

KNOWLTON TOWNSHIP, WARREN COUNTY

APRIL 2022

OPEN SPACE AND RECREATION PLAN UPDATE AND FLOOD PROTECTION PLAN



PREPARED BY

THE LAND CONSERVANCY OF NEW JERSEY

APRIL 28, 2022

**OPEN SPACE AND RECREATION
PLAN UPDATE
and
FLOOD PROTECTION PLAN**

This project was supported through the Open Space Institute's Delaware River Watershed Protection Fund Catalyst Program which is made possible with a lead grant from the William Penn Foundation.

The Delaware River Watershed Protection Program seeks to ensure abundant, clean water within the 13,000 square mile drainage of the Delaware River.

PREPARED BY



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EXECUTIVE SUMMARY

Located along the banks of the Delaware River and nestled in the rolling hills of northwestern New Jersey, Knowlton Township is a community of farms, forests, and scenic waterways. Protection of the rural beauty and agrarian economy is a priority of the municipality. The four main areas to be protected are:

Farmland

The Township has an active and successful farmland preservation program. According to the November 2021 Update to the town's Farmland Plan, the Knowlton has preserved 2,472 acres of farmland and has a goal of preserving another 2,299 acres of farmland that meets the minimum criteria of tillable land as set by the SADC.

However, there are an additional 2,387 acres of farm assessed properties greater than 20 acres in size within the Township that do not meet the SADC minimum tillable acres for farmland preservation, many of which have significant woodlands. Subdivision or use of these properties for commercial, industrial, or residential development may lead to negative economic, environmental, and social impacts due to the loss of forests and farmland.

In 1983, Governor Thomas Kean signed into law the Agriculture Retention and Development Act, which established its very successful agricultural easement purchase program to protect farmland and address the loss of farmland to development.

The State, through the farmland preservation program, provides approximately \$3,500 per acre to farmers to preserve their farmland in Knowlton Township.

However, in 2021, the State implemented a program wherein developers are incentivized to build large-scale solar facilities on farmland. This presents a new and significant risk to the Township's goal of preserving both tillable and wooded farmland.

Open Space Preservation

Preservation of woodlands and other natural lands has many benefits including storage of carbon to combat climate change, improving air and water quality, protecting habitat and flood mitigation.

Of the Township's 15,800 acres of land, 3,575 acres are preserved open space. 70% is owned and managed by the State of New Jersey, 28% is federally owned and controlled, and 2% is owned and managed by Knowlton Township. There is not yet any preserved open space owned by Warren County in Knowlton.

This Plan identifies goals for increasing the municipally-owned share of open space for recreation, protection of forests and riparian areas.

Waterways

The Township is fortunate to border the Delaware River and to be traversed by the Paulins Kill. State laws define the areas adjoining these waterways that are to be protected. The Township's stormwater management ordinances identify criteria for controlling stormwater. Residents continue to be impacted by flood waters. Purchasing this land and restoring the property to its natural state will help alleviate loss from severe storms.

Recreation and Open Space

New Jersey continues to expand open space lands within Knowlton Township that can be used for recreation

To follow the State's recommendation for balancing recreation and open space between the federal, state, county, and municipal governments, the Township should actively acquire additional land for recreation.

This plan provides a path for resilience to address climate change and future protection of the undeveloped areas to maintain Knowlton Township's rural character and protect its natural environment.



BENEFITS OF OPEN SPACE

Benefits of open space in Knowlton include:

- Contributes to quality of life
- Encourages physical activity
- Improves air and water quality and flood mitigation
- Provides storage of carbon in trees to combat climate change
- Enhances homeowner property value
- Maintains wildlife habitat, for both flora and fauna
- Generates and sustains jobs in agriculture
- Helps to keep streams and rivers clean

When planned as a system, open space supports the community's **quality of life**, recreational programs and activities, and protects the agricultural, cultural, and natural resources

Increased open space **fosters community**, encourages people to gather, and participate in recreational activity. Preserved land is productive and revenue producing. Households, local businesses, and governments benefit financially from the protection of open space.

It is costly to replicate these benefits once the land is developed.





OPEN SPACE GOALS

FOR THE 2022 OPEN SPACE & RECREATION PLAN

MAINTAIN RURAL CHARACTER & PROTECT THE ENVIRONMENT

Maintain rural character and protect the environment by preserving farmland in accordance with the Township's Farmland Preservation Plan and to preserve the forests and woodlands of the Township. Farms and woodland are to be preserved whenever the opportunity arises.

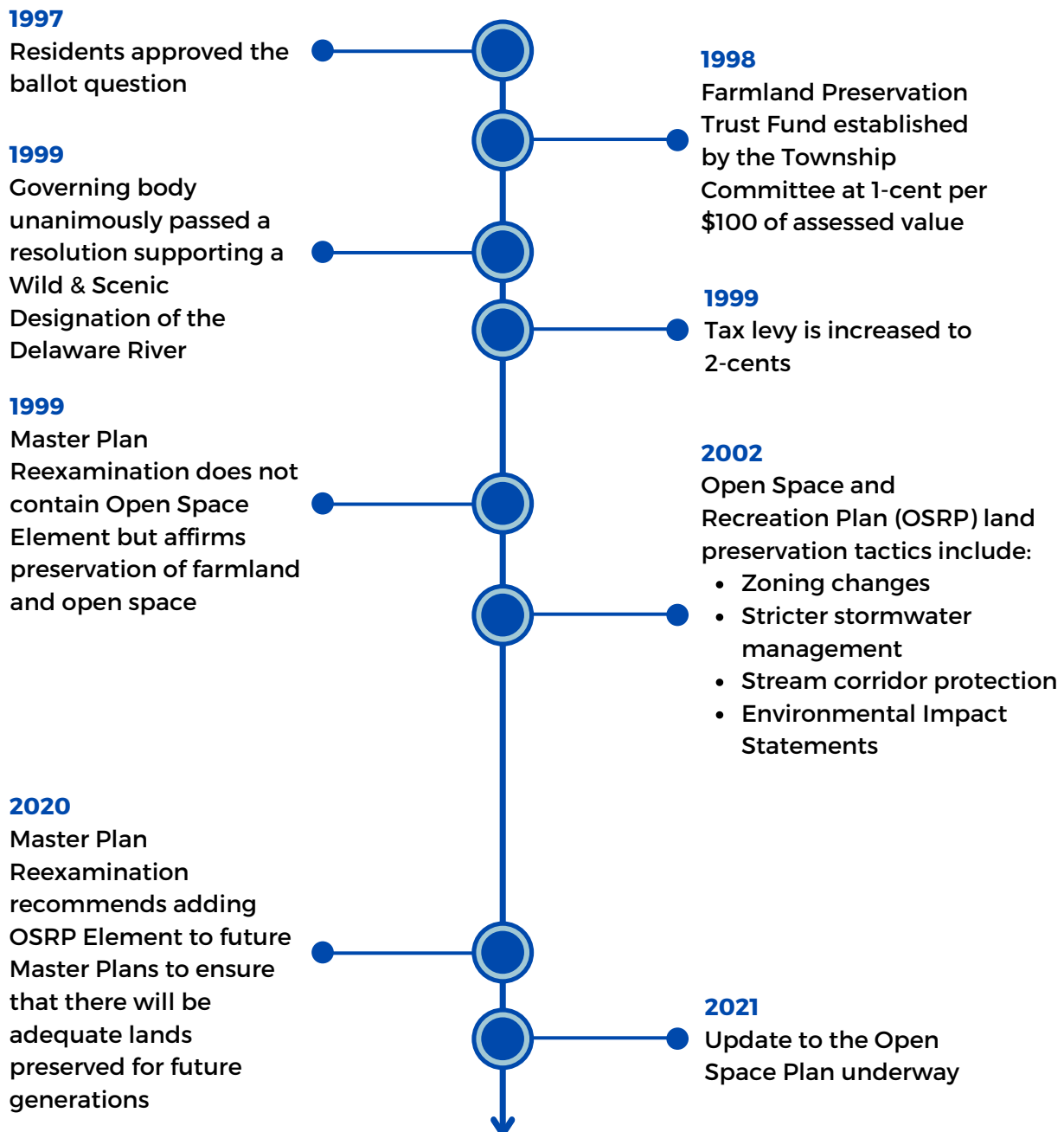
PROVIDE RECREATION SPACE AND FACILITIES

Healthy recreation needs open public land, walking trails, parks and playgrounds. Additional municipal public open spaces, parks and walking trails should be procured/built wherever the opportunity arises.

PROTECT OUR WATER RESOURCES

Knowlton's excellent water quality is due to its extensive farmland and forested areas, though development leads to impervious surfaces that are salted which deteriorate surface and groundwater. Controlling development and ensuring compliance with municipal stormwater regulations will prevent deterioration of water sources. The Town is committed to helping remove people from harm's way due to flooding from severe storms, thus increasing local resiliency to climate change.

HISTORY OF THE OPEN SPACE PROGRAM



***THE TOWN HELD TWO PUBLIC MEETINGS ON THE PLAN UPDATE:**

- Public Meeting #1 - November 8, 2021 with the Township Committee.
- Public Meeting #2 -April 26, 2022 with the Planning Board to share the Draft Update with its residents and consider it as an Element of the Master Plan.

FUNDING LAND PRESERVATION

Following a voter referendum in November 1997, Knowlton Township adopted Ordinance #98-02, establishing an open space trust fund in February 1998. In 1999, the tax levy was set at two cents (\$0.02) per \$100 of assessed value, and has been reauthorized at the same rate since that time. The funds are spent on the acquisition or development of land for recreation and conservation, preservation of farmland, historic properties, and funding for debt service.

The Fund currently generates approximately \$51,800 per year and had a balance of \$27,174 at the end of 2021. To date, Knowlton has spent their municipal funding primarily on farmland preservation, totaling \$893,163.

FARMLAND

The State of New Jersey has spent \$7,300,236, or approximately 75% of the total cost, to protect farmland in Knowlton. Warren County has provided \$1,727,489, or 18% of the total cost share. Knowlton has contributed \$718,096 in funds (7% of the total cost).

Knowlton Township recently updated its Farmland Preservation Plan with information about the ways farms are preserved in the municipality. The town is committed to preserving its agricultural legacy and rural character.



County

The Warren County Municipal and Charitable Conservancy Trust Fund has contributed **\$189,000** for open space projects and the County Agriculture Development Board has contributed **\$1,727,489** towards farmland preservation.

The Warren County Agriculture Development Board has funded the preservation of **990 acres** of farmland in Knowlton Township through the sale of farmland development rights to the county by the landowner. In Knowlton, eight farms have been preserved through the County Easement Purchase program, protecting **887 acres** of farmland. Three farms have been preserved by Warren County through the County Planning Incentive Grant program, protecting **103 acres** of farmland.

The Warren County Municipal and Charitable Conservancy Trust Fund has contributed funds towards three open space projects in Knowlton. The first was for the Sipel Farm in 1999 (\$50,000), the second was the Brugler property (\$115,000 in 2003) and the third was in 2011 for the Knowlton Trail (\$24,000).

The Trust Fund also provides grants for historic preservation. Ramsaysburg Homestead in Knowlton Township has been the recipient of five grants between 2003 and 2019 totaling \$1,125,269.

The Green Acres program, administered by the New Jersey Department of Environmental Protection (NJDEP), grants funds to municipalities for preserving open space. Knowlton Township received four awards totaling \$692,502 between 1992-2005.

Within Green Acres, NJDEP manages the Planning Incentive (PI) program. Municipalities are eligible for grants through the PI program if they have local Open Space Trust Funds and an Open Space and Recreation Plan. Municipalities who receive PI grants must match 50% of the grant amount. The first award Knowlton received through the PI program in 1992 was for \$124,395, used for the acquisition of Knowlton Park. The second PI award was in 2005 and totaled \$290,754 for land preservation.

The NJDEP also awards funds for the development of park facilities. Knowlton Township received these as loans from the State of New Jersey. The first was in 1994 for \$127,354 and the second in 1996 for \$150,000 for the development of Knowlton Park.

State

The State of New Jersey has contributed **\$692,502** for open space and recreation through NJDEP Green Acres, and **\$7,300,236** through the State Agriculture Development Committee.

PRESERVED LAND

Since 1995, Knowlton Township has preserved 2,472 acres of farmland on 32 farms. The town owns 81 acres of municipal open space and holds a conservation easement on 13 acres of farmland, the State of New Jersey owns and manages 2,502 acres of land in parks, wildlife and natural areas, forests, fishing access, and trails. The Delaware Water Gap is owned by the federal government and includes 979 acres in Knowlton.

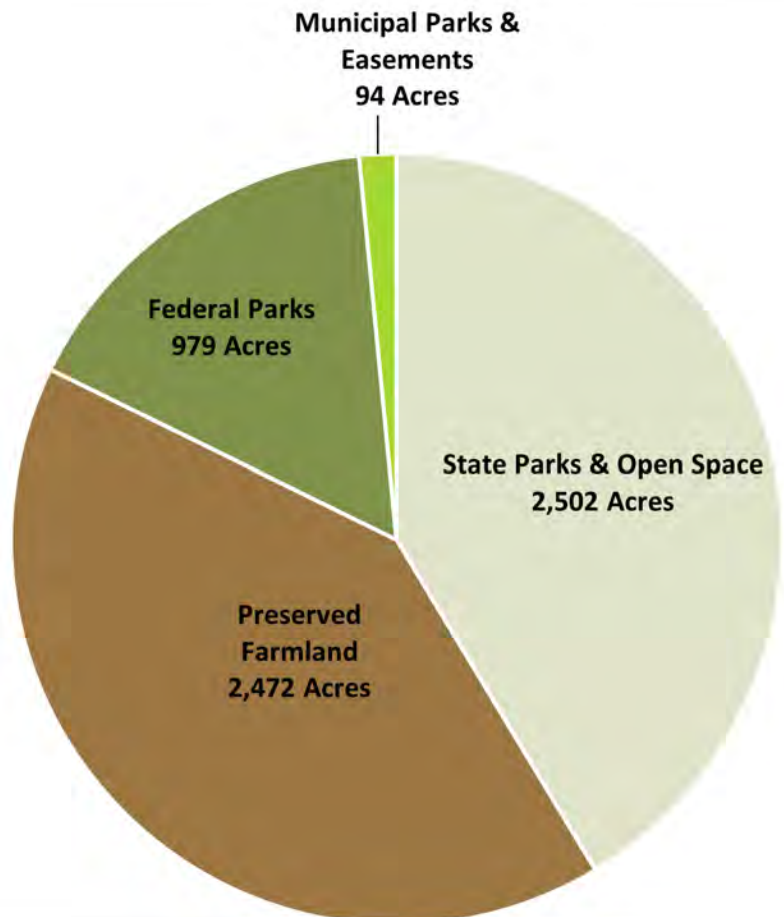
Knowlton Township is **24.7** square miles (15,808 acres) **38%** of Knowlton Township (6,047 acres) is permanently preserved

STATE PARKS & OPEN SPACE
Includes Columbia WMA,
Worthington State Forest

PRESERVED FARMS
32 Farms

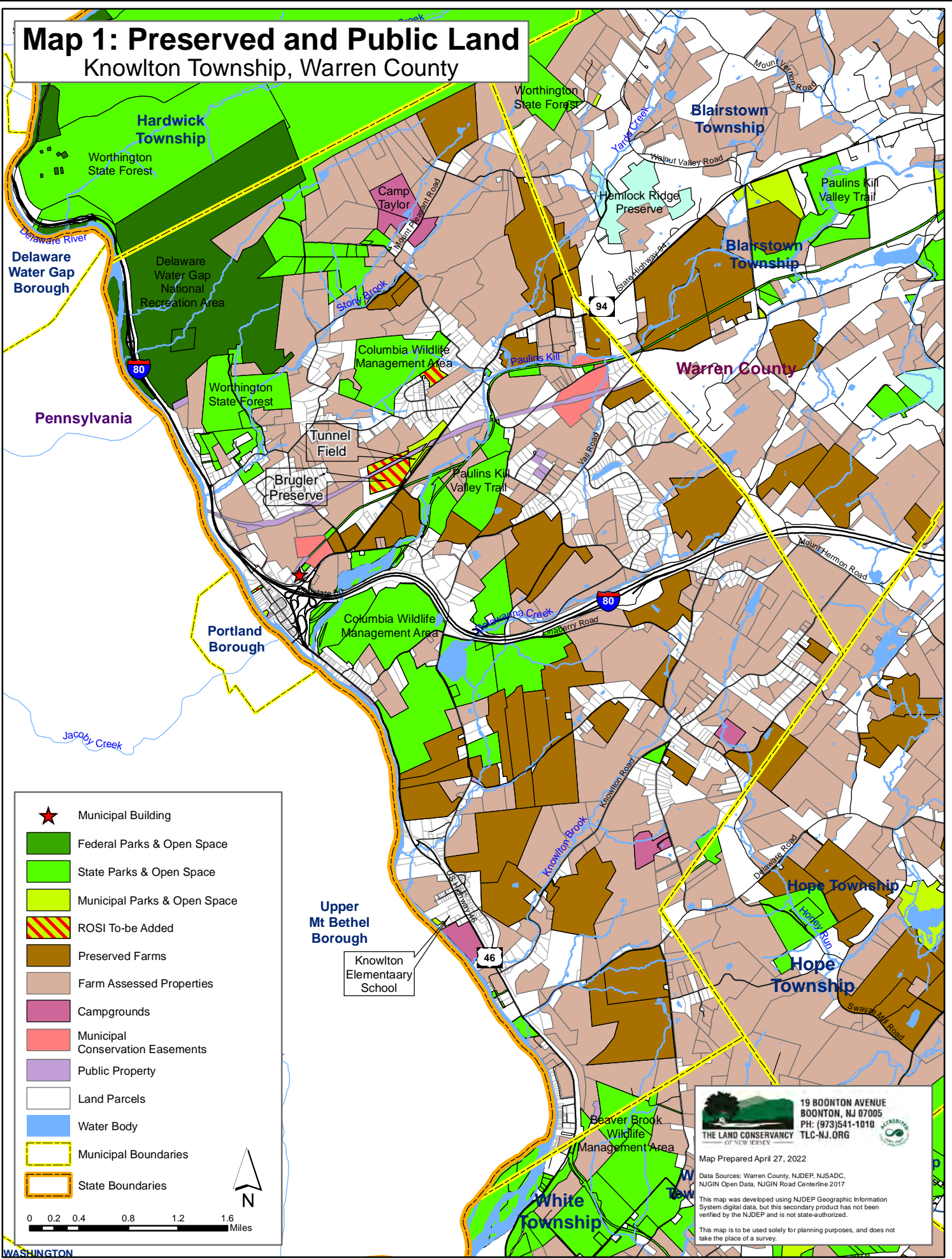
FEDERAL PARKS
Delaware Water Gap

MUNICIPAL PARKS & EASEMENTS
Tunnel Field and Brugler Preserve



Map 1: Preserved and Public Land

Knowlton Township, Warren County



-  Municipal Building
-  Federal Parks & Open Space
-  State Parks & Open Space
-  Municipal Parks & Open Space
-  ROSI to-be Added
-  Preserved Farms
-  Farm Assessed Properties
-  Campgrounds
-  Municipal Conservation Easements
-  Public Property
-  Land Parcels
-  Water Body
-  Municipal Boundaries
-  State Boundaries

0 0.2 0.4 0.8 1.2 1.6 Miles

N

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THE LAND CONSERVANCY
OF NEW JERSEY

Map Prepared April 27, 2022

Data Sources: Warren County, NJDEP, NJSADC, NJGIN Open Data, NJGIN Road Centerline 2017

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

RECREATION RESOURCES

Knowlton Township is home to municipal, state, and federal parks and open space. There are **3,575** acres of public land that is used for local sports programs, hiking, hunting, horseback riding, skiing, trail running, birdwatching, fishing, and other leisure activities.



"Recreation activities are beneficial to one's health no matter where you do them, but they reach another level in the great outdoors. In addition to helping lower blood pressure and fight obesity, time spent playing in parks and other green spaces is associated with improved mental health and reduced stress.



Outdoor recreation also helps support the economy and drives awareness of important conservation issues. Responsible use of public lands helps make people care about what happens to these places. Research suggests that when kids play outdoors, it leads to greater environmental awareness later in life."

The Wilderness Society

MUNICIPAL PARKLAND

Knowlton Township is home to four parks.

Tunnel Field

Tunnel Field along Route 94 (30 acres) is the central recreation area for Knowlton. Home to baseball and softball diamonds, soccer fields, basketball court, tennis court, playground and a one-half mile loop trail. It is named for the tunnel through which the Lehigh and New England railroad once ran. The tunnel goes through the embankment for the Lackawanna Cut-Off.

Brugler Preserve

Adjacent to Tunnel Field, Knowlton purchased four lots totaling 43 acres, known as the "Brugler Preserve" with municipal, county, and state funding. There is a historic lime kiln on the property.

Delaware and Columbia Beaches

Delaware Beach (2 acres) and Columbia Beach (1 acre) along the Delaware River provide picnicking and boat access.

Township Hall Park

Township Hall Park (0.5 acres) is next to the municipal building.

Other Open Space

Knowlton also purchased a small property between Interstate 80 and the Delaware River with funds from the Wild and Scenic River Program. The town also holds a development easement on one farm located on North Terrace which totals 13 acres.



MUNICIPAL RECREATION

TUNNEL FIELD

Tunnel Field is located on Route 94 next to Agens Stone. It is home to the town's popular sports programs which are managed by the Knowlton Athletic Association (KAA) with the Township Recreation Committee. The KAA hosts soccer and softball games and practices at Tunnel Field. The park includes a basketball court, soccer and baseball fields, tennis court, the Knowlton Recreation Pavilion, and a playground. The fields are also used by the students attending the Knowlton Elementary School and Blirstown High School. Other municipalities are allowed to use Tunnel Field with a certificate of insurance.

Tunnel Field Loop is a 0.5-mile paved path that circles the perimeter of Tunnel Field. Next to Tunnel Field are four properties that comprise the **Brugler Preserve**. There is interest in building a trail and restoring a historic lime kiln on the property.

The KAA has seen a decline in youth participation in recent years, with an approximate decrease from about 200 students per sport to nearly half of that. Despite this decline, the fields at this park are used heavily and experience significant wear and tear, especially on the softball fields. The KAA would like to see lights at the front or back of the field, so they may host longer or later practices in the fall and early spring, but there are no plans to expand Tunnel Field.



PUBLIC BEACHES

Delaware Beach is the larger of the two public beaches in Knowlton and is located off US-46 and Ferry Lane. There are chairs and a dirt trail leading to the water from the entrance gate. There is a vehicle path off Columbia Street to Columbia Beach. This entranceway turns into a dirt path for foot traffic, as there is no vehicle access to the shoreline. Canoes and kayaks must be carried from the parking area. A bench is near the river's edge, but there is no swimming at the beach as it is for boating and fishing only.



TOWNSHIP FIELD

Township Field is a small park next to the municipal building. It hosted recreational programs in the past, but is currently not used by schools or town for games or team practices.

BOARD OF EDUCATION

The schools in Knowlton Township manage their own sports programs including basketball, football, baseball, lacrosse, and field hockey. They use the Board of Education fields, though the Elementary School occasionally hosts recreational programs at Tunnel Field.



STATE LAND

The State of New Jersey (through the New Jersey Department of Environmental Protection, NJDEP) owns 2,502 acres of land in Knowlton Township:

- Wildlife Management Areas (WMA):
 - Beaver Brook WMA (42 acres)
 - Columbia WMA (1,162 acres)

- State Forests:
 - Jenny Jump State Forest (34 acres)
 - Worthington State Forest (862 acres)

- Natural Areas, Fishing Access and Trail:
 - Bursch Sugar Maple Natural Area (6 acres)
 - Osmun Forest Natural Area (9.5 acres)
 - Knowlton Fishing Access (14 acres)
 - Paulins Kill Valley Trail (261 acres)

The NJDEP also owns several properties as conservation easements. This includes 77 acres along Kill Road and 34 acres as part of the Paulins Kill Greenway on Route 94 and Stark Road.

STATE PARKS



COLUMBIA WILDLIFE MANAGEMENT AREA (WMA)

The Columbia WMA covers 1,162 acres in Knowlton Township. The WMA has access to the Delaware River, Columbia Lake, and Delaware Lake, hosting a car-top boat launch and other water access points. The area is popular for fishing, hunting, and other water recreation activities.

PAULINS KILL VALLEY TRAIL

The Paulins Kill Valley Trail is a rail trail that runs along the Paulins Kill through Sussex and Warren Counties. It is the sixth longest trail in New Jersey at 27 miles and is part of the Kittatinny Valley State Park managed by the NJDEP. The trail is popular for hiking, jogging, biking, cross-country skiing, and snowshoeing. Horseback riding is also permitted. The trail ends in Knowlton near the Delaware River at the Columbia WMA, where there are further access points to the Appalachian Trail and trails within the Delaware Water Gap National Recreation Area.

