

OPEN SPACE AND RECREATION PLAN

TOWNSHIP OF WAYNE PASSAIC COUNTY, NEW JERSEY

The original document was appropriately signed and sealed on January 27, 2005 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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Adopted by the Township of Wayne Planning Board on March 14, 2005.

Introduction

The State of New Jersey is often described as the most urbanized and most densely populated state in the United States. The combination of sustained population growth (9% between 1990 and 2000)¹, building activity (273,646 building permits issued between 1990 and 2000)², and land use changes (135,764 acres developed between 1986 and 1995)³ indicates the extent of growth experienced by New Jersey in the past decade. According to New Jersey Department of Labor projections, the population of New Jersey is projected to grow by 11.7 % from the year 2000 to 2015 and expand by 1.4 million additional people for an increase in population of 16% between 2000 and 2020⁴.

The impact of this growth on the state's natural resources has been significant. The New Jersey Department of Environmental Protection in a report analyzing land coverage released in May, 2004 estimated the overall change in new urban land between 1995 and 2000 as 77,950 acres representing an increase in developed land coverage of approximately 5.8%.⁵ Adding in new transitional and barren areas, the report identified the total developed land change as approximately 89,900 acres.⁶ The report goes on to state "In the case of New Jersey's landscape, this new urban growth came at the cost of approximately 47,953 acres of forest, 25,911 acres of agricultural land, and 5,103 acres of natural wetlands. An additional 14,857 acres of existing barren lands were also converted to urban."⁷

The Township of Wayne can be characterized as a mostly developed suburban community. Despite its developed character however, the Township of Wayne continues to experience growth and development pressures on its remaining undeveloped parcels, which in many ways mirrors the state's experience.

The few remaining tracts of land available for development within the Township are generally impacted by the presence of flood plain, steep slopes or wetlands and often by combinations of each. Development of these tracts will pose tremendous environmental consequences upon the community. The loss of wildlife habitat, drainage impacts associated with flood plain and wetland development and the stripping of steep slopes all stemming from development have known negative environmental consequences that the Township seeks to avoid with proper planning.

In response to this issue the residents of Wayne overwhelmingly passed an open space tax by referendum in 2003 that authorizes the municipality to set aside 2 cents per \$100 dollars of property valuation for the purposes of open space preservation.

This Open Space and Recreation Plan (OSRP) is intended to address the open space and recreational needs of the community and to help guide the Township in its future

¹ US Census Bureau Census Data

² New Jersey Bureau of Labor Statistics

³ NJDEP Estimates

⁴ Bureau of Labor Statistics as cited in the 2004 State Plan

⁵ NJDEP Report – Land Use/Land Cover Update to Year 2000-2001, page 2.

⁶ Ibid

⁷ Ibid

decisions regarding the purchase of open space and the future development of its park system. This document is comprised of six sections, as follows:

- (1) Section 1 sets forth the community's *goals and objectives* regarding open space.
- (2) Section 2 describes the general character of the Township's *open space and environmental features*.
- (3) Section 3 *inventories* existing open space, recreation facilities, and vacant land.
- (4) Section 4 provides a *needs assessment* of the Township's open space and recreation resources.
- (5) Section 5 offers open space *recommendations* and presents an open space *action plan*.
- (6) Section 6 describes the *relationship* between the OSRP and other plans.

The plan focuses on the future open space and recreation needs of the municipality while being mindful of the regional character of open space. The OSRP recognizes open space resources as a significant contributor to the quality of life of the residents as well as the environmental quality of the region's natural resources.

Executive Summary

This executive summary highlights the principal findings and conclusions of this Plan as follows:

1. The Township of Wayne presently enjoys an extensive park system comprised of both passive and recreational facilities. These facilities require maintenance and expansion in order to meet growing community needs.
2. A preservation plan for the remaining undeveloped and environmentally sensitive parcels located within the Township is required in order to preserve those final tracts that, if developed, will severely impact the future quality of life of the Township's residents.
3. To increase the accessibility and use of the Ramapo, Pompton and Passaic Rivers, the Township in cooperation with Passaic County should establish a trail network along the riverbank to expand recreational opportunities.
4. The Township should explore opportunities to maximize existing recreational resources as current usage approaches capacity. The installation of synthetic playing surfaces on extensively used playing fields would further increase productivity.
5. The Township must be cognizant of the shifting demographic makeup of the community and its impact on the demand for certain open space and recreational opportunities. As population growth at the younger and older cohorts continues, the Township should actively pursue activities and facilities, which meet the needs of these groups.

Goals and Policies

This section of the Open Space and Recreation Plan established the Township's open space goals and policies. It also includes a discussion on previous master plan open space goals and policies.

Open Space and Recreation Goals Established In This Plan

This open space and recreation element sets forth the following goals and objectives for enhancing the existing open space and recreation facilities for all residents. These goals are designed to complement and enhance the goals and policy statements set forth in the Township of Wayne Master Plan:

The following goals and policies are offered for the Committee's consideration:

1. To maintain and enhance the existing public open spaces that contribute to the preservation of the character of the community.
2. To support conservation efforts in order to preserve environmentally sensitive land, natural features, open space and protect neighborhoods.
3. To upgrade existing recreation facilities with the addition of new equipment and replacement of older equipment that does not meet current state and recreation industry standards as well as the creation of new facilities in appropriate locations.
4. To provide for a variety of recreational uses to appeal to all segments of the Township's population and to ensure that sufficient open space and recreation opportunities exist on an equal, equitable and accessible basis for all residents.
5. To create a comprehensive open space and recreation program pursuant to a comprehensive plan that will establish a Township wide recreation system with links between recreational facilities, preserved open space and residential neighborhoods that will be designed for safe and accessible pedestrian circulation and passive recreation.

