

ROXBURY TOWNSHIP'S OPEN SPACE AND RECREATION PLAN

June 1, 1999



**Compiled by Morris Land Conservancy
with
Roxbury Township's
Open Space Advisory Committee**

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Table of Contents

	<u>Page</u>
Executive Summary	1
Roxbury's Landscape	2
A Greenbelt in Roxbury	2
Roxbury's Open Space Goals	3
Open Space Preservation in Roxbury Township	5
Roxbury's Current Open Space	7
Roxbury's Future Open Space: A Resource Assessment	9
Action Plan	14
Appendix	17
1999 Open Space Committee	
Catalog of Vacant Land by Open Space Benefit	
Steps to Create a Greenway throughout Roxbury	
Open Space Lands and Potential Funding Strategies	
Recreation and Open Space Inventory	
Recreation Facilities by Park	
Open Space Ordinances	
Roxbury's Acquisition Rating Form	

Executive Summary

The Township of Roxbury has about one quarter of its 13,724 acres remaining as vacant land. An Open Space and Recreation Plan will help identify those properties that are critical to keep as open space to preserve special environmental resources and adequate recreation space.

Roxbury enjoys a number of environmental and recreational assets. Lake Musconetcong and Lake Hopatcong form the Township's northern boundary. A number of streams flow from Roxbury into rivers that supply much of New Jersey with clean drinking water. Twenty-two municipal parks support a variety of recreation facilities to meet the needs of Roxbury residents.

Roxbury citizens support the acquisition of open space with the Open Space Reserve they established in 1993. The funds raised from this special property tax levy are designated solely for the purchase of property or easements within the Township for open space preservation, active and passive recreation and environmentally sensitive areas. Since the establishment of this Trust, the Township has purchased 343 acres of recreation and open space lands. Another 77-acre tract is currently under negotiation for public acquisition.

A healthy community relies on a healthy natural resource base. The Open Space and Recreation Plan provides guidelines for identifying specific properties that will preserve the environment and supplement existing recreation areas.

Generally, the Plan suggests that a "green belt" of natural land weave through the midsection of Roxbury. This recommendation is consistent with a primary goal of the 1998 Reexamination Report of Roxbury Township's Master Plan—to provide a network of open space to support a full range of recreation and an ecologically balanced community. This green belt will connect Roxbury residents with the primary natural features of their community. Traveling east to west on vacant tracts or existing park lands, a Roxbury resident is able to view the banks of the Rockaway River, the forests of Hercules, the historic resources in Morris Canal Park, the farmlands of Mooney Mountain, the shores of Roxbury's two great lakes and the wildlife of the Berkshire Valley. This green belt lies in the heart of Roxbury, literally and symbolically preserving the vitality of the community.

In addition to this vision for a general network of open space, the Plan identifies specific open space benefits contributed by each vacant property. These values include environmental resource protection, community health benefits, economic benefits, and community benefits. The properties are outlined on a map and keyed on the map by open space benefit. These properties are also listed in the Appendix of the Plan.

The Plan concludes with an Action Plan that describes the steps to implement and supplement the Plan and to increase the open space preservation opportunities throughout Roxbury. One of the first Action recommendations is to compile an Open Space and Recreation Plan and seek its adoption as an amendment to the Master Plan. The Action Plan suggests a public participation process to seek public acceptance and input on the objectives of the Open Space and Recreation Plan. Action steps are suggested for a five-year time frame as well as ongoing activities.

The next step in the planning process is the identification of specific property priorities by the Open Space Advisory Committee based on the guidelines proposed in this Plan and the public participation process. The Committee also needs to seek the concurrence of the governing body with the Plan's recommendations.

Roxbury's Landscape

The landscape of Roxbury Township is a canvas upon which a town is painted. Roxbury consists of a variety of natural and built assets that can complement and promote a variety of outdoor recreation opportunities.

Roxbury's landscape harbors natural resources that are important to residents as well as those living in other parts of New Jersey. The Alamatong Wellfields are a source of drinking water for much of Morris County. Mooney Mountain provides a panoramic view amidst sloping meadows and farmlands. The Berkshire Valley Wildlife Management Area is an area of state significance that provides hunting and wildlife viewing opportunities as well as important habitat for a variety of species. Lakes Musconetcong and Hopatcong offer water recreation and a shoreline habitat for Roxbury's human and "wilder," non-human residents.

The streams and rivers that flow within and around the Township provide recreation, scenic areas, a sustaining wildlife habitat, and drinking water. Many of these streams flow into major potable water supply sources. The Lamington River that forms the eastern town boundary flows into the Black River, a drinking water source for 3 million people. The Rockaway River cuts into the far eastern edge of the Township. Drakes Brook in Roxbury's midsection flows to the South Branch of the Raritan River, a drinking water source for two million people. The Musconetcong River forms the northern boundary of the Township from which the lakes are created.

Roxbury consists of a number of ridges that create terraces stretched north to south. Highlands surround the lakes until the level drops again above Drakes Brook. This drop leads to the Succasunna Plains, an area rich in water.

Upon the flatter areas of these terraces runs a busy transportation network, generally flowing east and west. Cross-country Interstate 80 bisects the Township. At least four rail lines--Conrail's Morris County Line and Chester Branch and two New Jersey Transit branches--crisscross the township. The New Jersey Transit line parallels the Interstate. Major cross-country arteries (Routes 46 and 10) further divide the Township's land. The Township is also a regional shopping district.

A system of open space is an infrastructure that needs to be planned just as utility services and transportation networks planned. A planned open space network helps ensure a safe, healthy, pleasant, scenic community. Designing an open space system motivates community residents to take inventory of their community's natural assets and landmarks. The planning process identifies those assets that connect people to their town, their "home."

A Greenbelt in Roxbury

A greenway is a continuous corridor that weaves through a community linking residents by natural pathways to the "great outdoors" and granting a multitude of benefits. Greenways are typically corridors that are "green." That is, they are paved with grass or lined in trees or bushes, places where nature prevails. Greenways may connect larger parks. Plants and animals migrate along these natural corridors, resulting in a healthier, more diverse non-human population. Greenways offer an alternate transportation network to connect residents with parks, public gathering places and other neighborhoods. Greenways are wonderful recreation facilities for

strollers, joggers, bicyclists and people of all ages and abilities. Greenways that follow linear corridors, such as stream banks or ridgelines, protect these fragile resources that should remain green or covered with vegetation. In the midst of impervious surfaces of an active community, greenways serve as threads of vegetative buffers that capture and filter water to replenish groundwater systems.

The Roxbury Master Plan calls for the development of a network of interconnected parks. A large number of vacant lands lie in the mid-section of Roxbury. Using existing parks and vacant lands, a Roxbury resident could walk a circuit along natural pathways to view and enjoy Roxbury's rich natural treasures. A greenbelt can connect the Rockaway River, the forests of Hercules, the historic resources in Morris Canal Park, the farmlands of Mooney Mountain, the ridges above the shores of Roxbury's two great lakes, and the wildlife of Berkshire Valley. This greenway or "green belt" lies in the heart of the Township. Keeping the heart of the Township green around Roxbury's center will literally and symbolically preserve the vitality of the community, and will connect residents with the best of the great outdoors in Roxbury.

The map accompanying this Plan shows a bright pink line that corresponds to the proposed greenway. The line travels through properties that should be acquired in full. Other properties may incorporate the greenway as part of a development plan. A list of the properties and strategies needed to create this natural greenbelt is outlined in the Appendix.

The built environment can also be used to connect residents with nature in Roxbury. Rail arteries are linear facilities that may accommodate trails within the rail corridor. These rail trails have been developed successfully in other parts of the country. Since rail lines connect nearly every section of Roxbury, the use of these corridors can provide alternative transportation routes to both natural areas and community gathering places.

Roxbury's Open Space Goals

On June 24, 1998, the Roxbury Township Planning Board adopted a Reexamination Report that updated the Township's Master Plan. The amended goals and objectives from the pertinent elements of the Reexamination Report are reprinted here to emphasize that the Open Space and Recreation Plan is consistent with the Master Plan.

Recreation, Park and Open Space Plan Element *

"To provide a network of publicly owned and other park areas and permanently preserved open space of appropriate type and location to support a full range of active and passive recreational activities; of sufficient size and quality to maintain an ecologically balanced community; located within walking or bicycling distance to serve residential, school and employment locations.

- by prioritizing and addressing the needs for the continued maintenance of the existing parks, recreation and open space areas before making major expenditures to acquire additional park, recreation or open space sites.
- by identifying large potential park sites most vulnerable to potential development and determining a priority acquisition schedule for these sites.
- by identifying priority acquisition sites for supplemental parks in each residential area of the Township.

- by encouraging County acquisition of park lands.
- by encouraging the long-term preservation of private and semi-public park and open space areas.
- by protecting valuable conservation areas and preserving them for limited recreational use.
- by requiring future higher density development to provide usable open space and recreation areas for its residents, and by requiring proper development and continuing maintenance of on-site recreational facilities.
- by establishing high development standards and criteria for parks and open space areas.
- by developing park facilities with an emphasis on broadening the outdoor recreation opportunities within each neighborhood area, and with an emphasis on good ecology and sound development and maintenance practices.
- by developing non-motorized pathway systems connecting major residential areas, schools and parks.
- by periodic review and update of park acquisition and development planning in order to insure an ecologically balanced community and provide for a sufficient amount and quality of parks and open space land to insure a healthy environment in the Township.

Conservation Plan Element

To preserve and maintain the ecological, historic, visual, agricultural and scenic resources of the Township; to preserve the environment and to maintain and enhance the overall quality of life for Township residents.

