

OPEN SPACE AND RECREATION PLAN UPDATE



MENDHAM TOWNSHIP, MORRIS COUNTY
MAY 2025

Mendham Township, Morris County

May 21, 2025

OPEN SPACE & RECREATION PLAN UPDATE

PREPARED BY



THE LAND CONSERVANCY
— OF NEW JERSEY —

This original document was appropriately signed and sealed in accordance with Chapter 41, Title 13 of the State Board of Professional Planners upon adoption by the Planning Board on May 21, 2025.

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EXECUTIVE SUMMARY



Mendham Township has been a leader in conservation and preservation for over 50 years. Its voters approved the establishment of the Open Space Trust Fund in 1993 and the town has steadily built a portfolio of preserved lands to protect the forests and watershed lands framing the municipality.

Mendham's 2002 Open Space Plan emphasized the importance of preserving open space, stating that a substantial portion of Mendham's privately owned open space will need to be preserved to meet the Township's environmental and planning goals. After more than 20 years of progress towards the 2002 plan's recommendations, this Open Space Plan Update builds upon this track record of success and offers a guide for the next ten years.

There are 3,422 acres of preserved land covering 31% of the Township. Of this, 1,112 acres are preserved municipal parkland.

A connected system of preserved lands is representative of the Township and its goals to protect environmental resources and provide recreational opportunities. This Open Space Plan Update puts forth recommendations for preserving lands adjacent to and expanding existing parklands, while continuing to provide exceptional recreation facilities.

FOREWORD



BROOKSIDE HISTORIC DISTRICT 034/027 PHOTO 31 OF 47

Brookside Community Club, National Register of Historic Sites Registration Form: Brookside Historic District¹⁵

As one of the first towns in the state to proactively plan and protect land for recreation and conservation, Mendham Township's preservation efforts date back to the establishment of the Brookside Community Club in 1923. Once home to grist mills, sawmills, and forges, Brookside was rapidly redeveloping from an industrial base into a residential village. Wanting to create a community gathering place for sports, events, and other social activities, Frederick Garrabrant Kiser moved a schoolhouse across Whippanny Brook to the village center and established the Community Club of Brookside.¹ The club came to own over 40 acres of surrounding open space, including recreational fields

and forested areas through which Patriots' Path runs today. The creation of this club was the first of many local and regional open space efforts in Mendham Township.

Early recreation planning in Mendham Township was spearheaded by private organizations, with public entities quickly following suit. In addition to the Brookside Community Club, several camps and cabin communities emerged during the early 1900s that continue to provide private recreation opportunities or have become public open spaces in the intervening years:

- The Boy Scouts of America purchased 500 acres for scouting activities and to serve as their national headquarters. Today, the property is preserved and is owned by the Schiff Natural Lands Trust.²
- The Girl Scouts of the United States acquired Camp Jockey Hollow, which is actively used today.³
- The Jockey Hollow area of the Morristown National Historic Park was established by the National Park Service.⁴
- Woodland Lake, the last remaining cabin community in Mendham was formed and still owns 28 acres of land offering private recreation facilities for its residents.⁵
- A former summer resort on Mount Pleasant Road has now become the Mount Pleasant Recreation Area.⁶

Building upon this effort to balance development with conservation, Mendham Township adopted its first zoning plan in the 1930s. Mendham's master plan was one of the first in the state.

Support for public open space acquisition as a strategy for protecting land grew in the mid-to-late 1900s throughout the area. Local opposition to development projects created new environmental groups and fueled public support for regional acquisition efforts. This included plans for building an airport in the Great Swamp,⁷ reservoirs in the Washington Valley, extending Route 24 into Mendham,⁸ and for siting a jail near the Washington Valley.⁹ These projects were all halted due to citizen efforts. On a national scale, this led to the establishment of the Great Swamp National Wildlife Refuge in 1960, and the acquisition and expansion of Lewis Morris Park by the Morris County Park Commission beginning in 1956.¹⁰

As Mendham Township's governing body began its preservation program, the Township Committee sought property donations from its local landowners and applied for grant funding to acquire land. In 1970, it received state grant funds through the recently established Green Acres program to acquire land, which became the Dismal Harmony Natural Area. Working with the NJ Conservation Foundation, Cyril Dos Passos, a local landowner, donated his 75-acre property to the Foundation in 1977. It was then transferred to the Township a few years later.¹¹ Today, the property is known as the Buck Hill Natural Area.

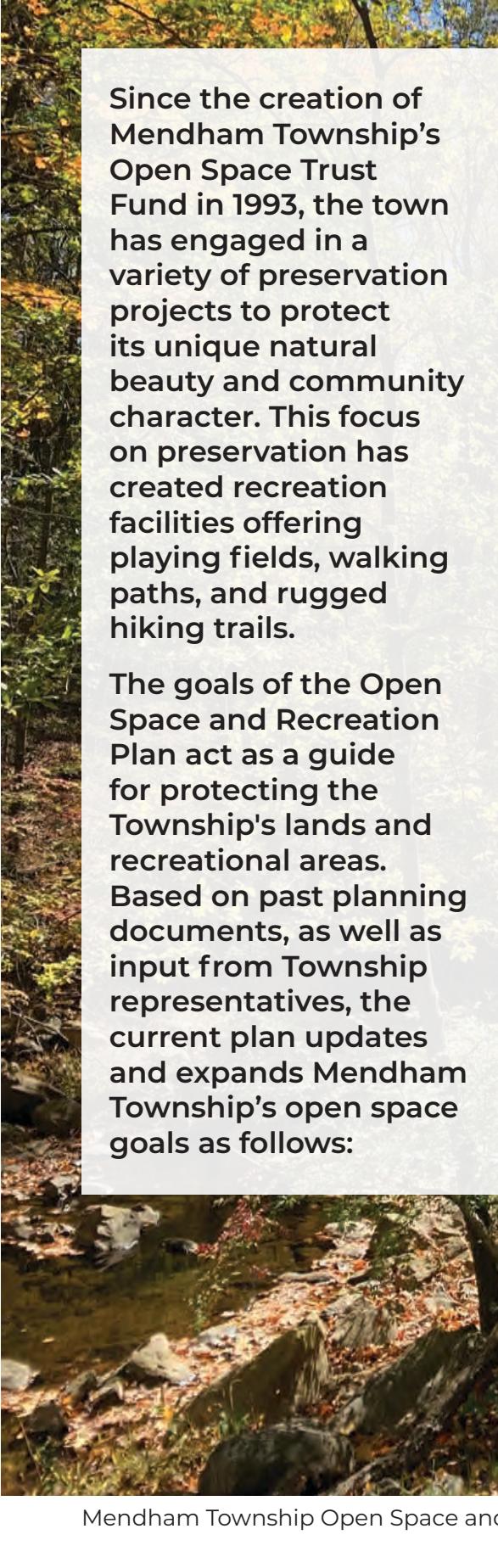
By the 1990s, both Morris County and Mendham Township had established their open space trusts, which Mendham used to expand existing preserved areas and complete new preservation projects, including the Buttermilk Falls India Brook Natural Area, Mosle Preserve, and the Clyde Potts Reservoir.¹² Many of these projects used a combination of local, county, and state open space funding.

Mendham's first Open Space Plan was adopted along with its 2002 Master Plan. This plan set priorities for the Township's open space program and recommended downzoning to reduce development pressure.¹³ This strategy reduced the impact of development on open space, and most Township residences are located on three, five, and ten-acre lots today. Another creative planning technique used by the township to protect open space is cluster development. Mendham has three planned cluster developments: Drakewick, Mountain View, and Brook Race. Houses in these areas are built on smaller lots forming a "cluster" of homes while contiguous open spaces are set aside. These cluster developments help the municipality meet its affordable housing obligations while helping support connected systems of open space.¹⁴

This update to the Open Space and Recreation Plan Update is a guide for future preservation projects, and its adoption by the Planning Board will ensure the Township remains eligible for state funding through the Green Acres program.

- *Foreword prepared with the generous assistance of Samuel Tolley, former Mayor and Township Committee member, current member of the Open Space Trust Committee, and Vice Chair of the Historic Preservation Committee.*

OPEN SPACE GOALS



Since the creation of Mendham Township's Open Space Trust Fund in 1993, the town has engaged in a variety of preservation projects to protect its unique natural beauty and community character. This focus on preservation has created recreation facilities offering playing fields, walking paths, and rugged hiking trails.

The goals of the Open Space and Recreation Plan act as a guide for protecting the Township's lands and recreational areas. Based on past planning documents, as well as input from Township representatives, the current plan updates and expands Mendham Township's open space goals as follows:

Protect sensitive water resources.

Preserve the integrity of Mendham's major river system headwaters and groundwater resources.



Preserve critical habitat.

Protect important wildlife habitat located within Mendham Township.



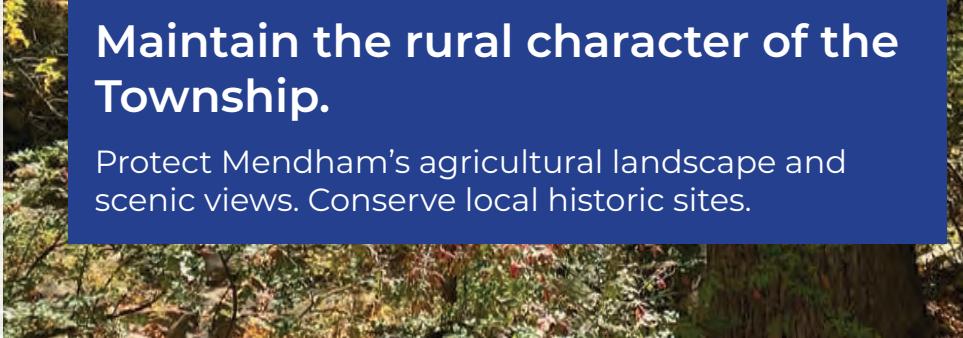
Link open spaces creating a connected system of parks & trails.

Support the creation of Mendham's vision of accessibility and resilience.



Maintain the rural character of the Township.

Protect Mendham's agricultural landscape and scenic views. Conserve local historic sites.

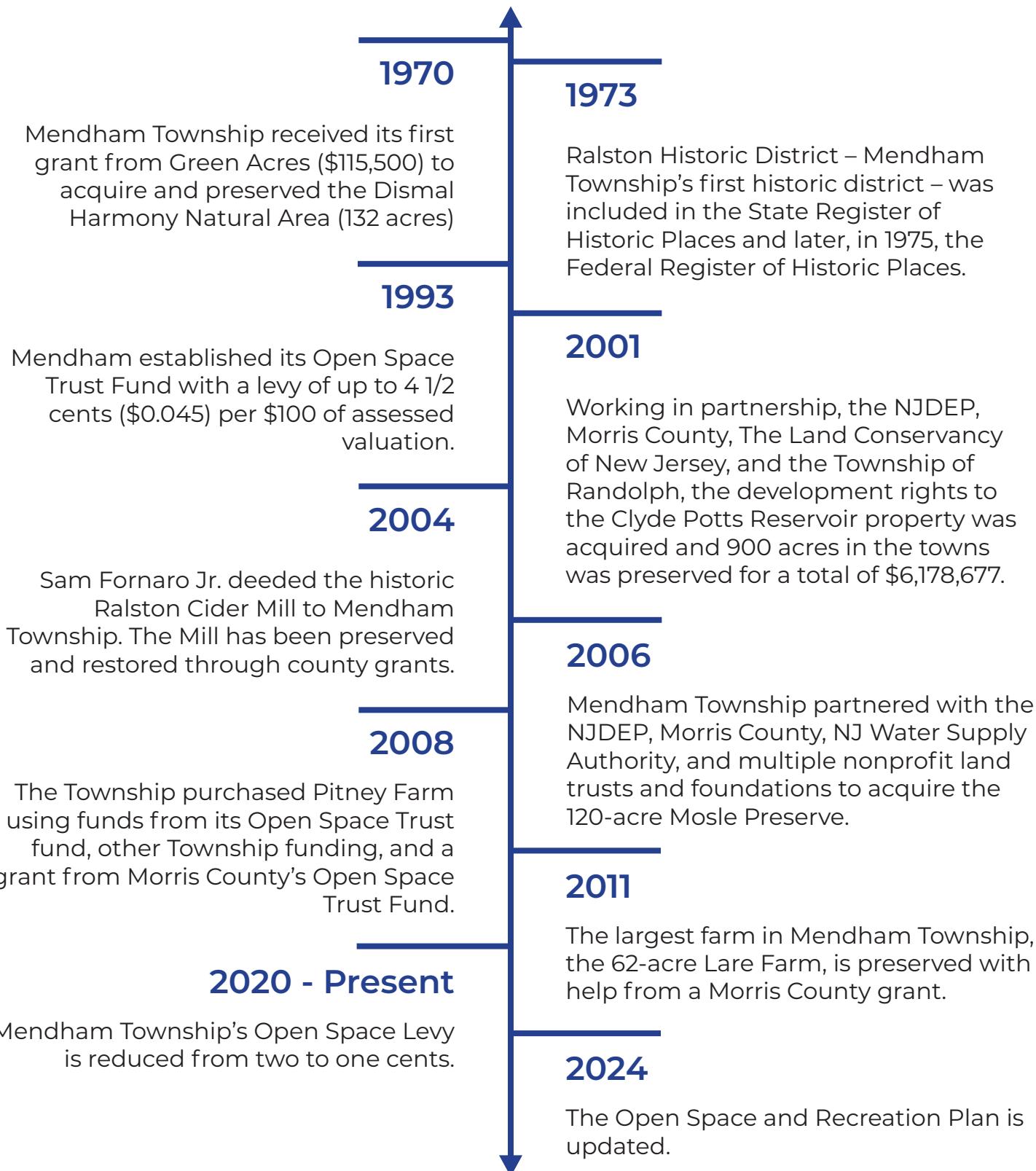


Provide exemplary recreational facilities.

Offer diverse recreational spaces which provide the best possible experience for the community residents.



HISTORY OF THE OPEN SPACE PROGRAM



Municipal Open Space Trust Fund

Mendham Township's Open Space Trust Fund was established in 1993, allowing the Township to collect a tax levy of up to four cents (\$0.04) per \$100 of assessed property value. Originally named the "Open Space, Recreation, and Farmland and Historic Preservation Trust Fund," the fund's name was changed to the "Open Space Trust Fund" in 2018. The Trust Fund raised \$430,000 per year from 2014 to 2018, when the levy was collected at slightly more than two cents (\$0.023). Since 2018, when the tax dropped to one cent (\$0.01), the fund has raised \$200,000 per year.

According to Mendham's 2024 budget, the Open Space Trust Fund has **collected \$10,195,296** and **expended \$11,515,154**.

As of December 31, 2023, the Township's annual financial statement reported that the fund **carried a balance of \$234,551**.

The following table was compiled from Mendham's budgets and audits for 2015-2024:

Year	Amount Raised by Taxation	Expended: Debt Service	Expended: Reserved	Rate	Fund Balance	*Green Acres Loans Payable
2014	\$434,781	\$565,809	\$2,000	0.023	\$496,333	\$1,052,682
2015	\$432,245	\$565,814	\$-	0.023	\$358,271	\$812,406
2016	\$433,288	\$543,781	\$-	0.023	\$435,861	\$567,302
2017	\$431,602	\$543,781	\$-	0.023	\$287,450	\$322,197
2018	\$234,000	\$426,464	\$-	0.023	\$96,192	\$250,771
2019	\$234,259	\$317,471	\$10,201	0.013	\$13,698	\$188,626
2020	\$192,147	\$203,731	\$1,466	0.010	\$2,114	\$114,299
2021	\$197,665	\$197,644	\$-	0.010	\$3,263	\$38,479
2022	\$215,698	\$143,075	\$72,057	0.011	\$75,437	\$-
2023	\$215,767	\$57,840	\$-	0.010	\$235,22	\$-
2024	\$215,137	\$55,000	**\$151,100	0.010	\$234,551	\$-

(Data for 2024 is estimated.)

*According to the Township's financial audits, Mendham Township received the following loans through the Green Acres program:

- In 1997, Mendham received a \$503,143 loan for the Buttermilk Falls property.
- In 2002, Mendham received another loan for Buttermilk Falls, this time \$1,950,000.
- In 2002, Mendham received a \$750,000 loan for the Seeing Eye property, which would become India Brook Park.
- In 2002, Mendham received a \$500,000 loan for the Tomkins property, which would become the Burnett Brook Natural Area.

Each of these loans were to be paid annually over 20 years at 2% interest.

**Allocated for the removal of diseased ash trees in 2024.

Morris County Grants

In 1992, Morris County voters approved the creation of an Open Space and Farmland Preservation Trust Fund. The Board of County Commissioners annually reviews and sets tax rate up to 2 cents of equalized property valuation. The levy for 2024 was 5/8 cent (\$0.00625) per \$100 of equalized real property valuation.

Open Space Awards

The Morris County Preservation Trust Fund has contributed **\$25,067,817** to help preserve 1,981 acres of open space in Mendham Township alone. Several projects cross Mendham's borders into Randolph Township, Chester Township, and Mendham Borough, bringing the total acreage preserved by these projects up to 2,936.

“Morris County’s scenic charm and strong economy thrive on preserving open space alongside a bustling business landscape. 2024 marks the 30th anniversary of the program that has preserved nearly 18,000 acres with more than \$297 million in grants approved by the commissioners.”

Morris County Commissioner Deputy Director Stephen Shaw¹⁶



India Brook Natural Area

Year	Project	Applicant	Acres (Total)	Mendham Twp.			Grant
				Acres	Block	Lot	
1996	Buttermilk Falls Natural Area	Mendham Twp	207.4	207.4	116	7.01, 9.01	\$200,000
1997	Cold Hill Preserve	Mendham Twp	45.8	45.8	130	7.02	\$300,000
1998	Seeing Eye Tract (Mendham/Randolph Twps)	Mendham/Randolph	103.2	85	116	6	\$500,000
1999	Tomkins Tract (Mendham/Chester Twps)	Mendham Twp	67.7	56.2	107	10, 67	\$500,000
2000	Clyde Potts Reservoir (Mendham/Randolph)	Mendham/Randolph	911.18	568.9	118; 119	9; 13	\$600,000
2001	Clyde Potts Reservoir (Mendham/Randolph)	Mendham/Randolph	-	-	-	-	\$225,000
2002	Garabrant Tract	Mendham Twp	0.52	0.52	146	18	\$17,000
2002	Nesbitt Mill Tract	Mendham Twp	3.89	3.89	107	1	\$400,000
2005	India Brook Trail Connector	Mendham Twp	9.9	9.9	116	67	\$333,333
2006	Mosle Preserve and Recreation Area	Mendham Twp	120	120	100	17.02	\$4,000,000
2006	Expansion of Schiff Nature Preserve	Schiff Natural Lands Trust	15.2	15.2	104	22.01	\$710,000
2007	Valley Brook Springs (Mendham Boro/Twp)	Mendham Boro/Schiff NLT	107.49	11.01	104	24, 25	\$5,000,000
2008	Lewis Morris Park Connector: Leddell Preserve	Mendham Twp	68.9	68.9	147	16, 17	\$1,850,000
2008	Pitney Farm	Mendham Twp	7.2	7.2	131.01	1.01	\$1,500,000
2008	North Branch Addition to Schiff	Schiff NLT	48.9	48.9	100; 102	29.01; 1	\$1,750,000
2009	O'Leary	Schiff NLT	17.4	17.4	103	4.01	\$725,000
2010	Pleasant Valley Mills-Wilmerding	Schiff NLT	125.11	125.11	100, 104, 107	35, 37; 27.03, 27.04; 46	\$4,017,000
2011	Shale Pits Preservation and Restoration Project (Mendham/Chester Twps)	Schiff NLT	46.5	2.9	107	70	\$1,188,250
2018	Leddell Preserve Addition	NJ Conservation Found.	17.78	17.78	147	22, 23, 24	\$805,000
2024	Schiff Preserve Addition - Civille	Raritan Headwaters Assoc	10.93	10.93	102	2.03	\$447,234
(Total Projects: 20)			TOTAL	2,936	1,981		\$25,067,817

Historic Preservation Awards

Morris County has awarded **\$2,116,007** for two historic preservation projects in Mendham, supporting the restoration of two sites recognized for their historic significance - the Community of St. John Baptist and the Ralston Cider Mill.

Year	Project	Block	Lot	Grant Amount
2005-2012	Community of St. John Baptist - Preservation plan, heating system, window and roof restoration	104	22	\$1,310,984
2003-2022	Ralston Cider Mill - Preservation plan, structural stabilization, metal shed/system, contract documents, and restorations	107	1	\$805,023
TOTAL				\$2,116,007



Ralston Cider Mill

Trail Construction Awards

In 2014, voters in Morris County agreed to permit the trust fund to be used for trail construction. Morris County has awarded **\$264,753** to complete the Trail at Pitney Farm Historic Park. There is an additional award for Buck Hill Tract Natural area, which is currently in progress.

Year	Project	Block	Lot	Grant Amount
2019	Pitney Farm Historic Park	131.01	1.01	\$264,753



Trail at Pitney Farm Historic Park

Farmland Preservation

The Morris County Farmland Preservation Program has spent **\$5,301,295** to protect agricultural easements on eight farms, including 231 acres within Mendham Township. Two of these easements are split between Mendham and Chester Township, and one is split with Mendham Borough.

Year	Project	Acres	Mendham Twp.			Grant
			Acres	Block	Lot	
1999	Walnut Brook Farm	54.92	54.92	107	44, 45	\$109,830
2004	Backer Farm	37.48	37.48	109	23	\$429,684
2007	Willemesen Farm (Mendham Boro/Twp)	30.22	20.2	103	9	\$604,360
2007	Craig Farm	22.40	22.40	103	7, 8	\$468,244
2011	Lare Farm (Mendham/Chester Twps)	62.92	14.3	100	15	\$838,028
2014	How Farm	20.00	20.00	103	5	\$629,260
2014	DeNeufville/Wendover Farm	39.02	39.02	103	6, 6.01	\$1,216,333
2016	Aresty Farm (Mendham/Chester Twps)	60.01	22.91	105	1	\$1,005,556
		TOTAL	327.0	231.2		\$5,301,295

Morris County MUA

Morris County Municipal Utilities Authority (MCMUA) has also funded open space projects in Mendham Township, providing a total of **\$1,882,840** and preserving 270 acres of open space.

Year	Project	Acres	Mendham Twp.			Grant
			Acres	Block	Lot	
1998	Bojczuk	46.8	46.8	141	34, 37	\$542,340
2007	Valley Brook Springs (Mendham Boro/Twp)	107.5	11.01	1801	38.01	\$300,000
2008	Leddell Preserve	68.9	68.9	147	16, 17	\$500,000
2010	Pleasant Valley Mills-Wilmerding	125.11	125.11	100 104 107	35, 37; 27.03, 27.04; 46	\$368,000
2018	Leddell Preserve Addition	17.8	17.8	147	22, 23, 24	\$172,500
		TOTAL	366.0	269.5		\$1,882,840

Morris County Park Commission

Morris County Park Commission (MCPC) has contributed funds to support the acquisition of the Leddell Preserve Addition and the purchase of an easement for part of Patriots' Path.

Year	Project	Acres	Block	Lot	Grant
2009	Patriots' Path - Vanacore	4.5	107	38	Contact MCPC
2018	Leddell Preserve Addition	17.8	147	22, 23, 24	\$172,500
			TOTAL	22.3	

Green Acres Funding

The Green Acres Program, administered by the New Jersey Department of Environmental Protection (NJDEP), provides grants and low interest loans to counties, municipalities, and non-profit organizations to preserve open space and improve park facilities. Green Acres offers funding for land acquisition, park development, stewardship, and inclusive playgrounds.

Through NJDEP Green Acres Planning Incentive (PI) program, municipalities that maintain at least a one-half cent open space levy and an up-to-date Open Space Plan can receive 50% grants for open space. With the completion of this plan, and the continuation of its Trust Fund, Mendham Township will maintain its eligibility for state funding through this matching grant program.

Mendham Township has been working with Green Acres to complete land acquisition projects since the preservation of the Dismal Harmony Natural Area in 1970. In total, Mendham has received **\$3,703,143** in low-interest loans and **\$6,105,123** in grant funding from NJDEP Green Acres.



Buttermilk Falls Natural Area

Green Acres Funding

Year	Project Name	Acres	Mendham Twp.			Loan Amount	Grant Amount
			Acres	Block	Lot		
1970	Dismal Harmony Natural Area	77.5	77.5	127	20		\$57,500
1970	Dismal Harmony Natural Area	6.6	6.6	127	179		\$10,000
1970	Dismal Harmony Natural Area	48.1	48.1	127	71		\$48,000
1972	India Brook Park	30	30	116	52		\$37,500
1979	Dismal Harmony Natural Area/Buck Hill	87.5	87.5	146	11		\$256,450
1997	Tempe Wick Reserve	52	52	146	4	\$503,143	\$167,714
1997, 2002	Buttermilk Falls	207.4	207.4	116	7.01, 9.01	\$2,700,000	\$900,000
2001	Cold Hill Reserve	45	45	130	7		\$366,000
2002	Tomkin Property	67.7	56.2	107	10, 67	\$500,000	\$300,000
2002	*Seeing Eye	103.2	85	116	6		\$200,000
2002	**Clyde Potts	911.2	568.9	118; 119	9; 13		\$1,250,000
2008	Sisters of St John the Baptist (Mosle Preserve)	120	120	100	17.02		\$1,275,000
2010, 2014	Reimbursement for Sisters (Mosle Preserve)	-	-	-	-		\$250,000
2012	Wilmerding Property	125.1	125.1	100, 104, 107	35, 37; 27.03, 27.04; 46		\$200,000
2015, 2016	Bartenstein Property (Leddell Preserve)	78.7	78.7	147	22, 23, 24		\$412,800
2024	Historic Park at Pitney Farm (Stewardship grant)	7.2	7.2	131.01	1.01		\$374,159
(Total Projects: 16)		TOTAL	1,558.9			\$3,703,143	\$6,105,123

*Also used remaining funds from Buttermilk Falls grant

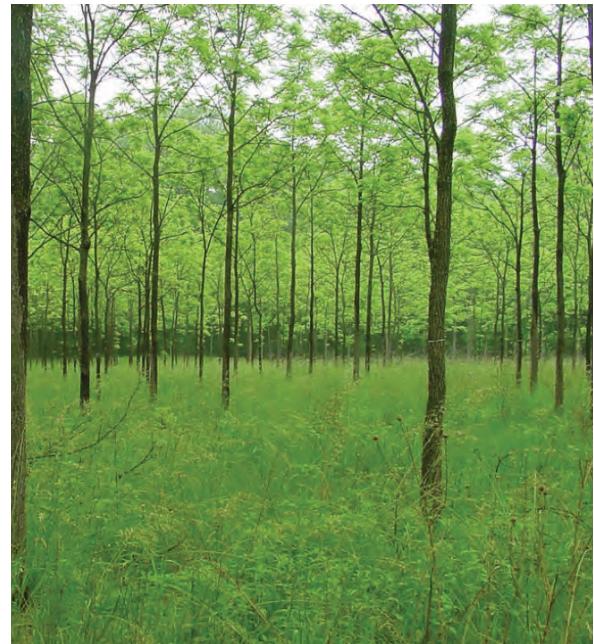
**Cooperative acquisition with Mendham Township, Southeast Morris County MUA (SMCMUA), The Land Conservancy of New Jersey (TLCNJ), and MCPC

Lot numbers and their acreage were determined through a mix of grant information and current tax data.



SADC Funding

The State Agriculture Development Committee (SADC) administers New Jersey's Farmland Preservation Program. Partnering with County Agriculture Development Boards, Municipal Agriculture Advisory Committees, and Nonprofit organizations to preserve farmland across the state. Along with the Morris County Agriculture Development Board, the SADC provided funds to protect Mendham's first preserved farm in 1999. Its most recent contribution was in 2016, with the preservation of the Aresty farm in Mendham and Chester Townships. Over the years, the SADC has contributed **\$4,230,983** to farmland preservation projects in Mendham Township.



Year	Project Name	Acres	Mendham Twp.			Grant Amount
			Acres	Block	Lot	
1999	Walnut Brook Farm	54.92	54.92	107	44, 45	\$439,320
2004	Backer Farm	37.48	37.48	109	23	\$647,193
2007	Willemesen Farm (Mendham Twp/Boro)	30.22	20.20	103	9	\$906,540
2007	Craig Farm	22.40	22.40	103	7, 8	\$696,764
2011	Lare Farm (Mendham/Chester)	62.92	14.30	100	15	\$391,960
2016	Aresty Farm (Mendham/Chester)	60.01	22.91	105	1	\$1,149,206
		TOTAL	268.0	172.2		\$4,230,983

*Top Left: Backer Farm, CADB storymap; Top Right: Willemesen Farm, CADB storymap;
Bottom Right: Walnut Brook Farm, CADB storymap*

LAND USE INVENTORY

Mendham Township is a community of large estates. Making up **49%** of the Township, residential development is concentrated within the neighborhoods of Brookside, Washington Valley, Tempe Wick, the Northern Highlands, and Roxiticus Valley. Three developments (Drakewick, Mountain View, and Brookrace) have small lot sizes because they are planned cluster developments that set aside open space as a condition of their density. However, most residential lots are comparably large, with an average lot size of 2.7 acres.

The second largest land use in Mendham is preserved open space and farmlands, which are explored in more detail on the following page. Mendham's unpreserved farmland makes up an additional 14% of the Township most of which is concentrated along Roxiticus Road, Pleasant Valley Road, and Exmoor Drive.

The US Forest Service defines open space as **“...all unbuilt areas, whether publicly or privately owned, protected or unprotected. Open space includes forests and grasslands, farms and ranches, streams and rivers, and parks.”**

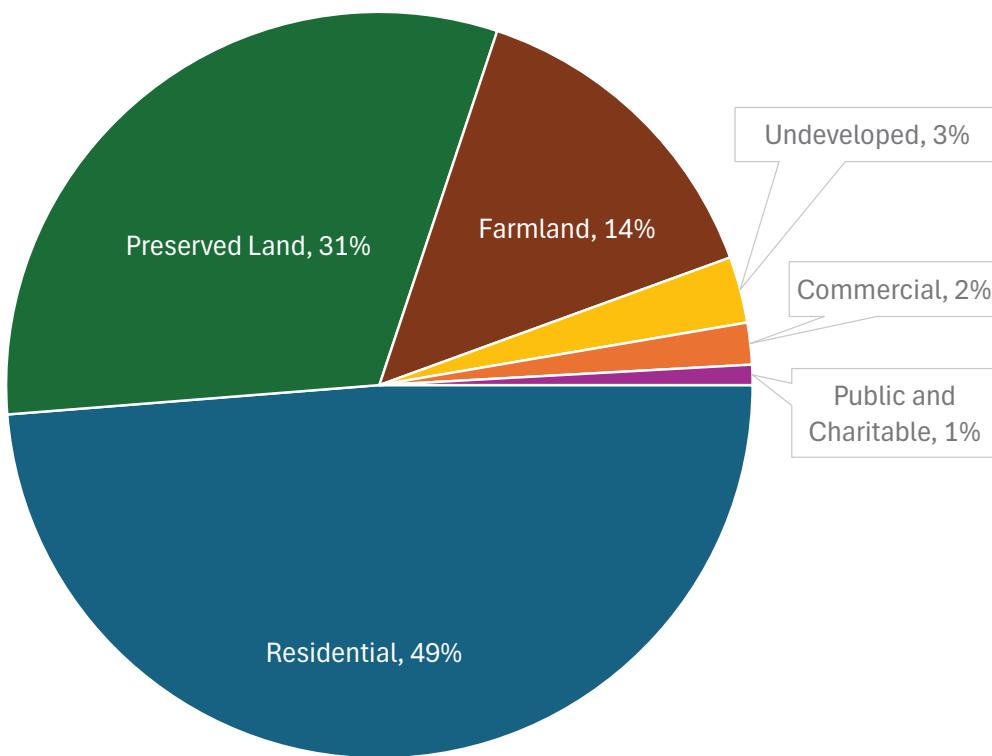


Figure 1. Land Use in Mendham Township

The Township contains a few hundred acres of undeveloped and commercial lands. Most of Mendham's commercial land is taken up by the Mendham Golf and Tennis Club.

