

Master Plan

Open Space & Recreation Plan Element

Manchester Township

Prepared by:



August 2003



MASTER PLAN OPEN SPACE, RECREATION AND CONSERVATION ELEMENT

MANCHESTER TOWNSHIP
Ocean County, New Jersey

By

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August 2003



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Approved on September 2, 2003
By the Manchester Township Planning Board

Executive Summary

At the current rate of development, Manchester Township will reach build-out within the next ten years. Today, the Township contains vast pine forests, rural areas and neighborhood open spaces. However, as years pass, the character of Manchester is threatened. This Plan recommends areas appropriate for conservation and recreation in an attempt to balance development.

From the beginning, a consensus-based approach was employed to seek the maximum level of community input. The Open Space Advisory Committee established the framework of this Plan based upon public consensus to protect the rural character of the community, environmentally sensitive lands, endangered species habitat and needed recreation lands and activities.

This is an opportunity for Manchester to secure its rural and suburban landscape by participating in a state-wide effort to preserve open space. Municipalities with plans and programs in place for open space acquisition will be in the best position to take advantage of State funding.

This Plan updates the Recreation and Conservation Elements of the Township Master Plan, will guide recreation and conservation efforts, and will provide a basis for State funding to preserve Township open space. The Plan addresses the following questions:

How much land is needed for Township open space and recreation use?

Where should Township open space and recreation land be located?

How should Township open space and recreation land be used?

To identify its open space needs, the Township compiled an inventory of the existing public and private open space and recreation resources available in Manchester. It also mapped the important natural features and habitat areas within the community.

A needs assessment was completed, which lead to the creation of fifteen specific Township Open Space and recreation goals as follows:

Goal 1: Preserve a minimum of 10,000 additional acres of open space

Goal 2: Preserve Manchester's rural character

Goal 3: Protect valuable water resources and unique wildlife habitat areas

Goal 4: Protect aquifer recharge areas for existing and future water supply

Goal 5: Preserve and protect historic and cultural properties and sites

Goal 6: Create open space buffers around existing development to preserve scenic landscape features.

Goal 7: Provide a stable source of Township funding for local open space and recreation and supplement those funds with other revenue sources.

Goal 8: Enhance the quality and variety of passive and active recreational opportunities for all age groups and abilities

Goal 9: In the future, construct a community center to hold local community events and provide additional indoor recreation space.

Goal 10: Construct at least three (3) additional fields on Township owned property to fulfill a need for baseball/ softball and soccer fields.

Goal 11: Locate park and recreation areas in proximity to residential areas and provide safe and convenient access for residents.

Goal 12: Cooperate with the regional school boards to promote the joint use of public recreational facilities.

Goal 13: Apply open space and recreation design requirements and standards to planned development, including retirement communities, to require close-to-home open space and recreation facilities.

Goal 14: Cooperate with Pinelands Commission, State and County agencies and adjacent municipalities to preserve a system of greenways that links public parks and conserves the natural environment, rural landscape, and rich heritage of the Township.

Goal 15: Transform the former New Jersey Southern Branch railroad right-of-way south of Lakehurst Borough to a bicycle and pedestrian trail.

Township Open Space and Recreation Needs

Open space preservation is essential to maintaining a healthy environment, controlling urban sprawl, and ensuring a high quality of life for Township residents. A Township network of permanently preserved open spaces is needed to provide recreation, to maintain biodiversity, to protect stream corridors and maintain contiguous eco-systems, and to protect wildlife habitat and the significant scenic, cultural, and natural features of the community. This Plan recommends an ambitious goal of preserving 10,000 acres of open space. The target goal of ten thousand acres of open space was deemed necessary to preserve the rural character of Manchester Township.

Manchester Township is fortunate to have more than 40 percent of its land area owned and maintained as State Forest and Wildlife Management Areas. The State owned land is dedicated for conservation, passive open space and hunting and fishing. The State owned land does not provide support for municipal or county active recreation needs. Public school sites on private land supplement Township park and recreation sites and provide indoor recreation opportunities.

To ensure that the Township can provide residents with a variety of needed recreation programs and facilities, there should be a core system of lands owned and controlled by the Township and dedicated to local public recreation use.

Given the growth in population and participation in local recreation programs, Manchester should expand the existing Township park system to include an additional 130 acres for use as community parks and active recreation areas.

The Plan recommends establishing a twelve-mile bicycle and pedestrian path on the old New Jersey Southern Branch Railroad right-of-way, and also recommends establishing recreation areas to preserve important woodland and habitat areas.

The plan recommends community parks for active recreation be distributed throughout the Township and that each community park have at least twenty developable acres of land.

Implementation

To implement the Plan, the Township should establish a land conservation program that is coordinated with State and County programs to finance the preservation of open space and to acquire and develop parkland for public recreation. In addition, the Township should manage, regulate, and direct growth to ensure that development design and location are compatible with and support the open space plan for Manchester.

Implementation of the plan will require multiple funding sources and the creation of partnerships. The Township has established, by referendum, an Open Space Trust Fund that will be used to pay a portion of the costs of implementing the Plan and to leverage additional State, County, Federal and Non-profit organization funds. However, the Township's goal of preserving 10,000 acres of open space will require the formation of partnerships and outside funding sources.

Open space trust funds have been successfully used in many other New Jersey communities. The Township's Trust Fund qualifies the community for State grants that can cover 50% to 75% of the cost of acquisition of land for recreation and conservation purposes.

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Introduction

This Open Space and Recreation Plan will serve as a blueprint for Manchester Township to balance growth pressures with demands for open space preservation and recreation opportunities. The Plan inventories existing recreation and open space sites, natural and cultural resources, and wildlife and biological diversity to determine Township needs. In so doing, needs are identified for conservation purposes, quality of life and active recreation. An action plan outlines a series of recommendations for safeguarding and preserving these resources. The plan establishes open space goals, identifies the actions needed to achieve the objectives, and maps a proposed open space and recreation system for the Township.

This document updates both the Recreation and Conservation Elements of the 1999 Master Plan and creates an open space and recreation vision for Manchester. Furthermore, this Plan recommends the creation of partnerships and financing options to assist in the implementation of its goals and objectives, which are consistent with the most recent DEP Green Acres open space priorities.

On July 31, 2003, Department of Environmental Protection Commissioner Bradley Campbell announced new Green Acres open space priorities that support Governor McGreevey's commitment to smart growth. Paramount priorities for New Jersey include the allocation of greater funding for developed communities, protection of the state's water resources and enactment of more stringent measures to safeguard existing Green Acres properties against pressures of development.

The Plan is intended to guide future Township recreation and conservation projects and provide a basis for State funding. It addresses the following questions:

How much land is needed for Township open space and recreation use?

Where should Township open space and recreation land be located?

How should Township open space and recreation land be used?

Open Space and Recreation Vision

It is the year 2020 and Manchester Township still possesses the natural characteristics that attracted its residents in past years. The acquisition of large tracts of land protects threatened and endangered species that nest, grow and migrate through the Township's borders. Buffer areas around residential subdivisions provide breaks between development and help the Township to retain its rural charm and forest character.

