

VI. Appendix

Recreation and Open Space Inventory (ROSI)

Page 1 of 4

EXHIBIT 1 to DECLARATION

RECREATION AND OPEN SPACE INVENTORY

A Local Unit which receives a loan or grant from the State of New Jersey, Office of Green Acres shall not dispose of, or divert to a use for other than recreation and conservation purposes, any lands (1) acquired or developed with Green Acres or Federal Land and Water Conservation Fund assistance or (2) held by the Local Unit for recreation and conservation purposes at the “time of receipt of Green Acres funds” (the restricted lands) N.J.S.A. 13:8A-47. The primary purposes of this recreation and open space inventory (ROSI) are to document all restricted lands and to provide notice of the restrictions to title searchers.

Instructions

All restricted lands must be described on the completed ROSI by their block and lot identification numbers as shown on the current, official tax map and specify whether or not each parcel is funded or unfunded parkland. The Local Unit shall submit a tax map current as of the date of Green Acres application showing each parcel of parkland listed on the ROSI, with the approximate boundaries of each such parcel clearly marked in colored ink. Staff knowledgeable of the Local Unit’s land use regulations and the uses of its land holdings must complete this ROSI. If only a portion of a current tax lot is to be restricted, the phrase *part of* or *portion of* shall be used on the ROSI. Deletion or omission of lands listed on previously submitted ROSI’s is prohibited without prior written approval of the Office of Green Acres (See N.J.A.C. 7:36-20.3).

The completed ROSI must be duly executed and certified by the Local Unit’s Chief Executive Officer and planning board chairperson (or equivalent). The page number and the total number of pages in the completed ROSI must be entered at the top right corner of each page.

All pages, including this Page 1 and the following Page 2, of the ROSI must be submitted.

Special Notes

Lands held by school boards, parking authorities, housing authorities, and similar public agencies without primary recreation or conservation responsibilities

should not be inventoried unless they are also held for recreation and conservation purposes by the Local Unit.

If lands held by the Local Unit for recreation and conservation purposes are omitted from this ROSI by mistake, inadvertence, or otherwise, such lands shall be subject to the same terms and conditions, covenants, and restrictions as they would be if they were included. This ROSI, as completed and duly executed, shall be incorporated into, and be a part of, both (1) the Green Acres Project Agreement and (2) the Declaration of Encumbrance.

Recommendations

The Local Unit's planning board, and other boards or commissions, are encouraged to participate in the preparation and review of this ROSI. When preparing the ROSI, the listed parcels of parkland should be confirmed by reference to the tax maps that are required to be submitted as part of the Green Acres application (See N.J.A.C. 7:36-6.4(a)3ii or 12.4(a)4ii).

The Local Unit's governing body and planning board should designate, with appropriate descriptive labels, all lands listed on this ROSI in any revision or update of the following master plan elements: recreation plan, conservation plan, and land use plan.

The Local Unit's governing body should officially and permanently dedicate all lands held for recreation and conservation purposes. However, failure to do so shall have no effect on the validity of the Declaration.

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Definitions

For the purposes of this ROSI, the following definitions shall apply whenever the quoted words, or a form of the word are used:

“Declaration” means the recordable, written instrument executed by the Local Unit which declares that all of the Local Unit’s funded and unfunded parklands are subject to Green Acres restrictions.

“Development” means any improvement or physical alteration designed to expand or enhance the use of parkland for recreation and conservation purposes.

“Funded parkland” means parkland that a Local Unit has acquired or that a Local Unit has developed with Green Acres funding.

“Held” means owned, leased, or otherwise controlled (by the Local Unit for recreation and conservation purposes).

“Lands” means real property, including improvements, rights-of-way, riparian and other rights, easements, privileges, and any other rights or interests in, relating to, or connected with real property.

“Local Unit” means a municipality or county, or other local political subdivision of this State, or any agency thereof whose primary purpose is to acquire, administer, protect, develop, and maintain lands for recreation and conservation purposes.

“Parkland” means land acquired, developed, and/or used for recreation and conservation purposes.

“Recreation and conservation purposes” means the use of lands for parks, natural areas, forests, camping, fishing, reservoirs, water reserves, wildlife preserves, hunting, boating, winter sports and similar uses for either public outdoor recreation or conservation of natural resources, or both, pursuant to the Green Acres Bond Acts. This term also includes the use of historic areas pursuant to P.L. 1974, c.102; P.L. 1978, c.118; P.L. 1983, c.354; P.L. 1987, c.265; P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204; and the use of historic buildings and structures pursuant to P.L. 1992, c.88 and P.L. 1995, c.204; and the use of ecological and biological study areas pursuant to P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204.

“ROSI” mean the listing of all parcels of land held by a Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds, including a description sufficient to identify each such parcel.

“Time of receipt of Green Acres funds” means at all times beginning on the date of the letter from the Department under N.J.A.C. 7:36-6.7 or 12.5 notifying the Local Unit of the amount of the Green Acres funding award and ending on the date of receipt of the first transmittal of Green Acres funds.

“Unfunded parkland” means parkland, other than funded parkland, that is held by the Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds.

Legislative References

N.J.S.A. 13:8A-1 et seq.; N.J.S.A. 13:8A-19 et seq.; N.J.S.A. 8:A-35 et seq. (as amended and supplemented); N.J.A.C. 7:36-1et seq.; 16 U.S.C. 460 s.1 et seq.

EXHIBIT 1 to DECLARATION RECREATION AND OPEN SPACE INVENTORY

Local Unit: Town of Phillipsburg

County: Warren

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Open Space and Recreation System and is dated October 2019.

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes

(*If necessary, use the first page following & after Page 4 for additional developed and partially developed lands)

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
1	Carpentersville Road (Pohatcong)	Delaware Heights	3001 3003 3004 (94)	21 12 21 (102)	26.63	Unfunded
2	Meyner Road	Walters Park	1901 1902 1804 1807	1, 2, 6, 8, 9, 10 1 5 1	25.89	Unfunded
3	Howard Street	Delaware River Park	1502 2102	40, 42, 53 1	19.06	Unfunded
4	Green Street	Green Street	2703	13	6.26	Unfunded
5	Madison Street	Madison Fields	2701	10	2.90	Unfunded

Subtotal of Acres on this page80.74

**Total Acres of developed and partially developed lands from all pages of this ROSI
92.64**

EXHIBIT I to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Local Unit: Town of Phillipsburg

County: Warren

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Open Space and Recreation System and is dated October 2019.