Finally, public and charitable lands make up just **1%** of the Township. Public land includes unpreserved municipal land, land owned by the Board of Education, and other charitable properties

There are **3,422** acres of preserved land covering **31%** of the Township. Of this open space, **1,112** acres are preserved municipal parkland.

Mendham's parks include:

- The Historic Park at Pitney Farm
- Brookside Beach
- Dismal Harmony Natural Area
- Meadowood Park
- Mt. Pleasant Recreation Area
- India Brook Park and Natural Area
- Buttermilk Falls
- Wysong Park and Ralston Playground
- Burnett Brook Natural Area
- Buck Hill Natural Area/DosPassos Estate
- Mosle Preserve and Recreation Area
- Cold Hill Reserve
- Tempe Wick Reserve
- Patriots' Path
- Tingley Preserve
- Salisbury Preserve
- Leddel Preserve
- Ironia Preserve

An additional **609** acres of land are entirely or partially protected by conservation restrictions owned by the Township, including the Union Schoolhouse, the Clyde Potts Watershed, a Schiff Nature Preserve property,

and easements on Saddle Hill, Mendham Road, Pleasant Valley Road, Roxiticus Road, North Gate Road. There are **228** acres of preserved farmland in the township. 11 acres of these preserved farms (located at 306 and 314 Pleasant Valley Road) are also protected by conservation easements included on Mendham's ROSI.

Morris County has preserved the second most open space in the Township. Lewis Morris County Park, Mount Paul Memorial Park, and county-owned segments of Patriots' Path total **856** acres of preserved land.

Non-profit organizations have preserved **632** acres of land in Mendham - 16 acres of which are also protected under a municipal conservation easements. Major nonprofit-owned preserves include:

- Schiff Nature Preserve,
- McVickers Brook Preserve, and
- Camp Jockey Hollow.

Finally, the federal government owns the Jockey Hollow Unit of the Morristown National Historic Park, totaling **13** acres of preserved land.

Parcel tables listing all preserved and public lands in Mendham Township can be found in **Appendix B.**

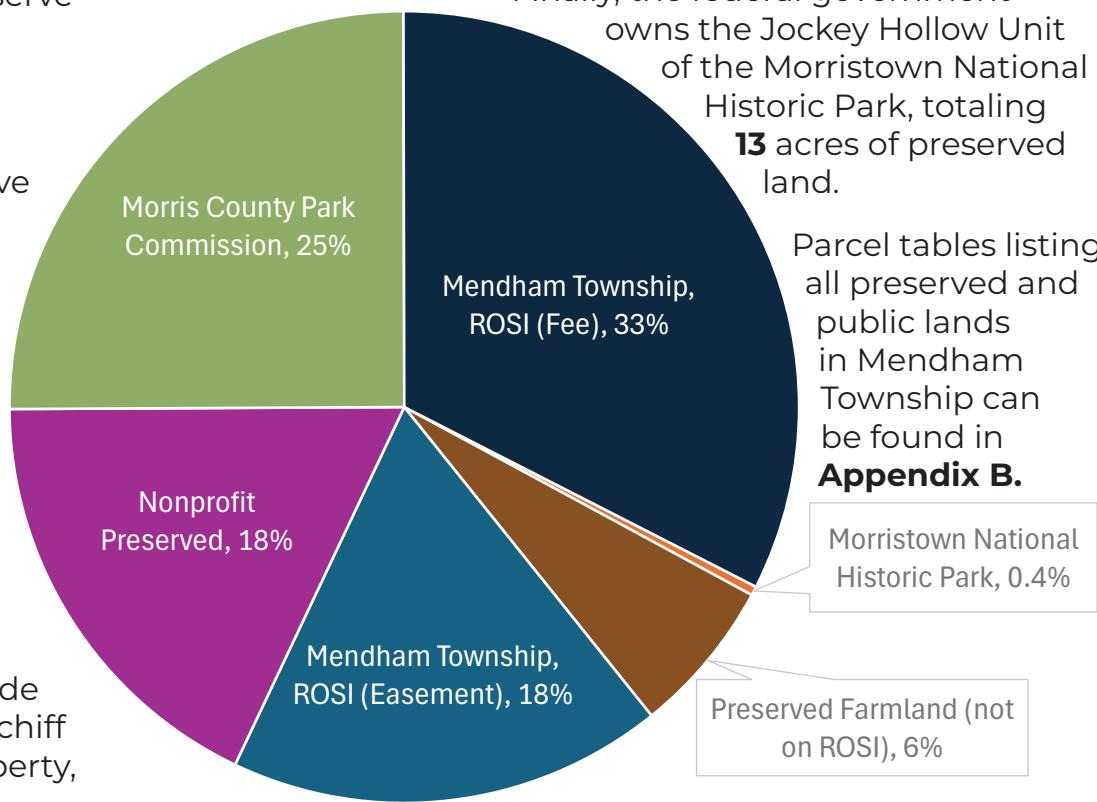
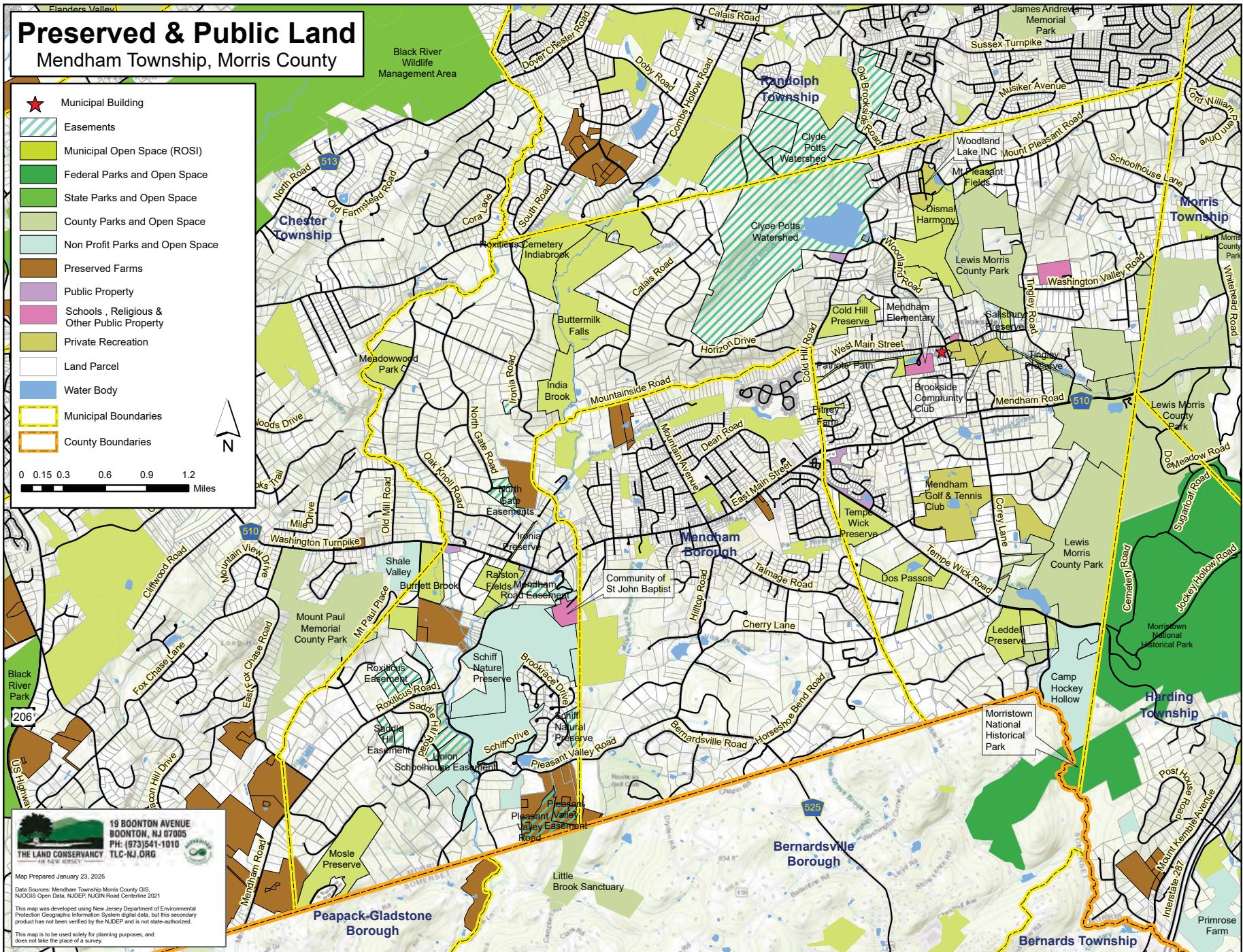


Figure 2. Preserved Land in Mendham Township



RECREATION RESOURCES

Municipal Recreation

Historic Park at Pitney Farm

Mendham Township originally purchased all 12 acres of the Pitney family estate off of Cold Hill Road in 2009, along with its farmhouse, three barns, two cottages, ice house, and gardens.¹⁷ The Pitney family resided at the estate for many generations, with parts of the property dating back to the 1720s.

A tragic fire destroyed the Pitney residence in 2016, prompting the Township to sell the land on which the former residence stood. Through the assistance of County and State grants, the remaining 7-acre lot was transformed into a historic park that offers an accessible paved walking trail, grassy areas for passive recreation, a preserved walled garden, and historic signage.

Brookside Beach

Brookside Beach is a Township-owned swimming pond located beside the Mendham Township Elementary School.¹⁸ Memberships and day passes can be purchased through town's community pass program and are typically offered from late May to early September. During the summer, Brookside Beach is a popular spot for residents to gather.



Walled Garden at Pitney Farm



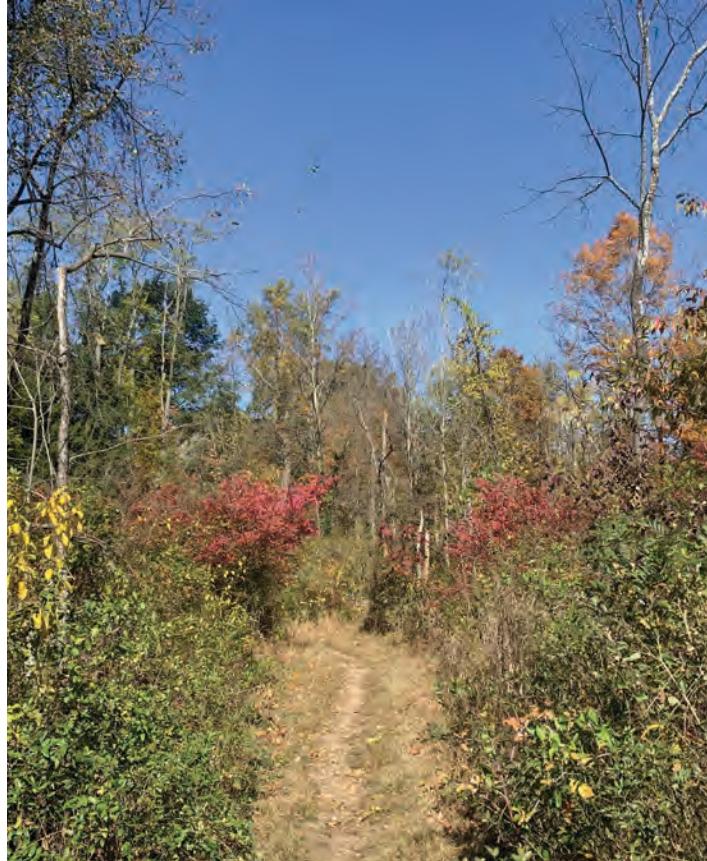
Brookside Beach, Source: Mendham Recreation Facebook¹⁹

Dismal Harmony Natural Area



Named for the two streams that run through it, the first 77 acres of the Dismal Harmony Natural Area were preserved in 1967 through the contributions of residents and the New Jersey Conservation Foundation.²⁰ The original park has since expanded to 146 acres and borders 198

acres of land donated to the Morris County Park Commission by the Badenhausen family. Today, the Dismal Harmony Natural Area supports an abundance of wildlife and offers impressive views from rock ledges and outcroppings.



Dismal Harmony Natural Area



Tennis and Pickleball Courts at the Mount Pleasant Recreation Area, Source: Mendham Recreation Facebook²³

Meadowood Park

This 48-acre property was used as a location for summer camps starting in the 1930's before it was purchased by Mendham Township in 1970. Remains of cottages and a large old meeting house, including chimneys and foundations, are scattered throughout the property. Burnett Brook, a trout production stream and tributary to the North Branch of the Raritan River, also runs through the property. The Brook used to feed a swimming pool used by summer camps.²²

Today, the park contains a 1.25-mile loop trail and open fields for games and picnicking. A master plan is in progress for the entire park.

Mount Pleasant Recreation Area

Located north of Dismal Harmony and the Lewis Morris County Park, the Mount Pleasant Recreation Area contains tennis courts that were resurfaced in 2016 to include pickleball lines.²¹ The courts are scheduled to be resurfaced again in 2025 through Township funds and a recreation improvement grant from Green Acres.

India Brook Natural Area



Mendham acquired the first segment of the India Brook Natural Area in 1976. In 1997, after the builder of an approved subdivision went bankrupt, the Township was able to acquire the adjacent Buttermilk Falls Property. These two contiguous natural areas combine into a 265-acre forested property traversed by India Brook.

A trail system crosses the two properties alongside the India Brook, past the wetlands of Wood Duck Pond and Frog Pond, and close to the ruins of a colonial era iron mining and forging operation. The property also contains sites of 18th century dams, millraces and sawmills. A highlight of the India Brook trail is the picturesque Buttermilk Falls.²⁴

India Brook Park

Formerly the home of the Seeing Eye breeding facility for guide dogs, the India Brook Park was purchased by the Township in 2001. The property has extensive open fields as well as forested slopes that lead down to India Brook and offers many possibilities for passive and active recreation.²⁵

A Master Plan for the use of the property is in progress, as well as a trail system to access the trails in Buttermilk Falls Natural Area. Together with the Buttermilk Falls Natural Area, lying across India Brook, and India Brook Natural Area, the properties provide a 368-acre natural area to protect the pristine trout stream.

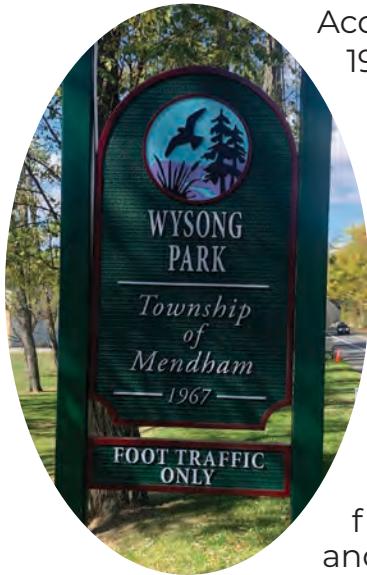


*Top: India Brook Natural Area,
Center: Buttermilk Falls, Source: AllTrails
Bottom: Buttermilk Falls Natural Area²⁶*

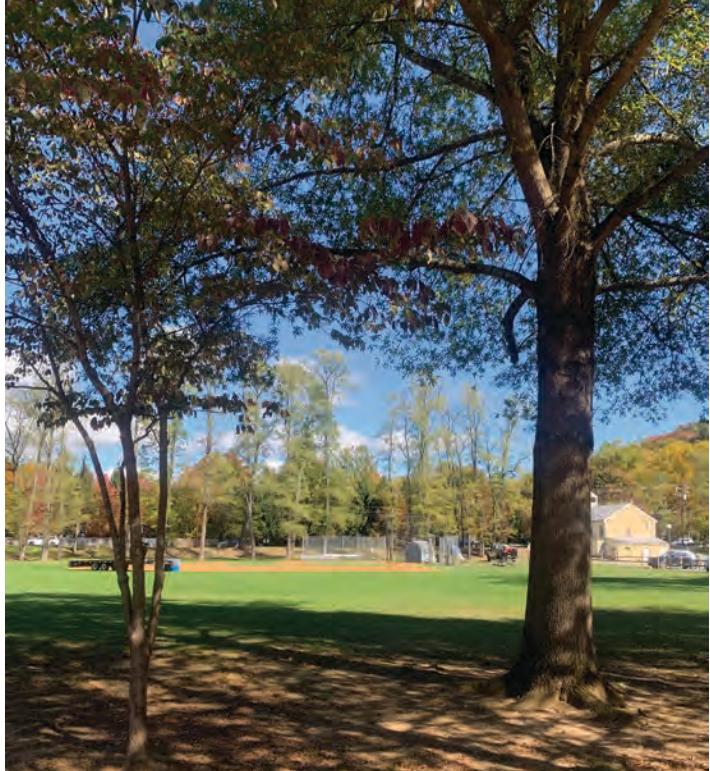
Ralston Field

Located next to Wysong Park, Ralston Field contains three multi-purpose fields, a baseball/softball field, and a picnic area.

Wysong Park



Acquired in the late 1960s, Wysong Park is a 25-acre recreation area containing a baseball/softball field, Ralston playground, and additional ball field and a wooded trail that extends along the North Branch of the Raritan River. The fields at Wysong Park and Ralston Field are the most popular in the Township.²⁷



Wysong Park

Burnett Brook Natural Area

The 68-acre Burnett Brook Natural Area was purchased by the township in 2000 from the Tomkins family. Two tributaries of Burnett Brook flow through the northern lowland area, where a small pond provides a resting spot on the one-mile loop trail, and the wetland environment blooms with wildflowers from spring to fall. The southern upland area is hardwood forest with a second one-mile loop trail.²⁸

Buck Hill Natural Area/ DosPassos Estate

Noted butterfly expert Cyril DosPassos donated his 75-acre property to the New Jersey Conservation Foundation in 1977.²⁹ The land, located at the headwaters of the Passaic River, was transferred to Mendham Township in 1984. Morris County awarded a \$42,080 grant, which is still open, to create a 0.23 mile walking trail as part of its Trail Construction Grant Program.



Ralston Playground

Mosle Preserve and Recreation Area



Formerly owned by the Sisters of St. John the Baptist, the Mosle Preserve^{30, 31} was jointly purchased in 2008 by the Schiff Natural Lands Trust, the New Jersey Water Supply Authority, and

the Township of Mendham. Today, the property is home to a football field, baseball field, and a multi-purpose field, as well as a trail system for walking and hiking. Hunting and horseback riding is also permitted in certain areas of the property.



Cold Hill Reserve

The Cold Hill Reserve³² was purchased from the Sorer family in 1998. The property contains the headwaters of the Whippanny River and offers hiking trails that can be accessed off of Summit Road in Brookside.

Tempe Wick Reserve

Located along Tempe Wick Road, north of the Buck Hill Natural Area/ Dos Passos Property, the Tempe Wick Reserve provides a 0.7 mile hiking or walking loop through native prairie habitat.



Top: Mosle Field

Bottom: Fourth of July Celebration at Mosle Field, Source: Mendham Recreation Facebook³³

Private Clubs

Brookside Community Club

The Brookside Community Club owns a clubhouse and field on Main Street (block 139, lots 1, 3, and 9). The building can be rented for community events and the field is maintained by the Township for local sports clubs. The property has been enrolled in the Green Acres tax exemption program since 1979 as it offers public access to its fields and for hiking along Patriots' Path.^{37,38}



Brookside Community Club,
Source: Google Maps

Non-Profit Lands

Schiff Nature Preserve

Owned by the Schiff Natural Lands Trust, the Preserve is located in Mendham Township and Mendham Borough, totaling 768 acres. In the Township, the 350-acre property offers nearly seven miles of trails through forests, meadows and wetlands. Schiff's resident naturalists provide environmental education through nature-oriented presentations and field hikes.³⁴ Much of the land is located within the Ralston Historic District and its preservation is a testimony to local grassroots efforts to protect the land.



Schiff Nature Preserve,
Source: Schiff Natural Lands Trust Facebook³⁵

Camp Jockey Hollow

Operated by the Girl Scouts of Northern New Jersey, Camp Jockey Hollow is located in the southeastern tip of Mendham, on the border with Harding Township. This girl scout camp offers a swimming pool, equestrian center, playing field, zip line, cabins, and hiking trails, among other camp facilities.



Camp Jockey Hollow,
Source: Girl Scouts of Northern New Jersey Website³⁶

County Recreation

Lewis Morris County Park

Lewis Morris County Park is located along Mendham's eastern border, crossing into Morris and Harding Townships.³⁹

This large park offers 25 miles of trails that visitors use for hiking, running, biking, and horseback riding. The park also contains three ball fields, cricket grounds, a 4-acre off-leash dog park, picnic areas, and a camp ground. For an admissions fee, the park has swimming, paddle-boating, and an inflatable obstacle course on Sunrise Lake.

Also located in the Lewis Morris County park is the Cultural Center, a Spanish colonial revival-style house that now serves as the Morris County Park Commission's headquarters.

While the park is owned and managed by Morris County, Mendham Township owns several adjacent natural areas that widen the contiguous expanse of preserved land in eastern Mendham. The Leddell Preserve connects to the County park on the other

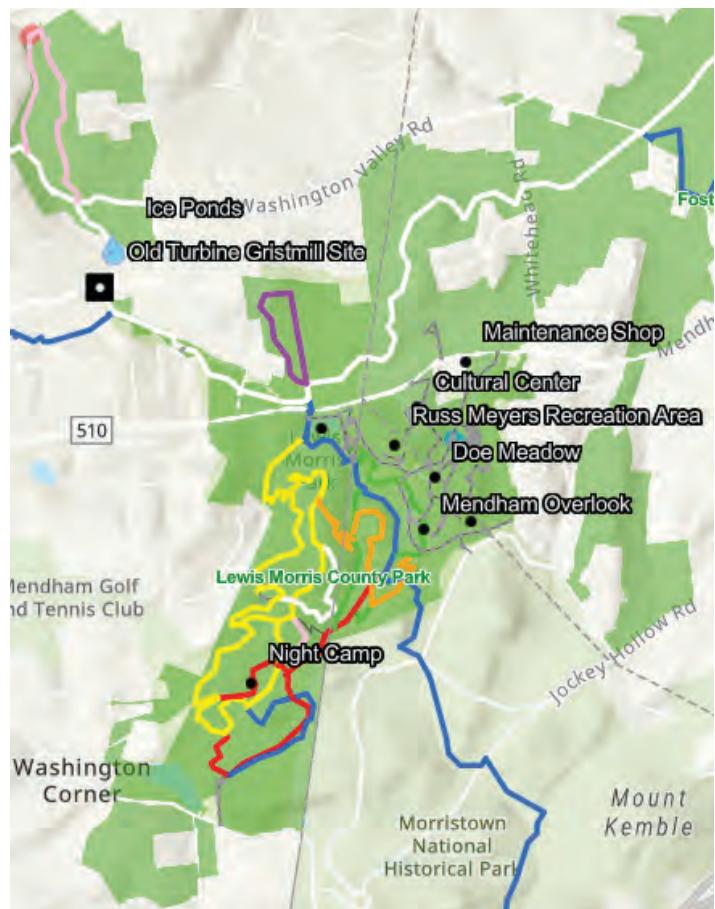
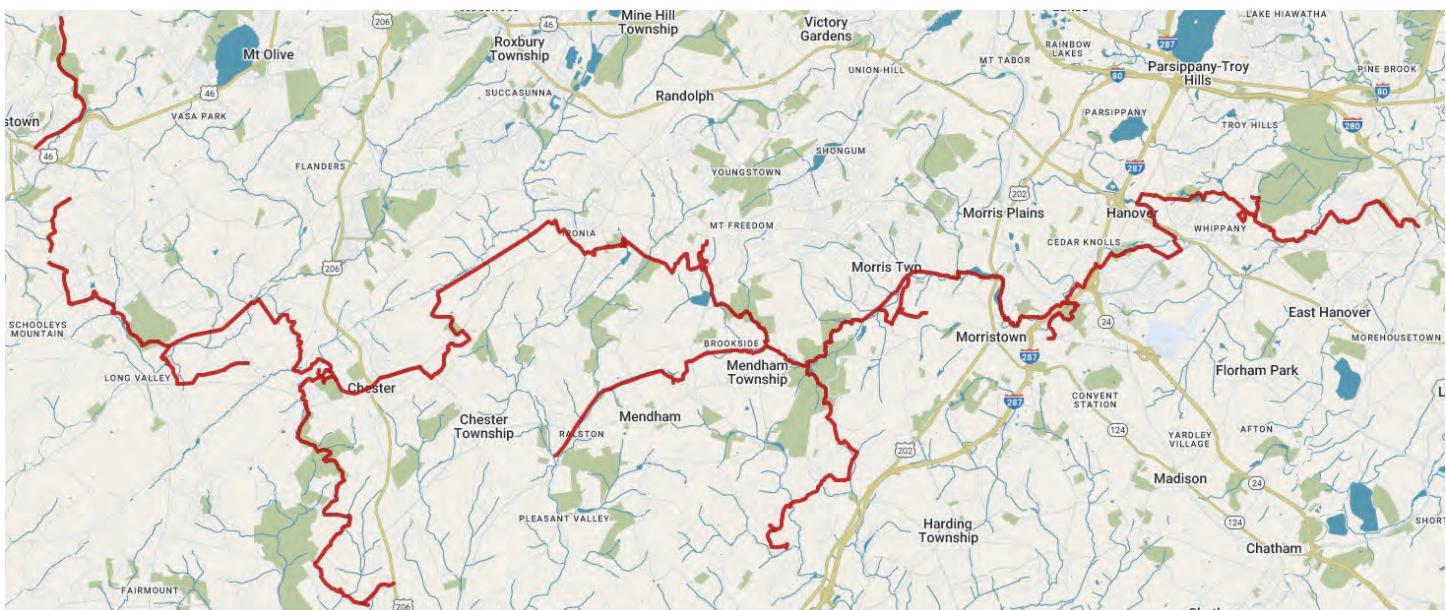


Figure 3. Trail Map of Lewis Morris Park,
Source: MCPC Explorer⁴¹



Picnic Area at Lewis Morris Park, Source: MCPC Website⁴⁰

side of Tempe Wick Road, while the Tingley Preserve widens the preserved strip of land running along the Whippany River. The Salisbury Preserve connects the two sections of Lewis Morris Park together, while Dismal Harmony Natural Area and Mount Pleasant Recreation Area border the northern section of the park.



Patriots' Path, Source: Trail Link⁴³

Patriots' Path

Patriots' Path⁴² generally follows the Whippany River, Black River, and the South Branch of the Raritan River, connecting major federal, state, county, and municipal parks and trails through its 70-mile network. It follows the Whippany River into the eastern edge of Mendham Township, connecting to the trails of Lewis Morris Park. An extension of Patriot's Path runs from Calais Road through the Clyde Potts reservoir property to join a branch of the trail in Randolph. County residents use the path to access parks and natural areas, and for recreational activities like hiking, biking, and horseback riding in permitted areas.

Clyde Potts Watershed

The Clyde Potts Reservoir is the largest drinking water reservoir in Morris County, providing water to four Morris County Municipalities. This reservoir is surrounded by 964 acres of watershed land stretches across Randolph and Mendham Townships.

When the watershed land was threatened by development, the two towns, the County, the State, and The Land Conservancy of New Jersey formed a partnership to purchase the development rights to the watershed land and additional lands to protect the reservoir. This effort, costing partners more than \$6 million, not only protected the drinking water source, but also resulted in the creation of reservoir area trails that connect local and regional trail networks.



Clyde Potts Reservoir

Recreation Programming

Clubs provide all of Mendham's sports programs with the support of the Township Recreation Department. These clubs collaborate across municipal boundaries, with enrollment often open to residents of Mendham Township, Mendham Borough, Chester Township, and Chester Borough.

Mendham's Recreation Department promotes these sports programs, trains coaches through the Rutgers sports clinic, and owns and maintains the fields used by Mendham sports clubs. Each town makes separate arrangements to provide fields for club sports. Clubs have representatives on the Recreation Board to ensure alignment and provide input on capital improvements related to sports facilities.

Sport	Club	Age	Season
Cycling	West Morris Chainbreakers		April - June
Wrestling	Mendham Chester Patriots	K-8th	November - March
Baseball/Softball	Mendham Little League	all ages	February - June
Basketball	Mendham Basketball	3rd+	November - March
Track and Cross Country	Mendham Chester Running Club	K-8th	Spring and Fall
Soccer	West Morris Soccer Club	all ages	April - June and September - November
Lacrosse	Mendham Chester Lacrosse Club	all ages	February - June
Football	Twin Boro Bears	all ages	August - November
Cheer	Twin Boro Bears	all ages	August - November
Skiing	Mendham Ski Club	6th-12th	January - March



Pickleball at Brookside Community Club
Source: Mendham Township Recreation Facebook⁴⁴

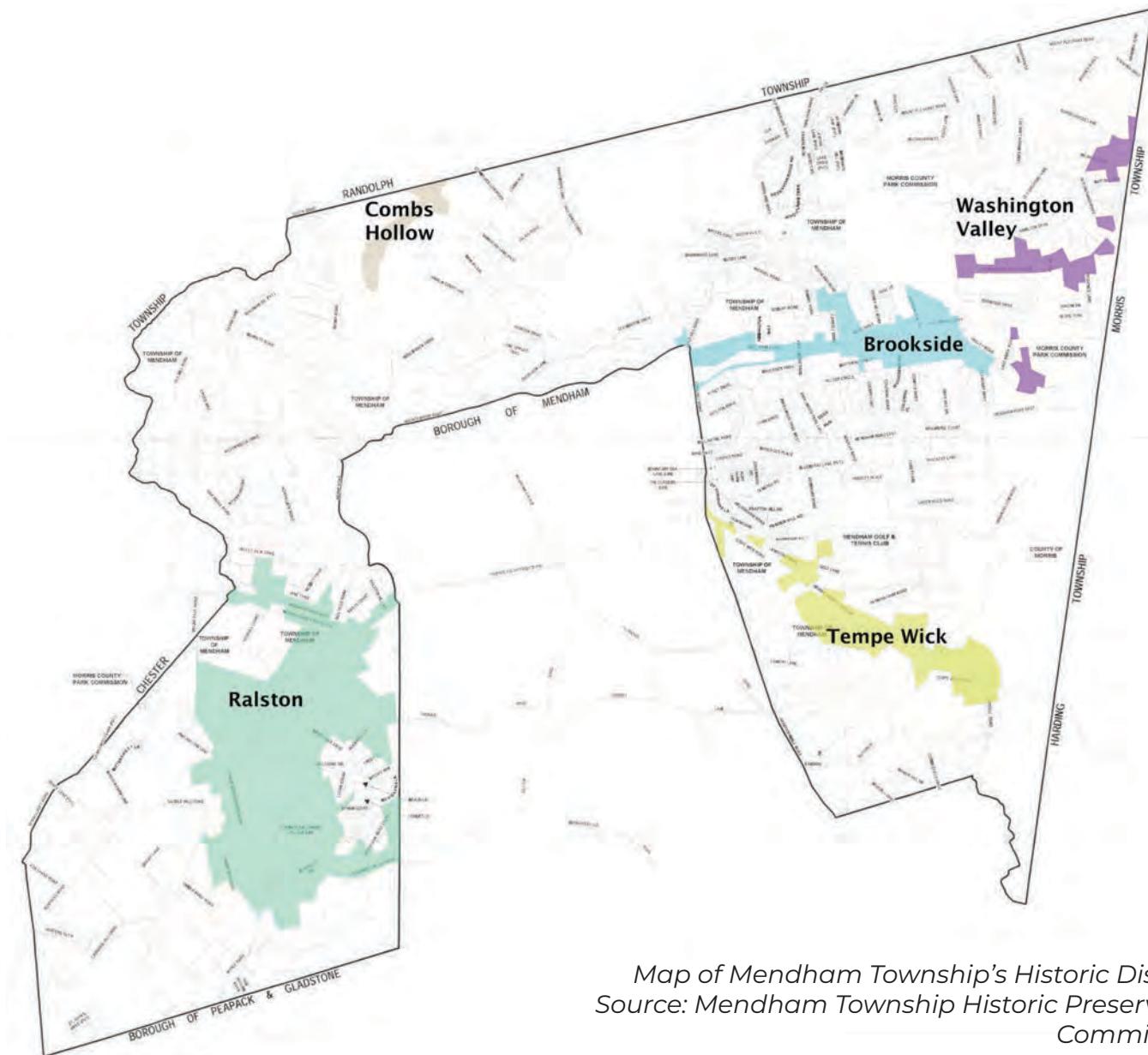
Mendham Township collaborates with USA Sport Group to provide sports camps, classes, and lessons to children and adults.