Partnerships with State, County and local land trusts enabled the Township to preserve environmentally sensitive lands. Open space acquisitions maintain a high quality water supply and improved water quality in the Township's lakes and streams.

The addition of a central bikeway running from the Township's westernmost boundary to Lakehurst, new ball fields, upgraded parks and two community centers balance the Township's distribution of passive and active recreation opportunities.

Through reasonable land use regulations, control of public infrastructure, and land acquisitions and easements, critical environmental, cultural, and scenic resources have been preserved.

The Process

On September 23, 2002 an Open Space Advisory Committee was created, which consists of five (5) members and two (2) alternate members appointed by the Township Council. The members consist of one (1) member of the Township Council, one (1) member of the Planning Board, one (1) member of the Environmental Commission, an employee of the Township and a resident of the Township. The two (2) alternate members are Township residents.

The purpose of the Open Space Advisory Committee is to advise and make recommendations to the Township Council and the Planning Board regarding the preservation and purchase of land for open space.

This Recreation and Open Space Plan was developed through a consensus-based process. The process included the solicitation of community input during three (3) public visioning meetings and one (1) plan adoption meeting. This process is designed to create a sense of ownership and, therefore, a Plan more likely to be implemented. During the beginning of this process, the Open Space Advisory Committee felt a critical obligation to employ as many outreach strategies as possible to ensure a maximum level of understanding and participation by the residents.

The following strategies were employed to pursue a broad-based representation throughout the planning process:

Public meetings:

A total of three (3) public meetings were held, one on July 15, 2003 and one on August 21, 2003. The public meetings were the most active forums for all stakeholders of the Township to become a part of the planning process. Every effort was made to notify interested parties of the upcoming meetings. Resident participation was encouraged during all meetings.

Flyers:

Flyers announcing meeting times were displayed at public establishments throughout the Township, at the municipal building, association bulletin boards, the Township web-site and at several other locations. This technique was used to reach the residents that may not have seen the public notices in the Newspaper. Flyers representative of the public meetings are attached in Appendix A.

Public Notices:

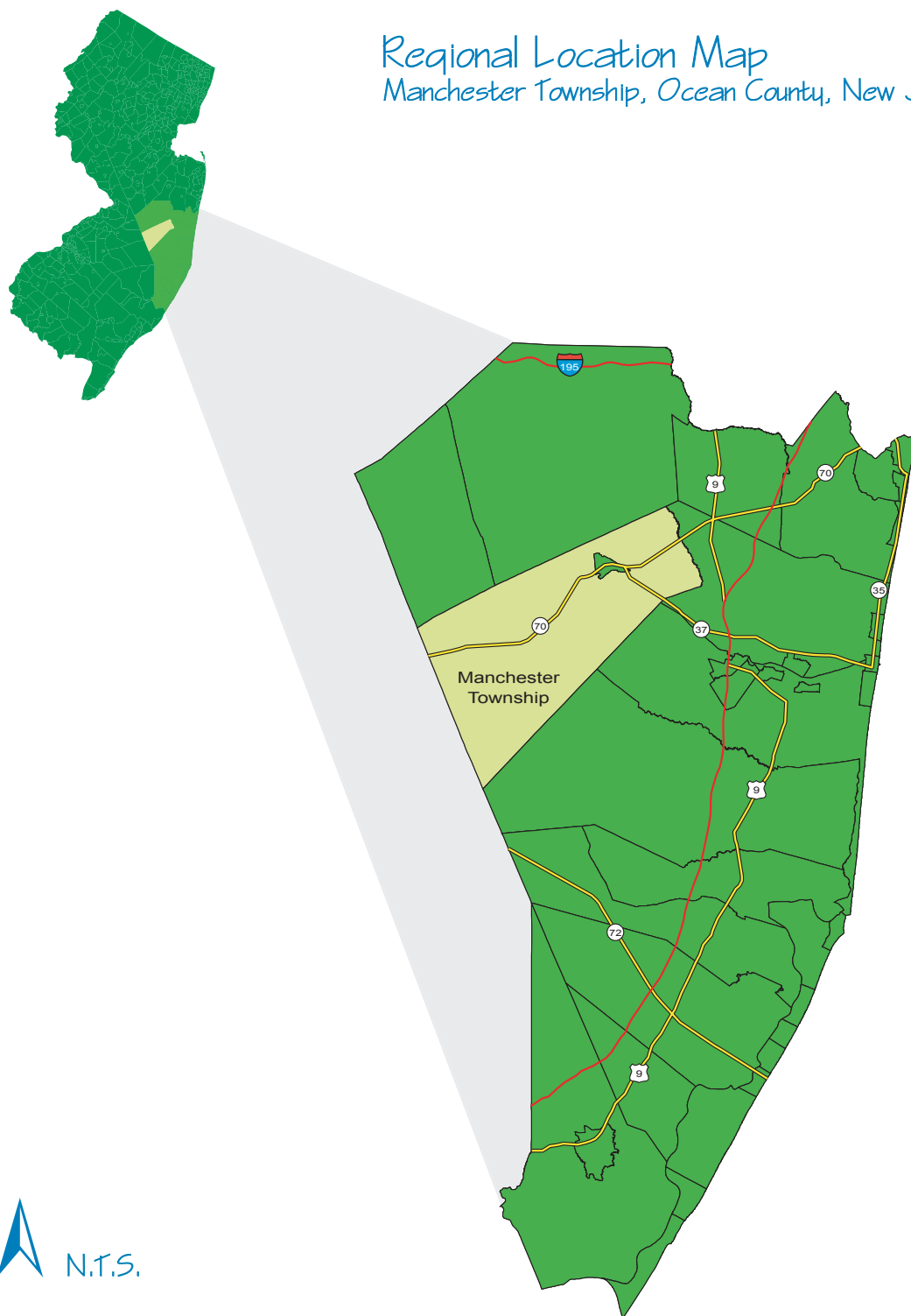
Newspaper notices indicated that public meetings would be held to discuss the creation of a Township Recreation and Open Space Plan with the eventual intent of seeking funding from the NJ DEP Green Acres Program. All meetings were advertised in the Observer and Advance News newspapers.

Press Releases:

Press releases were placed in the Asbury Park Press and the Manchester Times to generate interest and participation from residents.

Regional Location Map

Manchester Township, Ocean County, New Jersey



Planning Consistency

Ocean County

In 1997, Ocean County residents voted to establish the Ocean County Natural Lands Trust Program. In Manchester, the land trust program collects a \$0.014 tax levy per hundred dollars of assessed value. This tax provides Ocean County with funds to acquire lands for conservation and farmland preservation. This program is specifically designed to acquire lands that are environmentally sensitive, natural areas or open spaces that would protect farmland, water quality, or wetlands, and other lands with unique or sensitive features.

