



# BURGIS ASSOCIATES, INC.

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COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

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Landscape Architecture*

**2012 AMENDMENT TO  
THE RECREATION AND OPEN SPACE PLAN ELEMENT  
OF THE MASTER PLAN  
BOROUGH OF NEW MILFORD,  
BERGEN COUNTY, NEW JERSEY**

BA# 2629.01

PREPARED FOR:

**BOROUGH OF NEW MILFORD PLANNING BOARD**

JUNE 29, 2012

**2012 AMENDMENT TO  
THE RECREATION AND OPEN SPACE PLAN ELEMENT  
OF THE MASTER PLAN  
BOROUGH OF NEW MILFORD,  
BERGEN COUNTY, NEW JERSEY**

BA# 2629.01

The original document was appropriately signed and sealed on June 29, 2012 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

  
\_\_\_\_\_  
Joseph H. Burgis, P.F., AICP  
Professional Planner #2450

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**And Recreation Plan Amendment**

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## **Introduction**

The Borough of New Milford has retained Burgis Associates, Inc. to prepare an amendment to the Borough comprehensive master plan to address an inconsistency between the Borough Recreation and Open Space Element, the Land Use Plan Element, and the Borough's Recreation and Open Space Inventory (ROSI) on file with the New Jersey Department of Environmental Protection (NJDEP). Specifically, this 2012 amendment is designed to amend the Borough's Recreation and Open Space Plan Element to ensure consistency between the Borough's various planning documents. It is part of the Borough's continuing planning effort to ensure the community's planning program reflects the Borough's current planning philosophy and contemporary approach to land use issues, and maintain consistency between plan elements, their goals and objectives, their plan recommendations, and ROSI.

Further, a number of properties including Block 1402 Lot 46, Block 101 Lot 1, Block 904 Lot 44 and Block 904 Lot 43 were identified in the 2010 Master Plan Reexamination Report and recommended for inclusion in the Open Space and Recreation Element of the master plan. This document includes these properties.

The Borough of New Milford Planning Board adopted its most recent comprehensive master plan in 2004. This plan included a number of plan elements including a land use plan and open space plan. The 2004 plan was subsequently the subject of a periodic reexamination report adopted in 2010.

Separate and distinct from these two plan elements is a Recreation and Open Space Inventory that identifies lands that are wholly undeveloped and are held for recreation and conservation purposes. A few lots on the ROSI, however, are not identified in the Recreation and Open Space Element of the master plan, and through this amendment this inconsistency is to be corrected.

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Project Title  
**Open Space Plan  
 Amendment  
 Draft**  
 SUBJECT OF NEW MILFORD  
 MUNICIPALITY

Scale  
 1" = 100' (AS SHOWN)