Wholly Undeveloped Lands Held for Recreation and Conservation Purposes

(*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
A	Between Lopatcong Creek & North Riverview Road	none	2901	1	7.43	Unfunded
B	Limekiln Road	none	2506	1	4.20	Unfunded

Subtotal of Acres on this page11.63

Total Acres of wholly undeveloped lands from all pages of this ROSI: 11.63

CERTIFICATION: I HEREBY CERTIFY that this Exhibit 1 to Declaration, comprising four total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this _____ day of _____, 2019, for recreation and conservation purposes during the time of receipt of Green Acres funding. This ROSI is being submitted to Green Acres as part of the project entitled _____.

Chief Executive Officer of Local Unit
(equivalent)

Planning Board Chairperson (or

Date: _____

Date: _____

This Certification is to be signed only on this page, Page 4, of EXHIBIT 1 to DECLARATION.

(continued from page 3 of 4)

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
6	Corliss Avenue	Bentley Park	506	2	2.86	6
7	Lock Street	Lock Street	2609	5,6	1.96	7
8	Riverside Way	Boat Launch	901	2	1.32	8
9	Hill Street	Hill Street	2430	23 thru 42	2.31	9
10	South Main St.	Shappell Park	1420	1	0.74	10
12	Hillcrest Blvd.	Hillcrest Circle	525	1	0.45	12
13	Marshall Street	Marshall Street	1110	1	0.4	13
14	Mercer Street	Mercer Street	1503	39	0.36	14
15	Hillside Road	Valley View Circle	2607	1	0.29	15
16	Brainard Street	Brainard Playground	923	9	0.26	16
17	Chambers Street	St. John Playground	1416	14	0.21	17
18	Brainard Street	Brainard Tot Lot	914	7,8	0.14	18
19	Congress Street	Edison Monument	2606	1	0.07	19
20	Connecting Front & S. Main Streets	Bullman Street Steps	N/A	N/A	0.04	20
21	Connecting Front & Randall Streets	Phillipsburg Steps	N/A	N/A	0.01	21
12	Hillcrest Blvd.	Hillcrest Circle	525	1	0.45	12

Subtotal of Acres on this page11.9

VII. FIGURES

Figure 1 - Existing Land Use

Figure 2 - Existing Zoning

Figure 3 – Existing Land Use and Zoning

Figure 4 - Proposed Zone Changes

Figure 5 – Developable and Undevelopable Lands

Figure 6 - Proposed Redevelopment & Rehabilitation Parcels

Figure 7 – Open Space and Recreation Lands

Figure 8 – Relationship to Adjacent Municipal Zoning

VIII. ERI FIGURES

Figure 8 - Highlands Riparian Area

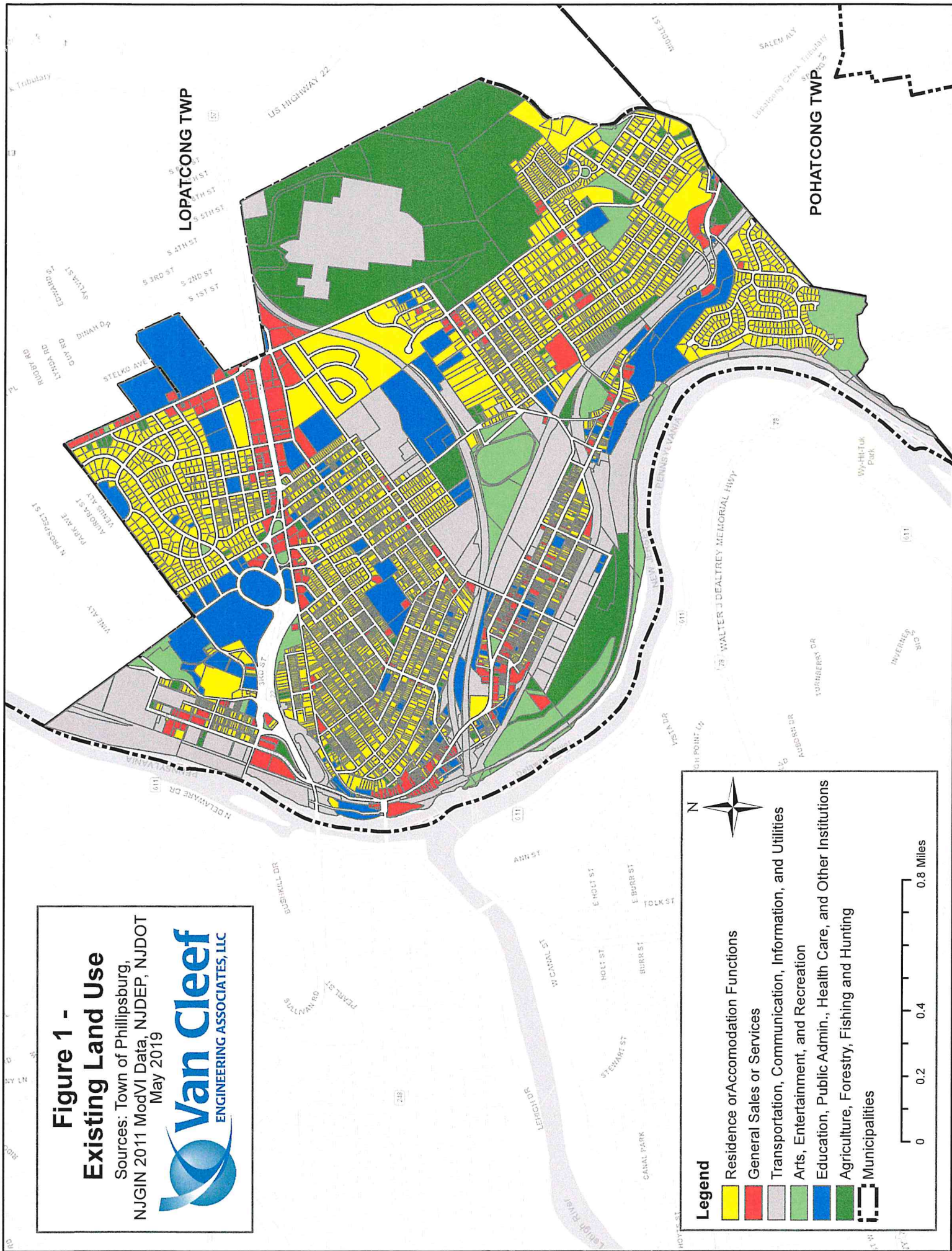
Figure 11 - Steep Slope Protection Areas

