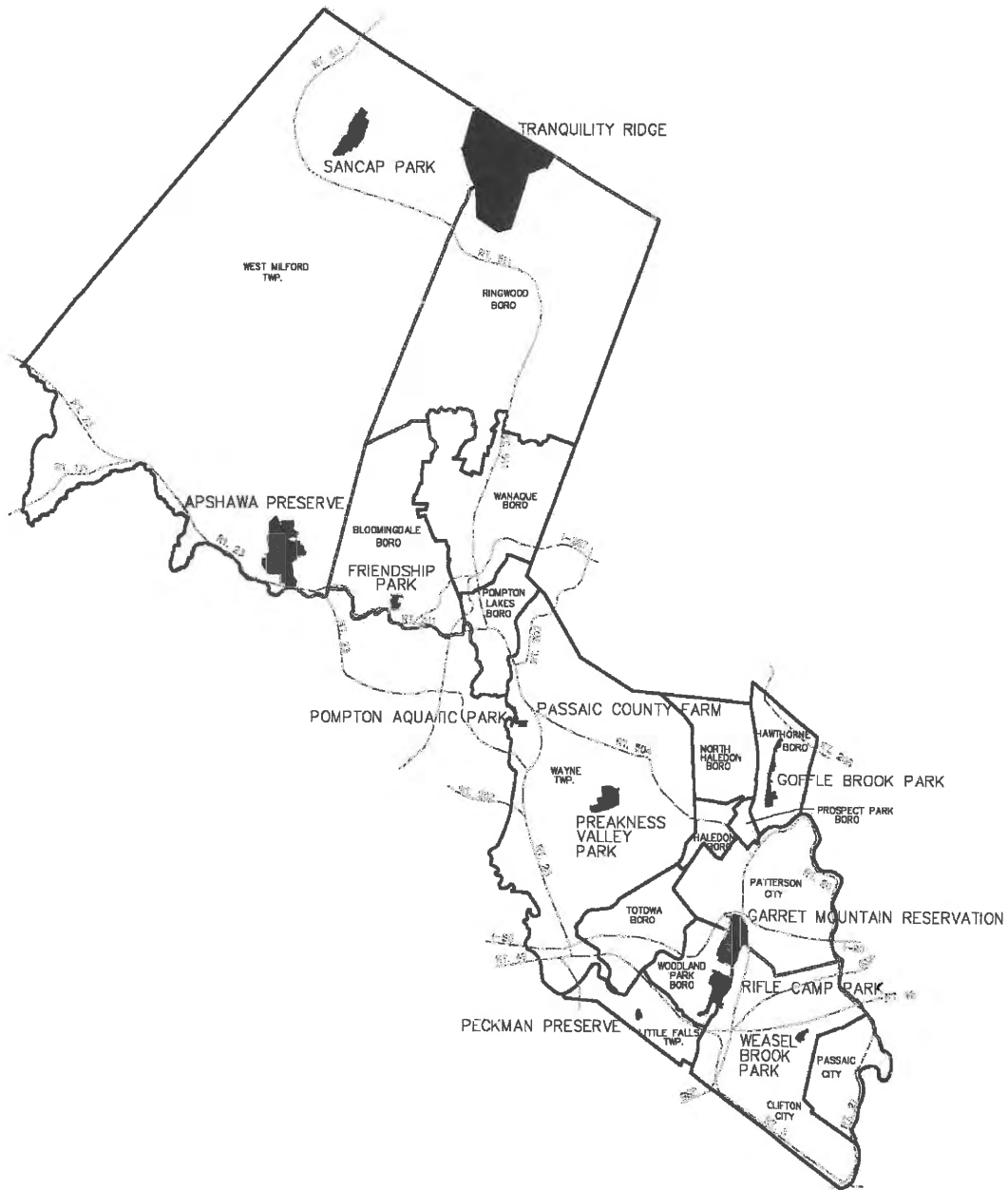


FIGURE NO. 1

PARK LOCATION MAP

***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN***

***PROXIMITY ANALYSIS***

A review of the geographic locations of the parks within the County was conducted to determine if there are common facilities within any parks that serve the same general population which can be shared by the public. For instance, if two parks in the same geographic location both have a similar playground facility, one of those playgrounds can be made accessible.

***San Cap Park and Tranquility Ridge***

San Cap Park and Tranquility Ridge are in relatively close proximity to each other and appear to serve the same general population in West Milford and Ringwood.

Both parks provide hiking, birding and on-site parking facilities. However, each of these parks also offers different experiences when hiking and other unique amenities as well. For this reason, it is recommended that the facilities at both parks are upgraded to comply with the current ADA regulations.

***Aphawa Preserve and Friendship Park***

The Aphawa Preserve and Friendship Park are in relatively close proximity to each other and appear to serve the same general population in the southern portion of West Milford, Bloomingdale and surrounding communities.

Both of these parks have on-site parking, hiking and biking. In addition, each park offers different experiences when hiking and other unique amenities as well. For this reason, it is recommended that the facilities at both parks are upgraded to comply with the current ADA regulations.

***Pompton Aquatic Park and Passaic County Farm***

Pompton Aquatic Park and the Passaic County Farm are in close proximity to each other and appear to serve the same general population in Wayne and the surrounding communities.

However, these facilities each offer unique activities to their region of the County and should both be upgraded to meet the ADA regulations.

***Garret Mountain Park, Rifle Camp Park, Peckman Preserve and Weasel Brook Park***

Garret Mountain Reservation, Rifle Camp Park, Peckman Preserve and Weasel Brook Park are in close proximity to each other and appear to serve the same general population in the southern most portion of the County.

There are some common facilities between these parks which are summarized in the table below. All of the common facilities, except for picnic areas, can be found in two of the parks. Picnic areas are located in three of the parks. Three of the common activities are hiking, running and horseback riding, which are not governed by the current Title II regulations. As such, trails were not included as part of the accessibility audit.

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN**

**TABLE 1 - PARK FACILITIES**

Facility	Peckman Preserve	Garret Mountain	Rifle Camp	Weasel Brook
Parking		X	X	
Picnic		X	X	X
Hiking	X	X	X	
Fishing		X		
Running		X		X
Basketball		X		X
Baseball				X
Playground				X
Horseshoes				X
Chess/Checkers				X
Bocce			X	
Par-Course			X	
Camping			X	
Horseback Riding		X	X	

Based on the limited common facilities within these parks, it is recommended that each park be improved to meet the Title II regulations for ADA accessibility.

*Preakness Valley Park and Goffle Brook Park*

Preakness Valley and Goffle Brook parks are located far enough from each other and the other parks to not reasonably be able to share facilities. As such, both of these parks should be improved to comply with the ADA regulations.

PROPOSED IMPROVEMENTS

The proposed improvements required to bring each of the County parks reviewed into compliance with the ADA regulations are tabulated in the following sections. These tables are compiled by park and list the barrier, location, regulation citation, a photograph of the barrier, the County's priority for addressing removal of the barrier, an estimated cost for the improvement and a project completion date. There is also a blank column for the County to note when the repair has been completed.

The County's designated officials responsible for the implementation of the improvements to accessibility noted in this plan are Nick Roca for parks and golf courses and Jack Nigro for buildings and grounds.

Listed below are discussions of any special considerations that may prevent accessibility and proposed programming by the County to meet ADA requirements at certain parks. Many of the parks are within the Highland Preservation District and have environmentally sensitive areas adjacent to or within the site. Improvements in these areas may require permits from the New Jersey Department of Environmental Protection.

***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN***

***APSHAWA PRESERVE***

The Apshawa Preserve is a 501-acre park of undeveloped woodlands and a reservoir within the Preservation Area of New Jersey Highlands. Environmentally sensitive areas on site include the Pequannock River Tributary, a Category 1 Waterway with wood turtle and potential vernal habitats. The tributary has a 150 foot wetlands buffer and a 300 foot riparian buffer associated with it.

The parking lot, picnic area and portable rest room facility are owned and maintained by the New Jersey Conservation Foundation. The County should review their lease or agreement with the Foundation to determine responsibility for the accessibility improvements required for these facilities.

The parking lot is within these buffer areas and will require NJDEP permits in order to be upgraded to conform to ADA requirements.

***FRIENDSHIP PARK***

Friendship Park is a 44-acre park of undeveloped woodlands in the Planning Area of the New Jersey Highlands District. The site is mapped for wetlands in the southern and western portions of the site. These wetlands have a 150' buffer due to the presence of wood turtle and timber rattlesnake habitats on site.

The two existing parking areas (one with gravel and the other with pervious pavers) will require paving of ADA parking spaces in order to comply with the ADA regulations and do not appear to require permits.

***GARRET MOUNTAIN PARK***

Garret Mountain Park, along with Rifle Camp Park, is part of the Garret Mountain Reservation. The park was originally designed by the Olmstead Brothers in the 1930's and consists of a winding roadway that weaves past several picnic areas, Barbour Pond and two observation areas that provide views of the Ramapo Mountains to the north and the New York skyline to the east.

Wetlands are present to the north of Barbour Pond. Known contaminated sites within the park include Lambert Castle (PI#016612) and isolated areas of state historic fill to the west of Slippery Brook and along the northeast property boundary.

The parking lot near Barbour Pond is within the wetlands buffer of the pond. This parking lot is paved and would require re-grading of the ADA parking areas along with the installation of signs and striping. The re-grading effort will require a permit from NJDEP.

The motor pool facility, Hope Dell building, canine unit facility and pistol range facility are not accessible to the public and are operated and maintained by the Passaic County Sheriff's Department. The County should review the lease or agreement in place to determine responsibility for the accessibility improvements required for these facilities.

## ***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT TRANSITION PLAN***

### ***GOFFLE BROOK PARK***

Goffle Brook Park is a 91-acre linear park that borders the banks of the Goffle Brook. Pedestrian bridges across the brook connect portions of the park on either side. Amenities include picnic areas, playgrounds, a dog run, baseball, fishing, ice skating and walking/running paths.

The site is within the 100-year and 500-year floodplain of the Goffle Brook and has wetlands throughout with an associated buffer of 150 feet in some areas due to the potential presence of bobcat. The brook also has a 50 foot riparian buffer along the length. The park is listed as an historic site.

The dog run is owned, operated and maintained by the Township of Hawthorne. The County should review the lease or agreement in place with the township to determine responsibility for accessibility improvements to this facility.

Any improvements that require grading or the addition of impervious surfaces will require permits from NJDEP.

### ***PASSAIC COUNTY FARM***

The Passaic County Farm is a 15-acre site that the County leases as a working farm to produce fresh fruits and vegetables for direct marketing to local residents. The County purchased the site as part of the Farmland Preservation Program. The County should review the terms of the lease agreement to determine maintenance and upgrade responsibility.

The site contains wetlands with a 50 foot associated buffer and is also within the 100-year and 500-year floodplains of Ramapo River. The site is considered a historic district. The Pompton River Gravel Bar site is an environmentally sensitive area nearby whose buffers include the upstream wetlands and adjacent undeveloped land associated with this site. The site also contains a critically imperiled plant species.

Any improvements that require grading or the addition of impervious surfaces will require permits from NJDEP.

### ***PECKMAN PRESERVE ENVIRONMENTAL SANCTUARY***

The Peckman Preserve Environmental Sanctuary consists of 12-acres for passive recreation which may serve as a future link to the Morris Canal Greenway. The site is within the 100-year floodplain of the Peckman River and contains state open waters which require a 50 foot buffer. The western side of the site is within the Morris Canal Historic District.

There are currently no improvements on the site and there are no ADA improvements necessary at this time. However, should the site be developed in the future, it should be noted that all improvements must comply with the ADA regulations and that permits will be required.

***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN***

***POMPTON AQUATIC PARK***

The Pompton Aquatic Park is a linear 29-acre park along the Pompton River that contains boating and swimming facilities. The site is within the 100-year floodplain of the Ramapo River and contains wetlands. An investigation into the presence of wood turtle would determine the size of the wetland buffer. The site is within the Morris Canal Historic District and is listed as part of the same environmentally sensitive area as noted for the Passaic County Farm (see above). State historic fill has been mapped in the extreme southwestern portion of the site.

The County currently leases the site to Wayne Township, Pompton Lakes Borough and Pequannock Township (Morris County). The County should review the lease agreements with the municipalities to determine maintenance and upgrade responsibility.

The park experiences flooding problems.

Any improvements to the facilities will require permits from NJDEP.

***PREAKNESS VALLEY PARK***

Preakness Valley Park is a 383-acre facility with a 36-hole golf course, six tennis courts, the Dey Mansion and a large wooded area.

The existing parking area is within a mapped wetland area that has a 50 foot buffer and the 100-year floodplain. The club house area is also a known contaminated site (PI# 032030).

Any improvements that require grading or the addition of impervious surfaces will require permits from NJDEP.

***RIFLE CAMP PARK***

Rifle Camp Park was a monitoring encampment of the Continental Army during the Revolutionary War. The 170-acre facility contains trails, a nature center and an astronomical observatory.

The park entrance at the extreme northwest portion of the site is within the 100-year floodplain. Wetlands are present within 200 feet of the interior driveway in the northern portion of the site. The southern portions of the driveway are adjacent to a potential vernal habitat. Environmentally sensitive areas are located along the eastern site border.

Any improvements that require grading or the addition of impervious surfaces will require permits from NJDEP.

***SAN CAP PARK***

San Cap Park is a 220-acre site with two softball fields currently leased to West Milford Township and undeveloped woodlands. The woodlands are adjacent to the Abram Hewitt State Forest.

The park is located in the Highlands Preservation Area. Wetlands are located to the northeast of the softball fields and will have a 150 foot buffer. A 300 foot Special Water Resource

## ***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT TRANSITION PLAN***

Protection Area (SWRPA) buffer will be applied along the Cooley Brook due to its proximity to Category 1 Waters. The parking lot and softball fields are close to the 100-year floodplain associated with the Cooley Brook. Threatened and endangered habitat for the timber rattlesnake and a potential vernal habitat are present adjacent to and in the parking lot area.

The softball fields are leased by the County to the Township of West Milford. The County should review the lease agreements with the municipality to determine maintenance and upgrade responsibility.

Any improvements that require grading or the addition of impervious surfaces will require permits from NJDEP.

### ***TRANQUILITY RIDGE***

Tranquility Ridge consists of 2,111 acres of undeveloped woodlands in the northern most portion of the County.

This park is within the Highlands Preservation Area. The wetlands along the Beech Brook are considered EPA Priority Wetlands and will have an associated 150 foot buffer and a 300 foot Special Water Resource Area Protection (SWRPA) buffer. The site is also within the 100-year floodplain of the Monksville Reservoir. Threatened and endangered habitats for the wood turtle and timber rattlesnake are present adjacent to the parking lot.

Any improvements that require grading or the addition of impervious surfaces will require permits from NJDEP.

### ***WEASEL BROOK PARK***

Weasel Brook Park is a 20-acre neighborhood park in the City of Clifton that includes two baseball fields, a playground, a water spray park, horseshoe pits, basketball courts and walkways. The channelized Weasel Brook runs through the park along a concrete flume and can be crossed by multiple pedestrian bridges.

The 100-year floodplain is located near the basketball courts and within the picnic area. The Weasel Brook has an associated 50 foot riparian buffer. State historic fill and a categorical exclusion area are located approximately 300 foot upstream of the site.

Improvements that require grading or the addition of impervious surfaces may require permits from NJDEP if they fall within environmentally sensitive areas.

### ***VANDERHOOF-WESTERVELT HOUSE***

This house was constructed in 1720 and is included in the Historic American Building Survey. It is currently leased to the non-profit organization Collaborative Support Programs of New Jersey.

### ***ESTIMATED CONSTRUCTION COSTS OF PROPOSED IMPROVEMENTS***

Construction costs for each of the improvements noted in the tables that follow were estimated using quantities of materials obtained through visual site inspection and available

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN**

mapping. Unit prices for each item were estimated based on current unit prices received from recent publicly bid construction projects of similar size.

The construction costs noted in this report are for budgetary information only. Additional information should be obtained for each task and each task should be appropriately designed prior to construction.

The table below represents a summary of the costs noted in the accompanying tables by time period and park.

LOCATION	TIME PERIOD COST SUMMARY		
	2014-2016	2017-2019	2020-2022
Aphsawa Preserve	\$ 9,500 (1)	\$0	\$0
Friendship Park	\$ 5,000	\$0	\$0
Garret Mountain Park	\$286,000 (2)	\$145,000 (3)	\$243,000 (4)
Goffle Brook Park	\$ 91,000 (5)	\$206,000	\$0
Passaic County Farm	\$0	\$0	\$10,000 (6)
Peckman Preserve	\$0	\$0	\$0
Pompton Aquatic Park	\$0	\$ 15,500 (7)	\$0
Preakness Valley Park	\$147,000	\$172,000	\$145,000
Rifle Camp Park	\$124,500	\$ 58,000	\$193,000
San Cap Park	\$ 4,500 (8)	\$ 34,500 (8)	\$0
Tranquility Ridge	\$ 8,500	\$ 2,500	\$0
Weasel Brook Park	\$211,000	\$220,000	\$117,000
Total	\$844,000	\$760,500	\$708,000

Notes:




- (1) Owned and operated by the New Jersey Conservation Foundation.
- (2) Includes \$43,000 in costs related to accessibility improvements to the Sheriff's motor pool, canine and pistol range facilities.
- (3) Includes \$93,000 in costs related to accessibility improvements to the Sheriff's motor pool, canine and pistol range facilities.
- (4) Costs related to accessibility improvements to the Sheriff's motor pool and pistol range facilities.
- (5) Includes \$9,500 in costs related to the dog run which is owned and operated by the Township of Hawthorne.
- (6) Costs related to accessibility improvements at a site leased by the County.
- (7) Costs related to accessibility improvements at sites leased by the County.
- (8) Costs related to accessibility improvements at a site leased by the County.



***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN***

**APSHAWA PRESERVE**



**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - APSHAWA PRESERVE**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
AP.1	Parking Lot		No accessible parking spaces provided. Lot is composed of gravel.	Section 208.2 Section 502.2 Section 502.3 Section 502.4 Section 502.6	Pave a minimum of one accessible parking space with the associated aisle and signage.	1	\$2,500.00	2014-2016	
AP.2	Picnic Area		No accessible route to the picnic area and no accessible picnic tables.	Section 206.2.2 Section 502.6	Provide a paved path (accessible route) to the picnic area and provide a minimum of one accessible picnic table.	1	\$6,000.00	2014-2016	
AP.3	Portable Restroom		Portable restroom structure is not accessible.	Section 213.2	Provide an accessible portable restroom facility and an accessible path for access. The cost associated with the accessible portable restroom is not included in the estimated cost shown because it is assumed to be part of the leasing agreement between the County and the supplier.	1	\$1,000.00	2014-2016	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN**

FRIENDSHIP PARK








**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - FRIENDSHIP PARK**

<b>Item</b>	<b>Location</b>	<b>Photo</b>	<b>Barrier</b>	<b>Citation</b>	<b>Action</b>	<b>Priority</b>	<b>Estimated Cost</b>	<b>Projected Date</b>	<b>Action Complete</b>
FP.1	Parking Lot A		No pavement or ADA parking space.	Section 208.2 Section 208.3 Section 502	Provide a paved ADA parking space with the appropriate striping and signage.	1	\$2,500.00	2014-2016	
FP.2	Unmarked Parking Area		This "dirt" parking area does not have a paved ADA parking space.	Section 208.2 Section 208.3 Section 502	Provide a paved ADA parking space with the appropriate striping and signage.	1	\$2,500.00	2014-2016	








***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN***

**GARRET MOUNTAIN RESERVATION**








**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - GARRET MOUNTAIN PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GMP.1	Basketball Court		No accessible route to the basketball court.	Section 206.2.2	Provide an accessible paved path to the basketball court.	1	\$9,500.00	2014-2016	
GMP.2	Basketball Court Spectator Seating		No accessible spectator seats and companion benches.	Section 221.2.1.4	Provide 2 accessible spectatoe seat areas with companion benches.	2	\$4,000.00	2017-2019	
GMP.3	Rest Rooms		Paved route to rest room exceeds maximum allowable slopes and cross slopes.	Section 213.2	Reconstruct accessible path to rest room to provide compliant slopes and cross slopes.	1	\$5,500.00	2014-2016	
GMP.4	Parking Lot 1		No accessible parking spaces, striping and signage.	Section 208.2 Section 208.3 Section 502	Stripe 1 accessible space and an access aisle; install 1 accessible parking sign and 1 "van accessible" parking sign; re-grade as necessary for the accessible space	1	\$2,500.00	2014-2016	
GMP.5	Drinking Fountain and Kiosk at Parking Lot 1		No accessible route to the drinking fountain and the kiosk from Parking Lot 1.	Section 206.2.2	Provide an accessible path to the drinking fountain and kiosk. Expand the drinking founatin pad.	1	\$3,500.00	2014-2016	
GMP.6	Parking Lot 2		No accessible parking spaces, striping and signage.	Section 208.2 Section 208.3 Section 502	Stripe 1 accessible space and an access aisle; install 1 accessible parking sign and 1 "van accessible" parking sign; re-grade as necessary for the accessible space	1	\$14,500.00	2014-2016	
GMP.7	Parking Lot 3		No accessible parking spaces, striping and signage.	Section 208.2 Section 208.3 Section 502	Stripe 5 accessible spaces and an access aisle; install 5 accessible parking signs and 5 "van accessible" parking signs; re-grade as necessary for the accessible spaces	1	\$10,500.00	2014-2016	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - GARRET MOUNTAIN PARK**





Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GMP.8	Picnic Area and Kiosk Near Parking Lot 3		No accessible route to the picnic area and kiosk.	Section 206.2.2	Provide an accessible path to the picnic area and kiosk.	1	\$4,000.00	2014-2016	
GMP.9	Parking Lot 4		One accessible parking space with striping and signage. Need one additional ADA space.	Section 208.2 Section 208.3 Section 502	Stripe 2 accessible spaces and an access aisle; install 1 accessible parking signs and 2 "van accessible" parking signs; reset existing accessible parking sign; re-grade as necessary for the accessible spaces	1	\$2,500.00	2014-2016	
GMP.10	Existing Sidewalk Along Parking Lot 4		Sidewalk cross-slope and running slope exceed regulations.	Section 403.3	Reconstruct sidewalk with a cross slope less than 2.08% and running slope less than 5.0%.	1	\$2,500.00	2014-2016	
GMP.11	Picnic Area Adjacent to Parking Lot 4		No accessible route to picnic area.	Section 206.2.2	Provide an accessible route to the picnic area.	1	\$3,000.00	2014-2016	
GMP.12	Parking Lot 5		No accessible parking spaces, striping and signage.	Section 208.2 Section 208.3 Section 502	Stripe 2 accessible spaces and an access aisle; install 2 accessible parking signs and 2 "van accessible" parking signs; re-grade as necessary for the accessible spaces	1	\$4,000.00	2014-2016	
GMP.13	Portable Restroom At Parking Lot 5		No accessible route to the portable restroom.	Section 206.2.2	Provide an accessible portable restroom facility and an accessible path for access. The cost associated with the accessible portable restroom is not included in the estimated cost shown because it is assumed to be part of the leasing agreement between the County and the supplier.	1	\$7,000.00	2014-2016	
GMP.14	Parking Lot 6		Accessible parking spaces are too steep and there is no access from these spaces to the park.	Section 206.2.2 Section 208.2 Section 208.3 Section 502	Re-stripe 2 accessible spaces and an access aisle; reset 2 accessible parking signs and 2 "van accessible" parking signs; re-grade as necessary for the accessible spaces. Expand the existing sidewalk.	1	\$28,000.00	2014-2016	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - GARRET MOUNTAIN PARK**




Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GMP.15	Parking Lot 7		Insufficient number of accessible parking spaces, striping and signage. Accessible spaces are not connected to the park with an accessible route.	Section 206.2.2 Section 208.2 Section 208.3 Section 502	Stripe 3 accessible spaces and an access aisle; install 3 accessible parking signs and 3 "van accessible" parking signs; re-grade as necessary for the accessible spaces. Provide an accessible walkway.	1	\$15,000.00	2014-2016	
GMP.16	Parking Lot 8		No accessible parking spaces, striping and signage. No access to the crossing.	Section 206.2.2 Section 208.2 Section 208.3 Section 502	Stripe 1 accessible space and an access aisle; install 1 accessible parking sign and 1 "van accessible" parking sign; re-grade as necessary for the accessible space. Provide access to the crossing.	1	\$3,500.00	2014-2016	
GMP.17	Parking Lot 9		One accessible parking space with striping and signage. Need one additional space and access to the pedestrian crossing.	Section 206.2.2 Section 208.2 Section 208.3 Section 502	Stripe 2 accessible spaces and an access aisle; install 2 accessible parking signs and 2 "van accessible" parking signs; re-grade as necessary for the accessible spaces and the pedestrian crossing.	1	\$15,500.00	2014-2016	
GMP.18	Parking Lot 10		No accessible parking spaces, striping and signage.	Section 208.2 Section 208.3 Section 502	Stripe 2 accessible spaces and an access aisle; install 2 accessible parking signs and 2 "van accessible" parking signs; re-grade as necessary for the accessible spaces	1	\$7,500.00	2014-2016	
GMP.19	Parking Lot 11		No accessible parking spaces, striping and signage.	Section 208.2 Section 208.3 Section 502	Stripe 1 accessible space and an access aisle; install 1 accessible parking sign and 1 "van accessible" parking sign; pave and re-grade as necessary for the accessible space.	1	\$2,500.00	2014-2016	
GMP.20	Parking Lot 12		No accessible parking spaces, striping and signage.	Section 208.2 Section 208.3 Section 502	Stripe 1 accessible space and an access aisle; install 1 accessible parking sign and 1 "van accessible" parking sign; pave and re-grade as necessary for the accessible space.	1	\$2,500.00	2014-2016	
GMP.21	Overlook Area Picnic		No access to accessible picnic tables.	Section 206.2.2	Provide an accessible route to the picnic tables.	1	\$8,000.00	2014-2016	



**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - GARRET MOUNTAIN PARK**





Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GMP.22	Boat House Picnic Area		No access to accessible picnic tables.	Section 206.2.2	Provide an accessible route to the picnic tables.	1	\$7,000.00	2014-2016	
GMP.23	Tiered Parling Lot Picnic Area		No access to picnic area. No accessible tables and grills.	Section 206.2.2	Provide an accessible route to the picnic area. Provide accessible picnic tables and grills.	1	\$15,500.00	2014-2016	
GMP.24	Boat House		Steps leading to the boat house do not have handrails.	Section 505	Provide handrails on the steps leading to the boat house.	2	\$2,000.00	2017-2019	
GMP.25	Veterans' Memorial		Steps leading to the memorial do not have handrails.	Section 505	Provide handrails on the steps leading to the memorial.	2	\$2,000.00	2017-2019	
GMP.26	Lambert Castle		Steps and ramp leading to the castle do not have handrails.	Section 505	Provide handrails on the steps leading to the castle.	2	\$4,000.00	2017-2019	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – GARRET MOUNTAIN PARK**




Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GMP.27	Equestrian Center		Two doors do not 32" clearance width. Two doors have vision lites higher then the 43" max.	Section 404.2.3	Enlarge two doors for accessible openings for 32" clearance and provide new accessible doors. Repair one door to install vision lite at 43" above finished floor.	1	\$15,000	2014 - 2016	
GMP.28	Equestrian Center Men & Women Single Occupancy Bathrooms		Doors leading into the restrooms do not have 32" width clearance. Urinals, mirrors, and soap dispensers needs to be adjusted. Signage needs to be resized and relocated.	Section 603.3 Section 703.4	Enlarge two doors for accessible opening and provide accessible doors. Adjustments of urinals and bathroom accessories to proper heights. Convert bathroom to single occupancy accessible toilet for each gender with the respective spaces. Install ADA signage at each bathroom	2	\$40,000	2017 - 2019	
GMP.29	Equestrian Center Front Stairs		Handrails need to be provided on both sides of the stairs.	Section 505.2	Provide handrails at front stairs.	1	\$3,000	2014- 2016	
GMP.30	Sheriff Stables		Three doors need hardware adjustments.	Section 404.2.7	Three doors need hardware replacement	1	\$4,000	2014 - 2016	

PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT




TRANSITION PLAN – GARRET MOUNTAIN PARK

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GMP.31	Warming Hut/ Boat House		Four doors clearance widths are not 32".	Section 404.2.3 Section 603.3	Enlarge 4 doors for accessible openings and provide accessible doors.	1	\$28,000	2014 - 2016	
GMP.32	Stairs		Handrails are higher than the allowable heights.	Section 505.4	Provide new handrails to at least one stair.	1	\$5,000	2014 - 2016	
GMP.33	Restroom near Warming Hut/ Boat House		The urinal, lavatory, and paper towel dispenser's needs to be adjusted. ADA signs area also missing	Section 603.3 Section 606.3	Adjust urinals, lavatory, and bathroom accessories to proper heights. Install ADA signs	1	\$10,000	2014 - 2016	
GMP.34	Maintenance Office		One door needs hardware adjustment	Section 604.8.2.2	Install accessible hardware to new allowable height.	1	\$4,000	2014 - 2016	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – GARRET MOUNTAIN PARK**





Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GMP.35	Garret Mountain Reservation Sheriff's Motor Pool		Five doors do not have the proper door width clearance. Eleven doors do not have the proper door hardware. A level change needs to be adjusted	Section 303.2 Section 404.2.7 Section 404.2.3	Enlarge five doors for accessible openings for 32" clearance and provide new accessible doors.	2	\$22,000	2017 - 2019	
GMP.36	Garret Mountain Reservation Sheriff's Motor Pool Men's Bathroom		There are no stall partitions. Urinals, sinks, and mirror heights needs adjustment. Bathroom is missing signage and an accessible toilet.	Section 604.8.2.2 Section 603.3 Section 606.3 Section 603.3	Adjust urinals, sinks, and bathroom accessories to proper heights. Install ADA signs.	3	\$30,000	2020 – 2022	
GMP.37	Garret Mountain Reservation Sheriff's Motor Pool Single Occupancy Toilet		The bathroom needs to be enlarged and provided with an accessible toilet. Bathroom accessories need adjustment.	Section 604.2 Section 604.4 Section 606.3 Section 308.2.1	Adjust the toilet location and bathroom accessories to proper heights. Install new ADA sign and toilet.	3	\$30,000	2020 – 2022	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – GARRET MOUNTAIN PARK**



Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GMP.38	Garret Mountain Reservation Sheriff's Motor Pool Stairs to the 2 <sup>nd</sup> floor		Stairs need to be reconstructed. Riser heights need to be adjusted. Handrails need to be provided on both sides of the stair as well as extended at least the depth of one tread past the last riser nosing.	Section 504.2 Section 504.3 Section 505.2	Reconstruction of stairs.	3	\$35,000	2020 – 2022	
GMP.39	Garret Mountain Reservation Sheriff's Motor Pool Steps to the Office Area		Stairs need to be reconstructed. Riser heights and tread widths need to be adjusted. Handrails need to be provided on both sides of the stair as well as extended at least the depth of one tread past the last riser nosing.	Section 504.2 Section 504.3 Section 505.2 Section 505.10.3	Reconstruction of stairs.	2	\$10,000	2017 - 2019	
GMP.40	Garret Mountain Reservation Sheriff's Motor Pool Steps to the Exterior		Stairs need to be reconstructed. Riser heights need to be adjusted to be uniform. Handrails need to be provided on both sides of the stair as well as extended at least the depth of one tread past the last riser nosing.	Section 504.2 Section 505.2 Section 505.10.3 Section 505.4	Reconstruction of entry stairs.	3	\$18,000	2020 – 2022	

14H THE MOTOR POOL FACILITY IS NOT OPEN TO THE PUBLIC AND IS THE RESPONSIBILITY OF THE PASSAIC COUNTY SHERIFF'S DEPARTMENT.

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – GARRET MOUNTAIN PARK**



Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GMP.41	Garret Mountain Reservation Sheriff's Hope Dell		One door does not have a 32" width clearance. Two doors have vision lites higher then the 43" maximum. Thirteen doors need new door hardware.	Section 404.2.3 Section 404.2.11 Section 404.2.7	Enlarge one door for accessible opening and provide accessible doors. Provide new door hardware for thirteen doors. Adjust glazing for two doors.	2	\$15,000	2017 - 2019	
GMP.42	Garret Mountain Reservation Sheriff's Hope Dell Toilet Area		There are no stall partitions for privacy. The urinals and mirror heights need adjustments. There is no accessible stall.	Section 603.3 Section 606.3	Provide one accessible stall. Adjust height of one urinal to make accessible.	1	\$12,000	2014- 2016	
GMP.43	Garrett Mountain Reservation Sheriff's Hope Dell Shower Area		At least one shower stall has to be adjusted to meet clearance widths. The shower curb can be adjusted to allow additional maneuvering space.	Section 608.1 Section 608.2.2.1	Renovate at least one shower stall to be ADA accessible.	2	\$18,000	2017 - 2019	
GMP.44	Garrett Mountain Reservation Sheriff's Hope Dell Staff Toilet		The bathroom needs to be enlarged to allow a 60" turning space. The toilet, lavatory, and mirror heights need adjustment.	Section 604.4 Section 604.3.1 Section 606.3	Adjust walls to enlarge bathroom. Adjust toilet, sinks, and bathroom accessories to proper heights. Install ADA signs.	3	\$45,000	2020 - 2022	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – GARRET MOUNTAIN PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GMP.45	Garrett Mountain Reservation Sheriff's Hope Dell Stairs to the Second Floor		Tread depth are short by 2 ½".	Section 504.2	Repair and refinish steps and lower landing with new treads, to include minimum 11" tread.	1	\$5,000	2014 - 2016	
GMP.46	Garrett Mountain Reservation Sheriff's Hope Dell Stairs to the Office		Stairs need to be reconstructed. Riser heights need to be adjusted and made uniform. Handrails need to be provided on both sides of the stair as well as extended at least the depth of one tread past the last riser nosing.	Section 504.2 Section 505.2 Section 505.10.3	Reconstruction of stairs.	3	\$30,000	2020 – 2022	
GMP.47	Garrett Mountain Reservation Sheriff's Hope Dell Steps Near Stair		Stairs need to be reconstructed. Riser heights need to be adjusted and made uniform. Handrails need to be provided on both sides of the stair as well as extended at least the depth of one tread past the last riser nosing.	Section 504.2 Section 505.2 Section 505.10.3	Reconstruction of stairs.	3	\$30,000	2020 – 2022	
GMP.48	Garrett Mountain Reservation Canine Unit		Two doors do not have the 32" width clearance. Two doors have vision lites higher then the allowable 43". Three doors do not have the proper advisory door hardware.	Section 404.2.3 Section 404.2.11 Section 404.2.7	Provide new door hardware for three doors. Provide at least one accessible door to the outside.	1	\$8,000	2014 - 2016	

14J THE SHERIFF'S HOPE DELL BLDG AND CANINE UNIT ARE NOT PUBLIC FACILITES AND THE RESPONSIBILITY OF THE PASSAIC COUNTY SHERIFF'S DEPARTMENT.




**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – GARRET MOUNTAIN PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GMP.49	Garrett Mountain Reservation Canine Unit Entrance Stair		The stairs need to be reconstructed. Both riser and tread heights need to be adjusted. The risers for the stairs are open. Handrails need to be provided on both sides of the stair as well as extended at least the depth of one tread past the last riser nosing.	Section 504.3 Section 505.2 Section 505.10.3 Section 504.2	Reconstruction of stairs.	2	\$8,000	2017 - 2019	
GMP.50	Garrett Mountain Reservation Canine Unit Exit Stair		The stairs need to be reconstructed. The riser and tread heights need to be adjusted. The risers for the stairs are open. Handrails need to be provided on both sides of the stair as well as extended at least the depth of one tread past the last riser nosing.	Section 504.3 Section 505.2 Section 505.10.3 Section 504.2	Reconstruction of stairs.	2	\$8,000	2017 - 2019	
GMP.51	Garrett Mountain Reservation Pistol Range Trailer		One door does not have clearance at the push side of the door. One closer needs to be adjusted. One door does not have the proper advisory door hardware. The counter height needs to be adjusted.	Section 404.2.4 Section 404.2.9 Section 404.2.7 Section 902.4.2	Enlarge one door opening to allow clearance. Adjust one closer. Provide new door hardware for one door.	1	\$12,000	2014 - 2016	

14K THE CANINE UNIT IS NOT A PUBLIC FACILITY AND IS THE RESPONSIBILITY OF THE PASSAIC COUNTY SHERIFF'S DEPARTMENT.



**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – GARRET MOUNTAIN PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GMP.52	Garrett Mountain Reservation Pistol Range Trailer Entrance Stairs		The stairs need to be reconstructed. A handrail needs to be provided on both sides of the stair that extends at least one tread beyond the last riser nosing.	Section 504.3 Section 505.2 Section 505.10.3 Section 504.2	Reconstruction of stairs.	2	\$6,000	2017 - 2019	
GMP.53	Garrett Mountain Reservation Pistol Range Trailer Exit Stairs		The stairs need to be reconstructed. A handrail needs to be provided on both sides of the stair that extends at least one tread beyond the last riser nosing.	Section 504.3 Section 505.10.3 Section 504.2	Reconstruction of stairs.	2	\$6,000	2017 - 2019	
GMP.54	Garrett Mountain Reservation Pistol Range		The threshold level change needs to be adjusted.	Section 303.2	Adjust threshold level change with a shallow ramp.	1	\$6,000	2014 – 2016	

THE PSITOL RANGE IS NOT A PUBLIC FACILITY AND IS THE RESPONSIBILITY OF THE PASSAIC COUNTY SHERIFF'S DEPARTMENT.

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – GARRET MOUNTAIN PARK**








<b>Item</b>	<b>Location</b>	<b>Photo</b>	<b>Barrier</b>	<b>Citation</b>	<b>Action</b>	<b>Priority</b>	<b>Estimated Cost</b>	<b>Projected Date</b>	<b>Action Complete</b>
GMP.55	Garrett Mountain Reservation Pistol Range Stairs to the 2 <sup>nd</sup> Floor		The stairs need to be reconstructed. Riser and treads need to be adjusted, risers need to be closer. Handrails need to be provided on both sides of the stairs that extend one tread depth beyond the last riser nosing.	Section 504.3 Section 504.2 Section 505.2 Section 505.10.3	Reconstruction of stairs.	3	\$25,000	2020 – 2022	

14M THE PISTOL RANGE IS NOT A PUBLIC FACILITY AND IS THE RESPONSIBILITY OF THE PASSAIC COUNTY SHERIFF'S DEPARTMENT.








*PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN*

GOFFLE BROOK PARK




**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - GOFFLE BROOK PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GBP.1	Parking Lot A (Main Lot at Softball Field and Picnic Area)		Space lines are faded and need re-stripping. The ADA spaces are not signed. Running and cross slopes exceed 2.08%.	Section 502.1 Section 502.4 Section 502.6	Re-stripe 2 accessible spaces; install 2 accessible parking signs and 1 "van accessible" sign; Re-grade and re-pave the ADA parking spaces to provide compliant running and cross slopes.	1	\$6,000.00	2014-2016	Action Complete
GBP.2	Parking Lot B (Small Lot near Softball Field and Parking Lot A)		No ADA spaces provided.	Section 208.2 Section 502	Provide one ADA compliant parking space with appropriate signage and striping.	1	\$2,500.00	2014-2016	
GBP.3	Parking Lot C (Small Lot near Parking Lot A and the Playground)		Space lines are faded and need re-stripping. The ADA spaces are not signed. Running slopes exceed 2.08%.	Section 502.1 Section 502.4 Section 502.6	Re-stripe 2 accessible spaces; install 2 accessible parking signs and 1 "van accessible" sign; Re-grade and re-pave the ADA parking spaces to provide compliant running and cross slopes.	1	\$4,000.00	2014-2016	
GBP.4	Parking Lot D (Lot near Basketball Court and Softball Fields)		One ADA space provided. Requires one additional ADA space.	Section 208 Section 502	Construct an additional ADA space. Re-stripe the existing ADA space. Provide appropriate ADA signage. Re-grade and re-pave ADA spaces as required to provide running and cross slopes less than 2.08%.	1	\$4,000.00	2014-2016	
GBP.5	Parking Lot E (Parking Lot near Memorial)		No ADA parking space.	Section 208 Section 502	Construct one ADA parking space with the appropriate signs and stripes.	1	\$2,500.00	2014-2016	
GBP.6	Parking Lot F (Along Goffle Road adjacent to Picnic Area)		The striping is faded, there are no ADA signs and the parking space cross slope is too steep.	Section 502	Re-stripe, sign and re-grade the ADA parking space.	1	\$2,500.00	2014-2016	
GBP.7	Parking Lot G (Adjacent to the Playground and Picnic Area)		No ADA parking spaces.	Section 208 Section 502	Construct one ADA parking space with the appropriate signs and stripes.	1	\$2,500.00	2014-2016	




**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - GOFFLE BROOKPARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GBP.8	Playground and Covered Picnic Area at Parking Lot C		No accessible route.	Section 206 Section 402 Section 403	Reconstruct the paved walkway to meet current ADA access guidelines. Extend path to the covered picnic area and provide ADA picnic table on a pad connected to the path.	1	\$12,500.00	2014-2016	
GBP.9	Picnic Area Adjacent to Lot C		Not ADA accessible.	Section 206 Section 402 Section 403	Construct an accessible paved path from Parking Lot C to the picnic area. Provide one accessible table on a pad connected to the path.	2	\$6,500.00	2017-2019	
GBP.10	Softball Field Adjacent to Parking Lot B		No accessible path to the bleachers. No ADA seating at the bleachers and the team benches.	Section 206 Section 402 Section 403 Section 221 Section 802	Construct accessible paths to the bleachers and the team benches. Provide for a minimum of 2 accessible seats at each bleacher and a minimum of 1 accessible seat at each team bench.	2	\$6,500.00	2017-2019	
GBP.11	Softball Fields Adjacent to Parking Lot D		No accessible path to the bleachers. No ADA seating at the bleachers and the team benches.	Section 206 Section 402 Section 403 Section 221 Section 802	Construct accessible paths to the bleachers and the team benches at each field. Provide for a minimum of 2 accessible seats at each bleacher and a minimum of 1 accessible seat at each team bench.	2	\$17,500.00	2017-2019	
GBP.12	Multi-Purpose Field Adjacent to Parking Lot G		No accessible path to the bleachers. No ADA seating at the bleachers.	Section 206 Section 402 Section 403 Section 221 Section 802	Construct accessible paths to the bleachers. Provide for a minimum of 2 accessible seats at the bleacher.	2	\$21,500.00	2017-2019	
GBP.13	Picnic Area Adjacent to Lot G		No accessible path	Section 206 Section 402 Section 403	Construct an accessible paved path from Parking Lot G to the picnic area. Provide one accessible table on a pad connected to the path.	2	\$14,000.00	2017-2019	
GBP.14	Playground Adjacent to Lot G		Running slope on ramp exceeds 6.25%. The safety surface is not ADA compliant.	Section 1008.2.5.1 Section 1008.2.6.2	Repair the ramps on the structure to comply with the current codes. Provide a new safety surface that is ADA accessible and complies with ASTM F1292.	2	\$120,000.00	2017-2019	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - GOFFLE BROOKPARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GBP.15	Dog Run		No accessible path.	Section 206	Provide an accessible path to the dog run.	1	\$9,500.00	2014-2016	Action Complete
GBP.16	Picnic Area at Parking Lot F		No accessible path to the ADA tables.	Section 206 Section 402 Section 403	Construct accessible paths to the picnic area and the ADA tables.	1	\$15,000.00	2014-2016	
GBP.17	Basketball Court at Parking Lot D		No accessible path.	Section 206 Section 402 Section 403	Construct accessible paths to both sides of the basketball court.	1	\$7,000.00	2014-2016	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – GOFFLE BROOK PARK**



Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
GBP.18	Maintenance Garage		Four door clearance widths are not 32". Three doors need hardware adjustments. One door doesn't meet the 10" min push surface.	Section 404.2.2 Section 404.2.3 Section 404.2.10 Section 404.2.7	Enlarge 4 doors for accessible opening and provide accessible doors. Repair doors to provide smooth 10" surface at base. Adjust/add new hardware for 3 doors.	1	\$18,000	2014 - 2016	
GBP.19	Maintenance Garage Single Occupancy Restroom 1		Toilet, mirrors, and light switches need adjustment. Bathroom is also missing signage and grab bars.	Section 604.2 Section 604.3.1 Section 603.3 Section 604.5 Section 308.2.1	Adjust water closets. Renovate single occupancy toilet to provide barrier free toilet.	2	\$30,000	2017 - 2019	
GBP.20	Maintenance Garage Single Occupancy Restroom 2		Toilet, mirrors, soap dispensers, and light switches need adjustment. The bathroom needs grab bars and signage.	Section 604.4 Section 603.3 Section 604.5 Section 308.2.1	Adjust mirrors and accessories to proper height. Adjust light switch to proper height.	1	\$5,000	2014 - 2016	

***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN***

**PASSAIC COUNTY FARM**



**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - PASSAIC COUNTY FARM**


<b>Item</b>	<b>Location</b>	<b>Photo</b>	<b>Barrier</b>	<b>Citation</b>	<b>Action</b>	<b>Priority</b>	<b>Estimated Cost</b>	<b>Projected Date</b>	<b>Action Complete</b>
PCF.1	Parking Lot		No accessible space or access aisle. Gravel surface, slope and cross slope exceed 2.08% limit. No accessible routes. No signage and striping.	Section 502.2 Section 502.3 Section 502.4 Section 502.6	Pave and stripe accessible space and access aisle; reset ADA sign and install "van accessible" sign; stripe accessible crossings from space to visitor's center; construct accessible route to Visitor's Center.	3	\$4,000.00	2020-2022	
PCF.2	Site Amenities		No accessible routes, gravel surface, slopes are too steep. Changes in height level exceed 1/4" limit.	Section 206.2.1 Section 303.2 Section 206.2.2	Construct accessible route to buildings.	3	\$6,000.00	2020-2022	

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***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN***

**PECKMAN PRESERVE ENVIRONMENTAL SANCTUARY**


**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - PECKMAN PRESERVE ENVIRONMENTAL SANCTUARY**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
PP.1	Entire Site		Site is not developed.		No action at this time. Any future development should be constructed in accordance with ADA requirements.		\$0.00		

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN**

POMPTON AQUATIC PARK

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - POMPTON AQUATIC PARK**







Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
PAP.1	Site Amenities		There is no on-site parking and amenities include hiking, fishing, swimming and boating are not accessible. There are no accessible paths on the site.	Section 206.2.1 Section 303.2 Section 206.2.2	Provide accessible route along the waterfront and at the entrance of the site. It should be noted that the site is located in a flood prone area and improvements to the site may be heavily permitted.	2	\$15,500.00	2017-2019	

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***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN***

**PREAKNESS VALLEY PARK**

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - PREAKNESS VALLEY PARK**





Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
PVP.1	Parking Lot 1		This parking lot is just east of the club house and serves the club house. The ADA signs are not current.	Section 502.6	Update the ADA signage at the accessible spaces.	1	\$2,700.00	2014-2016	
PVP.2	Parking Lot 2		This parking lot serves the pro shop and other site buildings and amenities. There are no ADA parking spaces in the lot of 135 spaces.	Section 208 Section 502	Provide for 5 accessible parking spaces along with the appropriate signage and striping.	1	\$3,500.00	2014-2016	
PVP.3	Employee Parking Lot		There are no accessible parking spaces in this area.	Section 208 Section 502	Provide for 1 accessible parking space along with the appropriate signage and striping.	1	\$700.00	2014-2016	
PVP.4	Club House		No accessible paths are provided.	Section 206 Section 402 Section 403	Regrade and stripe paved areas from Parking Lot 1 to the club house to provide a marked accessible path.	1	\$5,000.00	2014-2016	
PVP.5	Pro Shop and Out Buildings		No accessible paths are provided.	Section 206 Section 402 Section 403	Regrade and stripe paved areas from Parking Lot 2 to the pro shop and other buildings to provide a marked accessible path.	1	\$35,500.00	2014-2016	
PVP.6	Exterior Stairways		Slopes on the stair treads exceed 2.08% Handrails are not ADA compliant.	Section 504.3	Repair the stairways to provide treads with slopes less than 2.08%. Replace handrails.	1	\$5,000.00	2014-2016	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – PREAKNESS VALLEY PARK**



Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
PVP.7	Club House		Four doorways need to be enlarged; 17 doors need hardware adjustments. Two doors lack a smooth 10" surface at base. Three doors have vision lites higher then 43"	Section 404.2.3 Section 404.2.4 Section 404.2.7 Section 404.2.8.1 Section 404.2.9 Section 404.2.10 Section 404.2.11	Enlarge 4 doors for accessible opening and provide accessible doors. Repair 2 doors to provide smooth 10" surface at base. Adjust/add new hardware for 11 doors. Repair 3 doors to install vision lite at 43" at finished floor. Provide automatic switch for 2 doors that lack clearance.	2	\$30,000	2017 - 2019	
PVP.8	Club House Entrance Stair		The stair meets all ADA guidelines except a new handrail is needed.	Section 505.2 Section 505.10.2	Provide handrails on both sides of stairs.	1	\$3,000	2014 - 2016	
PVP.9	Club House Stair A		This stairs needs tread adjustments as well as new handrails.	Section 504.5 Section 505.2 Section 505.10.2 Section 505.7.1	Install handrail on both sides of stairs to office above. Adjust risers to reduce tread extension	1	\$15,000	2014 – 2016	







**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – PREAKNESS VALLEY PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
PVP.10	Club House Exterior Stair to Bar		This stair needs renovation to make riser heights compliant as well as new handrails.	Section 504.2 Section 505.2 Section 505.10.2	Adjust risers to have max 7" riser height. Provide new handrails on the side with a missing handrail with an extension at the top and bottom of the stair.	3	\$25,000	2020 – 2022	
PVP.11	Club House Ramp		Handrails need to be provided on both sides of ramp.	Section 505.1 Section 505.2	Handrails need to be provided on both sides of ramp.	1	\$5,000	2014 - 2016	
PVP.12	Club House Kitchen Stair		A complete stair renovation is needed.	Section 504.2 Section 505.4 Section 505.2 Section 505.10.2	Reconstruct Stair with new handrails.	3	\$40,000	2020 - 2022	
PVP.13	Club House Back Stair		Adjust risers and treads so they are even. Extensions of handrail on both sides by 12".	Section 504.2 Section 505.2 Section 505.10.2	Adjust Risers and treads so they are even. Handrails to be provided on both sides and extend 12".	2	\$5,000	2020 - 2022	





**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – PREAKNESS VALLEY PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
PVP.14	Preakness Valley Park Golf Course Club House Restroom A (2nd floor women's restroom)		New toilets, stall adjustments, soap dispensers need adjustment, needs signage. One stall needs to be enlarged to be ADA compliant	Section 604.4 Section 604.3.1 Section 308.2.1 Section 703.1	New water closets and signage as well as adjusting bathroom accessories to proper heights. Renovate 1 toilet to provide barrier free toilet. Create one accessible toilet for women's bathroom	2	\$25,000	2017 - 2019	
PVP.15	Preakness Valley Park Golf Course Club House Restroom B (Men's restroom)		Mirrors and paper towel dispensers need adjustment. Bathroom also needs signage.	Section 604.3.1 Section 603.3 Section 703.1	Adjust mirrors and accessories to proper heights. Create one accessible toilet for men's bathroom.	2	\$25,000	2017- 2019	
PVP.16	Preakness Valley Park Golf Course Club House Restroom B (Men's restroom)		One stall has to be enlarged for ADA compliance		Renovate 1 toilet to provide barrier free toilet	2	\$25,000	2017 - 2019	
PVP.17	Preakness Valley Park Golf Course Club House Restroom C (Single Occupancy Women's Bathroom)		Bathroom meets all ADA guidelines except that it needs signage	Section 703.1	Provide new ADA signage for the bathroom	1	\$100	2014 - 2016	




**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – PREAKNESS VALLEY PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
PVP.18	Administration Office		Four doors need to be enlarged; All other doors (21) need new hardware. Thermostat heights need to be adjusted.	Section 404.2.3 Section 404.2.7 Section 404.2.4	Enlarge 4 doors for accessible opening and provide accessible doors. Adjust hardware for all other doors (21). Adjust thermostats to proper heights.	2	\$38,000	2017 - 2019	
PVP.19	Administration Office Single Occupancy Bathroom A (Near back entrance)		Water closet, napkin dispensers, and paper towel height needs to be adjusted. A new lavatory is needed.	Section 308.2.1 Section 604.4 Section 703.1	Replace toilet seat to gain proper height on water closets. Designate 1 toilet as accessible for men and women. Adjust toilet accessories to be mounted at acceptable ADA heights. Install new ADA signage.	1	\$13,000	2014 - 2016	
PVP.20	Administration Office Men's Restroom B		Water closet, urinals, napkin dispensers, paper towel, and mirror heights need to be adjusted.	Section 308.2.1 Section 603.3 Section 604.4 Section 604.3.1 Section 703.1	Replace toilet seat to gain proper height on water closets. Designate 1 toilet as accessible for men and women. Adjust toilet accessories to be mounted at acceptable ADA heights. Install new ADA signage.	1	\$5,000	2014 - 2016	
PVP.21	Administration Office Single Occupancy Women's Restroom C		Bathroom meets all ADA guidelines except that it is missing proper signage and the mirror needs to be lowered.	Section 703.1	The bathroom mirror height needs to be adjusted as well as proper signage.	1	\$500	2014 - 2016	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – PREAKNESS VALLEY PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
PVP.22	Dey Mansion		Dey Mansion is scheduled for Spring ADA compliance renovation. Scope of project unknown						
PVP.23	Dey Mansion		Seven door openings need to be enlarged. Seven doors hardware need to be adjusted.	Section 404.2.3 Section 404.2.7	Seven door openings need to be enlarged. Upgrade door hardware for seven doors.	2	\$29,000	2017 - 2019	
PVP.24	Dey Mansion Stair A		Repair stairs to meet tread and riser height requirement	Section 504.2 Section 505.4 Section 505.10.2	Repair stair for acceptable tread with and riser height.	1	\$20,000	2014 - 2016	
PVP.25	Dey Mansion Stair B		The stair meets all ADA guidelines except that a handrail is needed.	Section 505.2 Section 505.10.2	A handrail is needed.	1	\$3,000	2014 - 2016	
PVP.26	Dey Mansion Single Occupancy Bathroom		The bathroom needs to be renovated.	Section 603.3 Section 604.3.1 Section 604.4 Section 606.3 Section 703.1	Install a barrier free accessible bathroom	3	\$40,000	2020 - 2022	








**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – PREAKNESS VALLEY PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
PVP.27	Maintenance Garage		Four doors need to be enlarged. Four other doors need new hardware.	Section 404.2.8.1 Section 404.2.3 Section 404.2.4 Section 404.2.7 Section 404.2.9	Enlarge four door openings and provide new doors. Adjust closers on 4 doors. Install automatic door openers for 4 doors. All doors need new hardware.	1	\$30,000	2014 - 2016	
PVP.28	Maintenance Garage Single Occupancy Bathroom		The bathroom needs to be enlarged as well as mirror and toilet adjustments.	Section 603.3 Section 604.3.1 Section 604.4	Expand toilet area and have an accessible toilet with new signs	3	\$35,000	2020- 2022	
PVP.29	Ice House		Building is slated to be demolished Spring 2013						