Map Legend

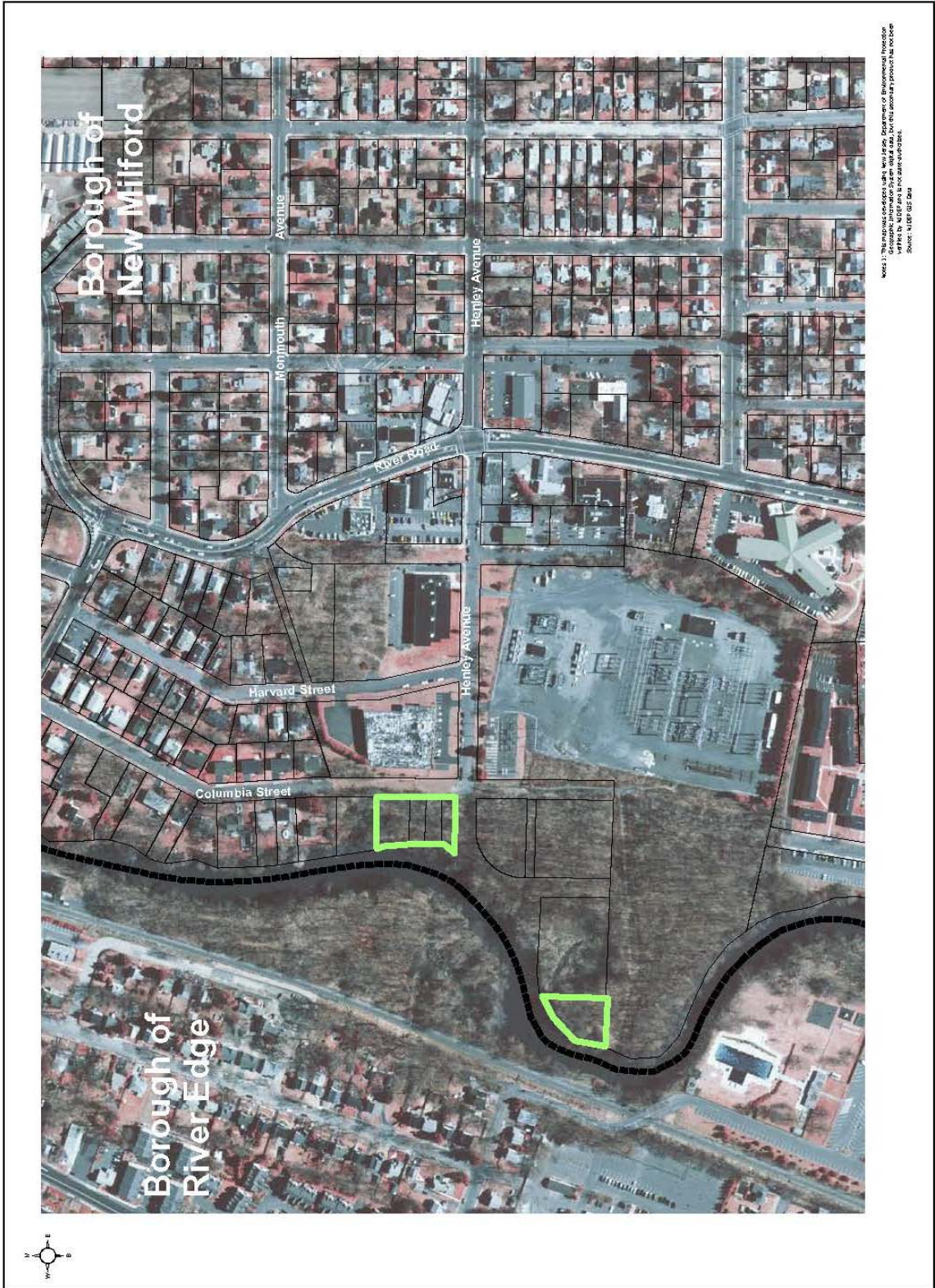
- Municipal Boundary
- Parcels
- Subject Parcels

Sheet No.	1 of 1
Date	08/20/14
Scale	1" = 100'
Author	JHB
Checker	JHB
Project No.	14-001

North Arrow

NTS

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Notes: 1) This map was prepared using New Jersey Department of Environmental Protection Geographic Information System data and is for informational purposes only. It does not constitute a warranty or endorsement.  
 Source: NJ DEP GIS Data

**Review of 2004 Information Contained Within 2004 Master Plan**

The 2004 New Milford Master Plan identified properties located within the Borough that serve as existing open space and recreational areas. The master plan provided key information, such as ownership, size, and type of facility, concerning each of the existing properties. Table 17 from the 2004 New Milford Master Plan is reproduced below.

**Table 1  
Existing Open Space and Recreation Areas**

Name	Owner	Status	Acres	Type
Williams Field	New Milford	Existing	5.886	Active
Warren Park	New Milford	Existing	5.34	Active/Passive
Columbia Street Tennis and Basketball Courts	New Milford	Existing	0.55	Active
New Milford Woods	New Milford	Existing	5.55	Passive
Kennedy Memorial Field	New Milford	Existing	4.38	Active
Hardcastle Pond	New Milford	Existing	4.18	Passive
Pavone Field	New Milford	Existing	13.8	Active
River Edge Avenue Wetlands	New Milford	Existing	3.85	Passive
West Park Drive	New Milford	Existing	3.85	Passive
Sutton Place Park	New Milford	Existing	3.13	Active/Passive
Prospect Park	New Milford	Existing	4.02	Active
New Milford Swim Club	Leased	Existing	10.28	Active
Berkley Street School Block 612 Lot 2	Board of Ed.	Existing	5.49	Active
Middle School	Board of Ed.	Existing	15.2	Active
B.F. Gibbs School	Board of Ed.	Existing	8.5	Active
New Milford High School	Board of Ed.	Existing	16.61	Active

Source: 2004 New Milford Master Plan

## **Identification of Properties Studied for this Amendment**

The accompanying table identifies the lots in the ROSI that are noted as being “wholly undeveloped lands held for recreation and conservation purposes”.