BEAVER BROOK WILDLIFE MANAGEMENT AREA (WMA)

The Beaver Brook Wildlife Management Area (WMA) is a 686-acre natural area located mainly in White Township, but the northernmost portion (42 acres) is in Knowlton. It is managed by the New Jersey Division of Fish and Wildlife. There are almost two miles of abandoned railroad bed along with scenic vistas of nearby Jenny Jump Mountain.

WORTHINGTON STATE FOREST

Worthington State Forest boasts some of the most rugged and beautiful terrain in northern New Jersey. The New Jersey State Park Service manages the Worthington, and Knowlton Township contains the southeasternmost sections. It has 22 miles of trails, including 10 official blazed trails. There are regular and backcountry campsites, a picnic area, and a boat ramp. Fishing and hunting are allowed in the Forest.

Other state parklands include the Bursch Sugar Maple Natural Area, a portion of Jenny Jump State Forest, Osmun Forest, and the Knowlton Fishing Access area.

NATIONAL RECREATION



View of the Delaware River and Delaware Water Gap
(Photo from the National Park Service)

Boasting stunning views of the Delaware River, the Delaware Water Gap is home to over 150 miles of trails.

Knowlton Township is home to a portion of one of the east coast's most popular National Recreation Areas - The Delaware Water Gap.

DELAWARE WATER GAP

The Delaware Water Gap National Recreation Area, located in northwestern New Jersey and into Pennsylvania, encompasses 70,000 acres along the Delaware River and is managed by the National Park Service. Knowlton Township is home to Mt. Tammany, one of the most popular hiking destinations in New Jersey. The trails within Knowlton also provide access to the over 150 miles of hiking trails in the Delaware Water Gap National Recreation Area and connect with the Appalachian Trail. There are swimming areas, picnic areas, boat and kayak/canoe access points, biking on Old Mine Road, and hunting is permitted.

CAMPS AND CAMPGROUNDS

CAMP WARREN

Camp Warren on Koeck Road is a non-profit summer camp managed by the Recreation Department of the ARC of Warren County. It operates during the summer months for six to seven days a week, offering both day and overnight camping opportunities for people with disabilities above the age of five. Camp Warren has recreational programs including swimming, sports and games, nature appreciation, and Special Olympics training.

DELAWARE RIVER CAMPGROUND

The Delaware River Campground is located on Route 46 close to the Knowlton Township Elementary School. Situated along the Delaware River, the Campground allows fishing, has a boat launch, and kayak, raft, canoe, and tube rental. There is also mini golf, a basketball court, sand volleyball court, playground, and two swimming pools.

TRIPLEBROOK CAMPING RESORT

The TripleBrook Camping Resort is a private campground off of Honey Run Road. The campground has a pool, playgrounds, mini golf, dog park, and a pavilion for groups. It also offers a fishing pond and various playing courts and fields.

CAMP TAYLOR CAMPGROUND

Camp Taylor Campground is located on Mount Pleasant Road and has 150 camp sites over 371 acres. It is situated two miles from the Delaware Water Gap National Recreation Area. The **Lakota Wolf Preserve** is located at Camp Taylor Campground but is not affiliated with the campground. It is a non-profit preserve that offers educational nature walks or a shuttle ride to observe wolves, bobcats, foxes, and lynx. The Preserve also offers sessions for photographers and videographers.



*Lakota Wolf Preserve
(Photo by James Stein, Owner)*


FLOOD HISTORY

PROTECTING THE LAND PROTECTS THE PEOPLE

River towns have experienced serious loss due to storms. One of the driving forces behind land preservation is protecting water supplies and reducing the quantity of water that overruns riverbanks during storms. Flooding causes devastating property damage and threatens lives. Identifying flood prone properties and removing the most at-risk homes keeps residents and emergency responders from harm's way.

While this is not intended to completely solve a community's flooding problems, it protects the most vulnerable. Removing impervious surfaces from riparian corridors increases resilience in addressing current and future climate change challenges. A targeted plan offers a meaningful alternative for protection of people and the watershed lands.

The Kittatinny Ridge forms the backdrop to Knowlton's northwestern border and the Paulins Kill valley lies to the south. The town lies entirely within the Delaware River watershed. The boundary of the town is the river, with the Delaware running the entire course of Knowlton's western edge, separating it from Pennsylvania. The Paulins Kill and Delawanna Creek run across the Township and Knowlton Brook, Honey Run, and Stony Brook are additional bodies of water found in the Township.

An aerial satellite view of a river valley, showing the Delaware River winding through a forested area. The river is dark and narrow, with a dashed white line indicating its course. The surrounding land is covered in green and yellow trees, suggesting a forested watershed. The text 'Delaware River' is overlaid in white at the top. A Bing logo watermark is visible in the bottom right corner of the image.

Delaware
River

Delaware
River

Delaware
River



FLOOD HISTORY

According to Warren County's 2021 Draft Hazard Mitigation Plan, properties which experience severe repetitive loss lie near the river corridor, most acutely at the town's **northern reaches at the junction of Route 46 and Walnut Road**. Additional properties that have filed flood claims are located at the **corner of Willow Lane and Route 46, as well as Pine Tree Lane**.

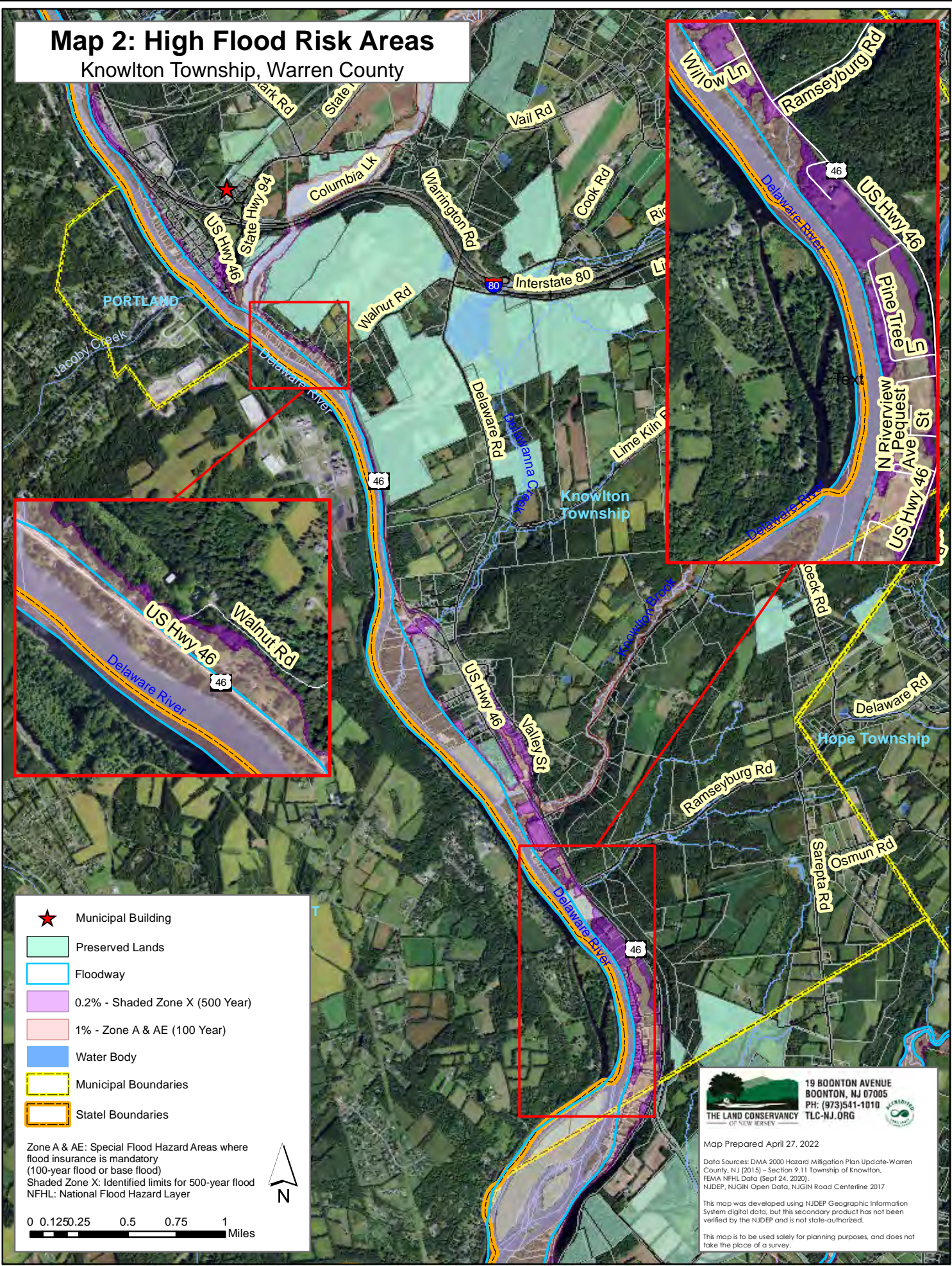
As reported in the 2021 Plan, Knowlton Township experienced high winds, heavy rain and localized flooding following Hurricane Irene in 2011. Residents had to be evacuated and a 17-foot-wide shoulder along Walnut Road was washed out. The town had over \$80,000 in damages, overtime, and equipment use as a result of Irene. In 2012 Hurricane Sandy caused road closures, and a shelter was opened at North Warren High School to house displaced residents. The Plan estimates future damage at nearly \$15 million from potential loss of structures due to flooding, \$105 million from hurricanes. FEMA has paid out \$3.45 million in claims for 117 losses reported in the municipality.



Hurricane Irene's impact in Knowlton Township
(Photo: Warren Reporter, 8/12/2012)

Map 2: High Flood Risk Areas

Knowlton Township, Warren County



- Municipal Building
- Preserved Lands
- Floodway
- 0.2% - Shaded Zone X (500 Year)
- 1% - Zone A & AE (100 Year)
- Water Body
- Municipal Boundaries
- Statal Boundaries

Zone A & AE: Special Flood Hazard Areas where flood insurance is mandatory (100-year flood or base flood)
 Shaded Zone X: Identified limits for 500-year flood
 NFHL: National Flood Hazard Layer

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Map Prepared April 27, 2022

Data Sources: DMA 2000 Hazard Mitigation Plan Update-Warren County, NJ (2015) - Section 9.11 Township of Knowlton, FEMA NFHL Data (Sept 24, 2020), NJDEP, NJGIN Open Data, NJGIN Road Centerline 2017

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

WATER AND FLOOD MANAGEMENT PLANS

2009 WASTEWATER MANAGEMENT PLAN

The Knowlton Township 2009 Wastewater Management Plan was adopted by NJDEP and the Township subsequently prepared a Future Wastewater Service Area Map which was adopted by NJDEP on December 17, 2013. The Township submitted a draft Wastewater Management Plan to NJDEP in May 2016, which has not yet been adopted.

2021 WARREN COUNTY DRAFT HAZARD MITIGATION PLAN

The 2021 Warren County Hazard Mitigation Plan includes a plan of action to implement future mitigation efforts and a capability assessment. An associated flood vulnerability map identifies areas at risk of flooding including repetitive loss properties, sites flooded during Hurricane Irene, and proposed hazard mitigation areas. The Appendix includes a detailed listing of local impacts, including those for Knowlton Township.



MUNICIPAL CODE: FLOOD AND STORMWATER MANAGEMENT

MUNICIPAL CODE, CHAPTER 105

Knowlton's Municipal Code, Chapter 105 includes the following approaches to reducing flood losses:

- Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards.
- Require that uses vulnerable to floods be protected against flood damage at the time of initial construction.
- Control the alteration of natural floodplains, stream channels and natural protective barriers which are involved in the accommodation of floodwaters.
- Control filling, grading, dredging and other development which may increase flood damage.
- Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

MUNICIPAL CODE, CHAPTER 11

Knowlton's Municipal Code, Article XLIII, Chapter 11-331.1 outlines the Township's stormwater management measures and design standards. The chapter establishes minimum stormwater management requirements and controls for major development and minor development in the Township.

ORDINANCE NO. 2021-02

The Township adopted Ordinance No. 2021-02 in February 2021. The ordinance enacted various flood and stormwater management standards, including:

- Demonstrate that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2-, 10- and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site.

HISTORIC AND CULTURAL RESOURCES

Knowlton developed along the former rail lines that traversed the community. Historic homes, districts, and the railroad's viaducts are the backdrop to the agricultural lands that now are the base of its economy. Today the Delaware is an important feature of the town's beauty and recreation, but it was also important to its first inhabitants, the Minsi people of the Lenape who lived along its banks. Founded in 1824, Knowlton was historically part of Sussex County before it became part of northern Warren County.

By 1742, a growing population settled along the northern end of the township. In 1795, the Ramsaysburg Homestead was started by brothers James and Adam Ramsay.

The site cemented Knowlton's agricultural roots and the homestead became a prominent timber shipping location due to its proximity to the Delaware. By mid-1800s, Ramsaysburg was the town's cultural hub containing a post office, a church, and tavern. Later, the advent of the railroad made Knowlton a popular recreation destination for city-dwellers. The demise of the railroad led to the decline of the tourism industry, causing hotels and inns to close. Mills, tanneries, quarries, and factories sprung up soon after as the main form of economy. Knowlton has continued to retain its rural character and many of its historic sites.



HISTORIC DISTRICTS

DELAWARE HISTORIC DISTRICT

Ann Street, Valley Street,
and Clinton Avenue

In the 1850s, the Village of Delaware was created around the Warren Railroad which linked Pennsylvania coal to the eastern markets. Railroad magnate and president of the Warren Railroad, John L. Blair, sought to create a community around the end of the northern rail line. He hoped to stimulate industrial and commercial development within the town through its use as a shipping hub. Multiple eras of architectural style add to the area's historic charm, containing 19th and 20th century styles as well as architectural styles that predate the founding of the town. In the 1900s, the railroad's accessibility to the stores and hotels attracted tourists, particularly summer visitors who frequented a popular summer boarding house. Shortly after the construction of Route 46, the railroad declined and ended its reign as a shipping powerhouse.



DELAWARE, LACKAWANNA, & WESTERN RAILROAD

Lackawanna Cutoff Historic
District

Built between 1908 and 1911, the Delaware, Lackawanna and Western (DL&W) Railroad Cutoff eliminated over 11 miles of redundant track, making for a more direct east to west route. However, its use redirected the main line through the village to a different route. It lowered Delaware's value as a business center and contributed to the decline of the town's industry. Service on the cutoff was discontinued in the 1970s.

HISTORIC BUILDINGS

RAMSAYSBURG HOMESTEAD

A 12-acre homestead purchased by Irish immigrants, James and Adam Ramsay, in 1795, the homestead hosted a tavern, store, post office, blacksmith, hotel, and a sawmill over its 80 years in the Ramsay family. The nearby river was the perfect transport for the homestead's lumber, the tributary itself powering the sawmill. In 1850, as the Delaware train station became the major mode of exporting goods, river transport died down and the homestead declined.



FAIRVIEW SCHOOLHOUSE

Active from 1835 to 1874, the Fairview Schoolhouse is a one-room, octagonal schoolhouse designed by George Flumerfelt. Its octagonal shape was briefly in vogue for schoolhouse architecture and had unique benefits including better lighting and heating. Eight students could work at their wall-mounted hinged desks using natural light while the heat from the stove warmed their backs. Of the twenty-five octagonal schoolhouses built in New Jersey from 1800 to 1851, the Fairview schoolhouse is the only one left standing.



Knowlton Township

Fairview Schoolhouse
(Photo from NJ.gov, HABS)

HISTORIC INFRASTRUCTURE

BRIDGES

Station Road Bridge

Originally built in 1896 by Havana Bridge Works of Montour Falls, the Station Road Bridge is a pin-connected Pratt pony truss bridge that spans 82 feet over the Paulins Kill. It is the best-preserved metal truss bridge in the county and its structure reflects the unique style of the local bridge company that constructed it. It was restored by Warren County in 1990.

Warrington Station Bridge

The Warrington Stone Bridge, known locally as the Brugler Road Bridge, was built in the mid-19th century and stretches over the Paulins Kill. The length and geometrically even arches of this bridge are a testament to early masonic engineering as performed by local contractors. With six barrel arches, it is the largest extant 19th century stone bridge in the state.

RAILROADS

Old Main Delaware, Lackawanna, and Western Railroad

Constructed in the 1850s, this trainline used to ship important goods such as anthracite coal and spanned 998 miles of track during its peak operation.

Delaware River Viaduct

The Delaware River Viaduct is a reinforced concrete bridge constructed in 1910 near the Delaware Water Gap. Originally part of the Lackawanna Cutoff, the east end of this bridge sits in Pennsylvania and the west end sits in New Jersey. The track is 75 feet above water and the structure reaches 61 feet into the bedrock below. Today, the track is unused.

Paulins Kill Viaduct

Built by the Delaware, Lackawanna and Western Railroad in 1910, the Paulins Kill viaduct is a rail track that crosses the Paulins Kill. The track is 1,100 feet long and was once the largest reinforced concrete structure in the world. In 1982, the tracks were removed and today it sits unused.

HISTORIC SITES IN KNOWLTON

LISTED ON THE STATE AND NATIONAL REGISTERS

Name	Location	National Register	State Register
Archaeological Site			9/16/1993
Delaware Historic District	Ann St., Valley St., & Clinton Avenue	3/20/2003	9/5/2002
DL&W Lackawanna Cutoff Historic District		2/28/1996	12/8/1995
Delaware River Viaduct	DL&W Cutoff, Milepost 73.17 over Interstate 80, Delaware River, & Rt. 611		7/31/2006
Delaware Water Gap Slate Co. Quarry & Building Sites Historic District			9/2/1994
Delaware Presbyterian Church	Valley Rd. and Clarence St.		COE: 5/16/1997
Fairview Schoolhouse	Fairview Cemetery, Dean Rd.	8/12/1977	12/20/1976
The Hainesburg Inn	487 Route 94		6/7/2002
Native American Site			5/20/2005
Old Main DL&W Railroad Historic District	Morris & Essex Railroad ROW (NJ Transit Morristown Line) from Hudson, Hoboken City to Warren, Washington Twp., along Warren Railroad to the Delaware River		6/7/2004
Paulins Kill Dam*	1 Route 46		10/19/2015
Paulins Kill Viaduct	DL&W Cutoff, Milepost 70.63 over Station Rd. and Paulins Kill		7/31/2006
Ramsaysburg Homestead	Route 46	10/27/2004	COE: 3/6/2001
Station Road Bridge	Station Rd. over Paulins Kill		7/26/2011
Warrington Stone Bridge	Brugler Rd. over Paulins Kill	12/16/1977	3/28/1977

*The Paulins Kill Dam has been removed since its registration in 2015.

Municipal Planning

2020 Update to the Master Plan

Knowlton Township completed its initial Master Plan in 1984 with the following goals:

- Provide recreational facilities for residents of all ages.
- Discourage unsightly strip development along the highways and to channel commercial development into the center where it now exists.
- Preserve open space and farmland and to protect flood plains.
- Achieve balance between providing employment opportunities through commercial development and maintaining the scenic character of the Township.
- Exploit the ready access of Route 80 by welcoming selected commercial and light industrial development, but at the same time to ensure that the natural beauty of the Township is not despoiled by such development.

Since 1984, five Master Plan Re-Examination Reports have been issued. In 2020, the Update called for an increased focus on:

- Updating the Township's inventory of recreation areas and open space.
- Adopting a Historic Preservation Ordinance.
- Additional adaptive re-use opportunities for historic sites.
- Adopting an Environmental Rights Ordinance.

1991 Environmental Resource Inventory

First completed in 1991, the Environmental Resource Inventory (ERI) is a comprehensive survey of the Township's air, water, soil, and geological resources. The document specifically covers the quantity and type of farmland, agricultural land cover, woodlands, septic/utility operations, wildlife, and floodplain areas. The ERI includes sections regarding population, zoning standards, and consistency with other state plans.

Past municipal plans help guide the 2022 Open Space and Recreation Plan Update.

2021 Update to the Farmland Plan

First completed in 2008, the Comprehensive Farmland Preservation Plan provides a priority analysis and mapping for farmland preservation goals in Knowlton. The 2021 Update highlights the main goal to preserve 1,100 acres of farmland (11 farms) in 10 years. As of the 2021 Update, there are:

8,274 acres

of farm assessed land, of which 7,779 acres are within Warren County's Agriculture Development Area (ADA)

2,472 acres

of preserved land on 32 farms

2,299 acres

on 26 farms eligible for farmland preservation

2002 Open Space & Recreation Plan

At the time of their 2002 Open Space and Recreation Plan, the Township had over 2,500 acres of preserved land. The threat of development spurred the Township's desire to protect as much land as possible.

Knowlton Township has had a consistent and long-standing policy to protect farmland and to maintain the rural character of the Township.

As of December 2021, there **6,047 acres** of preserved land, **3,550 more acres** than at the time of the 2002 OSRP. This includes farmland and open space.

County Planning

2018

Update to the Open Space and Recreation Plan

Warren County adopted their OSRP in 1999. The 2018 Update includes the following goals:

- Land bank as much land as possible for future use or conservation.
- Acquire properties along streams and rivers to establish greenways and linear parks.
- Acquire cultural, historical, and archeological open space sites.
- Act as a facilitator in the coordination of land purchases among all levels of government and non-profit agencies.
- Give consideration to providing opportunities for traditional uses, such as hunting and fishing.
- Develop active recreation sites, such as ball fields and other similar recreational facilities.
- Interconnect various open space preserves.



2018

Warren County Transportation Technical Study Update

This publication concerns the planning efforts behind design and operating speed, and how various land uses help set speed limits. The 2018 update focuses on balancing future development and growth with the strong desire for preservation. The County intends for improvements to be context-specific and conform to the built/natural environment.

2019

Grown In Warren, A Strategic Growth & Planning Report

In 2019, Warren County released Grown in Warren, A Strategic Growth & Planning Report, which outlines strategies for both Warren County and local farmers to “promote the sustainable growth of farming and related business.” Strategies include increasing direct marketing operations, on-farm sales and agritourism, promoting organically grown produce, value-added products, specialty crops, and ethnic products. The report also stresses the promotion of regional initiatives such as “Grown in Warren” and regional bike tours.

2017

Update to the Farmland Plan

The Board of County Commissioners supports a strong and active program of farmland preservation. As of 2017, a total of \$128 million had been expended to preserve 23,268 acres in Warren County. Updating their 2008 Farmland Plan, the County identified a 10-year goal of preserving an additional 9,000 acres (150 farms). In the 2008 Plan the County designated an Agricultural Development Area, where farms are eligible to receive public funding for preservation on a county-wide basis that does not exceed 90% of the agricultural land base. There have been no changes to Knowlton's ADA since the 2008 Plan.

1998

Environmental Resource Inventory

Warren County's 1998 ERI was used to record and analyze their current level of natural, historic, and recreational resources. With 22 municipalities in the County, Knowlton was one of two municipalities to already have an ERI plan in 1998. The plan lists all historic resources and sites within the County, including five within Knowlton:

- Camp Weygadt
- Delaware Valley Historic District
- Delaware, Lackawanna, & Western Railroad Cutoff Historic District
- Fairview Schoolhouse
- Warrington Stone Bridge

2012

Morris Canal Greenway 25-Year Action Plan

This plan was drafted in an effort to preserve the historical value of the Morris Canal, a now abandoned marine-based transit service that carried coal and other goods for nearly a century (1831-1924). This 25-Year Action Plan was first drafted in 2007, and viewed the Morris Canal as both a historical and recreational resource.

The 2012 plan included a Regional Trail Survey to highlight existing trail inventory, which noted the Paulins Kill Valley Trail in Knowlton Township. The vision for the Morris Canal Greenway is to extend its existing trail by 33 miles, from Phillipsburg to Allamuchy State Park. Benefits include linking the proposed greenway with the Merrill Creek Reservoir and Meadow Breeze Park. The plan concluded with operational recommendations, utilizing the National Recreation and Park Association (NRPA) guidelines to understand how to maintain different types of open spaces.