The Recreation Department also offers fitness programs and community-building events. Mendham Gets Fit offers pilates and yoga at Brookside Beach, while Mendham's Senior Club hosts luncheons, chair yoga, and other activities. Community events include a holiday tree lighting, a haunted hike, and a Fourth of July fireworks celebration, among others.

The Township's yearly Patriots' Race is a major fundraiser, not only for recreational programming and events, but also for scholarships and local charities.

HISTORIC & CULTURAL SITES

For much of the 20th Century, Mendham Township lacked a railroad for commercial and residential transportation, leaving it relatively untouched by suburban development and preserving many historic sites, buildings, structures, landscape features, roads, trees, and artifacts. These important resources have been recognized by State and Federal registers of historic places, preserved through the designation of five historic districts. These districts not only protect historic sites, but also the natural resources that surround them. James Zemaitis, a member of the Historic Preservation Committee, emphasizes the intertwined nature of Mendham's historical sites and open space, calling historic districts "the connective tissue of the Township."⁴⁵



Map of Mendham Township's Historic Districts,
Source: Mendham Township Historic Preservation
Committee ⁴⁶

Tempe Wick Road/ Washington Corners Historic District



This district⁵⁰ is located within Mendham Township and Harding on Tempe Wick Road. The area's greatest claim to fame is that American troops stayed on Henry Wick farm and surrounding properties during the Revolutionary War. Several historic structures remain today, as well as the ruins of the Liddell Mill.



Washington Valley Historic District



Directly east of Brookside is the Washington Valley Historic District,⁴⁸ which extends into Morris Township. 18th and 19th century Farmhouses and the Washington Valley School - a brick schoolhouse used as a community meeting place for 150 years⁴⁹ - lie along Washington Valley Road in this district.

Brookside Historic District



The Brookside Historic District⁴⁷ sits within a valley in the east of the Township. The original inhabitants of this area were the the Minsi subtribe of the Lenni Lenape, who created trails in the valley that connected to the Delaware River and to other tribes to trade goods.

European settlers displaced the Minsi in 1708, renaming the area "Waterstreet" due to its many water-powered mills. Waterstreet became a part of Mendham Township in 1749, after which it became an industrial village detached from nearby economic centers.

It wasn't until the 1920s that the old mills were removed and replaced by the residential village that remains today. James Zemaitis, a member of the Mendham Township Historic Preservation Committee, describes Brookside as "the spiritual center of Mendham Township." The district contains historic houses and community buildings, including the library, municipal building, police station, and post office.



Post Office,
Brookside Historic District,
Source: Historic Preservation Committee⁵²

Ralston Historic District



The Ralston Historic District⁵³ is located in the west of Mendham Township. When acquired in 1708 from the Leni Lenape, the area was known as Roxiticus.

Throughout the 1700s and 1800s, the community prospered as water-powered industries of textile manufacturing, iron refinement, and sawmills thrived.

The community established many buildings in the 18th and 19th centuries that have been preserved within the Ralston Historic District and are listed by the National Register of Historic Places. Notable sites include:

Ralston General Store - This 1785 general store was an important community asset, selling all manner of home goods and food items. The building became the Ralston Post Office in 1893 and remained so for nearly 50 years. Finally, the property was acquired and preserved by the Ralston Historic Association and reopened as the Ralston General Store Museum in 1964.



Ralston General Store Museum,
Ralston Historic District,
Source: Tripadvisor⁵⁶

Nesbitt Mill/Ralston Cider Mill - This grist mill was first built in 1848 and transformed into a distillery for Tiger Apple Jack and peach brandy in 1908. The mill was deeded to Mendham Township in 2004 and restored into the only operating Cider Mill Museum in New Jersey.



Ralston Cider Mill,
Source: Kyle Dugger⁵⁷ Google

Combs Hollow Historic District



The Combs Hollow Historic District⁵⁴ is located in the north center of the Township and falls within Mendham Township and Randolph Township.

Levi and Eliphilet Lewis settled in Combs Hollow in the 1700s, establishing Lewis Farms and four iron mines at Lewis Forge. In 1807, Levi Lewis's son sold the mines to Moses Comb, after whom the historic district gets its name.⁵⁵ Developing into a self-sustaining industrial community, Combs Hollow was the first industrial center in Randolph Township.

In 1991, Wilma Sagurton, a descendant of the Lewis family, gave a presentation to the Morris County Historical Society on the land's history. She also donated several artifacts to nearby museums, including to the Ralston Museum.

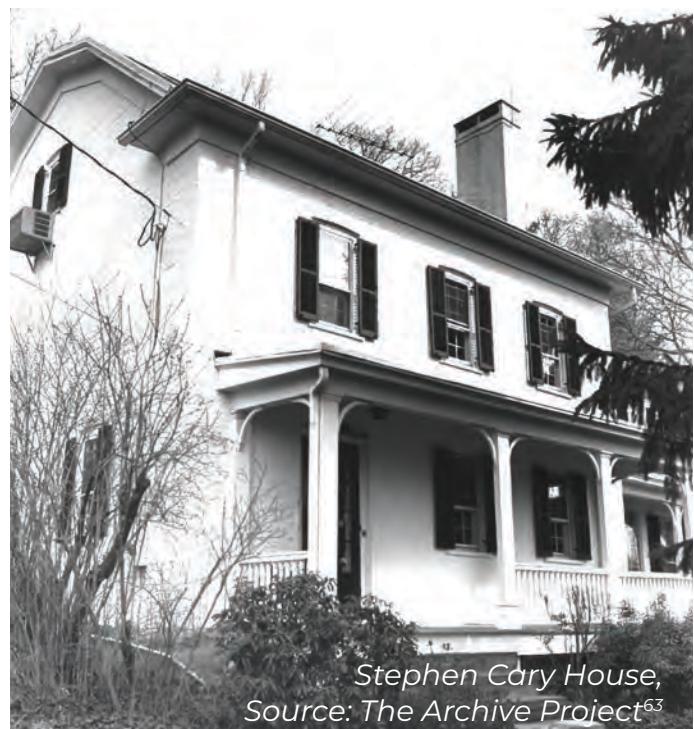
Community of St. John Baptist

The Community of St. John Baptist is located at 82 West Main Street.⁵⁸

The community came to Mendham Township in 1900, establishing St. Marguerite's Home (originally an orphanage) in 1908, the St. John Baptist School, and the convent complex in 1915.

The orphanage has since become the retreat house. The school closed in 1983 and became a drug and alcohol treatment center for teenagers. The convent and retreat house are still used for hosting spiritual retreats.

The 1915 French Eclectic-style Convent (located in Mendham Township) and the 1908 Tudor/Jacobean Revival building, formerly used as St. Marguerite's Home, (located in Mendham Borough) are listed on the National and State Registers of Historic Places as the Community of St. John Baptist. They were included in the Register in 2007.⁵⁹



Stephen Cary House

Stephen Cary constructed this house in 1835 for his wife and children.⁶⁰ The building is an exceptional example of the vernacular Federal style with early nineteenth-century gambrel roof side hall plan. It is the only nineteenth-century brick structure in Mendham Township and remains a private residence.

All historic sites in Mendham Township are listed on the following table, including those that the State Historic Preservation Office issued an opinion on, but did not add to the register (Opinion):

Name	Location	National Register	State Register
Brookside Historic District	Tingley Road, East and West Main Street, and Cold Hill Road	2/16/1996	12/8/1995
Stephen Cary house	Mountainside Road	7/27/1989	6/20/1989
Combs Hollow Historic District	Combs Avenue and Combs Hollow Road south of Doby Road	2/16/1996	12/11/1995
Community of St. John the Baptist	82 West Main Street	4/24/2007	2/7/2007
Ralston Historic District	NJ Route 24 (mendham Road) and Roxiticus Road	2/20/1975	9/4/1973
Ralston Historic District (Expanded)	NJ Route 24 (mendham Road) and Roxiticus Road	2/22/1999	3/11/1997
Tempe Wick Road/ Washington Corners Historic District	Tempe Wick Road from US Route 202 to Cold Hill Road, and shortsegments of Corey Lane, Cemetery Road, Kenneday Road, Leddell Road, and Jockey Hollow Road	2/25/2000	6/27/2000
Washington Valley Historic District	Washington Valley, Mendham, and Whitehead roads, Schoolhouse Lane, and vicinity	11/12/1992	9/18/1992
Leddell's Mill and Dam Site	(None provided)		Opinion: 2/2/2015
Mosle Road Ford Site	(None provided)		Opinion: 11/1/2006

Source: NJDEP Historic Preservation Office, New Jersey and National Registers of Historic Places, Morris County.

PLANNING REVIEW

Municipal Planning

2021 Master Plan

Mendham Township adopted a new master plan in 2021.⁶⁴ It reaffirmed the goals and objectives identified in the 2002 Master Plan, and included the following related to open space and recreation:

- Retain the traditional character of Mendham Township.
- Protect the Township's environmental resources.
- Preserve cultural resources.
- Provide for recreation needs.
- Protect the high-quality headwaters of public surface water supplies.
- Preserve the Township's traditional rural/historic character.

In 2024, Mendham Township applied for a grant from the Highlands Council to determine whether they are going to conform to the Highlands Plan. Mendham Township is in the Highlands Region Planning Area, making compliance with the Highlands Plan voluntary. The Initial Assessment scope of work was approved as announced in Highlands Council July 2024 report.⁶⁵

The 2021 Master Plan emphasized the importance of protecting the Township's traditional roadscapes, historic districts, steep slopes, woodlands, wetlands, surface water and groundwater. It recommended the Township continue to pursue open space preservation and encourage low

density zoning, highlighting the role of the 2020 Nitrate Dilution and Current Capacity Model in informing land use regulations.

The plan also included a map of land use changes from 2000 to 2019. It highlighted the conversion of farmland and/or undeveloped land to residential development and areas where no change has occurred.

LAND USE CHANGES 2000 TO 2019



2002 Open Space Plan Element

Mendham's 2002 Open Space Plan Element⁶⁷ emphasized the importance of preserving open space. The Township's objectives for preservation were:

- Acquisition of open space.
- Open space connection.
- Groundwater protection.
- Surface water protection.
- Critical habitats protection.
- Enhancement of passive and active recreational opportunities.
- Preservation of historic features and sites.
- Preservation of enjoyable views and scenery.
- Maintenance of the Township's rural atmosphere and character.
- Flood prevention.
- Maintenance of land values.

The plan prioritized acquisitions that support the greenway vision of building an interconnected system of parks, natural resources, and historic sites.

2006 Stormwater Management Plan Element

Acknowledging the impact of development on increasing stormwater runoff volumes and pollutant loads to waterways, the 2006 Municipal Stormwater Management Plan⁶⁸ recommended that the Township adopt specific stormwater design and performance standards to control the flow of water, including the protection of environmentally sensitive and critical areas in all construction permit applications.

2002 Conservation Plan Element of the Master Plan

The 2002 Conservation Plan Element⁶⁶ identified the major natural resources that should be preserved, including the ponds, wildlife habitats, streams, woodlands, recreation areas, greenways, forested slopes, wetlands, flood plains scenic vistas, forested roadways, open space, specimen trees, and aquifers. Recommendations included:

- Surface water quality protective measures included protecting stream corridors through voluntary conservation easements, developing a program to reduce erosion, educating the public on environmentally friendly lawn maintenance, and retrofitting stormwater outfalls and detention facilities to reduce nonpoint source pollution.
- Groundwater protective measures included requiring all land development to achieve a zero net increase in stormwater runoff, reducing development densities, and encouraging the adoption of stormwater best management practices.
- Protecting wetlands included obtaining conservation easements on all area of subdivided land, requiring wetlands to be delineated on all plans submitted to the planning board, permanently marking conservation easement boundaries, and monitoring conservation easements.
- The protection of woodlands entailed the adoption of tree protection ordinances, landscaping standards, and wildlife management practices, especially concerning deer.

2002 Recreation Plan Element

In 2002, Mendham Township relied on volunteers and cooperated with adjacent municipalities to provide recreation services. The 2002 Recreation Plan⁷⁰ addressed an increased demand for recreation facilities due to population growth, noting a need for increased playground facilities, upgrades to current facilities, and to continue regional collaboration. The plan suggested that options for future collaboration may include a par 3 golf course and a community center with an indoor gym and swimming pool.



2008 Four Towns Recreation Plan Element

The Four Towns Recreation Plan⁶⁹ was developed to create a framework for a shared recreation management system across Chester Borough, Chester Township, Mendham Borough, and Mendham Township. Sharing resources would reduce stress on infrastructure and help respond to diverse recreation demands. Following an analysis of the towns' recreational spaces, the plan made the following recommendations:

- Combine all four towns' recreation resources.
- Identify needed improvements.
- Establish minimum standards for recreation facilities.
- Coordinate with local school boards to maintain facilities.

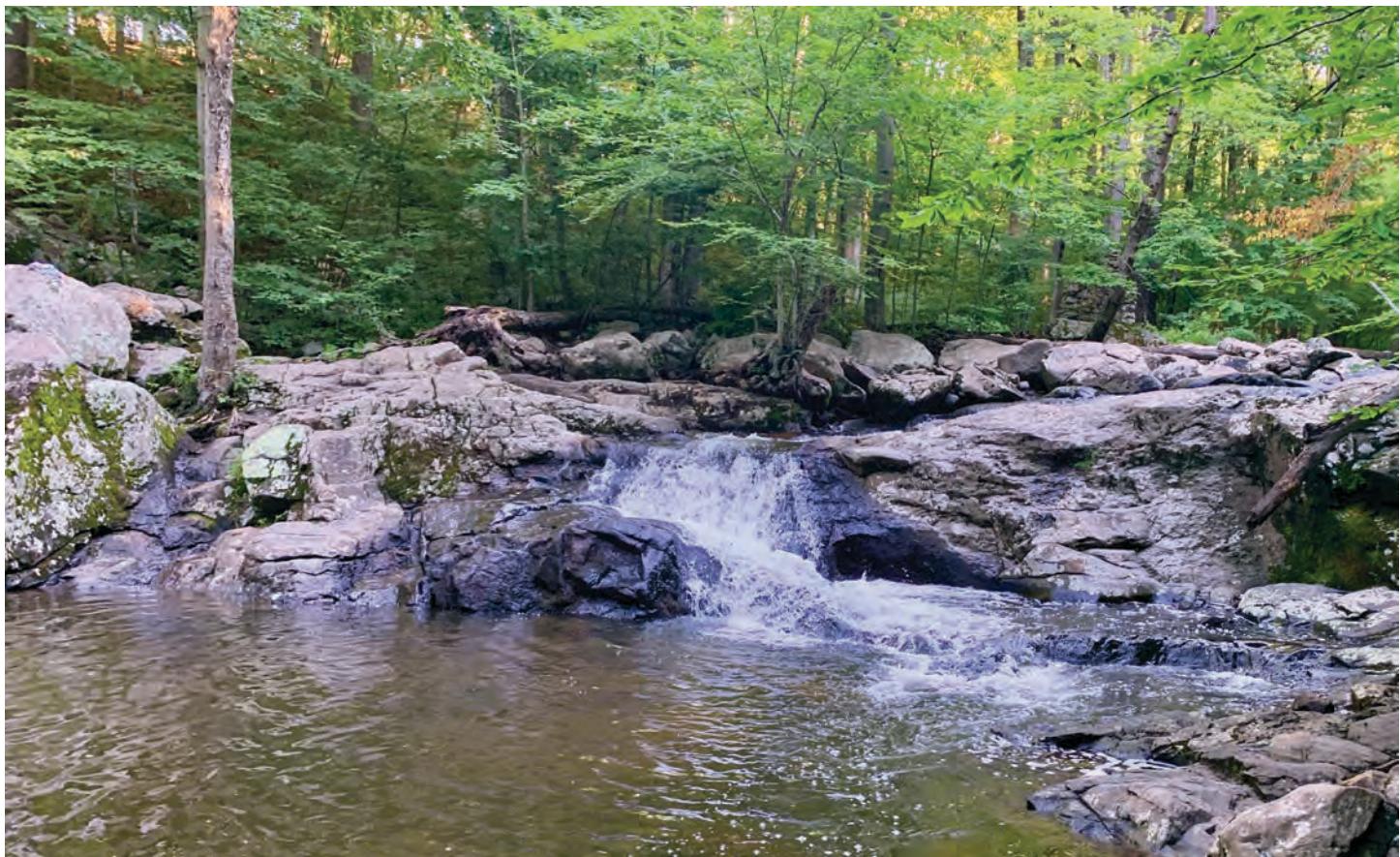
The plan suggested new facility additions, including fields for track, baseball, soccer, and lacrosse, and the installation of hard-surface features to support skateboarding, rollerblading, and bicycling.

2001 Historic Preservation Plan Element and 2002 Revision

Mendham's Historic Preservation Plan⁷¹ illustrated the importance of preserving the Township's abundant historic resources.

Adopted in 2001 and revised in 2002, this plan described Mendham Township's six National and State Registered Historic Districts and outlined three foundations for historic preservation:

- The active participation of the Historic Preservation Committee as an advisor in the development review process;
- The identification and designation of historic districts in the State and National Registers of Historic Places; and
- A resident population that is aware of, and concerned about, historic preservation.



Buttermilk Falls Natural Area, Mendham's first preservation project supported by County funds,
Source: Zeete, Wikimedia⁷⁴

County Planning

1976 Historic Preservation Plan

Morris County's 1976 Historic Preservation Plan⁷² emphasizes the importance of preserving not only the famous, well-known monuments, but also the everyday historic sites that still function today, reminding neighborhoods of their roots. The plan outlines two goals: to make apparent the genuine value of historic preservation, and to furnish some guidance for practical action to accomplish preservation goals. The plan inventories 6 historic sites in Mendham Township.

2014 Preservation Trust Fund Analysis

This report⁷³ was drafted to review projects completed since the inception of the 1992 County Trust Fund and provide recommendations where future investment in land acquisition, historic resource preservation, park development, and farmland preservation is needed. The report recommended continuing the Morris County Preservation Trust Fund. By the release of the report, Mendham Township had been awarded \$23,100,950 in county grant funds through Morris County's Open Space Preservation Program, Farmland Preservation Program, Historic Preservation Program, Municipal Utilities Authority, and Park Commission Land acquisition. These funds had been used to preserve 1,642 acres of land for natural resource protection and recreation.

2020 Land Use Element

The Open Space Plan should build off recommendations included in municipal and county plans. Below are the goals and objectives identified in Morris County's 2020 Land Use Element:⁷⁶

- Goal 3. The protection of natural, historic, agricultural and scenic resources.
- Objective 9. Support the integration of a variety of open space/greenway, park and recreation opportunities throughout Morris County.

2024 Open Space Element

Last adopted in 1988, Morris County released its new Open Space Element in 2024.⁷⁵ The update establishes the following goals:

- Advance the protection and stewardship of Morris County's parks and open space, environmental



Preserved Farmland Sign in Morris County

resources, and natural features to realize the associated ecological, economic, and quality of life benefits that help define Morris County.

- Maintain existing park and open space resources and increase access to new active and passive recreational opportunities throughout Morris County to meet the diverse and evolving needs of all existing and future County residents.
- Conserve, restore, and protect natural resources, ecosystems, and ensure a resilient environment and healthy communities.
- Support local government and qualifying nonprofit conservation organization efforts to meet open space, recreation and environmental resource/conservation goals and objectives.
- Enhance the County's investment in open space and natural resource protection by improving linkages between parks and open space, adding buffers and trails, increasing resource stewardship, maintaining facilities, and making other improvements.

The plan emphasizes the importance of protecting greenways and linear parks for recreation use and maintaining pervious surfaces.

2022 Farmland Preservation Update

The 2022 Update⁷⁷ to the County's Farmland Plan included Mendham Township within its Central Project Area for preservation of farmland. The plan identifies several properties as potential sites for preservation, which are included in the recommendations section of this plan.

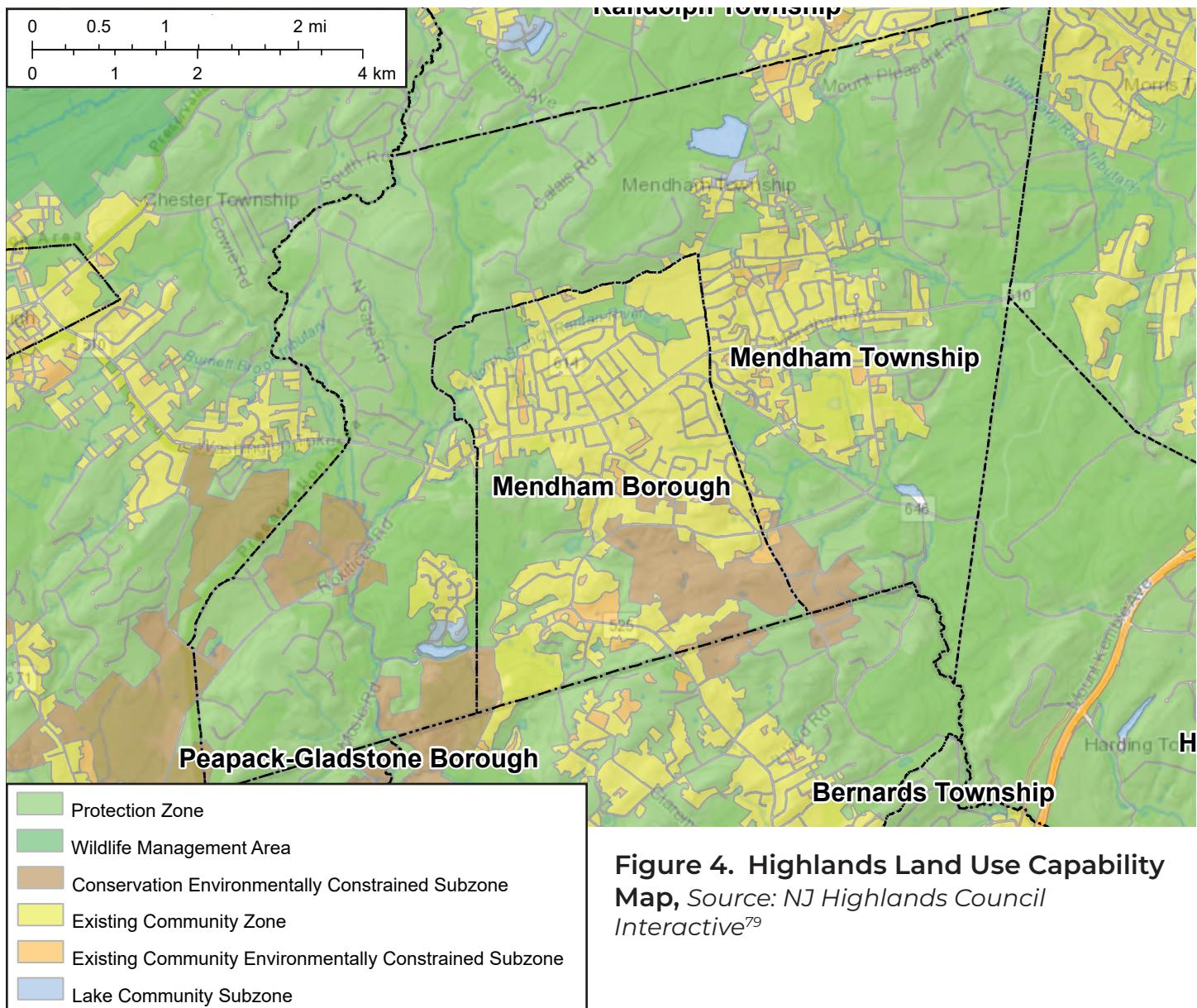
With a supportive governing body and a Right-To-Farm ordinance in place, the Township works hand in hand with its farmers to protect the agricultural economy within the community and its environs.

Regional and State Planning

2008 Highlands Regional Master Plan

The Highlands Region, an area of 859,358 acres, includes 88 municipalities and portions of 7 counties. Recognizing the necessity to protect and preserve environmental resources and drinking water supplies within this region, the State Legislature enacted the Highlands Water Protection and Planning Act in 2004. The 2008 Highlands Regional Master Plan (RMP)⁷⁸ identifies all lands within the Region as either a Preservation

Area (in which conformance with the RMP is mandatory) or in a Planning Area (conformance is voluntary). The entirety of Mendham Township is located within the Planning Area. The RMP assigns overlay zones as a guideline for future land uses, five of which are located within the Township. This includes the Protection, Conservation Environmentally Constrained Subzone, Existing Community Zone, Existing Community Environmentally Constrained Subzone, and Lake Community Subzone.



2023 Outside Together! Statewide Comprehensive Outdoor Recreation Plan

New Jersey's Statewide Comprehensive Outdoor Recreation Plan (SCORP) is updated every five years. The 2023 update, *Outside Together!*⁸⁰ identifies statewide recreation needs, opportunities for park development, and stakeholder values. This plan was submitted to the National Park Service, thereby continuing New Jersey's eligibility for federal grant funding. It will inform new funding policies and acquisition priorities for relevant state programs, including the Green Acres program. The principles guiding the plan are:



Expanding high-quality open space and recreational opportunities for all New Jerseyans



Embracing the role of technology in conservation and outdoor recreation



Enhancing climate resilience and sustainability through acquisition and development of open and green space



Furthering equity and environmental justice through outdoor recreation



Empowering communities through investment in ecotourism and outdoor recreation



Continuing the commitment to stewardship and the conservation and restoration of biodiversity

2009 New Jersey Trails Plan

The 2009 New Jersey Trails Plan⁸¹ prioritizes trail enhancement through the development of "community pathways", which includes having a recreational trail within a 10-minute walk of every state resident. Other recommendations include creating a dedicated funding source for trail management and advocating for trail continuity, linkages, and acquiring rights-of-way to do so.

Major trails in Mendham Township include Patriots' Path and Buttermilk Falls.

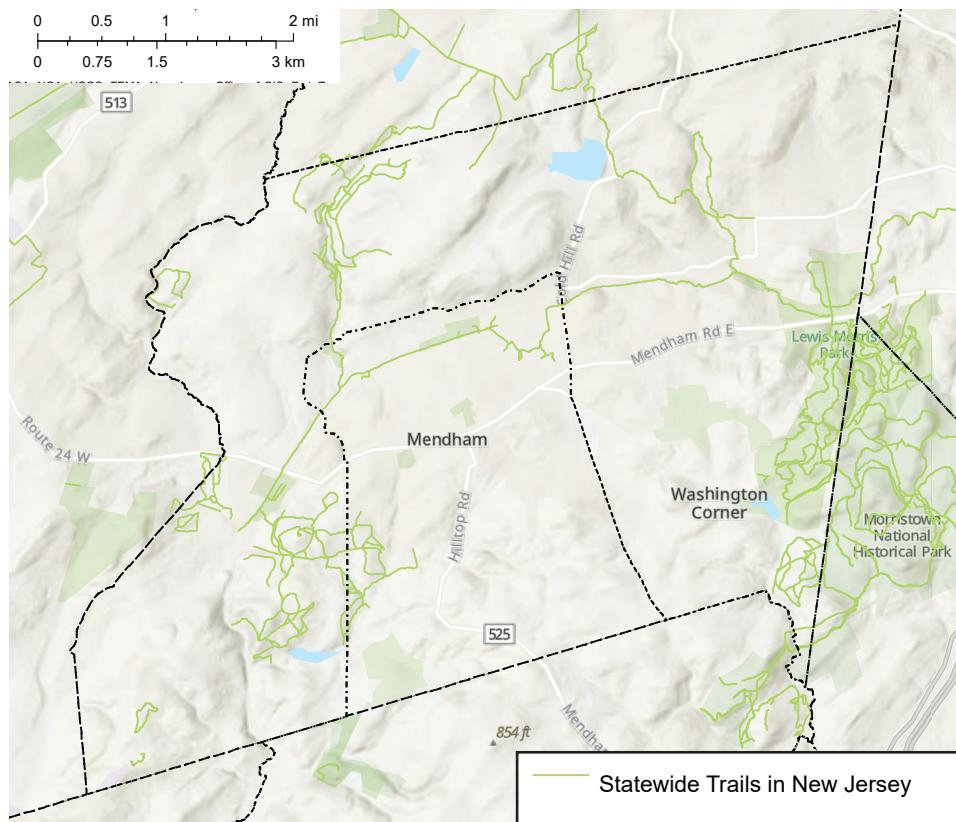


Figure 5. Statewide Trails in Mendham Township,
Source: *Statewide Trails in New Jersey*⁸²

New Jersey Conservation Blueprint

Conservation Blueprint⁸³ is an online interactive map was developed by The Nature Conservancy, Rowan University, and the New Jersey Conservation Foundation to assist in conservation planning. It provides a customizable map to help identify preservation priority on a parcel level. The map provides detailed information on topics related to community open space, agriculture, ecological integrity, and water quality. For each of those four categories,

it provides an overall prioritization layer, showing the most critical areas.

Substantial areas of high priority ecosystems exists in Mendham's southwest corner – surrounding the Mosle Preserve – and in Mendham's northeast corner – surrounding the Dismal Harmony Natural Area. Medium-high priority ecosystem exists between residential developments between Meadowbrook Park and the India Brook and Buttermilk Falls Natural Areas. Priority lands for community green space are shown below in Figure 6.