**Table 2**  
**Wholly Undeveloped Lands Held for Recreation and Conservation Purposes**  
**Recreation and Open Space Inventory**  
**Borough of New Milford, New Jersey**  
**2001**

<b>Location</b>	<b>Name</b>	<b>Block</b>	<b>Lot</b>	<b>Acres</b>
River Edge Ave.	Wetlands	901	2	3.85
Roosevelt Ave.	New Milford Woods	104	2	1.47
Maple Ave.	New Milford Woods	104	9	0.57
River Lane	New Milford Woods	301	23.01	1.03
River Lane	New Milford Woods	301	28.01	0.90
River Lane	New Milford Woods	305	1.01	1.41
River Lane	New Milford Woods	306	6.01	0.92
Henley Ave.	Mansoldo Property	501	12	0.25
Henley Ave.	Mansoldo Property	906	16	0.22
Henley Ave.	Mansoldo Property	906	17	0.12
Henley Ave.	Mansoldo Property	906	18	0.13
Henley Ave.	Mansoldo Property	906	19	0.15
Henley Ave.	Mansoldo Property	101	5	0.21
<b>Total</b>				<b>11.22</b>

Source: Borough of New Milford, New Jersey Recreation and Open Space Inventory (ROSI) on file with the New Jersey Department of Environmental Protection (NJDEP), 2001.

A review of the applicable documents reveals that the lots referred to above as the Mansoldo Property (Block 501 Lot 12, Block 906 Lots 16 thru 19, and Block 101 Lot 5), are not identified in the Borough’s Recreation and Open Space Element of the Master Plan. These properties are identified below.

### Block 906 Lots 16, 17, 18 & 19

Each of these properties is located between Columbia Street and the Hackensack River, south of River Edge Avenue. They each front on unimproved Columbia Street. The accompanying Table 2 identifies each lot’s size and street frontage. Cumulatively these lots occupy an area of 0.60 acres.



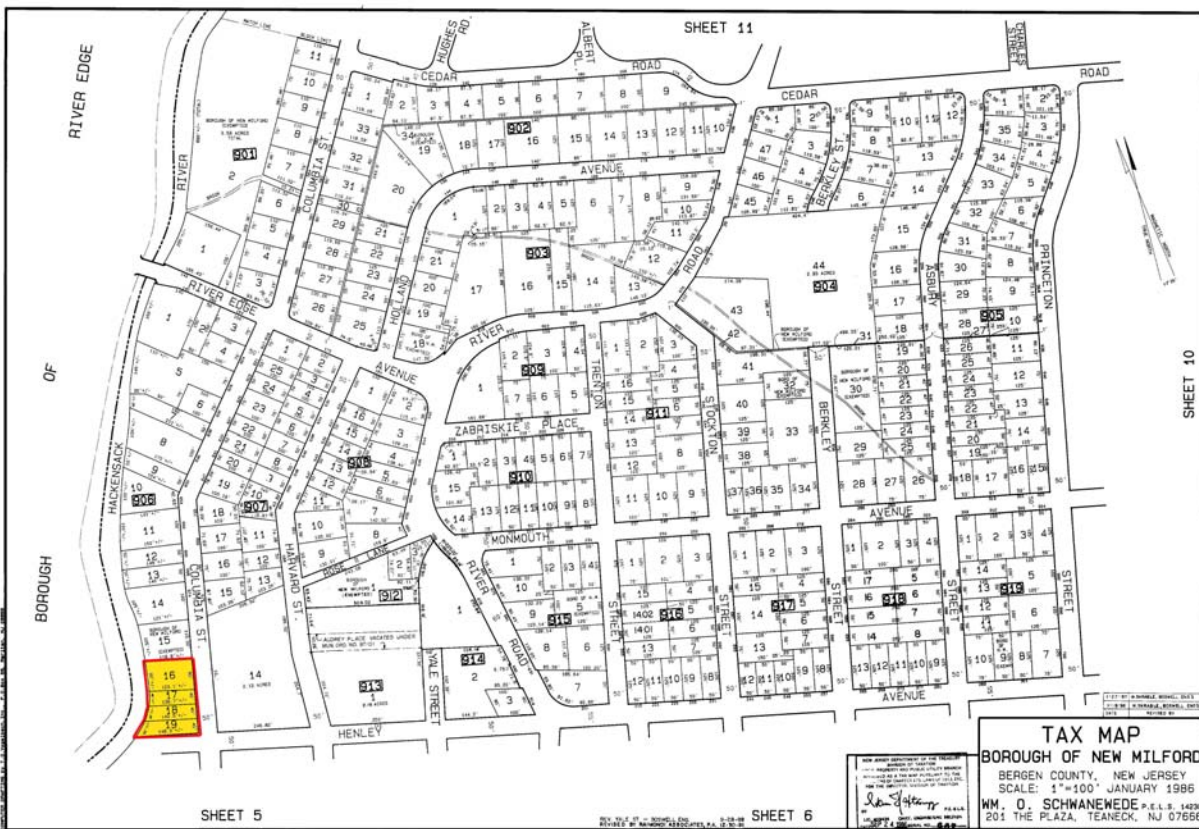
**Table 3**  
**Lot Size and Street Frontage for Selected**  
**Properties in Block 906**