- by limiting or prohibiting development in critical environmental areas and areas subject to environmental constraints.
- by limiting environmental degradation and adverse impacts such as noise, water and air pollution due to improper use of land.
- by discouraging types and intensities of development which may cause, individually or cumulatively, significant environmental degradation or pollution.
- by encouraging the highest quality site design which limits potential environmental degradation.
- by encouraging land development which does not aggravate drainage problems affecting the Township and downstream communities.
- by preserving resources such as the Conklin Pond viewshed area.
- by prohibiting stream channel relocation and development and by providing for suitable wildlife habitat.
- by continuing to work with State and County officials to promote their efforts to identify and protect wellhead protection areas and other environmentally sensitive areas throughout the community.
- by seeking open space funding from the State and the County whenever available.
- by updating the Township's Natural Resources Inventory.
- by the development of an Township-wide Open Space Plan to provide a continuous network of open space along streams, slopes, scenic areas and critical environmental areas.

- by acquiring land through fee-simple acquisition, the acquisition of development rights and clustering for a linked open space system, along the major stream corridors and hillsides in Roxbury Township.
- by protecting, maintaining and, where possible, enhancing historical and cultural resources.
- by encouraging recycling and alternatives to the incineration of toxic and solid wastes.

Visual Design Plan Element (selected goals only)

To preserve and enhance the visual environment, both natural and man-made.

- by cataloging the visual assets and liabilities present in the Township as part of a Natural Resources Inventory or as part of a separate Master Plan study.
- by working with adjoining communities to ensure that intermunicipal scenic resources, such as ridge-lines, are protected from unnecessary or visually intrusive disturbance.”

* Excerpted from pages 33-35, 1998 Reexamination Report of Roxbury Township’s Master Plan

Open Space Preservation in Roxbury Township

History of Roxbury Township’s Open Space Reserve Trust

In November 1993, Roxbury Township voters supported a ballot referendum to establish an Open Space Trust Fund. The referendum passed with over two thirds of Roxbury voters in support of funding the Trust through the collection of local property taxes in the amount of 2 cents per one hundred dollars of assessed value. The funds were designated solely for the purchase of property or easements within the Township for open space preservation, active and passive recreation and environmentally sensitive areas. Lands purchased with these funds cannot be sold or conveyed without the public’s support through a binding referendum.

On March 8, 1994, the Roxbury Township Council passed Ordinance No. 4-94 that created an account in the General Capital Fund known as the “Reserve for Open Space Acquisition.” The funds were to be used to acquire “by gift, purchase or by eminent domain proceedings...easements, vacant land, as well as land which has improvements upon it at the time of acquisition, where the principal purpose of the acquisition is to preserve open space.” The ordinance specified that funds from the Trust were not to be used for improvements. Ordinance 45-94, passed on November 22, 1994, specified how the Reserve funds should be used. If the Town Council were to purchase property with improvements, the Council must do so through an ordinance that specifically charged the Open Space Reserve for acquisition funds. The Township’s capital account would be charged for that portion of the acquisition costs attributable to improvements.

In January 1994, the special levy for the Open Space Reserve account was enacted and collection begun. Funds to be expended from the account follow the purposes outlined in the wording of the referendum question--open space preservation, active and passive recreation and conservation of environmentally sensitive areas. The funds can be used for direct acquisition, as a down payment upon the issuance of bonds for the appropriate purposes, and for the payment of principal and interest on such bonds.

The ordinance also included a review provision. If no properties were acquired after five consecutive years from the adoption of the Ordinance, the Mayor and Township Council would review the activities of the Reserve account and issue a report and recommendations concerning the special reserve for open space acquisition.

A copy of Ordinances 4-94 and 45-94 are included in the Appendix.

Open Space Advisory Committee

An Open Space Committee advises and makes recommendations to the Mayor and Town Council concerning use of the funds in the special Open Space Reserve account. The governing body ultimately decides how the funds will be expended. The Committee consists of seven Roxbury residents appointed by the Mayor and the Town Council for a one-year term. A liaison from the Town Council also serves on the Committee.

The Committee has developed a rating form to guide preliminary evaluations of land parcels for possible acquisition. The form, to be used in conjunction with maps, site inspections and other information, provides a quantitative method to summarize the benefits of a potential acquisition. The form rates a property high, medium, low or not applicable on the following characteristics:

- protects streams, ponds, wetlands
- protects aquifer
- protects rare, threatened and endangered species
- significant scenic value (water or long distance)
- suitable for active recreational use
- suitable for passive open space
- improves geographic distribution in the Township
- provides addition to existing Township park or open space
- provides pivotal site in a greenway or other natural corridor
- surrounding density
- percentage of tract which is buildable

The form also examines acquisition factors such as development pressure, recreation facility need, purchase price, and any special funding opportunities, such as donations of land or easement and grants. The rating form helps Committee members articulate the open space benefits of a particular property to the governing body and outline the benefits to the community of preserving a particular property as open space.

A copy of the Roxbury Acquisition Rating Form is in the Appendix.

Status of the Open Space Reserve Trust

As of December 1998, the Open Space Reserve account has an accumulation of over \$500,000. Moneys in the account earn interest that is applied to the account. The Trust generates \$145,000 per year from a two-cent levy per \$100 of assessed property value.

In 1996, the Township purchased a 341-acre property, the first purchase using funds from the special Open Space Reserve account. The Township moneys were supplemented by a grant from the Morris County Open Space and Farmland Preservation Trust as well as a grant and loan from the state's Green Acres program. The Township successfully leveraged funds from these other sources to acquire this large tract. The property is located on top of Mooney Mountain, preserving a large tract under severe residential development pressure.

Obligations on the Trust include the yearly repayments of \$120,000 on the State's loan for the Mooney Mountain purchase. The funds in the Trust will continue to be used to leverage acquisition funding from other sources, particularly the County and State.

Roxbury also used Open Space Trust funds to purchase the Shore Hills Park, a 2-acre tract in the Landing section of the Township. Purchase of a 77-acre tract on Orben Drive is pending.

Roxbury's Current Open Space

A total of 3,042 acres--22% of Roxbury Township's 13,724 acres-- is protected park or watershed land. Morris County owns 347 acres, and the state of New Jersey owns and manages 1,616 acres within Roxbury. Municipal parkland at 1,052 acres covers 7.6% of the Township and accommodates a variety of active and passive recreation activities.

There are 26 municipal parks, primarily located in the southern part of the Township. The largest park (341 acres) is the recently acquired Veterans Park on Mooney Mountain. The smallest park (1.7 acres) is the historic Kings Store and Home Park. Only two parks are presently located in the northern part of Roxbury above Route 80. Twenty-two of the parks have active recreation facilities. The Master Plan recognizes a shortage of recreation and open space in the Landing/Shore Hills area of Roxbury. A list of the recreation facilities included in each park is located in the Appendix.

A 128-acre portion of the Morris County Municipal Utilities Authority's Alamatong Wellfield lies within Roxbury Township. A 180-acre portion of the Flanders Valley Golf Course managed by the Morris County Park Commission is in the southwestern portion of the Township abutting Mt. Olive and Chester Townships.

A total of 1,279 acres of the state's Berkshire Valley Wildlife Management Area is located in Roxbury with the remainder in neighboring Jefferson Township.

The 1990 Open Space Element of the Morris County Master Plan describes land use in Roxbury Township as 28% residences, 23% agricultural and undeveloped lands, 22% public and semi-public lands (includes parks), and 24% commercial, industrial, and transportation developments. According to the County's Master Plan, the amount of agricultural and vacant land decreased from half to less than one quarter of the Township's land during the 1980s.

Even though Roxbury seems rather rich in park resources, an examination of the vacant lands remaining in the Township must be made to help shape the community and preserve those assets that are important to residents. An Open Space Plan helps provide that direction. The 1998 Morris County Data Book predicts that Roxbury will continue to grow in population. The 1990 Census recorded Roxbury's population as 20,429. The 1997 estimate was 23,092, and the 2010 estimate is 25,083, a growth of 23%, a rate surpassed in Morris County by only Randolph and Montville Townships.

Roxbury is a community with many young families. Parents seek outdoor places to play with their children. The demand for more developed recreation facilities grows as the number of children in a community grows. The Roxbury Recreation Advisory Committee with the Roxbury Department of Recreation and Parks is in the process of compiling an extensive assessment of future recreation facility needs. The assessment will recommend the types of facilities and space needed to accommodate the facilities. The continued population growth expected in Roxbury Township most likely forecasts the need for more recreation space.

Roxbury's Open Space Inventory

In the inventory that follows, the properties starred (*) are listed on Roxbury Township's official Open Space and Recreation Inventory (ROSI) registered with the State Green Acres program. When a municipality uses Green Acres funding for a project, the Township must make a contract with the State Green Acres program that restricts the use of properties listed on the ROSI to park and recreation purposes only. Penalties for diverting such lands to other than conservation or recreation purposes include compensation to the State based on market value of the property and/or replacement with lands equivalent in value. For example, wetlands cannot be used to mitigate for highly developable upland property. Lands placed on the Township's ROSI are afforded the highest protection for open space in New Jersey. The last ROSI for Roxbury is dated October 25, 1994, and is included in the Appendix.

Watershed lands are listed separately because these lands are not afforded special open space protection. Owners of watershed properties may sell or divest their holdings if the lands are determined surplus for purposes of water supply.