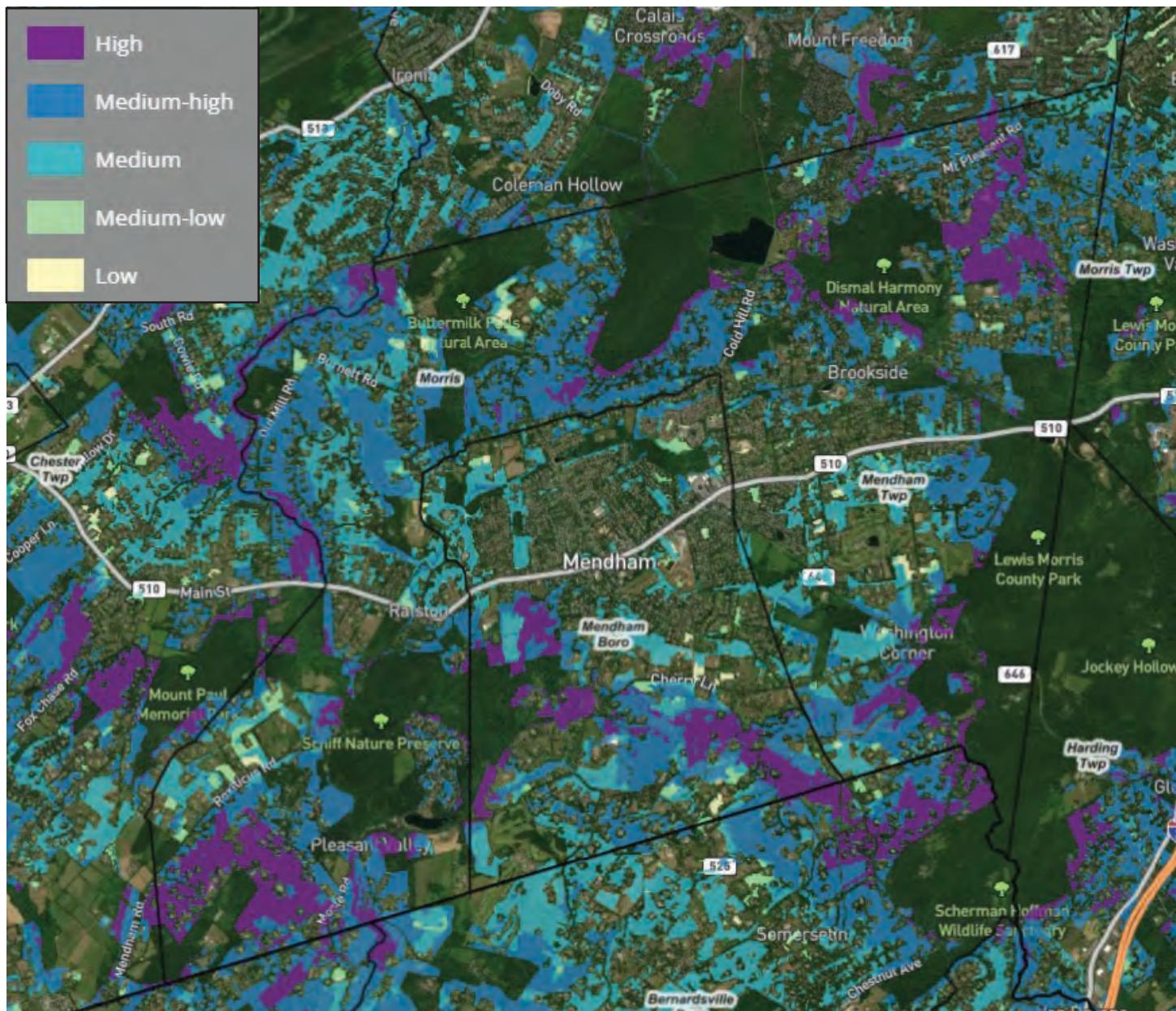


Figure 6. Ecosystems to Protect, Source: NJ Conservation Blueprint⁸⁴

2018 New Jersey Wildlife Action Plan

The New Jersey Wildlife Action Plan⁸⁵ establishes conservation strategies to manage wildlife populations across the state through 2028, allowing New Jersey to qualify for federal grants. It focuses on 107 high-priority species at the most risk.

Mendham Township falls in the Skylands region and includes parts of the Raritan and Passaic River Headwaters Conservation

Focal Area (CFA). This CFA contains moderate gradient streams of high water quality, narrow floodplains mixed with agriculture, and wooded hillsides. Agricultural practices and pollution in this region threatens aquatic habitats by increasing sediment, phosphorus, and fecal coliform in these waterways. Lack of riparian buffers also contributes to erosion. The Wildlife Action Plan states that streambank and riparian restoration may be beneficial, especially in flood-prone areas.

The NJDEP's Division of Fish and Wildlife (NJDEP Fish & Wildlife) is in the process of revising New Jersey's State Wildlife Action Plan (SWAP).

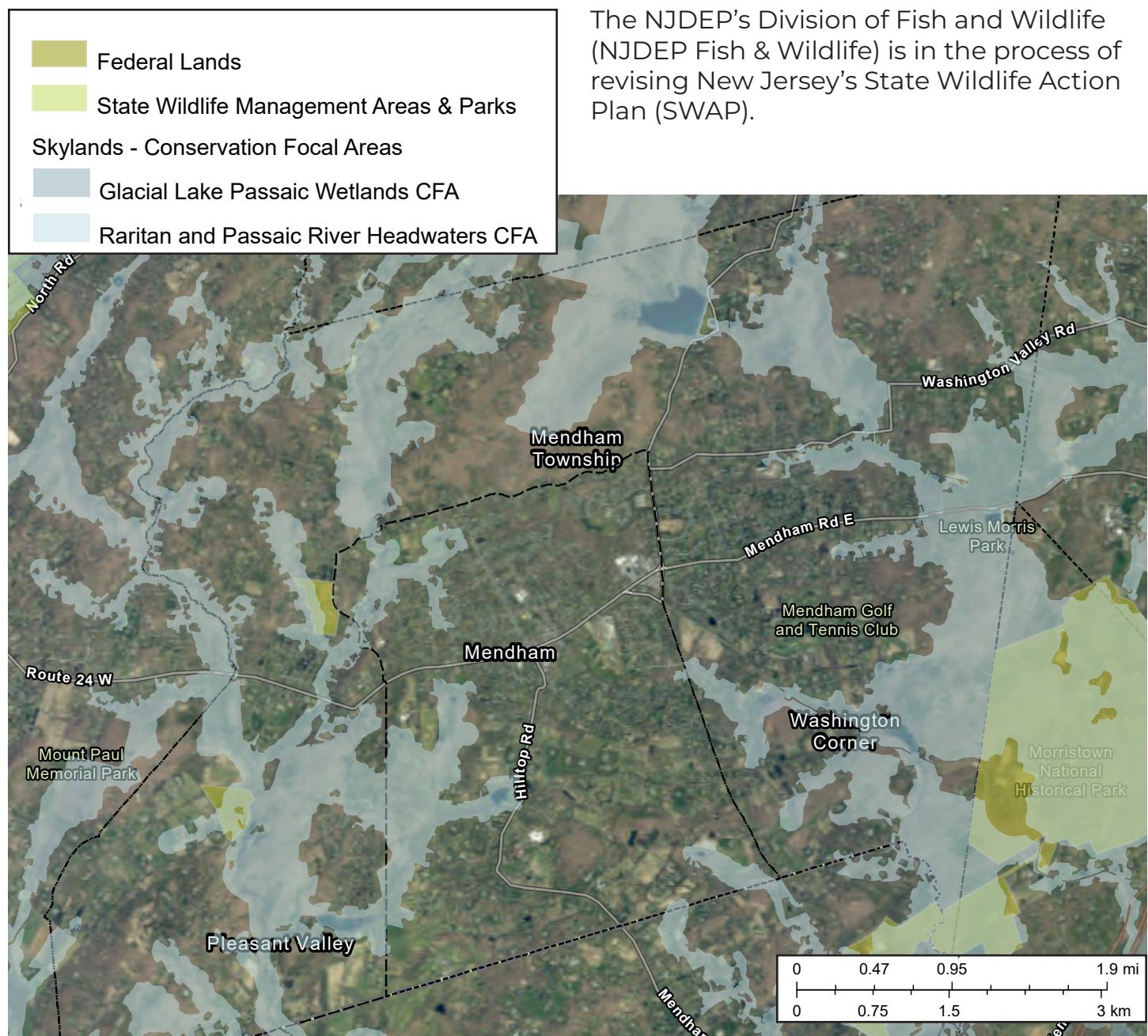


Figure 7. Conservation Focal Areas, Source: NJ Fish and Wildlife⁸⁶

WHY OPEN SPACE?

The needs described in this section are derived from the goals stated in Mendham Township's municipal planning documents and input from municipal staff, the governing body, and the Open Space Trust Committee. Many of these can be addressed simultaneously by creating a connected network of open space.

The completion of an Open Space and Recreation Plan ensures Mendham Township remain eligible for state open space funding through Green Acres Planning Incentive program. When planned as a system, open space:

- Protects water resources,
- Expands wildlife habitat,
- Improves community health,
- Increases resiliency, and
- Preserves historic sites.

Partnerships leverage limited local resources and overlapping objectives maximize the opportunity for successful conservation efforts. Once land is developed, opportunities for preservation are costly and difficult to achieve.



Clyde Potts Reservoir

Protects Water Resources

Mendham Township is home to surface and groundwater resources that provide drinking water, wildlife habitat, and recreation value. The Whippanny River, the North Branch of the Raritan, and the Passaic River traverse the municipality. Protecting these waterways from erosion and pollution is vital to preserving water quality for Mendham Township and downstream municipalities.

The Clyde Potts Reservoir preservation project is a great example of how open space preservation can be used to protect water resources. The Reservoir is one of the primary water sources for the Southeast Morris County Municipal Utilities Authority (SMCMUA), which provides water to residents across Morris County. Randolph and Mendham Townships, the County, the State, and The Land Conservancy of New Jersey worked together to purchase the development rights to the watershed land and additional lands surrounding the watershed. This preservation has protected the surrounding lands from development that would risk the water quality of the reservoir.

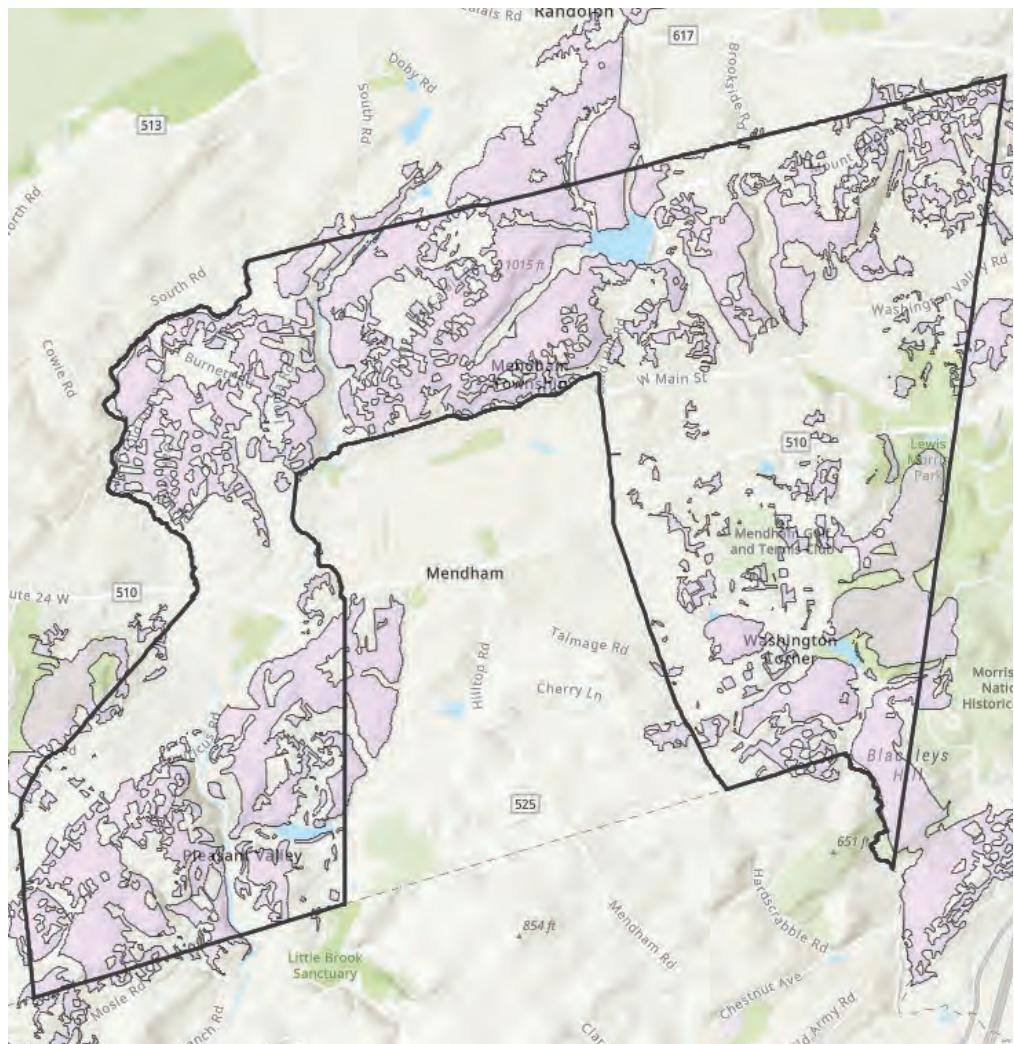


Figure 8. Prime Groundwater Recharge Areas in Mendham Township, Source: Highlands Region Interactive Environmental Resource Inventory

Mendham residents get most of their water from private wells. These wells are replenished by groundwater recharge areas - places where water is able to seep into the ground and refill an aquifer because no confining layer is present. Protecting these recharge areas is important for maintaining groundwater quality for well owners. Figure 8 identifies the prime groundwater recharge areas, which provide the most recharge volume in a given subwatershed within the municipality.

Protects Wildlife Habitat

Preserving open space protects the woodlands, steep slopes, and fields that Mendham's wildlife calls home. Native species not only need these areas protected but also connected to provide maximum benefits.

To identify core habitat and wildlife corridors, NJDEP created Connecting Habitat Across New Jersey (CHANJ),⁸⁷ a state program that prioritizes the protection of New Jersey wildlife by preserving habitats, restoring corridors between habitats, and making roads safer for animals to cross.

Large swaths of intact "core" habitats for wildlife are located within Mendham Township. State, county, and township preservation efforts have protected much of these areas from development and secured the viability of these natural habitats.

Mendham Township serves an important role in the region as a major hub of habitat connectivity. Many species are highly dependent on habitat connectivity and will be unable to maintain healthy populations without corridors linking their segmented habitats together.

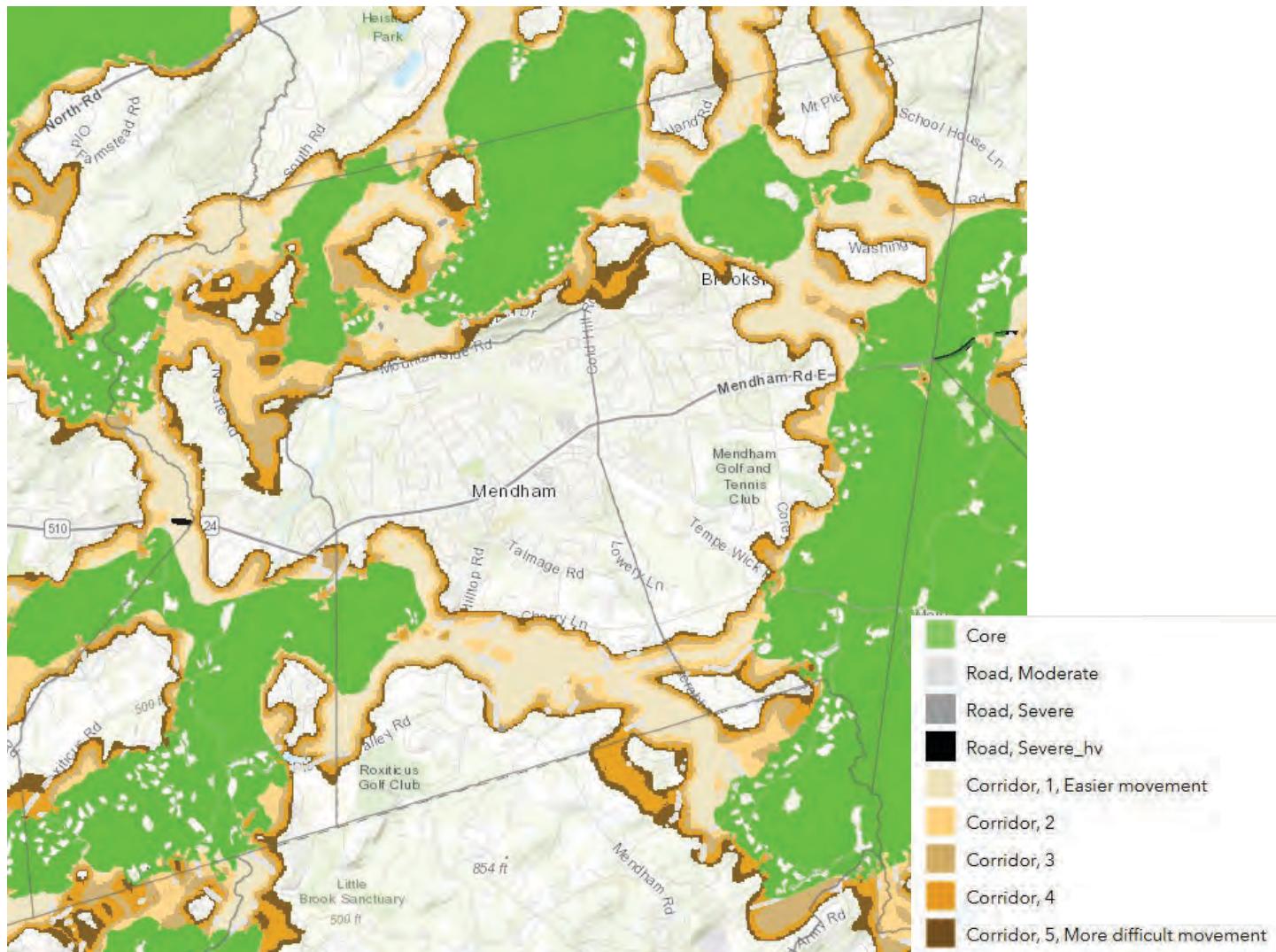


Figure 9. Important areas for habitat connectivity in Mendham Township, Source: CHANJ Web Viewer

Improves Community Health

The Trust for Public Land (TPL)'s 2023 report, *The Power of Parks to Promote Health*, explains how access to natural spaces and community parks improves health outcomes in surrounding communities.

Park access increases physical activity such as walking, climbing, and playing sports. Physical activity and recreation is associated with a reduction in adverse physical health outcomes such as cardiovascular disease and osteoporosis.

In addition to physical activity, connection with nature also influences mental health. Proximity to nature has been shown to reduce loneliness, anxiety, and depression, especially for those who visit green spaces.

Individuals with disabilities are three times more likely to have heart disease, stroke, diabetes or cancer, and nearly half of all adults with disabilities get no aerobic physical activity, making access to parks particularly beneficial. Inclusive programming and accessible parkland helps vulnerable individuals access the health and wellness benefits of natural spaces and recreation.



Source: *Twin Boro Bears Facebook*

New Jersey has placed increased emphasis on disability inclusivity for parks and natural areas across the state. In 2018, the passage of Jake's Law (P.L. 2018, c. 104) specifically encouraged playground design that exceeded standards required by the Americans with Disabilities Act (ADA).

The Township offers many opportunities to help residents realize these benefits. Wysong Park, Ralston Field, Mosle Recreation Area, and Mount Pleasant Recreation Area all contribute to Mendham's robust sports programming, as well as the fields and programming in Mendham Borough, Chester Township, and Chester Borough through their recreation partnership with Mendham Township.

In addition to Patriots' Path and trails at Pitney Farm, Meadowood Park, Wysong Park, and Clyde Potts Reservoir, Mendham's many preserves and natural areas offer additional opportunities for hiking and other passive recreation activities. Brookside Beach and Lewis Morris County Park both provide access to water-based recreation.



Mendham's Annual Patriots' Race, Source: *Mendham Recreation Facebook*

Supports Mendham's Resiliency

Preserving open space also increases the resiliency of an area to flooding. Development in flood prone areas can increase the frequency and severity of flood events.

According to FEMA's 1982 Flood Insurance Study, Mendham Township experiences flooding:

- From the North Branch Raritan River upstream from the confluence of Burnett Brook, which impacts several homes.
- From the Whippanny River in the area of Tingley Road, which impacts the municipal offices and several other structures.

As required by the NJ Administrative Code, Mendham adopted its Stormwater Management Plan in 2006. The plan mentions that conservation easements are compatible with stormwater management, as maintaining pervious surfaces is important to promote stormwater absorption.



Figure 10. Land Surface Temperature in Mendham Township and Borough Recorded Summer 2022,
Source: NJDEP⁸⁸



Preserving open space and increasing tree cover across the Township also increases its resilience to higher temperatures.

Figure 10 shows how the forested areas of Mendham - its preserved lands like Clyde Potts Reservoir, Schiff Nature Preserve, and Lewis Morris County park - were the coolest during the summer of 2022. In contrast, the warmest areas were located mostly in the Borough, which is far more developed.

Tree canopy provides shade, reflects heat, and releases water that cools down the surrounding air. Developed areas that lack tree cover experience higher temperatures, both because of their lack of trees and their abundance of heat-absorbing asphalt, brick, and concrete. This phenomenon is most commonly known as the "heat island effect."

Protects Historic Sites

Mendham Township has a rich history of historic preservation that is intertwined with its history of open space preservation.

Mendham's six historic districts and its extensive preserved open space contain important relics of the Township's history of farming, industry, and the Revolutionary War. Containing landmark historic houses and buildings, Mendham's districts are interspersed with open spaces that preserve the more remote, archaeological sites.

India Brook Natural Area and Buttermilk Falls Natural Area together form a 265-acre preserve that also protects historic sites. The property contains ruins of colonial era iron mining and forging, as well as sites of 18th century dams, millraces and sawmills, some of which are marked by signage explaining their significance.

The Historic Park at Pitney Farm also serves a dual purpose, providing passive recreation opportunities while also commemorating the former historic farm that was once located on the same land.

On the flip side, historic preservation can also serve to protect open space. The Morristown National Historic Park was established in the 1930s to commemorate sites where George Washington and the Continental Army camped during the winter of December 1779 to June 1780. The park also preserves an important forested habitat contiguous to Lewis Morris County Park.



Signage at the Lewis Forge Site within the Buttermilk Falls Natural Area, Source: sproxno.com⁸⁹



Historical signage at Pitney Farm

RECOMMENDATIONS

Open Space Trust Committee Preservation Scoring System

The Open Space Trust Committee developed property scoring criteria when the Open Space Trust Fund was created in 1993. The Committee revised the criteria upon its reformation in 2023. Potential open space properties are ranked on a scale of 0 to 100. Points are allocated based on how aligned a property is to the following:

Environmental:

- Wetlands (extent on property, influence of property on water quality, size of associated wetlands complex, maximum of 5 points).
- Streams (location, amount of stream on property, stream water quality, presence of 1st or 2nd order feeder streams for headwaters, category 1 streams receive more points), maximum of 10 points.
- Recharge (ability to contribute to replenishment of underground aquifers) maximum of 5 points.
- Steep slopes (amount of property with slope >15%, impact on erosion and runoff), maximum of 5 points.
- Woodland (extent or amount of woodland on property, quality as per native species versus invasives, part of or protecting a larger woodland complex), maximum of 10 points.
- Fields (diversity of plant and animal species, native versus invasive species, native perennials, time since abandonment), maximum of 10 points.

Recreation:

- Recreation (potential for active recreation such as playing fields,

potential for passive recreation such as hiking, photography, cross-country skiing), maximum of 5 points.

Historic Preservation:

- Historic preservation (presence of historic features, remains), maximum of 5 points.

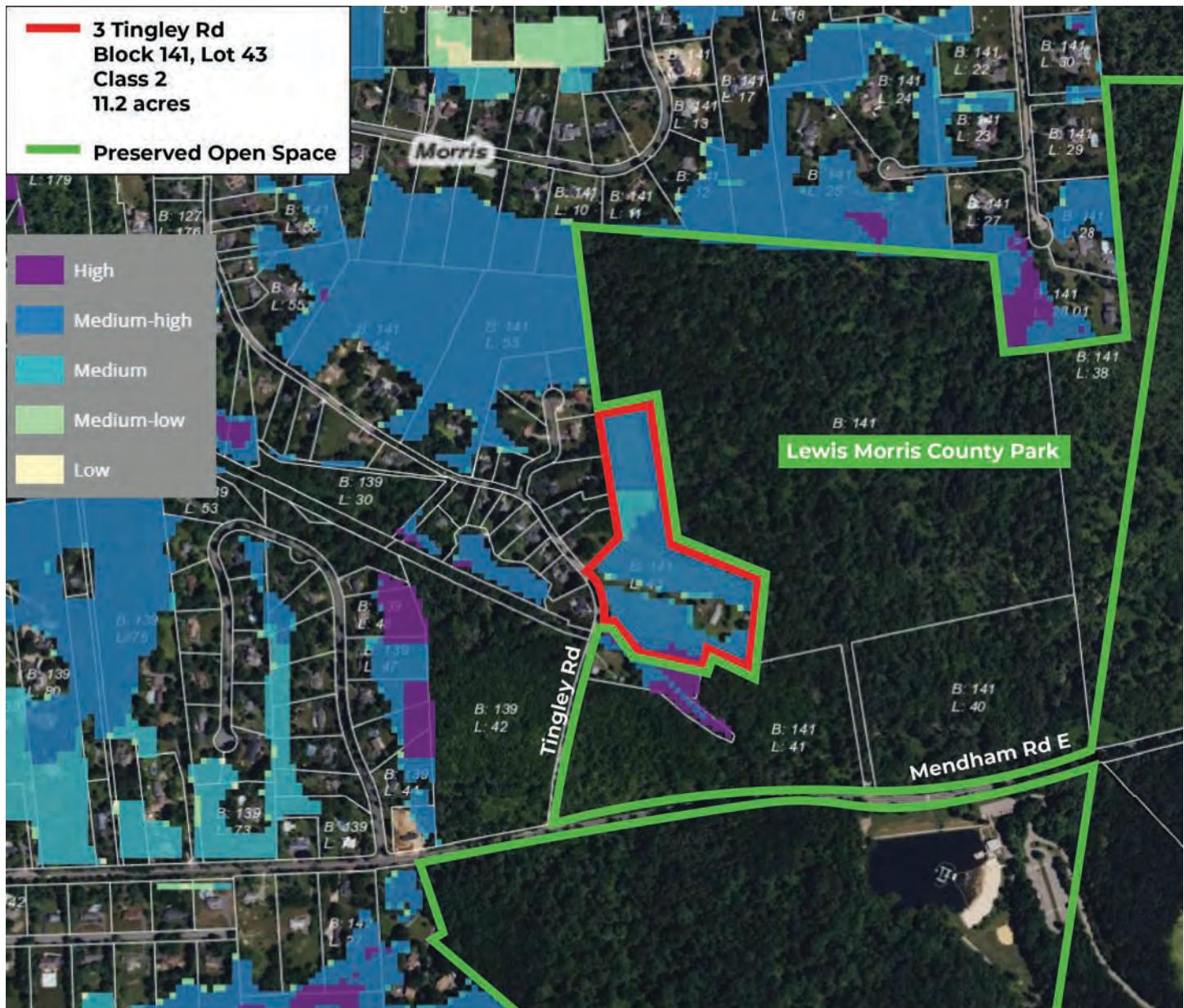
Other:

- Property size (larger means greater potential for uninterrupted greenways and views, and greater potential for environmental disruption if developed), maximum of 10 points.
- Supports larger strategic or master plan (larger, contiguous tracts of protected open space, greenways, or providing enhanced access to open space), maximum of 10 points.
- Development pressure (potential lot yield, land form, owner's plans if known, availability), maximum of 5 points.
- Scenic (scenic views, "view sheds," complements character of adjacent properties), maximum of 5 points.
- Contiguous (to other preserved lands), maximum of 10 points.
- Accessibility (ease of access for recreation or intended use), maximum of 5 points.

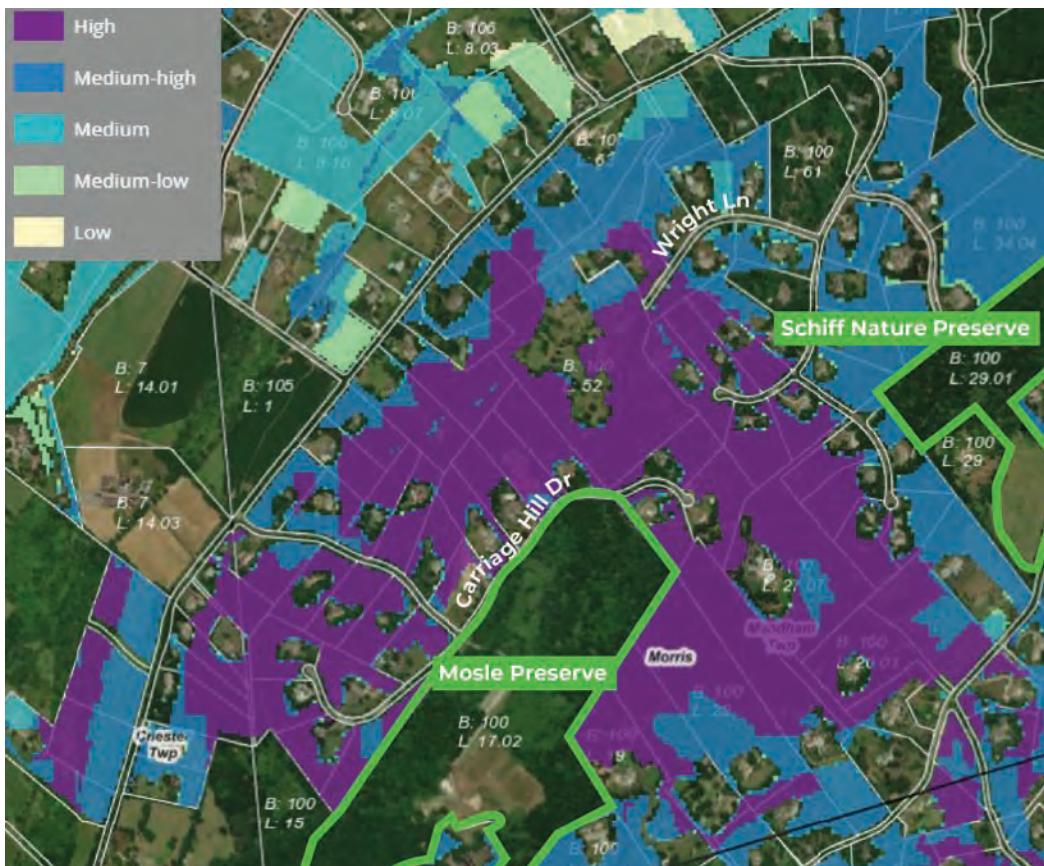
Once properties of interest have been analyzed on these criteria, they can be compared and contrasted against one another as the Township decides to allocate open space trust funds for acquisition.

Expand and Connect Existing Parkland

Using NJ Conservation Blueprint and the Trust Committee's property scoring system, the Township has identified a series of priority areas for acquisition. Expanding existing preserved land and protecting land for their water recharge value is of clear importance.



