



MONMOUTH COUNTY OPEN SPACE PLAN

Monmouth County Open Space Plan

Prepared by the Monmouth County Park System

Adopted August 21, 2006

Monmouth County Planning Board Resolution #06-38

Monmouth County Board of Recreation Commissioners R-06-8-21=310

**Monmouth County
Board of Chosen
Freeholders**

William C. Barham, Director
Robert D. Clifton, Deputy Director
Theodore J. Narozanick
Lillian G. Burry
Anna C. Little

**Monmouth County
Board of Recreation
Commissioners**

Edward J. Loud, Chairman
Frederick C. Kniesler, Vice Chairman
Adeline H. Lubkert
Channing P. Irwin
Michael G. Harmon
Fred J. Rummel
Violeta Peters
N. Britt Raynor
Kevin Mandeville

Lillian G. Burry, Freeholder Liaison
James J. Truncer, Secretary-Director

**Monmouth County
Planning Board**

Joseph Rettagliata, Chairman
William D. Warters, Vice Chairman
Sam P. Alfano
Mollie Giamanco
James Giannell
Paul Kiernan, Jr.
William C. Barham, Freeholder Director
Lillian G. Burry, Freeholder
Joseph Ettore, County Engineer

Alternate Members
Vincent Domidion II
Rick DeNoia, Jr.
Robert D. Clifton, Freeholder
Richard P. Kucinski, Engineer

Robert W. Clark, PP, Director of Planning

**For additional copies
or further information,
contact:**

Monmouth County Park System
Acquisition & Design Department
805 Newman Springs Road
Lincroft, NJ 07738-1695
(732) 842-4000
www.monmouthcountyparks.com

The landscape of Monmouth County is changing. Forests and farm fields are being developed. New houses and commercial buildings replace treasured landmarks. Favorite woods and streams are now someone's back yard. Traffic is increasing. Sprawl is everywhere around us.

While we each have a personal vision of Monmouth County in the future, I believe that we are all united in the view of a permanent landscape that includes open space for recreational pursuits, protection of water resources, preservation of natural areas, and the improvement of our collective quality of life. This is the goal of the County Open Space Plan.

How do we get to that future? The County has committed to specific advocacy, stewardship, and acquisition actions outlined in this Open Space Plan. These actions are expected to take us to the goal of 19,099 acres of permanently preserved County-owned open space.

You can also make a positive and permanent difference in the future of Monmouth County by actively supporting this Open Space Plan. Consider the Plan a call to action. Express your interest in open space preservation to your elected officials and your local planning board. If you are an elected official, plan for and invest in open space within your community. Contribute to local preservation efforts by fundraising or volunteering. And show that public open space is important to you by visiting and using the parks in your area.

Thank you for taking the time to read this plan and share in the vision of a green Monmouth County. I hope you find the information helpful and that you will want to visit the more than 13,000 acres already preserved and managed for your use and enjoyment by the Monmouth County Park System, Monmouth County's open space, parks, and recreation agency.

James J. Truncer

A handwritten signature in black ink, appearing to read 'James J. Truncer', written over a faint, illegible stamp or watermark.

Secretary/ Director

Monmouth County Park System

INTRODUCTION1

- **The System** 2
- **The Plan Purpose** 8

THE PLANNING PROCESS9

LAND PRESERVATION GOAL AND POLICIES.....12

- **Roles and Responsibilities**12
- **Needs Analysis**13

ACTION PLAN17

- **Advocacy** 17
- **Stewardship**19
- **Acquisition** 20
- **Re-examination**22

LIST OF PROPOSED OPEN SPACE SITES 23

- **Additions to Existing County Parks** 23
- **New County Park Sites**28
- **Greenways**29

APPENDICES

- **A - Mission Statement of the
Monmouth County Board of Recreation
Commissioners** 33
- **B - Park System Lands
Classification System**34
- **C - Inventory of Existing Count
Open Space Holdings** 42
- **D - Municipal Open Space Acreage
and Needs**44
- **E - Resolutions of Adoption**46

PLAN MAP

Please Note: The foreword, sidebars, photographs and appendices are provided for informational purposes and are not part of the adopted Plan document.

In 1961, when the Monmouth County Board of Chosen Freeholders established the Monmouth County Park System to manage the first Monmouth County park, the then 24-acre Shark River Park, the population of the county had recently passed the 330,000 mark. Exhibiting great foresight, the Freeholders knew that the growth in development would fuel an increased demand for public recreation, while consuming many of the landscapes that made Monmouth County a desirable place.

Today in 2006 the county population exceeds 645,000, and the Monmouth County Planning Office projects that it will grow to 697,000 by 2025. A rough estimate of the remaining land supply of potentially developable land (based on available Geographic Information System data and Monmouth County Planning Board records of pending development) is somewhere between 60,000 and 70,000 acres. Pressure to develop, and redevelop, land in

Monmouth County remains strong and the challenges to maintaining quality of life for present and future generations that the Freeholders faced in 1961 - a growing population, competition for diminishing land resources, escalating property values, and increasing public demand for control of growth and provision of recreation services - are even greater in 2006.

Forty-five years after establishing the first county park, the Monmouth County Board of Chosen Freeholders remains committed to the preservation of open space and the provision of public parks. The Monmouth County Park System, under the guidance of the Monmouth County Board of Recreation Commissioners, continues to serve as the County's open space, park and recreation agency. Together they must act to preserve remaining open space before the opportunity is forever lost.



Shark River Park

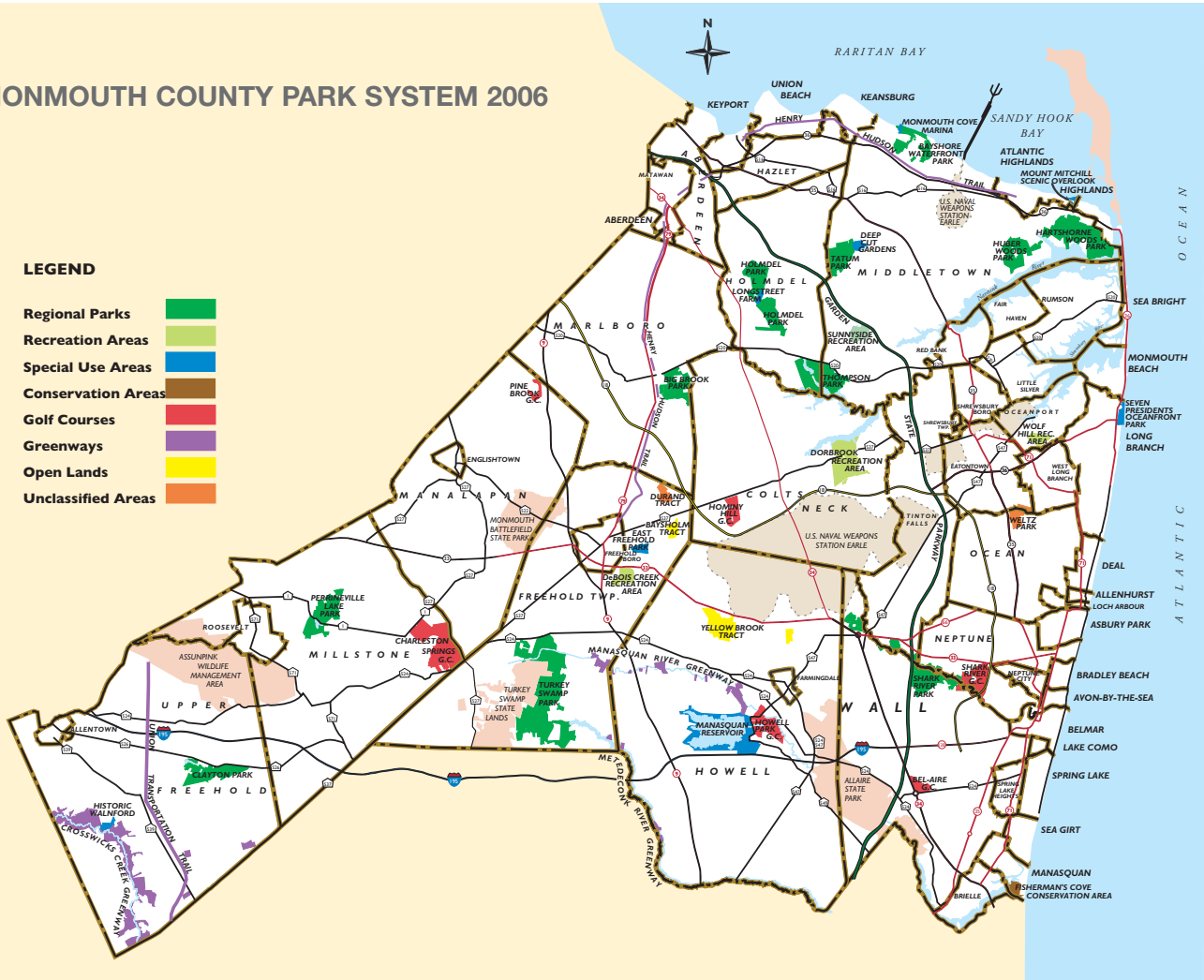
PRESERVATION IS IMPORTANT BECAUSE...

- WHAT IS NOT PRESERVED, WILL BE DEVELOPED
- PEOPLE NEED PLACES TO RECREATE
- NATIVE PLANTS AND ANIMALS NEED HABITAT TO SURVIVE AND PROPAGATE
- COMMUNITY CHARACTER AND OPEN SPACE RESOURCES ARE VALUED BY RESIDENTS

MONMOUTH COUNTY PARK SYSTEM 2006

LEGEND

- Regional Parks
- Recreation Areas
- Special Use Areas
- Conservation Areas
- Golf Courses
- Greenways
- Open Lands
- Unclassified Areas



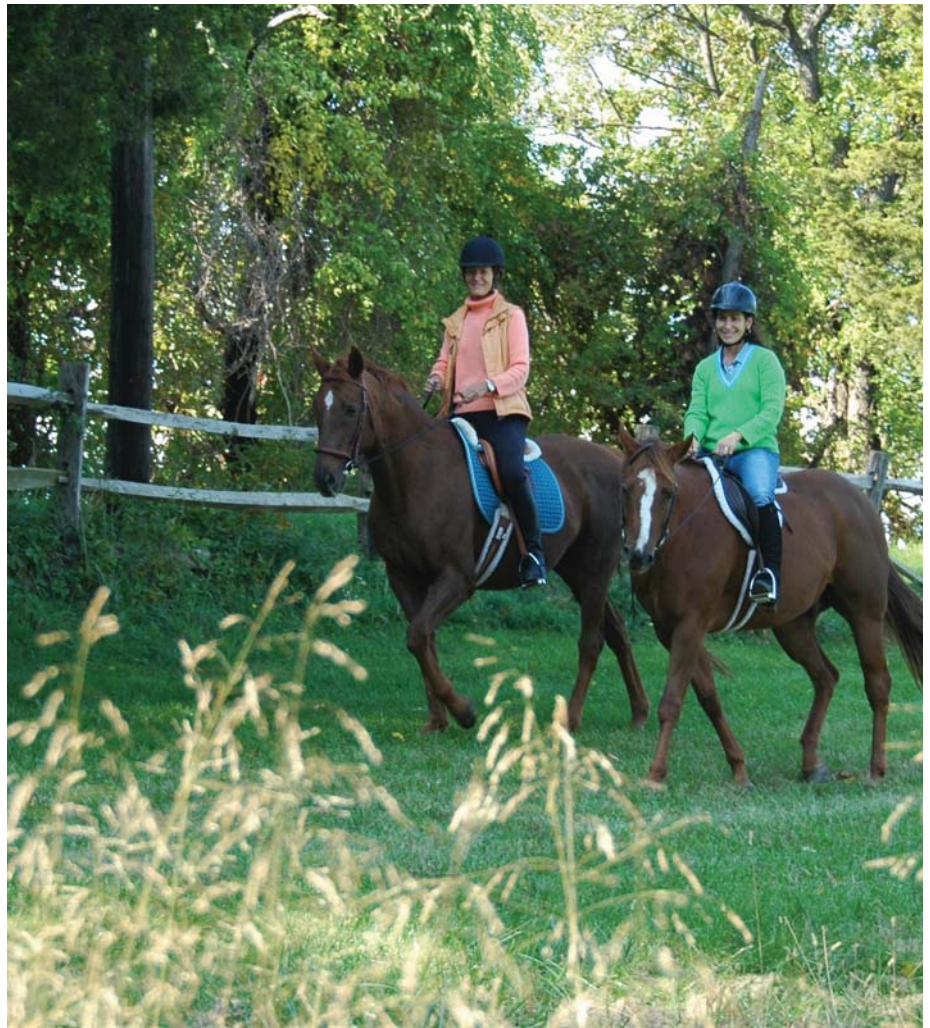
COUNTY PARKS FUNCTION AS A SYSTEM

- REGIONAL PARKS AND RECREATION AREAS ARE LOCATED TO MEET SERVICE NEEDS
- DIFFERENT TYPES OF PARKS SATISFY THE VARIED INTERESTS OF COUNTY RESIDENTS
- REGIONALLY SIGNIFICANT RESOURCES ARE PERMANENTLY PRESERVED

The System

The word "system" is defined as "a group of interacting, interrelated, or interdependent elements forming a complex whole." The name Monmouth County Park System reflects the fact that County-owned designated open space lands are acquired, improved, and managed to function as a system of interrelated elements rather than as a collection of independent holdings. To implement this intent, the Park System has created a Lands Classification System with eight classification categories that provide a logical framework for the broad range of open space areas and park facilities that fall under the generic label "county park." These categories and an inventory of dedicated open space lands held in fee simple ownership by the County as of January 11, 2006 within each category are described below. A full copy of the Classification System including site selection criteria appears as Appendix B.