***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN***

**RIFLE CAMP PARK**

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - RIFLE CAMP PARK**





Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Year	Action Complete
RP.1	Parking Lot 1 (Near Restroom and Amphitheatre)		No accessible parking spaces provided.	Section 208.2 Section 502.2 Section 502.4 Section 502.6	Pave and stripe 5 accessible parking spaces and access aisles; install 5 accessible parking signs and 1 "van accessible" parking sign	1	\$10,500.00	2014-2016	
RP.2	Parking Lot 2 (Near Pond)		No accessible parking spaces provided.	Section 208.2 Section 502.2 Section 502.4 Section 502.6	Pave and stripe 2 accessible parking spaces and access aisles; install 2 accessible parking signs and 1 "van accessible" parking sign	1	\$4,500.00	2014-2016	
RP.3	Parking Lot 3 (Second Pond Area)		No accessible parking spaces provided.	Section 208.2 Section 502.2 Section 502.4 Section 502.6	Pave and stripe 2 accessible parking spaces and access aisles; install 2 accessible parking signs and 1 "van accessible" parking sign	1	\$4,500.00	2014-2016	
RP.4	Parking Lot 4 (Near Observatory)		No accessible parking spaces provided.	Section 208.2 Section 502.2 Section 502.4 Section 502.6	Pave and stripe 1 accessible parking spaces and access aisle; install 1 accessible parking sign and 1 "van accessible" parking sign	1	\$2,500.00	2014-2016	
RP.5	Parking Lot 5 (Picnic Area)		No accessible parking spaces provided.	Section 208.2 Section 502.2 Section 502.4 Section 502.6	Pave and stripe 5 accessible parking spaces and access aisles; install 5 accessible parking signs and 2 "van accessible" parking signs	1	\$10,500.00	2014-2016	
RP.6	Rest Room at Parking Lot 1		Door has maneuvering clearance less than 60" (43"). The door lock is located 51" above the finished floor and should be between 34" and 48" above finished floor.	Section 404	Reconstruct doorway to provide proper clearance and reset door hardware to proper height.	2	\$2,000.00	2017-2019	
RP.7	Access to Rest Room at Parking Lot 1		Walkways leading to rest room have cross slopes and running slopes as high as 12.0%.	Section 206 Section 402 Section 403	Reconstruct portions of walkway to provide running slopes no greater than 5% and cross slopes no greater than 2.08%	1	\$6,500.00	2014-2016	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - RIFLE CAMP PARK**





Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Year	Action Complete
RP.8	Accessible Picnic Tables Near Parking Lot 1		Walkways leading to accessible tables and the pads for these tables are not compliant.	Section 206 Section 402 Section 403	Reconstruct areas of the walkway leading to the accessible picnic tables in order to provide running slopes less than 5% and cross slopes less than 2.08%. Reconstruct 2 accessible picnic table pads to comply.	1	\$13,500.00	2014-2016	
RP.9	Amphitheatre Near Parking Lot 1		Walkway leading to the amphitheatre is not compliant. No accessible spectator area is provided.	Section 206 Section 402 Section 403	Reconstruct walkway to provide running slope less than 5% and cross slope less than 2.08% or provide a means for the handicapped to access the amphitheatre during events. Provide 4 ADA compliant spectator areas with companion seating.	1	\$9,000.00	2014-2016	
RP.10	Basketball Area Near Parking Lot 1		Walkway leading to the basketball area is not compliant. Walkways do not access both sides of the court. There are no accessible spectator areas.	Section 206 Section 402 Section 403	Reconstruct walkway to provide running slope less than 5% and cross slope less than 2.08%. Provide access to both sides of the court and an accessible spectator area on each side..	1	\$11,500.00	2014-2016	
RP.11	Bocce Court Near Parking Lot 1		Walkway leading to the bocce court is not compliant.	Section 206 Section 402 Section 403	Reconstruct walkway to provide running slope less than 5% and cross slope less than 2.08%.	1	\$8,500.00	2014-2016	
RP.12	Restroom and Picnic Area Near Parking Lot 5		No accessible path to the accessible picnic tables and the rest room.	Section 206 Section 402 Section 403	Construct an accessible walkway to the picnic tables and the rest room.	1	\$6,500.00	2014-2016	
RP.13	Observatory Near Parking Lot 4		Walkway leading to the observatory is not compliant.	Section 206 Section 402 Section 403	Reconstruct walkway to provide running slope less than 5% and cross slope less than 2.08% or provide a means of assistance for disabled persons to access the observatory.	1	\$22,500.00	2014-2016	





**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – RIFLE CAMP PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
RP.14	Nature & Observatory Center		Three doors have opening forces of door greater than 5 seconds and four doors have closing forces that exceed 5lbs. Two doors lack the push surface of 10". Two doors have the incorrect hardware type. One door has a vision lite that exceeds 66"	Section 404.2.10 Section 404.2.11 Section 404.2.9	Repair two doors to provide smooth 10" surface at base. Repair one door to install vision lite at proper height. Adjust 7 door closers for closing speed and opening force.	1	\$10,000	2014 - 2016	
RP.15	Nature & Observatory Center Exterior Stair		Handrails are not extended 12" past the first riser nosing. Stairs handrails are mounted higher then the 34" - 38" range.	Section 505.10.2 Section 505.10.3	Install new handrail/guardrail at exterior stair.	1	\$4,000	2014 - 2016	
RP.16	Nature & Observatory Center Restrooms		Signage needs to be resized and relocated, both bathrooms lack clearance. Toilets, water closets, mirrors, soap dispensers, paper towel dispensers, and urinals need adjustments. Both bathrooms do not have at least 1 ADA compliant stall with grab bars.	Section 703. Section 404.2.1 Section 603.3 Section 604.2 Section 604.3.1 Section 604.4 Section 604.5	Provide automatic door openers for 2 doors. Install ADA signage by bathrooms. Renovate bathrooms to create at least one barrier free toilet for each gender. Adjust bathroom accessories to proper heights.	2	\$35,000	2017 - 2019	
RP.17	Nature & Observatory Center Stair A (Stairs from main lobby into Science Hall)		Handrails are not provided as well as not extended 12" past the first riser nosing, stairs lack identification and lighting levels above 100fc	Section 504.2 Section 505.2 Section 505.10.2 Section 505.10.3	Upgrade handrails and provide lighting around stairs.	2	\$11,000	2017 - 2019	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – RIFLE CAMP PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
RP.18	Nature & Observatory Center Stair B & C (Stairs entering and exiting the observatory)		Stairs need to be reconstructed. Handrails are not provided on both sides of the stair.	Section 504.2 Section 505.2. Section 505.10.3	Reconstruct 1 stair for proper heights of risers. Provide chair lift to observatory level	3	\$25,000	2020 - 2022	
RP.19	Amphitheater		Handrails are not provided on both sides of the stair.	Section 504.2	Provide new ramp to existing stage. Provide handrails at 2 stairs.	3	\$18,000	2020 - 2022	
RP.20	Restroom 1, near amphitheater		Two doors in the restroom need to be replaced. Grab bar in the men's room needs to be replaced. Urinals need to be adjusted.	Section 404.2.10 Section 604.5.1 Section 603.3	Replace grab bars at men's bathroom. Adjust urinal heights. Provide new ADA sign at each bathroom.	2	\$10,000	2017 - 2019	
RP.21	Restroom 2		One door does not meet 32" width clearance. Bathrooms are missing stall doors. Urinal heights, lavatories, and napkin dispensers need to be adjusted.	Section 603.3 Section 606.3	Enlarge one door for accessible opening and provide accessible doors. Adjust urinals, lavatories, as well as bathroom accessories to proper heights. Renovate bathroom to install ADA accessible stall for each gender. Install ADA signage for each gender toilet at each restroom.	3	\$50,000	2020 - 2022	





**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – RIFLE CAMP PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
RP.22	Restroom 3 near boy scouts campground		One door does not meet 32" width clearance. Bathrooms are missing stall doors. Urinal heights, lavatories, and napkin dispensers need to be adjusted.	Section 603.3 Section 606.3	Enlarge one door opening to be accessible and provide accessible doors. Adjust urinals, lavatories, as well as bathroom accessories to proper heights. Renovate bathroom to install ADA accessible stall for each gender. Install ADA signage for each gender toilet at each restroom.	3	\$50,000	2020 - 2022	
RP.23	Restroom 4, near boy scouts campground.		One door does not meet 32" width clearance. Bathrooms are missing stall doors. Urinal heights, lavatories, and napkin dispensers need to be adjusted.	Section 603.3 Section 606.3	Enlarge one door for accessible opening and provide accessible doors. Adjust urinals, lavatories, as well as bathroom accessories to proper heights. Renovate bathroom to install ADA accessible stall for each gender. Install ADA signage for each gender toilet at each restroom.	3	\$50,000	2020 - 2022	

***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN***

**SAN CAP PARK**

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - SAN CAP PARK**




Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
SCP.1	Parking Lot		Insufficient number of handicap stalls ( 3 existing stalls one of which is van accessible; 4 are required based on 72 total spaces). Access aisle between stalls is not wide enough (4'9").	Section 208 Section 502	Add one additional accessible space and re-stripe all accessible spaces to the correct dimensions. Add additional signs as required.	1	\$4,500.00	2014-2016	
SCP.2	Softball and Baseball Fields		No accessible path to the fields, bleachers and team benches.	Section 206 Section 403 Section 404	Construct an accessible walkway from the parking lot to each of the fields that connects al of the bleacher areas and team benches.	2	\$26,500.00	2017-2019	
SCP.3	Softball and Baseball Fields		Fence opening to fields is 17" wide (required to be 32")	Section 404.2.3	Reconstruct portion of the chain link fence to provide the proper opening	2	\$3,000.00	2017-2019	
SCP.4	Softball and Baseball Fields		No accessible seating at the bleachers and team benches	Section 221 Section 802	Provide a minimum of 2 accessible seats adjacent to a companion seat at each bleacher on each field. Provide a space for an accessible seat next to each team bench.	2	\$5,000.00	2017-2019	

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***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN***

TRANQUILITY RIDGE

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - TRANQUILITY RIDGE**







Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Funding Year	Action Complete
TR.1	Parking Lot		No accessible parking spaces in the lot. The lot is gravel which is not an accessible surface. There should be 2 accessible parking spaces.	Section 208.2 Section 208.2.4 Section 502.3 Section 502.4	Re-grade area for two accessible parking spaces; stripe 2 accessible spaces and 1 access aisle; install 2 accessible parking signs and 1 "van accessible" sign; stripe accessible crossings	1	\$7,000.00	2014-2016	
TR.2	Portable Rest Room		No accessible route provided to the ADA portable rest room.	Section 206.2.1 Section 206.2.2 Section 213.2 Section 402.2 Section 403	Construct an accessible path to the portable ADA rest room from the new accessible parking spaces.	1	\$1,500.00	2014-2016	
TR.3	Kayak Storage/Rental		No accessible route provided to the kayak storage/rental area.	Section 206.2.1 Section 206.2.2 Section 213.2 Section 402.2 Section 403	Construct an accessible path to the kayak storage/rental area from the new accessible parking spaces.	2	\$2,500.00	2017-2019	

***PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN***




**WEASEL BROOK PARK**







**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - WEASEL BROOK PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
WB.1	Accessible Route to ADA Compliant Picnic Tables		No accessible route to the ADA compliant picnic tables and grills	Section 206.2.2	Provide a concrete or asphalt path to the ADA compliant picnic tables and grills.	1	\$4,000.00	2014-2016	
WB.2	Accessible Routes to Sprayground, Playground, Horseshoe Pits, Basketball Court and Restroom		Running slope in some areas exceeds 7%, cross slopes in some areas exceed 2%. Tree root heave in some areas needs to be repaired.	Section 403.3 Section 303.2	Reconstruct asphalt walkway in some areas to provide compliant running and cross slopes and repair heaved sections.	1	\$100,000.00	2014-2016	
WB.3	Lower Playground		The surfacing of the lower playground is sand and not accessible.	Section 1008.2	Provide an accessible surface for the playground.	2	\$100,000.00	2017-2019	
WB.4	Upper Playground		The surfacing of the upper playground is mulch/wood chips and not accessible. There are multiple tree branches in the path to the playground affecting vertical clearance.	Section 1008.2	Provide an accessible surface for the playground. Trim tree branches to provide minimum 80" of clearance.	2	\$102,000.00	2017-2019	
WB.5	Upper Playground		The top of the handrail gripping surfaces is greater than 28" max above the ramp surface. The transfer station surfaces are not level.	Section 1008.2.5.3.2 Section 1008.3.1.1	Adjust handrail to proper height. Reset the transfer stations to be level.	1	\$8,000.00	2014-2016	
WB.6	Upper Playground		No turning spaces are provided on the same level as the play components. Insufficient clear ground space at play components.	Section 1008.4	Add turning spaces and clear spaces or replace entire play structure.	1	\$3,000 (Repair) \$45,000 (Replace Structure)	2014-2016	





**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN - WEASEL BROOK PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
WB.7	Play Tables		The lower table has insufficient knee clearance (21.5").	Section 1008.4.3	Adjust table height or replace table.	1	\$500.00	2014-2016	
WB.8	Softball Field Bleachers		There are no wheelchair spaces adjacent to the bleachers.	Section 221.2.1.1 Section 802	Provide wheel chair spaced adjacent to the bleachers.	1	\$12,000.00	2014-2016	
WB.9	Softball Field Team Benches		There are no wheelchair spaces adjacent to the team benches.	Section 221.2.1.4 Section 802	Provide wheel chair spaced adjacent to the team benches.	1	\$2,500.00	2014-2016	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – WEASEL BROOK PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
WB.10	Maintenance Garage		One door lacks push surface, threshold level change	Section 404.2.10 Section 303.2	Repair door to provide smooth 10" surface at base. Provide appropriate transition threshold at door leading to storage space.	1	\$6,000	2014 - 2016	
WB.11	Restroom		Two doors need hardware and lavatory height adjustments. Stalls need doors. Signage is improperly sized and located.	Section 404.2.7 Section 604.8.2.2 Section 606.3 Section 703.1	Provide new hardware to 2 doors. Adjust sink height. Provide 2 new signs. Create barrier free stall by adding partitions.	2	\$18,000	2017 - 2019	
WB.12	Vanderhoof – Westervelt House		Five doors lack the 32" width clearance. Six doors need hardware repair.	Section 404.2.10 Section 404.2.3 Section 404.2.7	Enlarge 5 doors for accessible opening and provide accessible doors. Repair three doors to provide smooth 10" surface at base. Adjust/add new hardware for 6 doors.	1	\$21,000	2014 - 2016	
WB.13	Vanderhoof Westervelt House Single Occupancy Bathroom Ground Floor		Bathroom needs enlargement. Lavatory and other bathroom accessories need height adjustments.	Section 604.3.1 Section 606.3 Section 603.3 Section 308.2.1	Renovate bathroom. Adjust sink and other bathroom accessory heights. Provide ADA signage.	3	\$32,000	2020 - 2022	

**PASSAIC COUNTY PARKS ACCESSIBILITY AUDIT  
TRANSITION PLAN – WEASEL BROOK PARK**

Item	Location	Photo	Barrier	Citation	Action	Priority	Estimated Cost	Projected Date	Action Complete
WB.14	Vanderhoof-Westervelt House Single Occupancy Second Floor Bathroom		The second floor single occupancy bathroom was inaccessible.		An inaccessible toilet would need to be set up to be accessible through renovations.	3	\$30,000	2020 - 2022	
WB.15	Vanderhoof – Westervelt House Main Entrance Stair		All risers are not even. Handrails are not provided on both sides of stairs.	Section 504.2	Repair and adjust risers of stair and provide handrails on both sides.	1	\$12,000	2014 - 2016	
WB.16	Vannderhoof Westervelt House Main Stair		Risers and treads need adjustment. Extension of handrails and landing.	Section 504.2 Section 505.2 Section 505.10.2 Section 505.4	Reconstruction of stairs.	3	\$35,000	2020 - 2022	
WB.17	Vanderhoof Westervelt House Secondary Second Floor Stair		Risers and treads need adjustment. Extension and adjustment of handrails and landing.	Section 504.2 Section 505.2 Section 505.10.2 Section 505.7.1	Reconstruction of stairs	3	\$20,000	2020 - 2022	

## **Appendix E: Environmental Constraints Inventory**

# *Environmental Constraints Inventory*


**Eleven County Parks  
Passaic County, New Jersey**

**Prepared for:**

**Passaic County  
401 Grand St.  
Paterson, NJ 07505**

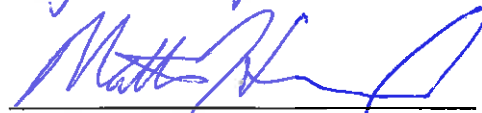
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**Kristopher J. Krzyston  
Manager, Environmental Science Division**



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**Matthew R. Howard  
Staff Environmental Scientist**

**PASC-00200**

**September 2013**

# *Environmental Constraints Inventory*

**Eleven County Parks  
Passaic County, New Jersey**

**Prepared for:**

**Passaic County  
401 Grand St.  
Paterson, NJ 07505**

**Prepared by:**

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**Matthew R. Howard  
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**PASC-00200**

**September 2013**

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### **Attachment A – Environmental Constraints Mapping**

- Wetlands and potential transition areas
- Flood Hazard Area (where applicable)
- Surface Water Features
- Riparian Buffers
- Vernal Habitats



**Purpose:** Determine existing environmental constraints on eleven different parks.

**Data sources:** The following inventory was produced using the latest information available. Sources of data are as follows:

- New Jersey Department of Environmental Protection:
  - Surface Water Quality Standards
  - Threatened and Endangered Species V3.1
  - County Wetlands
  - Known Contaminated Sites
  - Classification Exception Areas
  - Currently Known Extent
  - Deed Notices
  - Highlands Boundaries
  - Historic properties/districts/sites
  - Municipal boundaries
- Environmental Protection Agency:
  - EPA Regulated Contaminated Sites
- Federal Emergency Management Association:
  - Flood Hazard Areas
- County GIS information:
  - County Tax Parcels
  - County Roadways
- Aerial photography:
  - Bing Aerials
  - Google Aerials
  - NJDEP 2007 aerial photography

## County Parks

### 1. Tranquility Ridge Park

#### General Site Information:

Tranquility Ridge Park (TRP) is located in both West Milford Township and Ringwood Borough. The park is generally split from north to south by the municipal boundary and Beech Road. The park is bordered by New York State to the north. The portion of the park located within West Milford Township is identified as Block 4502, Lot 4 and the portion located within Ringwood is identified as Block 400, Lots 5.03 and 7. The entire park is approximately 2,116 acres in size. The park appears to be generally undeveloped and primarily deciduous woodlands.

#### Highlands Preservation/Planning Area

The entirety of TRP is located within the Highlands Preservation area.

#### Surface Water

TRP contains several streams as well as many small to moderately sized lakes. The primary surface water feature within the park is Beech Brook and its headwaters. Based on New Jersey Department of Environmental Protection (NJDEP) GIS data, Beech Brook originates in the northern portions of TRP and flows southerly eventually into Monksville Reservoir just to the south of the park. It appears that Beech Brook is connected to the largest lake found on-site which is located at the New York/New Jersey border. The lake is neither mapped by the NJDEP nor is it named by Google or Bing map services. Several sets of tributaries also flow into Beech Brook throughout the site. It is important to note that Beech Brook along with all its tributaries is classified as a freshwater, trout producing Category 1 waterway (FW2-TPC1) by NJDEP Surface Water Quality Standards (SWQS).

Additionally in eastern portions of the park it appears that Ringwood Creek originates near the northern border and flows southeasterly towards Furnace Dam Pond (located off-site). Ringwood Creek and all its tributaries are classified as freshwater, trout maintenance Category 1 waterways (FW2-TMC1) as per NJDEP SWQS. Also, in southern portions of the park there are two tributaries to Wanaque Reservoir which are also classified as freshwater, trout maintenance Category 1 waterways (FW2-TMC1) as per NJDEP SWQS. Finally, a small tributary to Wanaque River is located in the western most portion of the park and is classified as a freshwater, trout producing Category 1 waterway (FW2-TPC1).

Based on aerial photography of the site it appears there are several small ponds and lakes located throughout the park. These features are neither mapped nor labeled by available map services.

#### Wetlands

The park contains several areas of mapped freshwater wetlands as per NJDEP GIS information. The majority of the wetlands are associated with the surface water features mentioned above and their associated headwaters. The largest area of wetlands appears to be surrounding Beech Brook. Additionally, small isolated wetlands are located throughout the site. It is possible these are associated with unmapped surface water features.

#### Threatened and Endangered Species

Based on available NJDEP GIS mapping (Landscape Project V 3.1) the vast majority of the park is listed as deciduous forest and deciduous wooded wetlands with Conservation Rank 4 (State Endangered Land). State Endangered Species listed within the park include bobcat and timber rattlesnake. These species are also listed as Critically Dependent on Regulated Waters for Survival as is wood turtle, which has a Conservation Rank of 3 (State Threatened). Other important species and their rank include red-shouldered hawk (2) marbled salamander (2), and barred owl (3).

It is important to note that Passaic County is not listed as a county that contains Indiana Bat as per the U.S. Fish and Wildlife Service. Note that Orange County, NY (directly adjacent to the site) to the north and Sussex County, NJ to the west are mapped as containing Indiana Bat. It is likely that, with similar habitat, Indiana Bat could be located within TRP.

Several portions of the site contain areas mapped as Potential Vernal Habitats. These areas are associated with the headwaters of the Wanaque River tributary to the west, the headwaters of a tributary to Beech Brook in the central portion of the site and the majority of the southern portion of the site associated with the headwaters to a tributary of Ringwood Creek. Additionally a small portion of the site along the eastern border is mapped as containing Vernal Habitats.

#### FEMA Flood Hazard Areas

TRP contains Flood Hazard Areas in various locations around the site. The only area of 100- year floodplains is associated with Beech Brook and extends approximately one mile north of Monksville Reservoir or approximately 4,800 feet north of the site border nearest Monksville Reservoir. North of this point the Flood Hazard Area is limited to a 500-year floodplain. A portion of the tributaries to Beech Brook contain these 500-year floodplains. Additionally, portions of Ringwood Creek and Wanaque River in the eastern and western portions of the sites, respectively, also have 500-year floodplains.

#### Potential Contamination Concerns

The only contamination concern identified within the park is a small area of State Historic Fill. This area is approximately 1.15 acres in size and is located approximately 350' south of the unnamed lake at the northern extent of the park (beginning of Beech Brook). The area is located adjacent to Beech Road so it is likely the fill is associated with the roadway.

#### Historic Properties

There are no mapped historic properties, districts or sites within TRP.

#### **Regulatory Limitations and Considerations**

The land within Tranquility Ridge Park is preserved to protect water resources. As such, there are no specific plans for development. The following is a description of the regulated areas within the park which would restrict any type of development if ever considered:

- Highlands:
  - As mentioned above, the park is located within the Highlands Preservation Area. Any proposed development will be regulated under the Highlands Preservation Act.
- Wetlands and transition areas:

- All wetlands located on-site are of Exception Resource Value and must be assumed to have a 150' buffer due to the presence of Category 1 waterways, trout maintenance and trout production waterways and habitat for threatened and endangered species. An isolated wetland of less than 5,000 SF without documented threatened and endangered species may have a lesser buffer.
- The park is mapped as potentially containing vernal habitats. These areas may have increased protection.
- Wetlands associated with Beech Brook are EPA Priority Wetlands and cannot be filled.
- Surface water:
  - Timing restrictions will apply to all regulated waterways within the parks. The following restrictions apply to any activity that will introduce sediment into a stream or cause the stream to become turbid:
    - Trout production waters – September 15 through March 15
    - Trout maintenance waters – March 15 through June 15
  - Special Water Resource Protection Areas (SWRPA) are present around each of the waterways found on-site. The buffer is measured 300' from the top of bank. The SWRPA applies for all major development as defined by Stormwater Management rules, which is a disturbance of one acre or more or an increase in impervious cover of 0.25 acres.
- Riparian Buffers:
  - Riparian buffers will be offset from any regulated waterway within the park. Any regulated waterway will have a 300' riparian buffer due to the fact that all waterways mapped on-site are classified as Category 1. Any waterway not associated with a Category 1 stream will have a 150' riparian buffer due to threatened and endangered species which are critically dependent on regulated waters for survival (timber rattlesnake and wood turtle).
- Flood Hazard Area
  - As mentioned above, 100-year flood hazard areas are associated with southern portions of Beech Brook. Any future proposed development in these areas would require Flood Hazard Area Permits.
- Contamination/Remediation Concerns
  - Remediation may be required if disturbances are incurred to any area containing State Historic Fill. If this material is encountered sampling and remediation may be required.
- Historic Properties:
  - There are no historic properties, districts or sites mapped on-site.

## 2. San Cap Park

### General Site Information:

San Cap Park (SCP) is located in West Milford Township. The park is generally located to the west of Greenwood Lake and has roadway frontage on Warwick Turnpike only. The park is identified on West Milford Township tax maps as Block 2902, Lot 3 and is approximately 222 acres in size. The park is approximately 6,300 feet from north to south and generally 2,200 feet from east to west. The existing condition of the park is primarily undeveloped deciduous woodlands. The only existing development on the site is an athletic field located in the southwestern portion of the property at the terminus of Elm Street. This area is leased to West Milford Township.

### Highlands Preservation/Planning Area

The entirety of SCP is located within the Highlands Preservation area.

### Surface Water

SCP contains one major surface water feature – Cooley Brook. Cooley Brook flows through the site from north to south. The brook enters the site in the northwestern portion of property and combines with an unnamed tributary that enters the property from the northeast. Another unnamed tributary enters the site from the west and combines with Cooley Brook in southern portions of the site. Cooley Brook is classified as a freshwater, trout producing Category 1 waterway (FW2-TPC1) by NJDEP Surface Water Quality Standards. The unnamed tributary that combines with Cooley Brook in the northeastern portion of the site is also classified as FW2-TPC1. Finally, the unnamed tributary that combines with Cooley Brook in the southern portion of the site is classified as FW1-TP but is not a Category 1 waterway.

Based on aerial photography it appears there are several small ponds/lakes associated with Cooley Brook. These areas are also mapped as wetlands (more details below) so it is possible these are intermittent water bodies or are shallow swamps/bogs. One such area is to the west of Cooley Brook near where the unnamed tributary flows in from the west. Another area is at the southern extreme of the site near Warwick Turnpike.

### Wetlands

The park contains several areas of mapped freshwater wetlands as per NJDEP GIS information. The majority of the wetlands are associated with southern portions of Cooley Brook although there are also three areas mapped as isolated wetlands. One area is on the eastern property boundary in the vicinity of the existing baseball fields while the other is to the west of the baseball fields. A third area is in the southeastern corner of the site along Warwick Turnpike. It is important to note that wetlands may be associated with northern portions of Cooley Brook although they are not specifically mapped.

### Threatened and Endangered Species

Based on available NJDEP GIS mapping (Landscape Project V 3.1) the vast majority of the park is listed as deciduous forest, mixed forest and deciduous wooded wetlands with Conservation Rank 4 (State Endangered Land). State Endangered Species listed within the park include northern goshawk,

timber rattlesnake and bobcat. It is important to note that Timber Rattlesnake is listed as Critically Dependent on Regulated Waters for Survival.