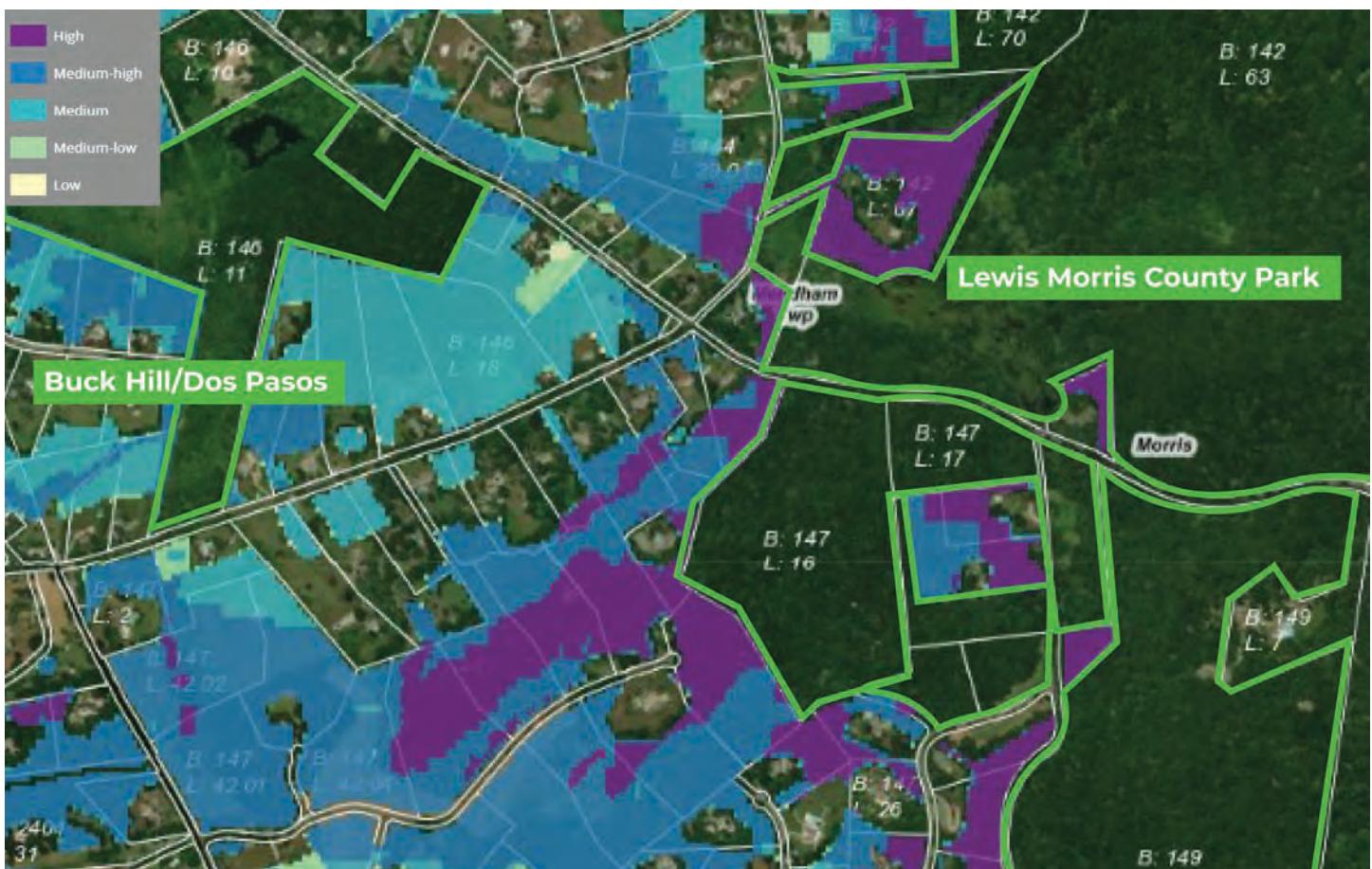
The Township Committee and Open Space Trust Committee's highest priority is the preservation of 3 Tingley Road. Spanning 11.2 acres, this property also adjoins Lewis Morris County Park. The lot contains medium-high priority ecosystems, scoring high points on most of the Committee's ecosystem criteria. The lot currently contains a pond and two structures.



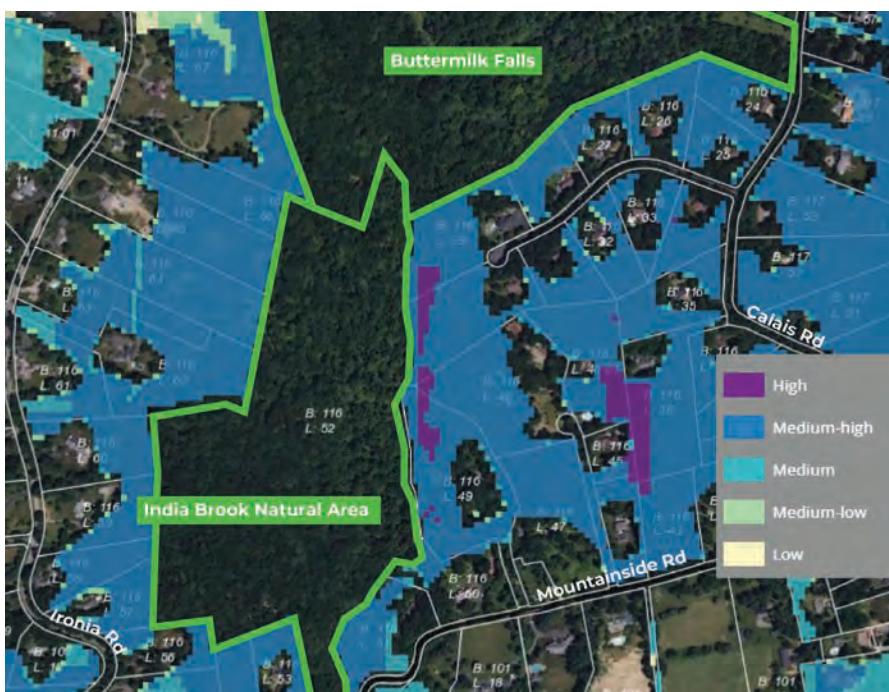
The land linking Schiff Nature Preserve and the Mosle Preserve contains significant high priority ecosystems, including a pond that serves as the headwater for a tributary of the Raritan River (recognized by NJDEP as Category 1). Nature Preserve.



In this example, the land adjoining Lewis Morris County Park contains a large swatch of high priority ecosystems, scoring high point values for wetlands, streams, recharge areas, steep slopes, and woodland. The area also presents opportunities for recreation, experiences development pressure, and connects to Lewis Morris County Park. Mendham Township Middle School and its recreation field are located within close proximity.



Connecting to Lewis Morris County Park are a series of farm assessed properties. High priority ecosystems are located closest to the park, and the area scores high municipal point values for ecosystem, though much of its hardwood forests have been heavily groomed, with dead trees removed. The area has significant scenic value, recreation opportunity, and faces high development pressure. One of the properties is also identified as a target farm in Morris County's 2022 Farmland Plan.



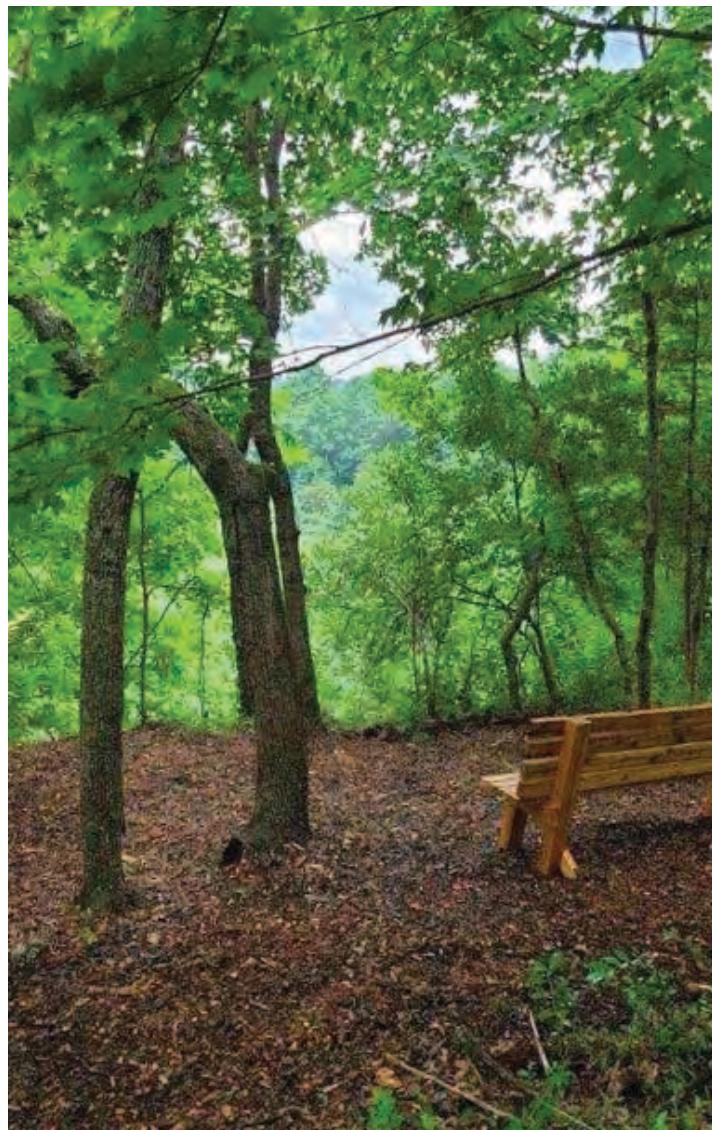
Sharing a border with India Brook Natural Area, this region contains mostly medium-high priority ecosystems. It is completely forested, has steep slopes, and contains a pond, earning it high values from the Open Space Committee for its ecosystem. Supporting hiking trails and fishing would add value for recreation and historic preservation.

Support Non-Profit Preservation Efforts

Mendham Township is home to open space that has been preserved through the efforts of non-profit organizations. Schiff Natural Lands Trust has preserved more than 450 acres of forested land in Mendham Township, providing miles of trails and protecting important wildlife habitat. Its lands, particularly the McVickers Brook Preserve, extend into Mendham Borough.

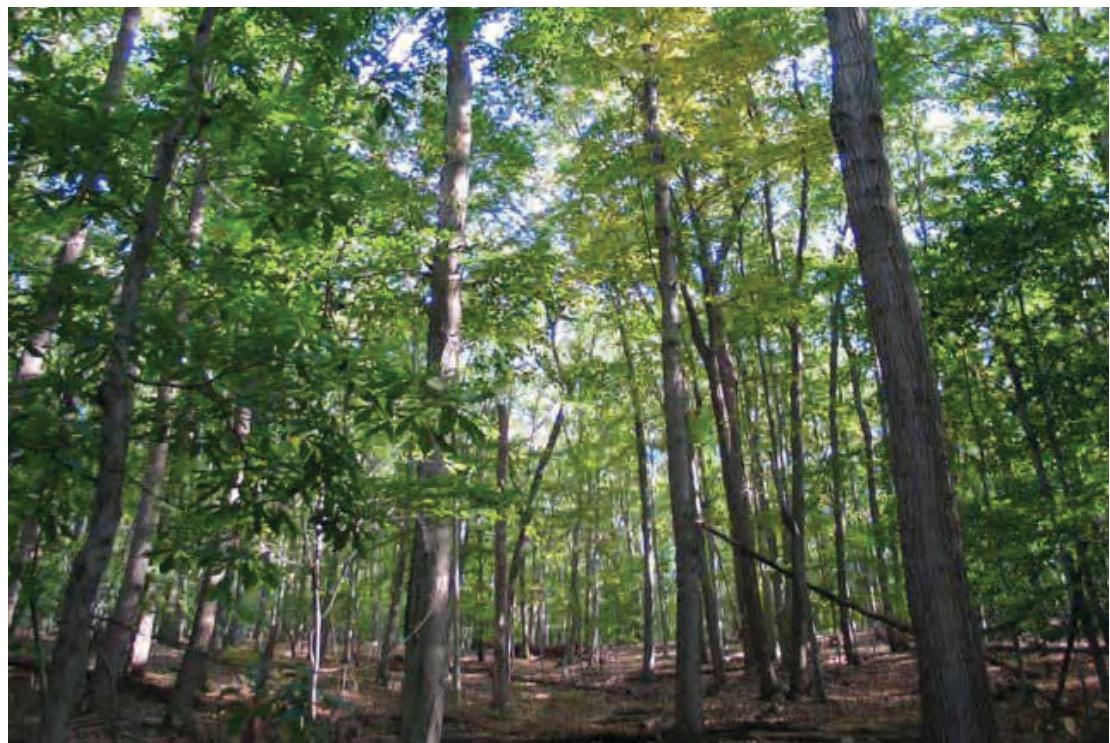
In March, the Raritan Headwaters Association preserved an additional 11-acre property along the North Branch of the Raritan River that will extend Schiff's preserved lands to Mendham's border with Peapack & Gladstone Borough. Morris County awarded \$447,234 in support of this project.

Mendham Township has supported Schiff's preservation efforts for many years. Schiff and Mendham have worked together on the Mt. Paul Preserve and the Mosle Preserve and Recreation Area. The Township should continue to foster this valuable partnership and look out for opportunities to develop new partnerships.



Top: Mt. Paul Preserve, Source: Schiff Natural Land Trust Website

Bottom: Mosle Preserve, Source: Schiff Natural Land Trust Website



Identify Mendham's Recreation Needs

Mendham is home to exceptional preserved lands that safeguard its natural resources. To complement these efforts, the Township should also offer outstanding recreational opportunities for residents and visitors alike.

Providing superior recreation facilities first requires a town to understand its residents needs. Mendham should consider additional public outreach to identify these gaps. It may even pursue an updated recreation plan: the Township's most recent recreation planning effort was the 2010 Four Towns Recreation Plan, which analyzed public recreation facilities across Chester Township and Borough and Mendham Township and Borough. Potential park improvements, gleaned from the 2010 plan and from conversations with Township staff, include:



Meadowwood Park: The 2010 plan emphasized this park's opportunity as a passive recreation area suitable for picnics and hiking. The park formerly hosted tennis courts that have since been removed. Mendham may consider exploring resident's recreation needs in the area to determine if any additional small facilities should be added.



Ralston Field and Wysong Park: In survey results obtained from the Four Towns Plan, residents praised Ralston Field as one of the best amongst the four towns, and the plan suggested adding a seating area, and a running track to enhance the facility. Connecting Ralston with Wysong Park would enhance both these facilities.



Brookside Beach: Mendham's Brookside Beach provides residents the rare opportunity for natural water body swimming. While the Four Towns plan expressed that its popularity was declining, today the beach is one of Mendham's most popular facilities. The Township may consider updating the nearby playground.



Mt. Pleasant Fields: The facilities at Mt. Pleasant are not as well utilized as the rest of the Township's recreation areas, although they provide additional recreation access in the north of the Township. Utilization could be improved by the addition of a shelter/seating area, a playground, and/or restrooms. The tennis courts at Mt. Pleasant are scheduled for renovation.



India Brook Park: This park presents significant potential for the development of passive recreation facilities, although its slopes prohibit its use for large, active recreation.

Another need that arose during this planning effort was the replacement of backstops at many of Mendham's recreation fields. Additional analysis of the Township's recreation facilities can help uncover needed recreation improvements and determine the present suitability of the 2010 plan's recommendations.

Implement Park Improvements

Financing recreation improvements is an ongoing challenge in Mendham Township. The Township can coordinate with the Board of Education and the Brookside Community Club to help upgrade certain facilities. However, by ordinance, Mendham's Open Space Trust Fund can only be used "to acquire vacant land, easements and/or development rights for recreation and conservation purposes." Funds are not to be used for recreation improvements. Only in 2023 was the use of this fund expanded, when, for six months, up to \$150,000 could be used for the removal of trees that posed a threat to public trails.

To allow the trust fund to be used for additional stewardship and recreation improvement, the Township may need to consider a new referendum to determine whether residents agree with the new allowable use.

Examples of Open Space Trust Funds that may be used for recreation improvements/maintenance:

1

Morris Township's Open Space Trust fund can be used for the acquisition of lands (including farmland) for recreation and conservation purposes, as well as for capital improvements on ROSI land - consistent with Green Acres requirements - and to "maintain lands acquired for recreation and conservation purposes" (Morris Township Municipal Code § 9-25). The code stipulates that funds allocated for capital improvements shall not exceed 50% of the annual open space trust tax levy and that funds allocated for maintenance may not annually more than 50% of the unencumbered fund balance existing December 31 of the immediately preceding year.

2

Randolph Township's Open Space Trust fund can be used for the acquisition of lands for recreation and conservation purposes as well as development and maintenance of its preserved lands, parks and recreation areas (Randolph Township Municipal Code § 18-73). The levy is divided into various purposes by the governing body after conducting at least one public hearing.

3

Peapack and Gladstone Borough's Open Space Trust fund can be used for the acquisition of lands (including farmland) for recreation and conservation purposes, as well as development and maintenance of those lands and even historic preservation (Peapack and Gladstone Municipal Code § 3-3.1).

PUBLIC PARTICIPATION

Two public meetings were held on the Plan Update:

- April 14, 2025 - Township Committee
- May 21, 2025 - Planning Board

The purpose of these meetings was to provide an opportunity for residents and community members to listen and provide recommendations regarding open space and recreation. The public meetings were announced on the municipal website.

Public participation materials, including announcements, agendas, and minutes, are included in **Appendix C**.

ACTION PLAN



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

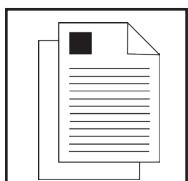
India Brook Natural Area

The next steps for Mendham 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 open space 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

- Establish or strengthen relationships with private landowners to discuss the preservation of Mendham's Open Space Committee's target properties.
- Apply for public funding to acquire Mendham's Open Space Trust Committee's target properties.
- Investigate additional candidate properties that have not been evaluated using the Open Space Trust Committee's criteria.
- Look for opportunities to partner with non-profit organizations, particularly Schiff Natural Lands Trust and the Raritan Headwaters Association, to permanently protect Mendham's natural resources.
- Update Mendham Township's ROSI to include Pitney Park. Resolve discrepancies between Mendham's ROSI and tax data, noted in **Appendix B**.
- Complete the acquisition of 3 Tingley Road.
- When acquiring a property with Open Space Trust funds, conduct an ecological assessment to determine habitat/natural resource value for future stewardship and use.

Recreation

- Gather public input to identify recreation needs and gaps. Consider developing an updated Recreation Master Plan.
- Update the tennis courts at Mt. Pleasant Fields.
- Consider a referendum to expand the use of Open Space Trust funds to include recreation development and improvement.
- Partner with local sports organizations to plan for and improve recreational facilities.
- Explore opportunities to expand existing park facilities. Begin to fund recreation upgrades once gaps are identified.
- Continue Mendham Township's partnerships with Mendham Borough and with Chester Township and Borough to provide superior recreation offerings.

APPENDICES

57	Appendix A: Mendham Recreation and Open Space Inventory (ROSI)
65	Appendix B: Preserved and Public Land Parcel Tables
72	Appendix C: Public Participation <ol style="list-style-type: none">1. Open Space Trust Committee Cover Letter and Flyer (mailed to residents)2. April 14, 2025, Township Council: Announcement, Agenda, Presentation, Minutes3. May 21, 2025, Planning Board: Announcement, Agenda, Minutes, Resolution adopting the Plan Update

APPENDIX A

Mendham Recreation and Open Space Inventory

Page 1 of 8

EXHIBIT 1 to DECLARATION RECREATION AND OPEN SPACE INVENTORY

The Recreation and Open Space Inventory (ROSI) is a document compiled by a local government unit as a master list of its Green Acres-restricted lands (known as "parkland" under the Green Acres rules N.J.A.C. 7:36). Lands that are subject to Green Acres restrictions cannot be disposed of, or diverted to a use other than recreation or conservation purposes, without the approval of the DEP Commissioner and the State House Commission. The Declaration of Encumbrance, including the ROSI, is recorded with the appropriate county clerk as a condition of the Green Acres funding contract in order to provide notice of the Green Acres restrictions on these lands to title searchers and the general public.

** Please note that the form is formatted for printing on legal size paper **

LANDS THAT SHOULD BE LISTED ON THE ROSI

Green Acres-restricted lands fall into two categories: funded parkland (lands included in the acquisition or park development projects funded by the Green Acres Program) and unfunded parkland (other lands held by the local government unit for recreation or conservation purposes at the time it received Green Acres funding). All funded and unfunded parkland parcels must be listed on the ROSI.

Lands owned by school boards, parking authorities, housing authorities, and similar public agencies without primary recreation or conservation responsibilities should not be inventoried unless they are also held for recreation and conservation purposes by the Local Government Unit. (e.g., through a lease, easement, use agreement or other agreement to which the Local Government Unit is a grantee.)

The ROSI should be compiled by a staff person who is knowledgeable about the local government unit's land holdings, uses of the land holdings and local land use regulations. The Local Government Units' planning board, environmental commission and other boards or commissions are encouraged to participate in the preparation and review of the ROSI.

The ROSI form is divided into three sections: Page 4, for land held in fee simple for recreation and conservation purposes; Page 5, for land held under a conservation restriction; and Page 6, for leases or use agreements held by the Local Government Unit for recreation and conservation purposes. Please review the Sample ROSI Sheets tab before completing the ROSI.

WHEN PREPARING AND SUBMITTING THE ROSI, please take note of the following:

The page number and the total number of pages in the completed ROSI must be entered at the top right corner of each page. All pages, excluding the Sample ROSI Sheet, must be submitted. Facility Names should be typed in all capital letters when filling out the three sections. All fields in each section should be filled in - including the acreage for each individual lot (do not submit the total acreage for the park). If there have been block and lot changes (consolidation / renumbering) since the last ROSI submission, please complete the last page of this document.

ROSI TAX MAPS

As an attachment to the ROSI, the local government unit should submit a copy of each appropriate municipal tax map (current as of the date of the Green Acres application) showing the parcels of parkland listed on the ROSI, with the approximate boundaries of each parcel clearly marked in colored ink. (See N.J.A.C. 7:36-6.4(a)3ii or 12.4(a)4ii). If only a portion of a current tax lot is encumbered, the Green Acres-encumbered portion of the parcel should be clearly delineated, to scale, on the tax map. The Green Acres Program encourages local government units with Geographic Information System ("GIS") capability to utilize aerial maps (overlaid with digitized tax map lines) instead of photocopies of the tax map. If aerial maps are used, the local government unit should submit paper copies of the GIS-based maps to the Green Acres Program and should include with its submission a disk containing the mapping information in a shapefile format.

Form Specific Instructions

For parcels held in fee simple or in conservation restriction (easement), please provide the following: (1) location (as listed in the municipality's tax records), (2) name of park/facility, (3) block and lot identification numbers as shown on the current, official tax map, (4) the acreage for each individual lot, (5) whether the interest held by the local government unit for recreation or conservation covers the full or only a portion of the tax lot, (6) if partial lots are involved, the Green Acres encumbered acreage, (7) if the property is co-owned with other partners, (8) a notation of whether the property is subject to a conservation easement funded by the Environmental Infrastructure Funding Program (EIFP), and (9) a notation about whether the parcel is funded or unfunded parkland.

For parcels held through a lease or use agreement, please provide the following: (1) location (as listed in the municipality's tax records), (2) name of park/facility, (3) block and lot identification numbers as shown on the current, official tax map, (4) the acreage for each individual lot, (5) whether the interest held by the local government unit for recreation or conservation covers the full or only a portion of the tax lot, (6) if partial lots are involved, the Green Acres encumbered acreage, (7) the expiration date for the lease or use agreement, (8) the name of the underlying landowner, and (9) a notation about whether any of the recreation and conservation facilities on the encumbered property were funded by Green Acres or whether the leasehold interest is considered unfunded parkland.

Certification

If the local government unit is a municipality, the completed ROSI must be reviewed and duly executed and certified by the chief executive officer and the planning board chairperson. If the local unit is a county, the completed ROSI must be reviewed and duly executed and certified by the chief executive officer and one of the following: the parks director, or the director of the open space program. (See N.J.A.C. 7:36-6.5(a)2) *If the Local Unit's form of government does not allow for the Mayor to sign without a resolution from the governing body, please include the number and date of the resolution along with a copy of the passed resolution.*

Special Notes

1. This ROSI, as completed and duly executed, shall be incorporated into both (1) the Green Acres Project Agreement and (2) the Declaration of Encumbrance.
2. The Local Government Units' governing body and planning board should designate, with appropriate descriptive labels, all lands listed on this ROSI in any revision or update of the following master plan elements: recreation plan, conservation plan, and land use plan. However, failure to do so shall have no effect on the validity of the ROSI.
3. If lands held by the Local Government Unit for recreation and conservation purposes are omitted from the ROSI by mistake, inadvertence, or otherwise, such lands shall be subject to the same terms and conditions, covenants, and restrictions as they would be if they were included. Deletion or omission of lands listed on previously submitted ROSI's is prohibited without prior written approval of the Green Acres Program, and may require a public hearing. See N.J.A.C. 7:36-25.3.

All pages of the ROSI must be electronically submitted with the completed original Certification page (page 7) mailed to the Project Manager's attention. Only pages 1 through 3, page 7, and those pages containing property information need to be included in the Declaration of Encumbrance / sent for recording.

RECREATION AND OPEN SPACE INVENTORY**Definitions (as found at N.J.A.C. 7:36-2)**

For the purposes of this ROSI, the following definitions shall apply whenever a form of the word is used:

"Conservation restriction": an interest in land less than fee simple, stated in the form of a right, restriction, easement, covenant, or condition, in any deed, will, or other instrument, other than a lease, executed by or on behalf of the owner of the land, appropriate to retaining land or water areas predominantly in their natural, scenic, open, or wooded condition; appropriate for conservation of soil or wildlife; appropriate for outdoor recreation or park use; or appropriate as suitable habitat for flora or fauna. Often known as a "Conservation Easement".

"Declaration": the recordable, written instrument executed by a local government unit that declares that all of the local government unit's funded and unfunded parklands are subject to the Green Acres restrictions. Such written instrument shall include the local government unit's Recreation and Open Space Inventory and is a component of the Project Agreement.

"Development": any improvement to a land or water area of a parkland that is designed to expand or enhance its utilization for outdoor recreation and conservation purposes, and shall include the construction, renovation, or repair of any such improvement, but shall not mean shore protection or beach renourishment or replenishment activities, except as provided at N.J.A.C. 7:36-10.3(a)5 and 21.3(a)5. This term may include any of the following types of ancillary improvements to a parkland: roadways, parking, landscaping, fencing, lighting, utilities, structures, and any other improvement that expands or enhances the use of parkland for outdoor recreation and conservation purposes.

"Fee simple": absolute ownership in land, unencumbered by any other interest or estate.

"Funded parkland": parkland that a local government unit has acquired or developed with Green Acres funding.

"Held," when used in the ROSI with reference to land: owned, leased, or otherwise controlled for recreation/conservation purposes.

"Historic preservation restriction": an interest in land less than fee simple, stated in the form of a right, restriction, easement, covenant, or condition, in any deed, will or other instrument, other than a lease, executed by or on behalf of the owner of the land, appropriate to preserving a structure or site that is historically significant for its architecture, archaeology or associations.

"Land" or **"Lands"**: real property, including any improvement, right-of-way, water, riparian and other rights, easements, privileges, and any other rights or interests in, relating to, or connected with real property.

"Local government unit": a county, municipality, or other political subdivision of the State, or any agency, authority, or other entity thereof the primary purpose of which is to administer, protect, acquire, develop, or maintain lands for recreation and conservation purposes.

"Parkland": land acquired, developed, and/or used for recreation and conservation purposes, including funded and unfunded parkland.

"Recreation and conservation purposes": the use of lands for beaches, biological or ecological study, boating, camping, fishing, forests, greenways, hunting, natural areas, parks, playgrounds, protecting historic properties, water reserves, watershed protection, wildlife preserves, active sports, or a similar use for either public outdoor recreation or conservation of natural resources, or both, pursuant to the Green Acres laws. This term includes the use of historic areas pursuant to P.L. 1974, c.102; P.L. 1978, c.118; P.L. 1983, c.354; P.L. 1987, c.265; P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204; and the use of historic buildings and structures pursuant to P.L. 1992, c.88, and P.L. 1995, c.204.

"Recreation and Open Space Inventory" or **"ROSI"**: the listing of all of a local government unit's funded and unfunded parkland, including a description sufficient to identify each such parcel.

"Time of receipt of Green Acres funding": for a development project, the period from the earlier of the dates listed at 1 and 2 below until the date of the first transmittal of Green Acres funding. For an acquisition project, this term shall mean the period from the earlier of the dates listed at 1 and 2 below until the date of the first transmittal of Green Acres funding for each parcel acquired as part of the project:

1. The date of the letter from the Department notifying the local government unit of the Green Acres funding award; or
2. The date of the at-risk authorization provided by Green Acres under N.J.A.C. 7:36-6.3 or 12.3.

"Unfunded parkland": parkland, other than funded parkland, that is held by a local government unit for recreation and conservation purposes at the time of receipt of Green Acres funding.

Legislative & Regulatory References

Green Acres enabling legislation: N.J.S.A. 13:8A-1 *et seq.*; N.J.S.A. 13:8A-19 *et seq.*; N.J.S.A. 8:A-35 *et seq.*, N.J.S.A. 13:8C-1 *et seq.*; Green Acres Rules: N.J.A.C. 7:36; Federal Land and Water Conservation Fund Act, 16 U.S.C. s. 460; and New Jersey Conservation Restriction and Historic Preservation Restriction Act N.J.S.A. 13:8B-1 *et seq.*

Questions? Please call (609) 984-0631

revised 8/29/2012

RECREATION AND OPEN SPACE INVENTORY

Page 4 of 8

Local Unit: Mendham Township

County: Morris

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named Mendham Township and is dated October 9, 2012. Please refer to page 1 of this document for more detailed instructions.

Lands Held in Fee Simple for Recreation and Conservation Purposes

(Use Page 4A as necessary for additional lands)

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) Note 1	GA Encumbered Acres Note 2	Co-Owners? (Y / N) Note 3	Green Acres Funded? (F / U) Note 4	EIPF Funded? (Y / N) Note 5	Notes
1	TEMPE WICK ROAD	DOS PASSOS	146	11	73.65	N	73.65	N	F	N	
2	WOODLAND ROAD	DISMAL HARMONY	127	19	13.789	N	13.789	N	F	N	
2	WOODLAND ROAD	DISMAL HARMONY	127	20	77.5	N	77.5	N	F	N	
2	WOODLAND ROAD	DISMAL HARMONY	127	71	48	N	48	N	F	N	
3	MOUNTAININSIDE ROAD	INDIA BROOK	116	52	58.04	N	58.04	N	F	N	
4	TINGLEY ROAD	TINGLEY PRESERVE	139	30	3.9	N	3.9	N	U	N	
4	TINGLEY ROAD	TINGLEY PRESERVE	139	51	0.14	N	0.14	N	U	N	
5	E MAIN STREET	SALISBURY PRESERVE	127	179	6.56	N	6.56	N	F	N	
6	W MAIN STREET	PATRIOT'S PATH	137	47	6.4	N	6.4	N	U	N	
6	W MAIN STREET	PATRIOT'S PATH	137	49	4.38	N	4.38	N	U	N	
6	W MAIN STREET	PATRIOT'S PATH	137	50	0.31	N	0.31	N	U	N	
7	W MAIN STREET	PATRIOT'S PATH	131	23	5.67	N	5.67	N	U	N	
8	TEMPE WICK ROAD	TEMPE WICK PRESERVE	146	4	52.1	N	52.1	N	U	N	
9	CALAIS/COMBS HOLLOW	BUTTERMILK FALLS	116	7.01	172.9	N	172.903	N	F	N	
9	CALAIS/COMBS HOLLOW	BUTTERMILK FALLS	116	9.01	49.408	N	49.408	N	F	N	
10	COLD HILL ROAD	COLD HILL PRESERVE	130	7.02	46.4	N	46.4	N	F	N	
11	MOUNT PAUL ROAD	BURNETT BROOK	107	67	24.3	N	24.3	N	U	N	
11	MOUNT PAUL ROAD	BURNETT BROOK	107	10	31.9	N	31.9	N	U	N	

Total of all fee simple Green Acres-encumbered acres on this page only: 675.35Total of all fee simple Green Acres-encumbered acres from all pages of this ROSI: 1,131.15Total of all Green Acres-encumbered acres from all pages of this ROSI: 2,087.38

Note 1: For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the recreation/conservation area.