The goal of the program is to encourage the establishment of a system of protected lands which, in combination with the Farmlands Preservation Program, enhances the quality of life in Ocean County by:

- *Helping to maintain the County's rural characteristics*
- *Protecting critical environmental resources and water supply*
- *Maintaining and enhancing active agriculture*
- *Buffering areas that are not compatible with development*

The program now generates over \$5 million per year for natural lands acquisitions and farmland preservation.

Exhibit 24 indicates both Natural Land Trust Fund candidate properties and properties identified for acquisition in the County Open Space Plan; these properties are labeled as County and Township high priority acquisition areas.

New Jersey

On July 31, 2003 DEP commissioner Bradley Campbell announced new Green Acres open space and recreation priorities that allocate greater funding for developed communities, protect the state's water resources and enact more stringent measures to safeguard existing Green Acres properties against development pressures.

The top three new Green Acres policies include:

1. The establishment of a *Parks for People* initiative that will increase grant and loan funding for local and county governments and nonprofit organizations to purchase recreational lands and develop parks in cities and older densely developed suburban communities;
2. Greater state and local funding allocations focusing on open space that protects water resources and critical wildlife habitat; and
3. More stringent measures to protect all Green Acres-encumbered parklands from being disposed of or diverted for non-recreation/conservation purposes.

The state specifically placed higher protection on critical natural resources. Under the new policies, Green Acres will prioritize land purchases that protect the state's water resources and critical plant and wildlife habitat.

The new priority ranking system established through legislation (P.L. 2002 c.76) and signed by the Governor will triple the priority value for water quality and water supply protection and double the priority value of those lands that will protect flood prone areas. The ranking system also will provide for greater prioritization of lands with endangered or threatened species habitat independent of water resource protection. Green Acres will be more proactive in pursuing the purchase of high quality water resource-related lands.

To ensure the long-term protection of New Jersey's preserved open space and recreation lands, under its new open space policy the DEP will establish more stringent measures that prevent existing Green Acres-encumbered parkland from being disposed of or diverted to non-recreation/conservation purposes. These measures include:

- An increase in the ratio of replacement land to parkland proposed for disposal or diversion. Presently, the minimum replacement to diversion/disposal ratio is one to one.
- Rules that prohibit the use of dedicated open space tax funding for the purchase of replacement lands.
- Required public hearings for diversion/disposal applications so that the public is informed - as early in the process as possible - that Green Acres-encumbered lands may be used for purposes other than recreation or conservation.

Typically, the State government protects and manages the natural or cultural environment by preserving tracts or locations that have statewide significance and attract users from a wide geographic area. The New Jersey Pinelands mission is to preserve existing environmentally sensitive areas, water quality, wildlife and wildlife habitat, and fragile and unique vegetation.

County government provides recreation and open space facilities, which are, designed to serve the County as a whole or to serve larger areas consisting of several communities. State and County park and recreation areas are typically larger and, therefore, tend to be major destinations for visitors. Accordingly, individuals will travel longer distances to recreate within County and State park and recreation areas. Local government provides the close-to-home and easily accessible park and recreation facilities.

Inventory

In addition to documenting existing parks and recreation facilities in the Township, an open space and recreation inventory is the basis for determining a community's open space and recreation needs; this is also known as a needs assessment. A needs assessment begins with the inventory of existing public and private open space, recreation resources and natural resources within the Township. The Township, in compiling its inventory, has also reviewed State and County plans for open space preservation to determine how they impact Manchester. The inventories and mapping compiled by the Township collectively provide the necessary information for developing a local open space plan to meet public recreation and resource protection needs.

Local parks, open space and recreation facilities provide facilities easily accessible on a daily basis. Local park facilities typically include playgrounds, athletic fields, court sports, picnic areas, passive areas, trails for enjoyment of local scenery, and opportunities for water contact sports.

Public Park and Recreation Facilities

There are 22,279 acres within Manchester Township, or 42% of the Township land area, that are owned by the State, County or Township and permanently dedicated and preserved for public access and use as open space, parks, or recreation facilities (see Exhibit 1). The geographic location of public open spaces is shown on Exhibit 2. Each level of government is responsible for providing certain types of open space and recreation facilities.

Exhibit 1

Dedicated Public Park and Recreation Land Manchester Township, New Jersey

	Area (Acres)	% of Township Land Area
State of New Jersey Forests and Wildlife Management Areas	21,440	40.5%
Ocean County Parks	44	0.08%
Manchester Township Parks	796	1.5%
Balance of Township Land	30,642	57.9%
Total Township Land Area	52,921	100%

State Forests and Wildlife Management Areas

Manchester Township is fortunate to contain an abundance of state forests and wildlife management areas. State owned lands comprise 21,440¹ acres, or 40.5% of the Township's total land area. The largest tract of dedicated public open space in Manchester is a portion of Lebanon State Forest. Located within the Pinelands Preservation Area (PPA), the park contains an extensive trails system, camping facilities, and opportunities for picnicking, fishing, hiking, horseback riding, mountain biking, hunting, and cross country skiing. In addition, Whitesbog Village, an early 20th Century cranberry and blueberry producing community, is located within the forest in Pemberton Township.

Manchester Wildlife Management Area, Pasadena Wildlife Management Area and Whiting Wildlife Management Areas comprise a total of 13,533 acres and provide various opportunities for mountain biking, hiking, hunting, and bird watching.

County Parks

There are two County recreation sites in Manchester. Pine Lake is a 17.8-acre County Park containing a swimming lake and playground. Holly Acres contains 26.2 acres.

In 1997, the Ocean County Board of Chosen

Freeholders established the Ocean County Natural Lands Trust Fund Program to acquire lands in the County for conservation and farmland preservation.

Manchester Township Parks

Manchester Township owns a total of 796 acres dedicated to recreation and open space use. Two parks, Harry Wright Lake & Park and Pine Lake Park & Playground, comprise approximately 421 acres, or 53% of the Township-owned open space. Another 265 acres of land is associated with Harry Wright Lake & Park, bringing the total area associated with the two parks to 686 acres, or 86% of Township-owned open space. The remaining 110 acres of Township-owned recreation space is comprised of pocket parks, athletic fields and courts, playgrounds, and other outdoor activity areas.

Municipal recreation and open space areas vary in parcel size. (see Exhibit 4). 37% of the 30 open space and recreation parcels are fifteen acres or more in size; 63% are under fifteen acres in size.