It is again important to note that Passaic County is not listed as a county that contains Indiana Bat as per the U.S. Fish and Wildlife Service. Note that Orange County, NY (north of the site) and Sussex County, NJ (west of the site) are mapped as containing Indiana Bat. It is likely that, with similar habitat, Indiana Bat could be located within San Cap Park.

It is also important to note that the central portion of the site contains areas that are mapped as Potential Vernal Habitats as per NJDEP GIS data. The area is mostly associated with Cooley Brook and portions of the site to the east.

### FEMA Flood Hazard Areas

San Cap Park contains Flood Hazard Areas in various locations around the site. All 100-year floodplains are associated with Cooley Brook while the 500-year floodplains are associated with the unnamed tributaries to Cooley Brook. The northern extent of the 100-year floodplain is at the located where the first unnamed tributary combines with Cooley Brook (approximately 1,300 feet south of the northern property boundary. All floodplains to the north of this confluence are 500-year floodplains.

### Potential Contamination Concerns

The only contamination/remediation concern located within San Cap Park is a small area of State Historic Fill mapped in the extreme southeastern portion of the site. This appears to be associated with a small surface water feature and Warwick Turnpike. The site does not contain any other contamination concerns. It is important to note that there are several Known Contaminated Sites located just off-site to the southeast and an area of groundwater contamination (Classification Exception Area) approximately 1,200 feet to the southeast.

### Historic Properties

There are no mapped historic properties, districts or sites within San Cap Park. Historically, the Tichenor House was located on the property within the Techenor-Gregory-Goddel-Wallisch Farmstead. The original homestead was constructed in 1824 and became vacant in 2001 due to complicated ownership issues. The house has since been demolished.

### Regulatory Limitations and Considerations

- Highlands:
  - As mentioned above, the park is located within the Highlands Preservation Area. All proposed future development will be regulated under the Highlands Preservation Act.
- Wetlands and transition areas:
  - All wetlands associated with surface water features including but not limited to Cooley Brook and its unnamed tributaries must be assumed to have a 150' buffer due to the fact that these surface waters (and likely any unmapped regulated waters) are classified as Category 1 waterways, trout production waterways and habitat for threatened and endangered species. An isolated wetland not associated with a regulated waterway and in an area that does not contain threatened and endangered species may have a lesser buffer (50').

- Vernal habitats and wetlands associated with such will have very limited potential for development. Potential vernal habitats will require threatened and endangered species studies to confirm the presence/absence of these habitats.
- All wetlands on-site are part of the Passaic River Basin and are considered EPA Priority wetlands. This reduces the potential to fill small isolated wetlands.
- Surface water:
  - Timing restrictions will apply to all regulated waterways within the parks. The following restrictions apply to any construction activity that will introduce sediment into a stream or cause the stream to become turbid:
    - Trout production waters – September 15 through March 15
  - Special Water Resource Protection Areas (SWRPA) are present around each of the waterways found on-site due to the fact that all waterways are classified as Category 1. The buffer is measured 300' from the top of bank. The SWRPA applies for all major development as defined by Stormwater Management rules which is a disturbance of one acre or more or an increase in impervious cover of 0.25 acres.
- Riparian Buffers:
  - Riparian buffers will be offset from any regulated waterway within the park. Any regulated waterway will have a 300' riparian buffer due to the fact that all waterways mapped on-site are classified as Category 1. Any waterway not associated with a Category 1 stream will have a 150' riparian buffer due to threatened and endangered species which are critically dependent on regulated waters for survival (timber rattlesnake). Vegetation removal within these buffers will be limited depending on the type of activity.
- Flood Hazard Area:
  - As mentioned above, 100-year flood hazard areas are associated with Cooley Brook, but not specifically the unnamed tributaries. Development in these areas could potentially require Flood Hazard Area Permits.
- Contamination/Remediation Concerns:
  - Remediation may be required if development is proposed in areas containing State Historic Fill. If this material is encountered during a construction activity sampling and remediation may be required.
- Historic Properties:
  - As there are no historic properties, districts or sites mapped on-site, future development should not be impacted by this issue.

### 3. Apshawa Preserve

#### General Site Information:

Apshawa Preserve (AP) is located in southeastern portions of West Milford Township. The park is generally located southeast of Echo Lake and the southern portion of the park borders Kinnelon Borough of Morris County. The park is identified on West Milford Township tax maps as Block 12902, Lots 9.01 and 9.02 as well as block 13501, Lots 4, 5 and 25. Combined the park is approximately 586 acres in size. The park is approximately 8,300 feet long from north to south and generally 4,500 feet from east to west. The existing condition of the park is completely undeveloped deciduous woodlands with a large lake located in the central portion. Based on aerial photography it does not appear there is any development within the footprint of the park although it is important to note that directly adjacent to the park on the eastern and western border there are several residential neighborhoods.

#### Highlands Preservation/Planning Area

The entirety of SCP is located within the Highlands Preservation area.

#### Surface Water

Apshawa Preserve contains several surface water features throughout the park. In the northwestern portion of the site, Matthews Brook flows easterly in the site and combines with Apshawa Brook, which flows into the site from the north. Both Matthews Brook and Apshawa Brook are listed as freshwater, trout maintenance and Category 1 waterways (FW2-TPC1). South of the confluence of these two waterways, Apshawa Brook flows into Butler Reservoir, which is categorized as FW2-not trout producing. In the northeastern portion of the site two tributaries to Apshawa Brook flow westerly into an unnamed lake which then flows into Butler Reservoir. Apshawa Brook continues to flow from Butler Reservoir to the south where it continues off-site. Apshawa Brook is categorized as FW2-TPC1 the entire length it remains on-site.

In the eastern portion of the site a section of unnamed tributary to Pequannock River flows southerly. The tributary is categorized as FW2-TP. Finally, another section of an unnamed tributary to Pequannock River is located less than 100' to west of the park boundary. This section is also categorized as FW2-TP.

As mentioned above, the park contains several lakes. Wonder Lake (FW2-NTC1) is located offsite, but adjacent to the northwestern portion of the property while Butler Reservoir (FW2-NT) is located in the central portion of the site and an unnamed lake associated with Apshawa Brook (FW2-NT) is located in the northeastern portion of the site. Based on aerial imagery it appears there are small lakes/ponds scattered throughout the park although these are not mapped or categorized by NJDEP.

#### Wetlands

The park contains several areas of mapped freshwater wetlands as per NJDEP GIS information. The majority of the wetlands are associated with Apshawa Brook and its tributaries. One such area is in the northwestern corner where there are two separate confluences of Apshawa Brook and its tributaries. Both of these confluences as well as areas directly upstream are mapped as freshwater wetlands. This is also the case in the northeastern portion of the site in the area around the tributaries to Apshawa Brook upstream of the unnamed lake. The majority of the wetlands on-site are located to



the south of Butler Reservoir and are associated with Apshawa Brook. The park also contains several areas mapped as isolated wetlands, including to the east of Apshawa Brook in the southern portion of the site as well as an area to the east of Wonder Lake, adjacent to the northern portion of the site. It is important to note that based on aerial imagery, it appears there are small ponds scattered throughout the park although they are not specifically mapped.

#### Threatened and Endangered Species

Based on available NJDEP GIS mapping (Landscape Project V 3.1) the entirety of the park is listed as deciduous forest, mixed forest and deciduous wooded wetlands with Conservation Rank 4 (State Endangered Land). State Endangered Species listed within the park include bald eagle, red-shouldered hawk and bobcat. It is important to note that wood turtle is also found on-site and although it is listed as State Threatened (Conservation Rank 3), it is on the Department's list of Species Critically Dependent on Regulated Waters for Survival.

It is also important to note that Passaic County is not listed as a county that contains Indiana Bat as per the U.S. Fish and Wildlife Service. Note that Orange County, NY (to the north) and Sussex County, NJ (to the west) are mapped as containing Indiana Bat. It is likely that, with similar habitat, Indiana Bat could be located within Apshawa Preserve.

The majority of the park contains areas mapped as potential vernal habitats. Much of the eastern portion of the site is within the potential habitat area.

#### FEMA Flood Hazard Areas

Apshawa Preserve contains Flood Hazard Areas in various locations around the site. All 100- year floodplains are associated with Apshawa Brook and only extend as far north as Butler Reservoir. One portion of Apshawa Brook north of the reservoir is mapped as 100-year floodplain with all upstream areas being mapped as 500-year floodplain. All portions of tributaries to Pequannock River (extreme east and west of site) have 500-year floodplains.

#### Potential Contamination Concerns

The only contamination/remediation concern located within Apshawa Preserve is small areas of State Historic Fill scattered throughout the park. Two such areas are near Butler Reservoir on the southern shore. Another area is on the western site border in the vicinity of Wonder Lake. An area of historic fill has been mapped associated with the western shoreline and a portion of the fill extends into the park parcel. Finally, two isolated areas of historic fill are mapped in the eastern portion of the property near the tributary to Pequannock River and is associated with an unnamed lake/pond.

The park does not contain any other contamination/remediation issues. It is important to note that there are several Known Contaminated Sites adjacent to the property in surrounding developed areas. None of these sites have additional data showing that contamination has spread onto the site (i.e., Currently Known Extent of Classification Exception Areas). To the south of the site (across Route 23) there is an EPA regulated site named Generant Co. Inc., which is an industrial property creating copper waste. The facility sends copper waste off-site for which the EPA offers oversight.

#### Historic Properties

There are no mapped historic properties, districts or sites within Apshawa Preserve.

## **Regulatory Limitations and Considerations**

- Highlands:
  - As mentioned above, the park is located within the Highlands Preservation Area. All proposed development will be regulated under the Highlands Preservation Act.
- Wetlands and transition areas:
  - All wetlands associated surface water features, which include Apshawa Brook and all of its tributaries as well as the two tributaries to Pequannock River, must be assumed to have a 150' buffer due to the fact that these surface waters (and likely any unmapped regulated waters) are classified as Category 1 waterways, trout production waterways and habitat for threatened and endangered species.
  - It is important to note that Butler Reservoir and the unnamed lake to the east are not classified as Category 1 waterways. Due to the fact that Category 1 waterways are up and downstream of these lakes, a 150' buffer to any fringe wetlands will still apply.
  - An isolated wetland of less than 5,000 SF which does not contain threatened and endangered species habitat may have a lesser buffer.
  - Vernal habitats and wetlands associated with such will have very limited potential for development. Potential vernal habitats will require threatened and endangered species studies to confirm the presence/absence of these habitats.
  - All wetlands on-site are part of the Passaic River Basin and are considered EPA Priority wetlands. This reduces the potential to fill small isolated wetlands.
- Surface water:
  - Timing restrictions will apply to all regulated waterways within the parks with the exception of Butler Reservoir and the unnamed lake to the east, which are not classified as Trout Producing or Trout Management waterways. The following restrictions apply to any construction activity that will introduce sediment or cause an increase of turbidity in Apshawa Brook, its tributaries or the tributaries to Pequannock River:
    - Trout production waters – September 15 through March 15
  - It is important to note that although timing restrictions do not apply for Butler Reservoir and the unnamed lake to the east, any activity that will introduce sediment or cause downstream areas to become turbid will also be subject to the above timing restriction.
  - Special Water Resource Protection Areas (SWRPA) are present around all waterways on-site mapped as Category 1. The buffer is measured 300' from the top of bank. The SWRPA applies for all major development as defined by Stormwater Management rules, which is a disturbance of one acre or more or an increase in impervious cover of 0.25 acres.
- Riparian Buffers:
  - Riparian Buffers will be offset from any regulated waterway within the park. Any waterway mapped as Category 1 or upstream of a Category 1 waterway will have a 300' Riparian Buffer. This includes all waterways on-site and Butler Reservoir. Vegetation removal within these buffers will be limited depending on the type of activity.
- Flood Hazard Areas:
  - As mentioned above, 100-year flood hazard areas are associated with Apshawa Brook, but not unnamed tributaries north of Butler Reservoir. Development in these areas would require Flood Hazard Area Permits.
- Contamination/Remediation Concerns:

- Remediation may be required if development is proposed in areas containing State Historic Fill. If this material is encountered during a construction activity, sampling and remediation may be required.
- Although there are several Known Contaminated Sites and an EPA regulated site adjacent to the park it does not appear any contamination has migrated on-site. As such, these sites should have no impact on future development.
- Historic Properties:
  - As there are no historic properties, districts or sites mapped on-site, any future development should not be impacted by this issue.

## 4. Rifle Camp Park

### General Site Information:

Rifle Camp Park (RCP) is located in southeastern portions of Woodland Park Borough and shares a border with Clifton City. The park is generally located to the east of Great Notch Reservoir north of Route 46. The park is identified on Woodland Park Borough tax maps as Block 85, Lots 1-3, 3.01-3.04 and Block 113, Lot 3.01. In total the park is approximately 168 acres and measures approximately 2,200 feet from east to west. The surrounding area is primarily high-density residential development along with mixed commercial and light industrial properties.

Based on aerial photography it appears the park is primarily undeveloped although access roadways and small parking areas can be seen in the northern and central portions of the site.

### Surface Water

Rifle Camp Park contains one small portion of a mapped stream. A portion of Slippery Rock Brook is mapped in the extreme northwestern portion of the site. The brook is classified as a freshwater, non-trout producing waterway (FW2-NT) as per NJDEP Surface Water Quality Standards. It is important to note that based on aerial photography it appears several small streams may exist on-site although they are not mapped. A small pond in the eastern portion of the property is visible on aerial photography as well. It is important to note that it appears small ponds may exist in southern portions of the property although these areas are not mapped.

Great Notch Reservoir is located adjacent to the park to the west. This is classified by Surface Water Quality Standards as a freshwater non-trout producing waterway (FW2-NT). This lake does not appear to be connected to a larger stream or river system. Additionally, a linear surface water feature appears to be present near the eastern site boundary.

### Wetlands

The park contains several small areas of mapped freshwater wetlands as per NJDEP GIS information. One such area is located just to the north of Great Notch Reservoir to the east of the property. The wetlands extend from the northern shore of the lake onto the site. Other areas include two small isolated wetlands in the northwest corner of the site in the vicinity of the access road and in the southeastern portion of the site near adjacent development. As mentioned above, it is important to note that based on aerial imagery, it appears there are small ponds scattered throughout the park which may also include wetlands although neither are specifically mapped.

### Threatened and Endangered Species

Based on available NJDEP GIS mapping (Landscape Project V 3.1) the entirety of the park is listed as deciduous forest, mixed forest and deciduous wooded wetlands with Conservation Rank 2 (Land of Special Concern). There are no species of State Threatened or Endangered ranking found on-site. Additionally, no species listed on the Department's Critically Dependent on Regulated Waters for Survival list are present on the site.

The majority of the southern portion of the park contains Potential Vernal Pond Habitat. A portion of this area includes the existing circulation roadway.

### FEMA Flood Hazard Areas

Rifle Camp Park is mapped as containing a small area of 100-and 500-year floodplain in the northwestern extreme of the park. The floodplain is associated with a small portion of Slippery Rock Brook also located in this portion of the site. The floodplain is currently in an area where the existing circulation road is located.

### Potential Contamination Concerns

The only contamination/remediation concern located within Rifle Camp Park is small area of State Historic Fill located in the extreme northwestern corner of the site. The fill area appears to be associated with the existing roadway and may be a result of the construction activities.

Additionally, there are several Known Contaminated Sites located in the close proximity to the site. However, it is important to note that it does not appear there is any contamination issues associated with these sites. There are no areas mapped as potential groundwater contamination on the site. There are two areas of groundwater contamination (Currently Known Extent as per NJDEP) which are located to the west of the property. As mentioned above, these areas do not extent onto the site.

### Historic Properties

There are no mapped historic properties, districts or sites within Rifle Camp Park. It should be noted that along the eastern property boundary there is a Critical Environmental or Historic Site mapped by the NJDEP, although there is no further information available.

### Regulatory Limitations and Considerations

- Wetlands and transition areas:
  - All wetlands located on-site will have a 50' transition. Due to the lack of Category 1 waterways and the lack of threatened and endangered species habitat the standard transition area of 50' is applied.
  - Any unmapped wetlands will have the same transition area applied.
  - All wetlands on-site are part of the Passaic River Basin and are considered EPA Priority wetlands. This reduces the potential to fill small isolated wetlands.
- Surface water:
  - Due to the fact that the streams and lakes located on-site are not associated with Category 1 waterways, timing restrictions will not apply to any activities proposed within the park. Additionally, SWRPA buffers are not present on-site due to the lack of Category 1 waterways as per NJDEP Surface Water Quality Standards.
- Riparian buffers:
  - Riparian buffers will be offset from any regulated waterway within the park. As mapped, this includes Slippery Rock Brook in the northwest portion of the site and the reservoir to the west of the site, but this will also apply to any unmapped waterways that are deemed regulated by the NJDEP. Any riparian buffers on-site will be 50' measured from the top of bank or centerline of the regulated waterway. Vegetation removal would be limited in these areas depending on the type of activity proposed.
- Flood Hazard Areas:
  - As mentioned above, 100-year flood hazard areas are associated with the small section of Slippery Rock Brook located in the extreme northwestern portion of the property. Any future development in these areas would require Flood Hazard Area Permits.
- Contamination/Remediation Concerns:

- Remediation may be required if any future development is proposed in the small area in the northwestern portion of the property which is mapped as containing State Historic Fill. If this material is encountered during a construction activity sampling and remediation may be required.
- Although there are several Known Contaminated Sites and known groundwater contamination is present in the vicinity of the park, there is no evidence as provided by GIS mapping that shows this contamination has migrated onto the site. As such, these sites should have no impact on future development.
- Historic Properties:
  - As there are no historic properties, districts or sites mapped on-site, future development should not be impacted by this issue.

## 5. Garret Mountain Reservation

### General Site Information:

Garret Mountain Reservation (GMR) is located in northeastern portions of Woodland Park Borough and southern portions of Paterson City. A portion of the park also shares a border with Clifton City. The park is identified on Woodland Park Borough tax maps as Blocks 48 and 48.01, Lots 12, 13, 15 and 1-3 (respectively). Additionally, the site is identified by Paterson City tax maps as Blocks 4908 and 5301 Lots 1-5 and Lots 1 and 13 (respectively). The surrounding area is primarily high-density residential development along with mixed commercial and light industrial properties.

Based on aerial photography it appears the park is primarily undeveloped although access roadways and small parking areas can be seen throughout. Additionally there appears to be Lambert Castle, Carriage House, and Observatory Tower located within the eastern portion of property.

### Surface Water

Garret Mountain Reservation contains one surface water feature within the park boundary. Slippery Rock Brook flows northerly through the site from the southwest. The park also contains a moderate sized pond, Barbour Pond, associated with Slippery Rock Brook. Both the brook and pond are classified as freshwater non-trout producing waterways (FW2-NT) as per NJDEP Surface Water Quality Standards. Based on aerial photography it appears small ponds may exist in portions of the park.

### Wetlands

The park contains several areas of mapped freshwater wetlands as per NJDEP GIS information. Most of the areas mapped appear to be isolated. One such area is located along the western property boundary and does not appear to be associated with either Barbour Pond or Slippery Rock Brook. Additionally, there are two isolated wetlands in the central and eastern portion of the property which also are not connected to any mapped waterway.

Available GIS data shows a wetland area adjacent to Barbour Pond on the northern side. Another wetland area is located south of Barbour Pond and appears to be associated with Slippery Rock Brook. As mentioned above, it is important to note that based on aerial imagery, it appears there are a few potential ponds scattered throughout the park, which may also include wetlands although neither are specifically mapped.

### Threatened and Endangered Species

Based on available NJDEP GIS mapping (Landscape Project V 3.1) the majority of the park is not mapped as containing any threatened and endangered species habitats. The area surrounding Barbour Pond and a few smaller isolated areas are mapped as containing Conservation Rank 1 habitat (Suitable Habitat). Additionally, a small area in the southeastern portion of the property is mapped as containing Conservation Rank 2 (Special Concern Habitat). As such, the site does not contain any species on the Department's Critically Dependent on Regulated Waters for Survival list. The eastern portion of the site does contain a mapped as Potential Vernal Habitat.

In 2012 the Friends of Garret Mountain Reservation group reported that 35-40 bird species were observed in March of 2012 alone. Included in this were phoebes, fox sparrows, juncos, robins,

bluebirds and yellow-bellied sapsuckers. On their website, the Friends group also provides a list of 245 species for bird watchers.

#### FEMA Flood Hazard Areas

Garret Mount Reservation is mapped as containing areas of 100-and 500-year floodplain in the western portion of the property associated with Barbour Pond and Slipper Rock Brook. The 100-year floodplain extends in both directions from the pond along the brook and off-site.

#### Potential Contamination Concerns

Several contamination/remediation issues exist on the subject properties. Within Block 5301, Lot 1 the NJDEP has mapped a Known Contaminated Site (KCS) and a Classification Exception Area (CEA). The KCS is identified as the Passaic County Lambert Castle located at 1 Valley Road in Paterson City. The CEA is directly associated with this KCS and is approximately 0.67 acres in size. The CEA serves as a limitation for installing potable wells or otherwise using groundwater due to known contamination. Applicable GIS data lists the contamination type as containing benzene, MTBE, TBA and lead. The status of the CEA and KCS is open and active.

Additionally, the site contains several areas of mapped State Historic Fill. One such area is in the northeastern portion of the property along the site boundary. Based on aerial photography, the area contains Lambert Castle, Carriage House, and Observatory Tower and a parking area. Another area of historic fill is mapped along the western boundary adjacent to Barbour Pond associated with Slippery Rock Brook. It appears the fill may be associated with the nearby roadway and possible a foot path.

Additionally, there are several Known Contaminated Sites located in the close proximity to the site. However, it is important to note that it does not appear there are any contamination issues associated with these sites that would potentially impact the park.

#### Historic Properties

Garret Mountain Reservation is listed as a historic site by the NJDEP Historic Preservation Office Registers of Historic Places (last updated 4/5/2013). The Reservation's ID# is 2380 and has been on the list since January 20, 1980. It should also be noted that the Morris Canal historic district is located less than 500 feet from the northern and northeastern property boundary. Additionally, there are several historic properties associated with the historic district. However, none of the properties are directly adjacent to the park.



## **Regulatory Limitations and Considerations**

- Wetlands and transition areas:
  - All wetlands located on-site will have a 50' transition area. Due to the lack of Category 1 waterways and the lack of threatened and endangered species habitat, the standard transition area of 50' is applied.
  - Any unmapped wetlands will have the same transition area applied.
  - All wetlands on-site are part of the Passaic River Basin and are considered EPA Priority wetlands. This reduces the potential to fill small isolated wetlands.
- Surface water:
  - Due to the fact that the streams and lakes located on-site are not associated with Category 1 waterways, timing restrictions will not apply to any activities proposed within the park. Additionally, SWRPA buffers are not present on-site due to the lack of Category 1 waterways as per NJDEP Surface Water Quality Standards.
- Riparian buffers:
  - Riparian buffers will be offset from any regulated waterway within the park. As mapped, this includes Slippery Rock Brook at the southwestern and western portion of the site, but this will also apply to any unmapped waterways that are deemed regulated by the NJDEP. Any riparian buffers on-site will be 50' measured from the top of bank or centerline of the regulated waterway. Vegetation removal would be limited in these areas depending on the type of activity proposed.
- Flood Hazard Areas:
  - As mentioned above, 100-year flood hazard areas are associated Slippery Rock Brook and Barbour Pond associated with the brook. Development in these areas would require Flood Hazard Area Permits.
- Contamination/Remediation Concerns:
  - Remediation may be required if development is proposed in the areas mapped as containing State Historic Fill. If this material is encountered during a construction activity, sampling and remediation may be required.
  - Development will also be limited in the area of the Lambert Castle due to the CEA. There will be a limitation on wells in the area of the CEA to protect against groundwater contamination. Depending on the nature of the proposed development, sampling and remediation may be required.
  - Although there are several Known Contaminated Sites within the vicinity of the park, there is no evidence as provided by GIS mapping that shows this contamination has migrated onto the site. As such, these sites should have no impact on any proposed future development.
- Historic Properties:
  - The entire Reservation is listed as a historical site. As such, any proposed future development will be regulated by the NJDEP Historic Preservation Office.

## **6. Friendship Park**

### **General Site Information:**

Friendship Park (FP) is located in southern portions of Bloomingdale Borough. The park is identified on Bloomingdale Borough tax maps as Block 32.01, Lots 8, 9 and 10.01 as well as Block 32.02, Lots

22 and Block 92.01, Lots 38.01 and 182. The surrounding area is primarily high-density residential development.

Based on aerial photography it appears the park is completely undeveloped deciduous woodlands.

#### Highlands Preservation/Planning Area

The site is located within the Highlands Planning Area.

#### Surface Water

According to NJDEP GIS data the site does not contain any surface water features. Additionally, aerial photography does not appear to reveal any unmapped lakes or ponds within the park.

#### Wetlands

A portion of the park contains areas mapped as freshwater wetlands as per NJDEP GIS data. The majority of the southern portion of the park is mapped as containing wetlands. The wetland area also extends northwards along the western property boundary. A small area also extends into the central portions of the park in the northern area. Based on available GIS data, although the wetlands are connected, there does not appear to be a surface water feature on or near the site that is feeding the wetlands.

#### Threatened and Endangered Species

Based on available NJDEP GIS mapping (Landscape Project V 3.1) the entirety of the park is mapped as containing State Endangered Land (Conservation Rank 4). The area surrounding the unnamed lake and a few smaller isolated areas are mapped as containing Conservation Rank 1 habitat (Suitable Habitat). The park contains the following State endangered species: northern goshawk, bobcat and timber rattlesnake. It is important to note that the site also contains wood turtle (Conservation Rank 3 - State threatened) which along with timber rattlesnake is on the Department's Critically Dependent on Regulated Waters for Survival list. The majority of the site (excluding extreme southern portions) is mapped as containing vernal pool habitats.

It is also important to note that Passaic County is not listed as a county that contains Indiana Bat as per the U.S. Fish and Wildlife Service. Due to the location of the park it is possible Indiana Bat is located on the property as it is also located in nearby areas (Orange County, NY to the north and Sussex County, NJ to the west).

### FEMA Flood Hazard Areas

Friendship Park is not mapped as containing areas of 100-and 500-year floodplain. The nearest mapped floodplain is approximately 150 feet east of the site. Separating the floodplain and the site is a roadway as well as other properties.

### Potential Contamination Concerns

The site does not contain any known or mapped remediation or contamination concerns. The nearest Known Contaminated Site is located over 300 feet to the west of the property. No areas of known groundwater contamination are mapped within the vicinity of the property.

### Historic Properties

There are no mapped historic properties, districts or sites within Friendship Park. Additionally there are no mapped historic features within close proximity of the park either.

### Regulatory Limitations and Considerations

- Highlands:
  - The park is located within the Highlands Planning Area. Any proposed future development will be regulated by the Highlands Commission.
  - The presence of vernal habitats on-site will significantly decrease the development potential within the park due to likely restrictions on vegetation removal and overall disturbance.
- Wetlands and transition areas:
  - All wetlands located on-site will have a 150' transition area due to the presence of State Endangered species (bobcat, northern goshawk and timber rattlesnake).
  - Any unmapped wetlands will have the same transition area applied.
  - All wetlands on-site are part of the Passaic River Basin and are considered EPA Priority wetlands. This reduces the potential to fill small isolated wetlands.
- Surface water:
  - The site does not contain any surface water features as per NJDEP GIS data.
- Riparian buffers:
  - Due to the fact that the site does not contain any regulated surface water features, there are no riparian buffers on-site. If a regulated waterway is found to be on-site, a 150' riparian buffer would be offset from the top of bank or centerline due to the presence of state endangered species.
- Flood Hazard Areas:
  - There are no floodplains, either 100-year or 500-year, mapped on the site.
- Contamination/Remediation Concerns:
  - The site does not contain any areas of potential or known contamination. The nearest Known Contaminated Site is located over 300 feet away. As such, development should be impacted by contamination issues.
- Historic Properties:
  - As there are no historic properties, districts or sites mapped on-site, future development should not be impacted by this issue.