Note 2: For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.

Note 3: Does any other entity have an undivided interest in this property? List co-owner in Notes column.

Note 4: F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)

Note 5: Were Environmental Infrastructure Trust Program funds used to acquire all or part of this property?

RECREATION AND OPEN SPACE INVENTORY

Page 5 of 8

Local Unit: Mendham Township

County: Morris

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named Mendham Township and is dated October 9, 2012. Please refer to page 1 of this document for more detailed instructions.

Lands Held in Fee Simple for Recreation and Conservation Purposes

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) Note 1	GA Encumbered Acres Note 2	Co-Owners? (Y / N) Note 3	Green Acres Funded? (F / U) Note 4	EIFF Funded? (Y / N) Note 5	Notes
11	MOUNT PAUL ROAD	BURNETT BROOK	9	22	11.957	N	11.957	N	U	N	IN CHESTER TOWNSHIP
12	IRONIA ROAD	INDIA BROOK	116	6	104.69	N	104.69	N	F	N	
13	MOSLE ROAD	MOSLE PRESERVE	100	17.02	111.678	N	111.678	N	F	N	
14	COLD HILL ROAD	PITNEY FARM	131.01	1	12	Y	7	N	U	N	FARM BUILDINGS EXCLUDED
15	LEDDEL ROAD	LEDDEL PRESERVE	147	16	48.7	N	48.7	N	U	N	
15	LEDDEL ROAD	LEDDEL PRESERVE	147	17	11.2	N	11.2	N	U	N	
15	LEDDEL ROAD	LEDDEL PRESERVE	149	3	10.5	N	10.5	N	U	N	
16	MENDHAM ROAD WEST	RALSTON FIELDS	107	19	15	N	15	N	U	N	
16	MENDHAM ROAD WEST	RALSTON FIELDS	107	33	23.04	N	23.04	N	U	N	FIREHOUSE EXCLUDED
16	MENDHAM ROAD WEST	RALSTON FIELDS	107	35	9.76	N	35	N	U	N	
17	OLD MILL ROAD	MEADOWWOOD PARK	113	4	48.65	N	48.65	N	U	N	
18	W MAIN STREET	SWIMMING POND	137	47	6.4	N	6.4	N	U	N	
18	W MAIN STREET	SWIMMING POND	137	49	4.38	N	4.38	N	U	N	
19	MT PLEASANT ROAD	MT PLEASANT FIELDS	127	73	17.25	Y	13.99	N	U	N	TOWN GARAGE EXCLUDED
20	IRONIA ROAD	IRONIA PRESERVE	109	27	0.64	N	0.64	N	U	N	
20	IRONIA ROAD	IRONIA PRESERVE	109	35	2	N	2	N	U	N	
21	IRONIA ROAD	IRONIA PRESERVE	116	2	0.9	N	0.9	N	U	N	
21	OAK KNOLL ROAD	ROXITICUS CEMETARY	112	48	0.079	N	0.079	N	U	N	

Total of all fee simple Green Acres-encumbered acres on this page only: 455.80

See page 4 for description of Notes 1 through 5

RECREATION AND OPEN SPACE INVENTORY

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Local Unit: Mendham Township

County: Morris

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named Mendham Township and is dated October 9, 2012. Please refer to page 1 of this document for more detailed instructions.

Lands Held under Conservation Restriction for Recreation and Conservation Purposes

(Use Page 5A for additional lands)

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) Note 1	GA Encumbered Acres Note 2	Co-Owners? (Y / N) Note 3	Green Acres Funded? (F / U) Note 4	Notes
A.	UNION SCHOOLHOUSE ROAD	UNION SCHOOLHOUSE EASEMENT	100	33	2.23	N	2.23	N	U	PRIVATE RESIDENCE ON LOT
A.	UNION SCHOOLHOUSE ROAD	UNION SCHOOLHOUSE EASEMENT	100	34	48.08	Y	1.02	N	U	
A.	UNION SCHOOLHOUSE ROAD	UNION SCHOOLHOUSE EASEMENT	100	36	6.94	Y	0.2	N	U	
B.	SADDLE HILL ROAD	SADDLE HILL EASEMENT	100	61.01	5.15	Y	0.63	N	U	
B.	SADDLE HILL ROAD	SADDLE HILL EASEMENT	100	61.02	5.878	Y	0.56	N	U	
B.	SADDLE HILL ROAD	SADDLE HILL EASEMENT	100	61.03	5.382	Y	0.59	N	U	
C.	PLEASANT VALLEY ROAD	PLEASANT VALLEY RD EASMT	103	6	5.95	Y	5.95	N	U	
D.	MENDHAM ROAD WEST	MENDHAM ROAD EASEMENT	104	9	8.96	Y	0.9	N	U	
E.	UNION SCHOOLHOUSE ROAD	SCHIFF NATURAL PRESERVE	104	26	15.9	N	15.9	N	U	
F.	ROXITICUS ROAD	ROXITICUS EASEMENT	107	48	50.03	Y	0.2	N	U	
F.	ROXITICUS ROAD	ROXITICUS EASEMENT	107	49	5	Y	0.2	N	U	
F.	ROXITICUS ROAD	ROXITICUS EASEMENT	107	50	12.52	Y	0.2	N	U	
F.	ROXITICUS ROAD	ROXITICUS EASEMENT	107	51	13.548	Y	0.4	N	U	
F.	ROXITICUS ROAD	ROXITICUS EASEMENT	107	52	13.52	Y	0.5	N	U	
G.	NORTH GATE ROAD	NORTH GATE EASEMENTS	109	52	5	Y	0.3	N	U	
G.	NORTH GATE ROAD	NORTH GATE EASEMENTS	109	53	10.1	Y	0.3	N	U	
G.	NORTH GATE ROAD	NORTH GATE EASEMENTS	109	54	5	Y	0.1	N	U	
H.	WOODLAND ROAD	CLYDE POTTS WATERSHED	118	9	545.92	N	545.92	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP

Total of all conservation easement Green Acres-encumbered acres on this page only: 576.10

Total of all conservation easement Green Acres-encumbered acres from all pages of this ROSI: 956.23

Note 1: For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the area held for recreation/conservation purposes.

Note 2: For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.

Note 3: Does any other entity have an undivided interest in this property? List co-owner in Notes column.

Note 4: F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)

RECREATION AND OPEN SPACE INVENTORY

Page 7 of 8

Local Unit: Mendham TownshipCounty: Morris

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named Mendham Township and is dated October 9, 2012. Please refer to page 1 of this document for more detailed instructions.

Lands Held in Conservation Restriction for Recreation and Conservation Purposes

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) Note 1	GA Encumbered Acres Note 2	Co-Owners? (Y / N) Note 3	Green Acres Funded? (F / U) Note 4	Notes
H.	WOODLAND ROAD	CLYDE POTTS WATERSHED	109	9.01	1	N	1	Y	U	EASEMENT CO-OWNED W/ RANDOLPH TWP
H.	WOODLAND ROAD	CLYDE POTTS WATERSHED	109	13	27.03	N	27.03	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP
H.	RANDOLPH TOWNSHIP	CLYDE POTTS WATERSHED	52	1	52.729	N	52.729	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP
H.	RANDOLPH TOWNSHIP	CLYDE POTTS WATERSHED	93	42	135.25	N	135.25	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP
H.	RANDOLPH TOWNSHIP	CLYDE POTTS WATERSHED	93	43	13.956	N	13.956	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP
H.	RANDOLPH TOWNSHIP	CLYDE POTTS WATERSHED	93	50	1.57	N	1.57	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP
H.	RANDOLPH TOWNSHIP	CLYDE POTTS WATERSHED	93	51	46.733	N	46.733	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP
H.	RANDOLPH TOWNSHIP	CLYDE POTTS WATERSHED	95	1	28.669	N	28.669	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP
H.	RANDOLPH TOWNSHIP	CLYDE POTTS WATERSHED	103	4	4.169	N	4.169	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP
H.	RANDOLPH TOWNSHIP	CLYDE POTTS WATERSHED	103	5	41.491	N	41.491	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP
H.	RANDOLPH TOWNSHIP	CLYDE POTTS WATERSHED	103	29	8.225	N	8.225	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP
H.	RANDOLPH TOWNSHIP	CLYDE POTTS WATERSHED	103	61	2.639	N	2.639	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP
H.	RANDOLPH TOWNSHIP	CLYDE POTTS WATERSHED	103	62	4.594	N	4.594	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP
H.	RANDOLPH TOWNSHIP	CLYDE POTTS WATERSHED	103	64	7.012	N	7.012	Y	F	EASEMENT CO-OWNED W/ RANDOLPH TWP
I.	PLEASANT VALLEY ROAD	PLEASANT VALLEY EASEMENT	103	9	16.2	Y	5.06	N	U	

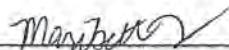
Total of all conservation easement Green Acres-encumbered acres on this page only: 380.13

see page 5 for description of Notes 1 through 4

CERTIFICATION:

I HEREBY CERTIFY that this Recreation and Open Space Inventory, comprising 8 total pages, is a complete and accurate listing of all lands held by the Local Government Unit, as of this 17th day of September, 2014, for recreation and conservation purposes at the time of receipt of Green Acres funding.

This ROSI is being submitted to Green Acres as part of project number: 1419-00-038
and entitled: Mendham Township Open Space Acquisition



Chief Executive Officer of Local Government Unit

Date: 10/7/14



Planning Board Chairperson (or equivalent)

Karen H. Grindner, Chairman, Planning Board

Date: 9/17/14

This Certification is to be signed only on this page, Page 7, of the Recreation and Open Space Inventory.

If required by local ordinance, number and date of governing body resolution authorizing Mayor to sign the ROSI:

2014-95

Resolution Number

5-27-2014

Date of Resolution

(Resolution attached)

APPENDIX B

Preserved and Public Land Parcel Tables

Summary of Preserved Lands in Mendham Township (acres)	
Mendham Township, ROSI (Fee)	1,111.92
Mendham Township, ROSI (Easement)	609.19
Preserved Farmland (not on ROSI)	217.11
Schiff Natural Lands Trust (not on ROSI)	493.74
Schiff: McVickers Brook Preserve	11.01
Morris Area Girl Scouts	102.82
New Jersey Conservation Foundation	2.20
Upper Raritan Watershed Association	5.91
Nonprofit Preserved	615.68
Morris County Park Commission	856.10
Morristown National Historic Park	12.80
Preserved Land (Total)	3,422.79
*Totals may not match sums to prevent double counting lots with multiple easements	

Appendix B: Preserved and Public Land Parcel Tables

Block	Lot	Class	Property Location	ROSI Name	Facility name	Acres (Tax Data)	ROSI Acres	ROSI Key	Noted ROSI Discrepancies
146	11	15C	TEMPE WICK RD	Dos Passos	GREEN ACRES	73.65	73.65	1	
127	19	15C	STONY HILL RD	Dismal Harmony	GREEN ACRES	13.79	13.789	2	
127	20	15C	WOODLAND RD	Dismal Harmony	PARK	77.5	77.5	2	
127	71	15C	WOODLAND RD	Dismal Harmony	PARK	48	48	2	
116	52	15C	MOUNTAINSIDE RD	India Brook	PARK	58	58.04	3	
139	30	15C	TINGLEY RD	Tingley Preserve	PATRIOTS PATH	3.6	3.9	4	
139	51	15C	GLENGARY DR	Tingley Preserve	PARK	0.14	0.14	4	
127	179	15C	EAST MAIN ST	Salisbury Preserve	PARK	6.66	6.56	5	
137	50	15C	KNOLLWOOD TRL	Patriots' Path	PARK	0.31	0.31	6	See note below for ROSI Key 18
131	23	15C	KNOLLWOOD TRL	Patriots' Path	PARK	5.67	5.67	7	
146	4	15C	TEMPE WICK RD	Tempe Wick Preserve	TOWNSHIP OF MENDHAM	51.19	52.1	8	
116	7.01	15C	14 CALAIS RD	Buttermilk Falls	PARK	172.9	172.903	9	
116	9.01	15C	COMBS HOLLOW RD	Buttermilk Falls	PARK LAND	49.41	49.408	9	
130	7.02	15C	COLD HILL RD	Cold Hill Preserve	PARK	47.48	46.4	10	
107	10	15C	338 MENDHAM RD WEST	Burnett Brook Preserve	CONSERVATION	31.9	31.9	11	
107	67	15C	MOUNT PAUL RD	Burnett Brook Preserve	CONSERVATION	24.3	24.3	11	ROSI includes Block 9, Lot 22 which is in Chester Township
116	6	15C	97 IRONIA RD	India Brook	DEDICATED OPEN SPACE	85	104.69	12	ROSI has 104.69 acres listed but the lot is 85 acres
100	17.02	15C	9 CARRIAGE HILL DR	Mosle Preserve*	VACANT LAND	111.68	111.678	13	
131	1.01	15C	1 COLD HILL RD	Historical Park at Pitney Farm	VACANT LAND	7.16	7	14	ROSI has this as Lot 1, it should be 1.01 as it has been subdivided
147	16	15C	TEMPE WICK RD	Leddel Preserve	VACANT LAND	48.7	48.7	15	
147	17	15C	TEMPE WICK RD	Leddel Preserve	VACANT LAND	11.2	11.2	15	
149	3	15C	LEDDELL RD	Leddel Preserve	VACANT LAND	10.5	10.5	15	
107	19	15C	MENDHAM RD WEST	Ralston Fields	PARK,BALL FIELD	15	15	16	
107	33	15C	322 MENDHAM RD WEST	Ralston Fields	PARK/FIREHOUSE	23.04	23.04	16	
107	35	15C	MENDHAM RD WEST	Ralston Fields	PARK	9.76	35	16	ROSI has it is 35 acres, but the lot is 9.76 acres
113	4	15C	OLD MILL RD	Meadowood Park	PARK	48.65	48.65	17	
137	47	15C	KNOLLWOOD TRL	Patriots' Path and Swimming Pond	PARK	6.4	6.4	6, 18	Listed twice on ROSI
137	49	15C	18 WEST MAIN ST	Patriots' Path and Swimming Pond	POND	4.38	4.38	6, 18	Listed twice on ROSI
127	73	15C	40 MOUNT PLEASANT RD	Mt. Pleasant Fields (partial lot)	MAINTENANCE BLDG.	15.99	13.99	19	
109	27	15C	IRONIA RD	Ironia Preserve	VACANT LAND	0.64	0.64	20	
109	35	15C	317 MENDHAM RD WEST	Ironia Preserve	PARK	2	2	20	
116	2	15C	IRONIA RD	Ironia Preserve	PARK	0.9	0.9	21	
112	48	15C	OAK KNOLL RD	Roxiticus Cemetery	BURIAL GROUND	0.08	0.079	21	
107	1	15C	336 MENDHAM RD WEST	Nesbit/Ralston Cider Mill	Nesbit/Ralston Cider Mill	3.5			Should be added to the ROSI
					Total acres (owned in fee), ROSI:	1,111.92			

*Mosle Preserve is jointly owned by Mendham Township, Schiff NLT, and NJ Water Supply Authority (NJWSA)

Appendix B: Preserved and Public Land Parcel Tables

Block	Lot	Class	Property Location	Owner Name	ROSI Name	Acres (Tax Data)	ROSI Acres	ROSI Key	Noted ROSI Discrepancies
100	33	2	17 UNION SCHOOLHOUSE RD	PRIVATE	Union Schoolhouse Easement	2.23	2.23	A	
100	34.03	2	2 RAINETREE RDG	PRIVATE	Union Schoolhouse Easement	12.03	1.02	A	Lot 34 has been subdivided, easement on Lots 34.03, 34.04
100	34.04	2	4 RAINETREE RDG	PRIVATE	Union Schoolhouse Easement	23.78			
100	36	2	7 UNION SCHOOLHOUSE RD	PRIVATE	Union Schoolhouse Easement	6.94	0.2	A	
100	61.01	2	3 WRIGHT LN	PRIVATE	Saddle Hill Easement	5.11	0.63	B	
100	61.02	2	5 WRIGHT LN	PRIVATE	Saddle Hill Easement	5.88	0.56	B	
100	61.03	2	74 ROXITICUS RD	PRIVATE	Saddle Hill Easement	5.38	0.59	B	
103	6	3B	314 PLEASANT VALLEY RD	PRIVATE, PRESERVED FARM	Pleasant Valley Road Easement	40.74	5.95	C	
104	9	2	22 ROXITICUS RD	PRIVATE	Mendham Road Easement	8.99	0.9	D	
104	26	15F	UNION SCHOOLHOUSE RD	SCHIFF NLT	Schiff Nature Preserve Easement	15.9	15.9	E	
107	48.01	2	1 PINE HOLLOW LN	PRIVATE	Roxiticus Easement	5.51	0.2	F	ROSI identifies this as Lot 48, but it is now 48.01
107	49	2	2 PINE HOLLOW LN	PRIVATE	Roxiticus Easement	5	0.2	F	
107	50	3A	67 ROXITICUS RD	PRIVATE	Roxiticus Easement	7.5	0.2	F	
107		3B				5.02			
107	51	3A	69 ROXITICUS RD	PRIVATE	Roxiticus Easement	4	0.4	F	
107		3B				9.55			
107	52	3A	71 ROXITICUS RD	PRIVATE	Roxiticus Easement	3.63	0.5	F	
107		3B				9.9			
109	52	2	7 NORTH GATE RD	PRIVATE	North Gate Easement	5	0.3	G	
109	53	3A	9 NORTH GATE RD	PRIVATE	North Gate Easement	2	0.3	G	
109		3B				8.74			
109	54	2	11 NORTH GATE RD	PRIVATE	North Gate Easement	5	0.1	G	
118	9	1	48 WOODLAND RD	SMCMUA	Clyde Potts Watershed Easement	541.92	545.92	H	ROSI incorrectly has this as B109, Lot 9.01
118		15C	WOODLAND RD			5	1	H	
119	13	1	60 CALAIS RD	SMCMUA*	Clyde Potts Watershed Easement	27.03	27.03	H	ROSI incorrectly has this as B109, should be B119
103	9	3B	306 PLEASANT VALLEY RD	PRIVATE, PRESERVED FARM	Pleasant Valley Easement	20.2	5.06	I	
103		3A				1			
					Total acres (owned in easement in Mendham Township), ROSI:	609.19			

*The ROSI for Mendham Township also includes the following block and lots in Randolph Township as part of the Clyde Potts Watershed Easement:

Block	Lot	Class	Property Location	Owner Name	ROSI Name	ROSI Acres	ROSI Key	
52	1		RANDOLPH TOWNSHIP	SMCMUA	Clyde Potts Watershed Easement	52.729	H	
93	42		RANDOLPH TOWNSHIP	SMCMUA	Clyde Potts Watershed Easement	135.25	H	
93	43		RANDOLPH TOWNSHIP	SMCMUA	Clyde Potts Watershed Easement	13.956	H	
93	50		RANDOLPH TOWNSHIP	SMCMUA	Clyde Potts Watershed Easement	1.57	H	
93	51		RANDOLPH TOWNSHIP	SMCMUA	Clyde Potts Watershed Easement	46.733	H	
95	1		RANDOLPH TOWNSHIP	SMCMUA	Clyde Potts Watershed Easement	28.669	H	
103	4		RANDOLPH TOWNSHIP	SMCMUA	Clyde Potts Watershed Easement	4.169	H	
103	5		RANDOLPH TOWNSHIP	SMCMUA	Clyde Potts Watershed Easement	41.491	H	
103	29		RANDOLPH TOWNSHIP	SMCMUA	Clyde Potts Watershed Easement	8.225	H	
103	61		RANDOLPH TOWNSHIP	SMCMUA	Clyde Potts Watershed Easement	2.639	H	
103	62		RANDOLPH TOWNSHIP	SMCMUA	Clyde Potts Watershed Easement	4.594	H	
103	64		RANDOLPH TOWNSHIP	SMCMUA	Clyde Potts Watershed Easement	7.012	H	
					Total acres (owned in easement in Randolph Township), ROSI:	347.037		

Appendix B: Preserved and Public Land Parcel Tables

Block	Lot	Class	Property Location	Owner	Acres (Tax Data)	ACRES PRESERVED IN TOWNSHIP	ROSI Acres	ROSI Key	ROSI Name	
100	15	3B	ROXITICUS RD	PRIVATE	14.3	14.62				
8	7	3A	20 MENDHAM RD, CHESTER TOWNSHIP		1.7					
		3B			48.00					
103	5	3B	316 PLEASANT VALLEY RD	PRIVATE	21.86	20.00				
103	6	3B	314 PLEASANT VALLEY RD	PRIVATE	40.74	39.02	5.95	C	Pleasant Valley Road Easement	
	6.01	1	OFF PLEASANT VALLEY RD		1.28					
103	7	3A	304 PLEASANT VALLEY RD	PRIVATE	2	22.40				
		3B			17.37					
	8	3B			5.09					
103	9	3B	306 PLEASANT VALLEY RD	PRIVATE	20.2	18.86	5.06	I	Pleasant Valley Easement	
		3A			1					
2601	5	3B	PLEASANT VALLEY RD, MENDHAM BORO.	PRIVATE	7.54					
	6	3B			4.3					
105	1	3B	ROXITICUS RD	PRIVATE	22.91	20.81				
7	14	3B	222 E FOX CHASE RD, CHESTER TOWNSHIP		41.2167					
107	44	3A	2 MOUNT PAUL RD	PRIVATE	1	54.92				
		3B			59.57					
	45	3B	51 ROXITICUS RD		1.93					
109	23	3B	32 IRONIA RD	PRIVATE	36.99	37.48				
		3A			0.5					
					Preserved Farmland	228.12	11.01	(acres held by Township on ROSI)		

Appendix B: Preserved and Public Land Parcel Tables

Block	Lot	Class	Property Location	Owner	Facility name	Acres (Tax Data)	
100	29.01	15F	131 MOSLE RD	SCHIFF NATURAL LANDS TRUST INC	SCHIFF NATURAL LANDS TRUST	41.68	
100	35	15F	ROXITICUS RD	SCHIFF NATURAL LANDS TRUST INC	SCHIFF NATURAL LANDS TRUST	0.10	
102	1	15F	MOSLE RD	SCHIFF NATURAL LANDS TRUST INC	SCHIFF NATURAL LANDS TRUST	7.22	
103	4.01	15F	PLEASANT VALLEY RD	SCHIFF NATURAL LANDS TRUST INC	SCHIFF NATURAL LANDS TRUST	17.75	
104	22.01	15F	MENDHAM RD WEST	SCHIFF NATURAL LANDS TRUST INC	SCHIFF NATURAL LANDS TRUST	15.23	
104	23	15F	PLEASANT VALLEY RD	SCHIFF NATURAL LANDS TRUST INC	SCHIFF NATURAL LANDS TRUST	282.25	
104	26*	15F	UNION SCHOOLHOUSE RD	SCHIFF NATURAL LANDS TRUST INC	SCHIFF NATURAL LANDS TRUST	15.90	
104	27.03	15F	40 ROXITICUS RD	SCHIFF NATURAL LANDS TRUST INC	SCHIFF NATURAL LANDS TRUST	79.25	
104	27.04	15F	10 UNION SCHOOLHOUSE RD	SCHIFF NATURAL LANDS TRUST INC	SCHIFF NATURAL LANDS TRUST	1.06	
107	70	15F	MENDHAM RD WEST	SCHIFF NATURAL LANDS TRUST INC	SCHIFF NATURAL LANDS TRUST	2.90	
100	37	3A/3B	64 ROXITICUS RD	PRIVATE (NJCF EASEMENT)	SCHIFF NATURAL LANDS TRUST	5.50	
107	46	3A/3B	53 ROXITICUS RD	PRIVATE (NJCF AND MCPC EASEMENT)	SCHIFF NATURAL LANDS TRUST	40.80	
					SCHIFF NATURAL LANDS TRUST	509.64	
104	24	15C	THOMAS RD	MENDHAM BORO/SCHIFF NATURAL LANDS TRUST	SCHIFF: MCVICKERS BROOK PRESERVE	2.46	
104	25	15C	THOMAS RD	MENDHAM BORO/SCHIFF NATURAL LANDS TRUST	SCHIFF: MORTIMER L. SCHIFF BOY SCOUT RESERVATION	8.55	
					MCVICKERS BROOK PRESERVE	11.01	
148	4	15F	LEDELL RD	MORRIS AREA GIRL SCOUTS	CAMP JOCKEY HOLLOW	0.50	
149	6	15F	TEMPE WICK RD	MORRIS AREA GIRL SCOUTS	CAMP JOCKEY HOLLOW	91.00	
149	7	15F	TEMPE WICK RD	MORRIS AREA GIRL SCOUTS	CAMP JOCKEY HOLLOW	11.32	
					MORRIS AREA GIRL SCOUTS	102.82	
127	178	15F	EAST MAIN ST	NEW JERSEY CONSERVATION FOUNDATION		DISMAL HARMONY	2.20
107	48.02	15F	3 PINE HOLLOW LN	UPPER RARITAN WATERSHED ASSOCIATION		ROXITICUS PRESERVE	5.91
						NONPROFIT PRESERVED LAND	631.58

*Block 104, Lot 26 is included on Mendham Township's ROSI as Map Key E, Schiff Nature Preserve Easement (15.9 acres)

Block	Lot	Class	Property Location	Owner	Facility name	Acres (Tax Data)
107	64	15C	ROXITICUS RD	MORRIS COUNTY PARK COMMISSION	MOUNT PAUL MEMORIAL PARK	5.00
116	8.05	15C	CALAIS RD	MORRIS COUNTY PARK COMMISSION	PATRIOTS' PATH	5.00
139	21	15C	EAST MAIN ST	MORRIS COUNTY PARK COMMISSION	PATRIOTS' PATH	1.90
127	171	15C	TINGLEY RD	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	216.96
139	15	15C	EAST MAIN ST	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	3.38
139	20	15C	TINGLEY RD	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	1.37
139	41	15C	TINGLEY RD	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	0.39
139	42	15C	MENDHAM RD EAST	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	16.60
139	50	15C	GLENGARY DR	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	5.42
139	52	15C	GLENGARY DR	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	0.45
141	34	15C	41 WASHINGTON VALLEY RD	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	3.60
141	35	15C	45 WASHINGTON VALLEY RD	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	2.37
141	37	15C	39 WASHINGTON VALLEY RD	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	20.00
141	38	15C	MENDHAM RD EAST	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	10.70
141	39	15C	MENDHAM RD EAST	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	75.68
141	40	15C	MENDHAM RD EAST	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	19.16
141	41	15C	MENDHAM RD EAST	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	20.31
142	29	15C	MENDHAM RD EAST	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	126.00
142	63	15C	TEMPE WICK RD	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	277.10
142	66	15C	COREY LN	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	3.48
142	68	15C	COREY LN	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	10.88
142	70	15C	COREY LN	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	12.61
147	22	15C	13 LEDDELL RD	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	7.74
147	23	15C	1 COBBLEFIELD DR	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	5.00
147	24	15C	3 COBBLEFIELD DR	MORRIS COUNTY PARK COMMISSION	LEWIS MORRIS COUNTY PARK	5.00
					MORRIS COUNTY PARK COMMISSION	856.10
Block	Lot	Class	Property Location	Owner	Facility name	Acres (Tax Data)
149	8	15C	OFF LEDDELL RD	UNITED STATES OF AMERICA	MORRISTOWN NATIONAL HISTORIC PARK	12.80
					MORRISTOWN NATIONAL HISTORIC PARK	12.80

Block	Lot	Class	Property Location	Owner	Facility	Acres (Tax Data)
139	1	15F	1 EAST MAIN ST	BROOKSIDE COMMUNITY CLUB	BROOKSIDE COMMUNITY CLUB	4.10
139	3	15F	1 EAST MAIN ST	BROOKSIDE COMMUNITY CLUB	PLAYING FIELDS	13.70
139	9	15F	EAST MAIN ST	BROOKSIDE COMMUNITY CLUB	CLUB HOUSE	22.80
					BROOKSIDE COMMUNITY CLUB	40.60
127	152	15A	16 WASHINGTON VALLEY RD	MENDHAM TWP BOARD OF EDUCATION	MIDDLE SCHOOL	21.95
137	48	15A	16 WEST MAIN ST	MENDHAM TWP BOARD OF EDUCATION	ELEMENTARY SCHOOL	14.57
					BOARD OF EDUCATION	36.52
108	1	15C	313 MENDHAM RD WEST	RALSTON HISTORICAL SOCIETY	RALSTON HISTORIC SOCIETY	0.10
142	56	4A	12 COREY LN	MENDHAM GOLF & TENNIS CLUB	MENDHAM GOLF & TENNIS CLUB	39.08
144	24	4A	GOLF LN	MENDHAM GOLF & TENNIS CLUB	MENDHAM GOLF & TENNIS CLUB	125.03
127	69	4C	WOODLAND RD	WOODLAND LAKE INC	WOODLAND LAKE	28.60
					PRIVATE RECREATION	192.71

APPENDIX C

Public Participation

1. Open Space Trust Committee Flyer and Cover Letter (mailed to residents)



PRESERVING OUR LAND

If you are the owner of a larger parcel of land with important environmental attributes, the Mendham Township Open Space Trust Committee may be interested in purchasing your property for fair market value. Our program can reduce or omit costs associated with a sale and has additional tax benefits.



Does your land meet any of these criteria?

- It is subdividable
- Adjacent to or near existing open spaces or parkland
- Used for farming of any kind
- Contains streams, wetlands, steep slopes, or scenic views
- Has historic features, remnants, or ruins

If so, please consider preserving your land as open space!

There are many alternatives for property owners who wish to protect their land. Whether you want to continue to live on it, farm it, sell it, or bequeath it, we can help.

For more information contact the Mendham Township Administrator at 973-543-4555 ext. 215 or OSC@mendhamtownship.org



“One touch of nature makes the whole world kin.”

-William Shakespeare



TOWNSHIP OF MENDHAM
2 WEST MAIN STREET P.O. BOX 520
BROOKSIDE, NEW JERSEY 07926

Dear Neighbor,

One of the finest qualities of Mendham Township is our treasured open space. Over the past few decades, the township – along with public and non-profit funding partners -- has purchased over 800 acres to create the beautiful nature preserves we are fortunate enough to have throughout Mendham Township.

We owe gratitude to past administrations, the volunteers of the Open Space Trust Committee (OSTC), and Mendham Township residents for having the vision to establish this initiative.