Regional Parks are the backbone of the County Park System. They combine the functions of recreation and conservation areas, providing a mix of recreational opportunities while preserving a major portion of the park in a natural, undeveloped state. Typically, each regional park has some unique features or facilities that distinguish it from other regional parks and attract visitors from throughout the county. All county residents should be within 10 miles of at least one Regional Park. The combined total acreage in the Regional Park and Recreation Area categories should equal or exceed a standard of 10 acres per 1,000 county residents. Based on an estimated county population of 645,349, the target is 6450 acres of Regional Parks and Recreation Areas; the areas listed here total 8125 acres.



Huber Woods Park

EXISTING REGIONAL PARKS.....	7228 ACRES
Bayshore Waterfront Park, Middletown.....	222 acres
Big Brook Park, Marlboro.....	378 acres
Clayton Park, Upper Freehold.....	422 acres
Hartshorne Woods Park, Middletown.....	787 acres*
Holmdel Park, Holmdel.....	565 acres*
Huber Woods Park, Middletown.....	357 acres
Perrineville Lake Park, Millstone.....	485 acres
Shark River Park, Wall, Neptune Twp., Tinton Falls.....	933 acres
Tatum Park, Middletown.....	366 acres
Thompson Park, Middletown, Holmdel.....	665 acres
Turkey Swamp Park, Freehold Township.....	2048 acres

*see notes re: joint ownership at Appendix C

REGIONAL PARKS

- COMBINE RECREATION AND CONSERVATION
- MINIMUM OF 200 TOTAL ACRES
- AT LEAST 20% SUITABLE FOR DEVELOPMENT
- AT LEAST 80% UNDEVELOPED
- ONE WITHIN 10 MILES OF EVERY RESIDENT

RECREATION AREAS

- PROVIDE ACTIVE RECREATION FACILITIES
- MINIMUM OF 75 ACRES; MINIMUM 60 ACRES SUITABLE FOR DEVELOPMENT
- MAXIMUM 80% DEVELOPED
- ONE WITHIN 8 MILES OF EVERY RESIDENT

SPECIAL USE AREAS

- SERVE A SPECIAL PURPOSE OR MEET A SPECIFIC NEED
- LOCATION AND SIZE RELATED TO FUNCTION

Special Use Areas serve a special purpose or meet a specific need. Often, they are devoted to single-purpose recreational, horticultural, historic or cultural activities such as gardens, marinas, and historical sites. Because their acquisition is typically undertaken to preserve or take advantage of a specific existing or potential resource of County significance rather than as a response to a calculated or projected recreation need, there is no standard for their quantity or distribution.

Recreation Areas are intended primarily to provide outdoor active recreation facilities, although they may include indoor facilities for athletics and specialized programming. Recreation Areas generally do not contain a large environmentally sensitive area. All county residents should be within 8 miles of a Recreation Area. As stated above, the combined total acreage of Recreation Area and Regional Park categories should equal or exceed a standard of 10 acres per 1,000 county residents.

EXISTING RECREATION AREAS..... 897 ACRES

DeBois Creek Recreation Area, Freehold Twp.	135 acres
Dorbrook Recreation Area, Colts Neck.....	535 acres
Sunnyside Recreation Area, Middletown.....	135 acres
Wolf Hill Recreation Area, Oceanport.....	92 acres



Mount Mitchell Scenic Overlook

EXISTING SPECIAL USE AREAS..... 392 ACRES

Deep Cut Gardens, Middletown.....	54 acres
East Freehold Park Showgrounds, Freehold Twp.	81 acres
Historic Longstreet Farm, Holmdel.....	9 acres
Historic Walnford, Upper Freehold.....	36 acres
Manasquan Reservoir, Howell.....	152 acres*
Monmouth Cove Marina, Middletown.....	10 acres
Mount Mitchell Scenic Overlook, Atlantic Highlands.....	12 acres
Seven Presidents Oceanfront Park, Long Branch.....	38 acres

*an additional 1052 acres are owned by the New Jersey Water Supply Authority and managed by the Park System under a perpetual lease agreement.

Conservation Areas are created to permanently protect a natural resource of County significance and are actively managed for that purpose. Examples include water-related natural resources, mature woodland, noteworthy plant or wildlife habitats, geological features, and scenic landscapes. Because of their resource-driven function, there is no quantitative standard for the number or distribution of conservation areas.

EXISTING CONSERVATION AREAS.....52 ACRES
 Fisherman’s Cove Conservation Area, Manasquan.....52 acres

Golf Courses are special purpose, daily fee recreation facilities. Nationally accepted standards suggest there should be one daily fee 18-hole golf course for every 25,000 to 30,000 county residents. This need can be satisfied by privately owned daily fee courses that are open to the public. Variation in course length and difficulty is necessary to satisfy golfers of all skill levels. Portions of the property not developed for golf may be used for other recreational activities or managed for conservation purposes.

EXISTING GOLF COURSES:.....1599 ACRES
 Bel-Aire Golf Course, Wall.....101 acres
 Charleston Springs Golf Course, Millstone.....770 acres
 Hominy Hill Golf Course, Colts Neck.....183 acres
 Howell Park Golf Course, Howell.....308 acres
 Pine Brook Golf Course, Manalapan.....61 acres
 Shark River Golf Course, Neptune Twp.....176 acres

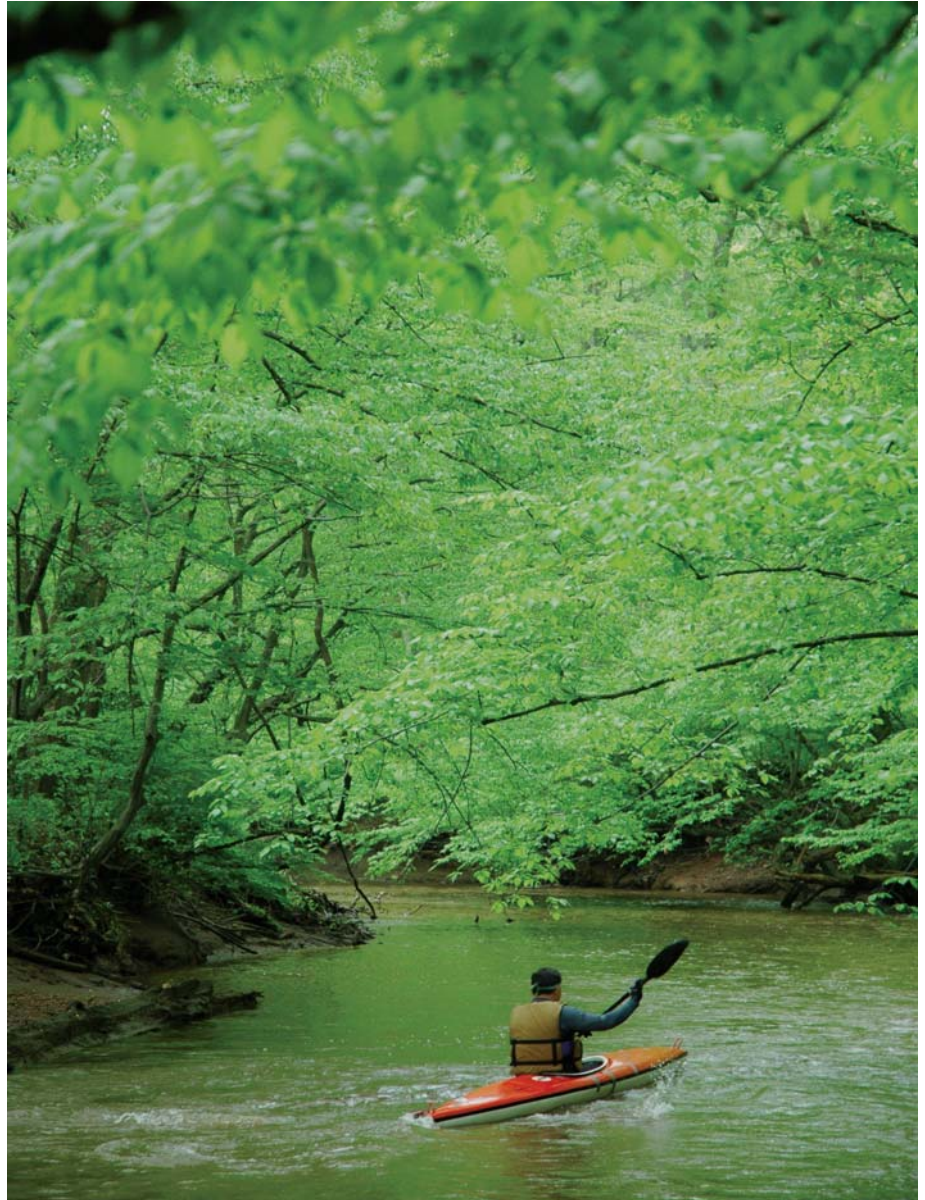
CONSERVATION AREAS

- PRESERVE AND ENHANCE VALUABLE NATURAL RESOURCES
- NON-INTENSIVE DEVELOPMENT RELATED TO RESOURCE ONLY
- LOCATION AND SIZE RELATED TO RESOURCE BEING PRESERVED

GOLF COURSES

- SPECIAL PURPOSE DAILY FEE RECREATION FACILITIES
- MAY INCLUDE ADDITIONAL LAND AREA USED FOR OTHER RECREATION OR MANAGED FOR CONSERVATION PURPOSES

Greenways are elongated and usually continuous strips of land or water under public control through ownership, easement, or other agreement. Greenways may serve both conservation and recreation needs and, wherever possible, should be planned to connect other park sites and centers of activity. Existing natural corridors such as streams or man-made corridors such as railroad and utility rights-of-way often guide the location of greenways.



Manasquan River Greenway

GREENWAYS

- MAY SERVE BOTH CONSERVATION AND RECREATION NEEDS
- LINEAR IN CONFIGURATION; OFTEN OCCUPY NATURAL OR MAN-MADE CORRIDORS
- EXAMPLES INCLUDE STREAM VALLEY PARKS AND TRAILS

EXISTING GREENWAYS.....1668 ACRES

Crosswicks Creek Greenway, Upper Freehold.....	1231 acres
Henry Hudson Trail, Atlantic Highlands, Middletown, Keansburg, Hazlet, Union Beach, Keyport, Aberdeen, Matawan, Marlboro, Freehold Twp., Freehold Boro.....	17 acres*
Manasquan River Greenway, Freehold Township, Howell.....	335 acres
Metedeconk River Greenway, Freehold Township, Howell.....	83 acres
Union Transportation Trail, Upper Freehold.....	2 acres**

*Significant portions of the trail are not included in the open space inventory: the 9 mile Bayshore portion is owned by the County but is not dedicated open space, and the 12 mile southerly extension portion is leased from New Jersey Transit.
 **Corridor, roughly 15 acres in area and 9 miles in length, is controlled by easement granted by GPU.

Open Lands are intended primarily to advance regional objectives for watershed protection and growth development patterns, and to enhance regional quality of life by preserving certain lands of county significance in an essentially unimproved condition. Park land classified as Open Lands is not intended for formal recreation use or park facilities, but may be made available for agriculture or land dependent outdoor recreation uses such as fishing, hiking, and horseback riding. Open Lands generally receive only minimal maintenance and patrolling.

EXISTING OPEN LANDS	408 ACRES
Baysholm Tract, Freehold Twp.....	71 acres
Yellow Brook Tract, Howell.....	337 acres

Unclassified Areas include those landholdings for which the primary intended function has not been officially established. Examples include portions of a future park and land gifts.

EXISTING UNCLASSIFIED AREAS	259 acres
Durand Tract, Freehold Twp.....	94 acres
Weltz Park, Ocean.....	165 acres

In addition to the 12,503 acres of permanently preserved public open space held in fee simple ownership by the County of Monmouth, the Park System also holds easements for conservation and public access purposes on approximately 650 acres throughout Monmouth County. In addition to the Union Transportation Trail right-of-way, other major easements include the Quail Hill Boy Scout camp in Manalapan (201 acres), Camp Sacajawea Girl Scout camp in Howell (143 acres), and conservation easements along Crosswicks Creek and its tributaries in Upper Freehold (197 acres).