(Footnotes)

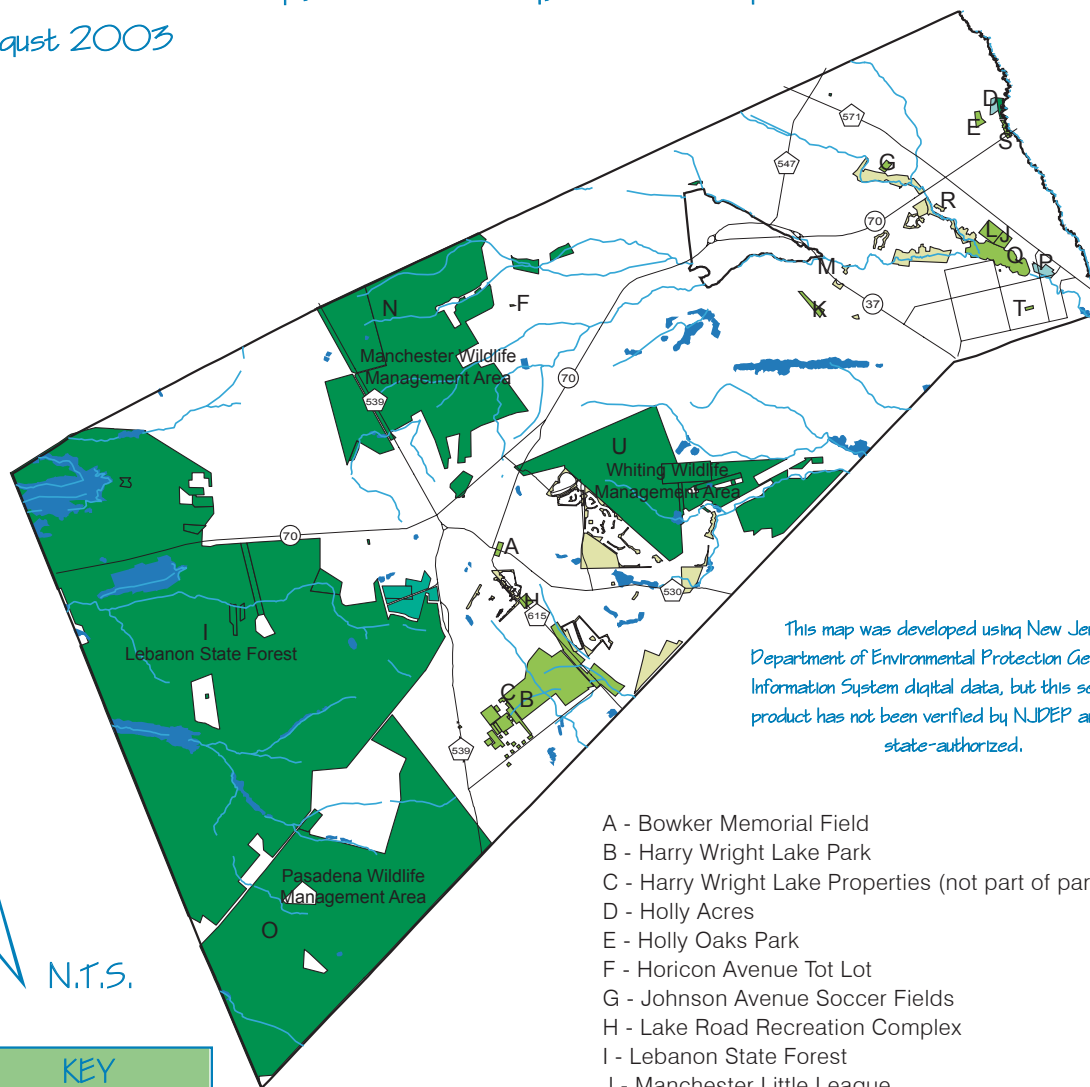
¹ The Master Plan recorded a total of 18,294 acres of State Forest and Wildlife Management land based on 1991 tax assessment records. The Township's municipal summary sheet indicates that there is now a total of 21,440 acres of state owned land in Manchester. The 3,146 acre differential is attributed to state land acquisitions, property dedications (Nature Conservancy) and state owned properties not located within the State Forests and Wildlife Management Areas between 1991 and the present.

Existing Public Park and Recreation Lands

EXHIBIT 2

Manchester Township, Ocean County, New Jersey

August 2003



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



KEY	
	State
	County
	Township
	Private
	Non-Profit
	Lakes
	Streams

- A - Bowker Memorial Field
- B - Harry Wright Lake Park
- C - Harry Wright Lake Properties (not part of park)
- D - Holly Acres
- E - Holly Oaks Park
- F - Horicon Avenue Tot Lot
- G - Johnson Avenue Soccer Fields
- H - Lake Road Recreation Complex
- I - Lebanon State Forest
- J - Manchester Little League
- K - Manchester Soccer Complex/Summit Park
- L - Manchester Township Pop Warner Football Complex
- M - Manchester Township Roller Rink
- N - Manchester Wildlife Management Area
- O - Pasadena Wildlife Management Area
- P - Pine Lake Park
- Q - Pine Lake Recreation
- R - Richard Estates Tot Lot
- S - Route 70/Toms River Recreation
- T - Sixth Avenue Playground
- U - Whiting Wildlife Management Area

Exhibit 3

Manchester Township

Existing Township Parks and Open Space

Number / Letter	Name	Park	Acres	Wetlands	Upland	Block	Lot(s)
P	Pine Lake	Pine Lake Park	95.51 (58.5 water)	86.07	9.44	37	6
B	Lake Road	Harry Wright Lake Park	325.4	3.58	321.81	99.351	4
A	Lacey Road	Bowker Memorial Field	10.0	0	10.0	86.10	1
C	Lacey Road	Harry Wright Lake Properties (not part of park)	104.61			99.97 99.355 100	11 1 15,20
C	Baltimore Avenue Property	Harry Wright Lake Properties (not part of park)	5.05			99.176	6-10
C	Philadelphia Ave. Properties	Harry Wright Lake Properties (not part of park)	2.02			99.153	2,3
C	Harrison Avenue Properties	Harry Wright Lake Properties (not part of park)	20.20			99.154 99.155	1-10 1-10
C	Chester Avenue	Harry Wright Lake Properties (not part of park)	4.04			99.174	4-7
C	Pennsylvania Ave.	Harry Wright Lake Properties (not part of park)	15.15			99.179 99.205 99.206	2-9 1-2,8-10 9-10
C	Grant Avenue Properties	Harry Wright Lake Properties (not part of park)	22.22			99.176 99.177 99.178	1-5 1-10 1-5,7,10
C	New York Avenue	Harry Wright Lake Properties (not part of park)	1.01			99.178	9
C	Roosevelt Boulevard Properties	Harry Wright Lake Properties (not part of park)	19.21			99.152 99.179 99.201 99.228	1,5-17,23-29 1,5,6 6 1
C	Roosevelt City Road Properties	Harry Wright Lake Properties (not part of park)	2.91			99.349 99.354	8 3-4
C	Jefferson Avenue Properties	Harry Wright Lake Properties (not part of park)	22.22			99.203 99.204	1,5 1,7
C	Harry Wright Blvd.	Harry Wright Lake Properties (not part of park)	35.52			99.223 99.224 99.226 99.227 99.357	6 1 1 1 6
C	Delaware Avenue	Harry Wright Lake Properties (not part of park)	10.10			99.225	1
C	Lincoln Avenue	Harry Wright Lake Properties (not part of park)	0.99			99.349	6
		Harry Wright Lake Properties Subtotal	265.25	56.19	209.06		
T	Sixth Avenue	Sixth Avenue Playground	2.41	0	2.41	1.116	1
K	Colonial Drive Property	Manchester Soccer Complex/ Summit Park	16.99	0	16.99	75.01	104
H	Lake Road	Lake Road Recreation Complex	6.22	0	6.22	99.54	1