Selected Property	Lot Area (ac.)	Street Frontage (ft.)
Block 906 Lot 16	0.22	80
Block 906 Lot 17	0.12	40
Block 906 Lot 18	0.13	40
Block 906 Lot 19	0.13	40

Source: New Milford tax map

According to municipal tax records, each of these four lots is owned by the Borough of New Milford. All four properties are vacant and characterized by a level-to-moderately-level topographic differential. A site inspection reveals they are all extensively wooded. Environmental maps from NJDEP and FEMA indicate these lots are encumbered by wetlands and are in the 100 year flood plain. This is shown on a map on the accompanying page.

These properties are shown on the accompanying tax map (Sheet 9 of the New Milford tax maps). It is notable that the Borough of New Milford is also the owner of Block 906 Lot 15, the adjacent vacant parcel to the north. The balance of Columbia Street properties north to River Edge Avenue are developed with single-family dwellings.



**Tax Map Sheet 9- Location of Lots 16-19, Block 906**

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Project No. 104  
 Open Space Plan  
 Amendment  
 Draft  
 BOROUGH OF RIVER EDGE  
 BERKSHIRE COUNTY, NEW JERSEY

Scale: NOT TO SCALE

**Legend**

- 100-yr Floodplain
- 500-yr Floodplain
- Municipal Boundary
- Parcels
- Deciduous Wooded Wetlands
- Subject Parcels
- Hackensack River