OPEN LANDS

- ADVANCE WATERSHED PROTECTION AND GROWTH MANAGEMENT OBJECTIVES
- ESSENTIALLY UNIMPROVED

SETTING POLICY AND PRIORITIES

THE OPEN SPACE PLAN DRIVES THE LAND PRESERVATION PROGRAM OF THE MONMOUTH COUNTY PARK SYSTEM. SITES NOT SPECIFICALLY INCLUDED IN THE PLAN CAN BE CONSIDERED FOR ACQUISITION IF THEY ARE EVALUATED AND DETERMINED TO MEET THE OBJECTIVES AND PRIORITIES SET FORTH IN THE PLAN.

The Plan Purpose

The Plan has three principal purposes:

1. THE PLAN ESTABLISHES DIRECTION AND PRIORITIES FOR THE LAND PRESERVATION PROGRAM OF THE MONMOUTH COUNTY PARK SYSTEM.

The formal planning process provides a structure for evaluating existing conditions internal and external to the Park System. This enables informed decisions to be made regarding the future vision of the Park System as the County's open space agency. The Plan will serve as a work plan for the staff and as a reference guide for budgeting for land acquisition.

2. THE PLAN COMMUNICATES THE PARK SYSTEM'S VISION TO OTHER AGENCIES AND THE PUBLIC.

By committing its plan to paper, others can be made aware of the Park System's land preservation direction and priorities, and the Park System can enable and encourage them to pursue complementary actions.

3. THE PLAN IS INTENDED TO SATISFY THE STATUTORY REQUIREMENTS OF N.J.S.A 40:12-15.2 GOVERNING "COUNTY OPEN SPACE, RECREATION AND FARMLAND AND HISTORIC PRESERVATION FUNDS."

The statute states that the selection of lands for acquisition for recreation and conservation purposes shall be in accordance with an adopted plan.

THE PARK SYSTEM HAS TWO OTHER OFFICIALLY ADOPTED PLANS

- The Recreation Services Plan, adopted by the Monmouth County Board of Recreation Commissioners on June 27, 2001 (R-01-6-27=262), establishes the Park System's goals and objectives for recreation services and articulates the Park System's role as one of many recreation providers in the county.
- The Park Development and Maintenance Plan, adopted by the Monmouth County Board of Recreation Commissioners on February 24, 2003 (R-03-2-24=54), includes a description of existing park improvements and general maintenance requirements, Plan goals, objectives and strategies/ actions, and a list of anticipated development projects.

One of five implementation strategies outlined in both the 1991 Monmouth County Park, Recreation & Open Space Plan and its 1998 Amendment was adaptation to change. It was recognized that, in order for any plan to be a useful tool, it must change as conditions, objectives, policies, priorities, and standards change and as actions are accomplished. A formal review of the 1998 Plan Amendment was performed in 2004, and a Re-examination Report detailing the findings of the Plan review was accepted by the Monmouth County Board of Recreation Commissioners on July 19, 2004.

Over 300 copies of the Re-examination Report were distributed to the County Freeholders; County Planning Board; other related Monmouth County departments and agencies; the municipal clerks, planning boards, environmental commissions, recreation departments/commissions, and open space committees of each Monmouth County municipality; the planning boards and park departments of neighboring counties; related State agencies; and other interested parties. A copy was posted on the Monmouth County Park System website for public review and an article regarding the process published in an issue of the Park System's Green Heritage newsletter. All were encouraged to submit comments regarding the Re-examination Report and suggestions for the new plan. Meetings were scheduled with representatives of the Monmouth County Planning Board, the Monmouth Conservation Foundation, the neighboring counties, and each of the municipalities. The distribution letters also included an offer to meet with any group or person on request.

A **Preliminary Draft Plan** was prepared by the Monmouth County Park System staff and authorized for public release by the Monmouth County Board of Recreation Commissioners on November 21, 2005. On January 5, 2006, over 300 copies of the Preliminary Draft Plan were mailed to Monmouth County municipalities (clerks, planning boards, environmental commissions, recreation departments or commissions, and open space committees), Monmouth County agencies and departments (including members of the Board of Recreation Commissioners, Planning Board, and Board of Chosen Freeholders), State and other County agencies, other interested parties and the headquarters and ten branches of the Monmouth County Library System, announcing the schedule of public information meetings and soliciting comments on the plan.

OPEN SPACE MAKES OUR COMMUNITIES SPECIAL

- CONTRIBUTES TO COMMUNITY PRIDE
- SUPPORTS OUTDOOR ACTIVITIES THAT ENCOURAGE SOCIAL BONDING, REDUCE DELINQUENCY, AND FOSTER CONNECTED FAMILIES
- PROVIDES RELIEF FROM THE BUILT ENVIRONMENT

OPEN SPACE PROMOTES GOOD HEALTH

- PARKS PROVIDE AN ACCESSIBLE AND AFFORDABLE ENVIRONMENT FOR EXERCISE; PEOPLE WHO EXERCISE REGULARLY HAVE HIGHER LEVELS OF PERCEIVED PHYSICAL ABILITY AND PERCEIVE THEIR LIVES TO BE MORE SATISFYING
- BALANCING WORK AND PLAY IS CRITICAL TO OUR TOTAL WELL-BEING
- PLEASANT EVENTS SUCH AS A WALK IN THE WOODS GIVE A BOOST TO THE IMMUNE SYSTEM THAT CAN LAST TWO OR THREE DAYS

The Open Space Plan page on the Park System's web site was updated on December 13, 2005 to announce the schedule of public information sessions and how to comment on the draft plan. A copy of the Draft Plan and Map were available on the page. A public notice of the public information meetings was published as a display advertisement in the Asbury Park Press on January 21, 2006. The notice included information on submitting comments and the availability of the plan on the Park System's website.

The Monmouth County Park System held three public information meetings regarding the Preliminary Draft Open Space Plan on January 31, February 2, and February 4. The format of each meeting included a 25-minute PowerPoint presentation followed by a question and comment period. Copies of the Draft Plan were available as handouts. A total of approximately 50 people attended the three meetings. A summary of their comments as well as comments received by telephone were distributed to members of the County Planning Board and County Board of Recreation Commissioners as well as copies of comments received by letter and electronic mail. The public comment period ended on February 28, 2006.

Based on comments received on the preliminary draft plan, a **Final Draft Plan** was prepared and forwarded to the Monmouth County Planning Board. Under NJSA 40:27-2, county planning boards are charged with the responsibility of adopting master plans for the physical development of the county. The county master plan is to contain, among other items, the planning board's recommendations on playgrounds, forests, reservations and parks. In 1995, the Monmouth County Planning Board adopted the Monmouth County Growth Management Guide: Goals, Objectives and Policies that serves as the current county master plan. The Growth Management Guide, or GMG, is a broad document containing policy statements on numerous planning issues such as environmental quality, transportation and comprehensive planning. The Final Draft Monmouth County Open Space Plan will be considered for adoption by the Monmouth County Planning Board as an Element of the Monmouth County Growth Management Guide: Goals, Objectives and

the Monmouth County Park System in the preparation of the Preliminary Draft Open Space Plan as well as the Final Draft Open Space Plan, the adoption process by the Monmouth County Planning Board involves an additional layer of public review and comment. Before adopting the Monmouth County Open Space Plan as an Element of the GMG, the Monmouth County Planning Board will hold at least one public hearing advertised by Public Notice a minimum of twenty days prior to the hearing. Further, the Final Draft Monmouth County Open Space Plan and a copy of the Public Notice is formally distributed to the municipal clerk and planning board secretary of each municipality in the county and to the county planning boards of adjoining counties. The Monmouth County Park System will distribute copies of the Final Draft Monmouth County Open Space Plan to all other agencies, departments and individuals who received the Preliminary Draft. The document will also be made available on the Monmouth County Planning Board web site, www.monmouthplanning.com and the Monmouth County Park System web site, www.monmouthcountyparks.com. While this additional layer of public review and comment may seem redundant, it serves to strengthen the planning process and results in a more effective plan.

Upon completion of the Monmouth County Planning Board adoption process, the Plan will be presented to the Monmouth County Board of Recreation Commissioners for its adoption.



Manasquan Reservoir

The goal of the Monmouth County Open Space Plan is to permanently preserve public land of county significance to support future regional conservation and recreation needs throughout the county. The land should form an integrated system of open space that is sufficiently diverse and comprehensive to protect the significant natural and man-made landscapes that have defined Monmouth County in past generations and to provide a wide range of resource-based recreation opportunities for current and future generations.

Roles and Responsibilities

The responsibility for the open space system, like other forms of infrastructure, is shared by public agencies at all levels of government, non-profit agencies and groups, and private citizens and corporate entities.

Private citizens and corporate entities play a key role in the health of the open space system as property owners. Privately owned land, such as farms, stream valleys, and woodlands, can serve the passive open space functions of natural resource preservation, protection of public health and safety, and enhancement of community character; these benefits, which accrue to the general public at no direct expense, are often ignored until a development proposal threatens their continued existence. Privately owned recreation facilities such as marinas, golf courses, swim clubs, horseback riding stables, and health clubs, service a considerable segment of the recreation demand; if they were to cease, levels of service would suffer unless there was a significant public investment in such facilities.

Non-profit agencies and groups also serve an important function in the open space system. Some groups, such as the scout organizations and the YMCA, own land and operate recreational facilities. Private land trusts and other conservation groups hold title or easements to land

dedicated as open space and assist public agencies in negotiating and financing land acquisition. Other groups, both formal and ad hoc, perform an educational and advocacy role, promoting open space protection.

Beyond the obvious role of public park and recreation providers, **government agencies** exercise considerable influence on the open space system. As owners of land, from large military installations to administrative and public works complexes to school complexes to bridge crossings, they directly control the manner in which much of the county's land area is developed. As the caretakers of much of our major infrastructure, including roads, water, and sewers, and as regulators of development by others through zoning, development regulations, permit requirements and other review authority, they are the principal parties determining where and how private development occurs. As administrators of programs, from recreation to historic preservation to shade tree management to community development, their commitment of funds and energy reveals the government's resource priorities. As providers of public open space, the relative responsibilities of the different levels of government with a presence in Monmouth County can be described as follows:

- It is the role of the **federal government** to preserve and manage nationally significant natural, cultural, and historic resources; typically, Federal open space facilities attract visitors from across the nation.
- It is the role of the **state government** to preserve and manage natural, cultural, and historic resources of statewide significance; typically, State facilities are large natural or resource-dependent recreational areas and attract visitors from across a multi-state region.
- It is the role of the **county government** to preserve and manage large tracts of land which have countywide significance, which support resource-based recreation, which include large park spaces suitable for both organized events and the pursuit of independent outdoor recreation activities and nature appreciation often not possible or a priority at the municipal level, and which are accessible to and able to serve a great number of people from throughout the county; typically, county facilities function as destinations, rather than as places to drop in.
- It is the role of **municipal government** to meet the day-to-day community-based and neighborhood recreation needs of local residents by preserving and managing local greenways and typically smaller parcels and providing basic recreation facilities close to home, and to preserve locally significant natural, scenic, cultural and historic resources.

GREEN INFRASTRUCTURE

GROWING COMMUNITIES READILY RECOGNIZE THE NEED TO PLAN AND BUDGET FOR THE MAINTENANCE, UPGRADE, AND EXPANSION OF THEIR GRAY INFRASTRUCTURE - ROADS, SEWERS, AND UTILITIES. AND MOST TAXPAYERS EXPECT TO PAY TO SUPPORT THESE INFRASTRUCTURE SYSTEMS. OUR GREEN INFRASTRUCTURE - WATERWAYS, WOODLANDS, PARKS, FARMS AND OTHER NATURAL RESOURCE AREAS - NEED THE SAME CONTINUOUS INVESTMENT.

Policy Statement: *The County shall concentrate its resources on meeting its responsibilities and obligations as a regional provider of public open space and shall work to encourage others in the fulfillment of their roles and responsibilities.*

Needs Analysis

The County has followed the lead of the New Jersey Department of Environmental Protection in adopting the Balanced Land Use approach to estimating the **long-term goals** for county and municipal public recreation land (Statewide Comprehensive Outdoor Recreation Plan, 2003, NJDEP).