Municipal Open Space:	<u>Acres</u>
*Alexandria Park	3.10
*Berkshire Valley Recreation Area	8.04
*Brookside Park	36.80
Conkling Road	2.86
*Emmans Road Park	71.40
*Eyland Woods	34.27
*Freund Park	14.07
*Horseshoe Lake	75.00
King House	1.69
*Kiwanis Park	30.00
*Ledgewood Park	35.00
*Midland Pond Park	15.59
*Morris Canal Park	244.00
Shore Hills Park	2.00
*Whitegate	10.70
*Sandra Park	7.35
Morningside Drive	22.54
Lamington Drive	8.19
*Walden Park	9.30
*Washington Street/Port Morris Park	17.21
*Succasunna Field	18.88
*Condit Road Parcel	13.85
*Roxbury Knolls Park	14.62
*Veterans Park	341.70
*Mooney Mountain Park	8.80
*Berkshire Valley Rifle Range	<u>5.00</u>
Total Municipal Open Space (*ROSI properties)	1,051.92

County Open Space:	<u>Acres</u>
Flanders Valley Golf Course	180.34
High Bridge Branch Railroad	34.97
Minnisink Park	<u>2.60</u>
Total County Open Space	217.91
State Open Space:	
Berkshire Valley Wildlife Management	1,279.43
Hopatcong State Park	295.95
Musconetcong State Park	<u>40.90</u>
Total State Open Space	1,616.28
Nonprofit Open Space:	
Historic Site	<u>1.00</u>
Total Nonprofit Open Space:	1.00
Watershed Open Space:	
Alamatong Wellfield (Morris County)	128.80
Netcong	26.00
Mount Arlington	<u>.06</u>
Total Watershed Open Space	154.86
Roxbury's Total Open Space	3,041.97
 Roxbury's Total Acreage	 13,724.00
 % of Roxbury's land in protected open space	 22%

Roxbury's Future Open Space: A Resource Assessment

Preservation of open space in Roxbury Township provides four significant benefits, fulfilling the goals outlined in the Township's Master Plan:

- environmental resource protection
- community health
- economic sustainability, and
- sense of public community or connection.

A little over one-fifth of the Township's land remains vacant, presenting opportunities for land conservation or development. Roxbury Township has compiled an open space map of the existing preserved parks and has recently updated its map of the vacant land remaining in the Township.

The Open Space Advisory Committee examined that map of vacant lands, and the members identified specific properties that would contribute to open space objectives if left undeveloped. The properties are keyed on the map by colored circles. By placing a transparency

of the vacant lands map over the existing open space map, Township officials and the members of the Open Space Committee, Environmental Commission and the Planning Board can begin to form a vision of Roxbury's Township's future landscape.

A catalog of the vacant lands is included in the Appendix. It describes each property's location, size, and the open space benefits to be expected if the property were preserved.

Environmental Resource Protection

Open space preserves and buffers existing parklands and lands that perform an important natural function, such as plant and animal habitat.

Protection of Existing Parks

Solid green circles on Roxbury's Open Space Map denote vacant lands that lie adjacent to existing parks or are completely surrounded by preserved parkland. These marked properties serve as buffers to help preserve the integrity of the already protected lands and fill in the boundaries of important environmental resources in the community. Managers of the protected lands may also be enlisted to fund the acquisition of some of these vacant lands. As one example, Roxbury can request that the State acquire infill and edge properties adjacent to the Berkshire Valley Wildlife Management Area (WMA). Other lands in this category lie within or around the boundaries of Flanders Valley Golf Course, Veterans Park on Mooney Mountain, Horseshoe Lake, Netcong Borough's Park, and Hopatcong State Park.

Protection of Natural Habitat

Green circles with black dots mark lands that promote healthy wildlife habitat, such as larger properties, and lands that connect properties to create a greenway. Larger, contiguous properties offer habitats for a greater variety of plant and animal species. On the map, the Hercules property because of its size has the greatest potential for supporting a diverse habitat. This property, although not vacant, links the large Berkshire Valley WMA with the more populated areas of Roxbury and could connect people through trails to Roxbury's closest wilderness. Since the future of this site is in question due to potential environmental contamination and other factors, the merits for keeping a portion of the property undeveloped should also be considered.

Greenways linking larger pieces of land are critical for animal and plant migration. If a species is confined to one area, it inbreeds, resulting in a less healthy, less disease-resistant population. The property on the vacant lands map that links the southern ends of the Berkshire Valley WMA creates one potential greenway.

Wildlife also needs safe access to water. A property near Drakes Brook is marked as important to wildlife because it provides safe animal access to the brook. In the southwestern part of the Township, a property links Veterans Park with Ledgewood Park. Greenways also create recreational opportunities for people by allowing development of longer distance hiking and bicycling trail systems.

A green circle with a black dot also marks properties that support habitats for endangered, rare or threatened species. Any lands that support significant forests or woodlands are also placed in this category for the variety of habitats that rely on such ecosystems.

Community Health Benefits

The health of a community's residents depends on the health of the community's environment. People need an adequate supply of clean, potable water. Roxbury's residents and businesses rely on groundwater as their source of drinking water.

People also need places for physical exercise and mental relaxation, places to stay fit physically and mentally. Parks provide a variety of recreation facilities that promote physical activity. Parks also provide quiet places for relaxation, contemplation and "getting away from it all" which are vital for stress relief. These special places promote physical and mental health of a community's residents. A community needs a variety of outdoor places to accommodate the diverse needs of its human inhabitants.

Protection of Water Quality and Quantity

Nothing protects water quality and quantity better than naturally vegetated areas and wetlands. Vegetation acts as a sponge that slows the flow of water and filters contaminants. Vegetated slopes are especially critical to stem soil erosion. Vacant lands that buffer a stream or water body or are on a steep slope are marked on the map with **solid blue circles**.

All of Roxbury's major streams flow to rivers that supply many New Jersey residents with drinking water. Drakes Brook flows into the South Branch of the Raritan River. The Lamington River flows into the Black River, a water source for one million people. Stephens Brook in the Berkshire Valley WMA connects with the Rockaway River. Lakes Musconetcong and Hopatcong are scenic and recreational resources for northern New Jersey. A blue circle identifies any vegetated property on the vacant land map that borders a stream or lake.

Important slopes to remain vegetated to slow water flow to significant water bodies are located along Drakes Brook, above the Golf Course in southern Roxbury, and the ridges above the lakes.

Much of Roxbury's residential development has occurred in the Succasunna Plains. Vacant lands in the Succasunna area serve to replenish the several aquifers located in the Plains. The wetlands south of Drakes Brook soak up water and help prevent flooding downhill. Every stream and water body in Roxbury has a vacant property adjacent to it.

Protection of Close-to-Home Recreation Areas

Solid red dots identify properties located near residential clusters. One of the Master Plan's Recreation and Open Space goals is the development of parks within walking or biking distance of every Roxbury resident. These areas may be pocket parks for picnicking or playgrounds that may or may not have special equipment to promote a certain kind of play. These areas allow people room to stretch--to conduct their daily jog or other exercise; to play noisily with their children; to access nature and sample a bit of the "great outdoors." As development becomes denser, people have a greater need for recreation space. The more that people experience and have access to nature, the more they appreciate nature's resources and care about how their actions influence natural systems. People become more motivated to recycle, for instance, or less likely to pour motor oil down the drain.

Vacant lands coded for their recreation potential are located in various geographic areas of the Township, accommodate pedestrian access to existing parks, and are near to residential areas. One property marked in red links a neighborhood with the Berkshire Valley WMA. A pedestrian access is a potential asset for that neighborhood and promotes everyday experience

with this wilderness. Access to water bodies, especially the lakes, is critical. Properties that link neighborhoods, such as the western side of Route 206, or behind a cluster of homes, are identified as potentially important future park and recreation sites.

According to Roxbury's Master Plan, the Landing/Shore Hills area has less developed recreation space than any other part of the Township. Vacant lands in these regions should be carefully assessed for their potential to accommodate multiple recreation activities.

Economic Sustainability

Open space preserves community balance. Development, especially residential, costs a community. For every dollar of tax paid by a residential household, the average New Jersey community spends \$1.10 to \$1.30 to provide that household with services such as education, police, fire, trash removal, and road development and maintenance. Business and commercial establishments help to defray the deficit, but these developments require similar services and an infrastructure to sustain them. Studies show that industrial and commercial enterprises attract residential development because people typically want to live close to where they work. Also, the infrastructure needed to service the commercial sector-- roads, sewer and water lines, and utilities--often pave the way literally for further development. Open space is inexpensive to maintain and provides a diverse landscape, especially if the landscape includes agricultural property. Protected farmlands also create another kind of business in the community, promoting economic vitality.

Promotes Economic Sustainability and Balance

Red circles with black dots on the vacant parcels map mark properties in higher density zones. The lots identified in this category are vulnerable, if not likely, to be developed. According to the 1990 Morris County Master Plan, Roxbury has grown twice as fast as the County as a whole.

Any properties zoned R-1 are marked, especially in the northwestern part of the Township above Lake Musconetcong. The property above Lake Hopatcong is noted in this category because it is zoned R-2. The R-R zoned property on the cliffs above Drakes Brook is marked because development should be avoided on these steep slopes. The large property in the center of Roxbury designated for affordable housing (AH) is endangered because of the potential for high density on a large lot. The recent roadway improvements along Route 206 make the vacant lands zoned for office even more attractive to potential development.

Protects Farmland

Solid yellow dots on the map show parcels that are currently farm assessed. If appropriate, the Township may encourage the landowners to enroll in the farmland preservation program, if the properties are at least 10 acres in size. This program pays landowners for the development rights to the property and the property continues to be a working farm. Agricultural lands in a community contribute both to a diverse landscape and to a more diverse economy.

Community Benefits

Open space often promotes a sense of community among residents. The preservation of a historic site or district connects residents to the past, the roots of the town's heritage. Parks and preserved outdoor places connect residents to the future as well, when they share a favorite fishing hole or outdoor "spot" with a friend or a grandchild. Community landmarks that fall to a bulldozer can cause community anger, resentment and a basic feeling of uneasiness that change is happening too fast, that the place called "home" is a little less familiar. Open space connects residents to their community and motivates them to be involved. One goal of a healthy community is a motivated, aware, caring citizenry.

Protection of Historic Community Features

Vacant properties marked by **yellow dots with black circles** are within one of Roxbury's four historic districts (HD)--Ledgewood HD along Main Street, Succasunna HD north of Route 10, Kenvil HD along Kenvil Avenue, and Berkshire Valley HD in eastern Roxbury. These properties have the potential to preserve the historic "look and feel" of the district. These sites should be evaluated based on the significance of the property in scenic value and its potential to improve public access and appreciation of the historic area.