State Planning

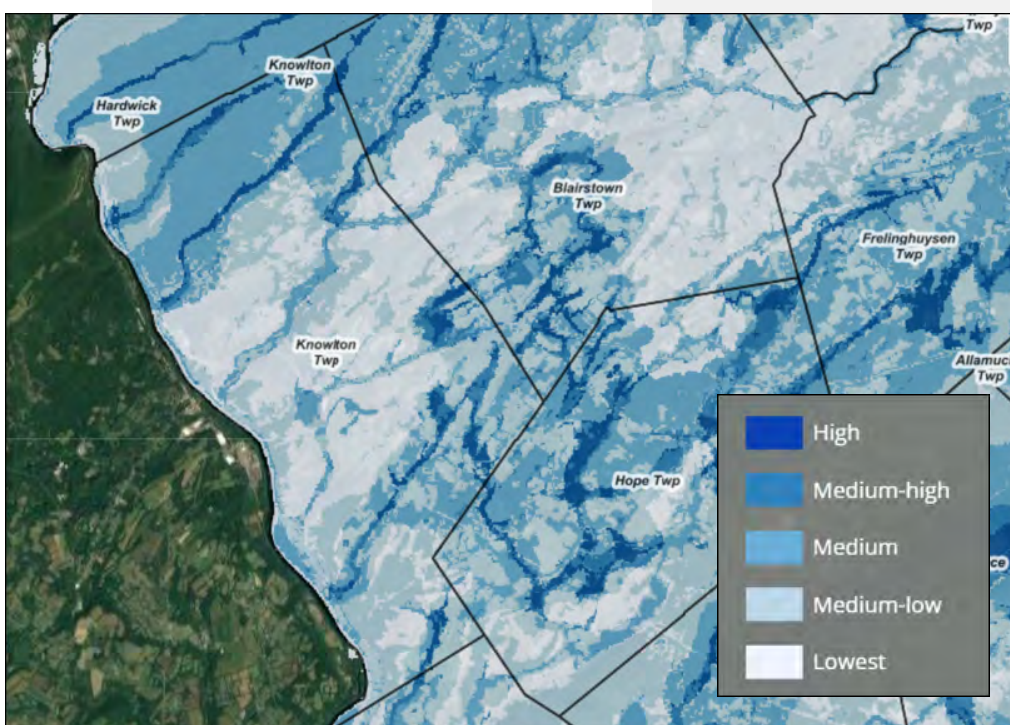
2009 New Jersey Trails Plan

The 2009 New Jersey Trails Plan provides a needs assessment of trail maintenance, funding, and ability to handle multiple users. The Plan prioritizes trail enhancement through the development of “community pathways”, which includes having a recreational trail within a 10-minute walk of every state resident. In Knowlton, the Plan highlights the presence of the Paulins Kill Valley Trail.

New Jersey Conservation Blueprint

This online source provides a live, customizable map to help identify land parcels by preservation priority. The map focuses on agriculture, water quality, ecological integrity, and community open space.




High priority for water quality protection includes the riparian corridors in Worthington State Forest, Columbia WMA, and the land surrounding the Paulins Kill Valley Trail.



New Jersey
Conservation
Blueprint
njmaps.com

2018-2022 New Jersey Statewide Comprehensive Outdoor Recreation Plan

The recent update to the Outdoor Recreation Plan discusses the opportunities and challenges facing the state's land preservation efforts. The 2018 SCORP provides an inventory of available open space, as well as forecasted demand for open space. Goals are to:

-  Encourage open space and recreation planning by local governments and conservation organizations
-  Implement open space and recreation planning policies and projects that are consistent with DEP goals.
-  Effectively use funds from the Preserve New Jersey Act, Land and Water Conservation Fund, Forest Legacy Program and other sources of funding which may become available.

The SCORP continues by recommending strategies for state-municipal cooperation through funding assistance, regional partnerships, and technical/consulting assistance. These collaborative initiatives entail broad public participation and include creating environmental education facilities and programs as a main action item.

Federal Planning

Wild and Scenic River Designation

As the largest free-flowing river in the eastern United States, the Lower Delaware National Wild and Scenic River runs past farmland, forests, and connects some of the most densely populated regions in America. Since 2000, 67 miles of the Lower Delaware River has been designated as part of the Federal Wild and Scenic Rivers Program. Using a collaborative approach, the Lower Delaware River is managed by the National Park Service, the Delaware Greenway Partnership, and the Lower Delaware Management Council. Towns in both New Jersey and Pennsylvania, including Knowlton, are also heavily involved with managing and maintaining this important stretch of river.

Recommendations

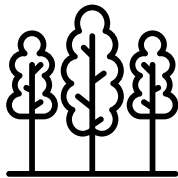
People live in Knowlton for its farming lifestyle and stunning vistas. Preservation of the municipality's natural beauty, rugged landscape, and history as living parts of the community contribute to maintaining the Township's high quality of life and rural landscape.

Priorities for preservation include the protection of:



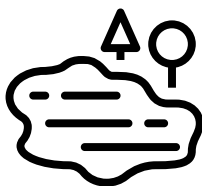
Farmland

Knowlton Township aims to preserve 60% of its farm assess land. The Township can work with the owners of eligible properties to preserve them through the County and State programs.



Woodlands

Comprising nearly half of the farm assessed property in Knowlton, lands under a woodlands management program are an equally important preservation priority for the town.



Critical Watershed Lands

Land in Knowlton Township is critical to preserving water quality and quantity. In many properties, over 90% of the lot protects water quality or quantity and/or is within 100 or 300 feet of protected land.



Mitigating for Flood Impact

Knowlton Township falls within the Upper Delaware Watershed Management Area. The town is committed to the safety and protection of its residents from flooding impacts by restoring flood-prone properties.

HEALTHY LIVING AND OPEN SPACE

A healthy lifestyle that includes physical activity is enhanced by open space that is available for use by the public. That open space can be forests, meadows, trails, parks and playgrounds owned by the federal, state, county, and municipal governments.

The 2018 Warren County Open Space and Recreation Plan recommends that the amount of municipally-owned open space should be **3%** of the developable and developed land in the municipality.

Knowlton is **24.7 square miles** (15,808 acres)

and **9,761 acres** are unpreserved.

The recommended 3% of this land would be **293 acres** available to residents for recreation.

Currently, Knowlton has **81 acres** of municipally-owned open space available in some form for recreational use by Knowlton residents.

Accordingly the Township should, whenever the opportunity arises, acquire additional open space that can be used for recreation by Knowlton residents. This additional open space could be purposed as parks, wildlife preserves available for hunting, trails, additional playgrounds, preserves protecting endangered wildlife, or as other areas that support outdoor physical activity.

FARMLAND PRESERVATION

Since 1995, Knowlton Township has preserved 2,472 acres of farmland on 32 farms. This substantial achievement is due to the support of the Knowlton farmers who preserved their land. The Town would like to protect 60% of its farm assessed land. Benefits of farmland preservation in Knowlton Township include:

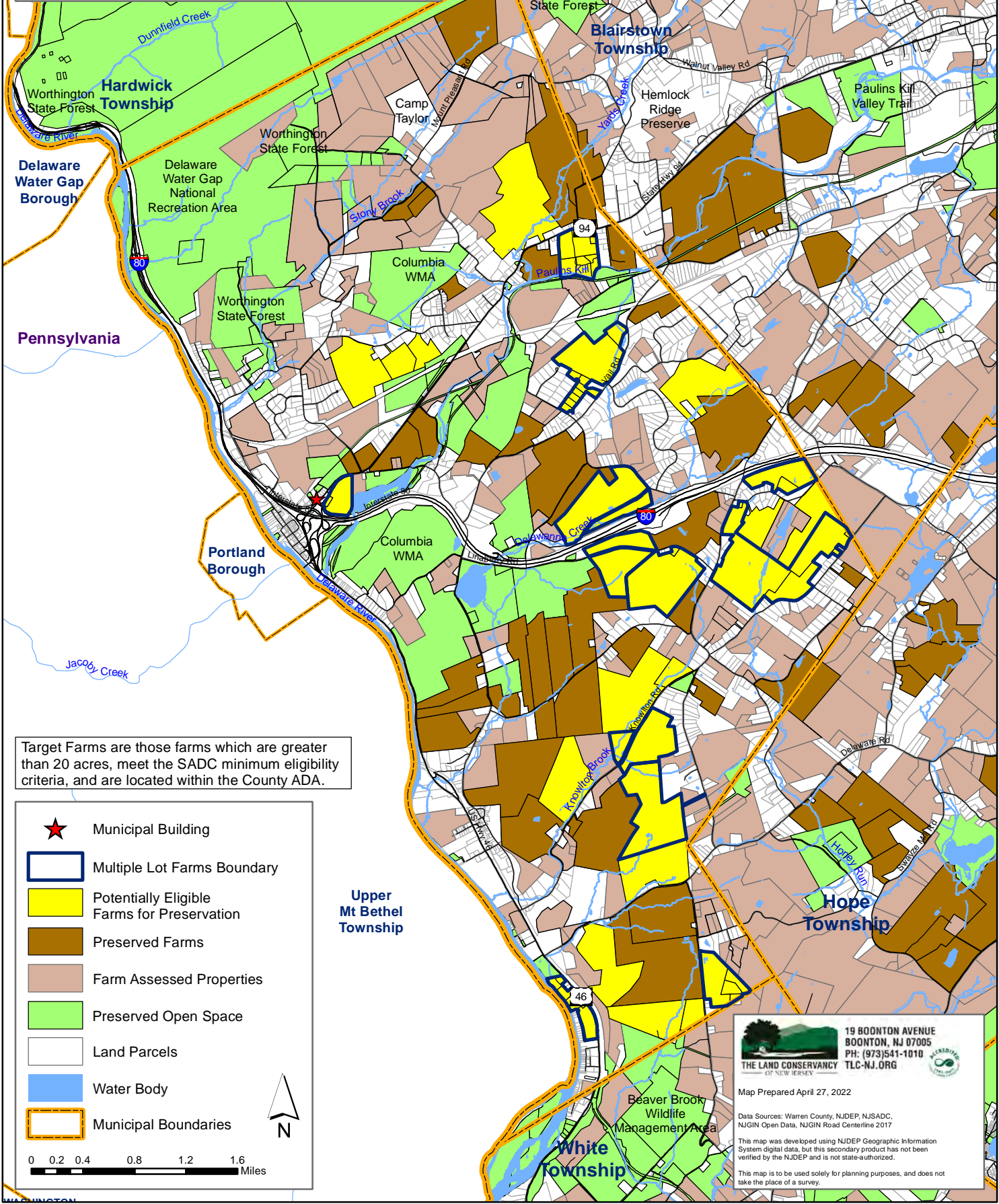
- Maintains the rural nature of the municipality.
- Voluntary program for landowners.
- Permanently preserves cropland, pasture, and woodland and protects from development.
- Protects groundwater, which is the source of drinking water for residents.
- Protects forest and wildlife habitat.
- Preserved farmland continues to pay property taxes unlike lands owned by government.
- Significant state and county funds (\$8.6 million to date) directly to property owners.
- Improves the overall economy of the town.
- Improves the land value for neighboring property owners.
- Enables the viability of farm businesses, which in turn provides good local jobs.

Half of Knowlton Township, 8,274 acres, are under farmland assessment, which includes the fields, woods and buildings. Based upon the state's minimum eligibility criteria for productive soils and tillable land, 2,299 acres, or 26 farms, are over 20 acres and potentially eligible for farmland preservation. Based upon the available funding to purchase and preserve farmland, and the amount of farmland potentially eligible for preservation, the town's recently completed Farmland Preservation Plan Update identified the following 10-year goals:












Map 3: Potentially Eligible Farms for Preservation

Knowlton Township, Warren County




Target Farms are those farms which are greater than 20 acres, meet the SADC minimum eligibility criteria, and are located within the County ADA.

-  Municipal Building
-  Multiple Lot Farms Boundary
-  Potentially Eligible Farms for Preservation
-  Preserved Farms
-  Farm Assessed Properties
-  Preserved Open Space
-  Land Parcels
-  Water Body
-  Municipal Boundaries

N

0 0.2 0.4 0.8 1.2 1.6 Miles

 19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
TLC-NJ.ORG

Map Prepared April 27, 2022

Data Sources: Warren County, NJDEP, NJSADC, NJGIN Open Data, NJGIN Road Centerline 2017

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

Recommendations: Farms Potentially Eligible for Preservation

Block	Lot	Location	Acres (Tax Data)	Acres (Multiple Lot Farms)
5	16	444 RTE 94	180.92	
8	2	17 WOODRUFF WAY	57.10	
8	6.01	HAINESBURG RIVER RD	29.00	
8	6.02	29 HAINESBURG RIVER RD	23.04	
28.01	1	601 RTE 94	30.24	32.24
28.01	1.01	615 RTE 94	2.00	
34	18	437 RTE 94	11.91	64.39
34	18.01	425 RTE 94	34.89	
34	18.02	423 RTE 94	3.00	
34	18.03	421 RTE 94	10.01	
34	18.04	435 RTE 94	4.58	
40	4	120 VAIL RD	13.47	123.01
40	7	130 VAIL RD	85.40	
40	9.01	140 VAIL RD	3.03	
40	9.05	2 BRIDGE RD	3.00	
40	9.06	4 BRIDGE RD	3.01	
40	9.07	6 BRIDGE RD	3.01	
40	9.08	8 BRIDGE RD	3.01	
40	9.09	10 BRIDGE RD	3.01	
40	9.10	12 BRIDGE RD	3.03	
40	9.11	11 BRIDGE RD	3.03	
43	3	26 RICH RD	111.17	
46.01	2	25 RICH RD	25.48	
44	7	13 SHOTWELL RD	114.89	
45	6	26 CENTERVILLE RD	49.43	57.86
45	7	24 CENTERVILLE RD	8.43	
46	2	120 LINABERRY RD	33.48	99.48
47	4	123 LINABERRY RD	66.00	
47	5	107 LINABERRY RD	125.40	128.40
47	5.04	111 LINABERRY RD	3.00	
61	15	76 KNOWLTON RD	20.00	
61	16	90 KNOWLTON RD	138.42	
61	17	104 KNOWLTON RD	19.02	96.26
68	31	117 KNOWLTON RD	77.24	
61	19	130 KNOWLTON RD	101.38	
62	3	43 KNOWLTON RD	126.29	251.19
62	6	29 KNOWLTON RD	24.00	
62	6.05	CENTERVILLE RD	1.00	
62	11	24 AUBLE RD	58.33	
62	11.01	AUBLE RD	1.38	
62	11.03	AUBLE RD	0.69	
62	14	58 AUBLE RD	39.50	
62	6.03	37 CENTERVILLE RD	30.30	

Recommendations: Farms Potentially Eligible for Preservation

Block	Lot	Location	Acres (Tax Data)	Acres (Multiple Lot Farms)
62	10	11 CENTERVILLE RD	64.60	
68	9	54 KOECK RD	131.66	146.30
68	9.01	54 KOECK RD	4.95	
68	9.04	54 KOECK RD	2.61	
68	9.05	54 KOECK RD	7.08	
68	10	39 RAMSEYBURG RD	97.70	
70	5	29 SEREPTA RD	43.69	65.99
70	5.03	31 SEREPTA RD	9.33	
70	5.04	33 SEREPTA RD	7.78	
70	5.05	35 SEREPTA RD	5.19	
71	2.02	16 RAMSEYBURG RD	104.10	
71	6	40 SEREPTA RD	19.87	
71	8	44 SEREPTA RD	77.15	
72	1.03	154 RTE 46	6.73	38.92
72	1.04	RTE 46	6.00	
72	1.05	RTE 46	6.00	
72	1.06	ROUTE 46	20.19	

Farms Potentially Eligible for Preservation: 2,299.16

WOODLAND PROTECTION

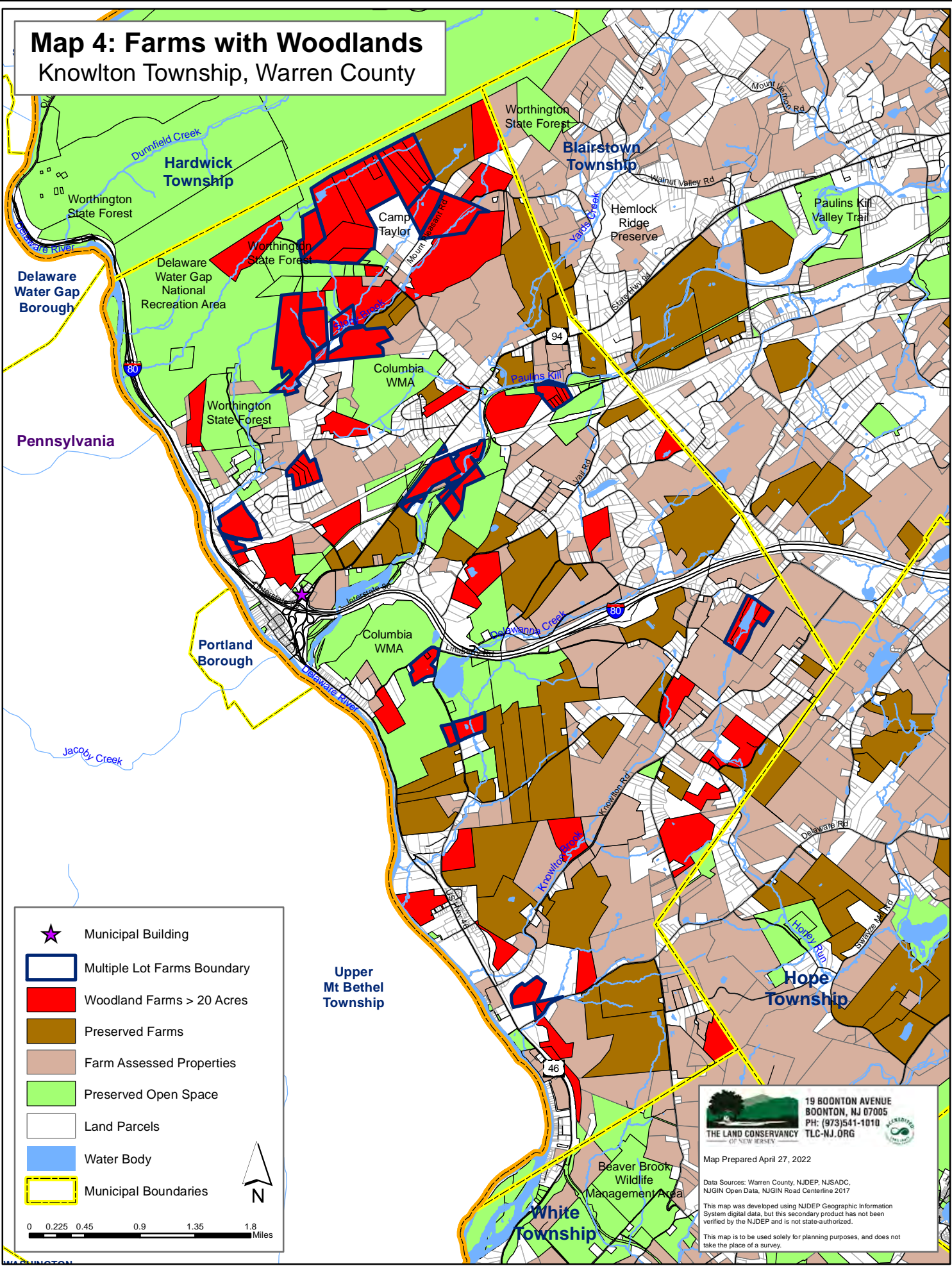











Equally important to the traditional crop-managed farms are lands under woodland management, which make up nearly half of the total farm assessed property in the municipality. Preserved traditionally through the Green Acres program, these properties provide an important resource for water filtration and carbon sequestration, protecting the air we breathe and the water we drink.

In Knowlton Township there are 2,387 acres of land under woodland management in the FPD, or Farmland Preservation District on the Township zoning map. These large lots (greater than 20 acres in size) have the potential to expand existing public open space lands, providing opportunities for recreation, trails, equestrian paths, and a variety of winter sports including cross country skiing.

Map 4: Farms with Woodlands


Knowlton Township, Warren County




-  Municipal Building
-  Multiple Lot Farms Boundary
-  Woodland Farms > 20 Acres
-  Preserved Farms
-  Farm Assessed Properties
-  Preserved Open Space
-  Land Parcels
-  Water Body
-  Municipal Boundaries

N

0 0.225 0.45 0.9 1.35 1.8 Miles



19 BOONTON AVENUE
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PH: (973)541-1010
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Map Prepared April 27, 2022

Data Sources: Warren County, NJDEP, NJSADC, NJGIN Open Data, NJGIN Road Centerline 2017

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This map is to be used solely for planning purposes, and does not take the place of a survey.

Recommendations: Farms > 20 acres with Woodlands

Block	Lot	Class	Location	Acres (Tax Data)	Acres (Multiple Lot Farm)
3	2	3B	141 MT PLEASANT RD	62.40	
3	5	3B	113 MT PLEASANT RD	18.58	
3	5.01	3B	111 MT PLEASANT RD	17.38	92.63
3	5.02	3B	109 MT PLEASANT RD	23.53	
3	5.03	3B	107 MT PLEASANT RD	33.14	
3	6	3B	101 MT PLEASANT RD	32.24	97.89
5	5	3B	94 MT PLEASANT RD	65.65	
3	7	3B	85 MT PLEASANT RD	68.22	
3	7.01	3B	85 MT PLEASANT RD	10.00	
3	11	3B	20 QUARRY RD	64.14	275.12
3	12	3B	14 QUARRY RD	21.51	
3	69	3B	50 MOUNTAIN RD	66.25	
3	70	3B	52 MOUNTAIN RD	45.00	
3	13	3B	5 QUARRY RD	6.59	43.53
3	15	3B	69 MT PLEASANT RD	36.94	
3	18	3B	24 MOUNTAIN RD	21.00	
3	20	3B	53 HEMLOCK RD	20.20	80.65
7	2.01	3B	44 HEMLOCK RD	60.45	
3	22	3B	39 HEMLOCK RD	117.00	175.50
3	22.01	3B	39 HEMLOCK RD	57.00	
7	1	3B	38 HEMLOCK RD	1.50	
3	62	3B	28 STARLITE HILL RD	50.04	
3	66	3B	57 MOUNTAIN RD	79.45	
3	67.04	3B	MOUNTAIN RD	2.98	23.38
3	68	3B	48 MOUNTAIN RD	20.40	
4	9	3B	64 WISHING WELL RD	43.02	
5	33	3B	62 MT PLEASANT RD	185.84	
7	9	3B	4A NORTH TERRACE RD	22.37	
7	24.10	3B	6 HEMLOCK RD	33.57	
8	1	3B	66 STARK RD	6.04	31.26
8	1.01	3B	83 HAINESBURG RIVER RD	14.10	
8	1.03	3B	89 HAINESBURG RIVER RD	5.00	
8	1.04	3B	87 HAINESBURG RIVER RD	6.12	
9	4	3B	38 STARK RD	40.97	
12	11	3B	14 SIMPSON RD	71.60	
12	16	3B	18 SIMPSON RD	7.59	45.99
13	14	3B	24 SIMPSON RD	38.40	
30	1	3B	1 BRUGLER RD	4.20	43.75
32	1	3B	531 RTE 94	38.20	
33	1	3B	523 RTE 94	1.35	
30	4	3B	559 RTE 94	4.34	20.74
30	6	3B	561 RTE 94	3.40	
31	5	3B	15 BRUGLER RD	13.00	
30	5	3B	13 BRUGLER RD	0.50	46.50
31	6	3B	13 BRUGLER RD	14.70	
32	2	3B	527 RTE 94	23.66	
32	3	3B	527 RTE 94	7.64	

Recommendations: Farms > 20 acres with Woodlands

Block	Lot	Class	Location	Acres (Tax Data)	Acres (Multiple Lot Farm)
34	23.01	3B	7 STATION RD	1.40	25.30
35	4	3B	28 KILL RD	11.60	
35	4.05	3B	KILL RD	2.75	
35	4.06	3B	KILL RD	3.42	
35	4.07	3B	KILL RD	2.02	
35	4.08	3B	KILL RD	2.03	
35	4.09	3B	KILL RD	2.08	
35	2	3B	11 STATION RD	65.89	
39	5	3B	33 IVAN RD	21.68	
42	1.01	3B	185 VAIL RD	47.06	
42	9	3B	195 VAIL RD	20.95	
44.01	12	3B	154 POLKVILLE RD	34.92	
47	22	3B	72 DELAWARE RD	21.07	32.32
48	22	3B	71 DELAWARE RD	11.25	
48	15	3B	28 WALNUT RD	28.89	
48	18	3B	46 WALNUT RD	26.06	27.06
48	18.02	3B	52 WALNUT RD	1.00	
51	3	3B	68 RTE 46	42.20	
61	1	3B	16 DELAWARE RD	42.42	
61	18	3B	116 KNOWLTON RD	50.32	
61	32.01	3B	34 VALLEY ST	20.00	
62	1	3B	63 KNOWLTON ROAD	37.10	
62	6.02	3B	19 CENTERVILLE RD	14.09	52.90
62	7	3B	17 CENTERVILLE RD	29.79	
62	9	3B	17 CENTERVILLE RD	9.02	
65	3	3B	58 HONEY RUN RD	20.00	
66	2	3B	24 NIGHTINGALE RD	25.90	
67	1	3B	37 KOECK RD	57.25	
68	13	3B	21 RAMSEYBURG RD	26.03	
68	15.01	3B	11 RAMSEYBURG RD	32.11	37.06
68	16	3B	9 RAMSEYBURG RD	4.95	
70	3	3B	16 OSMUN RD	37.20	
71	1	3B	8 RAMSEYBURG RD	24.22	
71	13	3B	155 RTE 46	23.30	

Farms > 20 Acres with Woodlands: 2,387.17

WATER RESOURCE PROTECTION

and Proximity to Preserved Land

The **2018 Update to Warren County's Open Space and Recreation Plan** identified opportunities to enhance the water quality functioning of the land, and offered a targeted, site-specific action program. The mapping analysis offered the County the ability to analyze the properties based on unique water quality and/or water resource attributes, and their proximity to already preserved land. This resulted in the identification of property in which more than 90% of the lot protects water quality/quantity and/or is within 100 or 300 feet of already protected open space. **Knowlton realizes that there are many factors that must be considered when deciding whether to preserve a particular tract. The Warren County data on water quality/quantity and proximity to existing open space can be helpful factors in making these decisions.**

1,445

acres of land in which more than 25% of the lot protects water quality and/or quantity and may be within 100-300 feet of preserved land.