Based on the extent of developed, developable, and undeveloped land resources, the Balanced Land Use guidelines anticipate likely future recreation land needs as communities approach build out. The guidelines also take into account that the demand for county and municipal recreation land is generated by development and that, in many instances, park agencies are competing with other uses for the same diminishing supply of land. The figures produced represent only minimum goals for public recreation lands. The Balanced Land Use guidelines



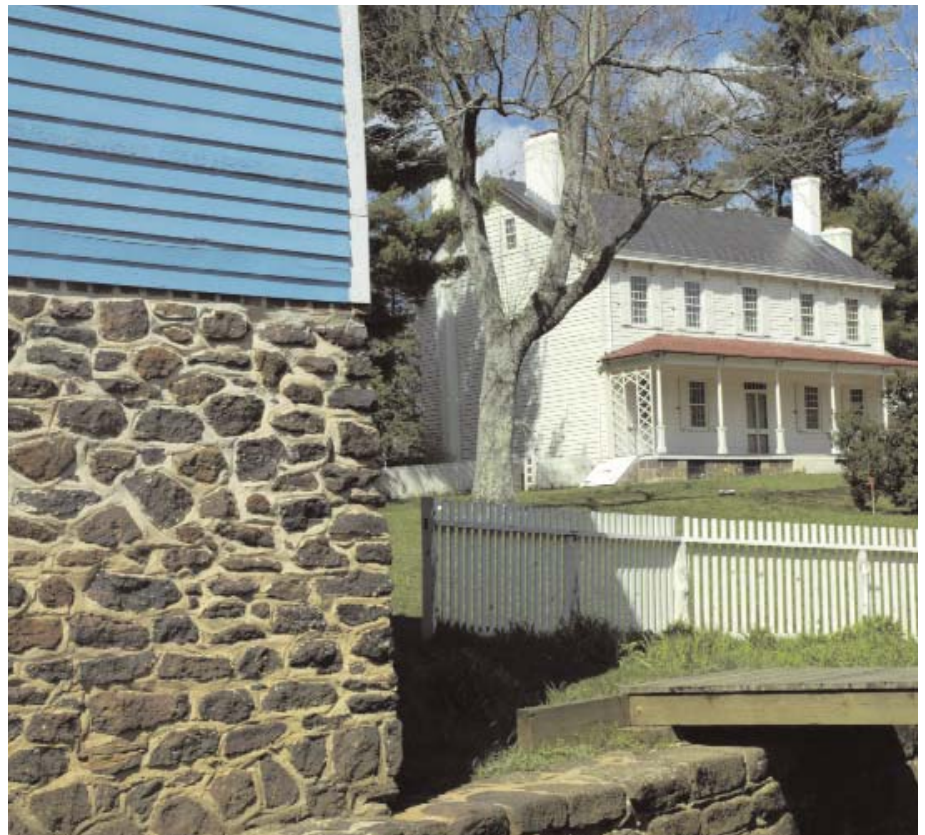
Freehold Township's Michael J. Tighe Park

OPEN SPACE IS A GOOD INVESTMENT

- PARKS ARE A CATALYST FOR RECREATION AND TOURISM, ACTING AS AN ECONOMIC STIMULANT FOR COMMUNITIES.
- THE DESIRABILITY OF AN AREA TO FAMILIES AND BUSINESSES IS ENHANCED.
- PRIVATE PROPERTY OWNERS NEAR PARKS CAN ENJOY ENHANCED LAND VALUES.

recommend that 3% of the developable area of the municipality be acquired for municipal-level public recreation, and that 7% of the developable area of the county be acquired for county-level public recreation. "Developable area" is intended to include areas that are already developed and to exclude acreage of slopes over 12 percent, wetlands, and federal and state-owned open space. The Balanced Land Use guidelines for state and federal levels are 10% and 4% of the total area of the State respectively.

The Balanced Land Use goals and existing open space acreage for Monmouth County and its municipalities in aggregate are shown in Table 1. These numbers, although showing a total deficit of roughly 6600 acres for the County and an actual surplus of approximately 4000 acres for the municipalities as a group, paint a rosier picture than actually exists. In strict accordance with the guidelines, to be considered as supply towards meeting the Balanced Land Use goals, public open space areas must be environmentally suitable for the recreation activities generally provided by the particular level of government. Thus, a municipal park system that includes beaches, wetland conservation areas, and historic sites, but no fields for active sports, is substandard regardless of its acreage total. The actual acreage figures in Table 1 rely on available inventory data and include all public open space, without consideration of its suitability for recreation. Also important to note is that, while a surplus exists for the 53 municipalities in the aggregate, there are 16 individual Monmouth County municipalities that have long-term deficits according to the Balanced Land Use goals.



Historic Walnford

A second industry methodology used by the Monmouth County Park System since 1970, the acreage per population method, derives **short-term goals** or current needs based on the actual population (Recreation, Park and Open Space Standards and Guidelines, 1983, NRPA). The standards are 12 acres per 1,000 persons for the County and 8 acres per 1,000 persons for municipalities. Using the acreage per population method, the current surpluses based on a 2005 County population of 645,349 persons (Monmouth County Planning Board estimate) are roughly 4800 acres for the County and 7900 for the municipalities as a group. Again, it should be noted that 22 individual Monmouth County municipalities, more than 40 percent of the County's municipalities, have short-term deficits according to the acreage per population method. While the more compact, higher density development occurring in some towns is less consumptive of land and may not result in a net loss of green area, it nevertheless increases the need for open space based on absolute population. Unless a concerted effort is made to have open space acquisition keep pace with population growth, the number and degree of short-term deficits is likely to increase in those communities experiencing development and redevelopment.

Balanced Land Use and acreage per population figures for individual municipalities are shown in Appendix D.

It is important to remember that these guidelines represent only minimum goals for the acquisition of land for public recreation. Neither of these methodologies includes goals for the acquisition of public land for **conservation of natural, scenic, cultural, or historic resources**. Nor do they include private lands such as golf courses, farms, and water supply reservoir properties that are an important part of the overall open space system and are particularly vulnerable to redevelopment. Achieving the minimum standard for acreage for recreation purposes may not preserve and protect the community character, resource heritage, and quality of life valued by residents. The limitations of these approaches are demonstrated by the fact that Union and Essex Counties, counties that few would judge as having ample open space, have both exceeded the Balanced Land Use guidelines for county-level public recreation.

DOES YOUR TOWN HAVE ENOUGH OPEN SPACE?

TO ANSWER THAT QUESTION, CONSIDER THE FOLLOWING:

- ARE THERE AREAS OF THE COMMUNITY THAT HAVE NO CONVENIENT ACCESS TO AN EXISTING OR PROPOSED PARK AREA?
- ARE THERE ADEQUATE SITES TO MEET THE SPECIAL RECREATION INTERESTS OF YOUR COMMUNITY SUCH AS HORSEBACK RIDING, BOATING, SALTWATER FISHING, OR YOUTH SOCCER?
- IF EVERYTHING OTHER THAN EXISTING OR PROPOSED PARK AREAS IS EVENTUALLY DEVELOPED, WILL RESIDENTS BE CONTENT WITH WHAT THEIR COMMUNITY HAS BECOME?
- DOES THE PUBLIC HAVE ACCESS TO LOCALLY SIGNIFICANT NATURAL, HISTORIC, AND SCENIC RESOURCES?

OPEN SPACE IS NATURALLY GOOD

- PRESERVED HABITAT IS CRITICAL TO THE CONTINUED EXISTENCE OF NATIVE PLANTS AND ANIMALS IN OUR DENSELY DEVELOPED REGION
- WETLANDS AND STREAM VALLEYS PRESERVED IN AN UNDISTURBED CONDITION CAN REDUCE SOIL EROSION AND FLOODING OF STREETS, HOMES, AND BUSINESSES
- TREES IN PARKS ACT AS NATURAL FILTERS TO REMOVE HARMFUL POLLUTANTS FROM THE AIR
- CLEAN WATER BODIES PROTECT OUR DRINKING SUPPLY AND ENSURE THE WELL BEING OF FISH, BIRDS, AND OTHER CREATURES

Monmouth County has natural, scenic, cultural, and historic resources that are unique or exceptional for the nation, such as our ocean beaches and saltwater marshes, and for the region, such as the Navesink Highlands and the Tinton Falls. Other resources such as ridgelines, pristine forests, and rural roads may not be truly unique, but contribute to our sense of place and time as remnant landscapes and assume value due to their relative scarcity.

Protection of water quality and supply becomes increasingly important as the demand for potable water and water for recreation grows with the population. Disturbance of sensitive areas, such as our coastal and freshwater wetlands, aquifer recharge areas, erodible soils, and steep slopes, is a threat to our water quality and contributes to flooding, erosion, and siltation. Preservation of habitat for plants and animals and natural corridors for migration is critical to the ecological diversity of the county, the enrichment of human life, and the understanding of our natural environment.

Resource protection can be accomplished through regulations to ensure conscientious land development practices, but such regulatory protections are vulnerable to change. Public acquisition is appropriate and necessary to protect those important natural resources that cannot be permanently protected by other means and to preserve an inventory of natural areas representing the major habitats of the region. Accessibility of these resources to the public for visitation, interpretation, and resource-dependent recreation can only be achieved through public acquisition of that property right.

Policy Statement: *The County shall acquire sufficient public parkland to eliminate short-term and long-term parkland deficits and preserve critical resources of county significance while there is still an opportunity to do so and shall work to encourage Monmouth County municipalities and non-profit organizations in meeting local needs.*

TABLE 1	Monmouth County	Municipalities (in the aggregate)
Existing Open Space.....	12,503.....	13,032
Long-term Goal (Balanced land use).....	19,099	8,964
Long-term Surplus/Deficit (+/-).....	-6,596.....	+4067
Short-term Goal (Acres per population).....	7,744.....	5,163
Short-term Surplus/Deficit (+/-).....	+4759.....	+7869

The following actions are to be undertaken by the Monmouth County Park System and are intended to achieve the Plan Goal and to implement the Plan Policy Statements.

Advocacy

1. Encourage the State to actively pursue implementation of its State open space plan including the expansion of its open space holdings in Monmouth County and to act as a responsible steward of State-owned open space.
2. Encourage continued State funding of County, municipal, and non-profit park acquisition and improvement projects and consideration of a specific allocation to counties for regional open space acquisition.
3. Encourage all government entities at the Federal, State, regional and local levels to review surplus lands for their potential open space values prior to disposal and act to ensure that such lands of particular park, recreation, and open space value remain in public ownership.
4. Encourage municipalities to develop open space plans that address local issues of redevelopment, protection of natural, cultural and historic resources, recreation opportunities, preservation of community character, and green infrastructure.



County Highway 520 in Lincroft

MUNICIPAL FUNDING FOR PARKS AND OPEN SPACE

NEW JERSEY MUNICIPALITIES ARE EMPOWERED TO ASSESS A DEDICATED TAX APPROVED BY PUBLIC REFERENDUM FOR OPEN SPACE PRESERVATION, PARK DEVELOPMENT, AND PARK MAINTENANCE (NJSA 40:12-15.7 ET SEQ). TO PLACE A LOCAL OPEN SPACE QUESTION ON THE BALLOT, THE LOCAL GOVERNING BODY MUST ADOPT A RESOLUTION AUTHORIZING THE NON-BINDING REFERENDUM NO LESS THAN 74 DAYS IN ADVANCE OF THE ELECTION. AS OF 2005, SEVENTEEN OF MONMOUTH COUNTY'S 53 MUNICIPALITIES HAVE USED THIS FUNDING MECHANISM TO SUPPORT THEIR MUNICIPAL OPEN SPACE PROGRAMS:

- ATLANTIC HIGHLANDS
- COLTS NECK
- FREEHOLD TOWNSHIP
- HOLMDEL
- HOWELL
- KEYPORT
- LITTLE SILVER
- MANALAPAN
- MANASQUAN
- MARLBORO
- MIDDLETOWN
- MILLSTONE
- OCEANPORT
- SHREWSBURY BOROUGH
- SPRING LAKE HEIGHTS
- TINTON FALLS
- UPPER FREEHOLD

5. Encourage municipalities to establish and utilize local open space trust funds to acquire, develop, and maintain local park, recreation, and open space areas.
6. Encourage municipalities and private developers to pursue creative development techniques such as cluster zoning and lot size averaging as a means to protect natural, cultural, and historic resources and protect and potentially create public recreation resources without the expenditure of public funds.
7. Encourage pedestrian and bicycle linkages between different open space areas and between open space areas, residential areas, schools, and other centers of activity.
8. Encourage farmland preservation at the State, county and local levels.
9. Act to influence Federal, State, regional and local policies that impact open space.
10. Work with the County Planning Board and County Geographic Information Systems Office to compile accurate maps of municipally preserved farmland and open space. A map of existing open space will be prepared for posting on the County website and will be updated annually.



Preserved farmland adjacent to Holmdel Park



Mansaquan Reservoir Environmental Center

Stewardship

- 1.** Recommend that the Board of Chosen Freeholders increase funding for County park capital improvements and the budget for County park operations in proportion to the acquisition of additional land in order to prevent a drop in the basic level of service as the system grows.
- 2.** Promote public awareness and appreciation of the open space resources and park facilities available to them.
- 3.** Manage, design, and improve County park properties in a manner that protects valuable resources and is consistent with the designated purposes, unique character, and physical conditions of each property. In the aggregate, the County parklands and facilities should be diverse so as to appeal to a broad range of possible users.
- 4.** Support municipal efforts to acquire and improve park and open space lands to meet local needs through a County-funded grant program and special assistance to State-designated Urban Aid communities.