Protection of Community Landmarks

Scenic areas preserve the best of a community. Areas that offer long distant views or views of water are marked by **blue circles with black dots**. Vacant properties along the edge of Lake Hopatcong and the Rockaway River are potential public access sites to these areas. Two properties have the potential to provide long-distance views--Mooney Mountain and the ridge above Lake Hopatcong. There are most likely other "favorite" areas that a public participation process will uncover.

The Next Step--Evaluation

Identifying properties on a map is the first step in the process of assessing vacant lands in a community. The next step is to judge whether a property fulfills the open space objectives. For example, a vacant site along the shore of Lake Hopatcong may provide public access to this special resource. But, upon inspection, it may be marshy and unsuitable for human intrusion. A field visit to each of the vacant properties is a major recommendation of the Action Program outlined next.

Action Plan

An Action Plan provides direction for implementing the Open Space and Recreation Plan. The Action Plan identifies the next steps that need to take place to accomplish the goals stated earlier in this Plan as reprinted from the 1998 Reexamination Report for the Roxbury Township Master Plan. Many of these goals are long-term. Some are underway now, such as the development of an Open Space and Recreation Plan. Most of these actions can begin within the next five years.

The Action Plan identifies the steps to take and proposes a time sequence for beginning each action by year. It is the strategic part of the overall Open Space Plan. Progress can, and should, be reported to the governing body every year to reflect accomplishments and changes in direction.

The Open Space and Recreation Plan is not a static document; it should be amended and updated regularly, particularly the Action Plan, at the discretion of the community.

First Year

- Compile an Open Space and Recreation Plan and seek its adoption as an amendment to Roxbury's Master Plan.
- Seek public input to the Open Space and Recreation Plan either through a public open space workshop, meetings, surveys or some other methods to learn the public's priorities and identification of special places in their community.
- Using the Open Space and Recreation Plan as a guide, prioritize the sites to acquire using funds from the Open Space Trust.
- Conduct field inspections of at least the higher priority properties on the vacant lands map to ensure that the property, if preserved as open space, will yield the benefits expected.
- Apply to the Green Acres' Planning Incentive Program with the new Open Space and Recreation Plan to secure a \$3 million line of credit from the state.
- Prepare at least two applications for the 1999 round of grants from the Morris County Open Space and Farmland Preservation Trust.
- Continue an active Open Space Advisory Committee that meets regularly and keeps track of the activities outlined in the Open Space and Recreation Plan.
- Meet with the Morris County Municipal Utilities Authority to discuss their acquisition plans in and around Roxbury as well as the potential of using their funds to purchase open space.
- Identify properties appropriate as additions to State and County preserved lands and begin discussions with the appropriate authorities to seek their interest in acquiring these properties.
- Meet with representatives of Open Space Committees and/or Environmental Commissions in neighboring communities to learn their conservation, recreation and open space initiatives and priorities, especially for lands along Roxbury's borders.
- Meet with Mt. Arlington officials to find a "natural" bridge that connects the two northern parts of Roxbury.
- Establish outreach activities with owners of farm assessed properties to encourage enrollment in the farmland preservation program.

- Work with developers seeking development approvals to convey conservation easements to the Township for wetlands, transition buffers, stream corridors, and ridgelines.
- Encourage developers to dedicate pedestrian or public access easements to the Township for bikeways and public pathways, as appropriate.

3 Years

- Consider increasing the Open Space Reserve levy.
- Develop a database with the vacant lands to keep up-to-date about the status of these properties, such as sale status, planning approval status, ownership changes, presence of new or expanded sewer or water lines and roads, and other activities that may advance development.
- Develop standards and criteria that ensure high quality development of park facilities.
- Require by ordinance that higher density developments provide usable open space and recreation areas for its residents as well as establish proper development criteria and continuing maintenance of these on-site recreational facilities.
- Form a special committee composed of members of the Environmental Commission, Open Space Advisory Committee, Planning Board, and Town Council to analyze existing Township ordinances and those used in other municipalities to determine their effectiveness in protecting water resources and other significant natural resource systems. This committee should also recommend new ordinances or amendments to existing ordinances that preserve open space in new developments as well as in redevelopments.
- Adopt the ordinances recommended by the special committee above.
- Examine the potential of a rails-to-trails and rails-and-trails multiple use trail system through Roxbury and to other communities.
- Catalog the important viewsheds, such as the Conklin Pond, and other visual assets as identified by Roxbury residents and list the properties that need to be acquired or actions to be undertaken to preserve the scenery.
- Update the Township's Natural Resources Inventory.
- Inventory important historic or cultural sites and areas within Roxbury and identify any vacant lands that will enhance the protection of a site or area.
- Explore ways to communicate effectively among the various Township committees who deal with open space preservation, such as the Recreation Committee, Open Space Advisory Committee, Environmental Commission, Historic Commission, Planning Board, and others.
- Conduct an analysis of recreation participation in Roxbury and the adequacy of existing outdoor facilities and lands to accommodate present and future recreation demand. The analysis needs to include the geographic distribution of recreation land and facilities to ensure that residents in each neighborhood have a variety of outdoor recreation pursuits available. This activity will most likely be part of the Recreation Plan slated to begin in 2000.

Five Years

- Develop friends groups for new open space acquisitions as well as for existing parklands to ensure stewardship of these open spaces.
- Develop a trail plan for Roxbury that includes a variety of uses, such as bikeways and pedestrian access to parks, schools, business centers, and public places. The plan should

examine the use of already existing linear corridors, such as rail lines and utility corridors, as well as potential funding sources, such as TEA-21 (Transportation Enhancement Act).

Ongoing

- Inform the public through a press event and public celebration(s) of the importance of open space preservation when a successful acquisition from the Open Space Trust occurs.
- For each new acquisition, form a committee consisting of public officials, volunteers from the Environmental Commission, Open Space Committee, Recreation Committee, Historic Committee, and other interested neighbors and citizens to develop a strategic plan that examines fiscal considerations, public access, improvements and needed infrastructure, including policing.
- Vigorously pursue opportunities to redevelop or reclaim sites along the shores of Lake Musconetcong and Lake Hopatcong for public recreation use and access as well as environmental protection.
- Develop a complete Recreation Plan that examines a variety of recreation activities and facility needs to accommodate Roxbury's existing and future residents. The Plan should complement and be consistent with the recommendations and actions of this Open Space and Recreation Plan. The Open Space and Recreation Plan should be updated, if needed, to support the findings and recommendations of the Recreation Plan.

Appendix

1999 Open Space Committee

Catalog of Vacant Land by Open Space Benefit

Steps to Create a Greenway throughout Roxbury

Open Space Lands and Potential Funding Strategies

Recreation and Open Space Inventory

Recreation Facilities by Park

Open Space Ordinances

Roxbury's Acquisition Rating Form

Roxbury Township's
Open Space Advisory Committee
1999

George Morrison, Chair

Martin Okun

David Stierli

Scott Begraft

Barbara Dawson

Richard Frantz

Thomas Secretis

CATALOG OF ROXBURY'S VACANT LAND

BLOCK	LOT	ACRES	MAP	LOCATION	PARKS	WILDLIFE	WATER	RECREATION	DEVELOPMENT	FARM	HISTORIC	LANDMARK
1	15	32.80	B4	Northern point	X		X					
1	13.4	77.00	C4	Betw. WMA & Mt. Arlington	X	X	X					
1	13.7	14.95	C4		X		X					
1	13.14	26.90	C4	Rox/Mt. Arlington no. border	X	X		X				
1	35	2.54		Larson Lane						X		
1	20.2	1.59		Easement to WMA	X						X	
1	21.2	0.67		Adj. To abandoned railbed							X	
1	24	5.34		Berkshire Valley Road				X			X	
165	23.1	<1		Lake Street			X	X				
172	14,15,12	<1		Center Street			X					
24	3(partial)	24.30		River Park Village			X					
22	4.6	<1		adj. To Hopatcong SP	X							
22	4.7	12.70		adj. To Hopatcong SP	X							
11	13	78.23	F4	Berkshire Valley Road			X					
11	5.1	1.23	F4	Central Railroad of NJ			X					
268	8	1.00	F4SE	Holdnak & Halsey			X					
268	9	1.00	F4SE	Holdnak & Halsey			X					
268	10	1.00	F4SE	Holdnak & Halsey			X					
268	11	1.00	F4SE	Holdnak & Halsey			X					
268	12	1.00	F4SE	Holdnak & Halsey			X					
268	13	1.00	F4SE	Holdnak & Halsey			X					
11	15.1	23.18	F5	Dell Ave			X					
38	15.3	6.80	G1	west of 206					X			
38	15.2	15.20	G1	west of 206					X			
38	8	6.56	G1	west of 206					X			
38	15	26.30	G1	west of 206					X			
37	6	143.75	G1	East of 206	X			X	X	X		X
34	29	105.00	G2	No. Mountain Rd (Fennimore)	X	X		X				
39	57	5.00	G3	Main St.							X	
39	11	1.85	G3	Main St.							X	
39	51.1	3.18	G3	Howard Blvd.			X		X			
250	17	1.30	G3NW	Canal St			X					X
321	35	4.00	379	Behind Horizon Dr.				X				
260	1.4	2.90	G3SW	Mary Louise Ave.	X		X					
260	18.1	2.00	G3SW	Mary Louise Ave.			X					
40	28	23.76	G4	Mostly underwater			X					
40	29	10.00	G4	Mostly underwater			X					
43	8	49.50	G4	Underwater; dry land=rec.			X	X				
12	21	1.00	G4NW	Off Rte. 46							X	
286	34	1.00	G4NW	Hillside Ave.			X				X	
286	10	1.00	G4NW	Off Black River & McCain St			X				X	