Conservation and Open Space Needs Identified In Previous Master Plans

The Township of Wayne Planning Board adopted a comprehensive master plan in 1994. The 1994 Master Plan was prepared by Moskowitz, Heyer and Gruel, and provided for the obligatory land use element and five optional elements specified by the Municipal Land Use Law that included a Conservation Element. The Conservation Element expressed concern over the need to protect environmentally sensitive tracts from over-development. The plan noted, as in the land use element, that the Township zoning ordinance required revisions to adequately reflect the environmental constraints affecting tracts of land posed by steep slopes, flood plain or wetlands.

Specific goals and policies identified by the Conservation Element of the 1994 Master Plan included:

1. Preserve and protect important natural features including lakes, lake edges, streams, woods, flood plains, open spaces and steep slopes.
2. Acquire and retain passive open space as development occurs.
3. Reduce the flood hazard risk in flood hazard areas, particularly in the Old Wayne Area and Hoffman Grove.

The Township Planning Board adopted a Master Plan Reexamination Report in 2003 that essentially reaffirmed these policy goals.

These planning policies related to conservation are consistent with the goals and policies expressed in this document.

Open Space Character of the Community

The Township of Wayne has a varied landscape comprised of mountainous terrain associated with the Preakness Mountain along the northeastern boundary between the Township and the Boroughs of Franklin Lakes, Oakland, North Haledon and Haledon and the lowland flood prone areas associated with the Passaic River affecting the Old Wayne and Hoffman Grove sections of Wayne. There are extensive wetlands associated with the Passaic River particularly in the Old Wayne area that are either naturally associated with the river flood basin or were constructed by the State as part of the wetland remediation project required in conjunction with the construction of Route 287. There are also three residential lake communities associated - Lions Head Lake, Packanack Lake and Pines Lake. The Passaic Valley Water Commission (PVWC) maintains the Point View Reservoir. The Township's environmental features are indicated in the mapping appended to this report.

The open space of Wayne offers a wide variety of passive recreational opportunities in an otherwise congested regional area. Mountainside Park offers not only exceptional hiking and vistas but also critical habitat for threatened and endangered species. The river and wetland areas also offer habitat to a variety of plant and animal species. In fact, a significant number of unique, and sometimes threatened, species reside in the Township's forests and waters. The NJDEP, Office of Natural Lands Management, Natural Heritage Program identify the state's most significant natural areas through an inventory of rare plant and animal species and representative natural communities. The database compiles information concerning the biology, status, and preservation needs of the natural communities. The database includes officially listed endangered species in accordance with the Federal Endangered Species Act, the State Endangered Species Act, the State Endangered Plant List Act, the State Endangered and Nongame Wildlife Act, as well as species that have not been listed officially.

The database indicates the following endangered and/or threatened species considered to exist in Township and their present conservation status:

Table 1
Unique Species & Status

Common Name	Scientific Name	State Status
Barred owl	<i>Strix varia</i>	T/T
Bobcat	<i>Lynx rufus</i>	E
Eastern lampmussel	<i>Lampsilis radiata</i>	T
Red-shouldered hawk	<i>Buteo lineatus</i>	E/T
Timber rattlesnake	<i>Crotalus h. horridus</i>	E
Triangle floater	<i>Alasmidonta undulata</i>	T
Wood turtle	<i>Clemmys insculpta</i>	T

E – endangered

T – threatened

/ - breeding population / migratory, wintering population

“Endangered” indicates that the species is one whose prospects for survival within the state are in immediate danger due to one or many factors – loss of habitat, over exploitation, predation, competition and/or disease. “Threatened” indicates that a species

may become endangered if conditions surrounding the species begin to or continue to deteriorate.

The Office of Natural Lands Management (ONLM) identifies “Natural Heritage Priority Sites” that constitute some of the best remaining habitat for rare species and best natural communities in the state. These areas should be strongly considered for preservation of biological diversity. ONLM has designated the northeasterly area of the Township, as part of the “Preakness Mountain Macrosite.” ONLM designates this specific area as a B2 in significance, which indicates that the area “contains good occurrences of a globally imperiled natural community and a globally imperiled State Endangered plant species and contains buffer and additional potential habitat for the natural community and plant species.”

Cultural and Historic Resources

In addition to its natural resources the Township has a significant number of historic places and sites that are reminiscent of its role in the nation’s colonial days. These facilities are summarized as follows:

House Museums

Van Riper – Hopper House and Mead– Van Duyne House Museums Site

533 Berdan Avenue:

Dutch Colonial Farmstead
Albert Payson Terhune Collection
Archeology Laboratory
Herb Gardens

Van Riper-Hopper House – 533 Berdan Ave.: Built by Uriah Van Riper in 1786, this home became a Wayne Township Museum in June, 1964, and is the headquarters of the Wayne Historical Commission. The museum, depicted in the graphic at the top of this page, is open to the public by appointment.

Mead-Van Duyne House Museum - 533 Berdan Avenue: Built around 1740, it was purchased in 1974 by the Wayne Township and moved 7 miles from 636 Fairfield Road to a safe site on Berdan Avenue near the VanRiper-Hopper House. Six-lane NJ Route 23 South now replaces the stone colonial farmstead, an architectural gem.

Schuyler-Colfax House Museum - 2343 Hamburg Turnpike: Located near the Pompton Lakes border, this home was built in 1696 by pioneer settler, Arent Schuyler. This is Wayne's oldest home. The Hamburg-Paterson Turnpike is at its front door and the Ramapo River at its back door. The family cemetery is located just north of the house. In October, 1966, the Schuyler-Colfax house was named an historical site by the State of New Jersey. Until recently the homestead was a private residence for the eighth generation of the family, when it became a Wayne Township Museum. One of only a few colonial homesteads built prior to 1700 on the east coast of the United States, it was never sold out of original ownership for eight generations. In 1994, Dr. Jane Colfax sold

the landmark to Wayne Township to serve as a museum. Each generation produced military, medical, legal and governmental representatives.