Figure 18 - Carbonate Rock Area

Figure 23 - Wellhead Protection Areas

Figure 1 - Existing Land Use

Sources: Town of Phillipsburg,
NJGIN 2011 ModVI Data, NJDEP, NJDOT
May 2019



Legend

- Residence or Accommodation Functions
- General Sales or Services
- Transportation, Communication, Information, and Utilities
- Arts, Entertainment, and Recreation
- Education, Public Admin., Health Care, and Other Institutions
- Agriculture, Forestry, Fishing and Hunting
- Municipalities

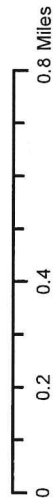


Figure 2 - Existing Zoning

Sources: Town of Phillipsburg,
NJGIN 2011 ModVI Data, NJDEP, NJDOT
May 2019



Legend

- B-1 Office - General
- B-2 Business - General
- B-3 Office - Central Business District
- B-4 Business - Central Business District
- B-5 Business - South Main
- B-6 Business - Neighborhood
- I-1 Industrial - Light
- I-2 Industrial - Heavy
- PAC Planned Adult Community Overlay
- PCPRA Phillipsburg Commerce Park Redevelopment Area
- R-50 Residential - 5,000 S.F. Lots
- R-75 Residential - 7,500 S.F. Lots
- R-MF Residential - Multi Family
- RRA-1 Riverfront Redevelopment Area - Industrial
- RRA-2 Riverfront Redevelopment Area - Union Square
- RRA-3 Riverfront Redevelopment Area - Recreational/Heritage
- RRA-4 Riverfront Redevelopment Area - Mixed Use
- RRA-5 Riverfront Redevelopment Area - Riverside Residential
- RRA-6 Riverfront Redevelopment Area - Riverside Commercial
- SMRA 168-172 South Main Redevelopment Area

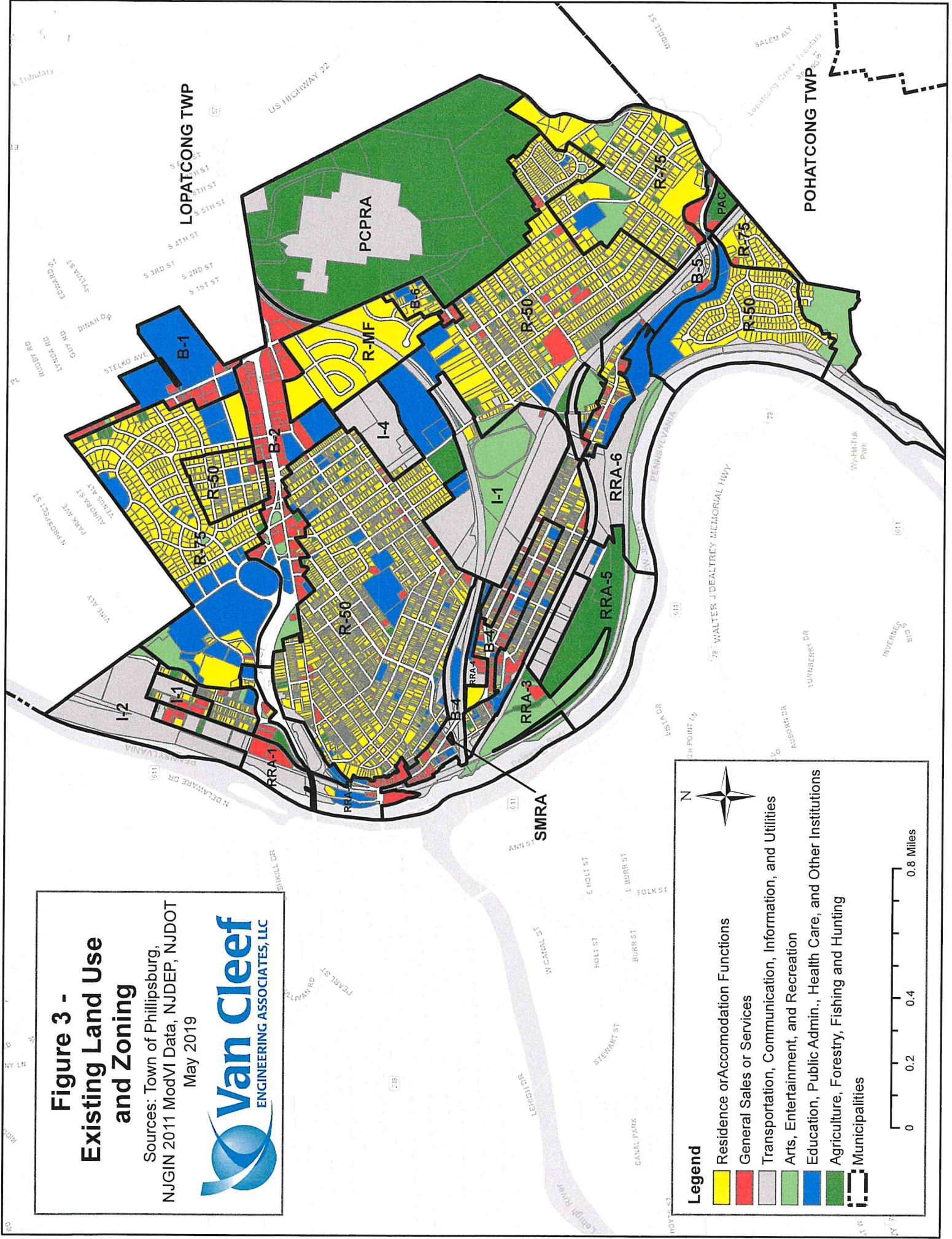
Municipalities

Parcels



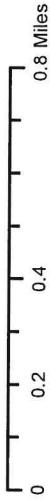
Figure 3 - Existing Land Use and Zoning

Sources: Town of Phillipsburg,
NJGIN 2011 ModVI Data, NJDEP, NJDOT
May 2019



Legend

- Residence or Accommodation Functions
- General Sales or Services
- Transportation, Communication, Information, and Utilities
- Arts, Entertainment, and Recreation
- Education, Public Admin., Health Care, and Other Institutions
- Agriculture, Forestry, Fishing and Hunting
- Municipalities