CATALOG OF ROXBURY'S VACANT LAND

BLOCK	LOT	ACRES	MAP	LOCATION	PARKS	WILDLIFE	WATER	RECREATION	DEVELOPMENT	FARM	HISTORIC	LANDMARK
286	11	1.00	G4NW	Off Black River & McCain St			X				X	
286	12	1.00	G4NW	Off Black River & McCain St			X				X	
35	63	24.11	H1	Mark Terr. & Mt. Olive line	X		X					
35	38	36.90	H2	Emmans; adj. Veterans Pk.	X	X	X		X	X	X	
35	27	26.00	H2	Emmans; adj. Veterans Pk.	X	X	X		X	X	X	
35	21.1	26.00	H2	Emmans; adj. Veterans Pk.	X	X	X		X	X	X	
45	10.1	38.00	H2	Emmans; adj. Veterans Pk.		X	X			X		
45	14	23.62	H2	Emmans; adj. Veterans Pk.				X				
45	11	4.33	H2SE	S. Drakes Brook			X					
45	12	11.83	H2SE	S. Drakes Brook			X					
45	43.14	6.70	H2SE	Pot. Easement adj. To RR					X			
45	43.15	7.50	H2SE	Pot. Easement adj. To RR					X			
45	43.16	6.70	H2SE	Pot. Easement adj. To RR					X			
45	33	111.00	H2SE	S. of Morris County RR line	X		X	X	X			
45	19.2	3.05	H3	S. of Morris County RR line				X				
45	19.1	4.61	H3	S. of Morris County RR line				X				
45	28.2	6.40	H3	S. of Morris County RR line	X			X				
43	37	14.40	H4	(not on big open space map)			X					
321	71	2.00	H4NW	Main St.				X			X	
331	11	0.72	H4NW	Main St.							X	
331	13	0.76	H4NW	Main St.							X	
35	41	12.30	J1	Railroad line & Emmans Rd.			X					
35	44	7.24	J1	Emmans Rd.			X					
35	40.4	8.30	J1NE	Emmans Rd.	X		X		X	X		
35	60	4.10	J1SE	Border of Mt. Olive			X					
47	20	6.60	J2	Carey Road						X		
48.2	2	0.50	J2SE	Carey Road	X			X				
48.2	5	0.50	J2SE	Carey Road	X			X				
48.2	6	0.50	J2SE	Carey Road	X			X				
48.2	7	0.50	J2SE	Carey Road	X			X				
48.2	8	0.50	J2SE	Carey Road	X			X				
49	1	2.35	J2SE	Dalland Road	X			X				
47	8.1	23.32	J2SW	Hillside Ave.				X	X			
52	2	3.00	J3NW	Applewood Dr.				X				
53.3	12	12.21	J3NE	Eyland Ave.	X					X		
52.2	3.3	3.51	J3NE	Condit St.	X		X	X			X	
52.2	3.2	5.05	J3SE	Condit St.	X		X	X			X	
54	7	5.67	J4	Randolph border	X		X					
54	9	3.67	J4	Randolph border	X		X					
54	9.2	5.93	J4NW	Linear on Randolph border	X		X	X				
47	8.1	23.32	K1NE	Hillside Ave.				X	X			

CATALOG OF ROXBURY'S VACANT LAND

BLOCK	LOT	ACRES	MAP	LOCATION	PARKS	WILDLIFE	WATER	RECREATION	DEVELOPMENT	FARM	HISTORIC	LANDMARK
58	15	1.50	K2NW	Eyland Ave.				X				
48.2	13.1	9.80	K2NW	Eyland Ave.				X		X		
58	55	11.40	K2SE	No. of Toby	X		X					
58	48	8.79	K2SE	So. Of Toby				X				
58	46	11.70	K2SE	Pleasant Hill Rd.				X		X		
58	46.1	8.00	K2SE	Pleasant Hill Rd.				X		X		
57	3.8	2.52	K3SW	Parkwood Rd.				X				
375	14	<1	K3SW	Putters Rd.				X				
58	60	<1	L1		X							
59	1	4.03	L1	Next to golf course	X							
59	2.1	14.23	L1	Next to golf course	X							
59	4	<1	L2	Next to golf course	X							
59	7	1.50	L2	Next to golf course	X							
59	8	1.50	L2	Next to golf course	X							
59	9	1.50	L2	Next to golf course	X							
59	10	1.50	L2	Next to golf course	X							
58	49	6.00	L2	Next to Chester line				X				
58	49.1	1.00	L2	Next to Chester line				X				
58	51	16.22	L2	Mostly easement	X		X		X			
23	3	56.31	D2NE	Adj L. Hopatcong; Lakeside	X	X	X	X			X	X
202	6	0.50	D2SE	Lakeside Blvd.			X					
202	4	0.50	D2SE	Lakeside Blvd.			X					
21	8.1	5.90	D2SW	Kings Highway				X				
71	35	4.16	D3NW	Arlington Blvd.			X					
99	1	2.25	D3NW	Arlington Blvd.			X					
109	1	32.00	D3NW	Rogers Dr. & Cole Place				X				X
120	1.2	<1	D3NW	Shore Hills Park			X	X				X
95	2	0.30	D3NW	Logan & Atlas				X				
95	3	0.30	D3NW	Logan & Atlas				X				
95	4	0.30	D3NW	Logan & Atlas				X				
119	15	1.00	D3NE	Jocelyn & Alexandria	X			X				
138	2	94.50	D3SW	Wellfleet			X	X	X			
150	1	28.50	D3SW	Wellfleet			X	X				
1	39	9.33	D4	So. Of Larson's Ln; adj WMA	X					X		
1	82.3	1.60	D4	Adj. Abandoned railbed	X			X				
1	84	1.00	D4	Adj. Abandoned railbed	X			X				
1	83	1.42	D4	Adj. Abandoned railbed	X							
1	51	4.74	D4	Part of abandoned railbed	X	X		X				
1	29.1	4.41	D4	Inholding in WMA	X	X						
1	27	25.43	D5	Berkshire Valley Rd & Willis				X				X
1	52	23.06	D5	Berkshire Valley & no of 80	X	X						

CATALOG OF ROXBURY'S VACANT LAND

BLOCK	LOT	ACRES	MAP	LOCATION	PARKS	WILDLIFE	WATER	RECREATION	DEVELOPMENT	FARM	HISTORIC	LANDMARK
1	54		D5	Berkshire Valley & no of 80	X	X						
8	5	0.45	D5	Little Lane & railroad	X							
3.1	1	1.95	D5	East of Rockaway River			X					
3.1	1.01	1.36	D5	East of Rockaway River			X					
10	39	2.19	D5	East of Rockaway River			X				X	X
22	1	4.32	E1	Kings Hwy & Netcong border				X				
21	6	111.20	E1	Eastern Netcong border			X					
33	5	19.95	E1	South of Route 46			X					
33	34.2	16.23	E1	South of Netcong line			X					
21	6.3	5.00	E1	South of Kings Highway			X					
21	6.2	6.17	E1	South of Kings Highway			X					
21	5	9.10	E1	South of Kings Highway			X					
21	7	19.90	E1	South of Kings Highway			X					
21	1	4.32	E1	linear adj Kings Highway			X	X				
21	10	50.44	E2	runoff buffer to 80/not rated								
21	11	22.90	E2	runoff buffer to 80/not rated								
17	7	55.51	E2	Shippenport Rd (Wellfleet)	X		X	X				
201	15	2.00	E2NE	Adj. To Riggs Lake			X	X				X
208	1	0.30	E2NE	Adj. To Riggs Lake				X				
208	2	0.30	E2NE	Adj. To Riggs Lake				X				
208	3	0.30	E2NE	Adj. To Riggs Lake				X				
208	5	0.30	E2NE	Adj. To Riggs Lake				X				
208	6	0.30	E2NE	Adj. To Riggs Lake				X				
230	1	72.47	E2SE	Orben Dr. open space acq.				X		X		
19	8	3.30	E2SE	30 interchange/buffer-not rated								
16	5.3	4.71	E3SE	Howard Blvd.					X			
9.1	24	24.19	E5	Berkshire Valley fork		X	X	X		X		
10	19	26.80	E5	Eastern border w/Mine Hill		X						
10	19.3	5.12	E5	Eastern border w/Mine Hill		X		X				
10	18	85.57	E5	Eastern border w/Mine Hill		X						X
10	37	26.25	E5	Eastern border w/Mine Hill		X		X				
10	40.1	7.70	E5	Eastern border w/Mine Hill			X					X
11	17	4.22	E5	Berkshire Valley & rail line						X		
11	16	2.15	E5	Berkshire Valley & rail line						X		
11	15.2	1.81	E5	Linear along rail line				X				
33.1	24	25.68	F1	Adj to Netcong Park	X							
33.1	26	21.38	F1	Adj to Netcong Park	X							
33.1	27	14.40	F1	Adj to Netcong Park	X							
33	4	37.19	F1	No of 80 & so. Of 46			X					
37	15	14.95	F1SE	Mountain Road	X			X		X		
34	11	16.20	F2	Mooney Rd (Poets Peak)	X			X	X			

CATALOG OF ROXBURY'S VACANT LAND

BLOCK	LOT	ACRES	MAP	LOCATION	PARKS	WILDLIFE	WATER	RECREATION	DEVELOPMENT	FARM	HISTORIC	LANDMARK
34	14	16.76	F2	Mooney Rd (Poets Peak)	X			X	X			
16	10	44.98	F3	Ledgewood & Mt. Arlington Rd					X			
242	1.1	23.00	F3NW	Betw 80 & 46 (Hillcrest)				X				
242	14	1.00	F3NW	Betw 80 & 46 (Hillcrest)				X				
14	21.1	2.70	F3SW	Off Ledgewood-Mt. Arl. Rd.				X				
14	21.3	2.50	F3SW	Off Ledgewood-Mt. Arl. Rd.				X				

Steps to Create A Greenway Throughout Roxbury

The following steps show how a greenway can connect Roxbury residents with the great natural areas in Roxbury Township. The sketch is not all green, and some road walking or biking would be necessary. However, from the vacant lands left, it is possible to almost make a green connection from the shores of the Rockaway River to the lakes along the northern border to the parks in the southern part of the Township. A map accompanies this document that illustrates the greenway (in bright pink) and the lands through which it traverses.