Open Space, Recreation and Conservation Element

Number / Letter	Name	Park	Acres	Wetlands	Upland	Block	Lot(s)
E	Green Acres Road	Holly Oaks Park	10.0	0	10.0	61.04	18
L	Ridgeway Road	Manchester Township Pop Warner Football Complex	29.45	0	29.45	33	786.01 786.02 787 788
J	Ridgewater Road	Manchester Little League	15.0	0.0	15.0	33	783
Q	Lake Drive	Pine Lake Recreation	0.4	0	0.4	37	5
G	Johnson Ave. (Soccer Fields)	Unnamed soccer fields	10.0	10.0	0	56	710
S	Route 70/Toms River Recreation		8.8	6.54	2.26	60.02	7
F	Horicon Avenue Property		0.57	0	0.57	79	28.02
M	Colonial Drive	Manchester Township Roller Rink	0.02	0	0.02	Part of 48	1
R	Ridgeway Road	Richard Estates Tot Lot	0.05	0	0.05	Part of 31	2 ?
<i>Total</i>			796.07	162.38	633.68		

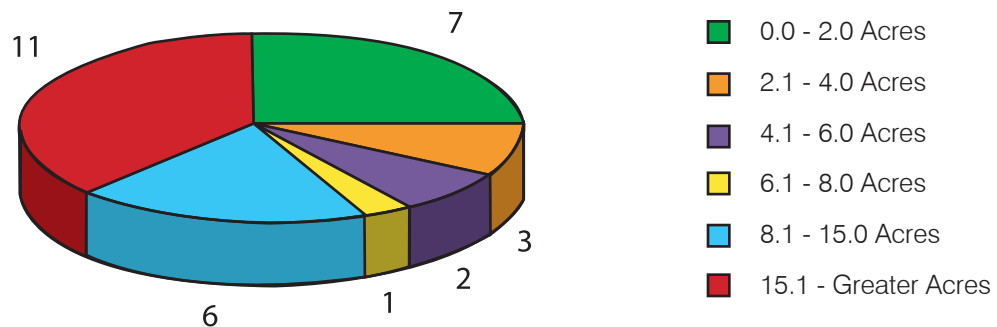
Exhibit 4

Distribution of Township Open Space Parcels by Size

ROSI Lots	Number	Acres	Percent of Number
0.0-2.0 Acres	7	3.04	23.3%
2.1-4.0 Acres	3	7.34	10.0%
4.1-6.0 Acres	2	9.09	6.7%
6.1-8.0 Acres	1	6.22	3.3%
8.1-15.0 Acres	6	63.9	20.0%
15.1-Greater Acres	11	706.48	36.7%
	30	796.07	100%

Exhibit 5

Distribution of Municipal Open Space Parcels by Size



Board Of Education Recreation Facilities

There are four developed public school sites containing five schools in Manchester Township. All four are under the jurisdiction of the Manchester Township School District and provide indoor and outdoor active recreation facilities. The public school sites comprise 175 acres of land, or 0.3% of the total Township land area. School recreation facilities include the following facilities:

- 1 Soccer/Baseball Fields
- 3 Soccer Fields
- 2 Softball/Soccer/Field Hockey
- 4 Baseball Fields
- 1 Softball Fields
- 1 Football Fields
- 4 All Purpose Fields
- 4 Gymnasiums
- 4 Tennis Courts
- 4 Playgrounds
- 1 Weight Room
- 1 Running Track

The recreation facilities at each developed public school site are shown within Exhibit 7.

Exhibit 6

Inventory of Public Park and Recreation Facilities

Municipal Location	Park	Site Acreage	Current Facilities
State			
	Lebanon State Forest	10,388	Open space, trails, off road biking,
	Pasadena Wildlife Management Area	4,173	
	Manchester Wildlife Management Area	2,573	
	Whiting Wildlife Management Area	1,160	
	Other State Lands	3,146	
Ocean County			
Route 571	Pine Lake	17.8	
Steiner & Madoe Roads	Holly Acres	26.2	
Manchester Township			
Pine Lake	Pine Lake Park	95.51 (58.5 water)	Swimming lake, life guard beach, paddle boats, playground
Lake Road	Harry Wright Lake Park	325.4	Swimming lake, life guard, picnic, parking, concert stage, horse shoe pits, vita course/jogging trail, bathroom facilities, playground, summer camp.
Lacey Road	Bowker Memorial Field	10.0	2 softball fields, 1 soccer field, 1 tennis court, 1 basketball court, play ground, benches, picnic tables, Bocce pit, bike racks.
Lacey Road	Harry Wright Lake Properties (not part of park)	104.61	Open space
Baltimore Avenue Property	Harry Wright Lake Properties (not part of park)	5.05	Open space
Philadelphia Ave. Properties	Harry Wright Lake Properties (not part of park)	2.02	Open space
Harrison Avenue Properties	Harry Wright Lake Properties (not part of park)	20.20	Open space
Chester Avenue	Harry Wright Lake Properties (not part of park)	4.04	Open space
Pennsylvania Ave.	Harry Wright Lake Properties (not part of park)	15.15	Open space
Grant Avenue Properties	Harry Wright Lake Properties (not part of park)	22.22	Open space

Open Space, Recreation and Conservation Element

Municipal Location	Park	Site Acreage	Current Facilities
Roosevelt Boulevard Properties	Harry Wright Lake Properties (not part of park)	19.21	Open space
Roosevelt City Road Properties	Harry Wright Lake Properties (not part of park)	2.91	Open space
Jefferson Avenue Properties	Harry Wright Lake Properties (not part of park)	22.22	Open space
Harry Wright Blvd.	Harry Wright Lake Properties (not part of park)	35.52	Open space
Delaware Avenue	Harry Wright Lake Properties (not part of park)	10.10	Open space
Lincoln Avenue	Harry Wright Lake Properties (not part of park)	0.99	Open space
Sixth Avenue	Sixth Avenue Playground	2.41	2 basketball courts, 2 tennis courts, play ground and field
Colonial Drive Property	Manchester Soccer Complex/ Summit Park	16.99	Six youth soccer fields & concession stand. Playground equipment, benches, 2 tennis courts, basketball courts, 2 swing sets, picnic table and benches.
Lake Road	Lake Road Recreation Complex	6.22	2 tennis courts, 1 volleyball court, 1 basketball court, 1 soccer field, 1 softball field, a gazebo, picnic tables and a playground.
Green Acres Road	Holly Oaks Park	10.0	Softball field, ADA swing, playground restrooms, 2 basketball courts, 2 tennis courts and a bike rack.
Ridgeway Road	Manchester Township Pop Warner Football Complex	29.45	One football field, one practice football field, playground, parking, open space
Ridgeway Road	Manchester Little League	15	4 baseball fields
Lake Drive	Pine Lake Recreation	0.4	Playground equipment, picnic tables and beach.
Johnson Ave. (Soccer Fields)	Unnamed soccer fields	10.0	1 soccer field, and one practice field.
Route 70/Toms River Recreation		8.8	
Horicon Avenue Property		0.57	Tot lot
Colonial Drive	Manchester Township Roller Rink	Part of Municipal Complex Approx .02 acres	Outdoor roller hockey facility with picnic tables and night lighting
Ridgeway Road	Richard Estates Tot Lot	.05	Playground equipment, bench, and picnic table.
Total		22,280	