Dey Mansion - 199 Totowa Road: This house museum is owned and operated by Passaic County. Begun in 1740 by Dirk Dey and completed by his son, Colonel Theunis Dey, this mansion served as General George Washington's headquarters in 1780. A family burial ground is on the premises. A barnyard complex with fowl and animals can be seen here. The mansion is open to the public Tuesdays, Wednesdays and Fridays from 1:00PM - 5:00PM and Saturdays and Sundays from 10:00AM - 5:00PM.

Houses

Van Saun House - 23 Laauwe Avenue: This old Dutch home was built in 1769 by Samuel Van Saun and is presently a private residence. Major-General Marquis de Lafayette made this home his headquarters during the 1780 encampment of the Continental Army. The still active spring, which flows into the Singac Brook, maintains a 34-degree temperature year round and refreshed many a man and horse.

Mead House - 231 Parish Drive: Built in 1780 by Jacob K. Mead, a direct descendant of the founder of Mead's Basin, this home forms the left wing of the huge mansion built in 1929 by LeGrand Parish. The Lakeland Unitarian-Universalist Fellowship now owns the house.

Ryerson Homestead - 44 Newark-Pompton Turnpike: Built in 1784 by Abraham Ryerson, who is a direct descendant of one of Wayne's first settlers. This home is now a private residence and also serves as a business location.

Henry Casey House - 1329 Hamburg Turnpike: The first Wayne Township organizational meeting took place in this house on April 12, 1847. It is currently a private residence and a business address.

Demarest House - 378 Fairfield Road: This 1760 homestead is believed to have been built by John Ryerson, and used as a parsonage for the Dutch Reformed Churches. It was dismantled and rebuilt in 1850 to rid the house of ghosts. The Demarest family bought it in 1814. It is now owned privately.

Terhune Memorial (Sunnybank) - Terhune Drive: In 1860, the Reverend Edward Payson Terhune and his bride settled on this sloping hill on the east shore of Pompton Lake. Their son, Albert Payson Terhune, was raised here and became famous as the author of *Lad* and other dog stories. Headstones mark the graves of favorite dogs. Sunnybank is now a town park. The house was in too great a state of disrepair to be saved.

Tollkeeper House - 2332 Hamburg Turnpike: Built in the 1700's to house George Colfax, the toll collector on the road from Paterson to Hamburg. To supplement his income, Colfax was also a cobbler. This home currently is a private residence.

Mountainview Schools: The first school was a dugout school built in 1743 on what is now Parish Drive near the Community Fire Company Number One. In 1812 a new Mountain View School was built on Boonton Road. In 1920 a newer school was built across the street at 64 Boonton Road., and the old school was converted into the Town Hall of Wayne. It presently houses American Legion Post 174. The school on Boonton Road is now a bank.

Old Preakness Schools - 1006 Hamburg Turnpike: The small white building was built in 1866 as a single story structure to be used as old district school #14. A second story was added and it was renamed School #2. While still owned by the town, it is rented to a business. The newer school, which closed in 1977, is now the Wayne Civic Center and houses the Preakness Branch of the Wayne Public Library.

The Preakness Reformed Church Cemetery - 131 Church Lane: This is the only public cemetery in Wayne. Stones dating back to 1798 include names of those prominent in the town's early history - Berdan, Van Riper, MacDonald, Hinchman, Ratcliffe, and Garside. A self-guided tour is available at the Church.

Adapted from Know Your Town Wayne New Jersey Published by the League of Women Voters of Wayne Township.

Summary

The open space found in the Township is of regional importance because of its extensive nature, diversity, ease of access, and strategic regional location. It provides needed recreation and leisure opportunities to the community and surrounding area. The Township's open space serves as critical habitat to numerous species of flora and fauna including those that are listed on the NJDEP's list of threatened and endangered species list. The Township's cultural resources impart our common heritage and preserve a historical legacy that extends back to our colonial past.

Open Space Inventory

The Township's open space resources are varied, including municipally owned athletic facilities, privately owned farmland, and county owned parkland. The following section details all such resources found in the Township. The inventory provides baseline information about the Township's existing resources, for future decision-making purposes. It is useful in determining where deficiencies exist and identifying opportunities for future preservation efforts. These facilities are identified on the Open Space Inventory Map appended to this report.

*Community Facilities Inventory*⁸

There is a total of approximately 3,699 acres of public and quasi-public land in the Township. Of this total, 2,156 acres are parks of which the Township owns 1,841. The remainder is owned by Passaic County. The Township owns an additional 89 acres, which contain municipal offices, fire and rescue facilities and miscellaneous Township utilities. Another 79 acres are owned by other public not for profit entities (i.e. St. Joseph's Hospital).

The Wayne Board of Education owns 251 acres, which contain schools, administrative offices, parking lots and the Wayne Civic Center. Private and secondary schools including William Paterson University comprise almost an additional 300 acres. Over 465 acres of quasi-public and other lands exist in the Township, including places of worship, cemeteries and various other quasi-public uses such as clubs and lodges.

Finally there is over 421 acres of other vacant land owned by public and quasi-public entities in Wayne Township. The Township owns over 336 acres of this land, the majority of which is located in the flood prone areas of the Township commonly known as the "Old Wayne" area. The Board of Education owns two vacant sites with a combined total of 35.31 acres, one of which is presently under construction for a new middle school. The remaining sites are owned by NJDOT, NDEP, NJ Transit and Passaic County.