The following steps describe where the greenway will travel and the steps needed to protect the corridor. Starting at the Rockaway River in the northeastern part of Roxbury:

- 1) Work for a trail Easement through Hercules property that connects to the Berkshire Valley Wildlife Management Area – Look for potential funding for wildlife and human crossings across Interstate 80 through the TEA-21 (Transportation Enhancement Act administered through N.J. Department of Transportation). Traveling south from the Rockaway River, the pink line is dashed. This route is the proposed corridor of the West Morris Greenway, a multi-use trail sponsored by the Morris County Park Commission.
- 2) In the Hercules property, the pink dashed line splits. One segment veers east out of the Hercules property through a property (Block 11, Lot 13) highlighted for possible open space acquisition. The property includes the Morris Canal corridor. The other segment within the Hercules property continues along the ridge in the property. The greenway is placed along the ridgeline to decrease the potential of development along a critical slope.
- 3) The greenway connects with the Chester Branch railroad line, a seldom used yet active line. Again, this corridor corresponds with the West Morris Greenway project. The county is working with the owner to secure access.
- 4) The greenway follows the rail line to existing township parkland (Horseshoe Lake) and makes a loop through Board of Education property and recreation land. This segment also connects with lands owned by the Morris County Municipal Utilities Authority (MCMUA) that straddles Roxbury and Randolph Townships. The towns should work together to obtain a trail easement from the MCMUA for public access to the Black River. These lands also connect with the 1400-acre Black River Wildlife Management Area in Chester Township.
- 5) Back in Roxbury, the greenway follows Righter Road to access a string of municipal property. The lands outlined in orange in the accompanying map shows the properties that will connect municipal lands in this area. These lands also give residents access to Roxbury's largest park, Veterans Park. The area is steeply sloped and wetland. Protection of the ridges and slopes will protect the quality of Drakes Brook at the foot of the ridge.
- 6) With a short road walk to the south, municipal lands can be accessed in the southern part of the Township. Acquiring one property (Block 58, Lot 55) connects two municipal parks.
- 7) As the greenway heads north, it takes another fork. The western fork leads to property (Block 37, Lot 6) that includes the Conklin Pond, a scenic area to be preserved as stated in the Master Plan.

- 8) The eastern fork goes through the Fenimore landfill (Block 34, Lot 29). When this land is reclaimed, it makes a green link between Veterans Park and Morris Canal Park, two of Roxbury's largest parks.
- 9) The greenway is hampered from traveling north by Interstate 80. Using possible transportation related funding sources, safe pedestrian ways to cross the highway may be possible.
- 10) Once across, the greenway follows the ridgelines to gain visual if not actual access to the Lakes. Whenever possible, properties around the lakes need to be reclaimed to protect the water quality.
- 11) Work with the homeowners association of property (Block 23, Lot 3) to place a conservation easement and create a wider buffer to Lake Hopatcong State Park.
- 12) A natural bridge is possible to connect Roxbury residents with lands in the Berkshire Valley Wildlife Management Area. Work with municipal officials in Mt. Arlington to develop a trail, if one does not currently exist.
- 13) Work with officials from the State to develop, mark and/or publicize a trail through the wildlife reserve.
- 14) A property (Block 1, Lot 52) nearly connects the two southern pieces of the Wildlife Management Area. Work with the State to protect this property.
- 15) This brings the greenway back to the Rockaway River. The greenway almost touches all of Roxbury's natural and historic treasures—state wildlife reserve, Morris Canal, lakes, Black River, Rockaway River, largest town parks, and watershed lands.
- 16) Obtain greenway or trail easements through farm assessed property (Block 33, Lot 4, south of Route 46) and Hercules.
- 17) For the properties along ridges above the lakes, work with developers for trail easements along the ridge. Access to the lakes needs to be improved, but is unavailable until land becomes vacant over time.

Open Space Lands and Potential Funding Strategies

<u>Property (Block/Lot)</u>	<u>Acres</u>	<u>Special Characteristics</u>	<u>Funding Recommendation</u>
34/29	105.00	Off Mountain Road; links two Township parks for recreation greenway and protects top of ridge	Morris County Open Space Trust
37/6	143.75	Next to Route 206; farm assessed	Farmland Preservation
35/38	36.90	Slope above Emmans Road; drains into Drakes Brook; adjacent to Township park; wildlife access to water	Combine next 3 properties for Green Acres Planning Grant/loan program
35/27	26.00		
35/40.4	8.30	Links Drakes Brook to Town park	see above or Morris County Open Space Trust
45/33	111.00	Potential recreation property; surrounded by development	Morris County Open Space Trust
52.2/3.2;3/3	8.56	Surrounds pond and near Township park; near subdivision	Roxbury Trust
54/9.2	5.93	Linear piece along the Black River; adjacent to Town park	TEA-21 (National Recreation Trails funds)
23/3	56.31	Adjacent to Lake Louise & Lake Hopatcong State Park	Request NJ Div. Of State Parks acquire
138/2	94.50	Along ridge above Lake Hopatcong; potential viewshed Development pressure (Well-fleet)	Green Acres Planning Incentive Grant/Loan Program
17/7	55.51		
201/15	2.00		
230/1	72.47	Farm assessed; adjacent to above properties above L. Hopatcong	Farmland Preservation
9.1/24	24.19	Farm assessed; links southern ends of Berkshire Valley Wildlife Management Area north of I-80	Farmland Preservation; Request NJ Fish & Game acquire

Open Space Lands and Potential Funding Strategies (con't.)

<u>Property (Block/Lot)</u>	<u>Acres</u>	<u>Special Characteristics</u>	<u>Funding Recommendation</u>
34/11 34/14	16.20 16.76	Surrounds (or may be part of) Poets Peak; adjacent to Morris Canal Park	Morris County Open Space Trust
37/15	14.95	Farm assessed property on Mountain Road	Farmland Preservation
1/15 1/13.4 1/13.14	32.80 77.00 5.00	Adjacent to Berkshire Valley Wildlife Management Area	Request NJ Fish & Game acquire
43/8	49.50	Border of Mine Hill Township; Adjacent to watershed land	Request Morris County MUA acquire
47/8.1	23.32	Linear strip along Hillside Avenue; Potential recreation site	Morris County Open Space Trust
21/6	111.20	Netcong border; potential view of Lake Musconetcong; potential recreation site	Morris County Open Space Trust (Joint application with Netcong potential)

SCHEDULE B

OPEN SPACE INVENTORY

(3) PAGE(S)

7/91

Page 1 of 3

New Jersey Department of Environmental Protection
Green Acres Local Assistance Program

RECREATION AND OPEN SPACE INVENTORY FORM
(see instructions on reverse)

Local Unit: Roxbury Township County: Morris

NOTE: Using this form, indicate all lands held by the Local Unit for public recreation, conservation and/or open space purposes. List all blocks and lots. Attach and number additional sheets as required, using the blank form provided. Total acreage after last entry.

ALL INVENTORIED PROPERTIES MUST BE KEYED TO A CURRENT, LEGIBLE, OFFICIAL MAP OF THE LOCAL UNIT. THE BOUNDARIES OF ALL INVENTORIED PROPERTIES MUST ALSO BE OUTLINED AND KEYED ON FULL USGS QUADRANT SHEET(S).

DEVELOPED AND PARTIALLY DEVELOPED park and recreation areas:

Key	Municipal Location	Name	Block	Lot	Acre
1.	Roxbury	Berkshire Valley Park*	4	1	3.08 (part)
2.	Roxbury	Emmans Road Park	45	17	71.4
3.	Roxbury	Horseshoe Lake	54	8	1.42
..... TOTAL ACRES					

WHOLLY UNDEVELOPED conservation and open space areas or other interests (i.e. easements):

Key	Municipal Location	Name	Block	Lot	Acre
A.	Roxbury	Alexandria Park (Landing)	115	14	3.105
B.	Roxbury	Berkshire Valley Rifle Range	1	28.4	5.0
..... TOTAL ACRES					

WAIVER from re-filing of USGS Quadrant Sheet(s): I HEREBY CERTIFY that the USGS Quadrant Sheet(s) for the developed sites keyed as _____ through _____ and undeveloped sites keyed as _____ through _____ remain unchanged from those filed with the Green Acres Office as part of application # _____, dated _____.

CERTIFICATION: I HEREBY CERTIFY that the within is a true and accurate listing of Recreation and Open Space Site Inventory submittals completed by R. Henry Huelsebusch, dated Oct. 25, 1994 consisting of 3 total pages, which will be filed with the NJDEP Green Acres Local Assistance Program.