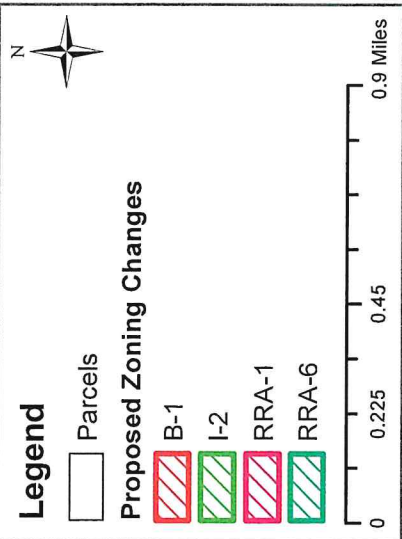




Van Cleef
ENGINEERING ASSOCIATES, LLC



Van Cleef
ENGINEERING ASSOCIATES, LLC



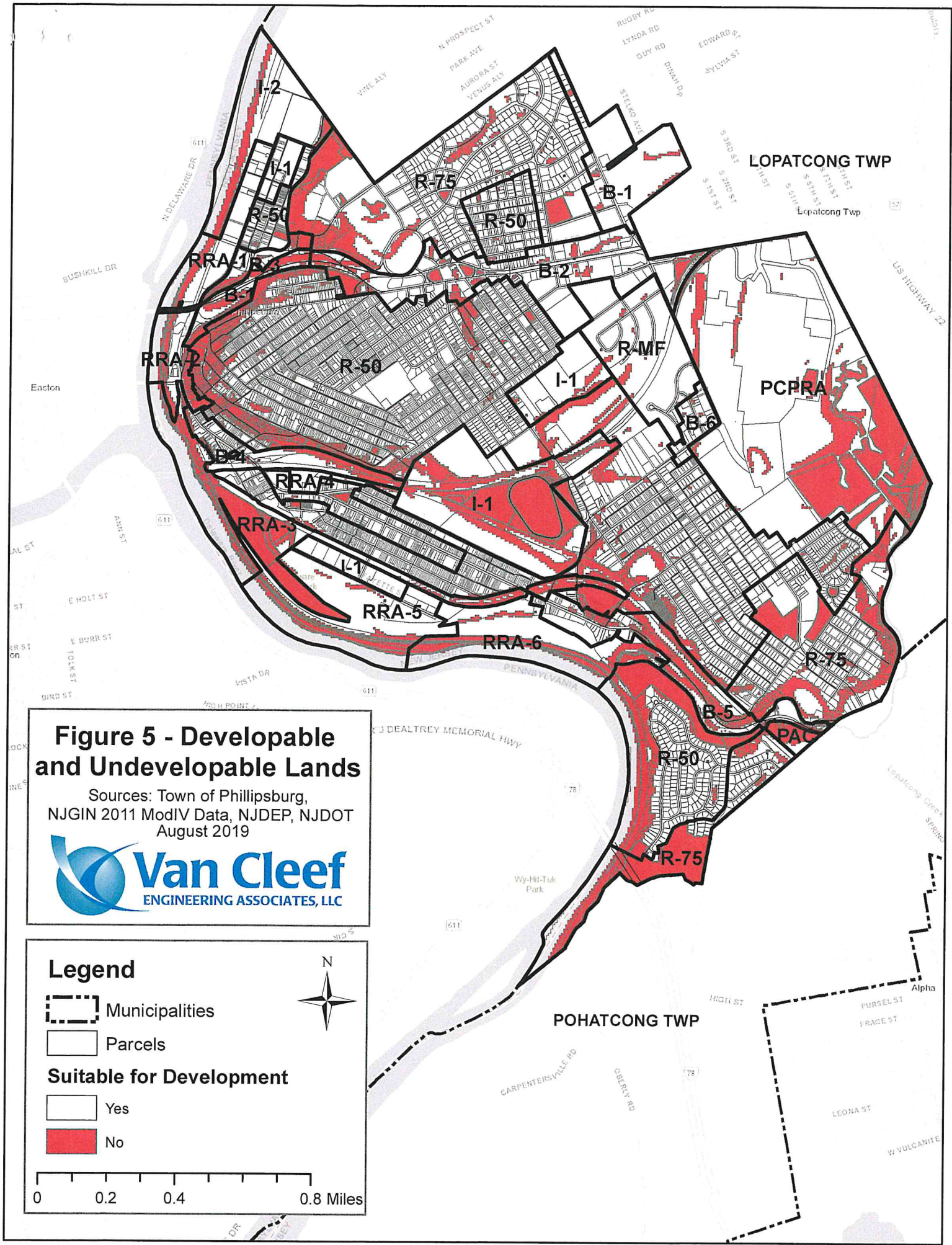


Figure 5 - Developable and Undevelopable Lands

Sources: Town of Phillipsburg,
NJGIN 2011 ModIV Data, NJDEP, NJDOT