Parks and Recreation Facilities

Much of Wayne's early development was as a recreational resort centered on several Township lakes. Recreation is vitally important to the community and quality of life residents of Wayne presently enjoy. The existing Township and County park system in Wayne consists of over 2,156 acres. Of this total, 1,841 acres are municipal parks, with a remaining 315 acres allocated between the Passaic County Golf Course and Passaic County Parks Commission part at the edge of the Pequannock River.

Wayne Township's Department of Parks and Recreation maintains active and passive park and recreation facilities and provides a variety of recreation programs for Township residents. The municipal park system consists of twenty-five developed parks and fifteen undeveloped parks.

⁸ The Community Facilities Inventory is excerpted directly from the 1994 Township Master Plan

Developed park facilities total over 261 acres and include 20 playgrounds, 2 swimming lakes, 1 swimming pool, 12 tennis courts, 2 paddle courts, 13 basketball courts and 18 ball fields distributed across the Township. The Township also has two historic museums (Schuler-Colfax House and Van Riper House) and an arboretum. In addition, the Passaic County Park Commission operates two golf courses in Wayne for County residents.

The Township's undeveloped parks allow for fishing and boating on various rivers and lakes, as well as hiking trails and cross country skiing at High Mountain Park. High Mountain Park was acquired in 1993 through State Green Acres Funds, Township Funds and the Nature Conservancy and includes 1,236 acres of pristine forested land associated with the Preakness Mountain. The Nature Conservancy is still involved in the management of the park.

Private recreational facilities are provided at Lionshead Lake, Packanack Lake and Pines Lake for residents of those areas. The North Jersey Country Club and Preakness Country Club provide golf and swimming for members. Some of the garden apartments and condominiums have private swimming pools for residents/tenants.

Vacant Land and Farmland

Privately owned open space and farmland plays an important role in the community. These lands help to maintain natural resources and protect habitats. They contribute to the community landscape, and sometimes provide important buffers between development and sensitive areas. However, they are resources which are at-risk to development as they often lack protections afforded to the Township's other sources of open space.

An inventory of lands one (1) acre or more in size reveals that there are presently 102 parcels of privately owned parcels that total 783 acres and have an assessed value of \$39,246,965.00. Of these parcels, ten (10) receive farmland assessment with a total assessed value of \$2,788,365.00. The most significant of these parcels is the Kuehm farm located on Pompton Plains Crossroads that totals 41 acres. The Kuehm farm represents the last large scale-operating farm in the Township and is the subject of negotiations for inclusion in the State Farmland Preservation Program.

An analysis of this inventory reveals that these remaining parcels are affected by some environmental condition that renders development difficult if not impractical. Some of the parcels are in close proximity to existing parklands and make logical additions to the Township's inventory of parkland. Other parcels are the subject of development applications indicative of the development pressures the Township faces.

These parcels are numbered and identified in the Open Space Inventory Map appended to this report.

Needs Analysis

There are three commonly used methods in determining a community's open space and recreation needs. One methodology utilizes a standardized formula calling for a municipality to have a minimum of three percent of its developed and developable land for open space/recreation purposes. Based upon a developed and developable land area of 9,007 acres utilizing this standard the Township would require approximately 270 acres. Based upon the inventory described above, the Township exceeds this standard.

A second method used to determine open space and recreation needs is based on the National Park and Recreation Association (NPRA) criteria outlined in the publication entitled *Recreation, Park and Open Space Standards and Guidelines*. These criteria are based on the existing and projected population for the municipality. The guidelines indicate that there should be a minimum of ten acres of open space for every 1,000 population. Of this, it recommends that 6 acres per 1,000 population be provided at the local level and the remainder be provided by County, State or other regional authority. Based on the Township's current population of 54,000 people, the imposition of the NRPA guidelines suggests a need for 540 acres of local active/passive recreation space to accommodate the community's existing population, including 324 acres at the local level. The Township presently meets this standard, and projections for future growth suggest that the township's foreseeable development pattern would result in consistency with this criterion.

NRPA guidelines also offer recommendations regarding the distribution of recreational acreage for both active and passive use. This distribution is cognizant of the desirability of providing a variety of recreation opportunities. Generally, the types of facilities most commonly provided in a community are divided into the following categories.

1. Playlots. This is an active recreation facility for school age children. They generally range in size from $\frac{1}{4}$ to $\frac{1}{2}$ acre, with a one-acre lot considered the maximum size for such a use. They generally have miscellaneous play equipment for toddlers, benches and shaded areas. The lots can be combined with play equipment for older children if properly separated from the toddler area.
2. Neighborhood Playground. These are larger facilities and accommodate adults as well as school age children. They generally average about 6 acres in size to provide adequate separation of activities. They are generally developed with ball fields, courts, a children's playground and often, a small shelter. They are usually provided at a ratio of 1.25 acres per 1,000 population and each facility should be designed to serve a population of 4,000 to 5,000 people, which includes overlapping 'markets' for their use. This translates into approximately 12 facilities for the Township's current population.
3. Neighborhood Parks. These are passive facilities for all ages. They are designed for walking and sitting rather than active games and sports. The main features include walkways, benches and landscaping. They are often provided with a playground. The site size for neighborhood parks is comparable to that of a

neighborhood playground. There should be about one acre of park space per 1,000 population, ranging in size from one to five acres. This translates into approximately 15 neighborhood parks, based on the current Township population.

4. Community Parks. These facilities accommodate both active and passive space and are considerably larger than the neighborhood type facility. They should be provided at a ratio of 1.25 acres per 1,000 populations, serving from 12,000 to 20,000 people living in a one-mile radius. They are designed for field sports requiring large open areas and should contain from 12 to 20 acres of land. They should also include an indoor recreation center to accommodate a comprehensive active and passive recreation program.

Additional regional facilities should also be provided, including areas maintained in their natural state, hiking and riding trails, shelters and special features such as gardens, a bird sanctuary or zoo. These parks generally encompass areas of 100 acres and are designed at a ratio of 2.5 acres per 1,000 population.