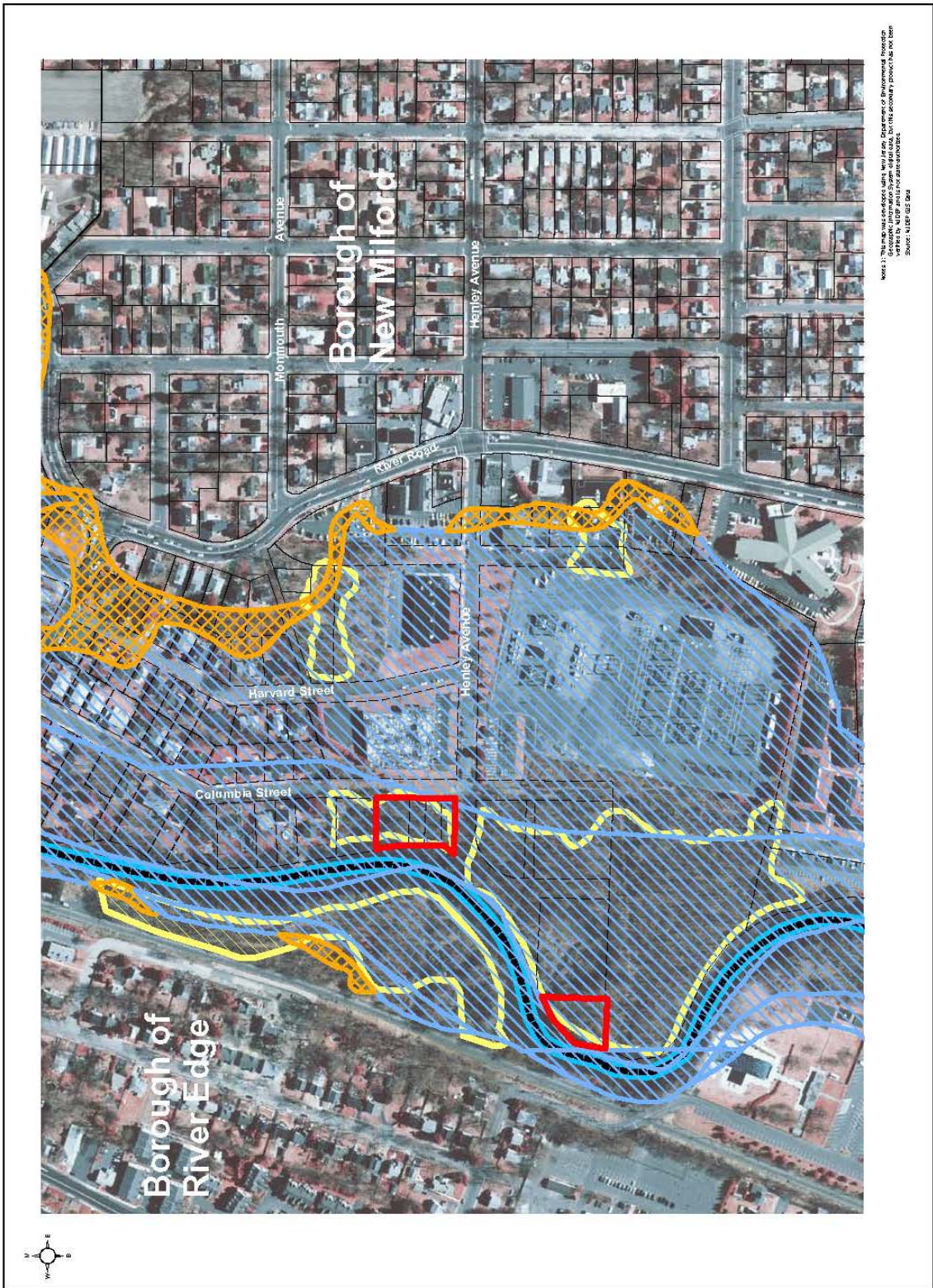
NO.	DATE	BY	DESCRIPTION

Environment 1  
 Comments: mlf, mlp

Date: 10/14/14  
 N.T.S.

Professional Engineer  
 License No. 13-000101

Professional Land Surveyor  
 License No. 13-000101



Notes: 1. This map is prepared with the best information available at the time of preparation. It is not intended to be used for any purpose other than the primary purpose for which it was prepared. No warranty is made by the engineer or surveyor as to the accuracy of the information shown hereon.

Due to the environmental constraints of these properties and their location along the banks of the Hackensack River, it is appropriate to include these lots in the Borough's Recreation and Open Space Plan as sites suitable for conservation purposes and associated low intensity uses such as a nature center, passive recreation and as open space holdings.

### Block 501 Lot 12

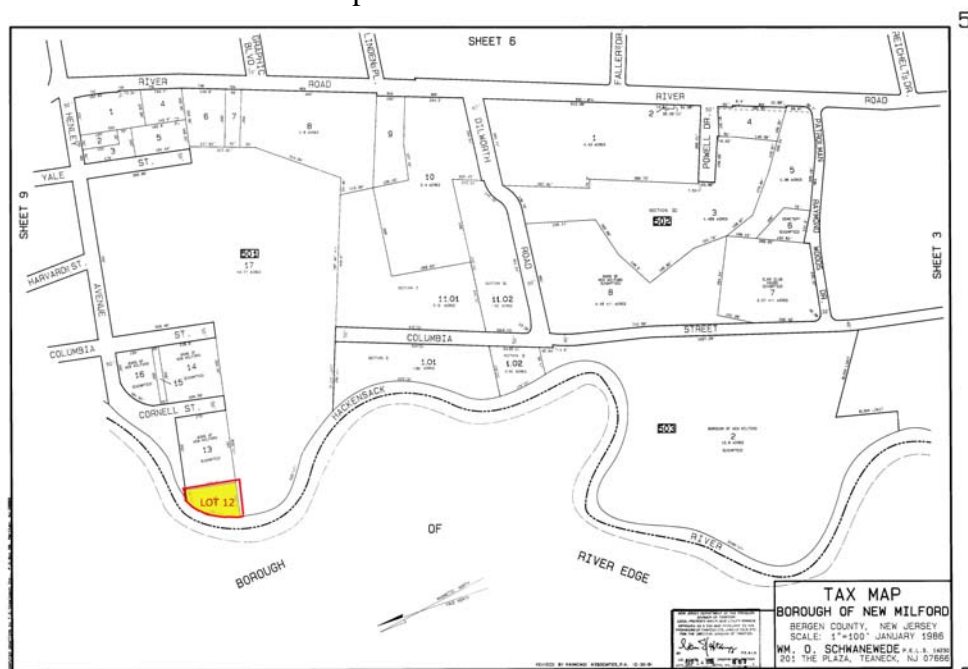
This property, which also adjoins the Hackensack River, is located farther west of and is separated from the properties listed above by the Henley Avenue/Cornell Street right of way. The Henley Avenue/Cornell Street intersection is paved. The cul-de-sac turnaround area has been developed with approximately 15 public parking spaces. Cornell Street is an unimproved right of way.

Lot 12 is currently vacant and is wooded. It is characterized by a level topographic feature. The lot is owned by the Borough of New Milford, who is also the owner of adjacent Lot 13 and two other nearby lots (Lots 16 & 14) located between unimproved Cornell Street and unimproved Columbia Avenue. Lot 15, the unimproved 25 foot wide lot separating Lot 14 from Lot 16 is owned by Public Service Electric and Gas.

According to Borough tax information Block 501 Lot 12 is 0.32 acres in area, although the ROSI lists it as a 0.247 acre parcel.