1,139

acres - 89 acres of campground, 147 acres of undeveloped land, and 903 acres of farmland- protect water resources and may be within close proximity to preserved lands in Knowlton.

731

acres on 75 lots are within 100 feet of already preserved public land and are equally important for their water resource value.

16

properties are more than 20 acres in size, totaling more than 847 acres of farmland, undeveloped property, and private campgrounds important for their watershed value. The two largest properties are both farms, the first being 117 acres located on Hemlock Road and the second is 115 acres on Shotwell Road.

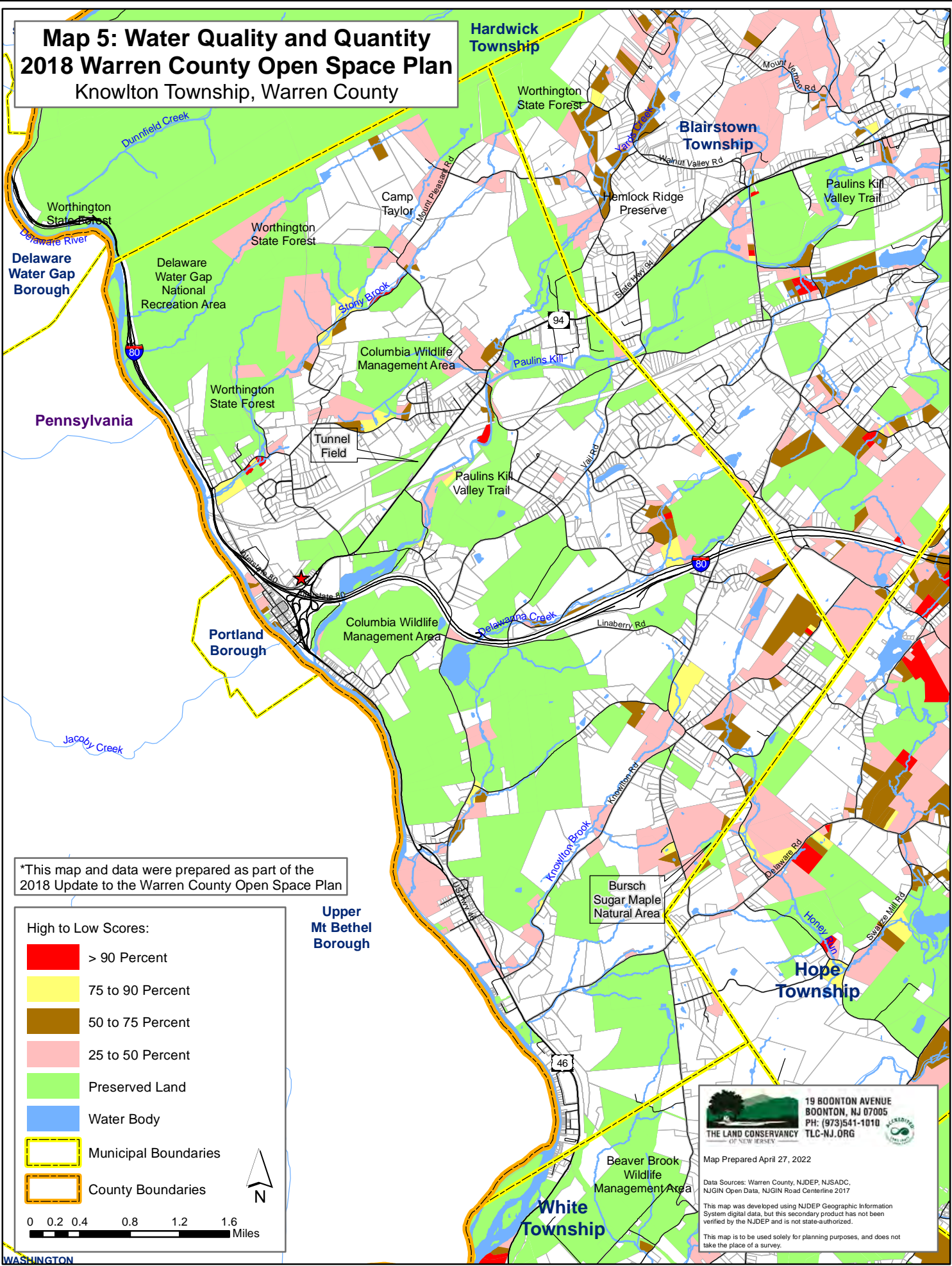
21

acres on 6 properties are in the highest priority category in which more than 90% of the lot is important for water resource protection, and it may also be within 100 feet of public land.

Map 5: Water Quality and Quantity

2018 Warren County Open Space Plan


Knowlton Township, Warren County



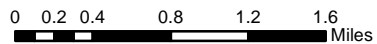
*This map and data were prepared as part of the 2018 Update to the Warren County Open Space Plan

High to Low Scores:

- > 90 Percent
- 75 to 90 Percent
- 50 to 75 Percent
- 25 to 50 Percent
- Preserved Land
- Water Body
- Municipal Boundaries
- County Boundaries



N



0 0.2 0.4 0.8 1.2 1.6 Miles



19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
TLC-NJ.ORG



Map Prepared April 27, 2022

Data Sources: Warren County, NJDEP, NJSADC, NJGIN Open Data, NJGIN Road Centerline 2017

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

WASHINGTON

Warren County 2018 Open Space Plan: Water Quality Protection and Adjacency to Public Lands

Block	Lot	Location	Class	Description	Acres (Tax Data)	Percent of Lot	Distance from Preserved Lands
3	15.01	59 HEMLOCK RD	3B	Farmland	4.60	> 90 Pct	Within 100 Feet
13	4	109 HAINESBURG RIVER RD	2	Residential	2.21	> 90 Pct	Within 100 Feet
13	6	105 HAINESBURG RIVER RD	1	Undeveloped Land	2.75	> 90 Pct	Within 100 Feet
32	3	527 RTE 94	3B	Farmland	7.64	> 90 Pct	Within 100 Feet
44	13	110 POLKVILLE RD	1	Undeveloped Land	2.00	> 90 Pct	Within 100 Feet
62	11.01	AUBLE RD	3B	Farmland	1.38	> 90 Pct	

3	20	53 HEMLOCK RD	3B	Farmland	20.20	75 to 90 Pct	Within 100 Feet
7	1	38 HEMLOCK RD	3B	Farmland	1.50	75 to 90 Pct	
7	21	46 HAINESBURG RIVER RD	1	Undeveloped Land	6.00	75 to 90 Pct	Within 100 Feet
7	22	52 HAINESBURG RIVER RD	1	Undeveloped Land	7.60	75 to 90 Pct	
13	1	30 SIMPSON RD	2	Residential	19.26	75 to 90 Pct	Within 100 Feet
13	5	107 HAINESBURG RIVER RD	1	Undeveloped Land	2.05	75 to 90 Pct	Within 100 Feet
30	6	561 RTE 94	3B	Farmland	3.40	75 to 90 Pct	Within 100 Feet
44	15	118 POLKVILLE RD	1	Undeveloped Land	20.05	75 to 90 Pct	Within 100 Feet
47	18	46 DELAWARE RD	15C	Public: Knowlton	1.35	75 to 90 Pct	Within 100 Feet
61	5	40 DELAWARE RD	1	Undeveloped Land	4.92	75 to 90 Pct	Within 100 Feet
61	20	138 KNOWLTON RD	2	Residential	2.60	75 to 90 Pct	Within 300 Feet
62	1	63 KNOWLTON ROAD	3B	Farmland	37.10	75 to 90 Pct	
62	11.02	AUBLE RD	3B	Farmland	1.38	75 to 90 Pct	
68	4.06	46 KOECK RD	15D	Charitable: Housing	5.27	75 to 90 Pct	

3	7.01	85 MT PLEASANT RD	3B	Farmland	10.00	50 to 75 Pct	Within 100 Feet
3	23.01	29 HEMLOCK RD	2	Residential	1.28	50 to 75 Pct	Within 300 Feet
3	23.02	31 HEMLOCK RD	2	Residential	1.58	50 to 75 Pct	
5	1	68 MT PLEASANT RD	2	Residential	2.20	50 to 75 Pct	Within 100 Feet
5	18	454 RTE 94	2	Residential	7.30	50 to 75 Pct	Within 100 Feet
5	23	466 RTE 94	2	Residential	4.78	50 to 75 Pct	Within 300 Feet
7	2.02	44 HEMLOCK RD	2	Residential	6.05	50 to 75 Pct	
7	9.34	9 OAK LANE RD	2	Residential	4.23	50 to 75 Pct	Within 300 Feet
7	23	60 HAINESBURG RIVER RD	1	Undeveloped Land	8.58	50 to 75 Pct	
15	11	22 COLUMBIA ST	1	Undeveloped Land	1.28	50 to 75 Pct	Within 100 Feet
15	17.01	51 DECATUR ST	2	Residential	1.67	50 to 75 Pct	
24	1	23 WASHINGTON ST	1	Undeveloped Land	1.71	50 to 75 Pct	Within 300 Feet
27	17	RTE 46 & DELAWARE RVR	15C	Public: NJDOT	3.15	50 to 75 Pct	Within 100 Feet
33	3	501 RTE 94	1	Undeveloped Land	2.50	50 to 75 Pct	Within 300 Feet
33	6	2 STATION RD	1	Undeveloped Land	3.85	50 to 75 Pct	Within 100 Feet
43	5	4 BRANDS RD	2	Residential	4.70	50 to 75 Pct	
44	12	36 COUNTRYSIDE RD	1	Undeveloped Land	9.27	50 to 75 Pct	Within 100 Feet

Warren County 2018 Open Space Plan: Water Quality Protection and Adjacency to Public Lands

Block	Lot	Location	Class	Description	Acres (Tax Data)	Percent of Lot	Distance from Preserved Lands
44	27	18 COUNTRYSIDE RD	2	Residential	4.85	50 to 75 Pct	Within 100 Feet
44	28	20 COUNTRYSIDE RD	2	Residential	7.36	50 to 75 Pct	Within 100 Feet
44	29	22 COUNTRYSIDE RD	3B	Farmland	8.80	50 to 75 Pct	Within 100 Feet
45	7.01	14 CENTERVILLE RD	3A	Farmland	1.00	50 to 75 Pct	
46.01	1	49 RICH RD	3B	Farmland	4.63	50 to 75 Pct	
61	2	22 DELAWARE RD	3B	Farmland	6.50	50 to 75 Pct	Within 300 Feet
61	6	4 LIME KILN RD	2	Residential	5.80	50 to 75 Pct	Within 100 Feet
61	14	72 LIME KILN RD	2	Residential	5.80	50 to 75 Pct	Within 100 Feet
61	15.02	78 LIME KILN RD	2	Residential	7.95	50 to 75 Pct	Within 100 Feet
62	8	15 CENTERVILLE RD	3B	Farmland	1.60	50 to 75 Pct	
62	11	24 AUBLE RD	3B	Farmland	58.33	50 to 75 Pct	
64	2.01	29 NIGHTINGALE RD	2	Residential	5.63	50 to 75 Pct	
65	1.06	93 AUBLE RD	3A	Farmland	1.00	50 to 75 Pct	
65	2.16	57 AUBLE RD	2	Residential	3.44	50 to 75 Pct	
65	3	58 HONEY RUN RD	4A	Commercial: Campground	60.32	50 to 75 Pct	
67	1.02	55 KOECK RD	2	Residential	3.51	50 to 75 Pct	Within 100 Feet
68	6	48 KOECK RD	2	Residential	5.93	50 to 75 Pct	

3	4	115 MT PLEASANT RD	2	Residential	5.00	25 to 50 Pct	Within 100 Feet
3	5	113 MT PLEASANT RD	3B	Farmland	18.58	25 to 50 Pct	Within 100 Feet
3	5.01	111 MT PLEASANT RD	3A	Farmland	1.00	25 to 50 Pct	Within 100 Feet
3	6	101 MT PLEASANT RD	3B	Farmland	32.24	25 to 50 Pct	
3	9.01	75 MT PLEASANT RD	3B	Farmland	8.08	25 to 50 Pct	Within 100 Feet
3	10	73 MT PLEASANT RD	2	Residential	3.03	25 to 50 Pct	Within 100 Feet
3	13	5 QUARRY RD	3A	Farmland	1.00	25 to 50 Pct	Within 100 Feet
3	14	71 MT PLEASANT RD	2	Residential	11.28	25 to 50 Pct	Within 100 Feet
3	18	MOUNTAIN ROAD	3A	Farmland	1.00	25 to 50 Pct	Within 100 Feet
3	22	39 HEMLOCK RD	3B	Farmland	117.00	25 to 50 Pct	Within 100 Feet
3	22.01	39 HEMLOCK RD	3B	Farmland	57.00	25 to 50 Pct	Within 100 Feet
3	23	35 HEMLOCK RD	2	Residential	2.64	25 to 50 Pct	
3	23.03	33 HEMLOCK RD	2	Residential	1.36	25 to 50 Pct	
3	25.04	7 HEMLOCK RD	1	Undeveloped Land	2.01	25 to 50 Pct	
3	25.05	3 HEMLOCK RD	2	Residential	2.01	25 to 50 Pct	
3	29	102 STONY BROOK RD	3A	Farmland	2.00	25 to 50 Pct	Within 100 Feet
3	33	100 HAINESBURG RIVER RD	2	Residential	1.19	25 to 50 Pct	Within 100 Feet
3	64.01	130 STONY BROOK RD	3B	Farmland	12.62	25 to 50 Pct	Within 100 Feet
3	66	57 MOUNTAIN RD	3B	Farmland	79.45	25 to 50 Pct	Within 100 Feet
4	2	138 MT PLEASANT RD	1	Undeveloped Land	12.12	25 to 50 Pct	Within 100 Feet
5	2	72 MT PLEASANT RD	3B	Farmland	6.90	25 to 50 Pct	Within 100 Feet

Warren County 2018 Open Space Plan: Water Quality Protection and Adjacency to Public Lands

Block	Lot	Location	Class	Description	Acres (Tax Data)	Percent of Lot	Distance from Preserved Lands
5	3	76 MT PLEASANT RD	2	Residential	4.70	25 to 50 Pct	
5	6	67 WISHING WELL RD	3B	Farmland	14.15	25 to 50 Pct	
5	25	2 MT PLEASANT RD	1	Undeveloped Land	3.27	25 to 50 Pct	Within 300 Feet
5	26	12 MT PLEASANT RD	1	Undeveloped Land	16.80	25 to 50 Pct	
5	28.06	28 MT PLEASANT RD	1	Undeveloped Land	7.14	25 to 50 Pct	
7	8	9 MT PLEASANT RD	2	Residential	11.80	25 to 50 Pct	Within 100 Feet
7	9.35	11 OAK LANE RD	2	Residential	4.66	25 to 50 Pct	Within 100 Feet
7	12	476 RTE 94	2	Residential	1.03	25 to 50 Pct	Within 100 Feet
7	24.09	4 HEMLOCK RD	2	Residential	2.01	25 to 50 Pct	
7	24.10	6 HEMLOCK RD	3A	Farmland	1.00	25 to 50 Pct	Within 100 Feet
15	12	3 INDIAN HEAD LA	2	Residential	1.43	25 to 50 Pct	Within 300 Feet
15	13	5 INDIAN HEAD LA	2	Residential	1.03	25 to 50 Pct	
15	14	7 INDIAN HEAD LA	2	Residential	1.03	25 to 50 Pct	
15	15.01	9 SUSQUEHANNA LA	2	Residential	1.11	25 to 50 Pct	
15	16.01	45 DECATUR ST	15C	Public: Knowlton	1.31	25 to 50 Pct	
15	17	49 DECATUR ST	4A	Commercial	2.96	25 to 50 Pct	
15	17.02	53 DECATUR ST	1	Undeveloped Land	3.13	25 to 50 Pct	
28	23	3 RTE 46	2	Residential	2.87	25 to 50 Pct	Within 100 Feet
30	3	9 BRUGLER RD	3B	Farmland	20.90	25 to 50 Pct	Within 100 Feet
34	7	481 RTE 94	2	Residential	2.33	25 to 50 Pct	Within 100 Feet
34	22	12 RIVER RUN HOLLOW RD	2	Residential	9.20	25 to 50 Pct	Within 100 Feet
34	26	1 STATION RD	1	Undeveloped Land	3.63	25 to 50 Pct	Within 100 Feet
35	1	13 STATION RD	1	Undeveloped Land	3.20	25 to 50 Pct	Within 100 Feet
40	9.08	8 BRIDGE RD	3B	Farmland	3.01	25 to 50 Pct	
42.01	1	106 DELAWARE RD	2	Residential	4.20	25 to 50 Pct	Within 100 Feet
43	6	4 BRANDS RD	2	Residential	4.70	25 to 50 Pct	
44	8	44 IVAN RD	3B	Farmland	4.65	25 to 50 Pct	
44	11	13 SHOTWELL RD	3B	Farmland	114.89	25 to 50 Pct	Within 100 Feet
44	14	112 POLKVILLE RD	3A	Farmland	2.59	25 to 50 Pct	Within 100 Feet
44	17	128 POLKVILLE RD	2	Residential	1.52	25 to 50 Pct	
44	24	12 COUNTRYSIDE RD	2	Residential	1.42	25 to 50 Pct	
44	25	14 COUNTRYSIDE RD	2	Residential	1.62	25 to 50 Pct	
44	26	16 COUNTRYSIDE RD	2	Residential	2.10	25 to 50 Pct	
44	30	24 COUNTRYSIDE RD	2	Residential	5.97	25 to 50 Pct	
44	37	40 COUNTRYSIDE RD	2	Residential	3.91	25 to 50 Pct	Within 300 Feet
45	7	24 CENTERVILLE RD	3B	Farmland	8.43	25 to 50 Pct	
47	20	62 DELAWARE RD	2	Residential	11.14	25 to 50 Pct	Within 100 Feet
47	21	68 DELAWARE RD	2	Residential	9.89	25 to 50 Pct	Within 100 Feet

Warren County 2018 Open Space Plan: Water Quality Protection and Adjacency to Public Lands

Block	Lot	Location	Class	Description	Acres (Tax Data)	Percent of Lot	Distance from Preserved Lands
48	30	19 DELAWARE RD	2	Residential	3.84	25 to 50 Pct	
48	33.01	6 HEMLOCK HILL LA	2	Residential	1.68	25 to 50 Pct	
51	1.01	54 RTE 46	4A	Commercial	5.72	25 to 50 Pct	
51	1.02	56 RTE 46	4A	Commercial	8.43	25 to 50 Pct	
51	2	58 RTE 46	1	Undeveloped Land	22.54	25 to 50 Pct	
51	3	68 RTE 46	3B	Farmland	42.20	25 to 50 Pct	
51	19.01	8 FERRY ST	15A	Public School	5.24	25 to 50 Pct	
51	20	14 FERRY ST	1	Undeveloped Land	1.06	25 to 50 Pct	
57	4	104 RTE 46	2	Residential	5.80	25 to 50 Pct	
60	11	89 RTE 46	4A	Commercial	6.67	25 to 50 Pct	
61	7	32 DELAWARE RD	3A	Farmland	1.00	25 to 50 Pct	Within 100 Feet
61	15	76 KNOWLTON RD	3A	Farmland	6.00	25 to 50 Pct	Within 100 Feet
61	15.03	82 LIME KILN RD	3A	Farmland	1.00	25 to 50 Pct	
61	15.04	60 KNOWLTON RD	3A	Farmland	1.00	25 to 50 Pct	
61	15.08	66 KNOWLTON RD	2	Residential	3.08	25 to 50 Pct	
61	17	104 KNOWLTON RD	3B	Farmland	19.02	25 to 50 Pct	Within 300 Feet
61	21	142 KNOWLTON RD	3B	Farmland	96.70	25 to 50 Pct	
61	24	150 KNOWLTON RD	3A	Farmland	1.00	25 to 50 Pct	
61	27	162 KNOWLTON RD	2	Residential	4.06	25 to 50 Pct	
61	28	164 KNOWLTON RD	2	Residential	3.31	25 to 50 Pct	
62	7	17 CENTERVILLE RD	3A	Farmland	1.00	25 to 50 Pct	
62	14	58 AUBLE RD	3B	Farmland	39.50	25 to 50 Pct	
62	14.01	74 AUBLE RD	2	Residential	3.25	25 to 50 Pct	
64	2.05	21 NIGHTINGALE RD	2	Residential	1.77	25 to 50 Pct	
65	1	91 AUBLE RD	3A	Farmland	1.00	25 to 50 Pct	
65	2.15	55 AUBLE RD	2	Residential	3.00	25 to 50 Pct	
66	2.18	26 NIGHTINGALE RD	2	Residential	3.03	25 to 50 Pct	
67	1	37 KOECK RD	3A	Farmland	1.00	25 to 50 Pct	Within 100 Feet
67	1.04	51 KOECK RD	2	Residential	1.64	25 to 50 Pct	
67	4	57 KOECK RD	3A	Farmland	1.00	25 to 50 Pct	Within 100 Feet
68	4.02	36 KOECK RD	3A	Farmland	1.00	25 to 50 Pct	
68	5	44 KOECK RD	15D	Charitable: Camp	29.16	25 to 50 Pct	
68	6.01	50 KOECK RD	3B	Farmland	6.58	25 to 50 Pct	
68	10.01	35 RAMSEYBURG RD	15D	Charitable: Religious	3.00	25 to 50 Pct	Within 100 Feet
68	30	125 KNOWLTON RD	3A	Farmland	1.00	25 to 50 Pct	Within 100 Feet
70	2.06	14 OSMUN RD	2	Residential	2.87	25 to 50 Pct	
70	2.08	3 COLLINSWOOD LA	3B	Farmland	7.57	25 to 50 Pct	

Water Quality Protection and Adjacency to Public Lands (acres): 1,444.80

FLOOD MITIGATION

Knowlton Township falls within the Upper Delaware Watershed Management Area. There are six main sub-watersheds: **Delawanna Creek, Stony Brook, Paulins Kill, Honey Run, Yards Creek, and Beaver Brook.**

There are **60** residential properties located within the 100-year floodplain of the Delawanna Creek. Nearly all of these properties are less than an acre in size, with two properties (one on Valley Street and one on Route 46) over 5 acres. Three homes were built between 1836 and 1880, the large majority of the structures were constructed between 1950 and 1960. Most of these properties are located on Riverview Avenue, North Riverview Avenue, Willow Lane and Route 46.

There are **five** properties within the 100-year floodplain of the Paulins Kill (the largest at 9 acres along River Run Hollow Road), **nine** properties within the Stony Brook floodplain, and **four** within Yards Creek.

Proactively working with the landowners of the most seriously impacted homes that are continually inundated due to storms will remove people from harm's way, help those most in need of assistance, and reduce the Township's costs of emergency rescue and recovery. In addition, mitigating the upstream effects which causes runoff and contributes to the flooding downstream, will alleviate some of the root causes of flooding. In many cases New Jersey's Blue Acres program does not fund these properties, as they are not within the state's most severely damaged areas.

The Township was able to purchase three properties using Blue Acres grants and demolished the houses along the river – good for stormwater management and public safety. Sustainable resiliency is created by restoring the properties, excess water is now absorbed naturally by the soil and trees planted on the sites. Doing this for properties along these river-swollen reaches will extend the Township's efforts to ensure a community that is free from the fear of future severe storms.