These acquisitions were made possible through the township's Open Space Tax, approved by voters in a referendum in 1993. Residents passed a second referendum to extend the tax in 1998; and in 2003, voters removed the "sunset" provision. Currently, the Open Space Tax is at \$0.01 per \$100 of assessed value.

We're excited to inform you that, this year, the Mendham Township Committee reconstituted the OSTC. The OSTC is partnering with the Mendham Township Committee to evaluate the potential expansion and stewardship of our nature preserves again. Please take a few minutes to read the flyer included in this mailing (in addition to your tax bill) and visit the OSTC website. You'll learn more about how you can contribute to the future of our wonderful community and maintain the legacy we cherish.

The members of the Mendham Township Committee and the OSTC are very excited for this new opportunity and look forward to continuing to work to preserve and protect Mendham Township's valued open spaces.

Very truly yours,

Township Committee

Sarah Neibart, Mayor
Lauren Spirig, Deputy Mayor
Amalia Duarte, Committee Member
Nick Monaghan, Committee Member & OSTC Member
Tracey Moreen, Committee Member & OSTC Member

Open Space Trust Committee

Mark Trokan, Chair
Richard Smith, Vice Chair
Addison O'Donnell, Secretary
Marta Longo
John Mallon
Diana Orban Brown
Daniela Reed
Anthony Reitano
Anthony Robinson
Gil Rohde
Mary Shay-Millea
Susanna Short
James Zemaitis

2. April 14, 2025, Township Committee: Announcement, Agenda, Presentation, Minutes

**TOWNSHIP OF MENDHAM
COUNTY OF MORRIS
STATE OF NEW JERSEY**

PUBLIC NOTICE

PURPOSE: The Township of Mendham is seeking funding through the Morris County Open Space Preservation Trust Fund for the acquisition of 3 Tingley Road (Block 141; Lot 43) Mendham Township, NJ 07926

PROJECT SCOPE: The Township of Mendham proposes the submittal of an application to the Morris County Open Space Preservation Trust for grant funding to be utilized in support of the acquisition of the 3 Tingley Road property. A map showing the 11.72 property to be acquired, along with a project summary can be found on the Mendham Township web page linked to the agenda for the April 14, 2025, meeting at: www.mendhamtownship.org.

PUBLIC HEARING INFORMATION: The public is encouraged to attend a public hearing to learn more about the application to the Morris County Open Space Preservation Trust and to ask questions or provide comments on the grant project on Monday, April 14, 2025, at 7:30PM. The meeting will be held both in-person and virtually. The meeting will be conducted in-person at Town Hall, 2 West Main Street, 2nd Floor Meeting Room, Brookside, New Jersey 07926. The meeting will be conducted in audio and video capacity and the public shall have the opportunity to participate in the meeting in both audio and video capacity pursuant to N.J.A.C. 5:39-1.4(c). For instructions on how to attend virtually, please visit the Mendham Township website www.mendhamtownship.org. Written comments on the proposed application may be directed to Jason Gabloff, Township Administrator, jgabloff@mendhamtownship.org, 2 West Main Street, Post Office Box 520, Brookside, NJ 07926.

Karen Bellamy
Township Clerk
Published 3/27/2025 in Observer Tribune

**TOWNSHIP OF MENDHAM
TOWNSHIP COMMITTEE
REGULAR MEETING**

DATE: Monday, April 14, 2025
TIME: **6:30 PM- EXECUTIVE MEETING**
7:30 PM- REGULAR MEETING
LOCATION: **MENDHAM TOWNSHIP TOWN HALL**
Meeting Room
2 West Main Street, Brookside; and

REMOTE VIA ZOOM

Access link and call-in numbers can be found on the last page of the agenda.

ROLL CALL

Ms. Duarte
Mr. Monaghan
Ms. Moreen
Ms. Spirig
Mayor Neibart

SALUTE TO THE FLAG

STATEMENT OF ADEQUATE NOTICE

Adequate Notice of this meeting of the Township Committee of the Township of Mendham was given as required by the Open Public Meetings Act as follows: Notice was given to the Observer Tribune and Daily Record on January 9, 2025. Notice was posted on the bulletin board in the Township offices and notice was filed with the Township Clerk.

RESOLUTION TO CONVENE INTO EXECUTIVE SESSION

**2025-074 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM
PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE
PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12**

EXECUTIVE SESSION

Will not be a public session. Executive session only

SALUTE TO THE FLAG

PROCLAMATION

April as Autism Acceptance Month
Celebrating the 250th Anniversary of Paul Revere's Ride

PRESERVATION(s)

Public Hearing- OSRP (Open Space Recreation Plan)
2025 Sewer East & West Utility Budgets
2025 Mendham Township Municipal Budget
2025 Solid Waste & Recycling Utility Budget

RECOGNIZING NEW MEMBER(s)

Leonard D'Armiento will be joining Brookside Engine Company #1 as a Senior Member
Peter Staples will be re-joining Brookside Engine Company #1 as a Senior Member

ANNOUNCEMENTS

OPEN TO THE PUBLIC

Mayor Neibart will recognize individuals wishing to make a comment. Once recognized, please clearly state your name and address for the record (the speaker does not need to provide their address if they have been verified by the office of information privacy as a covered person in the township under Daniel's Law)

All comments should be directed to Mayor Neibart.

Zoom Attendees: If you wish to make a comment, please click 'Raise hand' in the webinar controls. If you join the webinar by phone, dial *9 to raise your hand.

ORDINANCE FOR SECOND READING/PUBLIC HEARING

01-2025 CALENDAR YEAR 2025, ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4 45.14
INTRODUCED MARCH 24, 2025

PUBLIC HEARING ON 3 TINGLEY ROAD

APPROVAL OF MEETING MINUTES

- March 24, 2025- Regular Meeting Minutes
- March 24, 2025- Executive Meeting Minutes

REGULAR AGENDA RESOLUTIONS

2025-075 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM AUTHORIZING THE PAYMENT OF BILLS

2025-076 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM AUTHORIZING THE REFUND OF STATE TAX APPEALS

2025-077 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM INTRODUCING THE 2025 MUNICIPAL BUDGET AND ESTABLISH PUBLIC HEARING DATE

2025-078 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM APPOINTING MARK GUARINO, LABORER, DEPARTMENT OF PUBLIC WORKS

DISCUSSION

Sewer Sale Update

Tender Update

HAEC GEA Program- Price Adjustment Addendum

Cold Hill Road Crosswalk

OPEN TO THE PUBLIC

Mayor Neibart will recognize individuals wishing to make a comment. Once recognized, please clearly state your name and address for the record (the speaker does not need to provide their address if they have been verified by the office of information privacy as a covered person in the township under Daniel's Law)

All comments should be directed to Mayor Neibart.

Zoom Attendees: If you wish to make a comment, please click 'Raise hand' in the webinar controls. If you join the webinar by phone, dial *9 to raise your hand.

LIAISON REPORTS

UPDATES ON ONGOING ISSUES

We know that residents are often interested in hearing about ongoing projects that may not appear on each meeting's agenda. We have implemented this section in order to provide written updates about issues that are not slated to be addressed at the meeting, but in which we know there is great interest.

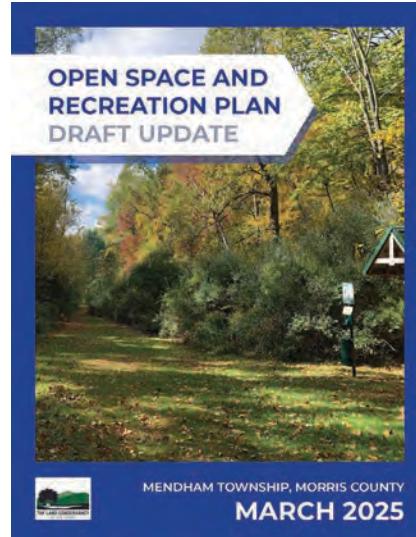
Main Street Working Group - Although the Township Committee is not taking any official action on this matter, the committee did establish a working group to assist residents of East and West Main Street with solutions to issues arising from duplicate addresses.

ADJOURN

**Mendham Township
2025
OPEN SPACE AND
RECREATION PLAN
UPDATE**

Public Meetings
Township Committee - April 14
Planning Board - May 21

Cover: Buttermilk Falls



2025 OPEN SPACE GOALS

**PROTECT SENSITIVE
WATER
RESOURCES**

**PRESERVE
CRITICAL HABITAT**

**LINK OPEN SPACES
CREATING A
CONNECTED SYSTEM OF
PARKS AND TRAILS**

**MAINTAIN THE
RURAL CHARACTER
OF THE TOWNSHIP**

**PROVIDE
EXEMPLARY
RECREATIONAL
FACILITIES**

WHY UPDATE THE OPEN SPACE PLAN?



Mendham's current Open Space Plan is out of date.



Updated Open Space Plans help identify locally important lands for conservation and help meet recreation needs.



Updating an Open Space Plan qualifies Mendham for Green Acres Planning Incentive Grant funding: <https://dep.nj.gov/greenacres/local-government-and-nonprofit-assistance/>



Updating an Open Space Plan yields 10 points towards Sustainable Jersey Certification (Mendham is a participant but has not renewed its 2013 certification)



HISTORY OF THE OPEN SPACE PROGRAM

1923

The Brookside Community Club was founded to provide open space and recreation facilities for local residents.

1993

Mendham Township established its Open Space Trust Fund.

2006

Mendham and its partners preserved Mosle Preserve (120 acres).

2011

The Lare Farm was preserved, the largest to be protected in the Township (62 acres).

2024

Mendham Township began updating its Open Space and Recreation Plan.

1970

Mendham received its first Green Acres grant for Dismal Harmony Natural Area (78 acres).

2001

Mendham and its partners preserved the Clyde Potts Reservoir (900 acres).

2008

Mendham purchased the Pitney Farm.

2019

Mendham received a County Trail Construction grant to install the path at Pitney Farm Historic Park.

OPEN SPACE FUNDING

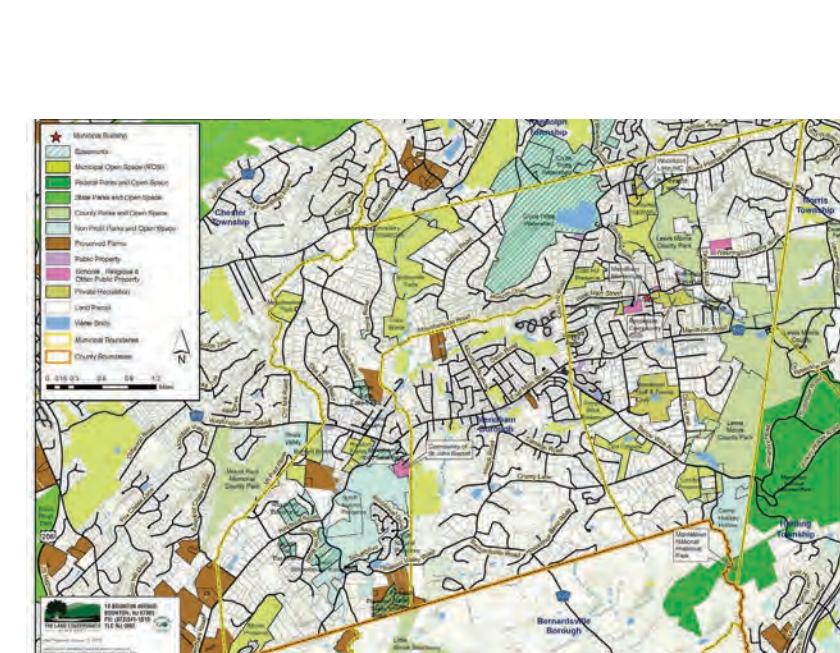
Mendham has funded most preservation projects through grants, receiving \$4.43 in grant funds for every \$1 raised through its Open Space tax levy.

NEW JERSEY (\$10,336,106)	MORRIS COUNTY (\$34,805,212)	MENDHAM TOWNSHIP (\$10,410,433)
---------------------------	------------------------------	---------------------------------

Open Space Grants - \$6,105,123
Farmland Grants - \$4,230,983

Open Space Grants - \$25,067,817
Farmland Grants - \$5,301,295
Historic Preservation Grants - \$2,116,007
MUA Grants - \$1,882,840
Trail Construction Grants - \$264,753
MCPC Grants - \$172,500

Open Space Trust Fund revenue, 1993-2023: \$10,195,296
Open Space Trust Fund revenue, 2024 (estimated): \$215,137



OPEN SPACE INVENTORY

There are 3,422 acres of preserved land covering 31% of the Township:

Mendham, ROSI (fee) - 1,112 acres

Mendham, ROSI (easement) 609 acres

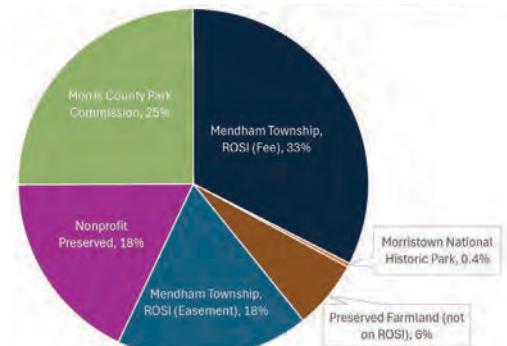
**Total, Mendham Township:
1,721 acres (16% of the Township)**

Farmland, preserved - 228 acres*

Morris County - 856 acres

Non-Profits - 632 acres

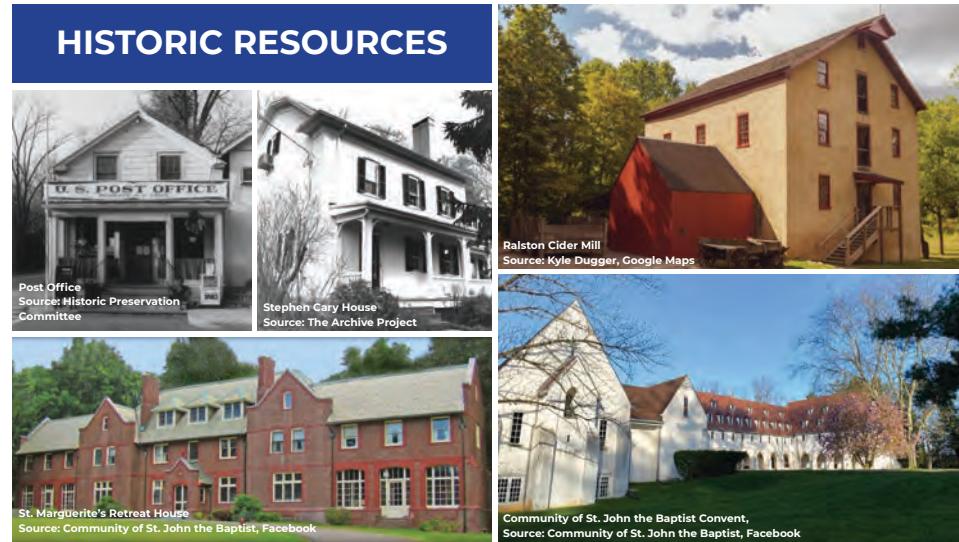
Federal Government - 13 acres



* 306 and 314 Pleasant Valley Rd. are preserved farms that are also protected by conservation easements on the ROSI (total = 11 acres)

RECREATION RESOURCES





WHY OPEN SPACE?



OPEN SPACE TRUST COMMITTEE PRESERVATION SCORING SYSTEM

CATEGORY: ENVIRONMENTAL (45 PTS)		CATEGORY: RECREATION (5 PTS)		CATEGORY: OTHER (45 PTS)	
Subcategory	Points	Subcategory	Points	Subcategory	Points
Wetlands	5	Potential for recreation activities	5	Property Size	5
Streams	10			Supports master plan	10
Recharge	5			Development pressure	5
Steep Slopes	5			Scenic value	5
Woodland	10			Contiguous to preserved land	10
Fields	10			Accessibility	10

CATEGORY: HISTORIC PRESERVATION (5 PTS)

Subcategory	Points
Historic preservation value	5

RECOMMENDATIONS

-  **Expand and Connect Existing Parkland**
-  **Support Nonprofit Preservation Efforts**
-  **Identify Mendham's Recreation Needs**
-  **Implement Park Improvements**



Expand and Connect Existing Parkland

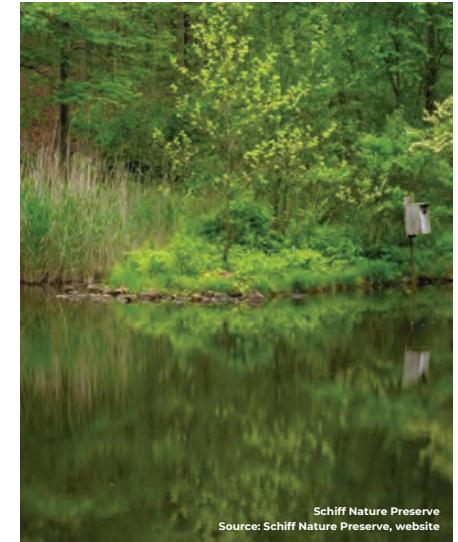
Using NJ Conservation Blueprint and Open Space Trust Fund Committee's scoring system, Mendham has identified several priority areas for acquisition, especially those that connect existing preserved land.



Support Nonprofit Preservation Efforts

Mendham has often partnered with nonprofits like the Raritan Headwaters Association, Schiff Natural Lands Trust, and The Land Conservancy of New Jersey to protect its open spaces.

The Township should continue to foster these valuable partnerships and look for opportunities to develop new ones.



Address Mendham's Recreation Needs

Potential improvements to Township recreation facilities include:



Adding additional facilities in Meadowwood Park.



Improving the utilization of Mt. Pleasant Fields by adding additional facilities.



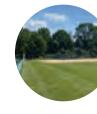
Adding seating/running track to Ralston Field and connect it to Wysong Park.



Enhancing passive recreation at India Brook Park.



Updating the playground at Brookside Beach.



Replacing backstops at Mendham's rec fields.

Issuing a new Open Space Trust Fund referendum may expand its use to fund recreation improvements.

SCHEDULE:

KICKOFF MEETING

With the Open Space Committee Chair

August 2024

DRAFT PREPARATION

TLCNJ prepared drafts for review

September 2024 - January 2025

FINAL PLAN

TLCNJ will provide the final Plan Update

SITE VISIT

Site visit with representatives from the Open Space Committee, the Recreation Department, and staff members

September 2024

PUBLIC MEETINGS

To present and review the Plan Update with the Township Committee and the Planning Board

April - May 2025

PLAN ADOPTION

Adopt the Plan Update as an Element of the Master Plan and submit it to Green Acres

**TOWNSHIP OF MENDHAM
TOWNSHIP COMMITTEE
REGULAR MEETING**

DATE: Monday, April 14, 2025
TIME: **6:30 PM- EXECUTIVE MEETING**
7:30 PM- REGULAR MEETING
LOCATION: **MENDHAM TOWNSHIP TOWN HALL**
Meeting Room
2 West Main Street, Brookside; and
And via the Zoom communications platform (referenced herein as "Zoom")

ROLL CALL

Ms. Duarte	Present
Mr. Monaghan	Present
Ms. Moreen	Present
Ms. Spirig	Present
Mayor Neibart	Present

Also, present:

Jason Gabloff, Township Administrator
Karen Bellamy, Township Clerk
Mr. John Mills, Esq.

SALUTE TO THE FLAG - LED BY MAYOR NEIBART

STATEMENT OF ADEQUATE NOTICE- READ BY MAYOR NEIBART

Adequate Notice of this meeting of the Township Committee of the Township of Mendham was given as required by the Open Public Meetings Act as follows: Notice was given to the Observer Tribune and Daily Record on January 9, 2025. Notice was posted on the bulletin board in the Township offices and notice was filed with the Township Clerk.

RESOLUTION TO CONVENE INTO EXECUTIVE SESSION

**2025-074 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM
PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE
PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12**

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL VOTE		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Mr. Monaghan		X	X		
Ms. Moreen			X		
Ms. Spirig			X		
Mayor Neibart			X		

EXECUTIVE SESSION

Will not be a public session. Executive session only

A motion to enter executive session was made by Ms. Duarte; seconded by Mr. Monaghan. A voice vote was taken with all members voting in favor, no one opposed.

The Mayor and Township Committee convened into Executive Session at 6:30 PM.

#

Mr. Monaghan made a motion to reconvene into Open Session at 7:30 PM, seconded by Ms. Duarte. All members present voting in favor, no one opposed

SALUTE TO THE FLAG- LED BY MAYOR NEIBART

PROCLAMATION(S)

Mayor Neibart read the proclamation aloud on behalf of the Township Committee proclaiming April as Autism Acceptance Month and encourages residents to become more educated about Autism and help create a better and more inclusive community for individuals with Autism and their families.

Mr. Monaghan read aloud the proclamation on behalf of the Township Committee Celebrating the 250th Anniversary of Paul Revere's Ride and called on all citizens to join this initiative by displaying two lights for two hours on April 18, 2025, from their homes to honor those who fought for our independence.

PRESENTATION(S)

Public Hearing- OSRP (Open Space Recreation Plan)

Barbara Heskins Davis, Vice President of the Land Conservancy of New Jersey who was accompanied by Mark Trokan, Chairman of the Open Space Trust Committee presented to the Township Committee and public the draft OSRP. The purpose of the update is to qualify for State funding for land acquisition.

The OSRP is currently out of date as it was originally done in 2002. The OSRP helps identify important lands for conservation and what the local priorities are. The plan requires two public meetings. Tonight, is one of the public meetings and the next public meeting will be May 21, 2025 with the Planning Board. The Planning Board needs to adopt the plan as part of the Master Plan to qualify for funding.

The goals are to provide exemplary recreational facilities, preserve water resources, wildlife and maintain the rural character of Mendham Township.

The presentation is available to view on the Mendham Township website and will be appended to the official minutes.

Public Hearing on the OSRP

A motion to open to the public was made by Ms. Duarte and seconded by Mr. Monaghan with all members present voting in favor of opening to the public, no one opposed.

Richard Brusco, 5 Tingley Road, Mendham, NJ commented is in favor of 3 Tingley Road being acquired and becoming parkland but is concerned about the pond on the property. The pipe that feeds the pond is blocked and creating flooding on Mr. Brusco's property and needs to be considered and evaluated before acquiring the property.

Eugene Morsch, 6 Tingley Road, Mendham, NJ commented that he is the President of Crane Lake and is speaking on behalf of the Crane Lake association that the pipe needs repair as it feeds the two ponds. This is an environmentally sensitive area. Mayor Neibart shared that there is an open to the public session regarding 3 Tingley and further commented that the Township of Mendham is the entity looking to acquire the property. Mayor Neibart commented that the issue will be investigated.

Seeing and hearing no one wishing to be heard, Mayor Neibart asked for a motion to close public comments.

Motion to close public comment period was made Ms. Duarte and seconded by Mr. Monaghan with all members present voting in favor, no one opposed.

2025 Sewer East & West Utility Budgets

Mr. Gabloff provided information on the Sewer East & West budgets. Members of the Finance Committee will also present in person and via Zoom. Currently Mendham Township is in the process of selling the two sewer plants through the WIPA program. The Sewer West plant serves the Brookrace neighborhood and surrounding neighbors' properties which is around 100 homes. The Sewer East plant serves all of Drakewick and homes near Pitney Park which is also around 100 homes. In 2017 the Sewer East plant needed a total rebuild which led to an increase in the utility bill to those users. The Sewer East plant is running at a deficit and due to the potential sale, the rates aren't being increased at this time. If the sewer sale does not go through, rate increases will have to be implemented.

2025 Mendham Township Municipal Budget

Mr. Gabloff presented the 2025 Municipal Budget to the Township Committee and the public. The budget themes were accountability, resiliency, sustainability, transparency, and responsibility to build a balanced budget. The adoption of the 2025 budget is scheduled for May 12, 2025. Mendham Township has maintained a triple A rating. The Capital Budget is for buildings, grounds, roads, and equipment. The budget documents are available on the Township website and will be appended to the official minutes.

2025 Solid Waste & Recycling Utility Budget

The Solid Waste Utility will be new for 2025 and will be implemented in October 2025. Solid waste was removed from the operating budget and moved to a utility to bill residents.

Ms. Duarte thanked Mr. Gabloff, Finance Committee members and her fellow Township Committee for their time and effort on creating a balanced 2025 budget.

Ms. Moreen thanked everyone for their time and effort during the budget process.

Ms. Spirig thanked everyone for their time and effort and knows there are tough decisions during the budget process.

Mr. Monaghan thanked everyone for a robust budget and their time working on the process. The Township of Mendham continued to maintain a Triple A rating while accomplishing much needed work in Mendham Township.

Mayor Neibart commented that this is the 6th straight year to not raise municipal taxes. The Capital budget is the most robust than before due to tough decisions and what was necessary and maintaining a consistent debt paydown schedule. Mayor Neibart thanked everyone for their time and effort during the budget process.

RECOGNIZING NEW MEMBER(s)

Mayor Neibart recognized Leonard D'Armiento joining Brookside Engine Company #1 as a Senior Member and Peter Staples re-joining Brookside Engine Company #1 as a Senior Member.

ANNOUNCEMENTS

Mayor Neibart had the following announcements:

1. Blood drive will be May 6, 2025, at the Brookside Community Club from 12pm to 5pm.
2. Patriots Race will be on June 21, 2025.
3. The fireworks celebration will be July 1, 2025, at Mosle Field.

Mr. Monaghan had the following announcements:

1. Spring brush pick up will begin April 21, 2025, and will last about 2 weeks.
2. May 31, 2025, is "Brookstock" at the Brookside Community Club
3. Encouraged residents to get skin cancer screening and to wear sunscreen.

Ms. Spirig had the following announcements:

1. The school board will be having budget presentations. A presentation will be provided at the next Township Committee meeting on April 28, 2025, as well as April 24, 2025, in person at 9am and 6pm at the Elementary School and a virtual presentation April 25, 2025, at 9:00 am.
2. Library open house on May 9, 2025, from 4pm to 8pm.

Ms. Duarte had the following announcements:

1. Easter egg hunt at the Brookside Community Club will be April 19, 2025, at 10:30am.
2. April 27, 2025, is the "Stomp Out the Stigma Walk" event. Register/sign up on Community Pass.
3. Tree planting at the Tempe Wick Preserve. 200 trees were planted through volunteers from JCP&L, Boy Scout Troop 1, residents, members of the Environmental Commission and Tri County Tree company. More trees will be planted on April 19, 2025.

OPEN TO THE PUBLIC

Mayor Neibart opened for public comments.

Kim Schoenholtz, 8 Hunters Glen, Mendham, NJ thanked the Township Committee for allowing him to serve on the Finance Committee for the past two years. Budget discipline played a key role in sustaining the budget and paying down the Township debt.

Jim Medenback, 27 Ballantine Road, Mendham, NJ provided handouts to the Township Committee showing the need for a crosswalk to be installed by the Ballantine Road entrance across Cold Hill Road for a safer pathway.

Rich Avdoyan, 9 Cooper Road, Mendham, NJ commented that his family moved into the area in 2020 and has seen more families move in with school aged children with a bus stop between Cooper and Ballantine.

Diana Orban Brown, Ironia Road, Mendham, NJ commented that installing a crosswalk by Pitney Park would be beneficial and makes sense. The crosswalk by Shelton was proposed because of Holly Manor and Mendham Commons.

Anthony Spinnickie, 4 Cooper Road, Mendham, NJ commented that his family has been in the area since 2015 and has since growth with families and young children in that development and feels the crosswalk would be beneficial and make it safer to cross over Cold Hill Road.

Seeing and hearing no one wishing to be heard, Mayor Neibart asked for a motion to close public comments.

Motion to close public comment period was made Ms. Duarte and seconded by Mr. Monaghan with all members present voting in favor, no one opposed.

ORDINANCE FOR SECOND READING/PUBLIC HEARING

**01-2025 CALENDAR YEAR 2025, ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4 45.14)**

INTRODUCED MARCH 24, 2025

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL VOTE		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Mr. Monaghan		X	X		
Ms. Moreen			X		
Ms. Spirig			X		
Mayor Neibart			X		

Public hearing on Ordinance 01-2025

A motion to open for public comment was made by Ms. Duarte and seconded by Mr. Monaghan.

Seeing and hearing no one wishing to be heard, Mayor Neibart asked for a motion to close public comments.

Motion to close public comment period was made Ms. Duarte and seconded by Mr. Monaghan with all members present voting in favor, no one opposed.

PUBLIC HEARING ON 3 TINGLEY ROAD

Mayor Neibart opened for public comments.

Mayor Neibart questioned the issues pertaining to the pond. Mr. Gabloff commented that he will have DPW Superintendent Dave Read and Township Engineer Denis Keenan to investigate the pond issues. Since the pond is on private property the Township can't remediate the issues until after it is acquired. Now that the Township is aware of the issue it may have to become part of the sale.

The Township wants to know what the drainage issues are and what the obligations will be going forward if purchased by the Township or a private party as this could be a significant issue.

Motion to open for public comment was made by Ms. Duarte and seconded by Mr. Monaghan.

Eugene Morsch, 6 Tingley Road, Mendham, NJ speaking on behalf of Crane Lake Incorporated, commented that he has met with Mr. Keenan, Township Engineer and commented that the body of water across the street is a 130-year-old body of water.

Richard Brusco, 5 Tingley Road, Mendham, NJ provided his email and phone number to the Township Committee if they need to contact him regarding the drainage issues.

Diana Orban Brown, Ironia Road, Mendham, NJ commented that 3 Tingley Road was on the list to be acquired/preserved back in 2002. Ms. Brown further commented that the property is a great property. Ms. Brown further commented that there is some erosion on the bank of river.

Seeing and hearing no one wishing to be heard, Mayor Neibart asked for a motion to close public comments.

Motion to close public comment period was made Ms. Duarte and seconded by Mr. Monaghan with all members present voting in favor, no one opposed

DISCUSSION(moved to top of agenda)

Cold Hill Road Crosswalk

Mayor Neibart commented that this was subject was put up about a year ago and is part of the 2025 capital improvement fund to finance the crosswalk.

Ms. Duarte commented that it was her understanding that Mendham Borough was not interested in making the cut in for the crosswalk but is supportive of the crosswalk being installed. Mayor Neibart commented that Mendham Borough did not want to fund it. The surrounding neighbors that are affected will need to be notified.

Ms. Moreen is supportive of the crosswalk being installed.

Ms. Spirig is supportive of the crosswalk but is concerned about the enforcement of them and asked if there were "low-tech" enforcement mechanisms. Police Chief Johnson shared that the right signage needs to be in place, and the orange flags can be used as well.

Mr. Monaghan commented that the handout provided was an older picture and the crosswalk will be north of Ballantine in between Ballantine and Pitney Park. Mr. Monaghan noted that users of the crosswalk would presumably come down Ballantine Road to Cold Hill Road using the sidewalk on the south side of Ballantine, then must cross Ballantine going north to get to the crosswalk, then cross Cold Hill Road in the crosswalk and go south to go to Kings Plaza or the Basketball courts in the Borough. Human nature being what it is, most will not do that.

The Township Committee as a whole, is in support of installing the crosswalk and will move forward with the project.

Sewer Sale Update

Mr. Gabloff shared that there will be a public hearing on WIPA. The Township is waiting for the analysis from the Financial Advisors. The analysis should be available in the coming week.