MUNICIPAL GRANT \$\$\$ AVAILABLE

THE MONMOUTH COUNTY MUNICIPAL OPEN SPACE GRANT PROGRAM, A PROGRAM OF THE BOARD OF CHOSEN FREEHOLDERS, MAKES UP TO \$2 MILLION AVAILABLE EACH YEAR TO ASSIST MUNICIPALITIES WITH THEIR LOCAL PROGRAM OF PARK AND OPEN SPACE ACQUISITION AND DEVELOPMENT. FOR MORE INFORMATION ON THIS MATCHING GRANT PROGRAM, VISIT THE PARK SYSTEM'S WEBSITE: MONMOUTHCOUNTYPARKS.COM

Acquisition

1. Recommend that the Board of Chosen Freeholders increase the funding for open space preservation, including farmland preservation, while land is still available to be preserved.

1.1 Recommend that the Board of Chosen Freeholders continue to assess a special tax for County open space acquisition in order to ensure a stable source of funding.

1.2 Recommend that the Board of Chosen Freeholders consider converting the County tax from an "amount" to a "rate" so that the purchasing power of the tax can benefit from and keep pace with escalating property values.

1.3 Recommend that the Board of Chosen Freeholders use a portion of the County tax to finance a bond to accelerate the rate at which county open space can be acquired.

2. Seek interagency cooperation to preserve open space of county significance and work to avoid interagency competition or conflict.

2.1 Incorporate preservation objectives of the Monmouth County Farmland Preservation Plan within the County Open Space Plan and map and preservation objectives of the County Open Space Plan within the County Farmland Preservation Plan and map.

2.2 Consider and balance the need for public access and recreation with the needs of the working agricultural landscape.



Seven Presidents Oceanfront Park



Proposed addition to Perrineville Lake Park

2.3 Communicate regularly with other governmental agencies and those non-profits involved in parks and open space.

3. Acquire sites as part of the County Park System in accordance with the following guidelines:

3.1 In the aggregate, sites should meet both conservation and recreation objectives and result in a geographically balanced county park system able to serve existing and future populations.

3.2 Sites should be suited to their intended function as described in the Park System Lands Classification System..

3.3 When forced to choose between sites due to limited financial resources, the current priorities listed below should be considered. These priorities are not listed in order of importance.

3.3.1 Additions to existing County parks or easements on land adjacent to parks which serve to buffer the parks from potentially incompatible development or which increase user capacity or resource management capability.

3.3.2 New park sites and/or additions to existing County parks in the more densely developed areas of the county.

3.3.3 Recreation area sites in underserved areas of the county through direct acquisition and cooperative projects with municipalities and non-profit organizations.

3.3.4 Natural areas of high resource value which cannot be protected through development regulations and/or which offer exceptional opportunities for resource-based recreation.

3.3.5 Opportunities for public access to bodies of water for boating, swimming, fishing, and passive enjoyment where those opportunities are presently limited.

3.3.6 Greenways and ancillary properties, particularly those which contribute to a county-wide trail network, which serve to preserve possible future transportation corridors, and/or which help to protect high value streams.

3.3.7 Acquisitions which, while meeting County open space objectives, have added value in that they leverage funding, facilitate participation, or enhance activities by other agencies such as the Farmland Preservation Program, the Green Acres Program, the New Jersey Historic Preservation Trust, municipalities, and non-profit groups.

3.3.8 Preservation of existing non-profit and privately owned recreation facilities that serve County residents and that are vulnerable to redevelopment. Negotiation of easements or other agreements involving less than fee simple public acquisition may be appropriate.

4. Acquire or advocate that others acquire the sites described in the attached list. Inclusion on the list and map does not guarantee public acquisition. The Board of Chosen Freeholders must approve all County land acquisitions, and any acquisition is subject to the availability of funding. Additionally, the price of land, support for acquisition, the presence of development approvals, and physical changes to a site or its environs are some of the many factors that cannot be predicted and that will affect the ultimate decision on acquisition of a particular site. Likewise, the list and map are not intended to be all-inclusive. It is anticipated that sites not reviewed during this process, or reviewed but not included, may be reviewed at a later date and found to be well suited to the plan objectives and priorities.

Re-examination

1. Formally review the Park, Recreation and Open Space Plan at least once every six years to determine if an amendment to the plan or preparation of a new plan is warranted.

List of Proposed Open Space Sites Recommended for Acquisition and/or Protection

KEY TO ABBREVIATIONS

PARK TYPE		LEAD AGENCY
CA = Conservation Area	RA = Recreation Area	C = County
G = Greenway	RP = Regional Park	M = Municipal
GC = Golf Course	SUA = Special Use Area	S = State
OL = Open Lands	UA = Unclassified Area	

Additions to Existing County Parks

SITE NAME/ LOCATION	APPROX. ACREAGE	KEY ASSETS	PARK TYPE/ USES	NOTES
Bayshore Waterfront Park Additions Middletown	± 200 acres	Acquire contiguous property and eliminate inholdings inc. paper streets. Preserve wetland and coastal habitat.	RP	Assumes transfer of lands in municipal ownership
Bel Aire Golf Course Additions Wall	± 60 acres	Additional land for future facility improvements and buffer. Protect irrigation system from off-site erosion. Possible non-golf course area for other recreation uses.	GC	
Big Brook Park Additions Marlboro	± 300 acres	Infill of irregular boundaries. Preclude incompatible development on adjacent properties. Increase Boundary Road frontage.	RP	
Charleston Springs Golf Course Additions Millstone	± 230 acres	Eliminate inholding/infill of irregular boundaries. Assemble larger non-golf course area for trail and other recreational use.	GC	



Clayton Park Additions Upper Freehold	± 95 acres	Eliminate inholdings/infill of irregular boundaries. Improved access to Imlaystown Lake and north side of park. Public access and resource protection along Doctor's Creek (1 mile) between park and Union Transportation Trail.	RP	Possible coordination with Farmland Program.
Crosswicks Creek Greenway Additions Upper Freehold	± 360 acres	Infill of irregular boundaries. Protection of park's scenic character and stream valleys. Suitable land for stream access and activity areas. Includes Miry Run (.6 miles) between park and Union Transportation Trail and Lahaway Creek stream valley (2.5 miles).	G	Continue coordination of preservation efforts with Farmland Program.
DeBois Creek Recreation Area Additions Freehold Township	± 45 acres	Preclude incompatible development on adjacent property. Access from Halls Mill Road.	RA	
Dorbrook Recreation Area Additions Colts Neck	± 100 acres	Eliminate inholdings. Expand park area.	RA	Possible coordination with Farmland Program.
Fisherman's Cove Conservation Area Additions Manasquan	± 8 acres	Complete original project area.	CA	
Hartshorne Woods Park Additions Middletown	± 30 acres	Infill of irregular boundaries. Increased access to Navesink River for views and water activities.	RP	

Henry Hudson Trail Additions
Misc. municipalities

± 40
acres

Improve entrance to Popamora Point. Create parking and activity areas along southerly extension. Eliminate gaps in continuous trail and incompatible neighbor uses. Permit trail realignment in difficult areas.

G

To link with multi-use path at Gateway/Sandy Hook via new Route 36/Highlands bridge.

Holmdel Park Additions
Holmdel

± 10
acres

Preclude incompatible development on adjacent subdividable parcels.

RP

Possible coordination with Farmland Program.

Hominy Hill Golf Course Additions
Colts Neck

± 130
acres

Protect highway frontage and maintenance area from incompatible development that could impact operations. Protect viewshed.

GC

Howell Park Golf Course Additions
Howell

± 30
acres

Infill of irregular boundaries. Cure existing encroachments. Control existing stormwater runoff problem. Improve entrance area.

GC

Huber Woods Park Additions
Middletown

± 30
acres

Buffer park from incompatible development. Infill of irregular boundaries.

RP

Manasquan Reservoir Additions
Howell

± 40
acres

Infill of irregular boundaries. Protection of reservoir watershed.

RP

Manasquan River Greenway Additions
Freehold Twp. and Howell

± 5.5
miles

Road frontage for improved public access. Protection of stream corridor, watershed, and potable water supply. Infill of irregular boundaries. Trail link to Scout Camp.

G

Possible coordination with Farmland Program and State's Capital to the Coast Trail



Metedeconk River Greenway Additions Freehold Twp. and Howell	± 9.0 miles	Access for fishing and boating. Inter-county linkage of Turkey Swamp Park and existing and proposed parks in Ocean County. Protection of stream corridor, watershed, and potable water supply.	G	
Perrineville Lake Park Additions Millstone and Roosevelt	± 1200 acres	Expand park capacity. Protect park from incompatible development. Preserve stream corridor, trail corridor, and forested areas of Rocky Brook. Link to preserved open space in Roosevelt and Assunpink WMA.	RP	Possible coordination with municipalities, Farmland Program, and State's Capital to the Coast Trail
Pine Brook Golf Course Additions Manalapan	± 10 acres	Future relocation and expansion of maintenance area.	GC	
Seven Presidents Oceanfront Park Additions Long Branch	±1 acres	Eliminate inholdings/infill of irregular boundaries.	SUA	
Shark River Park Additions Wall, Neptune Twp., Tinton Falls	± 860 acres	Expand park capacity. Protection of stream valley and potable water supply (Glendola Reservoir). Access to reservoir for recreation.	RP	
Sunnyside Recreation Area Addition Middletown	± 7 acres	Preclude development between site and Garden State Parkway.	RA	
Tatum Park Additions Middletown	± 20 acres	Eliminate inholdings/infill of irregular boundaries.	RP	



Thompson Park Additions Middletown/Holmdel	± 50 acres	Eliminate inholdings/infill of irregular boundaries. Access to Swimming River Reservoir.	RP	
Turkey Swamp Park Additions Freehold Twp.	± 340 acres	Eliminate inholdings/infill of irregular boundaries.	RP	
Union Transportation Trail Additions Upper Freehold	± 40 acres	Create parking access areas, activity nodes, and linkages. Eliminate gaps in continuous right-of-way.	G	County holds easement to use utility right-of-way as trail. Possible coordination with Farmland Program. Access rights of adjacent property owners to be respected.
Weltz Park Additions Eatontown, Ocean	± 10 acres	Highway frontage for future activity center. Stream valley protection.	UA	
Wolf Hill Recreation Area Additions Oceanport	± 5 acres	Eliminate inholdings/infill irregular boundaries.	RA	Any surplus land at Monmouth Park should also be considered.
Yellow Brook Tract Additions Howell	± 460 acres	Watershed protection. Potential trail connection to Manasquan Reservoir.	OL	Possible coordination with Farmland Program.

New County Park Sites

SITE NAME/ LOCATION	APPROX. ACREAGE	KEY ASSETS	PARK TYPE/ USES	NOTES
Fort Monmouth Site Oceanport, Eatontown, Tinton Falls	Portion of ± 1020 acres	Existing golf course, indoor and outdoor recreation facilities such as the officers club and gymnasium, large open field areas, marina, and waterfront.	GC/RA/SUA - Existing assets support multiple park and recreation uses.	Subject to base closure.
Jumping Brook Site Tinton Falls	± 345 acres	Extensive forested wetlands. Jumping Brook drains to Shark River.	CA	Subject to municipal support.
Marlboro Airport Site Marlboro	± 145 acres	Large open flat site suitable for recreation development. Located to serve heavily populated northern portion of county. Adjacent to Henry Hudson Trail for easy bicycle/pedestrian access.	RA - Suitable for outdoor fields and court games and possible indoor recreation facility.	Subject to municipal support. Requires assembly of parcels to achieve minimum 75 acres for a Recreation Area.
Shafto Road Site Tinton Falls	± 120 acres	Relatively large piece in single ownership. Fairly isolated.	SUA - Suitable for model airplanes, ATVs or other noisy recreation.	Subject to municipal support
Woodland Farm Site Middletown	± 480 acres	Large parcel in single ownership in heavily developed area of the County. Potential link with Huber Woods Park.	SUA - equestrian use, nature trails, active & passive recreation	Anticipated high acquisition cost will require participation by municipality and non-profit partners and possible coordination with the Farmland Preservation Program.

Note: All property owned by a governmental entity, including but not limited to military installations and agricultural research centers, is considered a candidate for county preservation as a county park site and/or farmland if and when it is declared surplus for its current function.

Greenways

The greenways listed here are recommended as the major elements of a countywide system of trails and protected stream valleys to provide public stream access and support water quality and wildlife habitat and movement.

The greenway system, like our road system, would include a hierarchy of county and municipal greenways.