However, population ratios are only one means of assessing whether an appropriate amount of open space exists in the township. Using this as the only means of assessing the adequacy of existing recreation does not consider important issues such as accessibility, population density, and physical character. The third methodology used to determine open space need is based on a more logical reliance on local experience, knowledge of the local population, and recognition of the unique character of the individual community.

Demographics/Future Needs

It is important to understand the community's local population size and demographic character in order to assess the appropriate type and amount of open space/recreation facilities that may be needed. The 2000 U.S. Census indicated that the Township's population was 54,069 persons.

As indicated in Table 2, the Township experienced a population increase of 13% between 1990 and 2000. This is nearly double the population increase experienced in the County as a whole and is a significant increase over the 1.2 percent experienced by the Township between 1980 and 1990.

The age characteristics of the population are particularly important in planning future open space and recreational facilities.

Census Data indicates that the Township is changing demographically by age. The fastest growing segment of the population is the senior population age 65 and older which grew by 41% since 1990 followed by the Under 5 and five to fourteen age categories which increased by 24.2% and 35.8% respectively. The age group 35-44 remains the single largest age group making up 17.2% of the Township's population. The aging of the population and increasing growth in the Township's youth population suggests very

different recreational needs and increased usage can be anticipated on the Township's recreational resources.

Table 2

POPULATION GROWTH			
Township of Wayne and Passaic County			
Township of Wayne			
Year	Population	Population Change	
		Number Changed	Percent
1940	6,868	--	--
1950	11,822	4,954	72.1
1960	29,353	17,531	148.3
1970	49,141	19,788	67.4
1980	46,474	(2,667)	(5.4)
1990	47,025	551	1.2
2000	54,069	7,044	13.0

Passaic County			
Year	Population	Population Change	
		Number Changed	Percent
1940	309,353	--	--
1950	337,093	27,740	9.0
1960	406,618	69,525	20.6
1970	470,782	64,164	15.8
1980	447,579	(23,203)	(4.9)
1990	453,060	5,481	1.2
2000	489,049	35,989	7.4

Source: U.S. Bureau of Census

Table 3

	POPULATION BY AGE, 1990 AND 2000					
	Township of Wayne					
	1990		2000		Change, 1990-2000	
	<u>No. of Persons</u>	<u>Percent</u>	<u>No. of Persons</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 5	2,666	5.7	3,313	6.1	647	24.2
5-14	5,363	11.3	7,285	13.5	1,922	35.8
15-24	6,948	14.7	6,311	11.7	(637)	(9.1)
25-34	6,633	14.0	5,608	10.4	(1,025)	(15.5)
35-44	7,484	15.8	9,316	17.2	1,832	24.5
45-54	6,238	13.2	7,857	14.5	1,619	25.9
55-64	5,771	12.2	5,617	10.4	(154)	(2.7)
65 and Over	<u>6,192</u>	<u>13.1</u>	<u>8,765</u>	16.2	<u>2,573</u>	41.6
Totals:	47,295	100.0	54,069	100.0	6,777	100.0

Source: U.S. Bureau of Census

These figures suggest that the Township should consider a variety of age cohorts when planning future recreational and open space facilities. The young and old populations, groups with relatively large amounts of leisure time, are growing. The growth in the population under 14 suggests a continuing high demand for organized athletics in the Township of Wayne. Active recreation facilities and programs, including playgrounds and playing fields will be demanded by this group. At the same time, the significant growth in the population over 65 years old suggests that the Township recreation department will experience greater demand for activities and facilities appealing to older residents. For instance, older residents may demonstrate a preference for sightseeing, educational and cultural activities.

Findings Regarding Existing Facilities

An analysis of current park utilization indicates that the Township's active recreational facilities receive heavy use. As indicated in the utilization analysis table appended to this report, the recreation program in 2004 had 10,764 participants in six sports over 24 fields. This intensive utilization has severely impacted the condition of the Township's recreational fields requiring increased maintenance. The intense nature of the field usage also suggests the need for additional playing fields particularly in light of the increasing youth population as indicated in the demographic analysis above.

Plan Recommendations and Action Plan

Recommendations

1. Enhancements and Upgrades of Existing Facilities.

The Township's existing recreational facilities, already stretched to capacity, will continue to experience heavy demand. Demographic data suggests that demands for additional, and more diverse, activities and facilities will materialize. The Township should explore ways to increase the efficiency of its existing resources. The following specific park improvements are recommended by the Township Department of Parks and Recreation and incorporated herein as part of this plan:

Barbour Pond Park

- A. In the next few years, it is our intent to install synthetic turf on the remaining three fields. The vision is to create an athletic field complex that will not only be beneficial to the many sports leagues and programs in town, but will also be an advantage to the environmentally sensitive area that surrounds them.
- B. The existing playground should be expanded and upgraded to accommodate the large amounts of township and non-township children that utilize it year-round
- C. A new location for the existing pistol range should be considered off-site. The proximity of the range to the children's playground is too close.
- D. Blaze and mark nature trails around pond.
- E. A detailed trail map should be created using GPS technology and sold through the Parks and Recreation Department.

Van Ripper Hopper Museum and Grounds

- A. New historically correct cedar shingle roof for VRHH and the Meade Van Duyne House.
- B. Post lights need to be replaced.
- C. Expand on existing parking lot.
- D. Rehabilitate existing walks.

Schuyler Colfax Museum and Grounds

- A. Replace existing hot water baseboard heating with electric baseboard in original portion of house.
- B. Update existing security system.

- C. With the possible use of a Historic Trust grant, create a historically correct landscape plan to implement.
- D. Line parking lot for stall space.