## 7. Weasel Brook Park

### General Site Information:

Weasel Brook Park (WBP) is located in southeastern portions of Clifton City. The park is identified on Clifton City tax maps as Block 21.02, Lot 28 and Block 21.01, Lot 1. The surrounding area is primarily high-density residential development with mixed commercial and light industrial properties within the proximity as well. The property currently serves as a park facility and contains ball fields and associated parking areas. The majority of the site appears to be maintained and landscaped as opposed to naturally vegetated. It is important to note that a roadway bisects the park from north to south as well. It is also important to note that Weasel Brook Park is an Olmstead Park meaning that the park was designed by Frederick Law Olmsted. The parks are meant to enrich the life of everyone in the community by restoring and preserving the great natural and recreational assets.

### Surface Water

Weasel Brook flows directly through the site from west to east. Weasel Brook is classified as a freshwater, non-trout producing and saline estuary stream. It is important to note that what appears to be a manmade lake is located within the central portion of the park to the west of the roadway.

### Wetlands

The site does not contain any areas mapped as freshwater wetlands. It is unclear if the lakes on-site have fringe wetlands.

### Threatened and Endangered Species

Based on available NJDEP GIS mapping (Landscape Project V 3.1) the areas surrounding the lake and Weasel Brook are mapped as containing Suitable Habitat (Conservation Rank 1). The site is not mapped as containing vernal habitat or potential vernal habitat.

### FEMA Flood Hazard Areas

The interior portions of the site surrounding Weasel Brook are mapped as containing 100 year and 500-year floodplains. The 100-year floodplains are situated around Weasel Brook for its entire course throughout the site.

### Potential Contamination Concerns

Three sources of potential contamination exist in areas surrounding Weasel Brook Park. First, Weasel Brook flows through an area of groundwater contamination (mapped Classification Exception Area) associated with Continental Chemical Company before flowing through the property. The CEA is approximately 2.46 acres in size and is still active from contamination regarding foaming agents.

Second, the park is located near the Known Contaminated Site related to BASF Corporation. Further information could not be gathered from applicable NJDEP GIS information.

Third, the site is adjacent to an EPA regulated site named Givaudan-Roure Corporation. The site is regulated as per the EPA Toxic Release Inventory. Records indicate that the facility manufactured

and processed flavoring extracts and syrups. The main releases of pollution were in the form of air emissions. Toxic chemicals released include acetone, dichloromethane, methanol, and toluene.

### Historic Properties

The Gysbert Vanderhoef House is located to the north of the site. The NJDEP Historic Preservation Office does not include this as a historic site for Clifton City.

### **Regulatory Limitations and Considerations**

- Wetlands and transition areas:
  - Although there are no wetlands mapped on-site, any wetland found to on-site would have a 50' buffer.
  - All wetlands on-site are part of the Passaic River Basin and are considered EPA Priority wetlands. This reduces the potential to fill small isolated wetlands.
- Surface water:
  - Due to the fact that the streams and lakes located on-site are not associated with Category 1 waterways, timing restrictions will not apply to any activities proposed within the park. Additionally, SWRPA buffers are not present on-site due to the lack of Category 1 waterways as per NJDEP Surface Water Quality Standards.
- Riparian buffers:
  - Riparian buffers will be offset from any regulated waterway on the property. As such, Weasel Brook will have 50' riparian buffers offset from the top of bank. Vegetation removal will be limited within the riparian buffer depending on the type of activity proposed.
- Flood Hazard Areas:
  - As mentioned above, 100-year and 500-year flood hazard areas are associated with Weasel Brook and the lakes associated with the brook. Development in the 100-year floodplain will require Flood Hazard Area Permits, depending on the type of activity proposed.
- Contamination/Remediation Concerns:
  - Based on the known contamination in areas directly adjacent to the park, the subject site has the potential for contamination within all media. Further investigations are required to determine if the site's surface water, groundwater or soil has been impacted by the surrounding properties.
  - Historic Properties: According to NJDEP GIS data and the NJDEP Historic Preservation Office there are no historic properties, districts or sites mapped on-site. As such, any future development should not be impacted by this issue. It should be noted that the Gysbert Vanderhoef House is located in the northern portion of the site.

## 8. Peckman Preserve

### General Site Information:

Peckman Preserve Environmental Sanctuary (PPES) is located in the south central portion of Little Falls Township. The park is identified on Little Falls Township tax maps as Block 122, Lots 48 and 57-64. The surrounding area is primarily high-density residential development with mixed commercial and light industrial properties to the north of the site. The property appears to be undeveloped with the exception of an unpaved path that traverses the southern and central portion of the site. Portions of the site appear to be cleared of vegetation (south and central), however northern portions of the site appear to be naturally vegetated.

### Surface Water

Peckman River is located along the southern and eastern property boundary. Based on applicable GIS data the river is classified as a freshwater, non-trout producing stream (FW2-NT). The site is not mapped as containing any other surface water bodies. Additionally, based on aerial photography it does not appear that the site contains unmapped ponds or streams, although this would need to be field verified.

### Wetlands

The site does not contain any areas mapped as freshwater wetlands by NJDEP. Areas surrounding Peckman River should be field checked to determine if there are any emergent or fringe wetlands associated with the river. The Peckman Preserve Study, dated June of 2010 have detailed the presence of freshwater wetlands throughout the interior of the site. As such, portions of the interior of the site are likely regulated due to wetlands and wetland transition areas.

### Threatened and Endangered Species

Based on available NJDEP GIS mapping (Landscape Project V 3.1) the area immediately surrounding Peckman River is mapped as containing habitat of Special Concern (Conservation Rank 2). Further from the river, portions of the site are mapped as Suitable Habitat (Conservation Rank 1). As such, the site does not contain any threatened or endangered species nor does it contain a species that is listed on the Department's Critically Dependant on Regulated Waters for Survival list. The site is not mapped as containing vernal habitat or potential vernal habitat.

### FEMA Flood Hazard Areas

Portions of the site are within the 100-year floodplain associated with Peckman River. The flood hazard area is in the area immediately surrounding the river and does not extend significantly into the property. This portion of Peckman River is not mapped as containing 500-year floodplains.

### Potential Contamination Concerns

The southern half of the site is mapped as containing State Historic Fill. The area of fill covers the majority of the southern half of the site and extends off property to the west and south. Additionally, an area of fill associated with properties to the north of the site is mapped as extending on the park. This is in the extreme northern section of the park.

Additionally, the site is in close proximity to several Known Contaminated Sites, one of which is mapped as containing a Classification Exception Area. The CEA is not mapped on-site.

### Historic Properties

The western border of the site is within a Historic District identified as Morris Canal. This feature is located along the entire western border of the site and is municipal land, which has a bike and walking path. Additionally, adjacent to the southwest corner of the site there is a Historic Property mapped. The property is identified as the Peckamin River aqueduct and is associated with the Morris Canal Historic District as well.

### Regulatory Limitations and Considerations

- Wetlands and transition areas:
  - Any freshwater wetland found on-site would have a 50' buffer.
  - All wetlands on-site are part of the Passaic River Basin and are considered EPA Priority wetlands. This reduces the potential to fill small isolated wetlands.
- Surface water:
  - Due to the fact that the streams located on-site are not associated with Category 1 waterways, timing restrictions will not apply to any activities proposed within the park. Additionally, SWRPA buffers are not present on-site due to the lack of Category 1 waterways as per NJDEP Surface Water Quality Standards.
- Riparian buffers:
  - Riparian buffers will be offset from any regulated waterway on the property. As such, Peckman River will have 50' riparian buffers offset from the top of bank. Vegetation removal will be limited within the riparian buffer depending on the type of activity proposed.
- Flood Hazard Areas:
  - As mentioned above, 100-year floodplains are associated Peckman River. Development immediately adjacent to the river in these areas will require Flood Hazard Area Permits, depending on the type of activity proposed.
- Contamination/Remediation Concerns:
  - Remediation may be required if any future development is proposed in the areas mapped as containing State Historic Fill. If this material is encountered during a construction activity sampling and remediation may be required.
  - The Known Contaminated Sites and associated groundwater contamination appear to be enough distance away from the site to avoid any impacts.

- Historic Properties:
  - Due to the presence of a historic district on-site and a historic property adjacent to the site, any proposed future development and construction may be limited in these areas or on the site as a whole. All activities would need to be coordinated with the Department's Historic Preservation Office so as to minimize any potential impacts to these areas.



## 9. Goffle Brook Park

### General Site Information:

Goffle Brook Park (GBP) is located in central portions of Hawthorne Borough. The park is identified on Hawthorne Borough tax maps as Blocks 81, 91, 145 and 264, Lot 1 (for all blocks). The site measures 8,200 feet from north to south but ranges from anywhere between 300 and 1,200 feet from east to west. The majority of the site is developed and functioning as a park space. The park contains ball fields, maintained lawn areas and pedestrian pathways throughout. It does not appear that any portion of the site is naturally vegetated or otherwise undisturbed. The surrounding area is primarily high density residential development with mixed commercial and light industrial properties to the north of the site.

### Surface Water

In the northern portion of the site Deep Brook flows onto the site from the west and combines with Goffle Brook. Both waterways are classified as freshwater and non-trout producing as per NJDEP Surface Water Quality Standards. Goffle Brook flows southerly the length of the entire park. Small tributaries combine with Goffle Brook as it flows southerly, but these are mapped as originating on the park as well. It appears in the northern portion of the property there is a small pond or lake associated with Goffle Park. It is likely this is a manmade feature associated with the park.

### Wetlands

There are three distinct areas of mapped freshwater wetlands on the property. In the northern portion of the site, upstream of the confluence of Deep Brook and Goffle Brook, there is an area mapped as wetlands. Second, in the central portion of the site, there are wetlands on either side of Passaic Road 664 associated with Goffle Brook. This wetland area extends as far south as Warburton Avenue. Another wetland complex is located just south of Warburton Avenue as well. Finally, the extreme southern portion of the property is mapped as containing wetlands in the area surrounding Goffle Brook.

### Threatened and Endangered Species

Based on available NJDEP GIS mapping (Landscape Project V 3.1) the majority of the park is mapped as Suitable Habitat (Conservation Rank 1). However, some portions of the property are mapped as State Endangered (Conservation Rank 4). One of these areas is located in the southern portion of the property in the area between Warburton Avenue and Passaic County 654. The other area is located along the southern border of the site. Both endangered species areas contain bobcat, which is not on the Department's list of Species Critically Dependent on Regulated Waters for Survival. It is important to note that the site does not contain any land mapped as Vernal Habitat or Potential Vernal Habitat.

### FEMA Flood Hazard Areas

The majority of the site is located within the 100-year floodplain associated with Goffle Brook. The floodplain extends from the northern site boundary the entire distance to the southern boundary. Additionally, 500-year floodplains are associated with Goffle Brook throughout the site.

### Potential Contamination Concerns

The only contamination concern is regarding State Historic Fill in the area surrounding Warburton Avenue in the central portion of the site. The area around the roadway is mapped as containing historic fill. Additionally, in the same area, adjacent to the site is an area mapped as containing fill associated with the ball fields and running track. Finally, along the southern border of the site there is an area mapped as containing State Historic Fill off-site but adjacent to the property.

In the northern portion of the site there is a Known Contaminated Site located across the street from the park. As per GIS records the site is a Shell gasoline service station and the contamination status is active. Additionally, there is another Known Contaminated Site mapped in the southwestern corner of the site (Madison Sprocket and Gear Co). It is important to note that there is no groundwater contamination (Classification Exception Area or Currently Known Extent) mapped along with either of these sites.

### Historic Properties

Goffle Brook Park is listed as a historic site based on NJDEP GIS data. John W. Rea House is also identified on the NJDEP Historic Preservation Office Natural Registers of Historic Places. The House is identified as #183 and is located at 675 Goffle Road. The House has been on the list since September 17, 1999.

### Regulatory Limitations and Considerations

- Wetlands and transition areas:
  - The majority of wetlands on-site will have a 50' buffer due to the fact that much of the park is mapped as Conservation Rank 1 for threatened and endangered species. However, wetlands located on the southern property boundary and between Warburton Avenue and Diamond Bridge Avenue will have a 150' transition area due to the presence of bobcat (State Endangered species).
  - All wetlands on-site are part of the Passaic River Basin and are considered EPA Priority wetlands. This reduces the potential to fill small isolated wetlands.
- Surface water:
  - Due to the fact that the streams and lakes located on-site are not associated with Category 1 waterways, timing restrictions will not apply to any activities proposed within the park. Additionally, SWRPA buffers are not present on-site due to the lack of Category 1 waterways as per NJDEP Surface Water Quality Standards.
- Riparian buffers:
  - Riparian buffers will be offset from any regulated waterway on the property. As such, Goffle Brook and Deep Brook will have 50' riparian buffers offset from the top of bank. Although there are threatened and endangered species present, the site does not contain any species listed on the Critically Dependent on Regulated Waters for Survival list. As such a 150' riparian buffer is not necessary on-site. Vegetation removal will be limited within the riparian buffer depending on the type of activity proposed.
- Flood Hazard Areas:
  - As mentioned above, 100-year floodplains are associated Goffle Brook throughout the site. Development immediately adjacent to the river in these areas will require Flood Hazard Area Permits, depending on the type of activity proposed.
- Contamination/Remediation Concerns:

- Remediation may be required if any future development is proposed in the areas mapped as containing State Historic Fill. If this material is encountered during a construction activity, sampling and remediation may be required.
- The Known Contaminated Sites and associated groundwater contamination appear to be enough distance away from the site to avoid any impacts.
- Historic Properties:
  - Due to the fact that the entire park is listed as a historic site and due to the presence of the Rea House, development may be limited within the property. The Department's Historic Preservation Office (HPO) should be consulted during planning phases so as to minimize potential impacts to historic resources.

## 10. Pompton Aquatic Park

### General Site Information:

Pompton Aquatic Park (PAP) is located in Pompton Lakes Borough and Wayne Township and portions of the site also border Pequannock Township. The site is identified by Wayne Township Tax Maps as Blocks 3400-3402, Lots 1 (for all blocks) as well as Block 3404, Lot 51. Block 3404, Lot 51 consists of a contiguous parcel that is located on the eastern bank of the Ramapo River. The parcel consists of approximately 3,500' of shoreline along the river. The other parcels make up small islands within the overall river. The parcels are completely undeveloped and appear to be naturally vegetated. The surrounding area consists of medium- to high-density residential development as well as mixed commercial and light industrial properties. Also, directly adjacent to the site is several actively farmed fields, including the Passaic County-owned farm, which is currently leased to the adjacent farmer.

### Highlands Preservation/Planning Area

As mentioned above the site makes up the eastern shoreline of the Ramapo River as well as several small islands within the river system. The Highlands Planning area is located on the west side of the river. As such, the site is not within the Highlands Preservation or Planning area but is directly adjacent to the Planning area.

### Surface Water

The site is directly adjacent to the Ramapo River. The Ramapo River is classified as a freshwater, non-trout producing stream (FW2-NT). Based on NJDEP Surface Water Quality Standards mapping, it appears that an unnamed tributary to the Ramapo River cuts through the site from west to east. The tributary is also categorized as FW2-NT.

### Wetlands

The three island parcels which make up the site are mapped as containing freshwater wetlands. The entire land area of these islands is mapped as containing wetlands. The contiguous parcel along the eastern shoreline of the River is not mapped as containing wetlands with exception to the far southern extreme of the site. The parcel extends towards Passaic County Route 680 and much of this area is mapped as containing freshwater wetlands.

### Threatened and Endangered Species

Based on available NJDEP GIS mapping (Landscape Project V 3.1) the majority of the park is mapped as Suitable Habitat (Conservation Rank 1) or Special Concern (Conservation Rank 2). The site is directly downstream of a potential Vernal Habitat area and Conservation Rank 3 deciduous wetlands, but these areas do not extend on to the subject properties.

It is also important to note that Passaic County is not listed as a county that contains Indiana Bat as per the U.S. Fish and Wildlife Service. Due to the location of the park and the heavily developed nature of the surrounding area it is unlikely Indiana Bat would be located on-site even if neighboring areas (Orange County, NY to the north and Sussex County, NJ to the west) are mapped as containing Indiana Bat.

### FEMA Flood Hazard Areas

The entirety of the park is mapped within the 100 year floodplain associated with the Ramapo River. It should be noted that a small area in the southern portion of the site is mapped as 500-year floodplain, however this area is still adjacent to the Ramapo River.

### Potential Contamination Concerns

A Known Contaminated Site is mapped adjacent to the site to the south along Pompton Plains Road. The site is listed as Rombough Enterprises (PI# 91775) and its status is currently Active. Additionally in the same area State Historic Fill is mapped. The Fill extends onto the southernmost portions of the property. Finally, there is a Classification Exception Area located to the southeast of the property associated with a Known Contaminated Site. Although this is mapped in the vicinity of the site, the contamination does not appear to extend onto the subject properties.

### Historic Properties

The park is mapped within a Priority Site as per NJDEP GIS data. The Priority Site is identified as the Pompton River Gravel Bar and is described as a series of small gravel bars and gravelly shoreline along the Pompton and Ramapo Rivers. Specifically, the critical area is defined as the rivershore and upstream wetlands. The site is a known location of a state critically-imperiled plant species.

Additionally the site is mapped as containing the Morris Canal Historic District. This feature is mapped along the western side of the Ramapo River but crosses into the site in several locations, most notably along the southern portion of the parcels. Most of the northern portions of the Historic District are within the island parcels of the site.

### Regulatory Limitations and Considerations

- Highlands:
  - As mentioned above, the park is not located within the Highlands Preservation or Planning Area. Development will not need approvals from the Highlands Commission. It is worth noting that the Highlands Planning Area is adjacent to the site on the opposite side of the Ramapo River.
- Wetlands and transition areas:
  - All wetlands on-site will have a 50' transition area. The wetlands are not associated with any threatened or endangered species and therefore do not have a larger transition area.
  - It is unknown what impact the Priority Site (critically imperiled plant species) will have on the wetlands or transition area buffers. Further coordination with the NJDEP is recommended to determine what, if any, impacts this will have on a proposed project.
  - All wetlands on-site are part of the Passaic River Basin and are considered EPA Priority wetlands. This reduces the potential to fill small isolated wetlands.
- Surface water:
  - Due to the fact that the Ramapo River and its tributaries are not classified as or associated with a Category 1 waterway, timing restrictions will not apply to any activities proposed within the park. Additionally, SWRPA buffers are not present on-site due to the lack of Category 1 waterways as per NJDEP Surface Water Quality Standards.
- Riparian buffers:
  - Riparian buffers will be offset from the top of bank of the Ramapo River and its tributaries. These regulated waterways will have a 50' riparian buffers as required by

flood hazard area regulations. Vegetation removal will be limited within the riparian buffer depending on the type of activity proposed.

- It is unknown what impact the Priority Site (critically imperiled plant species) will have on the riparian buffers located on-site. Further coordination with the NJDEP is recommended to determine what, if any, impacts this will have on a proposed project.
- Flood Hazard Areas:
  - As mentioned above, 100-year floodplains are associated with the Ramapo River throughout the site. Development immediately adjacent to the river in these areas will require Flood Hazard Area Permits, depending on the type of activity proposed.
- Contamination/Remediation Concerns:
  - Remediation may be required if development is proposed in the areas mapped as containing State Historic Fill. If this material is encountered during a construction activity, sampling and remediation may be required.
  - The Known Contaminated Sites and associated groundwater contamination located near the site appear to be enough distance away from the site to avoid any impacts.
- Historic Properties:
  - Due to the fact that the entire park is adjacent to the Morris Canal Historic District development may be limited within the property. The Department's State Historic Preservation Office (SHPO) should be consulted during planning phases so as to minimize potential impacts to historic resources.
  - Additionally, it is unknown what impact the Priority Site (critically imperiled plant species) will have on the historic designation of the park. Further coordination with the NJDEP is recommended to determine what, if any impacts this will have on a proposed project.

## 11. Preakness Valley Park Golf Course Club House

### General Site Information:

The Golf Course Club House (GCH) is located in southwestern portions of Wayne Township and shares a property boundary with Totowa Borough. The course is identified on Wayne Township tax maps as Block 1001, Lot 1. The site measures 3,100 feet from north to south and approximately 5,300 feet from east to west. The majority of the surrounding area appears to be high density residential development with some mixed commercial properties. The park is functioning as an active golf course and club house. The development on-site includes maintained areas for golfing as well as pedestrian pathways, a parking lot and a clubhouse structure. Extreme northwestern and southeastern portions of the site appear to be naturally vegetated.

### Surface Water

The site contains two separate surface water features. In the northern portion of the site Preakness Brook flows northeast to southwest and forms the northern property boundary for a portion of the property. NJDEP Surface Water Quality standards categorizes the stream as a freshwater, non-trout producing waterway (FW2-NT).

In the southern portion of the site Naachtpunkt Brook flows from the northeast towards the southwest through the property. This stream is also categorized as FW2-NT.

Based on aerial photography it appears there is a surface water feature (lake) in the western portion of the golf course.

### Wetlands

The site contains two distinct areas of wetlands. The first is in the northern portion of the site and is associated with Preakness Brook. The wetlands are located adjacent to the waterway and also extend off-site. The second area of wetlands is in the southern portion of the site and is associated with Naachtpunkt Brook.

### Threatened and Endangered Species

Based on available NJDEP GIS mapping (Landscape Project V 3.1) the areas of the site containing threatened and endangered species habitat are mapped as Suitable Habitat (Conservation Rank 1) and Special Concern (Conservation Rank 2). The areas mapped are solely located around the two surface water features on-site. The habitat consists of wooded deciduous wetlands.

It is also important to note that Passaic County is not listed as a county that contains Indiana Bat as per the U.S. Fish and Wildlife Service. Due to the location of the park and the heavily developed nature of the surrounding area it is unlikely Indiana Bat would be located on-site even if neighboring areas (Orange County, NY to the north and Sussex County, NJ to the west) are mapped as containing Indiana Bat.

### FEMA Flood Hazard Areas

As is the case with wetlands, the site's Flood Hazard Areas are situated around the two surface water features on-site. Both the Preakness Brook and Naachtpunkt Brook are mapped with 100-year and 500-year floodplains. The Preakness Brooks floodplain is much more extensive and is in the vicinity of the parking area associated with the clubhouse in the northern portion of the site.

### Potential Contamination Concerns

The only contamination concern on-site is due to the fact that the golf course is listed as a Known Contaminated Site (PI# 48019). The site is listed as Active. It is unclear what contamination issues are present on-site. No other contamination issues have been identified on or near the park.

### Historic Properties

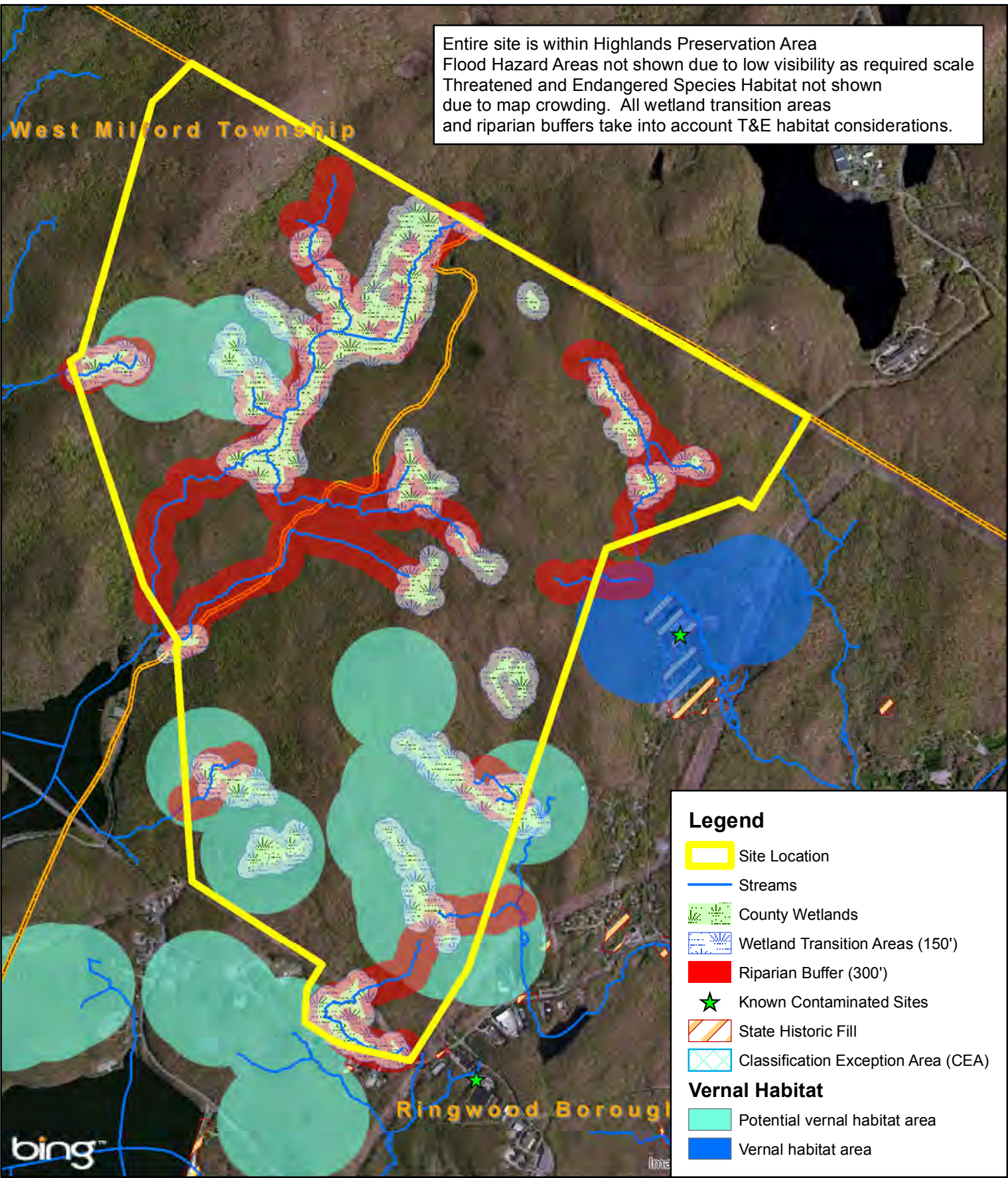
The site contains Dey Mansion which is listed on the NJDEP Historic Preservation Office's National Registers of Historic Places. Dey Mansion is identified as #2410 and is located at 199 Totowa Road and was added on the list on December 18, 1970.

### Regulatory Limitations and Considerations

- Wetlands and transition areas:
  - All wetlands on-site will have a 50' buffer due to the fact that the only threatened and endangered species habitat on-site is mapped as Conservation Rank 1 and 2.
  - All wetlands on-site are part of the Passaic River Basin and are considered EPA Priority wetlands. This reduces the potential to fill small isolated wetlands.
- Surface water:
  - Due to the fact that the streams and lakes located on-site are not associated with Category 1 waterways, timing restrictions will not apply to any activities proposed within the park. Additionally, SWRPA buffers are not present on-site due to the lack of Category 1 waterways as per NJDEP Surface Water Quality Standards.
- Riparian buffers:
  - Riparian buffers will be offset from any regulated waterway on the property. As such, Preakness Brook and Naachtpunkt Brook and their tributaries will have 50' riparian buffers offset from the top of bank. Vegetation removal will be limited within the riparian buffer depending on the type of activity proposed.
- Flood Hazard Areas:
  - As mentioned above, 100-year floodplains are associated Preakness Brook and Naachtpunkt Brook throughout the site. Development immediately adjacent to the river in these areas will require Flood Hazard Area Permits, depending on the type of activity proposed.
- Contamination/Remediation Concerns:
  - The park is listed as its own Known Contaminated Site. Further information is required to determine what contamination is present and what impact, if any, this will have on a proposed project.
- Historic Properties:
  - Any future development will require correspondence with the Department's Historic Preservation Office (HPO) due to the presence of Dey Mansion on the property.