Tier 1 Greenways - The County is the designated lead agency responsible for the implementation and management of those greenways that provide public access linkages between two or more Monmouth County parks or between a Monmouth County park and a park owned by another County or the State. These linear parks/greenways may also have resource protection value and generally involve land in more than one municipality. Please note that additions to existing County-managed Greenways are included in the section of the Proposed Open Space Sites List headed Additions to Existing County Parks.

Tier 2 Greenways - The County and the host municipality or municipalities would share responsibility for the implementation and management of greenways that either provide public access linkages between community residents and a Monmouth County park or serve to protect a potable water supply. Generally the listed greenways involve land in only one municipality; in those involving multiple towns, each municipality is asked to assume implementation and management responsibility for that portion within its jurisdiction. The County will consider financial participation in creation of the listed greenways if public access is provided.

Tier 3 Greenways - Both municipalities and non-profit organizations are strongly encouraged to develop and implement plans for local trails and greenways that protect locally important natural corridors and connect neighborhoods, schools, parks, and centers of activity. Funding for municipal greenway acquisition and development is available through the County's Municipal Open Space Grant Program. Tier 3 Greenways are not specifically listed or mapped in the County Open Space Plan, but are supported by the Plan goal and policy statements.

Municipalities are asked to include the Tier 1, Tier 2 and Tier 3 greenways in their local master plans. Provisions for these greenways should be included in local development regulations; it is possible that much of the system can be accomplished by the dedication of conservation and public access easements by developers and property owners rather than by outright acquisition by a public agency. Each greenway is likely to include a mixture of public and private properties and the size and shape will also vary with physical conditions and project objectives (i.e. conservation and/or recreation).

Linear Parks/ Greenways - Tier 1 - County Lead

SITE NAME/ LOCATION	LENGTH	KEY ASSETS	LEAD AGENCY	NOTES
Edgar Felix Bikeway extension East of Allaire, Wall to Manasquan Reservoir, Howell	± 4 miles	Links county park (Manasquan Reservoir) and state park (Allaire) to oceanfront. Extends popular recreational trail between Manasquan and Allaire State Park. Part of State's Capital to the Coast trail network.	C/S	
Freehold to Allaire Route 537, Freehold Boro to Allaire State Park, Howell	± 7.5 miles	Serves as system spine connecting area residents to Allaire State Park and proposed Edgar Felix Bikeway extension. Linkages via Henry Hudson Trail north and east to Sandy Hook.	C	This greenway is proposed to occupy an existing rail right-of-way that has been proposed for activation for passenger service in other adopted County plans and by official County action. Use of the right-of-way for passenger rail service is the County priority. The proposed trail use is not intended to displace or interfere with future passenger rail service and would be pursued only if the passenger rail service is no longer under consideration by the County and the State.
Long Branch ROW Long Branch Promenade, Long Branch to Fort Monmouth, Oceanport	± 3 miles	Links highly populated area to Seven Presidents Oceanfront Park and Wolf Hill Recreation Area. Advances coastal access and recreation access objectives.	C	
Manalapan ROW Turkey Swamp Park, Freehold Twp. to Middlesex County border, Manalapan	± 8.9 miles	ROW in place (JCP&L). Potential inter-county linkage of Turkey Swamp Park and Metedeconk River through Charleston Springs Golf Course to Jamesburg Park in Middlesex County.	C	

**Southern Branch ROW
Metedeconk River,
Howell to Allaire State
Park, Howell**

± 4.6
miles

Linkage between two major linear parks (Manasquan and Metedeconk Rivers). Connects Howell and Allaire State Park to Ocean County parks.

C


This greenway is proposed to occupy an existing rail right-of-way that has been proposed for activation for passenger service in other adopted County plans and by official County action. Use of the right-of-way for passenger rail service is the County priority. The proposed trail use is not intended to displace or interfere with future passenger rail service and would be pursued only if the passenger rail service is no longer under consideration by the County and the State.

Linear Parks/ Greenways - Tier 2 - Shared County/Municipal Lead

SITE NAME/ LOCATION	LENGTH	KEY ASSETS	LEAD AGENCY	NOTES
Doctor's Creek Mercer County border, Upper Freehold to Union Transportation Trail, Upper Freehold	± 3.3 miles	Links municipal park at Mill Pond with proposed Union Transportation Trail. Complements historic district at Allentown. High habitat value.	C/M	Portion of Creek east of Union Transportation Trail included as addition to Clayton Park
Manalapan Brook County Route 527, Manalapan to Middlesex County border, Manalapan	±5.5 miles	Links northerly portion of Manalapan to municipal park (Thompson Grove) and to Charleston Springs Golf Course	C/M	



Millstone River and its tributaries Headwaters in Millstone to Middlesex County border, Millstone		Protects potable water supply (Millstone River).	C/M	
Miry Run Clayton Park, Upper Freehold to Union Transportation Trail, Upper Freehold	± 2.1 miles	High habitat value.	C/M	Portion west of Union Transportation Trail included as addition to Crosswicks Creek Greenway
Shark River Tributaries West of Remsen Mill Road, Neptune Twp. and Tinton Falls		Protects potable water supply (Glendola Reservoir). Robins Swamp Brook, Sarah Green Brook, and South Brook classified as trout maintenance.	C/M	
Manasquan River Tributaries West of Hospital Road, Wall, Howell and Freehold Twp.		Protects potable water supply (Manasquan Reservoir). Mingamahone Brook classified as trout maintenance.	C/M	
Swimming River Tributaries West of Swimming River Road, Middletown, Colts Neck, Holmdel and Marlboro		Protects potable water supply (Swimming River Reservoir)	C/M	



Please Note: The documents and information in the appendices is included for reference only. This information is provided in support of the Plan, but is not part of what is adopted as the Plan.

APPENDIX A

Monmouth County Board of Recreation Commissioners Mission Statement

AS ADOPTED BY THE MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS ON JANUARY 11, 1994 BY RESOLUTION NO. R-94-1-11=1

The Board of Recreation Commissioners is committed to improving the quality of life of the citizens of Monmouth County by providing park and recreation areas, facilities, programs, and services of the highest quality and to furnishing these recreational opportunities in the most effective, efficient, and economical manner possible.

The Board shall pursue this mission in the following ways:

- By studying, planning, acquiring, improving, and managing lands of county significance for parks, recreation, conservation, and open-space preservation;
- By protecting and interpreting natural, historic, and cultural resources of county significance;
- By providing recreational facilities, programs, and services to meet the county-wide needs of the citizens of Monmouth County for the recreation and well-being of body, mind, and spirit; and
- By implementing this mission in accordance with the Board's adopted County Park and Recreation Policy and other adopted policies.

APPENDIX B

Monmouth County Park System Lands Classification System

AS ADOPTED BY THE MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS
ON AUGUST 8, 2005 BY RESOLUTION NO. R-05-8-8=244

A park classification system is useful in several ways. It helps, with a simple labeling of park categories, to convey the need that is to be met by a particular park, the appropriate use and management practices for the park, and the type and nature of facilities one can expect to find there. It also permits a more accurate assessment of the land acquisition required to serve countywide open space and recreation needs and gives guidance as to what sites could meet that need.

The classification categories used by the Monmouth County Park System are Regional Parks, Recreation Areas, Special Use Areas, Conservation Areas, Greenways, Open Lands, Golf Courses, and Unclassified Areas. Descriptions of each category are attached. The assignment of a classification to a particular park is based on the primary intended function of the park and may or may not reflect the present development or use of the park.

Where applicable, specific standards and site selection criteria have been developed for each of the classification categories. The following general site selection criteria apply to all of the classification categories and should be considered for all possible park acquisitions:

1. County Significance. The site should meet specialized needs that cannot be provided at the municipal level or have resources that cannot be protected at the municipal level due to factors of cost, size, overlapping jurisdictions, or administrative or operational capabilities. Anticipated users of the site should include people from throughout the county. The potential to take advantage of other controls such as floodplain or wetland regulations, local zoning, historic preservation controls, or easements should be considered in evaluating County significance.

2. Natural Features. The site's topography, vegetation, soil, water resources, climate, and existing or potential water/sanitary facilities should be suitable for the use intended and should comply with any specific development capability criteria for its proposed classification category. The presence of unique features such as prehistoric, historic, or scenic resources, water features, and special animal or vegetative habitats is considered especially desirable.

3. Size. The site should contain sufficient land and be of a suitable configuration to protect the park and especially any environmentally sensitive areas from encroachment by incompatible peripheral uses and development, to ensure preservation of the park's visual integrity, to allow for reasonable operation and public use, and to comply with any specific size criteria for its proposed classification category. Acquisitions to correct existing deviations from this criterion are of a high priority and should be undertaken wherever possible.

4. Location. The area around the site should be free of undesirable uses such as waste sites or heavy industrial uses that would unreasonably detract from the site, any uses that might unreasonably constrain site development or operation, and conditions such as excessive vandalism that might suggest potential above average security and repair expenditures. Ideally, there should be no public thoroughfares through the site for ease of operation and optimum public safety and security. The site should have reasonable public access for its intended use and should comply with any specific location criteria for its proposed classification category.

5. Existing Site Development. The existence of structures suitable for use, renovation, or expansion for park activities should be considered as a positive site feature. The existence of structures that, due to their condition or utility, would have to be removed should be considered as a liability.

6. Costs. The cost of property acquisition and associated purchase procedures including appraisals, closing costs, and, where applicable, condemnation proceedings, and the estimated development, operating, and maintenance costs as offset by current and potential revenues must be carefully evaluated. The existence of factors likely to result in significant additional acquisition difficulties or costs or possible total loss of the site to other uses including but not limited to the rate of appreciation of land values, development pressures, and the existence of reservations or contracts for acquisition will have a bearing on the establishment of fiscal priorities.

7. Consistency with Public Policy. The presence of community, citizen and political support for the proposed acquisition of a site is highly desirable. Acquisition, preferably, should reinforce local, regional, and state planning efforts.

8. Possible Restrictions. The site should be free of restrictive deed or title conditions, rights-of-way or easements, and zoning or other regulatory provisions that would unduly constrain acquisition, development, or operation of the site for its intended use. Some short-term restrictions such as life rights may be accepted in order to facilitate acquisition. Long term restrictions that preclude reasonable public use of the property or that are inappropriate to the site conditions and/or facility need of the county are unacceptable.

The classification system includes limits on the extent of site development for several classification categories. In preparing master plans and site plans for individual parks, "developed areas" should be interpreted as land area on which a physical, structural or management commitment has been made to a particular public or administrative use. Roads, parking areas, buildings, shelters, service yards, playgrounds and active play areas, formal or designated athletic fields, picnic grounds, gardens and arboreta, and camp sites are examples of developed areas. Agricultural fields and pastures, mowed lawns that may be used informally for sports or special events but that are not specifically committed to that use, trails and pathways, protective fencing, explanatory signs, and areas undergoing reforestation or planting using indigenous materials are not to be considered developed.

REGIONAL PARKS

Regional Parks combine the functions of recreation and conservation areas, providing a mix of recreational opportunities and facilities while preserving at least eighty percent (80%) of the park in a natural, undeveloped state. Typically, each regional park has some unique features or facilities that distinguish it from other regional parks and attract visitors from throughout the county.

Standard of Need

The combined total acreage in the Regional Park and Recreation Area categories should equal or exceed a standard of 10 acres per 1,000 county residents. All residents should be within 10 miles of a Regional Park.

Site Selection Criteria

Site selection criteria peculiar to Regional Parks include the following:

- 1. Size.** At a minimum, the park should have a land area of 200 acres; 300 acres or more is preferred. Potential for possible future expansion should be considered.
- 2. Accessibility.** Each park should be safely accessible from an existing road system.
- 3. Development Capability.** The site should include significant natural areas for passive recreation and visual enjoyment. Although at least eighty percent (80%) of the site is to remain undeveloped, a minimum of 40 acres or 20% of the site, whichever is greater, should be suitable for the possible development of facilities for a number of the following activities: swimming, camping, boating, hiking, tennis, horseback riding, picnicking, fishing, skating, sledding, cross country skiing, outdoor team sports, and playground activities.

Existing Areas

County park lands that fall within this category include Bayshore Waterfront Park, Big Brook Park, Clayton Park, Hartshorne Woods Park, Holmdel Park, Huber Woods Park, Perrineville Lake Park, Shark River Park, Tatum Park, Thompson Park, and Turkey Swamp Park.

RECREATION AREAS

Recreation areas are intended primarily to provide outdoor active recreation facilities although they may include indoor facilities for athletics and specialized programming. A significant portion of the site may be retained as a natural area, although a Recreation Area generally does not contain a large environmentally sensitive area. At the maximum, no more than eighty percent (80%) of the total site area may be developed. The different Recreation Areas typically have facilities that are quite similar although the mix of facilities may vary and a recreation area may host unique active recreation facilities that would attract users from great distances.

Standard of Need

The combined total acreage in the Recreation Area and Regional Park categories should equal or exceed a standard of 10 acres per 1,000 county residents. All residents should be within 8 miles of a Recreation Area. However, in areas of population concentration, a service area smaller than this 8-mile radius may be appropriate.