[Signature] Mayor
Gary A. Webb Township Manager

Date: Oct. 25, 1994

[Signature] Planning Board Chair
Date: 10/1/94

7/92

New Jersey Department of Environmental Protection
Green Acres Local Assistance Program

RECREATION AND OPEN SPACE INVENTORY FORM
(continued)

DEVELOPED AND PARTIALLY DEVELOPED park and recreation areas:

(* Numerical Key)

*Key	Municipal Location	Name	Block	Lot	Acres
3.	Roxbury	Horseshoe Lake *	54	10 & 12	71.9974 (Part)
				SUB TOTAL	73.4174
4.	Roxbury	Kiwanis Park	58	56	30.00
5.	Roxbury	Ledgewood Park	34	24	30.60
		Ledgewood Park	34	25	4.30
		Ledgewood Park	249	1	0.1003
				SUB TOTAL	35.0003
6.	Roxbury	Midland Park	360	2	15.59
7.	Roxbury	Mooney Mountain Park	35	5	18.8
8.	Roxbury	Port Morris Park	164	1	10.7
		Port Morris Park	164	2	0.3259
		Port Morris Park	164	3	1.08
		Port Morris Park	165	1	1.03
		Port Morris Park	166	1.1	2.07
		Port Morris Park	168	1	0.8608
		Port Morris Park	168	9	0.2099
		Port Morris Park	River St	R.O.W.	0.7548
		Port Morris Park	Davis St.	R.O.W.	0.2754
				SUB TOTAL	17.3068
9.	Roxbury	Succasunna Field	45	28.1	15.038
		Succasunna Field	45	28.3	3.631
		Succasunna Field	45	33.13	0.2066
				SUB TOTAL ACRES	18.8756
				TOTAL ACRES	283.4701

New Jersey Department of Environmental Protection
Green Acres Local Assistance Program

RECREATION AND OPEN SPACE INVENTORY FORM
(continued)

WHOLLY UNDEVELOPED conservation and open space areas or other interests (i.e. easements):
(* Alphabetical Key)

<u>*Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>
C.	Roxbury	Brookside Park	53	20.16	6.05
		Brookside Park	53	22.2	18.561
		Brookside Park	53.3	22.4	12.147
				SUB TOTAL	36.758
D.	Roxbury	Condit Road Parcel (Route 46 Jughandle Replacement)	53	21	13.85
E.	Roxbury	Conkling Pond *	37	10	2.86
F.	Roxbury	Eyland Woods	58	58	28.6
		Eyland Woods	58	58.1	0.52
		Eyland Woods	58.22	10	5.15
				SUB TOTAL	34.27
G.	Roxbury	Freund Park	53.3	15	14.07
H.	Roxbury	Morris Canal Park	34	15	233.9651
		Morris Canal Park	34	17	2.39
		Morris Canal Park	34	18	6.27
		Morris Canal Park	34	18.3	0.298
		Morris Canal Park	251	1.1	1.5537
				SUB TOTAL	244.4768
I.	Roxbury	Roxbury Knolls Park	35	1.16	14.62
J.	Roxbury	Sandra Park	45	2.5	7.35
K.	Roxbury	Walden Park	50	9	9.2968
L.	Roxbury	Whitegate	58	43.6	10.7
				TOTAL ACRES	396.3566

NOTES: * Subject to accurate survey

1. The Township retains the rights to any and all street Right-of-Ways as defined in the Township of Roxbury Master Plan.
2. The Township reserves the right to access, maintain and improve any and all storm-water management facilities as needed and as deemed appropriate by the Township.

SCHEDULE A

**Municipally Owned
Park Profile
(Do not include Board of
Education Properties)**

Outdoor Sports & Games

[illegible]

Specify Number of Facilities

Municipally Owned Park Profile (Do not include Board of Education Properties)

Water Oriented Facilities

Resource Oriented Facilities

Municipally Owned Park Profile (Do not include Board of Education Properties)				Boat Access Sites (No.)	Boat Launch Ramps	Fishing Piers	Fishing Shoreline	Marina Slips	Motorboating (Acres)	Boating (Non-motorized) (Acres)	Spray Pools (No.)	Swimming Bathhouses (No.)	Swimming Beaches (Lin. Ft.)	Swimming Pools (No.)	Camping Sites (No.)	Hunting (Acres)	Nature Centers (No.)	Natural Areas/Wildlife Refuges (Acres)	Picnic Areas	Trails - Bicycle/Running (Miles)	Trails - Hiking/CC Skiing (Miles)	Trails - Horse (Miles)	Trails - Motorized (Miles)	% of Park use for Active Recreation	% of Park use for Passive Recreation	
Park Name	Block	Lot	Acres																							
BERKSHIRE VALLEY	4	1	3.08																						95	5
EMMANS ROAD PARK	45	17	71.4																1	1					75	25
HORSESHOE LAKE	54	8	1.42																						0	100
ALEXANDRIA PARK	115	14	3.105															1							30	70
BERKSHIRE VALLEY	1	28.4	5.0																						0	100
BROOKSIDE PARK	53	22.2	36.758															1							0	100
CONDIT ROAD PARCEL	53	21	13.85																						0	100
EYLAND WOODS	58	50.1	34.27															1							0	100
FREUND PARK	53.3	15	14.07																						5	95
MORRIS CANAL PARK	34	15	244														1	1		1	1	1			5	95
ROXBURY KNOLL PARK	35	1.16	14.62																						0	100
SANDRA PARK	45	2.5	7.35																						0	100
WALDEN PARK	50	9	9.29																						0	100
WHITEGATE	58	43.6	10.7																						0	100
HORSESHOE LAKE	54	12	73.4174				1			1		1	1						2	1					70	30
KIWANIS PARK	58	30	30.00																1						20	80
LEDGEWOOD PARK	34	25	35.003																1						30	70
MIDLAND PARK	360	2	15.59																						20	80
ATAT/MOONEY MOUNTAIN	35	6.01	341.7																						10	90
PORT MORRIS PARK	164	1	10.7				1																		70	30

Specify Number of Facilities

ORDINANCE NO. 4-94

AN ORDINANCE OF THE TOWNSHIP OF ROXBURY,
MORRIS COUNTY, NEW JERSEY, ESTABLISHING
AN OPEN SPACE TRUST FUND.

WHEREAS, the following public question was placed on the ballot for referendum at the last general election on November 2, 1993:

"Shall the Township Council of the Township of Roxbury adopt an Ordinance establishing an "Open Space Trust Fund" which shall have the following provisions:

A. The "Open Space Trust Fund" shall be funded through the collection of local property taxes in the amount of \$.02 per \$100.00 of assessed value. The 1993 cost on a home based on the average assessed value on the township of \$100,000.00 would be \$20.00.

B. Said fund shall be designated solely for the purchase of property for easements within the Township of Roxbury for open space preservation, active and passive recreation, and environmentally sensitive areas.

C. Any property or easement purchased by the "Open Space Trust Fund" shall not be sold or conveyed unless and until authorized by binding public referendum"; and

WHEREAS, a majority of the registered voters voting at this election affirmatively answered the aforesaid question.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Roxbury, County of Morris, and State of New Jersey, as follows:

SECTION 1. FUND FOR OPEN SPACE ACQUISITION.

There is hereby established a reserve in the General Capital Fund which shall be known and designated as the "Reserve for Open Space Acquisition." A special bank account shall be opened and maintained for this purpose. Funds from the Reserve for Open Space Acquisition may, as directed by the Mayor and Township Council, be utilized to acquire by gift, purchase or by eminent domain proceedings pursuant to N.J.S.A.20:3-1 et seq., easements, vacant land, as well as land which has improvements upon it at the time of acquisition, where the principal purpose of the acquisition is to preserve open space. In the event that the Mayor and Township Council shall find it appropriate to apportion the cost of acquisition between open space and improvements, it may do so and charge the Reserve for Open Space Acquisition for that portion of the acquisition price which is attributable to the open space and charge the Township's capital account for that

portion of the acquisition attributable to improvements.

SECTION 2. FUNDING OF THE RESERVE FOR OPEN SPACE ACQUISITION.

The Reserve for Open Space Acquisition shall be funded through the dedication to the fund of an amount of \$.02 per \$100.00 of assessed valuation of each annual tax levy commencing with the year 1994. Intervivos gifts and testamentary bequests of funds paid to the Township of Roxbury and dedicated to the Reserve for Open Space Trust Fund shall be added to said fund and such funds expended in accordance with this Ordinance. Interest earned upon funds deposited within the Reserve shall be added to the funds within the Reserve. Said funds in the Open Space Trust Fund may be utilized for the acquisition of land, easements and development rights for the purposes of open space preservation, active and passive recreation and to conserve environmentally sensitive areas. The funds accumulated within the Reserve may be used for such purposes for direct acquisition, as a downpayment upon the issuance of bonds for such purposes and for the payment of principal and interest on said bonds issued for such purposes, within the discretion of the Township Council.

SECTION 3. SALE OF PROPERTY.

Property which is acquired with the funds from the Reserve for Open Space Acquisition in accordance with the provisions of this Ordinance shall not be used for a purpose inconsistent with this act and shall not be leased or sold except upon authorization by the Mayor and Township Council and then only after the question of the sale or lease of such property acquired with funds from the Reserve for Open Space Fund has been acted upon by referendum of the registered voters of Roxbury Township in the manner prescribed by law. Where property is acquired, easements are acquired or development rights are acquired, restrictions upon the use, sale or lease of such property shall be stated in a Deed to be recorded upon the title of such property setting forth in addition that the property, easement or development rights were acquired with funds from the Reserve for Open Space Acquisition of Roxbury Township, Morris County, New Jersey.

SECTION 4. REVIEW.

In the event that no property is acquired under this Ordinance for a period of five (5) consecutive years, then the Mayor and Township council shall review the activities of the Advisory Open Space Committee and issue a report with recommendations and conclusions concerning the Reserve for Open Space Acquisition.

SECTION 5. INCONSISTENT ORDINANCES REPEALED.

All Ordinances of the Township of Roxbury which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. INVALIDITY.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect twenty (20) days after final passage, approval and publication as required by law.

NOTICE IS HEREBY GIVEN, that the foregoing Ordinance was introduced in writing at a meeting of the Mayor and Township council of the Township of Roxbury, County of Morris, and State of New Jersey, held on the 22nd day of February, 1994, introduced and read by title and passed on the first reading and that the said Governing Body will further consider the same for second reading and final passage thereof at a meeting to be held on the 8th day of March, 1994, at 7:30 p.m., prevailing time, at the Municipal Building, in said Township, at which time and place, a public hearing will be held thereon by the Governing Body and all persons and citizens in interest shall have an opportunity to be heard concerning same.