38%

Delawanna Creek Subwatershed

25%

Stony Brook Subwatershed

23%

Paulins Kill Subwatershed

7%

Honey Run Subwatershed

4%

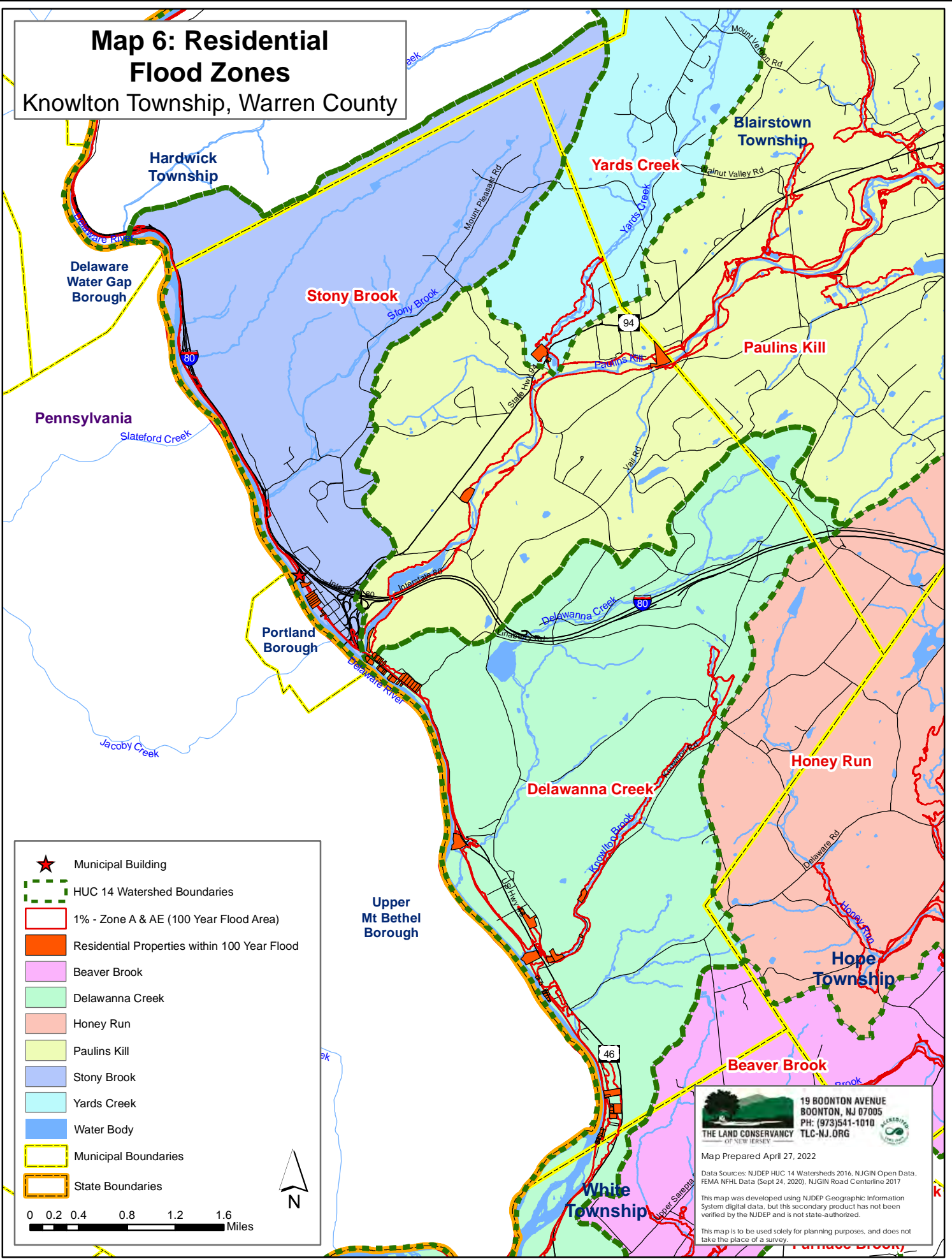
Yards Creek Subwatershed

2%

Beaver Brook Subwatershed

Map 6: Residential Flood Zones

Knowlton Township, Warren County



- Municipal Building
- HUC 14 Watershed Boundaries
- 1% - Zone A & AE (100 Year Flood Area)
- Residential Properties within 100 Year Flood
- Beaver Brook
- Delawanna Creek
- Honey Run
- Paulins Kill
- Stony Brook
- Yards Creek
- Water Body
- Municipal Boundaries
- State Boundaries

0 0.2 0.4 0.8 1.2 1.6 Miles

19 BOONTON AVENUE
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PH: (973)541-1010
TLC-NJ.ORG

Map Prepared April 27, 2022

Data Sources: NJDEP HUC 14 Watersheds 2016, NJGIN Open Data, FEMA NFHL Data (Sept 24, 2020), NJGIN Road Centerline 2017

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

Recommendations: Residential Property Within the 100-Year Flood Zone

Block	Lot	Location	Building Description	Acres (Tax Data)	Year Constructed	Watershed
27	2	10 RTE 46	1SF	0.57	1946	Delawanna Creek
27	4	16 RTE 46	1SF	0.30	1955	Delawanna Creek
27	5	18 RTE 46	1SF	1.00	1955	Delawanna Creek
27	6	20 RTE 46	1SF	0.35	1950	Delawanna Creek
27	7	22 RTE 46	1SF	0.37	1958	Delawanna Creek
27	9	26 RTE 46	2SF	0.78	1836	Delawanna Creek
27	10	28 RTE 46	1SF	1.28	1955	Delawanna Creek
27	12	32 RTE 46	1.5SCB	0.73	1955	Delawanna Creek
27	13	36 RTE 46	1SS	0.26	1978	Delawanna Creek
28	12	19 RTE 46	1.5SF	0.44	1960	Delawanna Creek
28	14	15 RTE 46	1SF	0.44	1978	Delawanna Creek
28	15	13 RTE 46	1SF	0.44	1940	Delawanna Creek
28	16	11 RTE 46	1SCB	0.88	1948	Delawanna Creek
48	3	29 RTE 46	1SF	1.23	1951	Delawanna Creek
48	4	31 RTE 46	1SF	1.41	1950	Delawanna Creek
48	5	33 RTE 46	1SF	1.34	1960	Delawanna Creek
48	6	35 RTE 46	1SF	0.85	1960	Delawanna Creek
48	7	37 RTE 46	1SF	1.10	1952	Delawanna Creek
48	8	39 RTE 46	1SF	1.41	1950	Delawanna Creek
48	9	41 RTE 46	1SF	0.70	1959	Delawanna Creek
51	1	52 RTE 46	1SF	4.74	1920	Delawanna Creek
57	4	104 RTE 46	2SF	5.80	1935	Delawanna Creek
57	5.01	2 SYCAMORE LA	MOBILE HOME	0.34	1973	Delawanna Creek
57	6	4 SYCAMORE LA	1SF	0.34	1960	Delawanna Creek
57	7.01	10 SYCAMORE LA	1SF	0.34	1966	Delawanna Creek
57	8	14 WILLOW LA	SHED	0.18	0000	Delawanna Creek
57	9	13 WILLOW LA	MODULAR	0.09	1989	Delawanna Creek
57	11	15 WILLOW LA	1SM TRAILER	0.17	1955	Delawanna Creek
57	12	16 WILLOW LA	PREFAB	0.19	1958	Delawanna Creek
57	13	18 WILLOW LA	1SF	0.18	1954	Delawanna Creek
57	14	20 WILLOW LA	1SF	0.36	1954	Delawanna Creek
57	15	22 WILLOW LA	1SF	0.33	1955	Delawanna Creek
57	16	24 WILLOW LA	1SF	0.39	1939	Delawanna Creek
57	17	26 WILLOW LA	1SM TRAILER	0.12	1952	Delawanna Creek
57	18.02	19 WILLOW LA		0.21	0000	Delawanna Creek
60	4	6 CLARENCE ST	1SF	0.74	1950	Delawanna Creek
60	8	25 VALLEY ST	1S CB	5.02	1960	Delawanna Creek
61	20	138 KNOWLTON RD	2SF	2.60	1978	Delawanna Creek
61	25	154 KNOWLTON RD	1S STONE	0.34	1952	Delawanna Creek
61	28	164 KNOWLTON RD	2SF	3.31	1865	Delawanna Creek
61	30	4 VALLEY ST	2SF	1.40	1880	Delawanna Creek
72	12	166 RTE 46	2SF&BARN	4.01	1928	Delawanna Creek
72	16	6 WATERGAP VIEW LA	1SF	0.63	1950	Delawanna Creek
73	2	176 RTE 46	1.5SF	3.02	2008	Delawanna Creek
74	3	11 N RIVERVIEW AVE	1SF	0.15	1969	Delawanna Creek
74	5	15 N RIVERVIEW AVE	2SF	0.15	1959	Delawanna Creek
74	6	19 N RIVERVIEW AVE	1SF	0.51	1982	Delawanna Creek
74	8	25 N RIVERVIEW AVE	1SF	0.37	1950	Delawanna Creek
75	1	2 N RIVERVIEW AVE	1SF	0.29	1988	Delawanna Creek
76	1	3 ORCHARD AVE	2SF	1.40	1930	Delawanna Creek
76	8	7 RIVERVIEW AVE	2GF	0.55	0000	Delawanna Creek
76	11	2 RIVERVIEW AVE	1SF	0.21	1919	Delawanna Creek

Recommendations: Residential Property Within the 100-Year Flood Zone

Block	Lot	Location	Building Description	Acres (Tax Data)	Year Constructed	Watershed
76	12	4 RIVERVIEW AVE	1SF	0.47	2015	Delawanna Creek
76	13	6 RIVERVIEW AVE	1SF	0.29	1956	Delawanna Creek
76	14	8 RIVERVIEW AVE	2SF	0.29	1927	Delawanna Creek
76	16	12 RIVERVIEW AVE	1SF	0.20	1949	Delawanna Creek
76	17	14 RIVERVIEW AVE	1SF	0.21	1932	Delawanna Creek
76	18	16 RIVERVIEW AVE	1SF	0.22	1941	Delawanna Creek
76	19	18 RIVERVIEW AVE	1.5SF	0.22	1968	Delawanna Creek
76	20	20 RIVERVIEW AVE	1SF	0.45	1950	Delawanna Creek

Total (Delawanna Creek): 56.72 (60 lots)

27	1	8 RTE 46	2SCB	0.67	1955	Paulins Kill
28	18	7 & 9 RTE 46	1SF	0.94	1950	Paulins Kill
28	23	3 RTE 46	MOBILE HOME	2.87	1958	Paulins Kill
30	2	5 BRUGLER RD	1SF	6.04	1970	Paulins Kill
34	22	12 RIVER RUN HOLLOW RD	2SF3CG	9.20	2004	Paulins Kill

Total (Paulins Kill): 19.72 (5 lots)

15	12	3 INDIAN HEAD LA	1SF	1.43	1954	Stony Brook
15	13	5 INDIAN HEAD LA	1SF	1.03	1939	Stony Brook
15	14	7 INDIAN HEAD LA	1SF	1.03	1960	Stony Brook
15	15	11 SUSQUEHANNA LA	1SF1C	1.02	1964	Stony Brook
15	15.01	9 SUSQUEHANNA LA	1SF	1.11	1975	Stony Brook
15	16.02	13 SUSQUEHANNA LA	1SF1G	0.96	1986	Stony Brook
15	17.01	51 DECATUR ST	1SF	1.67	1974	Stony Brook
19	1	31 WASHINGTON ST	2SF	0.27	1900	Stony Brook
19	2	29 WASHINGTON ST	1SF	0.53	1900	Stony Brook

Total (Stony Brook): 9.05 (9 lots)

5	18	454 RTE 94	1SF	7.30	1939	Yards Creek
34	11	473 RTE 94	2SF	0.18	1890	Yards Creek
34	12	471 RTE 94	2SF	0.12	1940	Yards Creek
34	13	469 RTE 94	2SF	0.71	1951	Yards Creek

Total (Yards Creek): 8.31 (4 lots)

Residential Property within the 100-Year Flood Zone: 93.80 (78 lots)

TRAILS

Trails are the total package: they provide public health, economic and transportation benefits. They reflect a community's identity and connect people to places they want to go and see.

The Township is blessed with two rivers to build trails along and many old railway beds to build trails on.

Current Major Trails

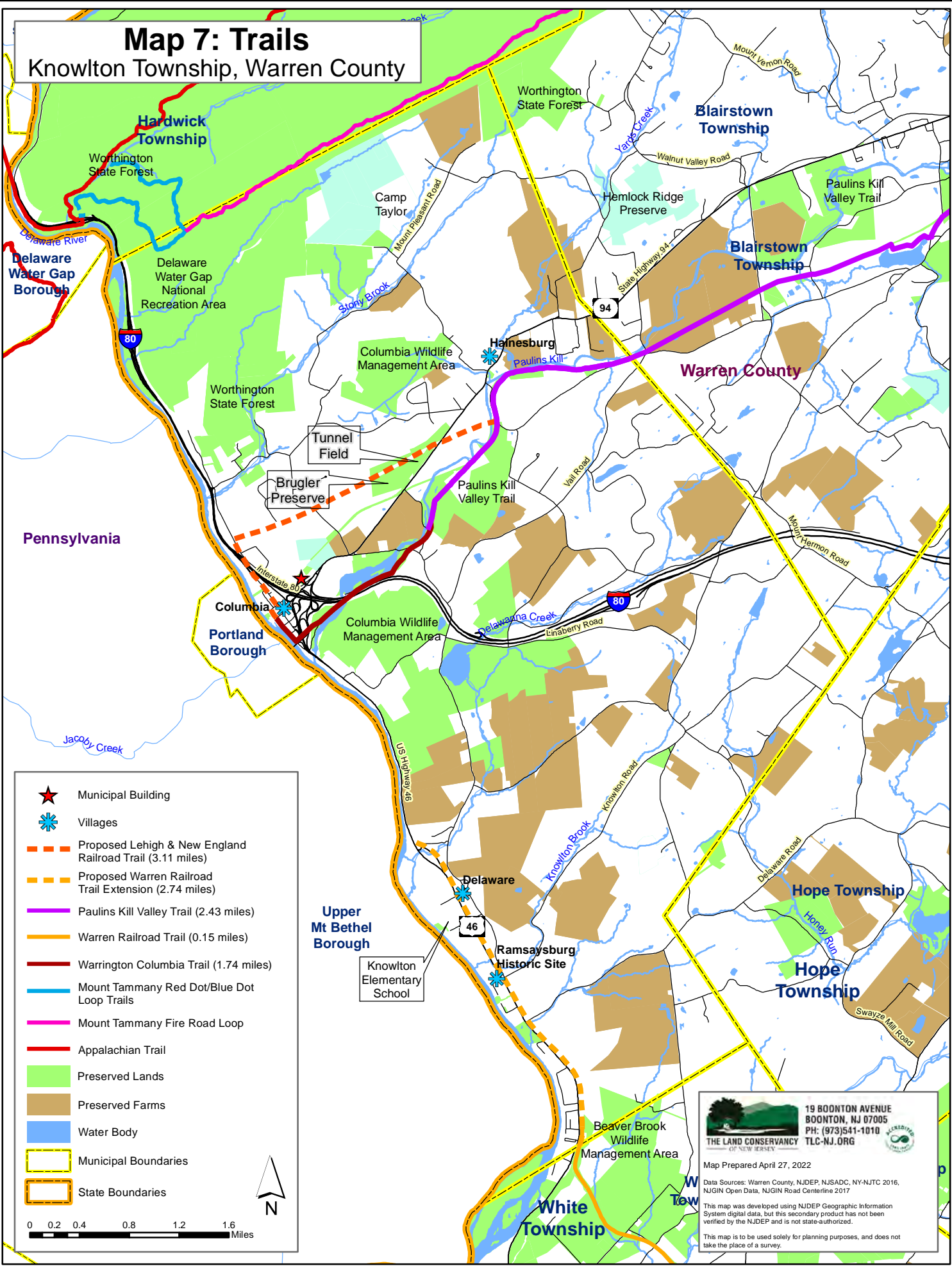
- 1 The Paulins Kill Valley Trail traverses approximately 2.4 miles from the Blairstown Township Border to Brugler Road where it connects with the Warrington Columbia Trail. The Warrington Columbia Trail then traverses approximately 1.7 miles from Brugler Road to the Columbia walking bridge over the Delaware River. Both of these trails form a part of the Liberty Water Gap trail that traverses all of New Jersey.
- 2 Portions of the Worthington State Forest Trails that start at the Dunnfield parking area, traverse from Hardwick Township into the northwest portion of Knowlton Township. They are the very popular Mount Tammany Red Dot and Blue Dot Loop Trails, and the challenging Mount Tammany Fire Road Loop.
- 3 The Township also has a short (0.5-mile) paved walking trail loop at Tunnel Field.

Proposed Trails

- 1 The proposed "Warren Railroad Trail Extension" (2.7 miles) would run parallel to the Delaware River from the historic hamlet of Delaware and the White Township border where Beaver Brook Wildlife Management Area is located. It would connect the historic hamlet of Delaware to the Ramsaysburg Homestead and Beaver Brook Wildlife Management Area's existing Warren Railroad Trail.
- 2 The proposed "Lehigh & New England Railroad Trail" (3.1 miles) would run northwest from Columbia and connect to the Paulins Kill Valley Trail (previously the Blairstown Railroad). This proposed trail could start at the Columbia walking bridge, run along the Delaware River through Columbia Beach, Decater Street, across I-80, along Simpson Road to connect to the old railroad bed, and run northwest all the way to the Tunnel Field recreation area.

Map 7: Trails


Knowlton Township, Warren County



-  Municipal Building
-  Villages
-  Proposed Lehigh & New England Railroad Trail (3.11 miles)
-  Proposed Warren Railroad Trail Extension (2.74 miles)
-  Paulins Kill Valley Trail (2.43 miles)
-  Warren Railroad Trail (0.15 miles)
-  Warrington Columbia Trail (1.74 miles)
-  Mount Tammany Red Dot/Blue Dot Loop Trails
-  Mount Tammany Fire Road Loop
-  Appalachian Trail
-  Preserved Lands
-  Preserved Farms
-  Water Body
-  Municipal Boundaries
-  State Boundaries







19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
TLC-NJ.ORG

Map Prepared April 27, 2022

Data Sources: Warren County, NJDEP, NJSADC, NY-NJTC 2016, NJGIN Open Data, NJGIN Road Centerline 2017

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

CHALLENGES TO PRESERVATION

For years, the risk of loss of farmland has been from developers. To help counteract the loss of farmland to development, the State established the farmland preservation program in 1983. It is only applicable to farms that meet the minimum eligibility criteria for tillable land and agricultural soils. If a farm is preserved through this program, the State of New Jersey typically provides approximately \$3,500 per acre to encourage farmers to preserve their farmland.

However, in 2021, the State implemented a program wherein solar project developers are incentivized (funded by mandated increased electricity rates to residents) to build industrial-sized solar facilities on farmland.

NEW LEGISLATION

In 2021, two new bills passed (S-2605 and S-3484) incentivizing solar energy development on unpreserved farmland. S-2605 establishes a successor program to the Solar Renewable Energy Certificate (SREC) program within the Board of Public Utilities to distribute certificates to solar facilities that qualify. S-3484 establishes a dual-use solar energy pilot program that would permit the construction and operation of dual-use solar projects on unpreserved farmland, allowing the land to be eligible for farmland assessment. Under this bill, continued agricultural production is allowed under and around the solar equipment.

Knowlton Township is committed to preserving its undeveloped land and farmland. The high rate of farmland preservation in Knowlton Township is due to the willingness of the landowners to preserve their property and of the Township's ability to leverage its own funding to protect farmland. The new legislation will help facilitate New Jersey's advances in renewable energy sources but may deter owners of unpreserved farmland from participating in the farmland preservation program.

ACTION PLAN

The Open Space and Recreation Plan Update offers an updated set of strategies and a timetable to implement the goals and recommendations for Knowlton Township. This section suggests a program of actions to guide the orderly and coordinated execution of a plan's goals and policies.

Next steps for Knowlton Township are:



ADOPTION

Adopt the Open Space and Recreation Plan as an Element of the Township's Master Plan



GREEN ACRES

Submit the Open Space and Recreation Plan Update to Green Acres.

The Action Plan provides direction for addressing the OSRP needs and goals based on the abilities of the community and fiscal constraints. It encompasses a ten-year period and should be updated to report on progress, and include any proposals for new actions.

ACTION ITEMS

Preservation	Partnerships	Funding	Recreation and Trails
<p>With the Agricultural Advisory Committee, continue to encourage farmland owners to enroll in the farmland preservation program.</p>	<p>Discuss preservation priorities with local non-profit organizations, including the Ridge and Valley Conservancy and The Land Conservancy of New Jersey.</p>	<p>The next time the municipality updates its 2004 ROSI, include Brugler Preserve and the land along the Delaware River.</p>	<p>Update the municipal website to include a link to trail locations and mapping for visitors.</p>
<p>Reach out to owners of forested lands to permanently protect their lands.</p>	<p>Provide mapping to the NJDEP Division of Parks and Forestry expand and connect trails in Knowlton Township.</p>	<p>Reapply to NJDEP Green Acres to renew funding in the Township's PI grant.</p>	<p>Explore whether to allow multi-use trails in municipal public open space.</p>
<p>Identify those properties most at risk of flooding and work with the homeowners to apply to Green Acres for buyout assistance.</p>	<p>Meet with NJDEP Green Acres and Warren County to discuss state and county priorities in Knowlton Township.</p>	<p>Apply as needed to Warren County Open Space, Recreation, Farmland, & Historic Preservation Trust Fund for funding.</p>	<p>Consider the restoration of the lime kiln at Tunnel Field as an educational and historical amenity at Brugler Preserve.</p>
<p>Support local and regional projects of state-wide significance, including applications by landowners to the state direct program for open space and farmland preservation.</p>	<p>Coordinate with neighboring municipalities to coordinate land preservation, trail initiatives, & protection of shared natural and recreational resources.</p>	<p>Continue the municipal Open Space Trust Fund to purchase additional lands & support any debt services for future acquisitions.</p>	<p>Identify where trail easements would complete connectivity between open space properties.</p>

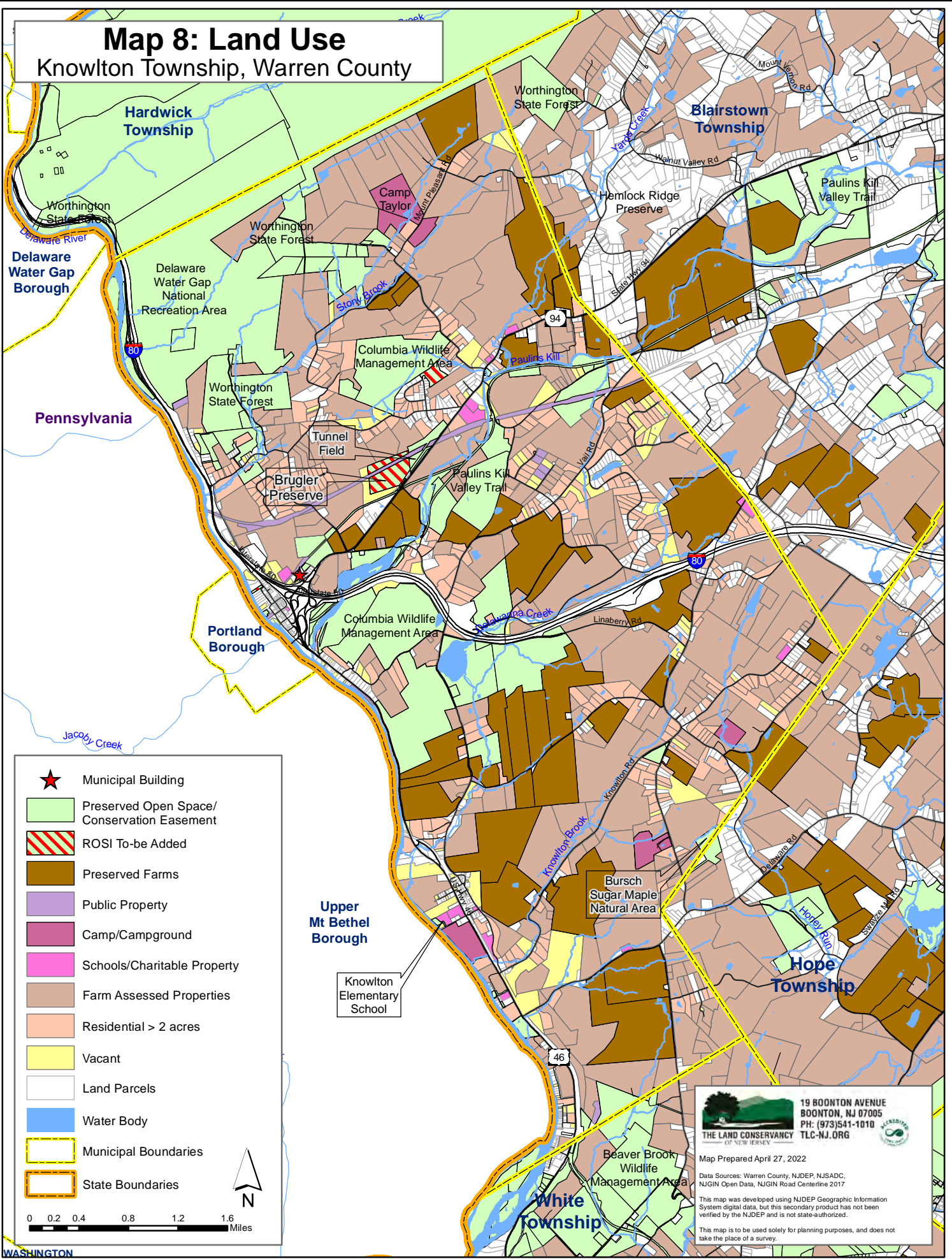
APPENDIX















Land Use


- 61** Land Use Map
- 62** Preserved Parks and Open Space
- 66** Preserved Farmland
- 67** Public and Educational Land
- 68** Private Recreation (Campgrounds)
- 69** Farms Assessed Land (Not Preserved)
- 74** Undeveloped, Vacant Land

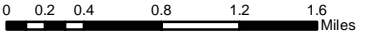
Map 8: Land Use


Knowlton Township, Warren County



-  Municipal Building
-  Preserved Open Space/
Conservation Easement
-  ROSI To-be Added
-  Preserved Farms
-  Public Property
-  Camp/Campground
-  Schools/Charitable Property
-  Farm Assessed Properties
-  Residential > 2 acres
-  Vacant
-  Land Parcels
-  Water Body
-  Municipal Boundaries
-  State Boundaries


 N


 0 0.2 0.4 0.8 1.2 1.6 Miles



19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
THE LAND CONSERVANCY TLC-NJ.ORG
OF NEW JERSEY

Map Prepared April 27, 2022

Data Sources: Warren County, NJDEP, NJSADC,
 NJGIN Open Data, NJGIN Road Centerline 2017

This map was developed using NJDEP Geographic Information
 System digital data, but this secondary product has not been
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 take the place of a survey.