Sunnybank Park

- A. Stabilize area near dog monuments.(This might be accomplished by volunteers this summer)
- B. Line parking lot for stall space.
- C. Expand electrical service throughout park.

Laurelwood Gardens

The future plans for this park are to eventually to open to the public for tours, wedding photos, public programs, horticulture classes, etc. To do this, several steps need to be taken to ensure that all public safety precautions are implemented, parking space is adequate, and Township and volunteer staff can work efficiently to operate this large arboretum.

- A. Update existing park-wide irrigation system.
- B. Install restroom facilities and establish that any existing structures that will remain on the site will be safe for public use.
- C. Assist existing volunteers in their pursuit of non-profit organization status. (in progress)
- D. Establish a Township crew (two – three employees) to work with volunteers in daily maintenance and seasonal planting throughout the year.
- E. Create “unique planting” identification markers throughout park.

North Cove Park

- A. Repair existing swimming lanes peninsula bulkhead. The original steel and wooden bulkhead is structurally failing and should be replaced with a suitable material.

Kilroy Park

- A. Update existing swim facility building, lockers and shower rooms, and concession stand.
- B. Expand existing playground.

James Roe Pool Facility

- A. Update existing swim facility building, restrooms, lockers and shower rooms, and concession stand.
- B. Update and expand existing parking and pool facility entrance area.

High Mountain Park

- A. Re-blaze existing trails every two years.
- B. Purchase an all-terrain vehicle to allow park rangers improved access to existing trails.
- C. A more detailed trail map should be created using GPS technology and sold through the Parks and Recreation Department.

Miscellaneous

Parks and Recreation constantly monitor township parks with playground equipment to ensure that structures are safe and State of New Jersey code compliant. Over the next few years, several of these structures will require part replacement and/or structure replacement to match the needs of the ever-growing users.

A pour-in-place rubberized safety surfacing could be utilized in place of the rubberized mulch currently being used in township playgrounds. Cost of the product and installation should limit us to testing its longevity and popularity with one or two parks. If the response is favorable, the one-time installation could save the township maintenance time and money.

Several parks in town contain athletic fields. These fields are in constant service from March-December and do not get required “down time” to allow for turf and soil recovery from over-use. A rotating use schedule needs to be established to allow for fields to be shut down for a week or two throughout the playing seasons to allow for this recovery time.

Finally, increased manpower is essential to maintaining the facilities and parks up to the standards expected from township residents.

2. Acquisition

The Township should continue its efforts to preserve environmentally sensitive land, natural features, open spaces as well as pursue opportunities to improve and expand upon existing recreational facilities. For example, the Office of Natural Lands Management in the Department of Environmental Protection has identified the area off College Road presently owned by St. Joseph’s Hospital as part of a more extensive Natural Heritage Priority Site. This portion of Wayne Township exhibits steep slopes, is relatively

undeveloped and, according to the Office of Natural Land Management, contains a globally imperiled natural community and globally imperiled State Endangered plant species. This tract also offers an opportunity to provide a linkage via an access easement to be provided across William Paterson University lands to High Mountain Park. Environmentally sensitive tracts that face development pressures as well as those that add to existing open space and recreational parks such as, for example, the Van Houten Burroughs tract off Alps Road, offer opportunities to achieve the goals of this plan and should be considered as priority sites.

In order to facilitate the purchase of open space and implement this plan, an acquisition matrix as appended to this report that should be utilized by the Township in determining the desirability and prioritizing of purchasing privately owned parcels. The matrix provides a decision tree by which parcels can be identified and ranked for potential purchase by the Township to insure that key parcels are pursued that will enhance the Township's open space and recreational inventory.

Action Plan

Short Term, Immediate Action

1. *Seek Funding For Acquisition.* The Township should immediately seek outside funding sources private and public, to acquire key targeted properties, including: St. Joseph's property and the Van Houten Burroughs tract as priority sites.
2. *Develop Active Recreation Parks.* To meet the growing need for active recreational facilities the Township should seek out opportunities to develop additional fields. The Van Houten Burroughs tract and the former thorium site located on Black Oak Ridge Road are ideal candidates for recreational development.
3. *Farmland Preservation.* Take action to preserve the Kuehm Farm through the State farmland preservation program. This tract is under imminent development threat and represents the last large working farm in Wayne Township.

Long Term, Future Action

1. *Purchase of Critical Sites.* The Township should continue to purchase environmentally sensitive land as identified by this report.
2. *Develop Age Appropriate Park Activities.* The Township should develop park facilities consistent with meeting the varied demographic needs of its residents.
3. *Continue Recreation Improvements.* The Township should proceed with implementing needed park improvements as identified in this plan.
4. *Develop Non-traditional Forms of Recreational Facilities.* The Township is experiencing a growing demand for non-traditional type recreational facilities. These would include facilities to accommodate skate parks, outdoor roller hockey and developing a walking trail system and dirt bike path system interconnecting

recreational facilities where feasible. The Township needs to be cognizant of these non-traditional types of recreation and develop such facilities to accommodate growing demand.

5. *Develop Linkages Between Existing Recreational Facilities and Parks.*

Whenever possible priority should be given towards purchasing parcels that either expand existing park holdings or provide for important linkages between park facilities to permit interconnections via trails and bikeways. Such connections bring vitality to park facilities and promote enhanced park use by facilitating access.

Potential Funding Sources

The State of New Jersey has offered assistance to communities for the preservation of open space since the inception of the Green Acres Program in 1961. Moreover, the Garden State Preservation Trust Act, enacted in response to the recognized need to preserve the state's open space, creates a stable source of funding for this purpose. Other programs, such the Farmland Preservation Trust Act and Historic Preservation Trust Fund, also enhance the state's ability to preserve land for open space and recreation uses.