Date: February 22, 1994.

BETTYLOU JOHANNESSEN, Municipal Clerk
Township of Roxbury

NOTICE IS HEREBY GIVEN, that the foregoing Ordinance was introduced in writing at a meeting of the Mayor and Township Council of the Township of Roxbury, County of Morris, and State of New Jersey, held on the 7th day of November, 1994, introduced and read by title and passed on the first reading and that the said Governing Body will further consider the same for second reading and final passage thereon at a meeting to be held on the 22 day of November, 1994, at 7:30 p.m., prevailing time, at the Municipal Building in said Township, at which time and place, a public hearing will be held thereon by the Governing Body and all persons and citizens in interest shall have an opportunity to be heard concerning same.

DATED:

BettyLou Johannesen, Municipal Clerk
Roxbury Township

ORDINANCE NO. 45-94

AN ORDINANCE TO AMEND AN ORDINANCE OF THE
TOWNSHIP OF ROXBURY, MORRIS COUNTY,
NEW JERSEY, ESTABLISHING AN OPEN SPACE TRUST FUND.

BE IT ORDAINED by the Township Council of the Township of Roxbury, County of Morris, State of New Jersey, as follows:

1. Ordinance No. 4-90 titled "An Ordinance of the Township of Roxbury, Morris County, New Jersey, Establishing An Open Space Trust Fund" Section 1, "Fund for Open Space Acquisition", is amended to read as follows:

"Section 1. Fund for Open Space Acquisition

There is hereby established a reserve in the General Capital Fund which shall be known and designated as the "Reserve for Open Space Acquisition." A special bank account shall be opened and maintained for this purpose. Funds from the Reserve for Open Space Acquisition may, as directed by the Mayor and Township Council, be utilized to acquire by gift, purchase or by eminent domain proceedings pursuant to N.J.S.A.20:3-1 et seq., easements, vacant land, as well as land which has improvements upon it at the time of acquisition, where the principal purpose of the acquisition is to preserve open space. In the event that the Mayor and Township Council shall find it appropriate to apportion the cost of acquisition between open space and improvements, it may do so by Ordinance and charge the Reserve for Open Space Acquisition for that portion of the acquisition price which is attributable to the open space and charge the Township's capital account for that portion of the acquisition attributable to improvements."

2. All Ordinances of the Township of Roxbury which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.
4. Effective Date: This Ordinance shall take effect 20 days after passage and publication in the manner provided by law.

INTRODUCED:

ADOPTED:

Attest:

ROBERT BADINI, Mayor

BETTYLOU JOHANNESSEN
Township Clerk

ROXBURY TOWNSHIP

OPEN SPACE ACQUISITION ADVISORY COMMITTEE

ACQUISITION RATING FORM

1. PURPOSE :

The intent of this form is to rate parcels for possible acquisition. This form utilizes the **PRELIMINARY EVALUATION FORM**, maps, sight inspect and other means to determine acquisition potential of the property. This form is based on a rating system.

2. PROPERTY PROFILE :

Presentation number	_____	Date	_____
Presenter	_____	Block	_____
Address of property	_____	Lot	_____
Current owner	_____	Zone	_____
Owners address	_____	Acreage	_____

3. LAND CHARACTERISTICS :

	HIGH	MED	LOW	NONE
A.) Protects streams, ponds, wetlands :	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.) Protects aquifer :	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.) Protects rare, threatened, and endangered species :	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.) Significant scenic value (water or long distance) :	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.) Suitable for active recreational use:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.) Suitable for passive open space:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.) Improves geographic distribution in Roxbury Twp.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H.) Provides addition to existing Twp. park / open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.) Provides pivotal site in natural corridor or greenway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J.) Surrounding density :	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K.) Percentage of tract which is buildable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Roxbury Township

4.) ACQUISITION FACTORS :

	HIGH	MED	LOW	NONE
A.) Need for recreation facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.) Development pressure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.) Planning board or zoning board approval	***** NOT APPLICABLE *****			
D.) Funding opportunity (donation of land or easement, grant, green acres, etc.) :	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.) Easements on property :	***** NOT APPLICABLE *****			
F.) Currently for sale :	***** NOT APPLICABLE *****			
G.) Asking Price :	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5.) EVALUATION COMMENTS :

6.) DETERMINATION :

A.) Overall acquisition rating :

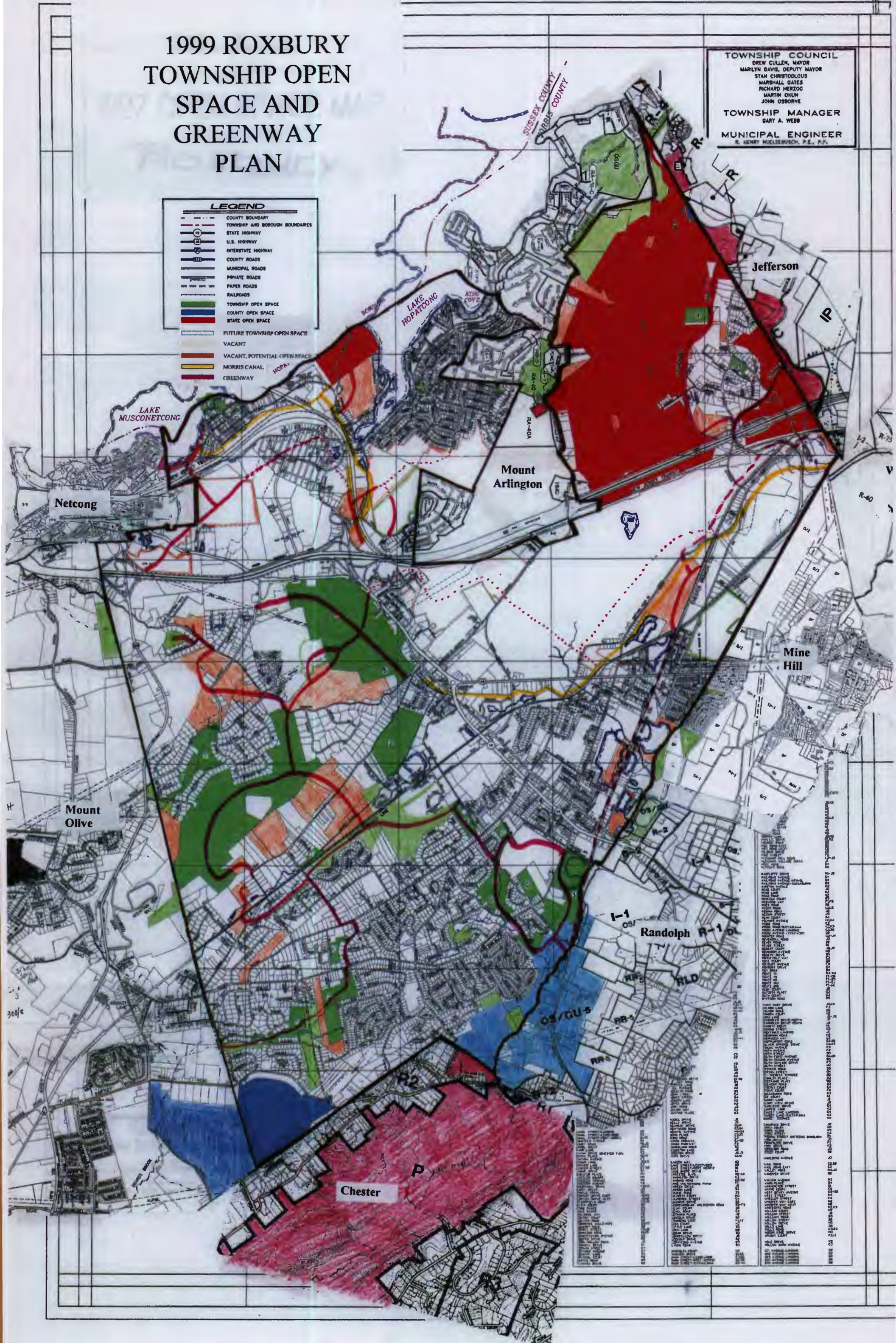
1999 ROXBURY TOWNSHIP OPEN SPACE AND GREENWAY PLAN

TOWNSHIP COUNCIL
DREW CULLEN, MAYOR
MARILYN DAVIS, DEPUTY MAYOR
STAN CHRISTODOULOS
MARSHALL GATES
RICHARD HERZOG
MARTIN OKUN
JOHN OSBORNE

TOWNSHIP MANAGER
GARY A. WEBB

MUNICIPAL ENGINEER
R. HENRY KUELSCHUS, P.E., P.F.

- LEGEND**
- COUNTY BOUNDARY
 - TOWNSHIP AND BOROUGH BOUNDARIES
 - STATE HIGHWAY
 - U.S. HIGHWAY
 - INTERSTATE HIGHWAY
 - COUNTY ROADS
 - MUNICIPAL ROADS
 - PRIVATE ROADS
 - PAPER ROADS
 - RAILROADS
 - TOWNSHIP OPEN SPACE
 - COUNTY OPEN SPACE
 - STATE OPEN SPACE
 - FUTURE TOWNSHIP OPEN SPACE
 - VACANT
 - VACANT, POTENTIAL OPEN SPACE
 - MORRIS CANAL
 - GREENWAY



INDEX

Map of Roxbury Township showing open space and greenway plans. The map includes various colored areas representing different types of open space: green for Township Open Space, blue for County Open Space, and red for State Open Space. It also shows greenways in red and vacant land in orange. The map is overlaid with a grid and includes labels for surrounding areas like Netcong, Mount Olive, Mount Arlington, Jefferson, Mine Hill, Randolph, and Chester. Water bodies like Lake Hopatcong and Lake Musconetcong are also labeled. The map is framed by a grid with letters A through J and numbers 1 through 10.