Preserved Parks and Open Space in Knowlton Township

Block	Lot	Class	Property Location	Owner	Acres: Tax Data
8	18	15C	RTE 94	TWP. OF KNOWLTON: TUNNEL FIELD: <i>on ROSI</i>	27.10
9	1	15C	RTE 94: Additional Lots: 301/3, 9.01/1	TWP. OF KNOWLTON: TUNNEL FIELD: <i>on ROSI</i>	5.99
				<i>Tunnel Field:</i>	33.09
9	2	15C	546 RTE 94: Additional Lot 8/19	TWP. OF KNOWLTON: <i>add to ROSI (Brugler Preserve)</i>	40.60
9.01	3	15C	542 RTE 94	TWP. OF KNOWLTON: <i>add to ROSI (Brugler Preserve)</i>	0.40
301	3.03	15C	OFF RTE 94	TWP. OF KNOWLTON: <i>add to ROSI (Brugler Preserve)</i>	1.60
				<i>Brugler Preserve:</i>	42.60
51	19	15C	12 FERRY ST	TWP. OF KNOWLTON: DELAWARE BEACH: <i>on ROSI</i>	2.08
19	4	15C	19 COLUMBIA ST	TWP. OF KNOWLTON: DELAWARE BEACH: <i>on ROSI</i>	1.00
11	6	15C	628 RTE 94	TWP. OF KNOWLTON: TOWNSHIP HALL PARK: <i>on ROSI</i>	1.38
15	16.01	15C	45 DECATUR ST	TWP. OF KNOWLTON: <i>add to ROSI (between I-80, River)</i>	1.31

Municipal Parks: 81.46

7	9.42	3B	16 NORTH TERRACE	Municipal Easement: <i>add to ROSI</i>	12.56
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Total Municipal Parks & Open Space: 94.02

1	1	15C	DELAWARE RIVER ISLAND	UNITED STATES OF AMERICA	12.50
1	2	15C	DELAWARE WATER GAP	UNITED STATES OF AMERICA	24.26
3	65	15C	DELAWARE WATER GAP	UNITED STATES OF AMERICA	922.00
3	65.01	15C	DELAWARE WATER GAP	UNITED STATES OF AMERICA	20.00

Delaware Water Gap National Recreation Area: 978.76

71	7	15C	46 SEREPTA RD	STATE OF NEW JERSEY D E P	0.52
71	9	15C	46 SEREPTA RD	STATE OF NEW JERSEY D E P	41.46

Beaver Brook WMA: 41.98

67	3	15C	KOECK RD	STATE OF NEW JERSEY D E P	6.06
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Bursch Sugar Maple Natural Area: 6.06

7	6	15C	21 MT PLEASANT RD	STATE OF NEW JERSEY D E P	189.49
7	26.01	15C	10 HEMLOCK RD	STATE OF NEW JERSEY D E P	12.08
28	2	15C	39 WALNUT RD	STATE OF NEW JERSEY D E P	218.16
28	20	15C	5 RTE 46	STATE OF NEW JERSEY D E P	63.04
28	21	15C	WORTHING TRACT	STATE OF NEW JERSEY D E P	1.32
28	24	15C	1 RTE 46	STATE OF NEW JERSEY D E P	16.46
28	25	15C	WORTHING TRACT	STATE OF NEW JERSEY D E P	3.31
28	26	15C	WORTHING TRACT	STATE OF NEW JERSEY D E P	4.56
28	27	15C	WORTHING TRACT	STATE OF NEW JERSEY D E P	2.80

Preserved Parks and Open Space in Knowlton Township

Block	Lot	Class	Property Location	Owner	Acres: Tax Data
28.01	5	15C	3 WARRINGTON RD	STATE OF NEW JERSEY D E P	20.36
28.01	6	15C	23 WARRINGTON RD	STATE OF NEW JERSEY D E P	52.48
28.01	7	15C	WORTHING TRACT	STATE OF NEW JERSEY D E P	2.62
28.01	8	15C	WORTHING TRACT	STATE OF NEW JERSEY D E P	2.23
34	3	15C	491 RTE 94	STATE OF NEW JERSEY D E P	0.84
42	7	15C	12 BRANDS RD	STATE OF NEW JERSEY D E P	64.80
42	8.01	15C	24 BRANDS RD	STATE OF NEW JERSEY D E P	0.48
42.02	1	15C	4 COOK RD	STATE OF NEW JERSEY D E P	9.30
46	1	15C	128 LINABERRY RD	STATE OF NEW JERSEY D E P	1.75
47	1	15C	82 DELAWARE RD	STATE OF NEW JERSEY D E P	3.33
47	1.01	15C	82 DELAWARE RD	STATE OF NEW JERSEY D E P	129.02
47	2	15C	141 LINABERRY RD	STATE OF NEW JERSEY D E P	4.05
47	3	15C	133 LINABERRY RD	STATE OF NEW JERSEY D E P	132.98
47	19	15C	58 DELAWARE RD	STATE OF NEW JERSEY D E P	32.90
48	21	15C	79 DELAWARE RD	STATE OF NEW JERSEY D E P	194.09

Columbia WMA: 1,162.45

71	11	15C	179 RTE 46	STATE OF NEW JERSEY D E P	7.60
77	1	15C	DILDINE ISLAND	STATE OF NEW JERSEY D E P	13.90
77	2	15C	DILDINE ISLAND	STATE OF NEW JERSEY D E P	12.80

Jenny Jump State Forest: 34.30

57	7	15C	12 SYCAMORE LA	STATE OF NEW JERSEY D E P	1.98
57	18.01	15C	21 WILLOW LA	STATE OF NEW JERSEY D E P	0.47
57	20	15C	140 RTE 46	STATE OF NEW JERSEY D E P	11.72

Knowlton Fishing Access: 14.17

68	1	15C	KNOWLTON RD	STATE OF NEW JERSEY D E P	9.53
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Osmun Forest: 9.53

9.01	4	15F	558 RTE 94	STATE OF NJ NATURAL LAND TRUST	0.10
11	8.01	15C	RTE 94	STATE OF NEW JERSEY D E P	0.11
12	3	15C	21 STARK RD	STATE OF NEW JERSEY D E P	21.14
29	2	15C	18 BRUGLER RD	STATE OF NEW JERSEY D E P	-
29	10	15C	WORTHING TRACT	STATE OF NEW JERSEY D E P	6.12
30	3	15C	9 BRUGLER RD	STATE OF NEW JERSEY D E P	20.90
30	7	15C	QUARRY RD	STATE OF NEW JERSEY D E P	4.80
30	8	15C	QUARRY RD	STATE OF NEW JERSEY D E P	-

Preserved Parks and Open Space in Knowlton Township

Block	Lot	Class	Property Location	Owner	Acres: Tax Data
31	4	15C	17 BRUGLER RD	STATE OF NEW JERSEY D E P	36.31
31	7	15C	12 STATION RD	STATE OF NEW JERSEY D E P	25.50
31	9	15C	26 STATION RD	STATE OF NEW JERSEY D E P	95.82
32	4	15C	8 STATION RD	STATE OF NEW JERSEY D E P	5.84
34	24	15C	3 STATION RD	STATE OF NEW JERSEY D E P	0.84
35	3	15C	5 STATION RD	STATE OF NEW JERSEY D E P	9.98
35	4.02	15C	KILL RD	STATE OF NEW JERSEY D E P	2.19
36	1	15C	15 STATION RD	STATE OF NEW JERSEY D O T	0.19
301	4	15C	RAIL BED	STATE OF NEW JERSEY D E P	9.14
302	1	15C	21 BRUGLER RD	STATE OF NEW JERSEY D E P	22.20
302	2	15C	22 BRUGLER RD	STATE OF NEW JERSEY D E P	0.13

Paulins Kill Valley Trail: 261.31

3	1	15C	WORTHING TRAC	STATE OF NEW JERSEY D E P	91.08
3	10.02	15C	10 QUARRY RD	STATE OF NEW JERSEY D E P	1.60
3	10.04	15C	6 QUARRY RD	STATE OF NEW JERSEY D E P	12.43
3	13.01	15C	QUARRY RD	STATE OF NEW JERSEY D E P	6.00
3	13.02	15C	QUARRY RD	STATE OF NEW JERSEY D E P	6.00
3	16	15C	13 QUARRY RD	STATE OF NEW JERSEY D E P	30.31
3	17	15C	32 MOUNTAIN RD	STATE OF NEW JERSEY D E P	21.00
3	19	15C	49 HEMLOCK RD	STATE OF NEW JERSEY D E P	55.65
3	33.01	15C	HAINESBURG RIVER RD	STATE OF NEW JERSEY D E P	6.25
3	34	15C	111 STONY BROOK RD	STATE OF NEW JERSEY D E P	1.10
3	36.08	15C	SUMMER LA	STATE OF NEW JERSEY D E P	129.57
3	44	15C	STAR LITE HILL RD	STATE OF NEW JERSEY D E P	149.27
3	44.04	15C	STAR LITE HILL RD	STATE OF NEW JERSEY D E P	-
3	63.01	15C	STONY BROOK RD	STATE OF NEW JERSEY D E P	87.75
3	63.04	15C	SUMMER LA	STATE OF NEW JERSEY D E P	129.57
3	64	15C	134 STONY BROOK RD	STATE OF NEW JERSEY D E P	7.36
3	67	15F	33 MOUNTAIN RD	STATE OF NJ NATURAL LAND TRUST	22.28
3	67.01	15C	43 MOUNTAIN RD	STATE OF NEW JERSEY D E P	3.30
3	67.02	15C	47 MOUNTAIN RD	STATE OF NEW JERSEY D E P	43.70
3	67.03	15C	45 MOUNTAIN RD	STATE OF NEW JERSEY D E P	45.51
13	2	15C	111 HAINESBURG RIVER RD	STATE OF NEW JERSEY D E P	12.00

Worthington State Forest: 861.73

34	23	3B	14 KILL RD	NJDEP EASEMENT	10.76
35	4.01	3B	16 KILL RD	NJDEP EASEMENT	2.06

Preserved Parks and Open Space in Knowlton Township

Block	Lot	Class	Property Location	Owner	Acres: Tax Data
37	3	3B	17 KILL RD	NJDEP EASEMENT	37.23
40	3	3B	35 KILL RD	NJDEP EASEMENT	26.63
NJDEP Easement:					76.69

11	9	3B	600 RTE 94	NJDEP Easement (Paulins Kill Greenway):	13.29
12	4	3B	25 STARK RD	NJDEP Easement (Paulins Kill Greenway):	20.61
NJDEP Easement (Paulins Kill Greenway):					33.90

NJDEP:	
Beaver Brook WMA:	41.98
Bursch Sugar Maple Natural Area	6.06
Columbia WMA:	1,162.45
Jenny Jump State Forest:	34.30
Knowlton Fishing Access:	14.17
Osmun Forest	9.53
Paulins Kill Valley Trail:	261.31
Worthington State Forest:	861.73
NJDEP Easement:	110.58
State Parks/Open Space:	2,502.12

Preserved Open Space and Parks in Knowlton Township: 3,574.90

Preserved Farmland (as reported by the SADC): 2,472.00

Total Preserved Land in Knowlton Township: 6,046.90

Preserved Farmland in Knowlton Township

Block	Lot	Class	Property Location	Acres: Tax Data
3	3	3B	131 MT PLEASANT RD	121.03
3	15.01	3B	59 HEMLOCK RD	4.60
5	10	3B	52 FROG POND RD	163.51
5	11	3B	42 FROG POND ROAD	3.00
6	1.03	3B	51 FROG POND RD	20.54
7	3.01	3B	64 HEMLOCK RD	22.08
7	3.02	3B	59 MT PLEASANT RD	14.28
7	9.42	3B	16 NORTH TERRACE	10.42
10	6	3B	586 RTE 94	14.80
11	10	3B	594 RTE 94	10.40
29	1	3B	12 BRUGLER RD	35.21
29	1.01	3B	BRUGLER RD	50.84
31	11	3B	200 VAIL RD	29.84
34	21	3B	401 RTE 94	33.00
34	25	3B	461 RTE 94	43.07
39	3	3B	113 VAIL RD	29.11
41	10	3B	VAIL RD	38.43
42	5	3B	18 COOK RD	128.98
43	2	3B	17 COOK RD	40.50
44	9	3B	10 KNOWLTON RD	168.89
46	3	3B	110 LINABERRY RD	77.40
47	7	3B	81 LIME KILN RD	29.65
47	13	3B	41 LIME KILN RD	108.70
47	13.01	3B	31 LIME KILN RD	58.02
47	14	3B	21 LIME KILN RD	63.28
47	16	3B	48 DELAWARE RD	23.60
48	23	3A	59 DELAWARE RD	64.50
48	24	3B	51 DELAWARE RD	36.70
48	26	3B	37 DELAWARE RD	66.20
61	10	3B	22 LIME KILN RD	27.01
61	12	3B	36 LIME KILN RD	106.30
61	13	3B	62 LIME KILN RD	39.93
61	22	3B	142 KNOWLTON RD	96.70
61	43	3B	4 DELAWARE RD	152.20
63	1.01	3B	39 AUBLE RD	11.56
64	1	3B	59 HONEY RUN RD	54.03
66	1	3B	5 KOECK RD	20.60
68	28	3B	137 KNOWLTON RD	147.50
68	29.02	3B	KNOWLTON RD	6.34
71	4	3B	40 RAMSEYBURG RD	120.00
71	5	3B	28 SEREPTA RD	196.00

**Preserved Farmland (as reported by the SADC): 2,472
32 Farms**

Public and Educational Land in Knowlton Township

Block	Lot	Class	Property Location	Owner	Acres: Tax Data	Facility/Land Use
8	21	15C	42 STARK RD	STATE OF NEW JERSEY DOT	21.33	VACANT LAND
12	1	15C	39 STARK RD	STATE OF NEW JERSEY DOT	2.00	VACANT LAND
13	13	15C	41 STARK RD	STATE OF NEW JERSEY DOT	15.70	VACANT LAND
27	4.01	15C	14 RTE 46	STATE OF NEW JERSEY DOT	0.33	VACANT LAND
27	17	15C	RTE 46 & DELAWARE RVR	STATE OF NEW JERSEY DOT	3.15	GARAGE
38	2	15C	109 VAIL RD	STATE OF NEW JERSEY DOT	6.12	VACANT LAND
71	16	15C	ALONG RTE 46	STATE NEW JERSEY DOT	13.77	VACANT LAND
300.01	1	15C	RAILROAD BED	STATE NEW JERSEY DOT	80.77	VACANT LAND
300.01	2	15C	RAILROAD BED	STATE NEW JERSEY DOT		
300.01	3	15C	RAILROAD BED	STATE NEW JERSEY DOT		
300.01	4	15C	RAILROAD BED	STATE NEW JERSEY DOT		
300.01	5	15C	RAILROAD BED	STATE NEW JERSEY DOT		

NJDOT: 143.17

3	60	15C	TOWNSHIP DUMP	TOWNSHIP OF KNOWLTON	4.93	SANITARY LANDFILL
9.01	1	15C	RTE 94	TOWNSHIP OF KNOWLTON	1.70	VACANT LAND
9.01	2	15C	538 RTE 94	TOWNSHIP OF KNOWLTON	0.68	VACANT LAND
11	6	15C	628 RTE 94	TOWNSHIP OF KNOWLTON	0.88	MUNICIPAL BLDG.
11	16	15C	622 RTE 94	TOWNSHIP OF KNOWLTON	0.51	RESIDENCE
12	5	15C	648 RTE 94	TOWNSHIP OF KNOWLTON	6.64	MAINTENANCE BLDG.
12	16.01	15C	18 SIMPSON RD	TOWNSHIP OF KNOWLTON	4.33	SEWAGE TREATMENT
19	3	15C	27 WASHINGTON ST	TOWNSHIP OF KNOWLTON	0.84	HOUSE
40	9.13	15C	7 BRIDGE RD	TOWNSHIP OF KNOWLTON	3.01	VACANT LAND
40	9.14	15C	5 BRIDGE RD	TOWNSHIP OF KNOWLTON	3.01	VACANT LAND
40	9.21	15C	10 POPPYS CT	TOWNSHIP OF KNOWLTON	3.01	VACANT LAND
40	9.22	15C	12 POPPYS CT	TOWNSHIP OF KNOWLTON	3.00	VACANT LAND
47	18	15C	46 DELAWARE RD	TOWNSHIP OF KNOWLTON	1.35	VACANT LAND
55	12	15C	10 CLINTON ST	TOWNSHIP OF KNOWLTON	0.11	

Knowlton Township: 34.00

51	16	15A	RTE 46	TWP KNOWLTON BD ED	6.20	KNOWLTON TWP ELEMENTARY SCHOOL
51	19.01	15A	8 FERRY ST	TWP KNOWLTON BD ED	5.24	

Public Schools: 11.44

Private Recreation (Campgrounds)

Block	Lot	Class	Property Location	Facility/Land Use	Acres:
					Tax Data
57	3	4A	100 RTE 46	DELAWARE RIVER CAMPGROUND	38.46
3	7	4A	85 MT PLEASANT RD	CAMP TAYLOR CAMPGROUND	60.00
3	7	3B	85 MT PLEASANT RD	CAMP TAYLOR CAMPGROUND	68.22
3	7.01	3B	85 MT PLEASANT RD	CAMP TAYLOR CAMPGROUND	10.00
3	9	3B	79 MT PLEASANT RD	CAMP TAYLOR CAMPGROUND	1.32
3	10.0	1	85 MT PLEASANT RD	CAMP TAYLOR CAMPGROUND	18.04
3	11	3B	20 QUARRY RD	CAMP TAYLOR CAMPGROUND	64.14
3	12	3B	14 QUARRY RD	CAMP TAYLOR CAMPGROUND	21.51
3	69	3B	50 MOUNTAIN RD	CAMP TAYLOR CAMPGROUND	66.25
3	70	3B	52 MOUNTAIN RD	CAMP TAYLOR CAMPGROUND	45.00
5	4	4A	78 MT PLEASANT RD	CAMP TAYLOR CAMPGROUND	16.99
					371.47
65	3	4A	58 HONEY RUN RD	TRIPLEBROOK CAMPING RESORT	60.32
68	5	15D	44 KOECK RD	CAMP WARREN	29.16
Private and Non-Profit Camps/Campgrounds:					499.41
33	3.01	15F	505 RTE 94	KNOWLTON TWP. LIONS CLUB	4.69
60	10	15F	3 VALLEY ST	KNOWLTON TWP. LIONS CLUB	6.58
Lions Club:					11.27

Farm Assessed Land in Knowlton Township (Not Preserved)

Block	Lot	Class	Property Location	Acres: Tax Data
3	2	3B	141 MT PLEASANT RD	62.40
3	5	3B	113 MT PLEASANT RD	18.58
3	5.01	3B	111 MT PLEASANT RD	17.38
3	5.02	3B	109 MT PLEASANT RD	23.53
3	5.03	3B	107 MT PLEASANT RD	33.14
3	6	3B	101 MT PLEASANT RD	32.24
3	9.01	3B	75 MT PLEASANT RD	8.08
3	13	3B	5 QUARRY RD	6.59
3	14	3A	71 MT PLEASANT RD	1.00
3	15	3B	69 MT PLEASANT RD	36.94
3	18	3B	24 MOUNTAIN RD	21.00
3	20	3B	53 HEMLOCK RD	20.20
3	22	3B	39 HEMLOCK RD	117.00
3	22.01	3B	39 HEMLOCK RD	57.00
3	24	3B	23 HEMLOCK RD	16.83
3	28	3B	88 HAINESBURG RIVER RD	15.37
3	29	3B	102 STONY BROOK RD	6.34
3	30	3B	106 STONY BROOK RD	9.56
3	41	3B	122 HAINESBURG RIVER RD	9.00
3	59	3B	31 STAR LITE HILL RD	8.70
3	62	3B	28 STARLITE HILL RD	50.04
3	63	3B	112 STONY BROOK RD	6.00
3	63.02	3B	112 STONY BROOK RD	8.83
3	63.03	3B	114 STONYBROOK RD	8.15
3	64.01	3B	130 STONY BROOK RD	12.62
3	66	3B	57 MOUNTAIN RD	79.45
3	67.04	3B	MOUNTAIN RD	2.98
3	68	3B	48 MOUNTAIN RD	20.40
4	1	3B	132 MT PLEASANT RD	6.51
4	4	3B	162 MT PLEASANT RD	2.10
4	6	3B	52 WISHING WELL RD	6.93
4	8	3B	62 WISHING WELL RD	0.10
4	9	3B	64 WISHING WELL RD	43.02
4	9.01	3B	68 WISHING WELL RD	5.00
5	2	3B	72 MT PLEASANT RD	6.90
5	5	3B	94 MT PLEASANT RD	65.65
5	6	3B	67 WISHING WELL RD	14.15
5	6.01	3B	WISHING WELL RD	4.25
5	7	3B	65 WISHING WELL RD	11.02
5	8	3B	63 WISHING WELL RD	11.85
5	16	3B	444 RTE 94	180.92
5	28	3B	32 MT PLEASANT RD	15.13
5	29.01	3A	44 MT PLEASANT RD	10.01
5	31	3A	52 MT PLEASANT RD	18.11
5	33	3B	62 MT PLEASANT RD	185.84
7	1	3B	38 HEMLOCK RD	1.50
7	2	3B	43 MT PLEASANT RD	19.00
7	2.01	3B	44 HEMLOCK RD	60.45
7	3	3A	49 MT PLEASANT RD	1.00
7	9	3B	4A NORTH TERRACE RD	22.37
7	24.04	3B	16 HEMLOCK RD	6.51
7	24.05	3B	18 HEMLOCK RD	5.44
7	24.10	3B	6 HEMLOCK RD	33.57

Farm Assessed Land in Knowlton Township (Not Preserved)