Site Selection Criteria

Site selection criteria peculiar to Recreation Area include the following:

- 1. Size.** At a minimum, the site should have a land area of 75 acres of which at least 60 acres are suitable for recreational development; a site area of 200 acres or more is preferred. Potential for possible future expansion should be considered.
- 2. Accessibility.** Each area should be located so as to serve large numbers of county residents and should be safely accessible from existing highway systems. Access via public transportation is highly desirable.
- 3. Development Capability.** The site should have topography, soils, and a configuration that will support practical development and efficient program use. The site should be capable of withstanding intensive public use and capable of being developed for recreational uses compatible with any significant environmental features including land uses contained within or adjacent to the site. Ready access to public water, sewers, and other utilities is highly desirable. The site should have resources for providing multiple recreation opportunities.

Existing Areas

County park lands that fall within this category include DeBois Creek Recreation Area, Dorbrook Recreation Area, Sunnyside Recreation Area, and Wolf Hill Recreation Area.

SPECIAL USE AREAS

Special Use Areas serve a special purpose or meet a specific need. Often they are devoted to single purpose recreational, horticultural, historic or cultural activities. Special Use Areas may include marinas, arboreta, arenas, civic centers, and sites of historic, cultural, scenic or archaeological significance.

Standard of Need

Because Special Use Areas encompass a wide range of uses and activities, there is no quantitative standard for Special Use Areas as a general category. Often acquisition is undertaken to preserve or take advantage of a specific existing or potential resource of County significance rather than as a response to a calculated recreation need.

Site Selection Criteria

There are no specific site selection criteria for the category as a whole. Their location and size should be determined in accordance with their intended function and the facilities or area necessary to accommodate the program of activities planned. A Special Use Area may be located within or adjacent to another County park.



Existing Areas

County park lands that fall within this category include Deep Cut Gardens, East Freehold Park Showgrounds, Longstreet Farm, Historic Walnford, Manasquan Reservoir, Monmouth Cove Marina, Mount Mitchill Scenic Overlook, and Seven Presidents Oceanfront Park.

CONSERVATION AREAS

The primary function of Conservation Areas is the preservation and enhancement of valuable natural resources and they are generally actively managed for that purpose. Conservation areas often include water and water related natural resources, mature woodland, noteworthy plant or wildlife habitats, geological features, and/or scenic landscapes. Public access for the appreciation and enjoyment of these resources should be accommodated providing it does not pose a threat to the resources themselves. Any development should be non-intensive and should be limited to the support and enhancement of nature-oriented outdoor recreation including such activities as nature interpretation, hiking, fishing, trail uses, and limited picnicking.

Standard of Need

There is no quantitative standard for acquisition of Conservation Areas. The need for Conservation Areas is a function of the desire to permanently protect some feature of the landscape that is of County significance.

Site Selection Criteria

Conservation Areas should be acquired where there are natural features worthy of public protection. The size and location of the Conservation Areas will depend on the natural characteristics of the site. A Conservation Area may be located within or adjacent to other County park lands.

Existing Areas

The only County park land that currently falls within this category is Fisherman's Cove Conservation Area.

GREENWAYS

Greenways are elongated and usually continuous strips of land or water under public control through ownership, easement, or other agreement. Greenways may serve both conservation needs (i.e. water quality protection) and recreation needs (i.e. access to fishable streams) and, wherever possible, should be planned to connect other park sites and centers of activity and to expose users to interesting views and unique natural features. Greenways often occupy natural corridors such as streams, ridgelines, and woodlands or man-made corridors such as railroad

and utility rights-of-way and low volume roads. Stream valley parks, trails, and bikeways are examples of Greenways.

Standard of Need

There is no quantitative standard for the acquisition of Greenways.

Site Selection Criteria

Site selection criteria peculiar to Greenways include the following:

1. Size. The greenway should be of sufficient width to protect the host resource (i.e. stream valley, ridgeline, scenic vista) and to accommodate any intended public access (i.e. fishing, canoeing) and/or trail use type (i.e. pedestrian, bicycle, horse). Wider areas along the corridor may be necessary or desirable to accommodate ancillary facilities such as parking areas, picnic areas, interpretive facilities and restrooms or to encompass nearby areas of scenic, environmental, or historic interest.

2. Accessibility. Where appropriate to the intended purpose, greenways should have connections to and have frequent access points from other parks, centers of activity, and public roads. The potential for serving a circulation function as well as a recreation function should be considered.


3. Development Capability. The topography should be suitable for any intended trail use. Land within the park should be able to support any ancillary facilities such as parking areas, picnic areas, interpretive facilities or restrooms that are to be provided.

Existing Areas

County park lands that fall within this category include Crosswicks Creek Greenway, Henry Hudson Trail, Manasquan River Greenway, Metedeconk River Greenway, and Union Transportation Trail.

OPEN LANDS

Open Lands are intended primarily to advance regional objectives for watershed protection and growth development patterns, and to enhance regional quality of life by preserving certain lands of county significance in an essentially unimproved condition. Open Lands may serve to protect areas of scenic beauty or natural habitat. Open Lands may serve to enhance public health and safety by preventing development of areas prone to flooding or erosion or which contribute to water quality protection. Park land classified as Open Lands is not intended for formal recreation use or park facilities, but may be made available for agriculture or land dependent outdoor recreation uses such as fishing, hiking, and horseback riding. Open Lands may be



considered for reclassification for more formal or active use as park and recreation needs within the county change. Open Lands generally receive only minimal maintenance and patrolling. Preservation of Open Lands may be in fee or by easement.

Standard of Need

There is no quantitative standard for acquisition of Open Lands. The need for Open Lands is a function of the desire to permanently preserve land as open space.

Site Selection Criteria

Open Lands should be acquired where there are large or contiguous undeveloped properties worthy of permanent preservation by the County but which either are not suitable for, or not currently needed for other public open space purposes. The size and location of Open Lands will depend on the characteristics of the site and patterns of development and ownership. The existence of significant drainage structures or other substantial permanent improvements that serve no park function and represent a long-term management commitment should be considered as a liability in site selection.

Existing Areas

County park lands that fall within this category include the Baysholm Tract and the Yellow Brook Tract.

GOLF COURSES

Golf Courses are special purpose daily fee recreation facilities and are one of three types: regulation golf courses have a minimum par of 72 and a minimum yardage of 6,000 yards as measured from the middle tees; executive golf courses have a total par ranging from 55 to 68 and an average yardage of 3,000 to 4,500 yards; and par 3 golf course have a par on each hole of 3 and an average yardage of 2,000 to 2,500 yards. Typical ancillary facilities include a practice range, a clubhouse with dining facilities, and a pro shop. Portions of the property not developed for golf may be used for other recreational activities or managed for conservation purposes.

Standard of Need

There should be one daily fee 18-hole golf course for every 25,000 to 30,000 county residents. This need can be satisfied by privately owned daily fee courses that are open to the public.

Site Selection Criteria

1. Size. The minimum acreage for each golf course type exclusive of environmentally sensitive lands is as follows: regulation -150 acres, executive - 40-75 acres, par 3 - 30 acres. Total land area of 250 acres or more is preferred to accommodate 27 holes at each course. Potential for possible future expansion should be considered. A golf course may be located within or adjacent to another County park.



2. Accessibility. Each golf course should be located near a population center so as to serve large numbers of county residents and should be safely accessible from existing highway systems.

3. Development Capability. The site should have topography, soils, and a configuration that will support practical development and efficient use. The site should be capable of withstanding intensive public use and should be capable of being developed and operated compatible with any significant environmental features. Land uses within or adjacent to the site should not unduly constrain golf course operation. An adequate water supply for irrigation is essential.

Existing Areas

County park lands that fall within this category are Bel-Aire Golf Course (executive), Charleston Springs Golf Course (regulation), Hominy Hill Golf Course (regulation), Howell Park Golf Course (regulation), Pine Brook Golf Course (executive), and Shark River Golf Course (regulation).

UNCLASSIFIED AREA

This category is for landholdings that have not been formally classified. Examples include initial pieces of a future larger park, opportunity acquisitions or gifts for which the primary intended function has not been established, and open space owned by the County but managed by others. County park lands that fall within this category include Durand Tract which is under long term lease to Freehold Township and Weltz Park.

APPENDIX C

Inventory of County Open Space Holdings as of 1/11/06

COUNTY OWNED AND PERMANENTLY PRESERVED

	ACREAGE
Baysholm Tract - Burlington Road, Freehold Township.....	71
Bayshore Waterfront Park - Port Monmouth Road, Middletown.....	222
Bel-Aire Golf Course - Allaire Road, Wall.....	101
Big Brook Park - County Route 520, Marlboro.....	378
Charleston Springs Golf Course - Smithburg Road, Millstone.....	770
Clayton Park - Imlaystown Road, Upper Freehold.....	422
Crosswicks Creek Greenway - Upper Freehold.....	1231
De Bois Creek Recreation Area - Business Route 33, Freehold Twp.....	135
Deep Cut Gardens - Red Hill Road, Middletown.....	54
Dorbrook Recreation Area - County Route 537, Colts Neck.....	535
Durand Tract - Randolph Road, Freehold Township.....	94
East Freehold Park Showgrounds - Kozloski Road, Freehold Twp.....	81
Fisherman's Cove Conservation Area - Third Avenue, Manasquan.....	52
Hartshorne Woods Park - Navesink Avenue, Middletown (see Note 1).....	787
Henry Hudson Trail	17
Historic Longstreet Farm - Longstreet Road, Holmdel.....	9
Historic Walnford - Walnford Road, Upper Freehold.....	36
Holmdel Park - Longstreet Road, Holmdel (see Note 2).....	565
Hominy Hill Golf Course - Mercer Road, Colts Neck.....	183
Howell Park Golf Course - Preventorium Road, Howell.....	308
Huber Woods Park - Browns Dock Road, Middletown.....	357
Manasquan Reservoir - Windeler Road, Howell.....	152
Manasquan River Greenway - Freehold Twp. and Howell.....	335
Metedeconk River Greenway - Freehold Twp. and Howell.....	83
Monmouth Cove Marina - Port Monmouth Road, Middletown.....	10
Mount Mitchill Scenic Overlook - Ocean Boulevard, Atlantic Highlands	12
Pine Brook Golf Course - Covered Bridge Boulevard, Manalapan.....	61
Perrineville Lake Park - Sweetmans Lane, Millstone.....	485
Seven Presidents Oceanfront Park - Ocean Avenue, Long Branch.....	38
Shark River Golf Course - Old Corlies Avenue, Neptune Twp.....	176
Shark River Park - Schoolhouse Road, Wall.....	933
Sunnyside Recreation Area - Middletown-Lincroft Road, Middletown.....	135
Tatum Park - Holland Road and Red Hill Road, Middletown.....	366
Thompson Park - Newman Springs Road, Middletown.....	665
Turkey Swamp Park - Georgia Road, Freehold Township.....	2048
Union Transportation Trail - Upper Freehold and Millstone.....	2
Weltz Park - West Park Avenue, Ocean.....	165
Wolf Hill Recreation Area - Eatontown Boulevard, Oceanport.....	92
Yellow Brook Tract - Route 33, Howell.....	337

COUNTY MANAGED - LEASES/USE AGREEMENTS

	Acreage
Manasquan Reservoir - New Jersey Water Supply Authority.....	1052
Henry Hudson Trail - New Jersey Transit and Non-Open Space County lands.....	21 miles

COUNTY OWNED CONSERVATION AND PUBLIC ACCESS EASEMENTS

	Acreage
Adjacent to Crosswicks Creek Park.....	197
Adjacent to Henry Hudson Trail.....	0.4
Adjacent to Huber Woods Park	6
Monmouth Camps.....	345
Municipal Open Space Grant Program.....	67
Adjacent to Shark River Park.....	23
Union Transportation Trail.....	9 miles

Note 1: An undivided interest in 45 acres acquired and managed as part of Hartshorne Woods Park is owned by Monmouth Conservation Foundation, Township of Middletown, and State of New Jersey.

Note 2: An undivided interest in 227 acres acquired and managed as part of Holmdel Park is owned by Monmouth Conservation Foundation, Township of Holmdel, and State of New Jersey.

APPENDIX D

Municipal Open Space Acreage and Needs

Monmouth County, New Jersey

This attached table was compiled by the Monmouth County Park System using data provided by municipal officials to the Monmouth County Planning Board during the 2004 State Plan Cross Acceptance Process and/or to the Park System during either the 2004/2005 development of the Preliminary Draft Plan or the 2006 development of the Final Draft Plan. Not all towns provided updated information at those times (noted by*). If more recent acreage numbers are available, municipal officials may forward them to the Monmouth County Park System, Attn: Area 205 - Planning, 805 Newman Springs Road, Lincroft, NJ 07738 for inclusion in future publications.