In order to participate in the Green Trust Planning Incentive (PI) funding category, a municipality must adopt a recreation and open space plan. Moreover, the local government must establish and collect an open space tax pursuant to P.L. 1997, Chapter 24. This law allows counties and municipalities to assess a tax, approved by voter referendum, for the following purposes, or any combination of these purposes, as determined by the local government:

- a. Acquisition of lands for recreation and conservation;
- b. Development of lands acquired for recreation and conservation purposes;
- c. Maintenance of lands acquired for recreation and conservation purposes;
- d. Acquisition of farmland for farmland preservation purposes;
- e. Preservation of historic properties, including the acquisition of such properties for historic preservation purposes; or
- f. Payment of debt service on indebtedness issued or incurred by a local government for any of the purposes listed above, except for item c.

Green Acres funding programs include long-term low-interest loans as well as grants for up to 25 percent of the acquisition cost for environmentally sensitive land. Communities that have passed an open space tax are eligible for up to 50 percent of acquisition costs. Additionally, the Green Acres State Preservation Trust Act provides funding for local governments that adopt alternate funding mechanisms for those purposes listed above. Such funding mechanisms must be stable and reasonably equivalent to an open space tax.

As stated previously in this report, the residents of Wayne approved by referendum a dedicated open space tax to advance the township's open space program. Consequently, the Township is not pursuing alternative funding mechanisms at this time but rather will utilize its own open space funds generated by the open space tax and leverage those dollars with other funding sources to implement this plan.

It is particularly noteworthy that the high cost of land in today’s market makes it virtually impossible for the Township to pursue its open space program on its own despite the commitment of its own open space fund. It is recognized that the most effective means of purchasing open space is to partner with other government agencies and not for profit groups with an interest in preserving open space to develop a “quilt” of financing necessary to purchase land. As an example, the past success of purchasing High Mountain Park was the result of a strategic partnership between the Township, the Nature Conservancy, NJDEP and the owners of the property who donated a portion of the sale. The Township will seek out similar such opportunities whenever possible to form strategic partnerships in order to repeat the success of this landmark purchase. Funding sources that the township may wish to explore, include:

Source	Details	Contact Information
<i>Passaic County Open Space Trust Fund</i>		
County Program	Targets projects that qualify for Green Acre funding or federal aid programs. Can be utilized for the acquisition or redevelopment of land for conservation and recreation purposes.	www.passaiccountynj.org
<i>State Programs</i>		
Green Acres Communities Challenge Grants	Assists municipalities in developing a community forestry program. A management plan helps local government agencies implement urban and community forestry projects. Four types of projects available, including: program development, implementation, tree maintenance, and research projects	www.state.nj.us/dep/greenacres
National Recreation Trails Program	Provides financial assistance to government and non-profit land owners for the development and maintenance of trails and trail facilities. Trails can be for non-motorized, multi-use and motorized purposes	DEP Natural Land Management Department. Celeste Tracy at (609) 984-1339.
New Jersey Tree Planting Grant	Facilitates planting of trees on land owned or controlled by state, county or local governments. Supports and encourages the development of Community Forestry.	DEP Community Forestry Program (609) 292-2532
Recreation and Park Department Assistance	Assists communities and park departments with initiation, development, administration and management of recreation sites, resources and programming. Operates as a clearinghouse for	DCA Office of Recreation

	service requests for technical assistance to local governments	
Bikeways	Addresses bicycle travel needs through the development of bikeway improvements on state and county systems	DOT Local Aid and Economic Development Department
Livable Communities Pilot	Assists in the planning, design, and implementation of municipal projects to further investment in transportation infrastructure and to support non-traditional projects developed at the local level to advance community-based needs and goals	DOT Local Aid and Economic Development Department
Community Stewardship Incentive Grant	Directed to municipalities with approved Forestry plans. Designed to assist municipalities to implement management goals and practices as outlined in local forestry management plan	DEP Forest Service. It can be contacted at (609) 292-2532.
Funders Network for Smart Growth	Offers a searchable database of approximately 52 private foundations supporting various elements of smart growth including, but not necessarily limited to, infill development, infrastructure investment, land use planning, brownfields redevelopment, historic preservation, habitat protection, environmental education, transportation and the promotion of regional collaboration.	www.fundersnetwork.org

Relationship to Other Plans

Municipal Land Use Law Requirements

The Municipal Land Use Law (MLUL), in section 40:55D-28, identifies recreation and conservation plans amongst the numerous permitted elements of a municipal master plan. Although the master plan comprehensively considers a wide-variety of issues facing the community, the MLUL clearly articulates that open space, and the role it plays in defining the character of the community, demands a central role in every community's master planning effort. The master plan guides development decisions through its goals and policies for managing growth, infrastructure investment, affordable housing provision and other critical aspects of community development. In turn, its goals and policies necessarily impact - directly and indirectly- the preservation and maintenance of open space and recreation resources in the community. An OSRP expounds upon the MLUL requirements concerning recreation and conservation plan elements. It comprehensively details the community's vision regarding its open space and recreation resources.

The MLUL requires that a recreation plan include a "comprehensive system of areas and public sites for recreation". A conservation plan element, in accordance with the MLUL, must provide for the "preservation, conservation and utilization of natural resources, including to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources."

This document is intended to supplement and enhance the Township's present Comprehensive Master Plan prepared by Moskowitz, Heyer and Gruel adopted by the Township Planning Board in 1994 as reviewed and updated by the Township's 2003 Master Plan Reexamination Report adopted by the Planning Board in December, 2003.

New Jersey State Development and Redevelopment Plan

As with all planning documents in New Jersey, the Township of Wayne Open Space and Recreation Plan should be consistent with the New Jersey State Development and Redevelopment Plan (SDRP). The SDRP contains several open space and recreation policies that concern local governments. The relevant sections are detailed as follows:

1. *Goal: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value*

Under the heading of general goal noted above, the SDRP discusses a number of specific actions to effectuate the preservation of the state's open space resources. The goals and objectives of this Open Space and Recreation Plan are consistent with the SDRP discussion regarding this goal.