Block	Lot	Class	Property Location	Acres: Tax Data
7	26.02	3B	12 HEMLOCK RD	7.58
8	1	3B	66 STARK RD	6.04
8	1.01	3B	83 HAINESBURG RIVER RD	14.10
8	1.03	3B	89 HAINESBURG RIVER RD	5.00
8	1.04	3B	87 HAINESBURG RIVER RD	6.12
8	2	3B	17 WOODRUFF WAY	57.10
8	2.01	3B	71 HAINESBURG RIVER RD	6.00
8	6.01	3B	HAINESBURG RIVER RD	29.00
8	6.02	3B	29 HAINESBURG RIVER RD	23.04
8	22.14	3B	3 WOODRUFF WAY	9.71
9	4	3B	38 STARK RD	40.97
12	2	3B	23 STARK RD	15.25
12	2.01	3B	31 STARK RD	12.05
12	11	3B	14 SIMPSON RD	71.60
12	16	3B	18 SIMPSON RD	7.59
13	8	3B	95 HAINESBURG RIVER RD	8.49
13	14	3B	24 SIMPSON RD	38.40
28	3	3B	21 WALNUT RD	8.01
28	3.02	3B	23 WALNUT RD	6.01
28.01	1	3B	601 RTE 94	30.24
28.01	1.01	3B	615 RTE 94	2.00
28.01	2	3B	597 RTE 94	8.94
29	1.02	3B	BRUGLER RD	2.04
29	1.03	3B	BRUGLER RD	2.01
30	1	3B	1 BRUGLER RD	4.20
30	4	3B	559 RTE 94	4.34
30	5	3B	13 BRUGLER RD	0.50
30	6	3B	561 RTE 94	3.40
31	5	3B	15 BRUGLER RD	13.00
31	6	3B	13 BRUGLER RD	14.70
31	16.04	3B	194 VAIL RD	10.18
32	1	3B	531 RTE 94	38.20
32	2	3B	527 RTE 94	23.66
32	3	3B	527 RTE 94	7.64
32	6	3B	9 BRUGLER RD	2.80
33	1	3B	523 RTE 94	1.35
34	18	3B	437 RTE 94	11.91
34	18.01	3B	425 RTE 94	34.89
34	18.02	3B	423 RTE 94	3.00
34	18.03	3B	421 RTE 94	10.01
34	18.04	3B	435 RTE 94	4.58
34	23.01	3B	7 STATION RD	1.40
35	2	3B	11 STATION RD	65.89
35	4	3B	28 KILL RD	11.60
35	4.05	3B	KILL RD	2.75
35	4.06	3B	KILL RD	3.42
35	4.07	3B	KILL RD	2.02
35	4.08	3B	KILL RD	2.03
35	4.09	3B	KILL RD	2.08
39	1.06	3B	23 IVAN RD	7.36
39	1.07	3B	IVAN ROAD	5.17
39	5	3B	33 IVAN RD	21.68
40	2	3B	25 STATION RD	16.60

Farm Assessed Land in Knowlton Township (Not Preserved)

Block	Lot	Class	Property Location	Acres: Tax Data
40	2.05	3B	23 STATION RD	4.02
40	4	3B	120 VAIL RD	13.47
40	7	3B	130 VAIL RD	85.40
40	9.01	3B	140 VAIL RD	3.03
40	9.05	3B	2 BRIDGE RD	3.00
40	9.06	3B	4 BRIDGE RD	3.01
40	9.07	3B	6 BRIDGE RD	3.01
40	9.08	3B	8 BRIDGE RD	3.01
40	9.09	3B	10 BRIDGE RD	3.01
40	9.10	3B	12 BRIDGE RD	3.03
40	9.11	3B	11 BRIDGE RD	3.03
41	1	3B	36 STATION RD	12.28
41	1	3A	36 STATION RD	1.00
41	1.02	3B	STATION RD	5.07
42	1.01	3B	185 VAIL RD	47.06
42	2	3B	173 VAIL RD	5.50
42	6	3A	38 COOK RD	7.00
42	9	3B	195 VAIL RD	20.95
43	1	3B	39 COOK RD	10.76
43	3	3B	26 RICH RD	111.17
43.01	2	3A	3 BRANDS RD	1.00
44	5	3B	26 IVAN RD	8.98
44	7	3B	13 SHOTWELL RD	114.89
44	8	3B	44 IVAN RD	4.65
44	14	3A	112 POLKVILLE RD	14.59
44	16	3B	124 POLKVILLE RD	8.98
44	29	3B	22 COUNTRYSIDE RD	8.80
44.01	6	3B	166 POLKVILLE RD	5.22
44.01	11	3B	156 POLKVILLE RD	9.89
44.01	12	3B	154 POLKVILLE RD	34.92
44.01	13	3B	150 POLKVILLE RD	16.35
44.01	14	3B	146 POLKVILLE RD	16.00
44.01	15	3B	142 POLKVILLE RD	7.70
45	6	3B	26 CENTERVILLE RD	49.43
45	7	3B	24 CENTERVILLE RD	8.43
46	2	3B	120 LINABERRY RD	33.48
46	3.04	3B	32 KNOWLTON RD	5.01
46	4	3A	28 KNOWLTON RD	1.00
46	7	3A	26 KNOWLTON RD	1.75
46	9	3B	30 KNOWLTON RD	6.74
46.01	1	3B	49 RICH RD	4.63
46.01	2	3B	25 RICH RD	25.48
46.01	3	3B	127 POLKVILLE RD	8.06
47	4	3B	123 LINABERRY RD	66.00
47	5	3B	107 LINABERRY RD	125.40
47	5.04	3B	111 LINABERRY RD	3.00
47	12	3B	49 LIME KILN ROAD	7.84
47	12.03	3B	59 LIME KILN RD	5.57
47	12.07	3B	51 LIME KILN RD	3.82
47	22	3B	72 DELAWARE RD	21.07
48	15	3B	28 WALNUT RD	28.89
48	15.01	3A	22 WALNUT RD	5.00
48	18	3B	46 WALNUT RD	26.06

Farm Assessed Land in Knowlton Township (Not Preserved)

Block	Lot	Class	Property Location	Acres: Tax Data
48	18.02	3B	52 WALNUT RD	1.00
48	22	3B	71 DELAWARE RD	11.25
48	25	3A	41 DELAWARE RD	1.26
48	25.02	3B	43 DELAWARE RD	13.70
51	3	3B	68 RTE 46	42.20
57	5	3B	114 RTE 46	16.03
61	1	3B	16 DELAWARE RD	42.42
61	7	3B	32 DELAWARE RD	13.40
61	8	3B	10 LIME KILN ROAD	10.00
61	9	1	16 LIME KILN RD	9.62
61	13.07	3B	52 LIME KILN RD	11.00
61	15	3B	76 KNOWLTON RD	14.00
61	15.03	3B	82 LIME KILN RD	11.59
61	15.04	3B	60 KNOWLTON RD	19.81
61	16	3B	90 KNOWLTON RD	138.42
61	17	3B	104 KNOWLTON RD	19.02
61	18	3B	116 KNOWLTON RD	-
61	19	3B	130 KNOWLTON RD	101.38
61	24	3B	150 KNOWLTON RD	14.38
61	32.01	3B	34 VALLEY ST	20.00
62	1	3B	63 KNOWLTON ROAD	37.10
62	1.01	3B	86 AUBLE RD	5.50
62	1.08	3A	80 AUBLE RD	10.00
62	1.15	3B	71 KNOWLTON RD	12.72
62	1.16	3B	88 AUBLE RD	5.00
62	3	3B	43 KNOWLTON RD	126.29
62	6	3B	29 KNOWLTON RD	24.00
62	6.02	3B	19 CENTERVILLE RD	14.09
62	6.03	3B	37 CENTERVILLE RD	30.30
62	6.05	3B	CENTERVILLE RD	1.00
62	7	3B	17 CENTERVILLE RD	29.79
62	9	3B	17 CENTERVILLE RD	9.02
62	10	3B	11 CENTERVILLE RD	64.60
62	11	3B	24 AUBLE RD	58.33
62	11.01	3B	AUBLE RD	1.38
62	11.02	3B	AUBLE RD	1.38
62	11.03	3B	AUBLE RD	0.69
62	14	3B	58 AUBLE RD	39.50
63	1.17	2	9 CEMETERY RD	10.19
63	1.18	3B	19 CEMETERY RD	9.97
63	1.20	3B	CEMETERY RD	2.36
63	2	3B	25 AUBLE RD	21.80
63	4	3B	25 AUBLE RD	1.80
64	1.02	3B	1 HONEY RUN RD	12.83
64	2	3B	1 HONEY RUN RD	7.05
65	1	3A	91 AUBLE RD	1.00
65	1.06	3A	93 AUBLE RD	1.00
65	2.11	3B	8 CEMETERY RD	10.11
65	2.18	3B	63 AUBLE RD	10.56
65	3	3B	58 HONEY RUN RD	20.00
66	2	3B	24 NIGHTINGALE RD	25.90
66	2.05	3B	32 NIGHTINGALE RD	6.96
66	2.12	3A	34 NIGHTINGALE RD	1.00

Farm Assessed Land in Knowlton Township (Not Preserved)

Block	Lot	Class	Property Location	Acres: Tax Data
66	2.17	3B	6 NIGHTINGALE RD	15.26
67	1	3B	37 KOECK RD	57.25
67	4	3B	57 KOECK ROAD	7.10
68	4.02	3B	36 KOECK RD	15.40
68	6.01	3B	50 KOECK RD	6.58
68	7	3B	58 KOECK RD	9.18
68	8	3A	60 KOECK RD	3.86
68	8.01	3B	64 KOECK RD	3.86
68	9	3B	54 KOECK RD	-
68	9.04	3A	54 KOECK RD	1.00
68	10	3B	39 RAMSEYBURG RD	97.70
68	13	3B	21 RAMSEYBURG RD	26.03
68	15.01	3B	11 RAMSEYBURG RD	32.11
68	16	3B	9 RAMSEYBURG RD	4.95
68	27	3B	145 KNOWLTON RD	12.28
68	27.02	3B	KNOWLTON RD	3.88
68	27.03	3B	KNOWLTON RD	1.94
68	29	3B	125 KNOWLTON RD	12.40
68	30	3B	119 KNOWLTON RD	6.33
68	31	3B	117 KNOWLTON RD	77.24
69	4	3B	11 SEREPTA RD	16.27
69	4.01	3B	3 SAREPTA RD	9.30
69	4.02	3B	56 RAMSEYBURG RD	11.10
69	4.04	3B	OSMUN RD	4.50
69	4.05	3B	OSMUN RD	6.78
69	4.07	3B	OSMUN ROAD	3.75
69	4.08	3B	OSMUN ROAD	4.30
69	4.09	3B	SEREPTA RD	1.41
69	4.10	3B	SEREPTA RD	1.48
70	2	3B	OSMUN RD REAR	5.12
70	2.08	3B	3 COLLINSWOOD LA	7.57
70	2.09	3B	OSMUN RD REAR	5.12
70	2.10	3B	OSMUN RD REAR	5.09
70	3	3B	16 OSMUN RD	37.20
70	5	3B	29 SEREPTA RD	43.69
70	5.03	3B	31 SEREPTA RD	9.33
70	5.04	3B	33 SEREPTA RD	7.78
70	5.05	3B	35 SEREPTA RD	5.19
71	1	3B	8 RAMSEYBURG RD	24.22
71	2.02	3B	16 RAMSEYBURG RD	104.10
71	6	3B	40 SEREPTA RD	19.87
71	8	3B	44 SEREPTA RD	77.15
71	12	3B	173 RTE 46	17.77
71	13	3B	155 RTE 46	23.30
72	1.03	3B	154 RTE 46	6.73
72	1.04	3B	RTE 46	6.00
72	1.05	3B	RTE 46	6.00
72	1.06	3B	ROUTE 46	20.19
76	4	3B	196 RTE 46	5.78

Farm Assessed Land (Not Preserved): 5,244.93

Undeveloped, Vacant Land in Knowlton Township

Block	Lot	Class	Property Location	Acres: Tax Data
11	21	1	640 RTE 94	0.04
11	22	1	OFF RT3 94	0.04
43	4	1	50 RICH RD	0.06
11	20	1	638 RTE 94	0.08
31	10	1	30 HALLETT RD	0.08
61	34	1	52 VALLEY ST	0.09
17	7	1	2 COLUMBIA ST	0.11
11	19	1	636 RTE 94	0.13
68	22	1	167 KNOWLTON RD	0.15
74	4	1	13 N RIVERVIEW AVE	0.15
29	7.01	1	26 WARRINGTON RD	0.16
75	4	1	8 N RIVERVIEW AVE	0.16
34	2	1	493 RTE 94	0.17
76	15	1	10 RIVERVIEW AVE	0.19
48	2	1	4 WALNUT RD	0.23
61	36	1	2 ANN ST	0.23
75	2	1	4 N RIVERVIEW AVE	0.23
15	16.03	1	SUSQUEHANNA LA R.O.W.	0.29
75	17	1	32 N RIVERVIEW AVE	0.29
61	1.01	1	20 DELAWARE RD	0.31
27	3	1	12 RTE 46	0.33
27	11	1	30 RTE 46	0.33
11	18	1	634 RTE 94	0.37
15	8	1	INDIAN HEAD LA R.O.W.	0.37
51	12	1	5 ROY ACE ST	0.40
40	8	1	136 VAIL RD	0.41
47	17	1	3 LIME KILN RD	0.49
72	10	1	3 PINE TREE LA	0.49
29	3	1	20 BRUGLER RD	0.50
3	38.01	1	106 HAINESBURG RIVER RD	0.51
76	5	1	15 RIVERVIEW AVE	0.51
72	5.02	1	13 PINE TREE LA	0.52
28	13	1	17 RTE 46	0.59
51	3.01	1	12 ROY ACE ST	0.60
54	7	1	69 RTE 46	0.61
29	5	1	24 BRUGLER RD	0.64
74	2	1	3 N RIVERVIEW AVE	0.71
14	3	1	15 SIMPSON RD	0.80
27	8	1	24 RTE 46	0.88
48	30.01	1	17 DELAWARE RD	0.90
5	9	1	51 WISHING WELL RD	0.91
76	2	1	184 RTE 46	0.94
52	2	1	1 DELAWARE RD	0.96
6	2	1	400 RTE 94	0.98
51	20	1	14 FERRY ST	1.06
11	3	1	642 RTE 94	1.10
12	8	1	656 RTE 94	1.13
29	9	1	24 WARRINGTON RD	1.20
15	11	1	22 COLUMBIA ST	1.28
61	13.06	1	58 LIME KILN RD	1.43
70	2.11	1	COLLINSWOOD LA	1.44
7	15	1	494 RTE 94	1.45
48	36	1	51 RTE 46	1.50

Undeveloped, Vacant Land in Knowlton Township

Block	Lot	Class	Property Location	Acres: Tax Data
3	39	1	110 HAINESBURG RIVER RD	1.52
3	56.01	1	14 STAR LITE HILL RD	1.55
62	14.02	1	72 AUBLE RD	1.55
68	4.03	1	32 KOECK RD	1.57
43.02	1	1	2 BRANDS RD	1.58
24	1	1	23 WASHINGTON ST	1.71
3	58	1	26 STAR LITE HILL RD	2.00
35	4.03	1	KILL RD	2.00
44	13	1	110 POLKVILLE RD	2.00
3	25.04	1	7 HEMLOCK RD	2.01
13	5	1	107 HAINESBURG RIVER RD	2.05
41	8.04	1	166 VAIL RD	2.10
5	28.03	1	26 MT PLEASANT RD	2.14
35	4.04	1	KILL RD	2.15
3	21	1	47 HEMLOCK RD	2.38
12	10	1	660 RTE 94	2.48
33	3	1	501 RTE 94	2.50
73	1	1	168 RTE 46	2.50
13	6	1	105 HAINESBURG RIVER RD	2.75
28	4.01	1	9 WALNUT RD	2.89
39	4.01	1	27 IVAN RD	2.99
39	4.15	1	15 MEADOW RIDGE ROAD	3.01
40	9.25	1	7 POPPYS CT	3.01
40	9.26	1	5 POPPYS CT	3.01
40	9.15	1	3 BRIDGE RD	3.01
39	4.14	1	17 MEADOW RIDGE ROAD	3.02
40	9.16	1	1 BRIDGE RD	3.02
40	9.12	1	9 BRIDGE RD	3.03
39	4.18	1	9 MEADOW RIDGE ROAD	3.07
46	3.03	1	36 KNOWLTON RD	3.09
39	4.11	1	18 MEADOW RIDGE ROAD	3.10
15	17.02	1	53 DECATUR ST	3.13
8	20	1	522 RTE 94	3.20
35	1	1	13 STATION RD	3.20
66	2.06	1	83 KNOWLTON RD	3.25
5	25	1	2 MT PLEASANT RD	3.27
39	4.04	1	4 MEADOW RIDGE ROAD	3.55
28	4.02	1	11 WALNUT RD	3.56
34	26	1	1 STATION RD	3.63
46	3.02	1	38 KNOWLTON RD	3.65
43.01	1	1	43 COOK RD	3.68
33	5	1	497 RTE 94	3.70
33	6	1	2 STATION RD	3.85
39	4.02	1	25 IVAN RD	3.86
39	4.06	1	8 MEADOW RIDGE ROAD	3.86
47	7.01	1	44 KNOWLTON RD	3.88
61	5	1	40 DELAWARE RD	4.92
28.01	11	1	39 WARRINGTON RD	4.95
65	2.04	1	20 HONEY RUN RD	5.07
66	2.13	1	36 NIGHTINGALE RD	5.37
44.01	46.02	1	139 VAIL RD	5.64
44.01	46	1	143 VAIL RD	5.90
7	21	1	46 HAINESBURG RIVER RD	6.00

Undeveloped, Vacant Land in Knowlton Township

Block	Lot	Class	Property Location	Acres: Tax Data
39	4	1	29 IVAN RD	6.00
71	14	1	4 RAMSEYBURG RD	6.00
44.01	46.01	1	67 COUNTRYSIDE RD	6.14
12	7	1	652 RTE 94	6.80
44	6	1	28 IVAN RD	6.98
7	22	1	52 HAINESBURG RIVER RD	7.60
28	28	1	27 WARRINGTON RD	8.50
7	23	1	60 HAINESBURG RIVER RD	8.58
61	26	1	158 KNOWLTON RD	8.68
52	1	1	5 DELAWARE RD	8.86
44	12	1	36 COUNTRYSIDE RD	9.27
4	3	1	154 MT PLEASANT RD	10.13
51	14	1	74 RTE 46	11.00
4	2	1	138 MT PLEASANT RD	12.12
44	3	1	56 COUNTRYSIDE RD	12.25
9	3	1	556 RTE 94	13.70
35	5	1	18 KILL RD	14.20
68	23	1	163 KNOWLTON RD	15.40
61	33.01	1	54 VALLEY ST	15.70
68	17	1	3 RAMSEYBURG RD	15.71
5	26	1	12 MT PLEASANT RD	16.80
44	15	1	118 POLKVILLE RD	20.05
51	2	1	58 RTE 46	22.54
66	2.10	1	21 KOECK RD	26.00
47	15.01	1	15 LIME KILN RD	46.68
68	15	1	RAMSEYBURG RD	67.54

Undeveloped, Vacant Land: 598.68

PUBLIC PARTICIPATION

Community Outreach

The Township's Open Space Committee discussed the goals, direction, and development of the Plan Update at each of its meetings. The public was invited and welcomed to participate.

In addition, the Township hosted multiple public meetings on the Open Space and Recreation Plan Update. The purpose of these meetings was to provide an opportunity for residents and community stakeholders to listen and provide recommendations regarding open space and recreation.

The public meetings were announced on the municipal website. Copies of the report were available at the municipal building.

The first public meeting was held as part of the Township Committee meeting on November 8, 2021 , and the second public meeting was hosted by the Planning Board on April 26, 2022.

Agendas, Handouts, Presentations

- 78** Township Committee Meeting Presentation & Minutes: November 8, 2021
- 83** Planning Board Meeting Presentation & Minutes: April 26, 2022
- 89** Planning Board Minutes (Adoption of Plan): May 24, 2022

2021 Open Space and Recreation Plan Update

Knowlton Township

November 8, 2021
Township Committee



1

Why update the Open Space Plan?

- The Township's current Open Space and Recreation Plan (2002) is out of date.
- The Update will keep the municipality current for 10 years for matching funds through the NJDEP Green Acres program.
- The cost of the Plan Update is funded through a grant from the William Penn Foundation through the Delaware River Watershed Initiative (DRWI)

2

Benefits of Open Space

When planned as a system, open space supports the community's quality of life, recreational programs and activities, and protects the agricultural, cultural and natural resources.

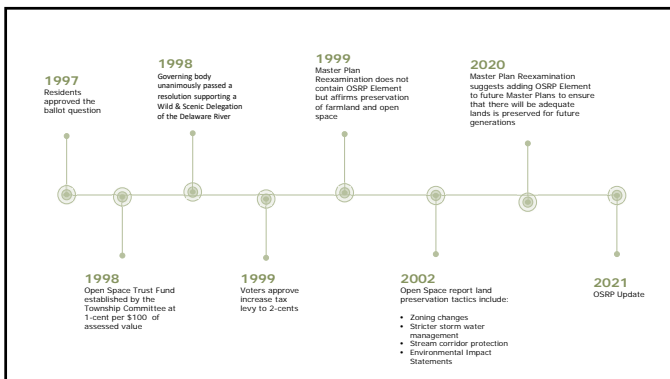
- The protection of open space:
 - Contributes to quality of life
 - Improves air and water quality
 - Enhances homeowner property value
 - Generates and sustains jobs in agriculture and recreation
 - Attracts consumers
 - Encourages physical activity
- Increased open space fosters community, encourages people to gather, and participate in recreational activity. Preserved land is productive and revenue producing. Households, local businesses, and governments benefit financially from the protection of open space.
 - It is costly to replicate these benefits once the land is developed.

3

2002 Open Space Goals

Protect Undeveloped Land	Protected open space bolsters rural character. It's impossible to predict which parcels will be available in the future, so the Open Space Trust Fund Advisory Committee recommends all significant parcels of open space be considered for protection.
Maintain Rural Character	Knowlton Township has had a consistent and long-standing policy to protect farmland and to maintain the rural character of the township.
Adopt Zoning To Support Open Space & Farmland	If some form of farming is to endure as an economic venture, there is a need to provide sufficient, contiguous, open land for this purpose
Provide Recreation Facilities	Goal of the Township is to promote recreation and athletics, especially among young people and children.
Passive Recreation	Township actively encourages use of our passive facilities, including walks on the Paulinskill Valley Trail and state lands.

4



- 1997** Residents approved the ballot question
- 1998** Open Space Trust Fund established by the Township Committee at 1 cent per \$100 of assessed value
- 1998** Governing body unanimously passed a resolution supporting a Wild & Scenic Delegation of the Delaware River
- 1999** Voters approve increase tax levy to 2-cents
- 1999** Master Plan Reexamination does not contain OSRP Element but affirms preservation of farmland and open space
- 2002** Open Space report land preservation tactics include:
 - Zoning changes
 - Stricter storm water management
 - Stream corridor protection
 - Environmental Impact Statements
- 2020** Master Plan Reexamination suggests adding OSRP Element to future Master Plans to ensure that there will be adequate lands preserved for future generations
- 2021** OSRP Update

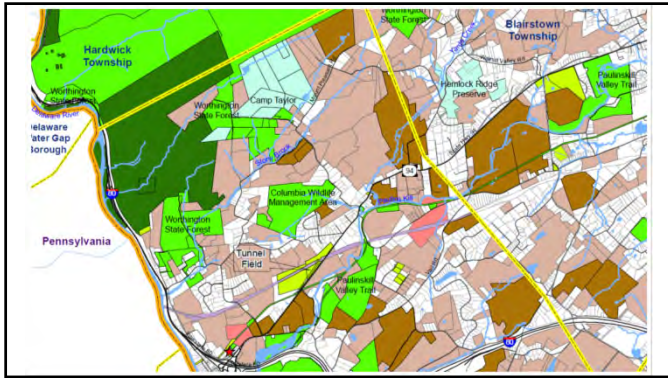
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Open Space Funding

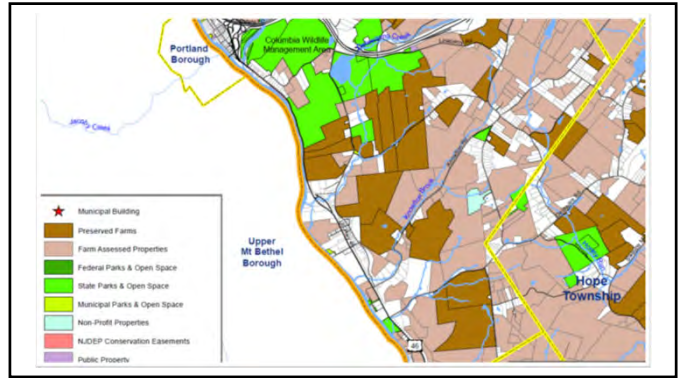
The current balance of the OSTF is \$25,122 as of December, 2020.