August 2019

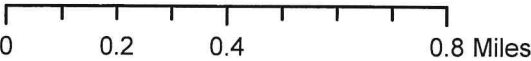


Legend

- Municipalities
- Parcels

Suitable for Development

- Yes
- No

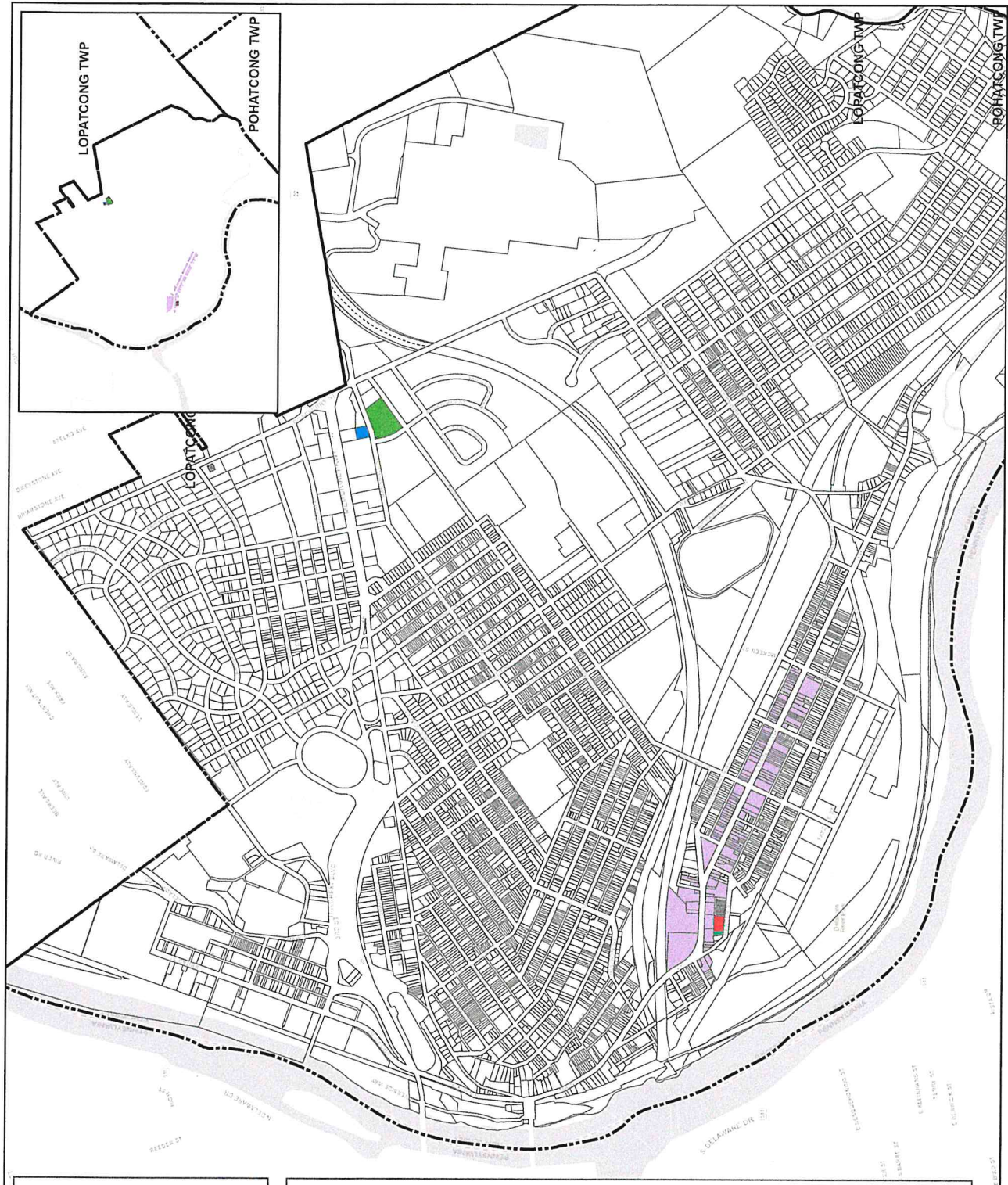


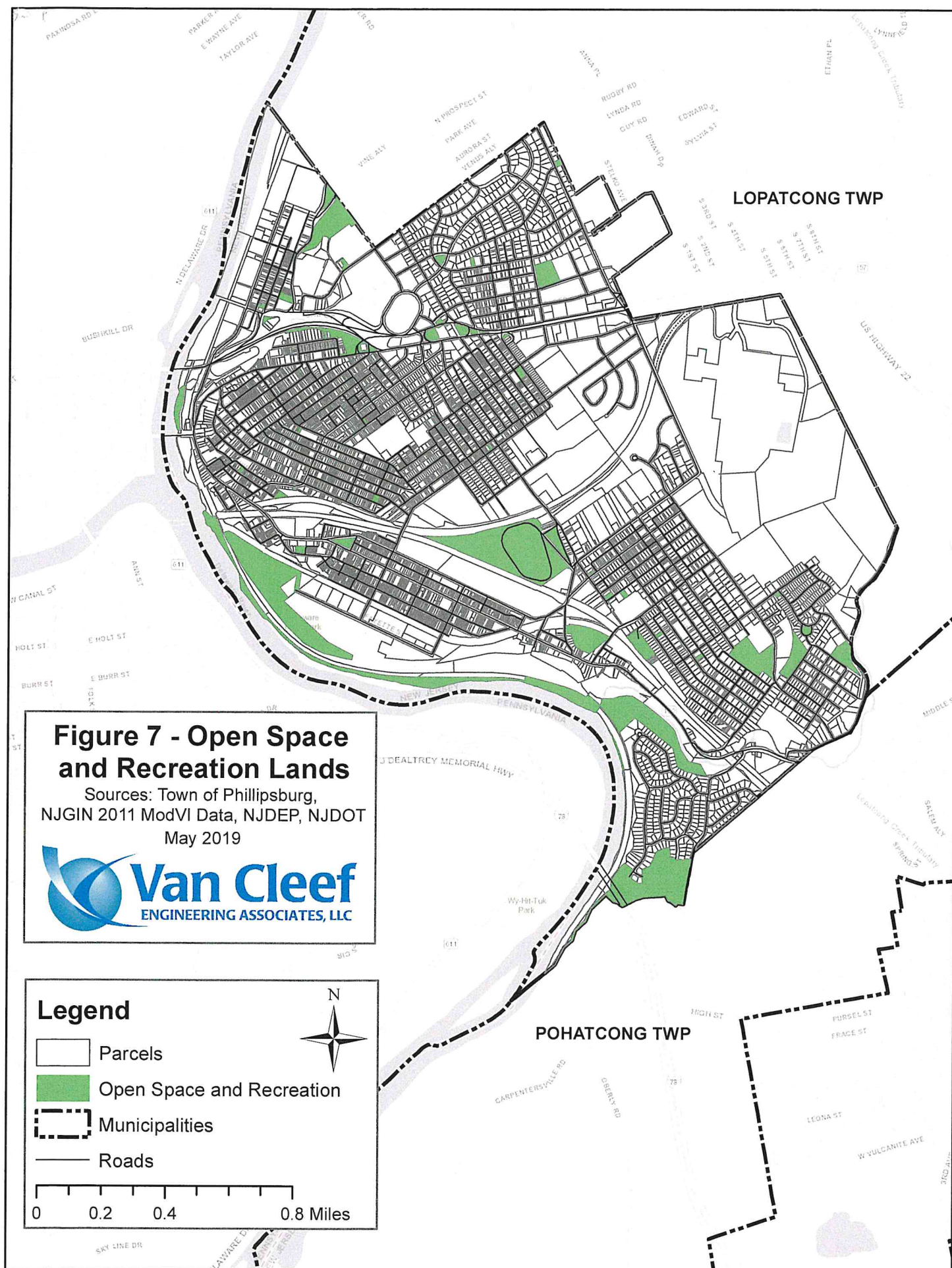
**Figure 6 - Proposed
Redevelopment &
Rehabilitation Parcels**