Source: Manchester Township Division of Public Works, Department of Parks and Recreation and field survey.
 Prepared by: T&M Associates

Exhibit 7

Inventory of Public School Recreation Facilities

School	Site Acreage	Current Facilities
Manchester Township High School	94.01	A gymnasium, 4 tennis courts, a football field, 2 baseball fields, 2 softball/soccer/field hockey fields, 2 practice fields, 1 running track with field events, weight room, volleyball court concession stand and a rope climb.
Middle School ¹ (Ridgeway Road)	43.3	1 soccer field, playground, general recreation field, 1 baseball field and gymnasium
Ridgeway Elementary School (Ridgeway Road)		Gymnasium, 1 softball field, 1 baseball/soccer field, playground, picnic tables and benches.
Whiting Elementary School (Manchester Blvd.)	14.46	Gymnasium, playground, small field and benches.
Manchester Township Elementary School (Colonial Drive)	23.53	2 soccer fields, 1 baseball field and a playground.
Total	175.3	

Source: Manchester Department of Public Works, the Manchester Township Department of Parks and Recreation and field survey.

Prepared by: T&M Associates

(Footnotes)

² The Ridgeway Middle School and Elementary School are located the same parcel (43.3 acres).

Private/Nonprofit Recreation and Open Space Land

Private recreation facilities in Manchester Township total 1,481 acres, or 2.8% of the total Township land area. The largest of these facilities is America's Keswick, an addiction recovery ministry and Christian conference and retreat center. This facility's open space parcels total 229.5 acres, or 17.3% of the Township's total private open space acreage. The majority of private open space is common areas, clubhouses and pools within private homeowner associations.

The Nature Conservancy, a nonprofit organization, purchased conservation easements which total 497.6 acres. The title of the 345.4 acres has been transferred to the State of New Jersey.

Exhibit 8

Inventory of Private/Nonprofit Open Space/Recreation Facilities (Greater Than One Acre in Are)

Block	Lot	Site	Acres	Description/Facilities
100.02	1	Whiting Station at Crestwood	8.68	Common Area
102.08	1	Whiting Vill at Crestwood Comm Assn	4.74	Common Area
102.10	1	Whiting Village Community Assn	1.27	Common Area
102.14	49	Whiting Vill at Crestwood Comm Assn	1.17	Common Area
102.14	1	Whiting Vill at Crestwood Comm Assn	2.57	Common Area
102.17	1	Whiting Vill at Crestwood Comm Assn	1.85	Common Area
102.19	1	Whiting Vill at Crestwood Comm Assn	2.19	Common Area
102.20	1	Whiting Vill at Crestwood Comm Assn	2.23	Common Area
102.24	1	Whiting Vill at Crestwood Comm Assn	5.76	Common Area
38	27	Leisure Village West Assoc	3.11	Common Area
38.100	1	Leisure Village West Assoc	10.11	Common Area
38.101	12	Leisure Village West Assoc	8.5	Common Area
38.102	11.01	Leisure Village West Assoc	15.53	Willow Hall
38.102	15.01	Leisure Village West Assoc	18.97	Common Area
38.102	92	Iron Mountain Development/UBE INC	3.47	Recreation Area
38.102	93	Iron Mountain Development INC	43.14	Common Area
38.107	7.01	Leisure Village West Assoc	2.62	Common Area
38.107	26	Leisure Village West Assoc	53.8	Common Area
38.110	24	Leisure Village West Assoc	1.87	Leisure Fair
38.60	1	Leisure Village West Assoc	5.3	Common Area
44	20.05	Briarhill at Manchester LLC	1.701	Rec Center/Pool
52	3	Leisure Knoll at Manchester Assoc	60.8	Common Element
61.09	1	Stavola Realty Co	27.38	Common Element
61.10	42	Stavola Realty Co	8.48	Common Ground
61.10	1	Stavola Realty Co	2.175	Common Element
61.13	1	Stavola Realty Co	52.66	Common Element
61.13	2	Calton Homes INC	1.42	Common Element

Open Space, Recreation and Conservation Element

61.15	1	Stavola Realty Co	1.346	Common Element
61.16	78	Stavola Realty Co	2.72	Common Element
61.16	1	Stavola Realty Co	5.446	Common Element
61.19	79.01	Stavola Realty Co	5.1	Common Element
61.21	1	Stavola Realty Co	14.12	Common Element
61.30	1	Stavola Realty Co	1.51	Common Element
61.37	25	Stavola Realty Co	5.97	Common Element
62	28.17	Genesis Property Assoc%B Mastrolia	2.8	Common Element
75.02	163	Country Walk LLC	2.78	Common Element
75.02	170	Country Walk LLC	3.87	Common Element
75.02	171	Country Walk LLC	137.43	Common Element
75.101	74	Crestwood Village Five Comm Assn	1.57	Common Area
75.101	100	Crestwood Village Five Comm Assn	1.69	Common Area
75.101	1	Crestwood Village Five Comm Assn	8.68	Common Area
75.102	1	Crestwood Village Five Comm Assn	1.12	Common Area
75.103	21	Crestwood Village Five Comm Assn	1.77	Common Area
75.106	101	Crestwood Village Five Comm Assn	2.26	Hilltop Hall
75.106	26	Crestwood Village Five Comm Assn	1.12	Common Area
75.107	1	Crestwood Village Five Comm Assn	1.18	Common Area
75.108	39	Crestwood Village Five Comm Assn	1.47	Common Area
75.110	15	Crestwood Village Five Comm Assn	1.11	Common Area
75.111	24	Crestwood Village Five Comm Assn	1.16	Common Area
75.112	46	Crestwood Village Five Comm Assn	2.18	Common Area
75.112	6	Crestwood Village Five Comm Assn	4.21	Common Area
75.113	11	Crestwood Village Five Comm Assn	2.15	Common Area
75.117	1	Crestwood Village Five Comm Assn	1.91	Common Area
75.117	137	Crestwood Village Six Comm Assn	3.08	Common Area
75.118	1	Crestwood Village Five Comm Assn	1.94	Common Area
75.119	1	Crestwood Village Five Comm Assn	10.74	Common Area
75.122	73	Crestwood Village Six Comm Assn	3.59	Common Area
75.123	21	Crestwood Village Six Comm Assn	3.03	Common Area
75.130	1	Crestwood Village Five Comm Assn	3.64	Common Area
75.131	57	Crestwood Village Five Comm Assn	3.27	Common Area
75.132	65	Crestwood Village Five Comm Assn	1.22	Common Area
75.133	53	Crestwood Village Five Comm Assn	1.21	Common Area
75.133	54	Crestwood Village Five Comm Assn	2.66	Common Area
75.134	111	Crestwood Village Six Comm Assn	11.7	Common Area
75.134	112	Crestwood Village Six Comm Assn	3.7	Common Area
79	47	N.J. Dep	37.7	Greenway
87	11	America's Keswick	50.40	Health Treatment Facility
90	21	America's Keswick	77.41	Health Treatment Facility
90	26	America's Keswick	2.12	Health Treatment Facility
95.01	2	America's Keswick	0.53	Health Treatment Facility
96	5.02	America's Keswick	0.94	Health Treatment Facility
96	66	America's Keswick	98.10	Health Treatment Facility