	BALANCED LAND USE STANDARD					ACRES/POPULATION STANDARD - 2005			
	EXISTING OPEN SPACE (2005)	MUNICIPAL LAND AREA	TARGET	+SURPLUS (-DEFICIT)	% OF TARGET OWNED	EST. POP. (2005)	TARGET	+ SURPLUS (-DEFICIT)	% OF TARGET OWNED
Aberdeen	420.49	3,461	103.83	316.66	405%	18,732	149.86	270.63	281%
Allenhurst	10.50	192	5.76	4.74	182%	718	5.74	4.76	183%
Allentown	50.50	384	11.52	38.98	438%	1,887	15.10	35.40	335%
Asbury Park	138.50	960	28.80	109.70	481%	16,903	135.22	3.28	102%
Atlantic Highlands	88.55	768	23.04	65.51	384%	4,705	37.64	50.91	235%
Avon	15.28	256	7.68	7.60	199%	2,214	17.71	-2.43	86%
Belmar	69.71	640	19.20	50.51	363%	6,071	48.57	21.14	144%
Bradley Beach	28.60	448	13.44	15.16	213%	4,873	38.98	-10.38	73%
Brielle	28.00	1,056	31.68	-3.68	88%	4,955	39.64	-11.64	71%
Colts Neck	1922.00	20,288	608.64	1313.36	316%	11,869	94.95	1827.05	2024%
Deal*	19.40	768	23.04	-3.64	84%	1,051	8.41	10.99	231%
Eatontown	183.91	3,712	111.36	72.55	165%	14,307	114.46	69.45	161%
Englishtown*	0.80	365	10.95	-10.15	7%	1,823	14.58	-13.78	5%
Fair Haven	89.60	992	29.76	59.84	301%	5,995	47.96	41.64	187%
Farmingdale	10.60	320	9.60	1.00	110%	1,597	12.78	-2.18	83%
Freehold Borough	20.80	1,216	36.48	-15.68	57%	11,629	93.03	-72.23	22%
Freehold Township	381.03	23,680	710.40	-329.37	54%	34,309	274.47	106.56	139%
Hazlet	335.31	3,716	111.48	223.83	301%	21,372	170.98	164.33	196%
Highlands	20.70	447	13.41	7.29	154%	5,166	41.33	-20.63	50%
Holmdel	862.73	12,190	365.70	497.03	236%	17,207	137.66	725.07	627%

	BALANCED LAND USE STANDARD					ACRES/POPULATION STANDARD - 2005			
	EXISTING OPEN SPACE (2005)	MUNICIPAL LAND AREA	TARGET	+SURPLUS (-DEFICIT)	% OF TARGET OWNED	EST. POP. (2005)	TARGET	+ SURPLUS (-DEFICIT)	% OF TARGET OWNED
Howell	1600.00	39,744	1192.32	407.68	134%	51,215	409.72	1190.28	391%
Interlaken	10.75	243	7.29	3.46	147%	900	7.20	3.55	149%
Keansburg	38.29	630	18.90	19.39	203%	10,774	86.19	-47.90	44%
Keyport*	10.88	877	26.31	-15.43	41%	7,627	61.02	-50.14	18%
Lake Como	7.36	128	3.84	3.52	192%	1,791	14.33	-6.97	51%
Little Silver	98.73	1,792	53.76	44.97	184%	6,232	49.86	48.87	198%
Loch Arbour	1.30	64	1.92	-0.62	68%	280	2.24	-0.94	58%
Long Branch	109.29	3,264	97.92	11.37	112%	32,410	259.28	-149.99	42%
Manalapan	676.20	19,744	592.32	83.88	114%	37,393	299.14	377.06	226%
Manasquan	94.00	896	26.88	67.12	350%	6,317	50.54	43.46	186%
Marlboro	1134.50	19,425	582.75	551.75	195%	40,232	321.86	812.64	352%
Matawan*	31.22	1,453	43.59	-12.37	72%	8,967	71.74	-40.52	44%
Middletown*	990.15	22,929	687.87	302.28	144%	68,715	549.72	440.43	180%
Millstone	462.79	23,923	717.69	-254.90	64%	10,191	81.53	381.26	568%
Monmouth Beach	21.60	704	21.12	0.48	102%	3,664	29.31	-7.71	74%
Neptune Township	179.46	5,120	153.60	25.86	117%	28,775	230.20	-50.74	78%
Neptune City	13.99	576	17.28	-3.29	81%	5,261	42.09	-28.10	33%
Ocean	308.03	7,168	215.04	92.99	143%	27,879	223.03	85.00	138%
Oceanport	78.94	1,984	59.52	19.42	133%	5,871	46.97	31.97	168%
Red Bank*	25.90	1,120	33.60	-7.70	77%	12,042	96.34	-70.44	27%
Roosevelt	130.58	853	25.59	104.99	510%	933	7.46	123.12	1749%
Rumson	89.79	3,328	99.84	-10.05	90%	7,351	58.81	30.98	153%
Sea Bright*	4.60	384	11.52	-6.92	40%	1,822	14.58	-9.98	32%
Sea Girt*	42.03	672	20.16	21.87	208%	2,092	16.74	25.29	251%
Shrewsbury Borough	44.30	1,472	44.16	0.14	100%	3,784	30.27	14.03	146%
Shrewsbury Township*	1.48	58	1.74	-0.26	85%	1,098	8.78	-7.30	17%
Spring Lake	119.45	832	24.96	94.49	479%	3,569	28.55	90.90	418%
Spring Lake Heights	25.42	832	24.96	0.46	102%	5,219	41.75	-16.33	61%
Tinton Falls	352.75	9,699	290.97	61.78	121%	17,432	139.46	213.29	253%
Union Beach	29.60	1,015	30.45	-0.85	97%	6,776	54.21	-24.61	55%
Upper Freehold	30.00	30,368	911.04	-881.04	3%	6,556	52.45	-22.45	57%
Wall	1461.23	19,846	595.38	865.85	245%	26,521	212.17	1249.06	689%
West Long Branch	110.30	1,811	54.33	55.97	203%	8,274	66.19	44.11	167%
	13031.92		8964.39	4067.53		645,346	5162.77	7869.15	

APPENDIX E

Resolutions of Adoption

**RESOLUTION ADOPTING THE
MONMOUTH COUNTY OPEN SPACE PLAN
AS AN ELEMENT OF THE
MONMOUTH COUNTY GROWTH MANAGEMENT GUIDE
RESOLUTION NO. 06-38**

Sam Alfano offered the following resolution and moved its adoption:

WHEREAS, the Monmouth County Planning Board adopted the Monmouth County Growth Management Guide in October 1982 as the official county master plan pursuant to NJSA 40:27-4 et. seq.; and

WHEREAS, the Monmouth County Planning Board adopted the Monmouth County Park, Recreation and Open Space Plan in May 1998 as an element of the Monmouth County Growth Management Guide; and

WHEREAS, the Monmouth County Board of Recreation Commissioners recognized that in order for any plan to be a useful tool, it must change as conditions, objectives, policies, priorities, and standards change and as actions are accomplished; and

WHEREAS, in 2004, the Monmouth County Park System conducted a formal review of the 1998 Monmouth County Park, Recreation & Open Space Plan; and

WHEREAS, a Re-examination Report detailing the findings of the Plan review was accepted by the Monmouth County Board of Recreation Commissioners on July 19, 2004; and

WHEREAS, over 300 copies of the Re-examination Report were distributed to various governmental agencies and interested parties asking for comments and suggestions for a new plan; and

WHEREAS, based on the comments and suggestions, a Preliminary Draft Plan was prepared by the Monmouth County Park System and authorized for public release by the Monmouth County Board of Recreation Commissioners on November 21, 2005; and

WHEREAS, in January 2006, over 300 copies of the Preliminary Draft Open Space Plan were distributed to various governmental agencies and interested parties asking for comments and suggestions; and

WHEREAS, the Monmouth County Park System held three public information meetings regarding the Preliminary Draft Open Space Plan on January 31, February 2 and February 4, 2006; and

WHEREAS, based on comments received on the Preliminary Draft Open Space Plan, a Final Draft Plan was prepared and submitted to the Monmouth County Planning Board for adoption as an element of the Monmouth County Growth Management Guide; and

WHEREAS, in accordance with NJSA 40:27-4 et. seq., a public hearing was held on July 17, 2006 on the adoption of the Monmouth County Open Space Plan as an element of the Monmouth County Growth Management Guide following the publication of an official notice in a newspaper of general circulation (the Asbury Park Press) and the transmittal of the plan and notice of the public hearing 20 days prior to the hearing to the municipal clerk and planning board secretary of each municipality in the county and to the county planning boards of adjoining counties; and

WHEREAS, the Board received and considered additional comments from the public pertaining to the Monmouth County Open Space Plan and such comments were communicated to the Monmouth County Park System and duly considered by the Monmouth County Park System and the Board with a representative of the Monmouth County Park System providing public comment to such additional comments; and

WHEREAS, after careful consideration of the public comments received, the Monmouth County Planning board is of the opinion that is in the best interest of the County to incorporate the Monmouth County Open Space Plan as an element of the Monmouth County Growth Management Guide.

NOW, THEREFORE, BE IT RESOLVED that the Monmouth County Planning Board, in accordance with NJSA 40:27-4 et. seq., hereby adopts the Monmouth County Open Space Plan as an element of the Monmouth County Growth Management Guide.

THEREFORE, BE IT FURTHER RESOLVED in accordance with NJSA 40:27-4 that an attested copy of the Monmouth County Open Space Plan be sent to the Monmouth County Board of Chosen Freeholders, Monmouth County Board of Recreation Commissioners and legislative body of every municipality in the County.

Seconded by Vincent Domidion and passed upon the following vote:

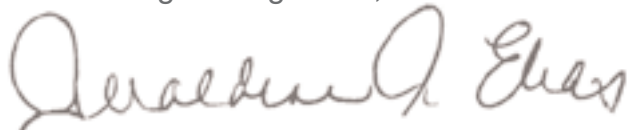
In the affirmative: Joseph Rettagliata, Paul Kiernan, Jr., James Giannell, Sam Alfano, Joseph Ettore, Freeholder Burry, Vincent Domidion and Rick DeNoia.

In the negative: None

Abstain: None

Absent: William Warters, Mollie Giamanco and Freeholder Barham.

I do hereby certify that the foregoing is a true copy of a resolution adopted by the Monmouth County Planning Board at a meeting on August 21, 2006.



Geraldine A. Elias
SECRETARY TO THE BOARD

The following resolution was offered for adoption by Commissioner Irwin:

RESOLUTION R-06-8-21=310

WHEREAS, the Monmouth County Board of Recreation Commissioners has previously adopted a County Open Space Plan titled Open Space Guide, as of July 25, 1983, April 10, 1990, July 9, 1991, and May 26, 1998; and

WHEREAS, New Jersey Statutes P.L. 1989 C. 30 (N.J.S.A. 40:12-16) requires the preparation and adoption of a County Open Space Plan; and

WHEREAS, the Board of Recreation Commissioners has deemed it advisable to revise and amend the County Open Space Plan to reflect current land patterns and changes; and

WHEREAS, said plan is a valuable planning document to assist the county in the preservation of open space and county park and recreation lands.

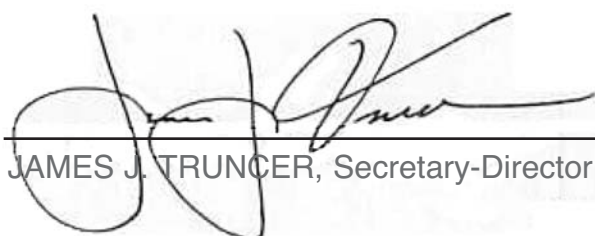
NOW, THEREFORE, BE IT RESOLVED that the MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS does hereby ADOPT the MONMOUTH COUNTY OPEN SPACE PLAN, DATED MAY 16, 2006, being the same as adopted by the MONMOUTH COUNTY PLANNING BOARD, on AUGUST 21, 2006, as the MONMOUTH COUNTY OPEN SPACE PLAN, as an ELEMENT of the COUNTY'S GROWTH MANAGEMENT GUIDE; and

BE IT FURTHER RESOLVED that said plan shall be the official Monmouth County Open Space Plan as required by P.L. C. 30 (N.J.S.A. 40:12-16).

Seconded by Commissioner Raynor, and adopted on roll call by the following vote:

In the affirmative:	Chairman Loud, Vice Chairman Kniesler, Past Chairman Lubkert, Commissioners Irwin, Rummel, Peters, Raynor and Mandeville
In the negative:	None
Absent:	Commissioner Harmon

I hereby certify the above to be the true resolution adopted by the Monmouth County Board of Recreation Commissioners at the regular meeting of the Board on MONDAY EVENING, AUGUST 21, 2006.



JAMES J. TRUNCER, Secretary-Director