Specifically, this plan is consistent with the SDRP comments regarding the State’s “greenways”. The SDRP describes greenways as “corridors of protected open space managed for conservation and recreation purposes. They often follow natural land and water features and link nature reserves, parks, cultural features and historic sites with each other and with populated areas. They are composed of permanently preserved farmland, public parks and reserves and privately owned land with preservation easements. Parts of the greenways system are set for recreation, but much of it is set aside for farming, habitat and wildlife preservation and other conservation uses.”

The SDRP goes on to state the importance of linking greenways, as proposed in this Open Space and Recreation Plan. “In the year 2020 the New Jersey trail system, a statewide network of trails and walkways (including stretches along city streets) laces together national, state, county and municipal parks, educational facilities, museums and historic areas throughout the state. It coincides with the greenways in many places, but whereas parts of greenways also serve as farmland or other protected purposes, the trail system is used for commuting and recreation, as scenic and historic corridors, and as networks of learning. It also serves as a focus for redevelopment efforts in the state’s river towns, including restoring existing parks and acquiring additional land along waterways. Each municipality has what it considers “its” portion of the network and ensures that it is a safe and respected community resource.

Greenways are truly representative of one essential component of the State Plan concept of open space in that they are regional by definition, requiring the cooperation of all levels of government, as well as private and nonprofit property owners, in their planning, execution and operation. Parts of a statewide greenways system have already been started in several areas of the state. The New Jersey Conservation Foundation, in partnership with Green Acres program, is developing an open space vision for New Jersey called Garden State Greenways. Garden State Greenways will serve as a tool for acquisition planning and will help create a statewide system of interconnected, preserved open spaces or green infrastructure” (Source: New Jersey State Development and Redevelopment Plan, pages 6-7, 89 and 92).

2. *Garden State Greenways*

The SDRP also indicates that “The Garden State Greenway provides a grand vision for an interconnected system of open space that will have lasting environmental and social benefits for New Jersey. In partnership with NJDEP Green Acres Program, New Jersey Conservation Foundation (NJCF) is using these late 19th and 20th century initiatives as inspiration to create a statewide map-based vision for a network of natural lands, parks, greenways and trails, spanning rural and urban areas alike.

Local planning in New Jersey for parks and open space will play a pivotal role in realizing Garden State Greenways. County and municipal open space planning has increased markedly with the Planning Incentive Grant Program.

Among the key principles of sound open space planning are the protection and enhancement of core conservation areas “hubs” and the maintenance or creation of open space connectors “greenways” between them. Hubs and greenways should include the most ecologically significant and environmentally sensitive lands, including areas of critical habitat, groundwater recharge, surface water protection and prime soils, as well as areas of high recreation, scenic value- in rural and urban areas alike.”

In addition to the general State Plan Goal noted above, the SDRP contains a section pertaining specifically to Open Space Recreational Lands. Within this section, the SDRP identifies the following policy topics regarding the planning of open space and recreational lands:

- Policy 1 Open Space Acquisition Priorities
- Policy 2 State Open Space and Outdoor Recreation Plan
- Policy 3 Coordinated Planning
- Policy 4 Integration of Goals
- Policy 5 Adequate Recreational Facilities
- Policy 6 Adequate Facilities for Development and Redevelopment
- Policy 7 Open Space and Redevelopment
- Policy 8 Trails, Greenways and Blue ways as public space Linkages
- Policy 9 Retention of Recreational and Open Space Land in Private Ownership
- Policy 10 Publicly Owned Watershed Lands
- Policy 11 Tax-exempt Property Used for Open Space
- Policy 12 Coastal/Waterfront Access
- Policy 13 Location of Recreational Facilities and Open Space
- Policy 14 Public Use Public Lands and Facilities
- Policy 15 Public Use of Private Lands
- Policy 16 Contiguous Open Space
- Policy 17 Corridors
- Policy 18 Critical Habitats
- Policy 19 Residents and Migratory Threatened and Endangered Species
- Policy 20 Wildlife Management

The Township of Wayne Open Space and Recreation Plan is consistent with the Township’s Master Plan as well as state wide policies designed to protect critical environmentally sensitive tracts of land and to develop recreational and cultural facilities intended to meet the recreational needs of Wayne Township residents.

APPENDIX

GENERAL OPEN SPACE AND RECREATION GUIDELINES

Open Space System	Developed Open Space			Undeveloped Open Space
	Quantity of Open Space Recommended	Size of Parcels	Area Served	Quantity Recommended
Mini-Park	0.25 to 0.5 acres/1,000 population (NRPA)	1 acre or less (NRPA) 500 sf to 2 acres (D&K)	Less than ¼ mile radius	At least 5% of total area of every residential development in permanent useable open space (township) For all other authorities, amount of open space required will vary depending on the conditions.
	2.5 acres/1,000 population expected to reside in development, at least 15% of which should be in tot lots unless less than 5% of residents are likely to be under age 12 (township)	Not less than 2,000 sf or more than 30,000 sf	100 yards to ¼ mile radius (D&K)	
Neighborhood Subdivision Level	1 to 2 acres/1,000 population (NRPA)	15+ acres (NRPA) 4 to 20 acres (D & K)	¼ to ½ mile radius to serve population up to 5,000 (NRPA) ¼ to ½ mile radius to serve population up to 5,000 (D&K)	
Community Level	5 to 8 acres/1,000 population (NRPA)	25+ acres	Several neighborhoods, 1 to 2 mile radius (NRPA) Several neighborhoods, 15,000 to 25,000 population (D&K)	