Entire site is within Highlands Preservation Area  
 Flood Hazard Areas not shown due to low visibility as required scale  
 Threatened and Endangered Species Habitat not shown  
 due to map crowding. All wetland transition areas  
 and riparian buffers take into account T&E habitat considerations.



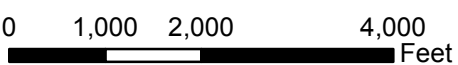
**Legend**

- Site Location
- Streams
- County Wetlands
- Wetland Transition Areas (150')
- Riparian Buffer (300')
- Known Contaminated Sites
- State Historic Fill
- Classification Exception Area (CEA)

**Vernal Habitat**

- Potential vernal habitat area
- Vernal habitat area

**TMA ASSOCIATES** 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365

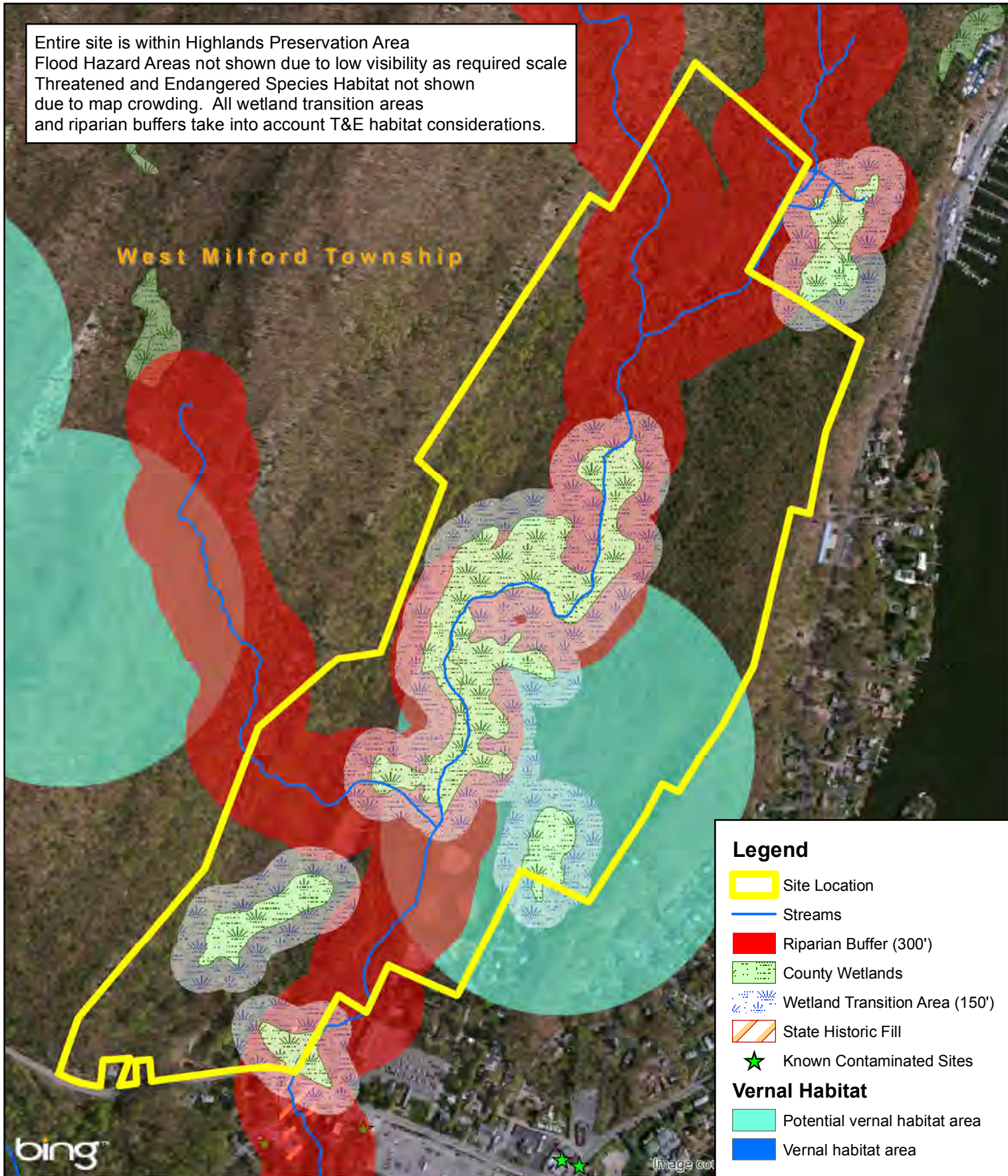


# Tranquillity Ridge Park Passaic County, New Jersey

NOTE: 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.

Entire site is within Highlands Preservation Area  
 Flood Hazard Areas not shown due to low visibility as required scale  
 Threatened and Endangered Species Habitat not shown  
 due to map crowding. All wetland transition areas  
 and riparian buffers take into account T&E habitat considerations.

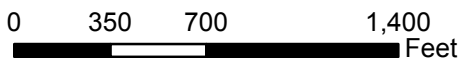
West Milford Township



**Legend**

- Site Location
  - Streams
  - Riparian Buffer (300')
  - County Wetlands
  - Wetland Transition Area (150')
  - State Historic Fill
  - Known Contaminated Sites
- Vernal Habitat**
- Potential vernal habitat area
  - Vernal habitat area

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 Phone: 732-671-6400  
 Fax: 732-671-7365

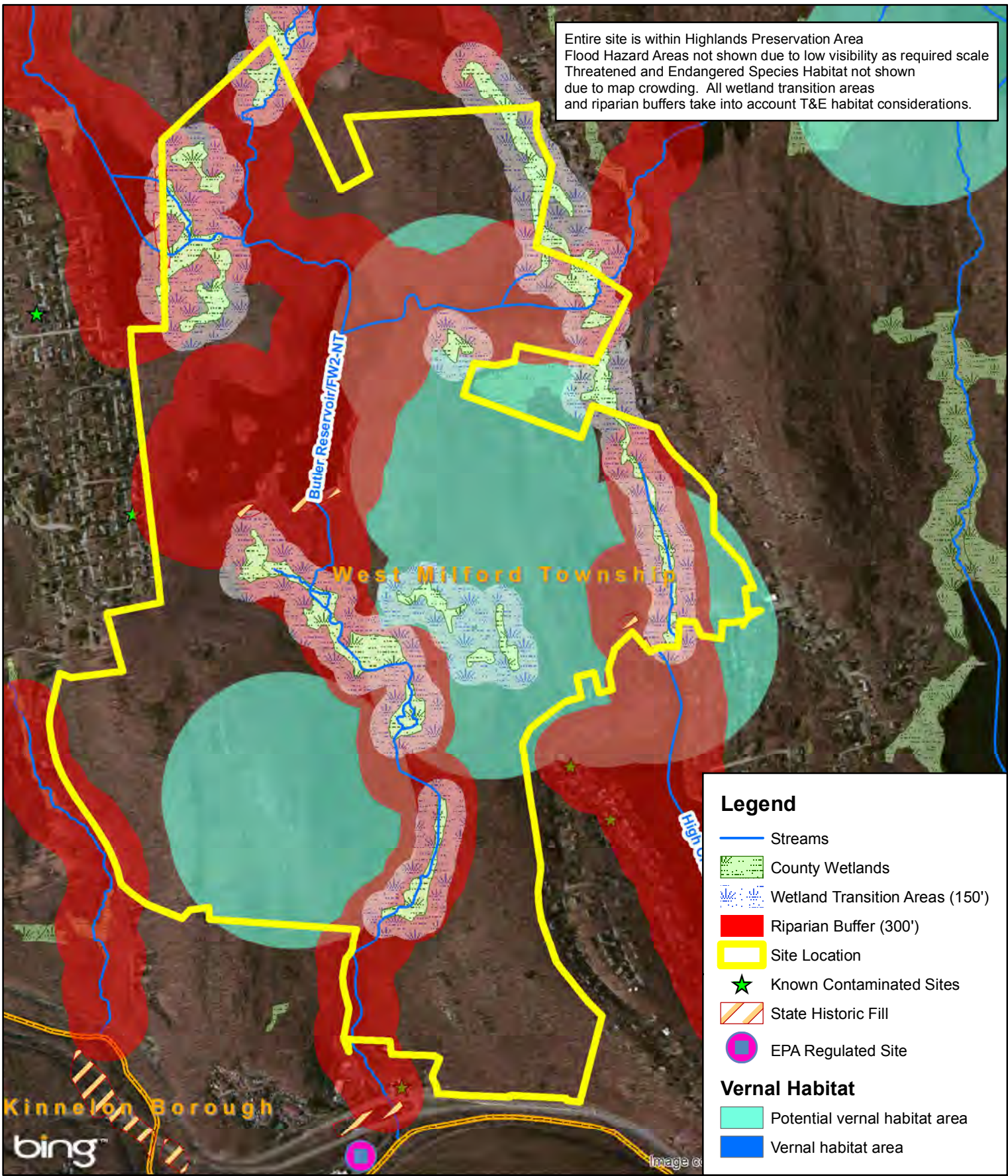


**San Cap Park**  
**Passaic County, New Jersey**

Prepared by: MRH, 2/1/2013  
 Source: NJDEP Data  
 File Path: H:\Pasc\00200\Calculations & Reports\San Cap Park\San cap Env Const Map.mxd

NOTE: 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.

Entire site is within Highlands Preservation Area  
 Flood Hazard Areas not shown due to low visibility as required scale  
 Threatened and Endangered Species Habitat not shown  
 due to map crowding. All wetland transition areas  
 and riparian buffers take into account T&E habitat considerations.



**Legend**

- Streams
- County Wetlands
- Wetland Transition Areas (150')
- Riparian Buffer (300')
- Site Location
- Known Contaminated Sites
- State Historic Fill
- EPA Regulated Site

**Vernal Habitat**

- Potential vernal habitat area
- Vernal habitat area

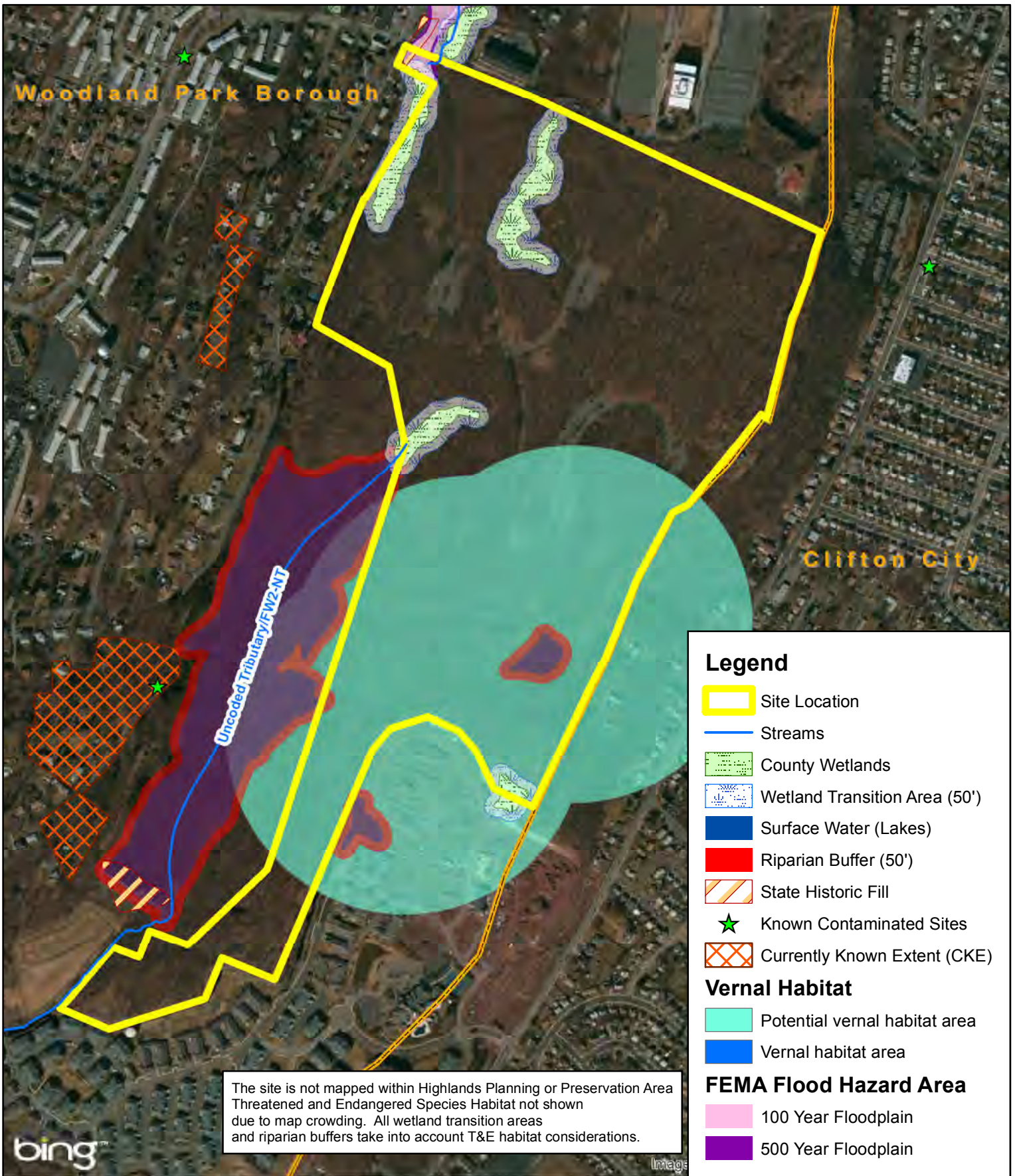
**TMA** ASSOCIATES  
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 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365



# Apschawa Preserve Passaic County, New Jersey

Prepared by: MRH, 9/19/2013  
 Source: NJDEP Data  
 File Path: H:\Pasc\00200\Calculations & Reports\Apschawa Preserve\Apschawa Pres Env Const Map.mxd

NOTE: 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.



The site is not mapped within Highlands Planning or Preservation Area Threatened and Endangered Species Habitat not shown due to map crowding. All wetland transition areas and riparian buffers take into account T&E habitat considerations.

**Legend**

- Site Location
- Streams
- County Wetlands
- Wetland Transition Area (50')
- Surface Water (Lakes)
- Riparian Buffer (50')
- State Historic Fill
- Known Contaminated Sites
- Currently Known Extent (CKE)

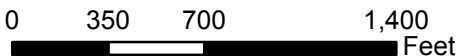
**Vernal Habitat**

- Potential vernal habitat area
- Vernal habitat area

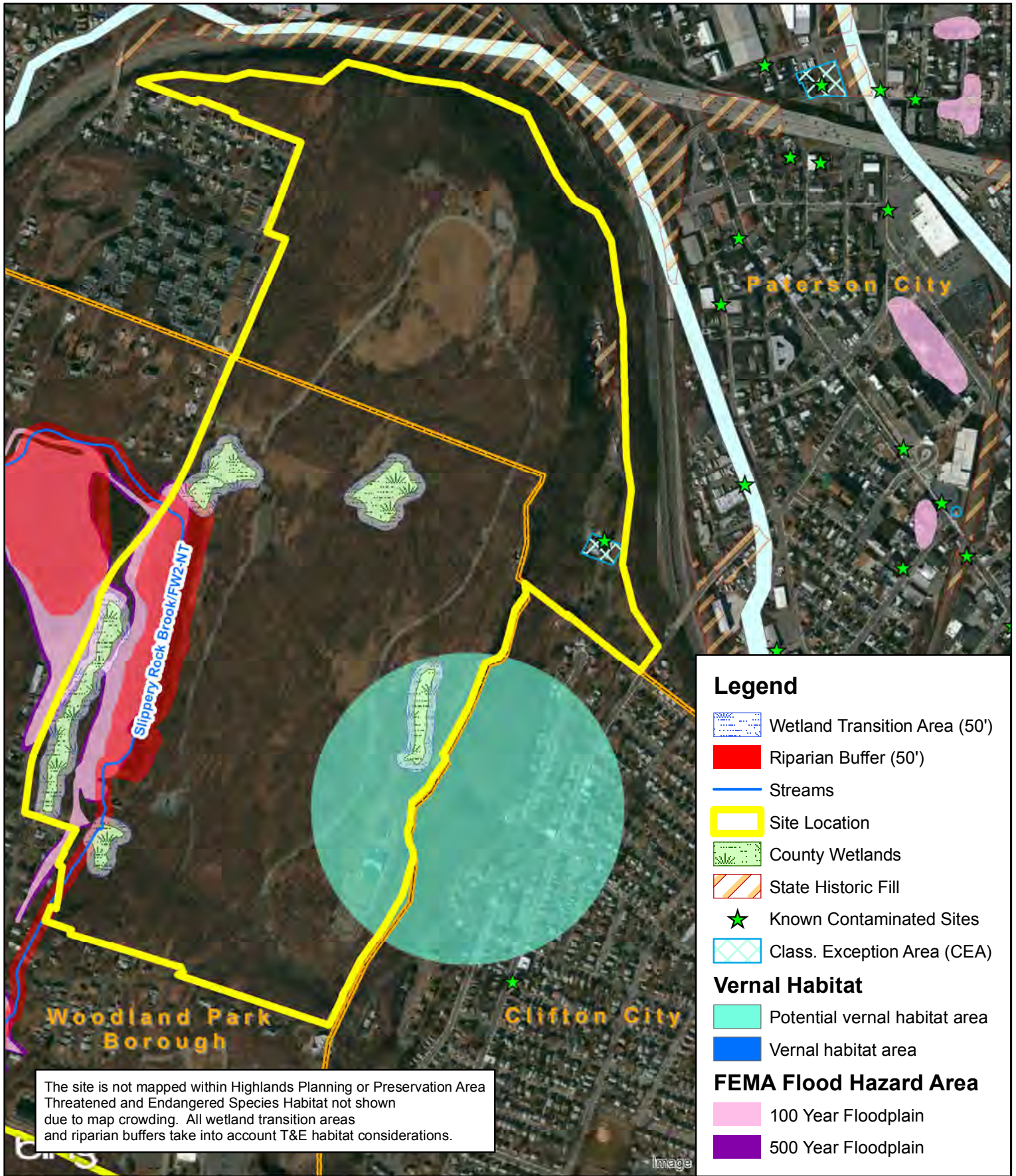
**FEMA Flood Hazard Area**

- 100 Year Floodplain
- 500 Year Floodplain

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# Rifle Camp Park Passaic County, New Jersey

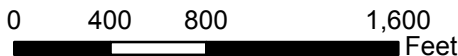


**Legend**

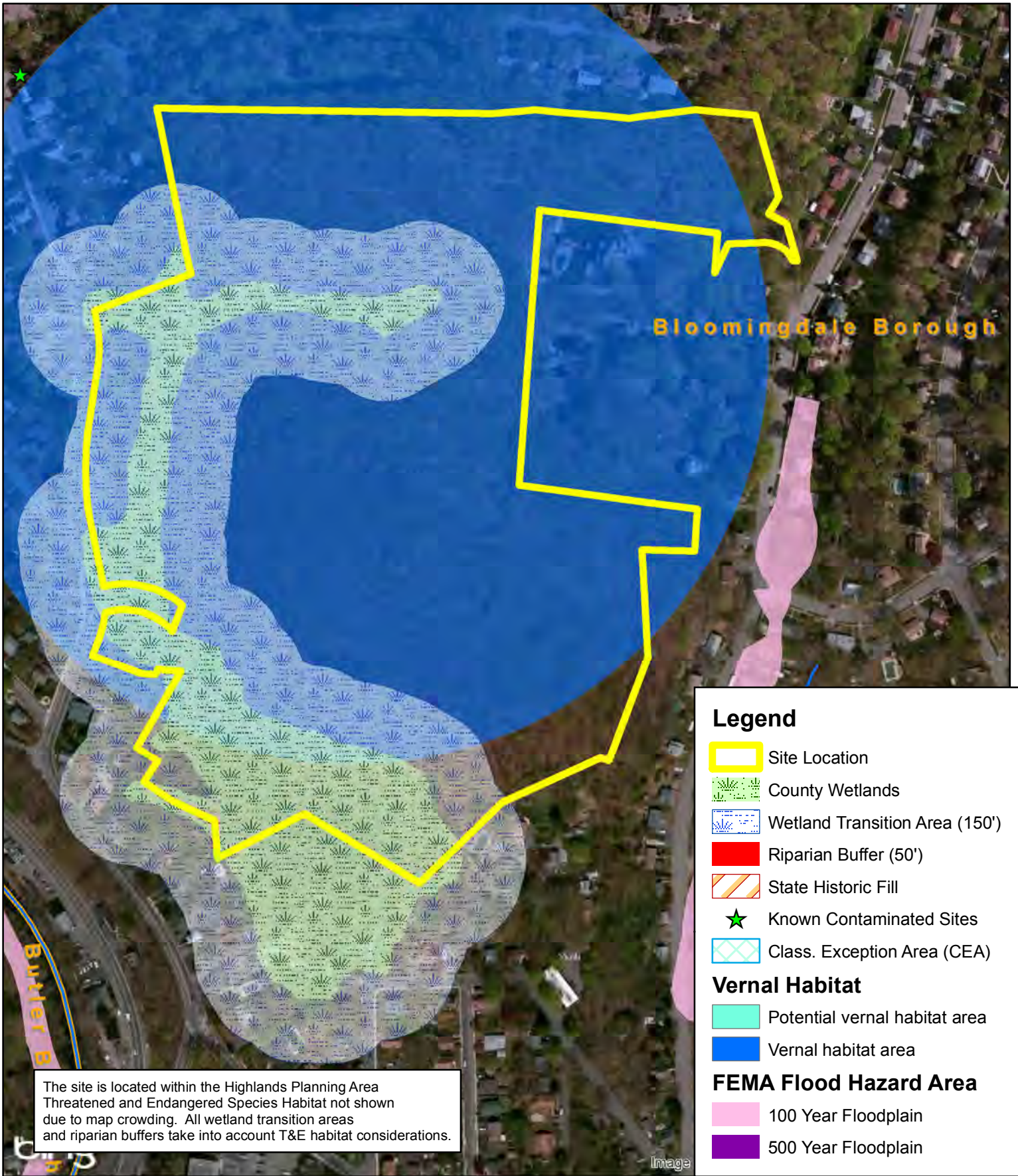
- Wetland Transition Area (50')
  - Riparian Buffer (50')
  - Streams
  - Site Location
  - County Wetlands
  - State Historic Fill
  - Known Contaminated Sites
  - Class. Exception Area (CEA)
- Vernal Habitat**
- Potential vernal habitat area
  - Vernal habitat area
- FEMA Flood Hazard Area**
- 100 Year Floodplain
  - 500 Year Floodplain

The site is not mapped within Highlands Planning or Preservation Area Threatened and Endangered Species Habitat not shown due to map crowding. All wetland transition areas and riparian buffers take into account T&E habitat considerations.

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**Garret Mountain Reservation  
 Passaic County, New Jersey**



**Legend**

- Site Location
- County Wetlands
- Wetland Transition Area (150')
- Riparian Buffer (50')
- State Historic Fill
- Known Contaminated Sites
- Class. Exception Area (CEA)

**Vernal Habitat**

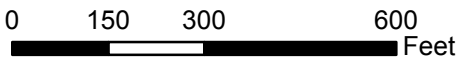
- Potential vernal habitat area
- Vernal habitat area

**FEMA Flood Hazard Area**

- 100 Year Floodplain
- 500 Year Floodplain

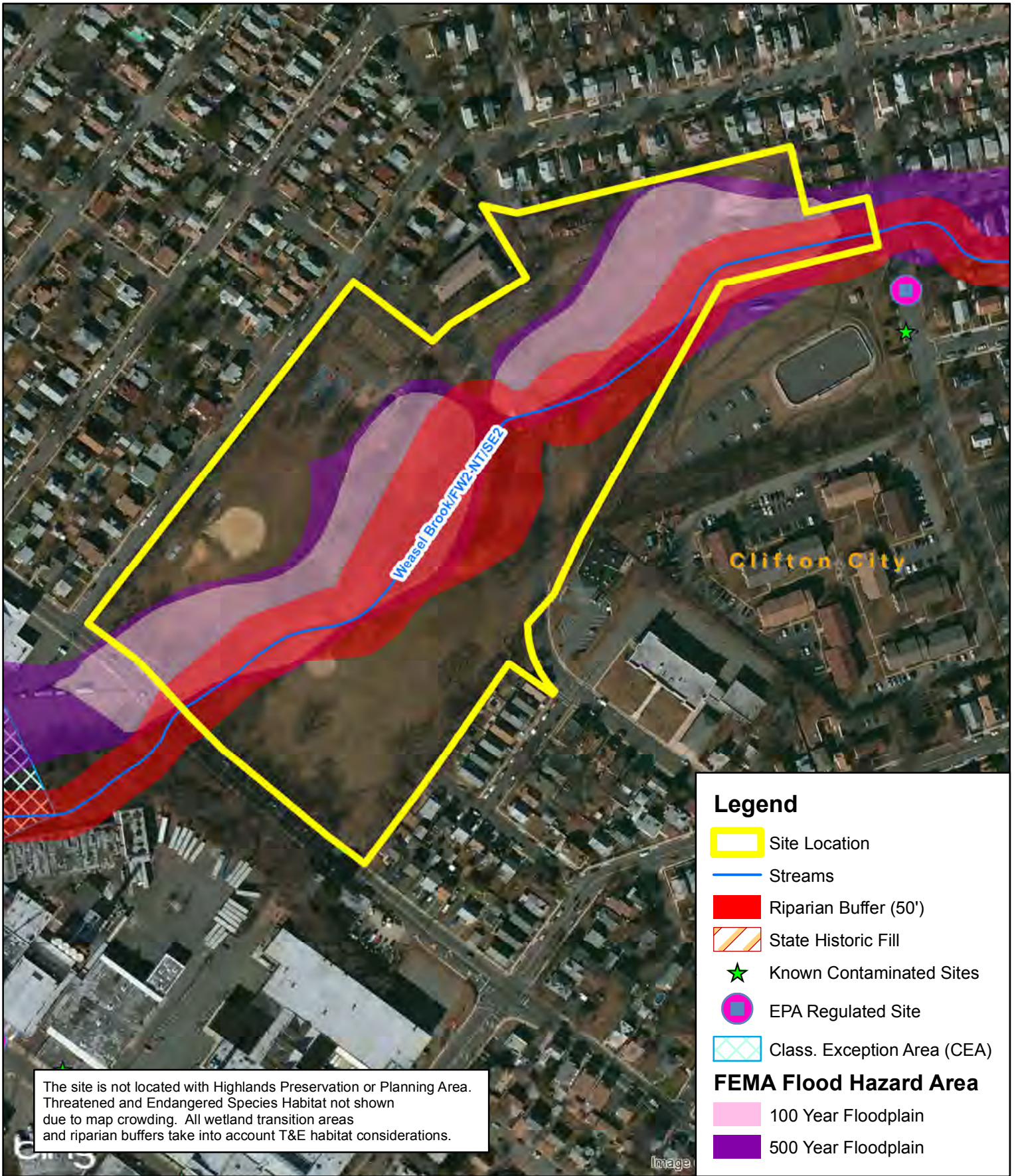
The site is located within the Highlands Planning Area Threatened and Endangered Species Habitat not shown due to map crowding. All wetland transition areas and riparian buffers take into account T&E habitat considerations.