Tender Update

Mr. Monaghan shared that he had a meeting with Frank Strafaci, Vice President of Ralston, on the Association end of the department. There are different configurations of tenders available and significant cost differences. Everyone is aligned that the tender needs to be safe and effective and makes the most sense for the department and the community. Bi-weekly meetings will take place to go over the specifications.

HAEC GEA Program- Price Adjustment Addendum

Mayor Neibart updated the Township Committee to say that JCP&L increased their rate. to 0.142 kwh and 0.151 kwh which is a significant increase from last year. As part of the Co-op there are preferred rates and were able to get lower rates. Rates are locked in starting June 1, 2025, through the end of November 2025. The rate is 0.1394 kwh and the green program 0.1494 kwh.

APPROVAL OF MEETING MINUTES

- March 24, 2025- Regular Meeting Minutes
- March 24, 2025- Executive Meeting Minutes

MOVED AS ONE

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL VOTE		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Mr. Monaghan		X	X		
Ms. Moreen			X		
Ms. Spirig			X		
Mayor Neibart			X		

REGULAR AGENDA RESOLUTIONS**2025-075 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM AUTHORIZING THE PAYMENT OF BILLS**

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL VOTE		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Mr. Monaghan		X	X		
Ms. Moreen			X		
Ms. Spirig			X		
Mayor Neibart			X		

Mr. Monaghan questioned the restocking fee and will not approve it. Mr. Monaghan requested PO #25-00325 be pulled from the bills list. A motion was made by Ms. Duarte and seconded by Ms. Spirig to remove PO #25-00325 from the bills list. See above roll call vote approving the bills list except for PO #25-00325.

2025-076 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM AUTHORIZING THE REFUND OF STATE TAX APPEALS

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL VOTE		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Mr. Monaghan		X	X		
Ms. Moreen			X		
Ms. Spirig			X		
Mayor Neibart			X		

2025-077 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM INTRODUCING THE 2025 MUNICIPAL BUDGET AND ESTABLISH PUBLIC HEARING DATE

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL VOTE		
			YES	NO	ABSTAIN
Ms. Duarte			X		
Mr. Monaghan		X	X		
Ms. Moreen			X		
Ms. Spirig	X		X		
Mayor Neibart			X		

2025-078 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM APPOINTING MARK GUARINO, LABORER, DEPARTMENT OF PUBLIC WORKS

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL VOTE		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Mr. Monaghan		X	X		
Ms. Moreen			X		
Ms. Spirig			X		
Mayor Neibart			X		

OPEN TO THE PUBLIC

Mayor Neibart opened for public comments.

Chief Johnson- Mendham Township Police Department, shared that a resolution will be forthcoming about the “Arrive Program” that will need to be adopted. The program will be coming to western Morris County. The program has been in place for around a year and from 10am-6pm Monday through Friday a clinician will be assigned to the area to co-respond for mental health emergency calls. The program has been tremendously successful.

Seeing and hearing no one wishing to be heard, Mayor Neibart asked for a motion to close public comments.

Motion to close public comment period was made Ms. Duarte and seconded by Mr. Monaghan with all members present voting in favor, no one opposed

LIAISON REPORTS

UPDATES ON ONGOING ISSUES

We know that residents are often interested in hearing about ongoing projects that may not appear on each meeting's agenda. We have implemented this section in order to provide written updates about issues that are not slated to be addressed at the meeting, but in which we know there is great interest.

Main Street Working Group - Although the Township Committee is not taking any official action on this matter, the committee did establish a working group to assist residents of East and West Main Street with solutions to issues arising from duplicate addresses.

ADJOURN

Having no further business to conduct, a motion to adjourn was made by Ms. Duarte; seconded by Mr. Monaghan, with all members present voting in favor, no one opposed.

The regular meeting of the Mendham Township Committee was adjourned at 9:47 P.M.

Respectfully submitted,

Distributed: 04/25/2025

Approved: 04/28/2025

Karen Bellamy
Township Clerk
TOWNSHIP OF MENDHAM

3. May 21, 2025, Planning Board: Announcement, Agenda, Minutes, Resolution

**TOWNSHIP OF MENDHAM
ADOPTION OF UPDATE TO OPEN SPACE AND RECREATION PLAN
ELEMENT OF TOWNSHIP MASTER PLAN
LEGAL NOTICE**

PLEASE TAKE NOTICE:

THIS IS TO ADVISE that a Public Hearing on the proposed adoption of the Update to the Open Space and Recreation Plan Element of the Township Master Plan will be held by the Township of Mendham Planning Board at the regular monthly meeting, Wednesday, May 21, 2025 at 7:00 p.m. at Township Hall, 2 West Main Street, Brookside, New Jersey 07926.

ALL DOCUMENTS, including the proposed Update to the Open Space and Recreation Plan Element of the Township Master Plan, will be available for public inspection during normal business hours at the offices of the Planning Board and the Township Clerk 2 West Main Street, Brookside, New Jersey ten (10) days prior to the meeting.

THIS ADVERTISEMENT is in accordance with Section 3D of the Open Public Meeting Act – Chapter 231, P.L. 1975 and the Municipal Land Use Law.

/s/ Andrew M. Brewer

Andrew M. Brewer, Attorney
Township of Mendham Planning Board

**MENDHAM TOWNSHIP PLANNING BOARD
REGULAR MEETING
AGENDA**

DATE: **Wednesday, May 21, 2025**

TIME: **7:00 PM**

LOCATION: **MENDHAM TOWNSHIP TOWN HALL
2 WEST MAIN STREET BROOKSIDE, NJ 07926
MEETING ROOM**

ROLL CALL: Mr. Perri, Ms. Moreen, Mr. Roghanchi, Ms. Duarte, Mr. Flitcroft, Mr. Johnson, Mr. Mayer, Mr. Rohal, Chairman D'Emidio

SALUTE TO THE FLAG

ADEQUATE NOTICE of this meeting of the Mendham Township Planning Board was given as follows: Notice was sent to the Daily Record and Observer Tribune, notice was posted on the bulletin board in Town Hall, and notice was filed with the Township Clerk on January 7, 2025.

This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision and decorum and civility appropriate to a quasi-judicial hearing will be maintained at all times.

OATH OF OFFICE

Chairman – Sante D'Emidio
Class II – Ross Johnson

MINUTES – January 6, 2025 Reorganization Meeting

DISCUSSION ITEM

- Mendham Township Open Space and Recreation Plan Update (DRAFT)
- Master Plan Committee Membership

MASTER PLAN COMMITTEE

Sam Tolley, Chairman

Brian Hayes

Janet DeMeo

George Koenig

Tracey Moreen

Mark Trokan

Nick Monaghan

Arjan Roganchi

Planner, Advisor

OPEN TO THE PUBLIC

ADJOURN

NEXT REGULAR MEETING

June 18, 2025 – Affordable Housing

July 16, 2025

**MINUTES OF THE TOWNSHIP OF MENDHAM PLANNING BOARD
REGULAR MEETING HELD MAY 21, 2025**

The meeting was called to order by Chairman Sante D'Emidio at 7:00 p.m., who asked for a roll call. Upon roll call:

ROLL CALL

PRESENT:	Ms. Moreen, Mr. Roghanchi, Ms. Duarte, Mr. Flitcroft, Mr. Johnson, Mr. Mayer, Mr. Rohal, Chairman D'Emidio
ABSENT:	Mr. Perri
Others present:	Mr. Andrew Brewer

SALUTE TO THE FLAG

ADEQUATE NOTICE of this meeting of the Mendham Township Planning Board was given as follows: Notice was sent to the Daily Record and the Observer Tribune on January 6, 2024, and Notice was filed with the Township Clerk on January 6, 2025.

This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision with decorum and civility appropriate to a quasi-judicial hearing being maintained at all times.

OATH OF OFFICE

Sante D'Emidio - Chairman
Ross Johnson – Class II Member

MINUTES

A motion was made to approve the minutes to the January 6, 2025 Reorganization meeting, and it was seconded. All agreed except for Mr. Johnson and Chairman D'Emidio who both abstained.

DISCUSSION ITEM

MENDHAM TOWNSHIP OPEN SPACE & RECREATION PLAN (OSRP)

Ms. Barbara Heskins Davis made an appearance and stated that she is a licensed planner and Vice President of Programs at the Land Conservancy of New Jersey. She stated that the Land Conservancy was hired by Mendham Township to update the Township's 2002 Open Space and Recreation Plan and that the Update is being done so that the Township qualifies for funding through the Green Acres program. The Planning Board is the final step in that application process and that Green Acres has requested that the plan be completed and adopted by July 1, 2025. If the Planning Board chooses to adopt the plan, Ms. Davis stated that she will need the approved minutes from this May 21, 2025 Planning Board meeting along with the signed resolution at the time of the next Planning Board meeting on June 25, 2025. These will then be submitted to Green Acres with the Plan by July 1, 2025.

Chairman D'Emidio inquired about the Planning Board's role in the hearing, and Mr. Brewer explained that as part of the Master Plan, the Open Space and Recreation Plan would allow the Township to access Green Acres funding to continue to acquire open space in Mendham

Township. Since the Master Plan is under the jurisdiction of the Planning Board, the Open Space and Recreation Plan must be approved by the Planning Board at a public hearing.

Ms. Davis went on to say that she has been with the Land Conservancy for 26 years and has written 220 land acquisition plans of which half have been open space and recreation plans. She confirmed that she is well experienced with what this entails and that this plan has already been presented to the Mendham Township Committee with the Open Space Committee very involved as well.

Ms. Davis began her presentation, which was submitted to the Board as well and will be part of the minutes. Each bullet point marks a slide as presented.

- Ms. Davis stated that the Open Space and Recreation Plan should be updated for Mendham Township to qualify for state funding for land acquisition. If Mendham Township wishes to use public financing to improve its parks, expand its parks, create new trails, or manage its open spaces, it must go through Morris County's Open Space Trust Fund or through the State Green Acres program. Green Acres has two programs to access funding for land acquisition – one is the traditional sight specific program whereby the Township would apply (60-page application) to the state for half of the funding it spends on a specific property it wishes to purchase. However, should the purchase not take place after the funding is awarded, then the Township loses the funding since it was tied to the property. Because Mendham Township is updating the Open Space and Recreation Plan, the Township would qualify for the Planning Incentive Program through Green Acres. The Township's application is the Open Space Plan which would avoid the necessity of filling out a 60-page application for each project. Mendham Township would notify Green Acres when interested in a purchase and after the necessary assessments, Green Acres would award 50% of the funding for the purchased property. However, should the purchase not occur, the 50% of the funding that was awarded would not be lost. It would be used for another property in the Township's Open Space and Recreation Plan.

Ms. Davis went on to say that Green Acres is now funding projects to close. Mendham Township applied in February, 2025 to purchase a property on Tingley Road; however, the Township's Open Space Plan was not done at that time so Green Acres generously agreed to extend the deadline for Mendham Township to July 1, 2025.

- Ms. Davis continued to say that it was determined that the Open Space and Recreation Plan goals are consistent with what has been done in the past – to protect water resources, reserve critical habitat, link open space through parks and trails, maintain the rural character of the Township, and provide exemplary recreational facilities. She opined that the recreational facilities in Mendham could use a refresh, which was also discussed at the Township Committee meeting. She stated that Mendham Township is addressing this goal as an area in need of improvement.
- Ms. Davis stated that the history of the Open Space Program in Mendham Township is quite rich and that the program started about 100 years ago, which very few towns in New Jersey can boast about. This slide shows landmark Open Space progress in Mendham Township over the years. She went on to say that Green Acres was started in 1964 and funding was received in 1970 for the Dismal Harmony Natural area in Mendham Township, which was one of the first land acquisition grants from Green Acres. Ms. Davis stated that Mendham, Randolph, Morris County and the Land Conservancy all worked very hard in 2001 to permanently protect the 900 acres that is Clyde Potts reservoir and said that the State of New Jersey is no longer funding conservation easements. Clyde Potts is

considered a conservation easement and that this a huge accomplishment since this was done in the past and cannot be replicated.

- Ms. Davis continued with a discussion on Open Space funding and stated that to qualify for the Planning Incentive Program, an Open Space tax must be collected and that Mendham Township has a balance of \$234,000 for Open Space, which she opined is good budget management. She explained that money should be collected for Open Space Trust and should then be expended for recreation and park improvements and that Mendham Township has done this very judiciously. Ms. Davis also said that Mendham Township has been one of the most successful applicants of the Morris County Open Space Fund.
- Ms. Davis went on to discuss the Open Space Inventory and stated that one third of the municipality is permanently protected open space (3,422 acres). She said that about half of this is owned by Mendham Township and that there are several properties held by the municipality on the Recreation and Open Space inventory that contain conservation easements, which offers an added layer of protection and has another easement held through another program. This is very unusual and is something that is important to track. Ms. Davis stated that some other communities empower their Environmental Commission to monitor these easements, and she recommends that Mendham Township should consider doing this as well. The slide reflects the Open Space inventory chart, with the percentage of acres each of the entities own.
- Ms. Davis referred to the Open Space Systems map and stated that anything that is green on the map is permanently protected with the shadings of green reflecting the different types of ownership. Anything that is dark brown is preserved farmland.
- Ms. Davis went on to say that the plan reflects the different parks and recreation areas within the municipality. The new guidelines require a much more in-depth look at the various parks and that this plan includes a general inventory of the recreation facilities and what is on them along with general recommendations.
- Ms. Davis stated that the plan also addresses Historic Resources since the historical and cultural resources in Mendham are very integrated into the fabric of the community. If the historic resources are razed or lost, it will affect the overall ambience of the community and the reason why people move to and live in the municipality. She also said that there is funding for historic resource protection but that this is very difficult to access.
- Ms. Davis discussed her next slide of why Open Space is so significant and opined that it is important to have a balance in any municipality between finding places to live and finding places for recreation. This is one of the current challenges with the Affordable Housing Program, which is a very strong public good program, but does not provide a balance with respect to recreation and conservation. In Mendham Township the goals are to increase the resiliency of its landscape, expand wildlife habitat, protect water, preserve historic sights and improve community health through recreation facilities.
- Ms. Davis stated that the Open Space Trust Committee uses a preservation scoring system to rank properties and that this has been done consistently. They most recently updated it in 2024 to consider some of the Master Planning goals and priorities. This scoring system is used to help advise the Governing Body as to which properties are important for acquisition. Ms. Davis opined that this is a very proactive and intelligent

approach in looking at the land within the municipality. Mendham Township has land within its boundaries and having this type of scoring system offers the ability to look at different factors.

- Ms. Davis outlined the Recommendations of the plan, which include expanding and connecting parkland, support nonprofit preservation efforts, identify Mendham's recreation needs, and implement park improvements. This was discussed with the Governing Body as well. Ms. Davis stated that there are a series of maps within the Plan that identify specific areas where parks can be expanded. Green Acres likes to see that mapping and other resources are utilized and that the municipality has ideas of what it would like to accomplish. She stated that the Plan is good for ten years and that the municipality can apply for other properties as long it is consistent with the goals of the Open Space Plan.
- Ms. Davis recommended using the tool "Conservation Blueprint" to help expand and connect existing parkland on a map. She said it is easy to use and very informative.
- Ms. Davis went on to say that it is important to continue to support the nonprofit preservation efforts like Raritan Headwater Association, Schiff Natural Lands Trust and The Land Conservancy of New Jersey to protect its open spaces.
- Ms. Davis stated that the Plan does discuss Mendham's Recreation needs in-depth, which includes different parks and different ideas for improving those recreation facilities. Mendham Township does have the funding for this with a Recreation Director who has great ideas and implementing these ideas is important. The State does provide funding for recreation facility improvement and that the County's program only provides funding for trails. They do not provide funding for construction of recreation facilities. Ms. Davis stated that the improvement of recreation facilities is probably one of the hardest things to fund for a municipality. Green Acres does have a new bucket of funding called Stewardship funding, which can be used, for example, for a park in need of a more land management program. The municipality can apply to Green Acres for 50% funding for this.
- Ms. Davis discussed the schedule for the Plan, which was initiated in August, 2024 with a site visit in September, 2024 by various entities. A draft plan was then prepared with a public hearing in April, 2025 with the Township Committee.

Ms. Davis concluded her presentation and asked the Board that if the Plan is approved that a Resolution be considered for adoption. Also, she asked that the minutes be approved as well at the June 25, 2025 meeting so that this can be submitted with the Plan and Resolution to Green Acres in one, clean package.

Ms. Davis confirmed for Chairman D'Emidio that the minutes of this meeting need to be approved by the Board first before she can submit the Plan to Green Acres with the signed Resolution accompanied by the approved minutes.

Mr. D'Emidio inquired about the Preservation Scoring System used by the Open Space Trust Committee and whether it is the committee that issued the points on the scoring system. Ms. Davis confirmed that the committee issued the points on the scoring system. He went on to discuss the Tingley Road property that Mendham Township is pursuing and asked Ms. Davis that if the purchase falls through whether the Township can re-apply for the same property in the future. Ms. Davis responded that if the Tingley Road property falls through and if the new owners

want to sell, Mendham Township can re-apply to purchase the property. She went on to say that this is a big difference from the Farmland Program, which is an owner-driven program whereby the owner applies to the State for financing and the State will provide an offer to the farmer. If the farmer says no to this offer, they are not allowed to re-apply for at least two years. The Green Acres program is very different in this respect.

Chairman D'Emidio inquired about maintenance on open space property and that it is his understanding that Open Space taxes do not allow for maintenance on Open Space and whether this can be changed. Ms. Davis responded that she strongly recommends asking the Township's municipal attorney to look at the referendum that approved the original Open Space Trust. She added that most towns go back to the voters when they want to change the taxation to spend more money for maintenance or use a portion of the existing trust for maintenance of parks. Ms. Davis went on to say that her recommendation is that if it goes back to the voters, the public should be educated as to what this entails. This education can be accomplished through a social media campaign on the website, which worked very well in another town where she was involved with an Open Space Trust. The Township Committee would be responsible for this campaign, and Chairman D'Emidio opined that he would like to ask the Township Committee to consider this type of social media campaign with regards to allowing maintenance on Open Space land.

Chairman D'Emidio referred to Page 29 in the Plan and asked that the description for Community of St. John the Baptist be clarified – currently it is confusing the property at Mosle and the one on Route 24. Ms. Davis stated that this will be clarified. Chairman D'Emidio also referred to Page 28 – the last sentence should read “including **to** the Ralston Museum. The “**to**” was previously missing.

Chairman D'Emidio offered the Board members the opportunity to follow-up with any questions they may have for Ms. Davis.

Ms. Moreen stated that she thought Ms. Davis' presentation was very good and consistent with what she presented at the Township Committee meeting. She inquired about the 13 acres on the map and whether it was federal property, and Ms. Davis responded that it is the National Park Service located off Leddell Road next to Jockey Hollow.

Mr. Mayer complimented Ms. Davis on her presentation and inquired about the obligations that Mendham Township will have to the State if the Township participates in the grant program. Ms. Davis explained that when Mendham Township receives funding from the State of New Jersey, its parkland is obligated to be open to every resident in the State of New Jersey. Since the Township has already accepted funding from the State of New Jersey, everything the Township owns up to this point is already covered by these State rules. The Township can control the scheduling for use by entities outside the municipality along with charging higher fees for the use of the parkland by these outside entities. She went on to say that if the Township does not want a property it purchases in the future open to entities outside the municipality, then the Township can no longer accept State funds for land acquisition. Every time the Township accepts State funds, the list of parks must be updated with the State and these properties are then obligated. Ms. Davis explained that if there is a property that did not receive State funds, it must still be open to the public; however, the use can be more controlled by the municipality. There are more state rules in the use of a property, if a property was purchased with state funding. There was some discussion regarding whether Brookside Beach is included in these rules, and Ms. Davis clarified that Brookside Beach is owned by the municipality that has a program for opening the beach to outside residents with a fee structure. Ms. Davis stated that Green Acres also requires that the Township inform them of any changes in the use of the property, but that they very rarely say no.

Mr. Mayer inquired about who oversees the preservation scoring system, and Ms. Davis explained that it is the Mendham Township Open Space Trust Committee that has a preservation scoring system. This is only discussed in their Executive Session where different properties are ranked, and they then provide this to the Township Committee in closed session for the Township Committee to use for their decision-making purposes. The Open Space Committee is advisory only.

Mr. Roghanchi inquired whether other properties can be considered by the Township other than the current one at 3 Tingley Road. Ms. Davis explained that as long the property is consistent with the Open Space Plan, the Governing Body may purchase a different property with state financing. Mr. Roghanchi raised the issue of water flow on the 3 Tingley Road property and how it factors in the plan. Ms. Davis responded that it does not factor in the plan and that it is more of an awareness issue by the Governing Body that would need to be addressed. She confirmed that there could potentially be access to the management plan resources to remedy this and that the minimum cost is \$100,000 with a \$50,000 match by the State.

Mr. Johnson stated that the document was tremendously helpful in understanding the history of Mendham Township and its foresight with regards to their open space awareness throughout the many years and that Ms. Davis is very well informed in her field. He stated that Ms. Davis has provided insight as to how Mendham Township can better steward its properties and how this can be changed to access funding to improve the Township's facilities and properties.

Ms. Duarte complimented Ms. Davis on her presentation and referred to the Open Space Trust Fund, whereby many towns had gone back to the voters with a referendum when looking to change their tax funding. She inquired as to the number of towns in New Jersey that have gone to referendum for this purpose. Ms. Davis responded that nearly all the towns that wanted to change their tax funding have gone to the voters with a referendum. She again suggested that the Township speak with its municipal attorney as to the legality of whether a change in tax funding could be accomplished without going back to the voters. However, she opined that the process is cleaner and more transparent when there is a voters' referendum.

Ms. Duarte referred to Ms. Davis' comment in her presentation, whereby she stated that the Township has a double layer of easements and that this is something that should be addressed. She asked Ms. Davis who addresses this in the Township. Ms. Davis responded that it was confusing when reviewing the Township's recreation and open space inventory because there are double listings on the open space inventory and the preserved farmland. There are also quite a few conservation easements on the recreation and open space inventory, and when properties change ownership, it becomes part of the stewardship component whereby homeowners are hopefully good stewards of the land that they own. Ms. Davis stated that there are two ways to address this double layer of easements. One way is for the Township to post all their easements with a sign and communicate to the property owners the limits of these conservation easements. She opined that the Environmental Commission would be a good entity to charge with monitoring that these easements are being observed properly. Secondly, the State comes out and inspects these easements every couple of years since they are on the recreation and open space inventory. Ms. Davis emphasized how important it is that the easements are filed properly and that they are also monitored. Ms. Duarte stated that the Environmental Commission has been discussing this with pedestrian easements since there have been some issues with homeowners supposedly not knowing that they had a pedestrian easement through their property.

Mr. Flitcroft stated that he thought Ms. Davis gave a very good presentation. He inquired about the timing of the approval of the plan and whether any comments made tonight by the Board members with a subsequent vote by the Board could be considered by the Open Space

Committee for changes to the plan. Ms. Davis responded that any comments made at this meeting for input into the plan could be adopted as noted at this Planning Board meeting. Mr. Flitcroft went on to say that he had a question regarding classifying open space in the plan and that there is no floristic or environmental documentation of any of the properties prior to open space that could dictate its potential use or use going forward. He asked whether there is an opportunity to look at adding into the plan the ability to do an ecological inventory of the site as part of the criteria for selection and acquisition in order to direct the use of the property in the future. Ms. Davis clarified that Mr. Flitcroft is asking whether the preservation scoring system could include an ecological assessment for future use, and Mr. Flitcroft added whether an ecological inventory can be made of the site to dictate future use of the site by the municipality to avoid damaging critical habitats along with a consideration of the environmental value of the property and perhaps species present on the site. He went on to say that two of the main reasons for the open space program are for ecological protection and natural resource protection and that the goal would be for a more thoughtful and specific plan of use of sites that are in accordance with their ecological benefits. Ms. Davis referred to Page 55 in the plan, which is a one-page action item sheet and suggested adding under either the preservation or recreation tab another added action item for completing an ecological assessment when acquiring a property to determine habitat/natural resource value for future stewardship and use. Mr. Flitcroft responded that this would be a very good idea and would satisfy his concerns.

Mr. Flitcroft went on to say that it is his understanding that the Rosi report submitted by the municipality and of which the State has a great deal of supervision gives the DEP veto right to any plans that the Township may have for use of the property. It is his understanding that it was written to prevent the sale of the property for non-open space purposes but that it seemed very broad when he read the state statute. Basically, any plans the town has could be shut down by the DEP for any reason. Ms. Davis explained that the municipality holds the decision making of the future use of a particular piece of property; however, if a municipality wishes to change the use of this property, the state requires that the municipality notify them, submit plans and hold a public hearing and that the public hearing shows support for that change in use. She went on to say that if the public engagement does not show support for that public use, the state will question why the change is being made. Ms. Davis stated that in her experience the state will support the change in use if justification and public support are shown.

Mr. Rohal thanked Ms. Davis for the comprehensive presentation and inquired about the maximum amount of grant money available under this program. Ms. Davis responded that in the past it has fluctuated but as of last year there were million-dollar grants. The municipality can continue to apply for grant money year after year for reimbursement for a property it purchased. Mr. Rohal inquired about the success rate for funding of applicants who apply for grants, and Ms. Davis responded that all the applicants in the program are funded. She went on to say that the Open Space and Recreation Plan has already been approved by the State so if Mendham Township applies for funding and the appraisals match what is being requested by the municipality, the Township will be fully funded.

Ms. Davis went on to discuss the difference between Green Acres and Morris County funding when applying for grant reimbursement.

Mr. Mayer inquired what the repercussions would be if the Planning Board did not adopt the plan. Ms. Davis responded that the municipality will not qualify for the funding that they applied for in February.

Chairman D'Emidio entertained a motion to open the meeting to the public for any comments. A motion was made, and it was second. All agreed. Seeing or hearing no one, Chairman D'Emidio

made a motion to close the meeting to the public. A motion was made, and it was seconded. All agreed.

Mr. Roghanchi made a motion to adopt a resolution in accordance with the changes on Pages 28, 29, and 55, and Ms. Duarte seconded the motion. Upon roll call:

AYES: Ms. Moreen, Mr. Roghanchi, Ms. Duarte, Mr. Flitcroft, Mr. Johnson, Mr. Mayer, Chairman D'Emidio

Chairman D'Emidio thanked Ms. Davis for her very thorough and impressive presentation.

MASTER PLAN COMMITTEE MEMBER SHIP

Chairman D'Emidio stated that the Master Plan Committee will include the following members:

Sam Tolley
Brian Hayes
Janet DeMeo
George Koenig
Tracey Moreen
Mark Trokan
Nick Monaghan
Argan Roghanchi
Planner, Advisor (San Chavan)

Mr. Mayer inquired whether he was still a member of the Master Plan Committee, and Chairman D'Emidio stated that he is no longer on the Standing Committee. He wished to know why he was no longer on the Committee, and Chairman D'Emidio explained that there should be new people (new blood) on the Master Plan Committee. There was some further discussion regarding the selection of the new members, and Ms. Duarte recommended two other additional female members for the Master Plan Committee since there are only two women currently on the Committee. One is currently on the Environmental Commission and the other is a Planner by profession. Mr. Brewer clarified that the Chairman appoints the Committee members from the Planning Board and that the Committee then appoints its own Chairman. Chairman D'Emidio stated that currently Sam Tolley is not the Chairman of the Master Plan Committee since they have not yet met to appoint a Chairman at this time. Mr. Mayer continued to inquire about the technical qualifications of the new members on the Master Plan Committee so that the needs of the Committee are met, and Chairman D'Emidio responded that the new people sent resumes, which were reviewed. He stated that he did not review any technical qualifications. Mr. Mayer wished for a further explanation as to why he was not selected again to serve on the Master Plan Committee and that he has not heard a good reason for this. There was further discussion regarding the Committee's membership, and the current members listed above remained as noted as members of the Master Plan Committee.

Chairman D'Emidio entertained a motion to open the meeting to the public. A motion was made, and it was seconded. All agreed. Seeing or hearing no one from the public, a motion was made to close the meeting to the public. All agreed.

THE MINUTES OF THE TOWNSHIP OF MENDHAM PLANNING BOARD REGULAR MEETING HELD February 15, 2023
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Chairman D'Emidio entertained a motion to adjourn. A motion was made, and it was seconded.
All agreed.

The meeting adjourned at 8:11 pm.

Respectively Submitted,
Beth Foley
Planning Board Secretary

These minutes were approved at the Planning Board meeting on June 25, 2025.

PB-25-03

**TOWNSHIP OF MENDHAM
PLANNING BOARD**

**RESOLUTION TO ADOPT THE OPEN SPACE AND RECREATION PLAN UPDATE
AS AN ELEMENT OF THE MASTER PLAN FOR THE TOWNSHIP OF MENDHAM**

WHEREAS, N.J.S.A. 40:55D-28 authorizes the Planning Board to prepare and, after a public hearing, adopt or amend a Master Plan, or components thereof, to guide the use of lands within the municipality in a manner that protects public health and safety and promotes the public welfare; and

WHEREAS, the Township of Mendham Planning Board conducted a public hearing on May 21, 2025 to consider the adoption of the Open Space and Recreation Plan component of the Master Plan Update of April 2024, entitled “Open Space and Recreation Plan Update Mendham Township” and prepared by Barbara Heskins Davis, PP, AICP of The Land Conservancy (“Open Space and Recreation Plan”); and

WHEREAS, a notice of said public hearing was duly published in the Official Newspaper, and written notices were served as required by the provisions of N.J.S.A. 40:55D-13; and

WHEREAS, at said public hearing the aforesaid document was presented to the public and members of the public were given an opportunity to be heard; and

WHEREAS, the Board determined to make the following three amendments to the Open Space and Recreation Plan:

- a. Correct the typographical error on the last line of page 28;

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- b. Correct the reference to the St. John Baptist property on page 29;
- c. Add an Ecological Assessment for rank and uses to the Action Items on page 55.

WHEREAS, the Board finds that the Open Space and Recreation Plan as amended is consistent with the physical, economic and social development of the Township of Mendham and the purposes of the Municipal Land Use Law as stated in N.J.S.A. 40:55D-2; and

WHEREAS, the Board adopted the Open Space and Recreation Plan as amended as a component of the Master Plan at its meeting dated May 21, 2025; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Mendham in the County of Morris and State of New Jersey on this 25th day of June, 2025, as follows:

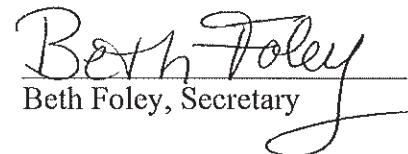
1. The Board hereby re-affirms the adoption of the Open Space and Recreation Plan update to the Master Plan in the form considered by the Board, as amended, and attached hereto, and the Planning Board Secretary is directed to record June 25, 2025, as the date of its adoption.
2. The Board Secretary is authorized and directed to provide notice of this action in accordance with N.J.S.A. 40:55D-13.
3. The Planning Board Secretary is hereby directed to forward a copy of the Open Space and Recreation Plan of June 2025, together with a copy of this Resolution to the Office of Planning Advocacy and to the Morris County Planning Board as required by law.
4. This Resolution shall take effect as provided by law.

* * * * *

I, Beth Foley, Secretary of the Mendham Township Planning Board, in the County of

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Morris and State of New Jersey, do hereby certify the foregoing to be a true copy of the Resolution adopted by the said Mendham Township Planning Board on the 25th day of June, 2025, at a meeting duly convened of said Body.


Beth Foley, Secretary

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