This parcel is depicted on the accompanying map (Sheet 5 of the New Milford tax maps).

Due to the environmental constraints of this property and its location along the Hackensack River, as shown on the environmental mapping on page 5, and the site's close proximity to other lots owned by New Milford that are also environmentally constrained, this property is also appropriate for designation as a recreation and open space property in the Borough's Recreation and Open Space Plan Element of the master plan.



### **Tax Map Sheet 5 - Location of Lot 12, Block 501**

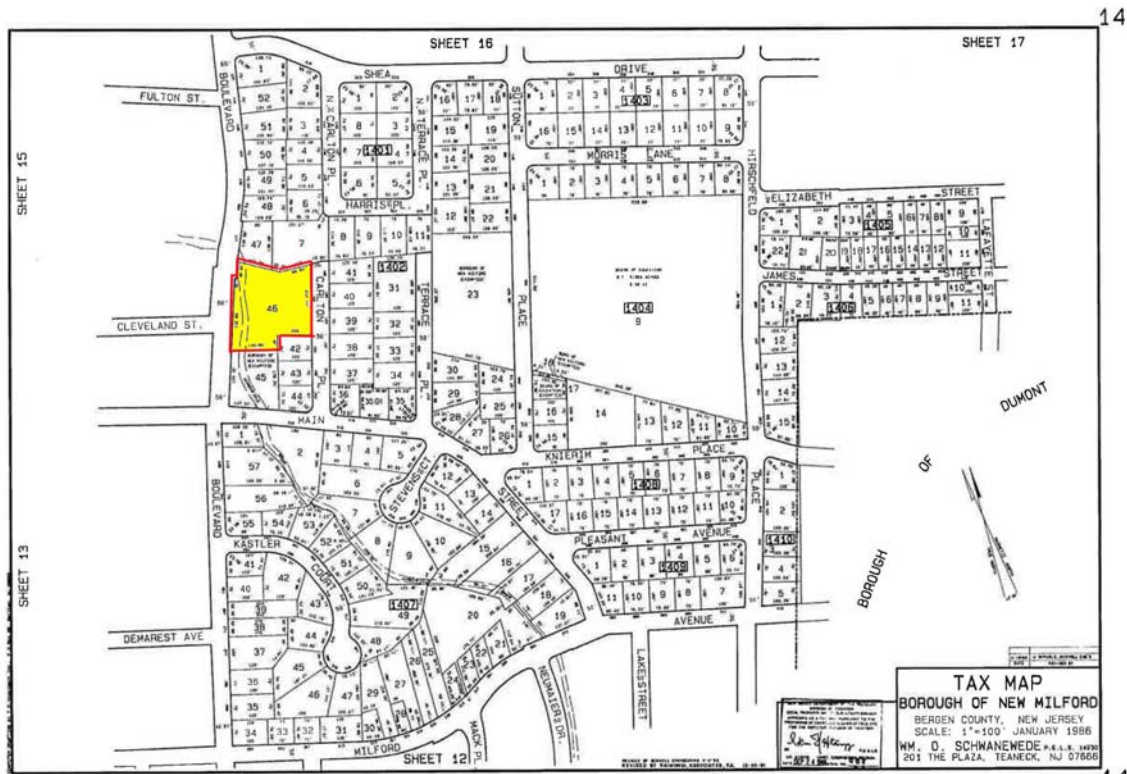
**Additional Properties for Inclusion in Open Space and Recreation Plan as Recommended in 2010 Master Plan Reexamination Report**

The New Milford Planning Board reexamined the 2004 Master Plan in 2010. Under the heading *SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED*, the Board recommended four specific properties be included within the Open Space and Recreation Plan. The 2010 Reexamination Master Plan Report described these properties in the following way.

**Carlton Place Property**

The Carlton Place property, Block 1402 Lot 46, acquired by the Borough as a result of a Mount Laurel settlement, shall be changed from Single-Family Residential to Open Space/Recreation on the Land Use Plan.

The tax map sheet depicting this property is shown below.



**Tax Map Sheet 14- Location of Lot 46, Block 1402**

Old New Bridge Road County/State Project (Formerly known as The Saw Shop)

The Old New Bridge Road County/State Project property, Block 113 Lot 10 is a project being managed by the NJDEP and their intention is to preserve the property for National and Historical purposes. The property shall be changed from Single Family Residential to Open Space/Recreation on the Land Use Plan.

The tax map sheet depicting this property is below.