<p>The Warren County Municipal and Charitable Conservancy Trust Fund has contributed \$1,314,269 for open space and historic preservation.</p> <ul style="list-style-type: none"> 1999 Sipel Farm: \$50,000 2003 Brugler: \$115,000 2003 Ramsayburg Homestead: \$197,608 2008 Ramsayburg Homestead: \$299,000 2011 Knowlton Trail: \$24,000 2011 Ramsayburg Homestead: \$333,081 2015 Ramsayburg Homestead: \$70,580 2019 Ramsayburg Homesteads: \$225,000 	<p>NJDEP Green Acres has contributed \$692,502 for open space and recreation.</p> <ul style="list-style-type: none"> 1992 Knowlton Park Acquisition: \$124,395 1994 Knowlton Park Development Phase I: \$127,354 1996 Knowlton Park Development Phase II: \$150,000 2005 Knowlton Township Open Space: \$290,753
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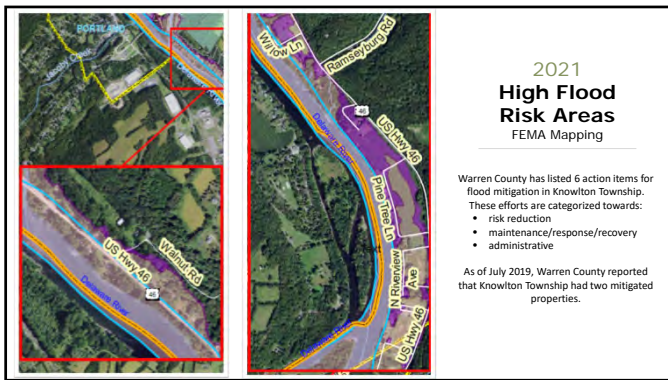
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7



8



9

Knowlton Township Next Steps

- Update Goals
- Review Income/Expenditures
- Inventory Preserved Lands
- Identify Action Items
- Submit Draft Report
- Present to Planning Board
- Adopt Element of the Master Plan
- Submit to NJDEP Green Acres

10

Thank You

Barbara Heskins Davis, PP, AICP
 The Land Conservancy of New Jersey
 bhDavis@tlc-nj.org

11

**MINUTES OF KNOWLTON TOWNSHIP
WARREN COUNTY, NEW JERSEY
Public Session Meeting Minutes
November 8, 2021**

The meeting of the Knowlton Township Committee was held on this date at the Knowlton Municipal Building, 628 Route 94, Columbia, New Jersey and was called to order at 7:00 p.m. by Mayor Starrs. Mayor Starrs led the public in the Pledge of Allegiance.

Mayor Starrs read the following statements “This meeting of the Knowlton Township Committee is being held in compliance with the Open Public Meetings Act: P: 1975, Chapter 231, noting that notice of all regularly scheduled meetings has been published in the *New Jersey Herald* and/or Express Times as well as providing said schedule in the Municipal Clerk’s office.”

Roll Call: Cuntala—yes, Mazza—yes, Shipps—absent, Van Horn—yes, Starrs—yes.

PRESENTATION

Barbara Davis Draft Open Space and Recreation Plan Update

Ms. Davis stated that the Land Conservancy of New Jersey has been hired to update the Township’s open space and recreation plan and prepared a slide show presentation. The presentation explained how the plan is being funded, which is through the William Penn foundation with the Delaware Water Gap initiative, and why the open space and recreation plan needs to be updated. The last update was done in 2002. In order for the township to be eligible for matching grants with NJDEP Green Acres, the plan needs to be current within 10 years. Ms. Davis explained the benefits of open space, which include contributing to quality of life, improved air & water quality and flood mitigation and enhancing homeowner’s property value just to name a few. Ms. Davis stated that updating the township’s goals for open space and recreation will be one of the next steps.

Mayor Starrs asked if any work can be done on the Paulin Kill trail, which is not owned by Knowlton township, but many residents use the trail. Ms. Davis stated that she can put that recommendation in. Mayor Starrs also asked about township property that is along the river for upkeep and improvement. Ms. Davis explained a new grant program in which you do not need a plan update and can be done at any time.

Tara Mezzanotte talked about the Columbia Wildlife Management Park. There is a group that likes to horseback ride but new signs say that horseback riding is not permitted there. Ms. Davis explained that it is a state facility and Ms. Mezzanotte should reach out to the Director of Warren County Land Preservation and ask why the county is not allowing horseback riding.

There were no further questions and Mayor Starrs thanked Ms. Davis for the presentation as well as Rene Mathez and Bob McNinch for their hard work.

PUBLIC COMMENT

Tara Mezzanotte read qualifications for an outreach liaison for the NJTPA and feels that she fits the criteria and would like the township to write a letter of support.

Motion made by Starrs, second by Cuntala and carried to have Mayor Starrs write a letter of support to

have Tara Mezzanotte be the NJTPA outreach liaison.

DEPARTMENT REPORTS

RESOLUTIONS

2021-97- Resolution Approving Payment of Vouchers

BE IT RESOLVED, by the Mayor and Committee of the Township of Knowlton, Warren County, New Jersey, that all claims attached are hereby approved as reasonable and proper claims against the Township of Knowlton.

THEREFORE, BE IT RESOLVED that approval for payment is hereby given to the Chief Financial Officer to pay said claims, subject to the availability of funds.

Motion made by Cuntala, second by Van Horn and approved by roll call vote: Cuntala—yes, Mazza—yes, Shipps—absent, Van Horn—yes, Starrs—yes resolution 2021-97.

New Business

Revised Soil Exportation Ordinance

Attorney St. Angelo revised the Ordinance which is meant for soil exportation over 100 cubic yards. The ordinance just simply states that if you are going to sell or give away soil, you need to get a permit and prove that the soil is clean. Permit is \$100 plus \$10 per 1,000 yards over the 100 cubic yards.

Since no changes were made the ordinance was introduced. Motion made by Starrs, second by Cuntala and approved by roll call: Cuntala—yes, Mazza—yes Shipps—absent, Van Horn—yes, Starrs—yes to Ordinance 2021-13.

Old Business

F&R Use of Reservoir in Village of Delaware

Fire & Rescue has confirmed that they are not interested in taking over possession of the reservoir in the village of Delaware. Discussion took place regarding the flooding that is caused by the reservoir in the village. Since it is not township owned, the township is to take no responsibility for the upkeep of the reservoir.

CORRESPONDENCE

Clerk Shipps needs confirmation to pay a Tru-green bill that was for vegetation. Mayor Starrs stated that she approved that for the baseball fields a Tunnel Field. Vegetation treatment will be on a as need basis.

Clerk Shipps also explained that the silent beacon did not work and is requested for the security quote be put back on the next meeting for discussion. Committee agreed.

MEETING MINUTES

September 13, 2021 Public Session Meeting Minutes

Motion made by Cuntala, second by Starrs and carried to approve September 13, 2021 Public Session Meeting minutes.

PUBLIC COMMENT

Tara Mezzanotte- told the committee that a document needs to be reviewed and signed off in order for the township to become designated Municipality with the Lower Delaware Wild and Scenic River Council.

EXECUTIVE SESSION

**Motion made by Starrs, second by Cuntala and carried to go into Executive Session at 7:51 pm
2021- 98 Resolution Authorizing Executive Session**

Personnel

Attorney Advice

Motion made by Starrs, second by Cuntala and carried to come out of Executive Session at 8:33 pm.

ADJOURNMENT

Motion made by Van Horn, second by Starrs and carried to adjourn tonight's meeting at 8:34 pm

DRAFT

2022
Open Space and Recreation Plan Update and Flood Protection Plan

Knowlton Township
 Presentation
 April 26, 2022
 Planning Board



1

Green Acres Guidelines
 For updating Municipal Open Space and Recreation Plans

- » The Open Space Plan relies on the latest municipal data for revenues/expenditures and priorities for preservation.
- » The Land Conservancy applied for and received a grant to cover 100% of the cost to update the Open Space Plan.

2

Schedule and Deliverables

March 2021	November 3, 2021	March 4, 2022	April 26, 2022
Grant funding received to update Plan	Presentation to the Open Space Committee	Delivery of initial draft of OSRP Update	2nd Public Meeting Planning Board Presentation of Draft Plan Update
August 31, 2021 Open Space Tour	November 8, 2021 1 st Public Meeting Township Committee	April 6, 2022 Updated OSRP Draft Provided	

3

Why update the Open Space Plan and include Flood Mitigation?

- The Township's current Open Space Plan (2002) is out of date.
- As of December 2021, there are 6,047 acres of preserved land, including farmland and open space, 3,550 more acres than at the time of the 2002 OSRP.
- The Update will keep the municipality current for 10 years for matching funds through the Green Acres program.
- The 2021 County Hazard Mitigation Plan estimates future damage at \$15 million due to flooding in Knowlton.

4

Benefits of Open Space

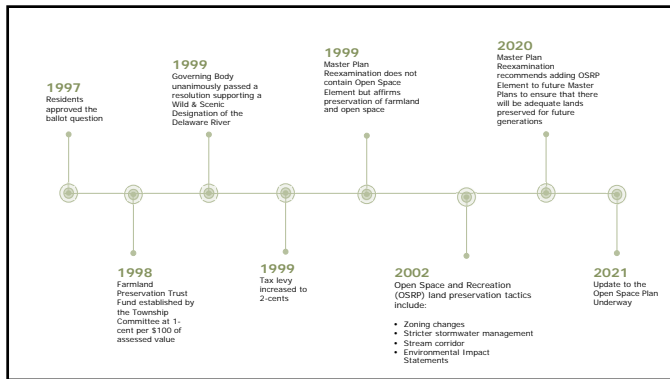
- Contributes to quality of life
- Improves air and water quality and flood mitigation
- Enhances homeowner property value
- Generates and sustains jobs in agriculture
- Encourages physical activity
- Provides storage of carbon in trees to combat climate change
- Maintains wildlife habitat for both flora and fauna
- Helps to keep streams and rivers clean

5

2022 Open Space Goals

- MAINTAIN RURAL CHARACTER & PROTECT THE ENVIRONMENT
- PROVIDE RECREATION SPACE AND FACILITIES
- PROTECT WATER RESOURCES

6



7

Open Space Funding

The tax levy generates \$51,800 per year
The current balance of the OSTF is \$27,174 as of December 2021.

The Warren County Municipal and Charitable Conservancy Trust Fund has contributed \$189,000 for open space and historic preservation.

Open Space:
 1999 Sipel Farm: \$50,000
 2003 Brugler: \$115,000
 2011 Knowlton Trail: \$24,000

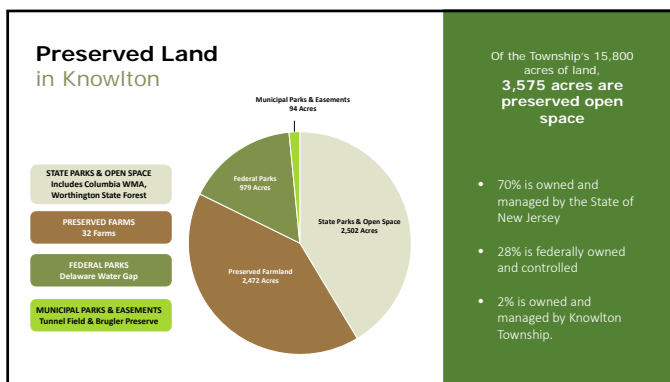
Historic Preservation:
 2003-2019 Ramsaysburg Homestead: \$1,125,269

NJDEP Green Acres has contributed \$692,502 for open space and recreation.

Acquisition:
 1992 Knowlton Park: \$124,395
 2005 Land Preservation: \$290,754

Park Development:
 1994 Knowlton Park: \$127,354
 1996 Knowlton Park: \$150,000

8



9

2021 High Flood Risk Areas

FEMA Mapping

The 2021 Warren County Hazard Mitigation Plan estimates **future damage** at nearly \$15 million from potential loss of structures due to flooding, and over \$105 million for hurricanes in Knowlton.

FEMA has paid out nearly **\$3.45 million** in claims for **17 reported losses** in the municipality.

Areas which experience severe repetitive loss lie near the river corridor, most acutely at Knowlton's northern reaches at the junction of **Route 46 and Walnut Road**, and **Route 46 between Willow Lane and Pine Tree Lane**.

10

Recommendations

People live in Knowlton for its farming lifestyle and stunning vistas. Preservation of the municipality's natural beauty, rugged landscape, and history as living parts of the community contribute to maintaining the Township's high quality of life and rural landscape.

Priorities for preservation include the protection of:

- Farmland**
- Woodlands**
- Critical Watershed Lands**
- Mitigating for Flood Impact**

11

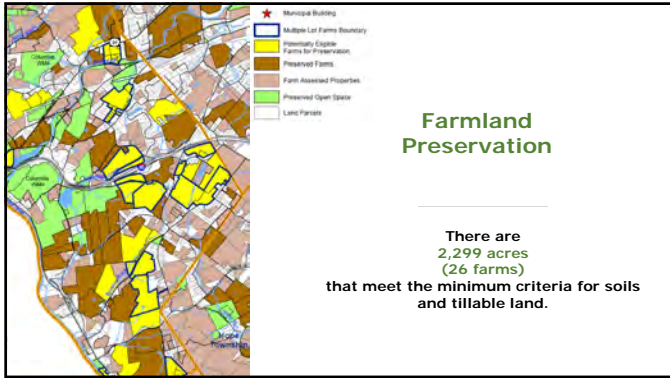
Healthy Living and Open Space

The 2018 Warren County Open Space and Recreation Plan recommends that the amount of municipally-owned open space should be 3% of the developable and developed land in the municipality.

Knowlton is 24.7 square miles (15,808 acres) and 9,761 acres are unreserved.

The recommended 3% of this land would be 293 acres available to residents for recreation.

12



13

Flood Mitigation

78 residential properties are located within the 100-year floodplain.

Delawanna Creek – 60
(Riverview Avenue, North Riverview Avenue, Willow Lane, Route 46)

Stony Brook – 9
(Indian Head Lane, Susquehanna Lane, Washington Street)

Paulins Kill – 5
(Route 46, Brugler Road, River Run Hollow Road)

Yards Creek – 4
(Route 94)



14

Trails in Knowlton

CURRENT MAJOR TRAILS

- Paulins Kill Valley Rail Trail & Warrington Columbia Trail
- Worthington State Forest Trails
- Tunnel Field

PROPOSED TRAILS

- Warren Railroad Trail Extension
- Lehigh & New England Railroad Trail



15

Knowlton Township Next Steps

ADOPTION
Adopt the Open Space and Recreation Plan as an Element of the Township's Master Plan

GREEN ACRES
Submit the Open Space and Recreation Plan Update to Green Acres.



16



Thank You

Barbara Heskins Davis, PP, AICP
The Land Conservancy of New Jersey
bhdavis@tlc-nj.org

17

Knowlton Township Planning Board

Minutes

Tuesday, April 26, 2022

There was a regular meeting of the Knowlton Township Planning Board on Tuesday, April 26, 2022. Clayton Taylor led the Board in the flag salute at 7:31 p.m. He announced that adequate notice of the meeting has been provided in accordance with the "Open Public Meetings Act" by publishing notice of all regularly scheduled meetings in the NJ Herald and Express Times-NJ Zone Edition, as well as providing said schedule in the Municipal Clerk's Office and the Township Website. A moment of silence was held for our Military Personnel serving in harm's way.

Roll call:

Present: Costantino, Taylor, Cuntala, Starrs, Glynn, and Prosser

Absent: Smith, Bromm, Murray, Drake, and Tironi

Also Present: Gavan, Keenan, and Bloch

Approval of Minutes:

Mr. Glynn made the motion to adopt the minutes of March 22, 2022. Motion seconded by Ms. Costantino. Roll call vote: Cuntala-Abstain, Costantino-Yes, Starrs-Yes, Glynn-Yes, Prosser-Abstain, and Taylor-Yes.

New Business:

#22-001 Stoltzfus Structure & Furniture, Block 6, Lot 1.01-Hearing

Lawrence Cohen, Esq. was present on behalf of the Applicant. He stated that their application this evening is a site plan to allow the Applicant to reorganize their prefabricated sheds. He noted the two reports that were received from the Board Engineer dated 2/17/22 and the Board Planner dated 3/8/22. He then reviewed whether a variance is required, outdoor storage vs. display areas.

Steven Stoltzfus was sworn in and he stated that he is the owner/manager. He stated that they purchase the sheds from Lancaster which are then normally sold locally. He stated that they do some minor work in a building on the property and the sheds are moved by a "mule". He stated that they hope to display 50 sheds. He said that a lot of sales are done online and he reviewed the parking. He stated that the hours of operation are 9-5 Monday thru Friday and 9-2 on Saturday. He stated that they have furniture and sample boards displayed indoors. No additional landscaping is contemplated and he stated that they also will construct a fence. No trees are being removed besides the pine trees.

The hearing was then opened to the public.

Patricia Mahaffey was sworn in and she questioned the number of businesses running out of the site, the U-Haul Trucks, and the "For Rent" sign in the window. Mr. Stoltzfus stated that they will forgo the U-Haul truck business and there will be no other businesses besides the sale of sheds and associated furniture.

Noreen Vokaun was sworn in and she stated that her property wraps around the subject property and there are older sheds and garbage in the rear of the property. She would like a fence installed to keep trespassers off of her property. Mr. Stoltzfus stated they will remove the older sheds.

George Gloede, P.E. was sworn in and he reviewed the distances between the subject property and Ms. Vokaun's property.

With there being no further questions, the hearing was closed to the public.

Mr. Gloede then went on to describe the proposal, stormwater qualifications of a "major development", gravel pathways, and stormwater regulations. Concerns were raised over runoff, which was addressed by the Applicants and Mr. Keenan. Mr. Bloch noted the conditions of the prior approvals, which were discussed with the Board. The Applicants stated that the sheds are temporary. Mayor Starrs stated that she feels that this business has been successful for Knowlton and she hopes that something can be worked out. The Board asked for an "average" number of sheds and sizes. Mr. Gloede then reviewed the report from the Board Engineer and the waivers. It was agreed to locate and show the existing septic on a revised plan. The Board then reviewed the parking that is required and to also show that on the plans and the location of the trees. It was agreed that the furniture display could be moved to the porch and the fencing and screening was reviewed. Mr. Cohen then addressed "display" and "outdoor storage" and he stated that if a variance is needed, he feels that they have met the burden of proof.

The hearing was then opened to the public.

Rene Mathez was sworn in and he asked how many different models there are and he questioned the difference between storage and display.

With there being no further questions, the hearing was closed to the public.

Mr. Glynn made the motion to grant the variance for outdoor storage/display. Motion seconded by Mayor Starrs. Roll call vote: Cuntala-Yes, Costantino-Yes, Starrs-Yes, Glynn-Yes, Prosser-Yes, and Taylor-Yes

The Board then discussed landscaping/screening/buffering to soften and make the site more attractive. The Board continued to discuss the possible conditions of an approval (fencing to the rear and right, evergreens on the right, decorative plantings in the front, removal of old sheds, to be shown on revised plans(dumpster area, septic information, and tree removal), chairs to be displayed on the porch, number of sheds/impervious coverage (to comply with regulations), loading in the rear, landscaping, striping of parking, along with the regular conditions of an approval.

Mayor Starrs made the motion to grant the site plan, as reviewed, discussed and agreed upon. Motion seconded by Mr. Glynn. Roll call vote: Cuntala-Yes, Costantino-Yes, Starrs-Yes, Glynn-Yes, Prosser-Yes, and Taylor-Yes

Open to the Public:

Chairman Taylor opened the meeting to the public. With there being no public comment, the meeting was closed to the public.

Other Business:

Open Space and Recreation Plan

Barbara Heskins-Davis presented the hard copy power point presentation that was also distributed to the Board Members and she summarized the new Plan for the Board, as the

old Plan is outdated. She asked that the Board schedule a public hearing on the Plan so that it can become a part of the Township Master Plan. Chairman Taylor noted a correction. It was agreed to schedule a public hearing on the Plan at the Board's May meeting.

Lighting Ordinance

Deferred

Parking of Commercial Vehicles

Mr. Bloch stated that parking of Commercial Vehicles in residential areas are already not allowed. The Board also discussed parking violations, which are violations of an approved site plan.

Camping

The Board Professionals briefly reviewed the informal meeting held in regards to a camping conceptual plan.

Payment of Vouchers:

Ms. Costantino made the motion to approve the vouchers. Motion seconded by Ms. Cuntala. Roll call vote: Cuntala-Yes, Costantino-Yes, Starrs-Yes, Glynn-Yes, Prosser-Yes, and Taylor-Yes

Adjournment:

In a motion made and seconded the meeting adjourned at 9:38 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
5/18/22

Knowlton Township Planning Board

Minutes

Tuesday, May 24, 2022

There was a regular meeting of the Knowlton Township Planning Board on Tuesday, May 24, 2022. Clayton Taylor led the Board in the flag salute at 7:30 p.m. He announced that adequate notice of the meeting has been provided in accordance with the “Open Public Meetings Act” by publishing notice of all regularly scheduled meetings in the NJ Herald and Express Times-NJ Zone Edition, as well as providing said schedule in the Municipal Clerk’s Office and the Township Website. A moment of silence was held for our Military Personnel serving in harm's way. Board Member Renee Mathez was sworn in prior to the meeting.

Roll call:

Present: Taylor, Cuntala, Starrs, Smith, Glynn, Drake, and Mathez

Absent: Costantino, Bromm, Prosser, and Tironi

Approval of Minutes:

Mr. Glynn made the motion to adopt the minutes of April 26, 2022. Motion seconded by Ms. Cuntala. Roll call vote: Cuntala-Yes, Starrs-Yes, Glynn-Yes, Smith-Abstain, Drake-Abstain, Mathez-Abstain, and Taylor-Yes.

Memorializing Resolution:

#22-001 Stoltzfus Structure & Furniture, Block 6, Lot 1.01-Hearing

The Board reviewed the draft Resolution and a modification to the conditions was suggested, by adding wording in condition 10, that no more than 50 sheds would be permitted at any time, because that is what was agreed to at the hearing.

Mayor Starrs made the motion to approve the Resolution as modified this evening. Motion seconded by Ms. Cuntala. Roll call vote: Cuntala-Yes, Starrs-Yes, Glynn-Yes, Smith-Abstain, Drake-Abstain, Mathez-Abstain, and Taylor-Yes

Open to the Public:

Chairman Taylor opened the meeting to the public. With there being no public comment, the meeting was closed to the public

Other Business:

Open Space and Recreation Plan Update & Flood Protection Plan-Hearing

Chairman Taylor announced that tonight the Board is holding a public hearing on the Open Space and Recreation Plan Update & Flood Protection Plan. The Board Members discussed the Plan.

The hearing was opened to the public. With there being no public comment, the hearing was closed to the public.

Ms. Cuntala made the motion to adopt the Plan. Motion seconded by Mr. Smith. Roll call vote: Cuntala-Yes, Starrs-Yes, Glynn-Yes, Smith-Yes, Drake-Yes, Mathez-Recused, and Taylor-Yes

Ordinance 2022-03 Service Stations

The Board noted Ordinance 2022-03 that was introduced and is to be adopted. Ms. Cuntala made the motion to endorse the adoption of the Ordinance. Motion seconded by Mr. Smith. Roll call vote: Cuntala-Yes, Starrs-Yes, Glynn-Yes, Smith-Yes, Drake-Yes, Mathez-Abstain, and Taylor-Yes

Lighting Ordinance

Mr. Smith stated that they are waiting to hear back from the Board Professionals. The Board Secretary will send out a reminder to the Board Professionals asking that they respond.

Payment of Vouchers:

Mr. Glynn made the motion to approve the vouchers. Motion seconded by Mr. Smith. Roll call vote: Cuntala-Yes, Starrs-Yes, Glynn-Yes, Smith-Yes, Drake-Yes, Mathez-Abstain, and Taylor-Yes

Adjournment:

In a motion made and seconded the meeting adjourned at 7:54 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
6/21/22

REFERENCES

Funding Land Preservation

Knowlton Township Council. Ordinance #97-18. December 1997.

<https://ecode360.com/31454455?highlight=97-18&searchId=6396823038958248#31454455>. Accessed November 2021.

Personal Communication. Knowlton Township. Rene Mathez, Chair Open Space Committee. September 2021.

Personal Communication. New Jersey Department of Environmental Protection. Jamie Carpenter, Green Acres Staff Bureau. May 2021.

Personal Communication. Warren County Department of Land Preservation. Corey Tierney, Administrator Department of Land Preservation, and Matt Duckworth, Clerk Board of Recreation. May 2021.

Warren County Department of Planning. Open Space and Recreation Plan 2018. <https://www.warrencountynj.gov/government/planning-department/planning-board/master-plan-elements/-folder-45>. Accessed November 2021.

Recreation Resources

Wilderness Society. Outdoor Recreation FAQs.

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New Jersey Department of Environmental Protection. Beaver Brook Wildlife Management Area. https://www.nj.gov/dep/fgw/pdf/wmamaps/beaver_brook.pdf. Accessed January 2022.

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New York-New Jersey Trail Conference. Worthington State Forest Trail Map. https://www.nynjtc.org/sites/default/files/NYNJTC_Worthington2017-WebsiteMap.pdf. Accessed January 2022.

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