Sources: Town of Phillipsburg,
NJGIN 2011 ModIV Data, NJDEP, NJDOT
September 2019



- Municipalities**
- Parcels**
- A. South Main Street Study Area
 - B. Block 1004, Lot 2
 - C. Block 1005, Lot 3
 - D. Block 1503, Lot 39
 - E. Block 1503, Lot 40
 - B. 543 Marshall Street,
Kandola Real Estate, LLC - 0.81 ac.
 - C. 540 Marshall Street,
The Norton Partnership - 1.96 ac.
 - D. Mercer Street,
Town of Phillipsburg - 0.31 ac.
 - E. 29-31 Mercer Street,
620 Lehigh Drive, LLC. - 0.82 ac.





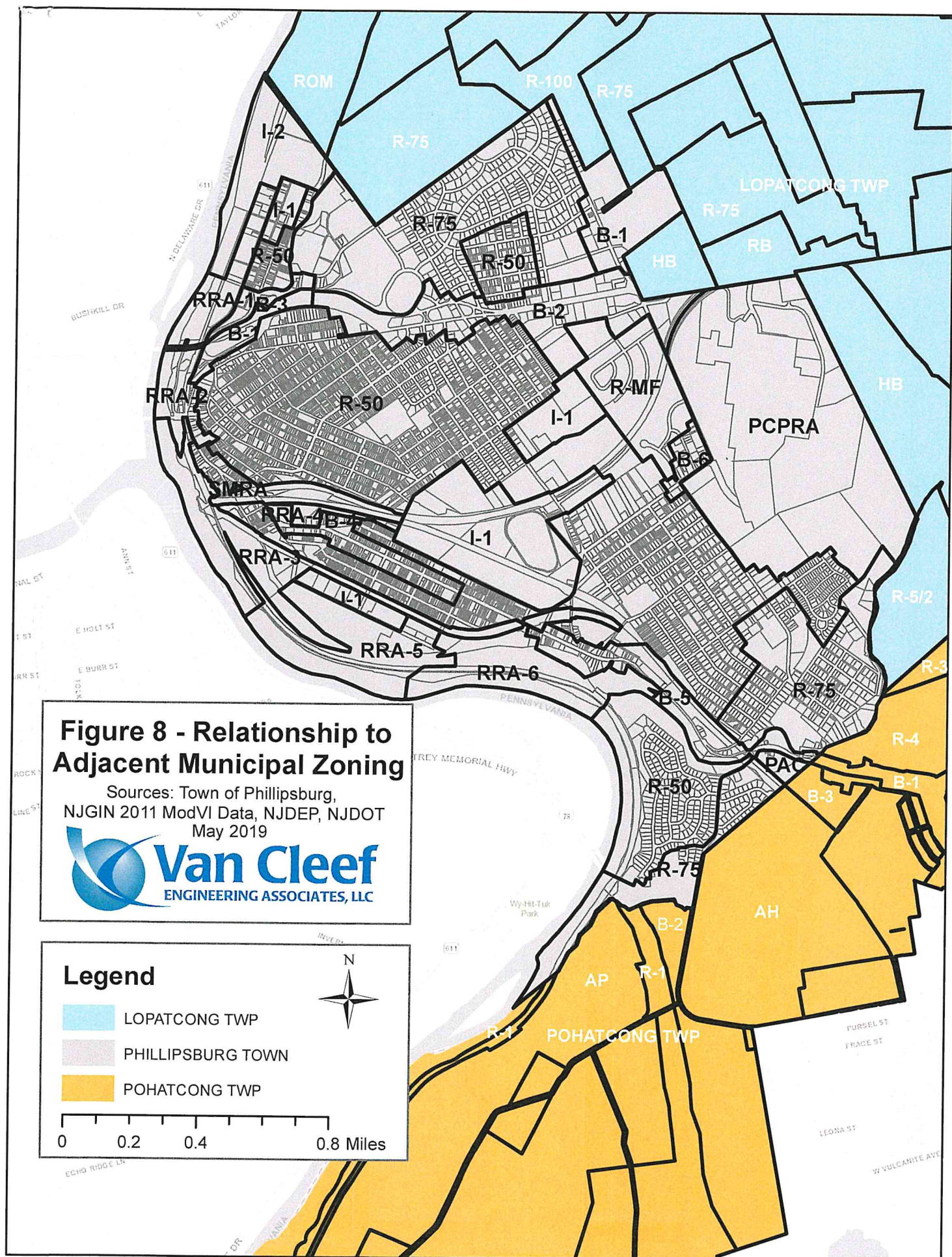
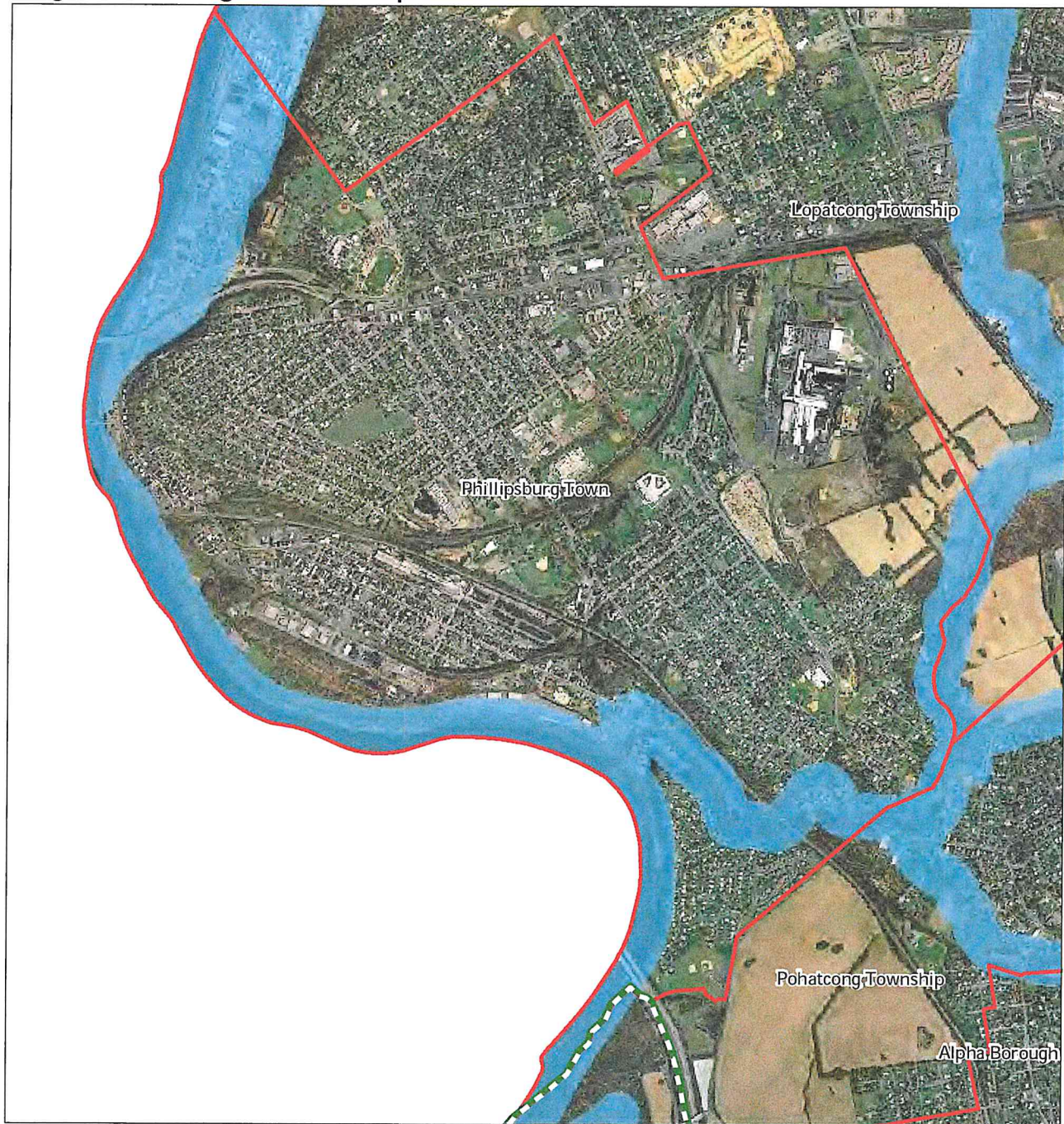