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**Friendship Park**  
**Passaic County, New Jersey**

NOTE: 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.



The site is not located with Highlands Preservation or Planning Area. Threatened and Endangered Species Habitat not shown due to map crowding. All wetland transition areas and riparian buffers take into account T&E habitat considerations.

### Legend

- Site Location
- Streams
- Riparian Buffer (50')
- State Historic Fill
- Known Contaminated Sites
- EPA Regulated Site
- Class. Exception Area (CEA)

### FEMA Flood Hazard Area

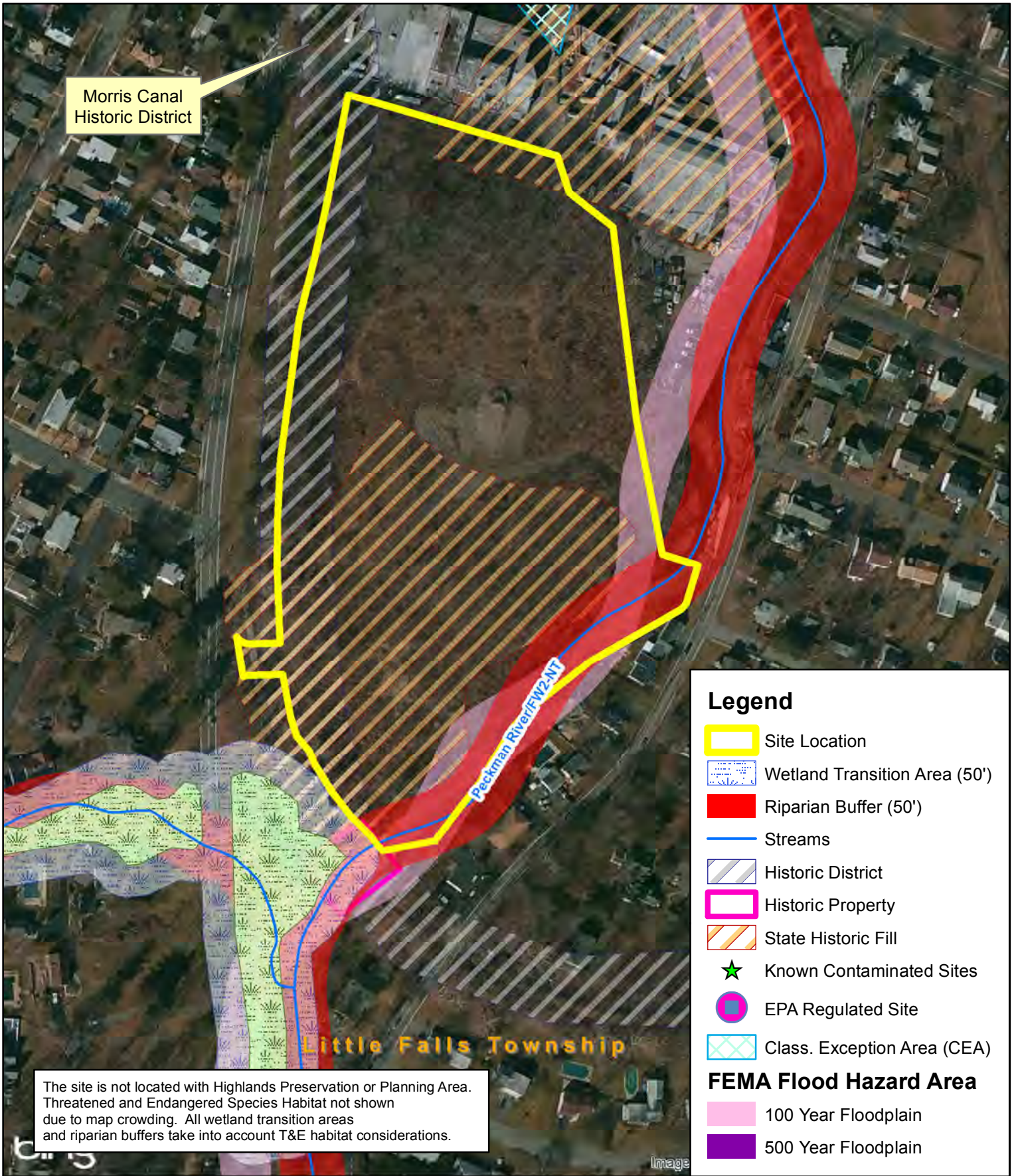
- 100 Year Floodplain
- 500 Year Floodplain

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 Phone: 732-671-6400  
 Fax: 732-671-7365

0 125 250 500  
 Feet



## ***Weasel Brook Park*** ***Passaic County, New Jersey***



**Legend**

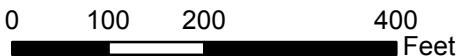
- Site Location
- Wetland Transition Area (50')
- Riparian Buffer (50')
- Streams
- Historic District
- Historic Property
- State Historic Fill
- Known Contaminated Sites
- EPA Regulated Site
- Class. Exception Area (CEA)

**FEMA Flood Hazard Area**

- 100 Year Floodplain
- 500 Year Floodplain

The site is not located with Highlands Preservation or Planning Area. Threatened and Endangered Species Habitat not shown due to map crowding. All wetland transition areas and riparian buffers take into account T&E habitat considerations.

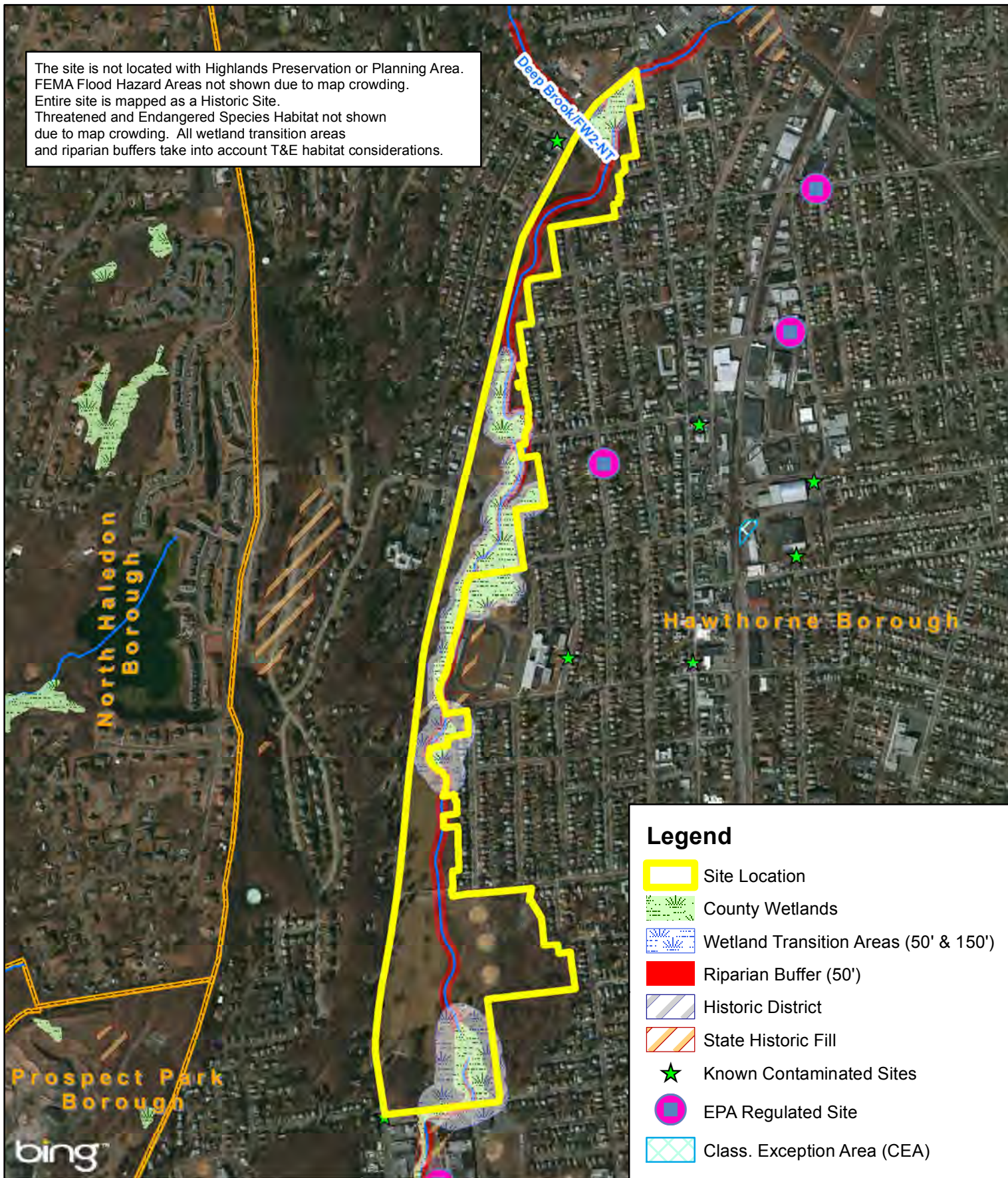
**TMA** ASSOCIATES  
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 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365












# Peckman Preserve Passaic County, New Jersey



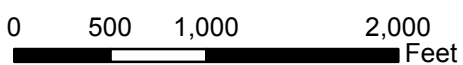
The site is not located with Highlands Preservation or Planning Area.  
 FEMA Flood Hazard Areas not shown due to map crowding.  
 Entire site is mapped as a Historic Site.  
 Threatened and Endangered Species Habitat not shown  
 due to map crowding. All wetland transition areas  
 and riparian buffers take into account T&E habitat considerations.



**Legend**

-  Site Location
-  County Wetlands
-  Wetland Transition Areas (50' & 150')
-  Riparian Buffer (50')
-  Historic District
-  State Historic Fill
-  Known Contaminated Sites
-  EPA Regulated Site
-  Class. Exception Area (CEA)

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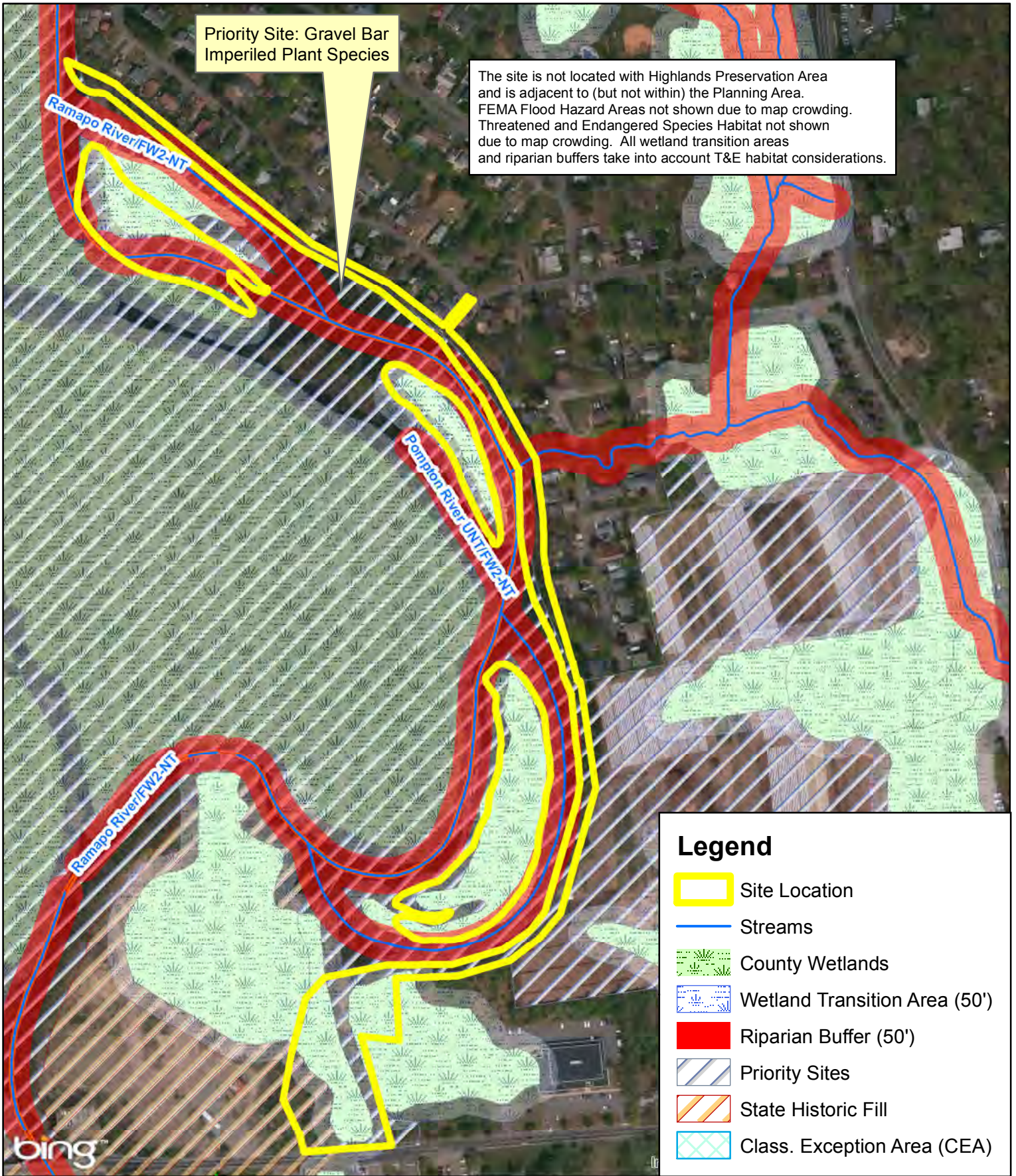


**Goffle Brook Park**  
**Passaic County, New Jersey**

NOTE: 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.

Priority Site: Gravel Bar  
Imperiled Plant Species

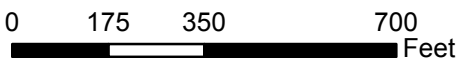
The site is not located with Highlands Preservation Area and is adjacent to (but not within) the Planning Area. FEMA Flood Hazard Areas not shown due to map crowding. Threatened and Endangered Species Habitat not shown due to map crowding. All wetland transition areas and riparian buffers take into account T&E habitat considerations.



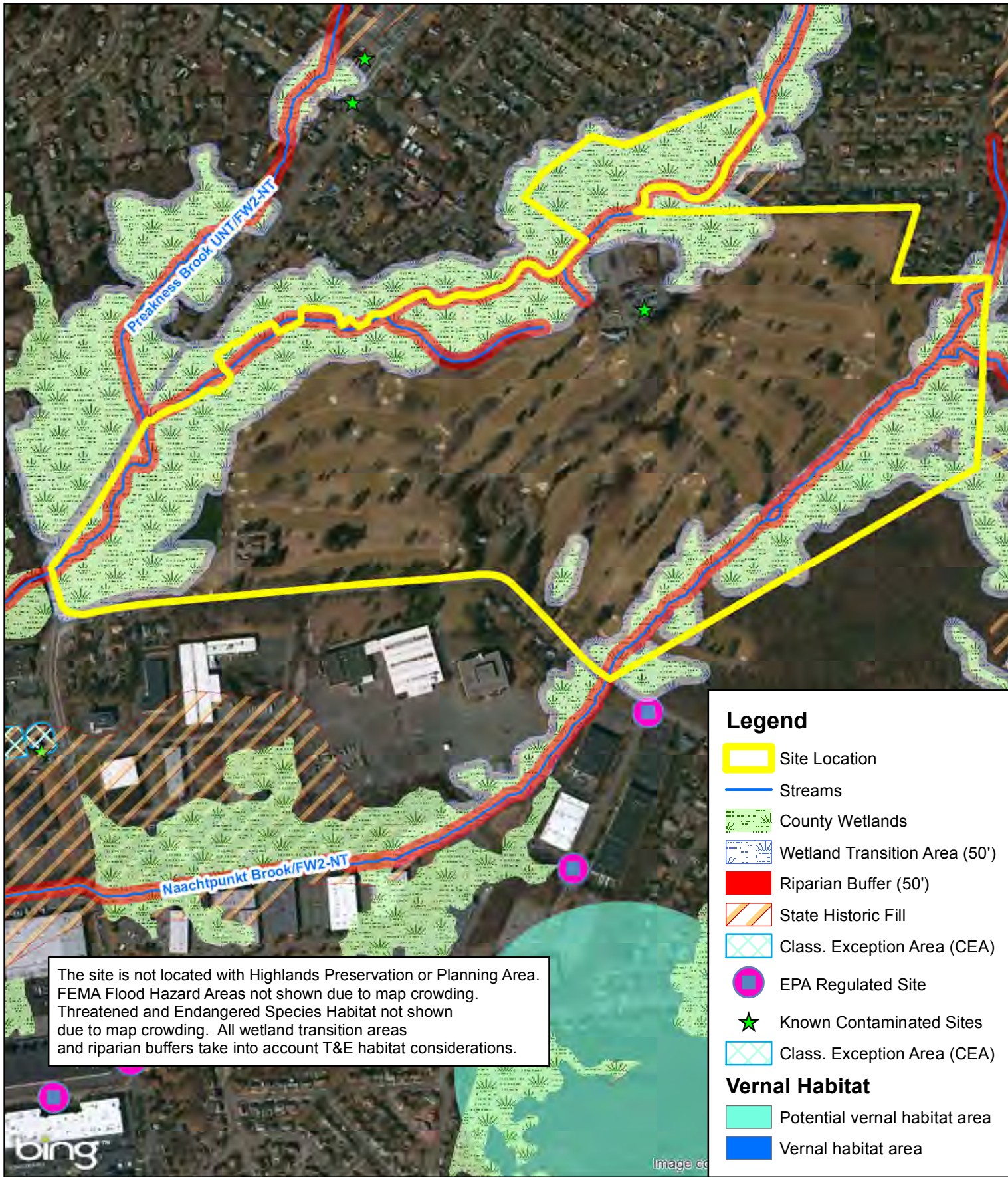
**Legend**

- Site Location
- Streams
- County Wetlands
- Wetland Transition Area (50')
- Riparian Buffer (50')
- Priority Sites
- State Historic Fill
- Class. Exception Area (CEA)

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 Fax: 732-671-7365



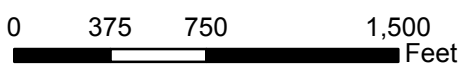
# Pompton Aquatic Park Passaic County, New Jersey



The site is not located with Highlands Preservation or Planning Area. FEMA Flood Hazard Areas not shown due to map crowding. Threatened and Endangered Species Habitat not shown due to map crowding. All wetland transition areas and riparian buffers take into account T&E habitat considerations.

- Legend**
- Site Location
  - Streams
  - County Wetlands
  - Wetland Transition Area (50')
  - Riparian Buffer (50')
  - State Historic Fill
  - Class. Exception Area (CEA)
  - EPA Regulated Site
  - Known Contaminated Sites
  - Class. Exception Area (CEA)
- Vernal Habitat**
- Potential vernal habitat area
  - Vernal habitat area

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 Fax: 732-671-7365



# Preakness Valley Park Passaic County, New Jersey

## Appendix F: Cost Estimates

Park/Facility/Work Item	Short-Term Expenditures	Long-Term Expenditures	Totals
<b>Apshawa Preserve</b>			
<b>Short-Term</b>			
ADA Improvements	\$9,500		
Entrance Visibility/signage	\$12,000		
Site furnishings, Benches/Trash	\$8,500		
<b>Long-Term</b>			
Self Composting Toilets		\$100,000	
Access to Butler Reservoir		\$95,000	
<b>Subtotal</b>	<b>\$30,000</b>	<b>\$195,000</b>	<b>\$225,000</b>
<b>Dey Mansion</b>			
<b>Short-Term</b>			
Interpretive & Wayfinding Signage	\$75,000		
<b>Long-Term</b>			
Garden Restoration		\$250,000	
Delineation and documentation of cemetery		\$35,000	
<b>Subtotal</b>	<b>\$75,000</b>	<b>\$285,000</b>	<b>\$360,000</b>
<b>Garret Mountain Reservation</b>			
<b>Short-Term</b>			
ADA Improvements	\$178,000	\$8,000	
Conversion of restrooms to self composting toilets	\$160,000		
Removal of felled trees & woodland management plan	\$40,000	\$50,000	
Upgrade of electrical service	\$250,000		
Phase 2 signage for wayfinding & interpretive signs	\$85,000		
Supplement picnic tables & grills	\$20,000		
<b>Long-Term</b>			
Restore ice-skating & boat pond		\$500,000	
Restoration of existing basketball courts		\$45,000	
Add two (2) basketball courts		\$125,000	
Improve lighting		\$150,000	
Restore/improve nature trails		\$100,000	
<b>Subtotal</b>	<b>\$733,000</b>	<b>\$978,000</b>	<b>\$1,711,000</b>

Park/Facility/Work Item	Short-Term Expenditures	Long-Term Expenditures	Totals
<b>Goffle Brook Park</b>			
<b>Short-Term</b>			
ADA Improvements	\$68,000	\$186,000	
Removal of felled trees & woodland management plan	\$40,000	\$40,000	
Repave parking lots	\$150,000		
Phase 2 signage for wayfinding & interpretive signs	\$50,000		
Supplement picnic tables & grills	\$20,000		
Boulders for field use/management	\$30,000		
Renovate existing athletic fields	\$65,000		
Renovate dog park	\$30,000		
<b>Long-Term</b>			
Add additional pedestrian bridges over brook		\$300,000	
<b>Subtotal</b>	<b>\$453,000</b>	<b>\$526,000</b>	<b>\$979,000</b>
<b>Preakness Valley Golf Course</b>			
<b>Short-Term</b>			
ADA Improvements	\$147,000	\$317,000	
Phase 2 signage for wayfinding & interpretive signs	\$50,000		
Repave parking entry road & lots	\$250,000		
Renovate caddy house for resident professional program, pro shop, or locker room	\$500,000		
Install solar powered cart-recharge station	\$300,000		
Improve/replace tunnel beneath Riverview Drive	\$1,000,000		
<b>Long-Term</b>			
Sand bunker redesign		\$500,000	
Relocate/rebuild maintenance building		\$1,500,000	
Develop Par3 Course		\$5,000,000	
<b>Subtotal</b>	<b>\$2,247,000</b>	<b>\$7,317,000</b>	<b>\$9,564,000</b>

Park/Facility/Work Item	Short-Term Expenditures	Long-Term Expenditures	Totals
<b>Rifle Camp Park</b>			
<b>Short-Term</b>			
ADA Improvements	\$124,500	\$249,000	
Phase 2 signage for wayfinding & interpretive signs	\$50,000		
Repave parking entry road & lots	\$800,000		
Repair & screen booster pump building	\$50,000		
Restore three trails, geologic, nature and woodland	\$100,000		
Repair platform tents	\$20,000		
Repair/replace PAR course	\$50,000		
Repair electric and renovate amphitheater	\$100,000		
Remove and replace site lighting	\$300,000		
Develop spray park amenity	\$200,000		
Develop playground/tot lot	\$125,000		
Renovate interior of nature center	\$250,000		
Install deer fencing in select areas	\$40,000	\$40,000	
Removal of felled trees & woodland management plan	\$80,000	\$40,000	
<b>Long-Term</b>			
Develop linkage to Garret Mountain		\$500,000	
Repair or remove toboggan run		\$25,000	
<b>Subtotal</b>	<b>\$2,289,500</b>	<b>\$854,000</b>	<b>\$3,143,500</b>

Park/Facility/Work Item	Short-Term Expenditures	Long-Term Expenditures	Totals
<b>Weasel Brook Park</b>			
<b>Short-Term</b>			
ADA Improvements	\$211,000	\$337,000	
Phase 2 signage for wayfinding & interpretive signs	\$50,000		
Repave walkways	\$250,000		
Restore period fixture light fixtures	\$100,000		
Removal of felled trees & woodland management plan	\$40,000	\$40,000	
Convert spray park to recycled system	\$45,000		
Lake dredging, new ADA playground, and multi-use field	\$900,000		
<b>Long-Term</b>			
Re-design of horseshoe pit area		\$25,000	
<b>Subtotal</b>	<b>\$1,596,000</b>	<b>\$402,000</b>	<b>\$1,998,000</b>
<b>Friendship Park</b>			
<b>Short-Term</b>			
ADA Improvements	\$5,000		
Phase 2 signage for wayfinding & interpretive signs	\$30,000		
Removal of felled trees & woodland management plan	\$40,000	\$40,000	
Repair or replace footbridge to annex	\$100,000		
Pave parking lots	\$200,000		
<b>Long-Term</b>			
Re-install missing footbridge @ lower brook		\$100,000	
<b>Subtotal</b>	<b>\$375,000</b>	<b>\$140,000</b>	<b>\$515,000</b>
<b>Tranquility Ridge</b>			
<b>Short-Term</b>			
ADA Improvements	\$14,500	\$7,500	
Phase 2 signage for wayfinding & interpretive signs	\$40,000		
Blaze existing trails	\$100,000		
Install self composting toilet facility	\$100,000		
<b>Subtotal</b>	<b>\$254,500</b>	<b>\$7,500</b>	<b>\$262,000</b>



Park/Facility/Work Item	Short-Term Expenditures	Long-Term Expenditures	Totals
<b>Peckman Preserve</b>			
<b>Short-Term</b>			
ADA Improvements	\$0	\$0	
Phase 2 signage for wayfinding & interpretive signs	\$25,000		
Implement Phase 1 concept plan	\$1,248,000		
<b>Long-Term</b>			
Implement Phase 2 plan		\$520,000	
<b>Subtotal</b>	<b>\$1,273,000</b>	<b>\$520,000</b>	<b>\$1,793,000</b>
<b>Pompton Aquatic Park</b>			
<b>Short-Term</b>			
ADA Improvements	\$0	\$0	
Phase 2 signage for wayfinding & interpretive signs	\$25,000		
Develop Trail head parking area	\$250,000		
Develop trails and blazing	\$125,000		
Improve visibility and entrance to park	\$35,000		
<b>Subtotal</b>	<b>\$435,000</b>	<b>\$0</b>	<b>\$435,000</b>
<b>Totals</b>	<b>\$9,761,000</b>	<b>\$11,224,500</b>	<b>\$20,985,500</b>

## **Appendix G: Potential Acquisition Sites — List of Sites**

***Potential Acquisition Sites (Not Currently Farmland Assessed)***

Block: 2, Lot: 1 in Bloomingdale	Block: 20, Lot: 8 in Haledon
Block: 2, Lot: 12 in Bloomingdale	Block: 20, Lot: 9 in Haledon
Block: 2, Lot: 24 in Bloomingdale	Block: 20, Lot: 10 in Haledon
Block: 49.01, Lot: 112 in Bloomingdale	Block: 20, Lot: 11 in Haledon
Block: 22.01, Lot: 16 in Clifton	Block: 20, Lot: 12 in Haledon
Block: 22.19, Lot: 47 in Clifton	Block: 20, Lot: 13 in Haledon
Block: 12, Lot: 2 in Haledon (Currently owned by Passaic County, but not part of the Passaic County Park System)	Block: 20, Lot: 14 in Haledon
	Block: 20, Lot: 15 in Haledon
Block: 12, Lot: 3 in Haledon	Block: 20, Lot: 16 in Haledon
Block: 19, Lot: 1 in Haledon	Block: 21, Lot: 5 in Haledon
Block: 19, Lot: 2 in Haledon	Block: 21, Lot: 6 in Haledon
Block: 19, Lot: 3 in Haledon	Block: 21, Lot: 7 in Haledon
Block: 19, Lot: 4 in Haledon	Block: 21, Lot: 8 in Haledon
Block: 19, Lot: 5 in Haledon	Block: 21, Lot: 12 in Haledon
Block: 19, Lot: 6 in Haledon	Block: 21, Lot: 13 in Haledon
Block: 19, Lot: 7 in Haledon	Block: 21, Lot: 14 in Haledon
Block: 19, Lot: 8 in Haledon	Block: 21, Lot: 15 in Haledon
Block: 19, Lot: 21 in Haledon	Block: 21, Lot: 16 in Haledon
Block: 20, Lot: 1 in Haledon	Block: 22, Lot: 8 in Haledon
Block: 20, Lot: 2 in Haledon	Block: 22, Lot: 9 in Haledon
Block: 20, Lot: 3 in Haledon	Block: 22, Lot: 10 in Haledon
Block: 20, Lot: 4 in Haledon	Block: 22, Lot: 11 in Haledon
Block: 20, Lot: 5 in Haledon	Block: 22, Lot: 12 in Haledon
Block: 20, Lot: 6 in Haledon	Block: 23, Lot: 1 in Haledon
Block: 20, Lot: 7 in Haledon	Block: 24, Lot: 1 in Haledon