**Tax Map Sheet 1- Location of Lot 10, Block 113**

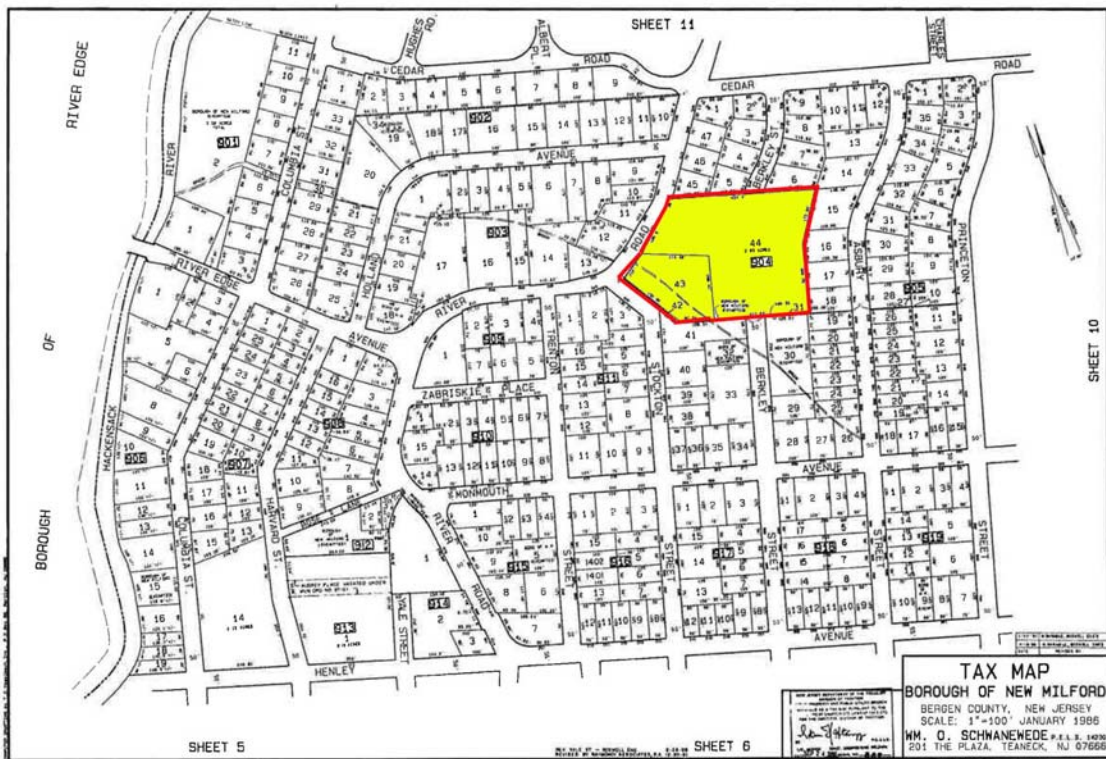
Perrone Farm

The Perrone Farm located at 563 River Road, Block 904 Lot 44, has a Deed of Easement Conservation designation from the Borough and shall be changed from Residential to a new land use category, Farmland Preservation.

Fresh and Fancy Farm (Formerly known as Klinger Farm)

The Fresh and Fancy Farm located at 575 River Road, Block 904 Lot 43 has a Deed of Easement Conservation designation from the Borough and shall be changed from Residential to a new land use category, Farmland Preservation.

Both the Perrone Farm and the Fresh and Fancy Farm are depicted on tax map sheet 9 which is reproduced below.