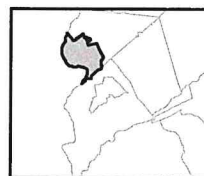
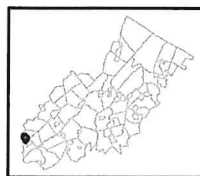


Figure 8: Highlands Riparian Area



-  Riparian Area
-  Preservation Area
-  Municipal Boundaries

Phillipsburg Town



1 inch = 0.332 miles


Highlands Council
New Jersey



Figure 11: Steep Slope Protection Area

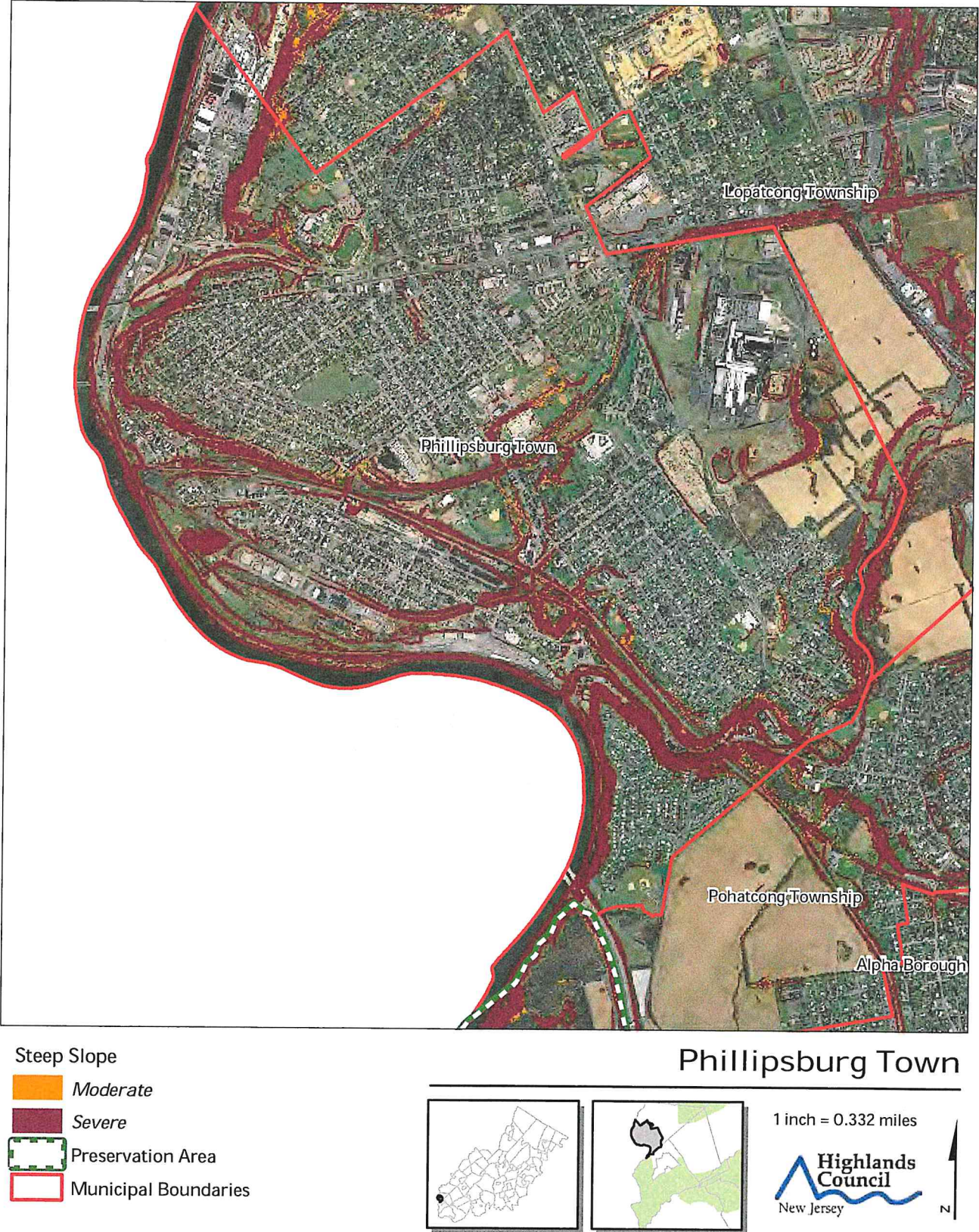
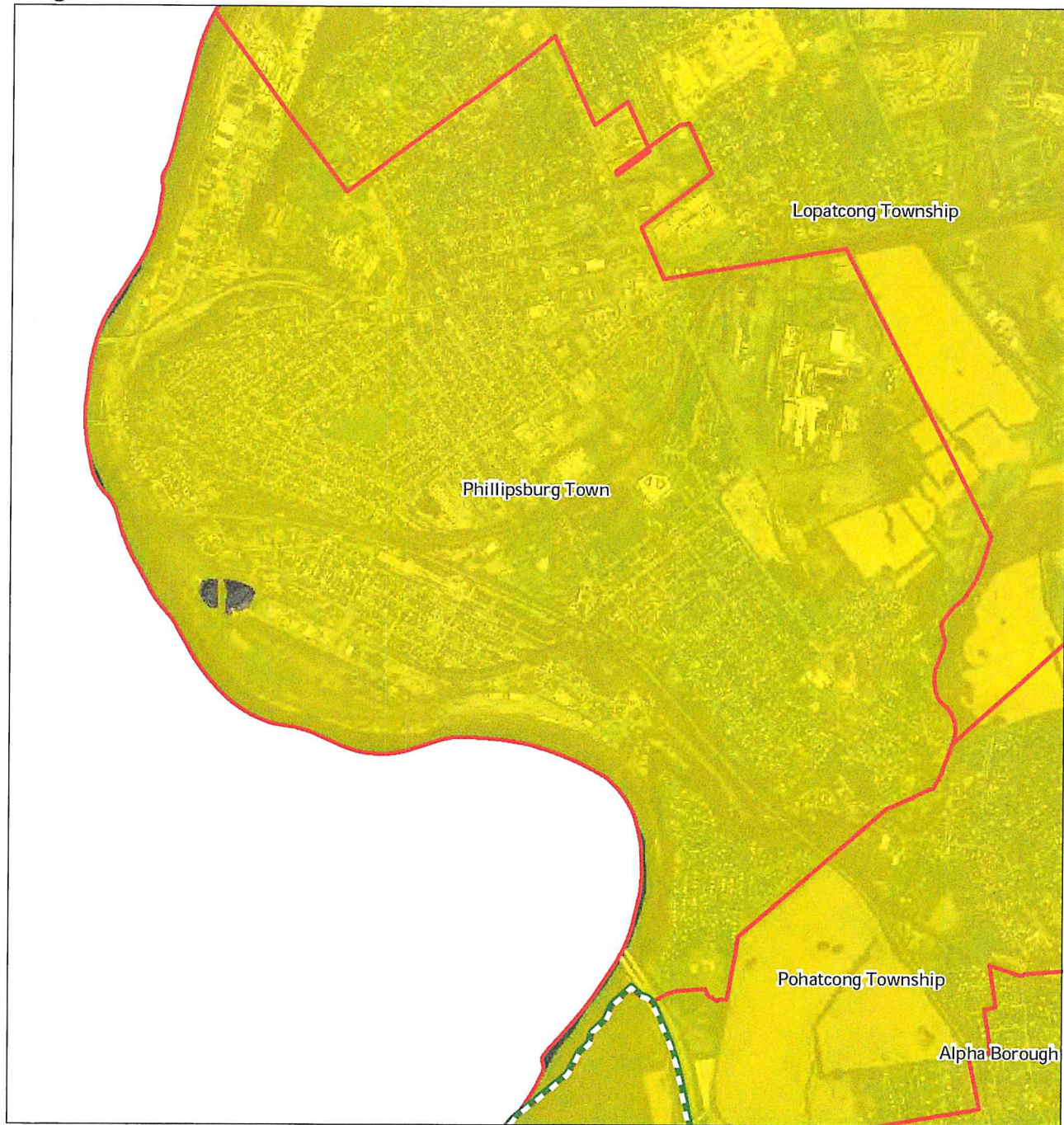



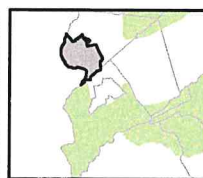
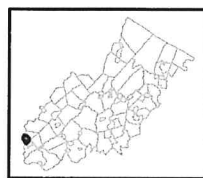


Figure 18: Carbonate Rock Area



-  Carbonate Rock Area
-  Preservation Area
-  Municipal Boundaries

Phillipsburg Town



1 inch = 0.332 miles

 Highlands Council
New Jersey



Figure 23: Wellhead Protection Areas



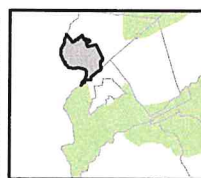
- Public Community Wells
- Public Non-Community Wells

Wellhead Protection Areas

- 2-Year Tier
- 5-Year Tier
- 12-Year Tier

- Preservation Area
- Municipal Boundaries

Phillipsburg Town



1 inch = 0.332 miles