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Block: 24, Lot: 2 in Haledon	Block: 26, Lot: 5 in Haledon
Block: 24, Lot: 3 in Haledon	Block: 26, Lot: 6 in Haledon
Block: 24, Lot: 4 in Haledon	Block: 26, Lot: 7 in Haledon
Block: 24, Lot: 5 in Haledon	Block: 26, Lot: 8 in Haledon
Block: 24, Lot: 6 in Haledon	Block: 26, Lot: 9 in Haledon
Block: 24, Lot: 7 in Haledon	Block: 26, Lot: 10 in Haledon
Block: 24, Lot: 8 in Haledon	Block: 26, Lot: 11 in Haledon
Block: 24, Lot: 9 in Haledon	Block: 26, Lot: 12 in Haledon
Block: 25, Lot: 1 in Haledon	Block: 26, Lot: 13 in Haledon
Block: 25, Lot: 2 in Haledon	Block: 26, Lot: 14 in Haledon
Block: 25, Lot: 3 in Haledon	Block: 26, Lot: 15 in Haledon
Block: 25, Lot: 4 in Haledon	Block: 26, Lot: 16 in Haledon
Block: 25, Lot: 5 in Haledon	Block: 26, Lot: 17 in Haledon
Block: 25, Lot: 6 in Haledon	Block: 29, Lot: 1 in Haledon
Block: 25, Lot: 7 in Haledon	Block: 90, Lot: 1 in Hawthorne
Block: 25, Lot: 8 in Haledon	Block: 90, Lot: 2.01 in Hawthorne
Block: 25, Lot: 9 in Haledon	Block: 90, Lot: 2.02 in Hawthorne
Block: 25, Lot: 10 in Haledon	Block: 90, Lot: 11 in Hawthorne
Block: 25, Lot: 11 in Haledon	Block: 90, Lot: 12 in Hawthorne
Block: 25, Lot: 12 in Haledon	Block: 90, Lot: 13 in Hawthorne
Block: 25, Lot: 13 in Haledon	Block: 82, Lot: 23 in Little Falls
Block: 26, Lot: 1 in Haledon	Block: 89, Lot: 6 in Little Falls
Block: 26, Lot: 2 in Haledon	Block: 22.03, Lot: 18.02 in North Haledon
Block: 26, Lot: 3 in Haledon	Block: 54, Lot: 34.02 in North Haledon
Block: 26, Lot: 3.01 in Haledon	Block: 801, Lot: 5 in Paterson
Block: 26, Lot: 4 in Haledon	Block: 801, Lot: 6 in Paterson

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Block: 100, Lot: 3 in Pompton Lakes	Block: 508, Lot: 2.11 in Ringwood
Block: 100, Lot: 6.01 in Pompton Lakes	Block: 508, Lot: 2.14 in Ringwood
Block: 100, Lot: 7 in Pompton Lakes	Block: 508, Lot: 2.16 in Ringwood
Block: 4200, Lot: 3 in Pompton Lakes	Block: 508, Lot: 2.17 in Ringwood
Block: 4600, Lot: 17.01 in Pompton Lakes	Block: 508, Lot: 2.18 in Ringwood
Block: 6700, Lot: 15.01 in Pompton Lakes	Block: 508, Lot: 2.29 in Ringwood
Block: 6700, Lot: 15.02 in Pompton Lakes	Block: 508, Lot: 2.36 in Ringwood
Block: 6700, Lot: 15.03 in Pompton Lakes	Block: 601, Lot: 1.02 in Ringwood
Block: 9509, Lot: 141 in Pompton Lakes	Block: 736, Lot: 3 in Ringwood
Block: 9509, Lot: 143 in Pompton Lakes	Block: 800, Lot: 5 in Ringwood
Block: 11308, Lot: 60 in Pompton Lakes	Block: 801, Lot: 2 in Ringwood
Block: 11308, Lot: 61 in Pompton Lakes	Block: 801, Lot: 3 in Ringwood
Block: 12600, Lot: 1 in Pompton Lakes	Block: 801, Lot: 4 in Ringwood
Block: 100, Lot: 6 in Ringwood	Block: 803, Lot: 1 in Ringwood
Block: 100, Lot: 15 in Ringwood	Block: 918, Lot: 28 in Ringwood
Block: 101, Lot: 7 in Ringwood	Block: 102, Lot: 13 in Wanaque
Block: 201, Lot: 36.03 in Ringwood	Block: 105, Lot: 14 in Wanaque
Block: 219, Lot: 4 in Ringwood	Block: 231, Lot: 26 in Wanaque
Block: 222, Lot: 8.01 in Ringwood	Block: 208, Lot: 3 in Wayne
Block: 309, Lot: 4 in Ringwood	Block: 208, Lot: 4 in Wayne
Block: 311, Lot: 16 in Ringwood	Block: 208, Lot: 5 in Wayne
Block: 400, Lot: 6 in Ringwood	Block: 209, Lot: 8 in Wayne
Block: 508, Lot: 2 in Ringwood	Block: 209, Lot: 9 in Wayne
Block: 508, Lot: 2.03 in Ringwood	Block: 209, Lot: 26 in Wayne
Block: 508, Lot: 2.05 in Ringwood	Block: 209, Lot: 28 in Wayne
Block: 508, Lot: 2.08 in Ringwood	Block: 213, Lot: 6 in Wayne

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Block: 302, Lot: 1 in Wayne	Block: 4402, Lot: 9 in Wayne
Block: 302, Lot: 71.01 in Wayne	Block: 4402, Lot: 11 in Wayne
Block: 302, Lot: 76 in Wayne	Block: 4402, Lot: 23.01 in Wayne
Block: 302, Lot: 92 in Wayne	Block: 4402, Lot: 31 in Wayne
Block: 603, Lot: 2 in Wayne	Block: 4404, Lot: 2 in Wayne
Block: 725, Lot: 35 in Wayne	Block: 4500, Lot: 1 in Wayne
Block: 725, Lot: 61 in Wayne	Block: 3002, Lot: 5 in West Milford
Block: 726, Lot: 6 in Wayne	Block: 3101, Lot: 6 in West Milford
Block: 737, Lot: 3 in Wayne	Block: 3101, Lot: 7 in West Milford
Block: 741, Lot: 3 in Wayne	Block: 3201, Lot: 12 in West Milford
Block: 818, Lot: 1 in Wayne	Block: 3401, Lot: 1 in West Milford
Block: 867, Lot: 3 in Wayne	Block: 3401, Lot: 15 in West Milford
Block: 867, Lot: 4 in Wayne	Block: 3401, Lot: 17 in West Milford
Block: 867, Lot: 5 in Wayne	Block: 3401, Lot: 19 in West Milford
Block: 867, Lot: 8 in Wayne	Block: 3401, Lot: 23 in West Milford
Block: 882, Lot: 5 in Wayne	Block: 3401, Lot: 24 in West Milford
Block: 882, Lot: 7 in Wayne	Block: 3503, Lot: 6 in West Milford
Block: 1508, Lot: 1 in Wayne	Block: 3503, Lot: 18.01 in West Milford
Block: 3404, Lot: 29 in Wayne	Block: 3503, Lot: 18.02 in West Milford
Block: 3507, Lot: 9 in Wayne	Block: 3503, Lot: 19 in West Milford
Block: 3510, Lot: 157 in Wayne	Block: 3503, Lot: 30 in West Milford
Block: 3512, Lot: 10 in Wayne	Block: 3601, Lot: 10 in West Milford
Block: 3512, Lot: 11 in Wayne	Block: 3605, Lot: 1 in West Milford
Block: 3512, Lot: 12 in Wayne	Block: 3605, Lot: 11.01 in West Milford
Block: 3512, Lot: 13 in Wayne	Block: 3606, Lot: 1 in West Milford
Block: 3800, Lot: 5 in Wayne	Block: 4501, Lot: 3 in West Milford

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Block: 4601, Lot: 19 in West Milford	Block: 6602, Lot: 14 in West Milford
Block: 4601, Lot: 20 in West Milford	Block: 6603, Lot: 23 in West Milford
Block: 4701, Lot: 30 in West Milford	Block: 6603, Lot: 24 in West Milford
Block: 4901, Lot: 1 in West Milford	Block: 6604, Lot: 24 in West Milford
Block: 5002, Lot: 4 in West Milford	Block: 6701, Lot: 12 in West Milford
Block: 5002, Lot: 5 in West Milford	Block: 6714, Lot: 10 in West Milford
Block: 5008, Lot: 2 in West Milford	Block: 7001, Lot: 1 in West Milford
Block: 5011, Lot: 3 in West Milford	Block: 7001, Lot: 9 in West Milford
Block: 5010, Lot: 3 in West Milford	Block: 7005, Lot: 1 in West Milford
Block: 5101, Lot: 4 in West Milford	Block: 7005, Lot: 7 in West Milford
Block: 5301, Lot: 20 in West Milford	Block: 7005, Lot: 10 in West Milford
Block: 5307, Lot: 11.04 in West Milford	Block: 7005, Lot: 12 in West Milford
Block: 5308, Lot: 4 in West Milford	Block: 7005, Lot: 17 in West Milford
Block: 5309, Lot: 5 in West Milford	Block: 7701, Lot: 7 in West Milford
Block: 5801, Lot: 3 in West Milford	Block: 7902, Lot: 5 in West Milford
Block: 5801, Lot: 5 in West Milford	Block: 7903, Lot: 3 in West Milford
Block: 6002, Lot: 45 in West Milford	Block: 7903, Lot: 4 in West Milford
Block: 6101, Lot: 24 in West Milford	Block: 7903, Lot: 5 in West Milford
Block: 6303, Lot: 12 in West Milford	Block: 7903, Lot: 21 in West Milford
Block: 6303, Lot: 13 in West Milford	Block: 8002, Lot: 2 in West Milford
Block: 6303, Lot: 31 in West Milford	Block: 8002, Lot: 7 in West Milford
Block: 6401, Lot: 3 in West Milford	Block: 8002, Lot: 8 in West Milford
Block: 6402, Lot: 7 in West Milford	Block: 8301, Lot: 1 in West Milford
Block: 6602, Lot: 1 in West Milford	Block: 8510, Lot: 1 in West Milford
Block: 6602, Lot: 2.01 in West Milford	Block: 9302, Lot: 2 in West Milford
Block: 6602, Lot: 2.02 in West Milford	Block: 9901, Lot: 6 in West Milford

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Block: 9901, Lot: 7.01 in West Milford	Block: 11601, Lot: 22 in West Milford
Block: 9901, Lot: 19 in West Milford	Block: 11601, Lot: 23 in West Milford
Block: 9901, Lot: 34.04 in West Milford	Block: 11701, Lot: 7 in West Milford
Block: 10001, Lot: 6 in West Milford	Block: 12209, Lot: 1 in West Milford
Block: 10001, Lot: 10 in West Milford	Block: 12304, Lot: 4.02 in West Milford
Block: 10001, Lot: 13 in West Milford	Block: 12305, Lot: 17.01 in West Milford
Block: 10001, Lot: 14 in West Milford	Block: 12305, Lot: 17.02 in West Milford
Block: 10001, Lot: 20 in West Milford	Block: 12801, Lot: 10 in West Milford
Block: 10506, Lot: 1 in West Milford	Block: 12801, Lot: 20 in West Milford
Block: 10901, Lot: 1 in West Milford	Block: 14001, Lot: 4 in West Milford
Block: 10901, Lot: 4 in West Milford	Block: 14001, Lot: 6 in West Milford
Block: 11001, Lot: 1 in West Milford	Block: 14601, Lot: 5.01 in West Milford
Block: 11001, Lot: 51 in West Milford	Block: 14601, Lot: 5.02 in West Milford
Block: 11002, Lot: 1 in West Milford	Block: 14601, Lot: 5.03 in West Milford
Block: 11002, Lot: 10 in West Milford	Block: 14601, Lot: 5.04 in West Milford
Block: 11101, Lot: 23.03 in West Milford	Block: 14601, Lot: 10 in West Milford
Block: 11101, Lot: 26 in West Milford	Block: 14605, Lot: 7 in West Milford
Block: 11101, Lot: 27 in West Milford	Block: 14801, Lot: 10 in West Milford
Block: 11101, Lot: 31 in West Milford	Block: 14901, Lot: 10 in West Milford
Block: 11103, Lot: 9.01 in West Milford	Block: 14901, Lot: 34 in West Milford
Block: 11103, Lot: 22 in West Milford	Block: 15804, Lot: 3 in West Milford
Block: 11104, Lot: 1 in West Milford	Block: 15804, Lot: 4.02 in West Milford
Block: 11501, Lot: 32 in West Milford	Block: 15804, Lot: 17 in West Milford
Block: 11601, Lot: 7.01 in West Milford	Block: 15804, Lot: 21 in West Milford
Block: 11601, Lot: 7.02 in West Milford	Block: 15903, Lot: 1 in West Milford
Block: 11601, Lot: 21 in West Milford	Block: 15903, Lot: 3 in West Milford

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Block: 15903, Lot: 4 in West Milford

Block: 56, Lot: 8.04 in Woodland Park

Block: 16005, Lot: 16 in West Milford

Block: 85, Lot: 14 in Woodland Park

Block: 16102, Lot: 1 in West Milford

Block: 86, Lot: 28 in Woodland Park

Block: 16605, Lot: 25 in West Milford

Block: 86, Lot: 30 in Woodland Park

Block: 17302, Lot: 9 in West Milford

***Potential Acquisition Sites (Currently Farmland Assessed)***

Block: 86, Lot: 2 in Bloomingdale

Block: 5008, Lot: 1 in West Milford

Block: 33.01, Lot: 1 in Clifton

Block: 5101, Lot: 3 in West Milford

Block: 200, Lot: 4 in Ringwood

Block: 6101, Lot: 1.02 in West Milford

Block: 200, Lot: 6 in Ringwood

Block: 6401, Lot: 7 in West Milford

Block: 200, Lot: 8 in Ringwood

Block: 6403, Lot: 1.02 in West Milford

Block: 201, Lot: 14 in Ringwood

Block: 7701, Lot: 19 in West Milford

Block: 300, Lot: 1 in Ringwood

Block: 9001, Lot: 3 in West Milford

Block: 309, Lot: 6 in Ringwood

Block: 12001, Lot: 16 in West Milford

Block: 309, Lot: 7 in Ringwood

Block: 12001, Lot: 19 in West Milford

Block: 3305, Lot: 4 in Wayne

Block: 14501, Lot: 14 in West Milford

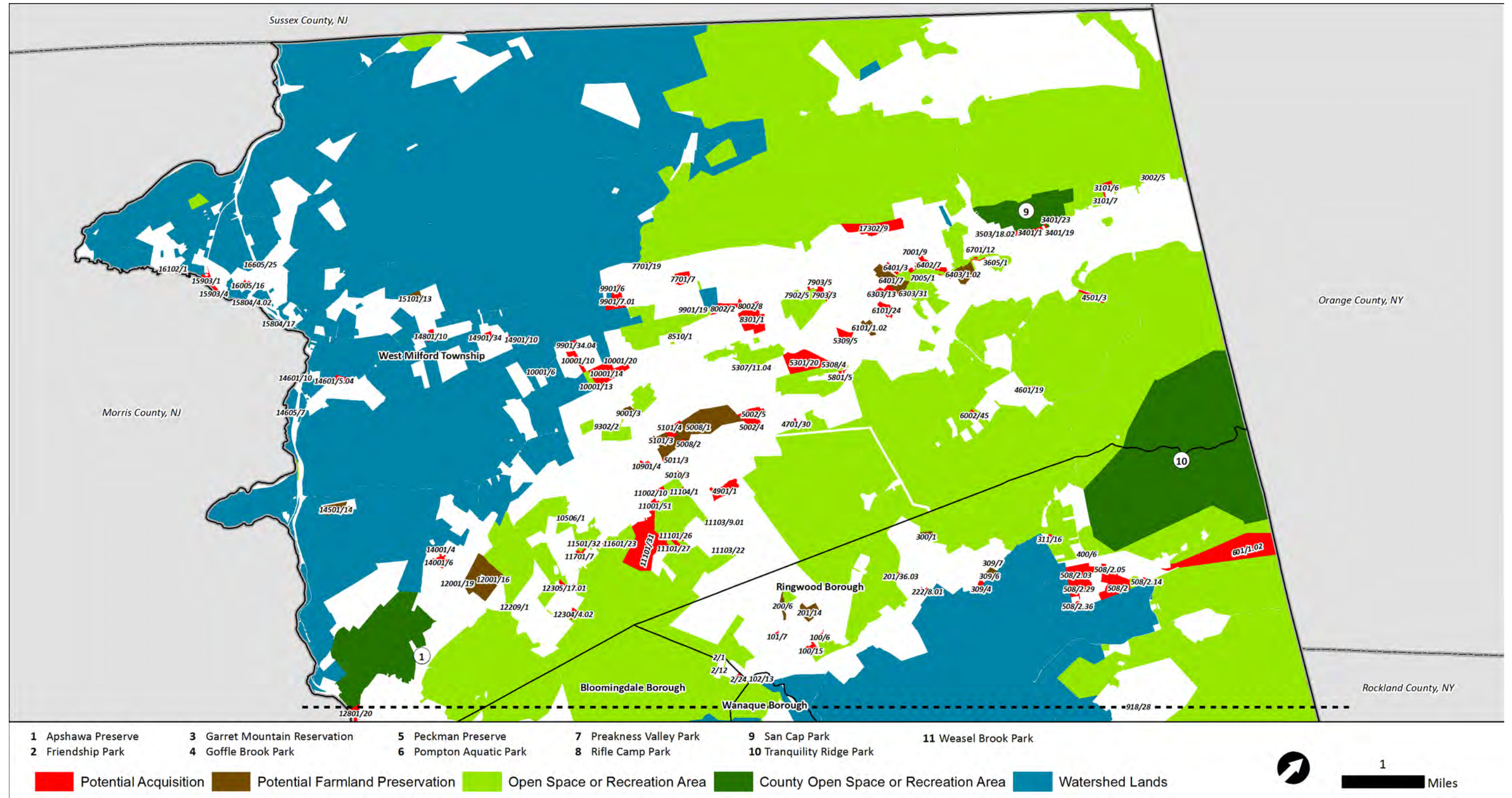
Block: 3404, Lot: 44 in Wayne

Block: 15101, Lot: 13 in West Milford

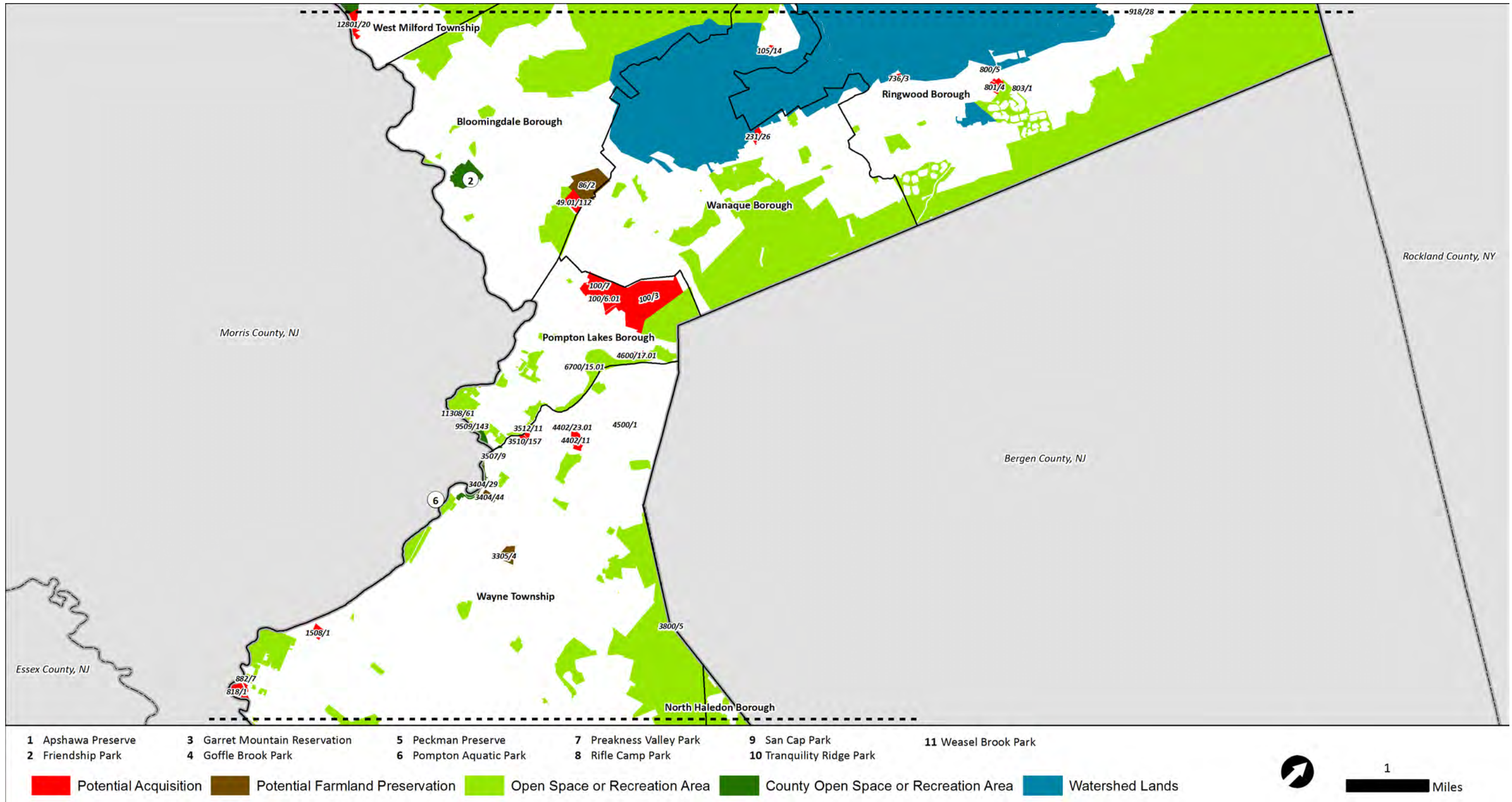
## **Appendix H: Potential Acquisition Sites — Mapping of Sites**

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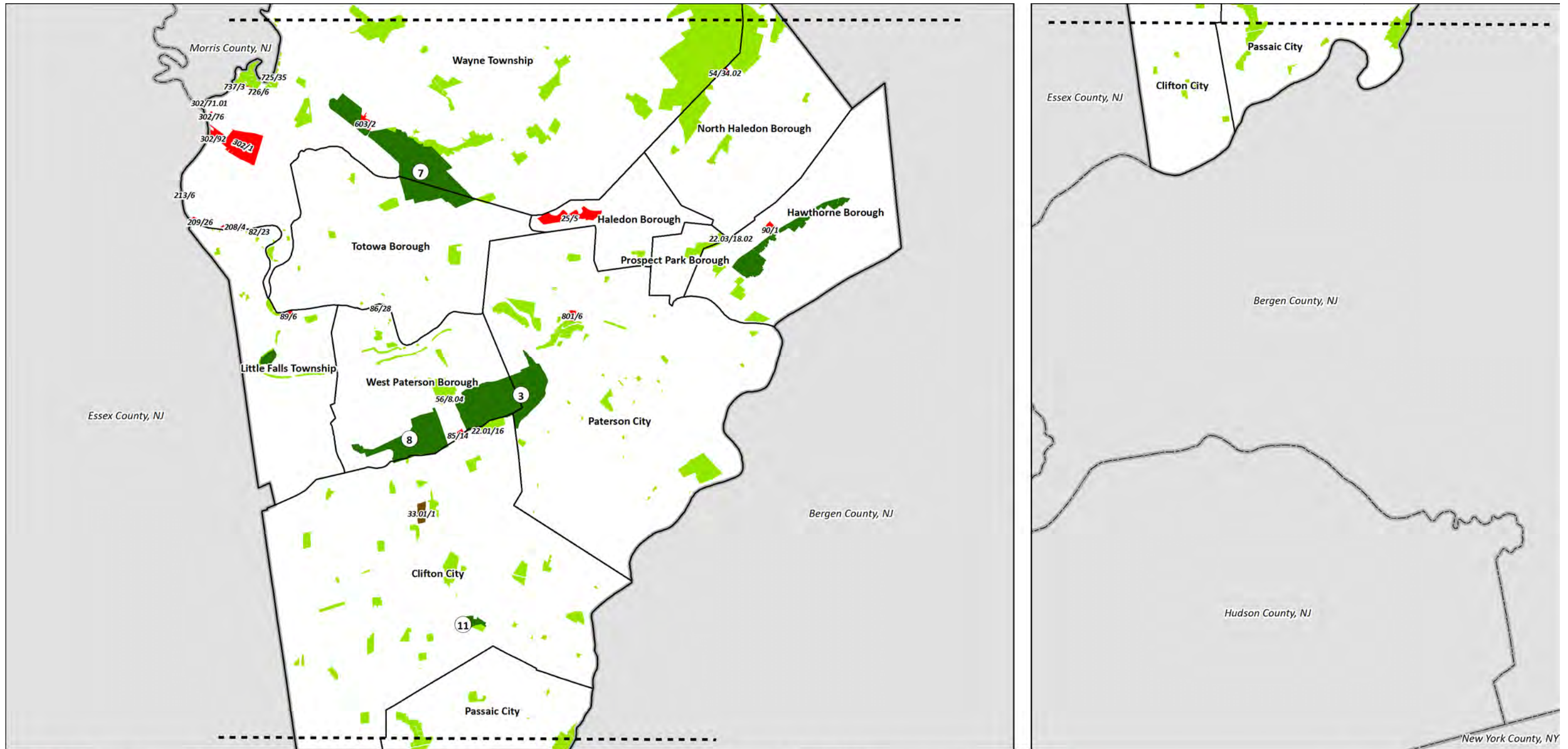
Potential Acquisition Sites — North



Potential Acquisition Sites — Central

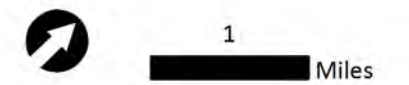


Potential Acquisition Sites — South



- 1 Apschawa Preserve
- 3 Garret Mountain Reservation
- 5 Peckman Preserve
- 7 Preakness Valley Park
- 9 San Cap Park
- 11 Weasel Brook Park
- 2 Friendship Park
- 4 Goffle Brook Park
- 6 Pompton Aquatic Park
- 8 Rifle Camp Park
- 10 Tranquility Ridge Park

■ Potential Acquisition  
 ■ Potential Farmland Preservation  
 ■ Open Space or Recreation Area  
 ■ County Open Space or Recreation Area  
 ■ Watershed Lands



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