Open Space, Recreation and Conservation Element

98.01	1	Whiting Station at Crestwood	7.1	Common Area
98.02	1	Whiting Station at Crestwood	3.7	Common Area
98.04	1	Whiting Station at Crestwood	1.6	Clubhouse
98.06	116	Schoolhouse Associates LLC	14.3	Common Area
98.06	117	Schoolhouse Associates LLC	45.3	Common Element
98.06	118	Schoolhouse Associates LLC	1.85	Common Element
98.07	29	Schoolhouse Associates LLC	7.16	Common Element
98.09	43	Schoolhouse Associates LLC	2.71	Common Element
98.11	37	Schoolhouse Associates LLC	1.53	Common Element
116	3	N.J. Dep	307.7	Greenway
112	1	The Nature Conservancy	1.5	Greenway
112	2	The Nature Conservancy	78.7	Greenway
113	2	The Nature Conservancy	4.4	Greenway
113	3	The Nature Conservancy	38.8	Greenway
113	6	The Nature Conservancy	28.8	Greenway
TotalL			1,481	

* These recreation facilities may be considered permanent by virtue of easements or conditions of development approvals.

Source: Manchester Township MOD IV Tax Database

Prepared by: T&M Associates

June 2003

Natural and Cultural Resources

The Township Environmental Commission compiled a Natural Resource Inventory (NRI) in 1992. The NRI identifies important natural and cultural resources of the Township to include:

- Freshwater wetlands and transition areas
- Floodways and flood hazard areas
- Stream corridors
- Watersheds of public water supply
- Habitats of threatened and endangered species and wildlife corridors
- Mature woodlands
- Aquifers
- Historic Sites

Exhibit 9 documents existing lakes, streams and floodplains in the Township.

Wetlands

Wetlands represent 3,944 acres or approximately 7.4% of the Township.

As documented by the New Jersey Department of Environmental Protection, wetlands are valuable components of watersheds for many reasons. As wetland area and function decreases over a period of years or decades, the overall quality and quantity of the surface water flow within the watershed is altered and often expensive man-made utilities are required to make up for the loss of the wetland. A community that incorporates growth while maintaining or improving wetlands and wetland functions can achieve lower flood peaks, fewer drought periods, more wildlife and habitat, and better surface water quality than comparable watersheds with fewer wetlands. Wetlands also provide recreational opportunities for boating, hiking and bird watching, and aesthetic value in the landscape.

Floodplains

Floodplains represent 11,689 acres or approximately 22% of the Township. Floodplains are a vital part of river and stream ecosystems. They are important because they act as flood buffers, water filters, and wildlife nurseries, and are major centers of biological life in the river and stream ecosystems. They are important for maintenance of water quality as they provide fresh water to wetlands and backwaters, dilute salts and nutrients and improve the overall health of the habitat used by many species of birds, fish and plants. They are important biologically as they represent areas where many species reproduce and as such are important for breeding and regeneration cycles.