**Tax Map Sheet 9- Location of Lots 43-44, Block 904**

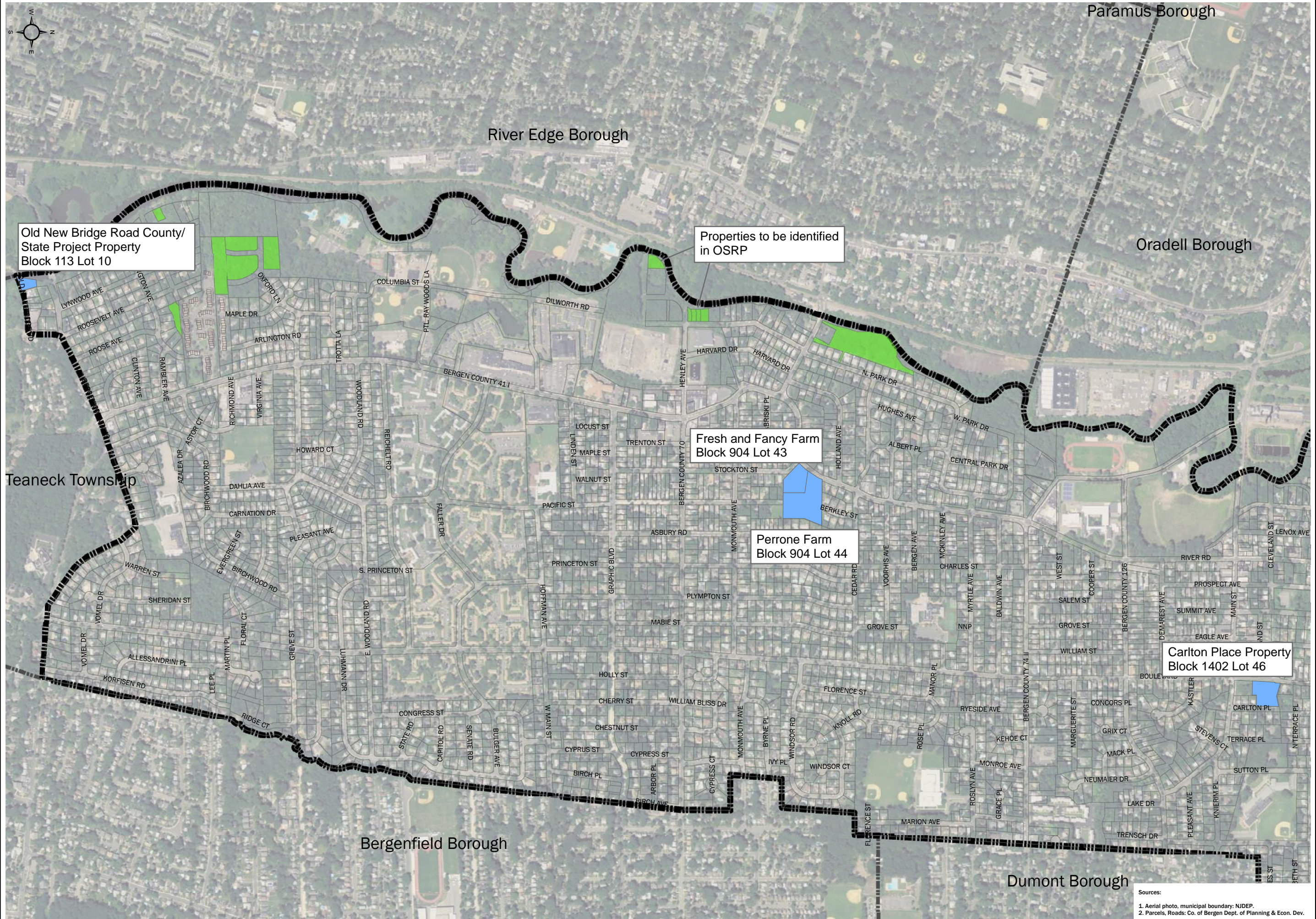
Due to the specific characteristics of the above four properties, all four properties merit inclusion into the New Milford Open Space and Recreation Plan. Both the Perrone Farm and Klinger Farm should be designated for Farmland Preservation.

### **Additional Municipal Efforts to Contribute to the Open Space and Recreation Plan**

New Milford is actively considering acquisition of properties in flood prone areas through participation and partnership with the State of New Jersey Blue Acres program. The Blue Acres program, administered through the Department of Environmental Protection, is designed to acquire properties that have been damaged by, or may be prone to incurring damage caused by storms or storm-related flooding, or that may buffer or protect other lands from such damage are eligible for acquisition. As funding becomes available to New Milford for the purchase of additional eligible flood prone properties, the Borough should avail itself of the opportunity to acquire these flood prone properties for their inclusion in the Open Space and Recreation Plan Element.

### **Conclusion**

Based upon the information noted above, the Borough Planning Board should hold a master plan public hearing to adopt this document as an amendment to the Borough Recreation and Open Space Element of the master plan.



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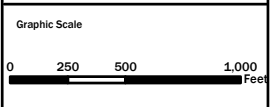
Project Title  
**2012 Open Space  
 And Recreation  
 Amendment**  
 BOROUGH OF NEW MILFORD  
 BERGEN COUNTY, NEW JERSEY

**Legend**

- Municipal Boundary
- Parcels
- Additional Properties
- Identified by 2010 Reex
- 2001 ROSI
- List of Properties

Rev	Description	Date	Dwn	Ckd
1.	Edit parcels and labels.	06/29/12	KAK	

Dwg. Title  
**Recreation  
 Open Space Plan  
 Amendments**



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 PROFESSIONAL PLANNER  
 NEW JERSEY LIC. NO. 2450

Project No.	2629.01
Sheet No.	1 of 1
Date	06/26/12
Drawn	DN

File Name:  
 reXOS  
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Sources:  
 1. Aerial photo, municipal boundary: NJDEP.  
 2. Parcels, Roads: Co. of Bergen Dept. of Planning & Econ. Dev.