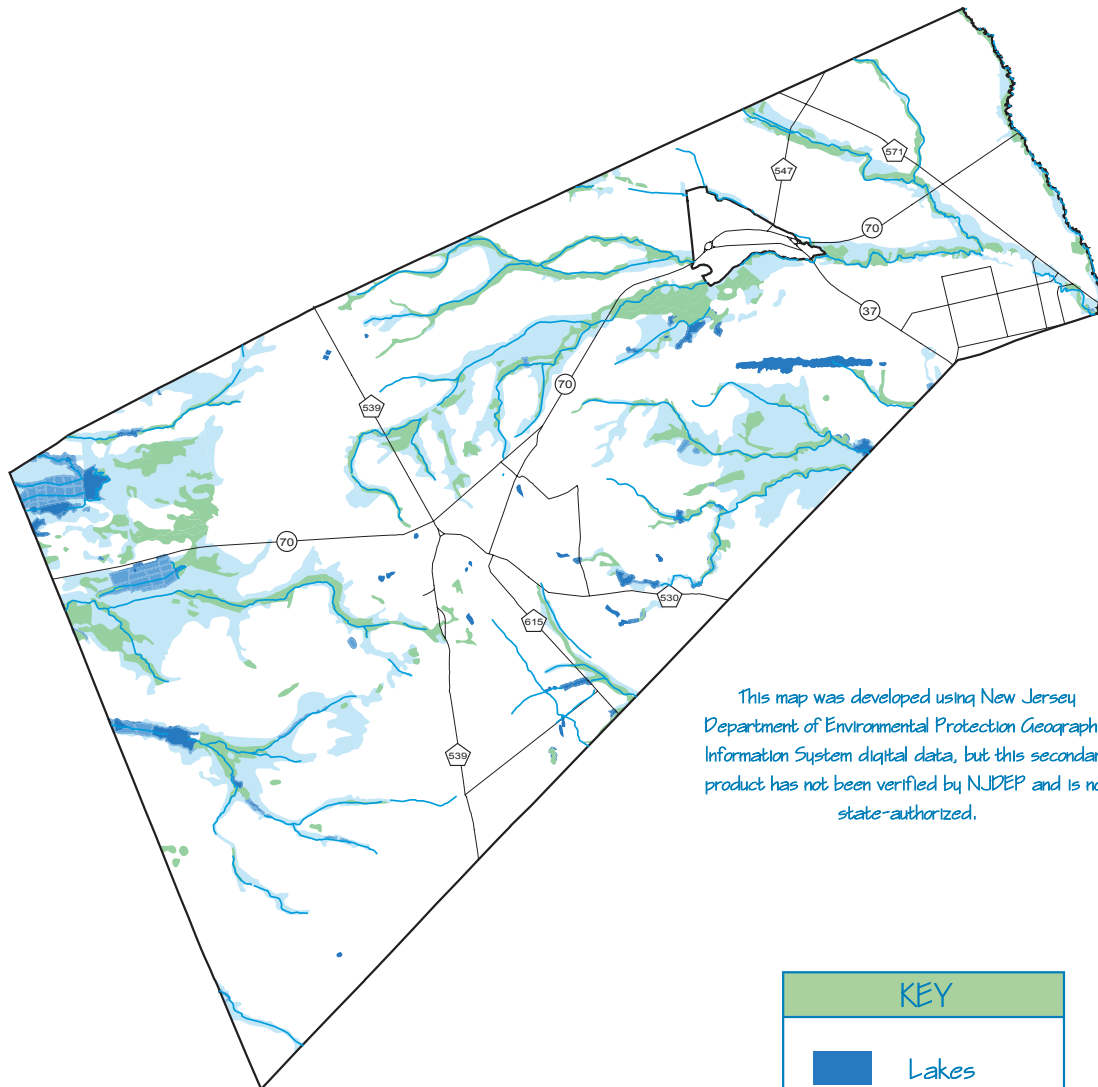
Lakes

Lakes represent approximately 859 acres or 1.6 percent of the Township. There are four major lakes in Manchester Township: Pine Lake, Harry Wright Lake, and two man-made mineral dredging lakes (on Heritage Minerals property). Scattered throughout the Pinelands are several small ponds including many created for lumber and grist mills, bog iron forges and cranberry bogs.



Environmental Constraints Map
Manchester Township, Ocean County, New Jersey
August 2003

EXHIBIT 9



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



KEY	
	Lakes
	Streams
	Floodplains
	Wetlands

Wildlife/Biological Diversity

Major Vegetation Communities

Manchester Township is comprised of various vegetation community types. Major vegetation communities or habitats can be divided into upland and lowland forest types. Upland forests are found in areas where the winter water table remains at least 1.5 feet below the ground surface; they contain two general forest types, the oak-pine and pine-oak forests. Upland forests are comprised mainly of oak and pine vegetation. Lowland forests occur in areas that are flooded or in areas where the water table rises to less than 18 inches of the soil surface; they include three generalized forest types: the cedar swamp, hardwood swamp, and pitch pine lowland (pine swamp) forests. Lowland forests are dominated by Atlantic white cedar, red maple, black gum, sweetbay magnolia and pitch pine. Exhibit 10 identifies the forest types found in the Township. Exhibits 11-14 identify the threatened and endangered species habitat located within the Township.



Land use coverage information obtained from the Department of Environmental Protection & Energy (March 1993) indicates that the Township contains the following vegetation types:

- ◆ Cropland/pastureland/agriculture
- ◆ Deciduous forest
- ◆ Coniferous forest
- ◆ Mixed deciduous/coniferous forest
- ◆ Freshwater wetlands
- ◆ Brushland/scrubland
- ◆ Barren land
- ◆ Beaches

Source: 1992 - Manchester Township Natural Resource Inventory
Source

Exhibit 10

Forest Types
• Pine-Oak Forest
• Oak-Pine Forest
• Cedar Swamp Forest
• Hardwood Swamp Forest
• Pitch Pine Lowland Forest

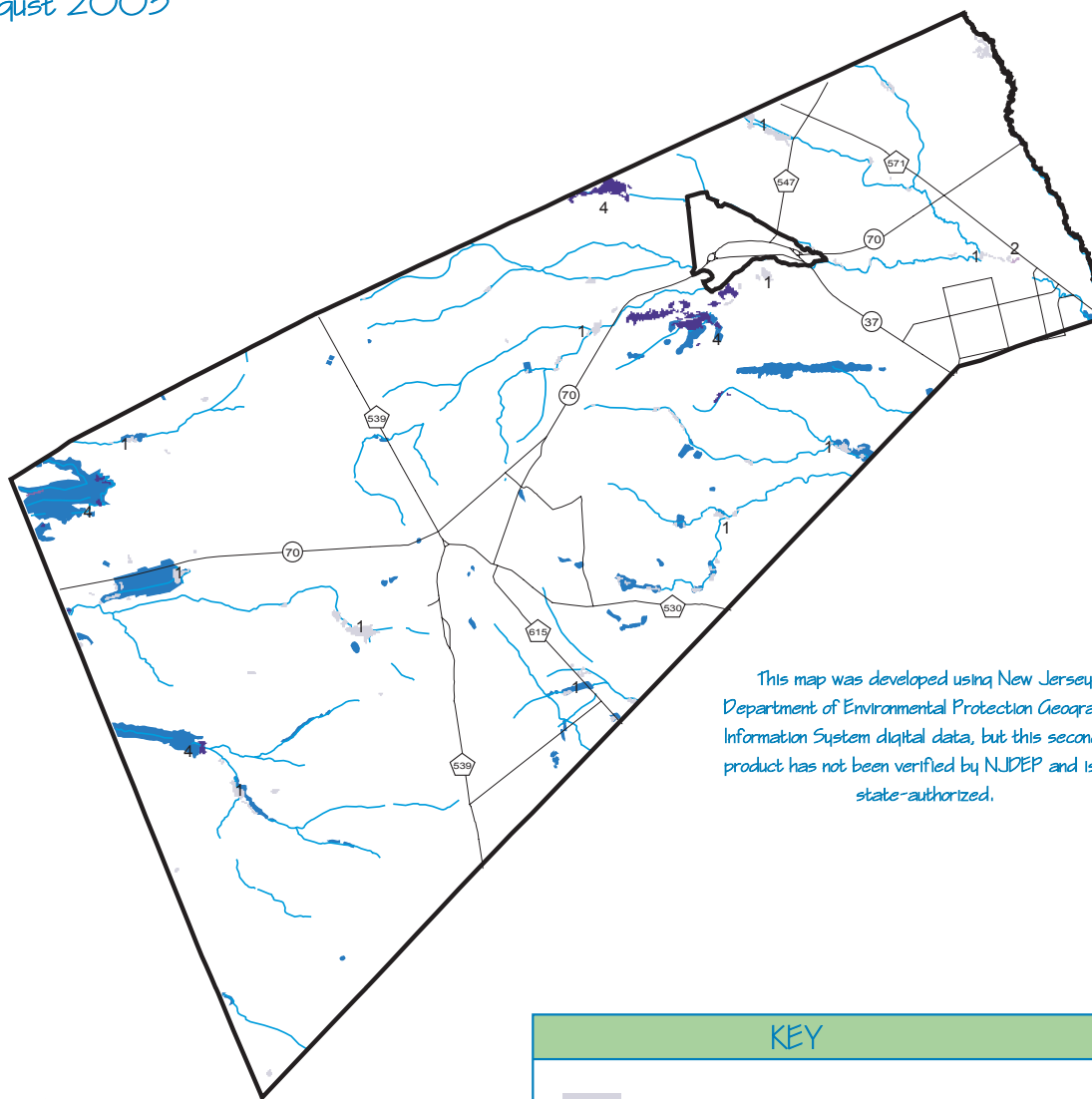
Source: Manchester Township Environmental Commission

EXHIBIT II

Rare Species Habitat Map - Emergent Wetlands

Manchester Township, Ocean County, New Jersey

August 2003



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



Source: New Jersey Department of Environmental Protection,
Division of Fish and Wildlife, Endangered Nongame Species Program

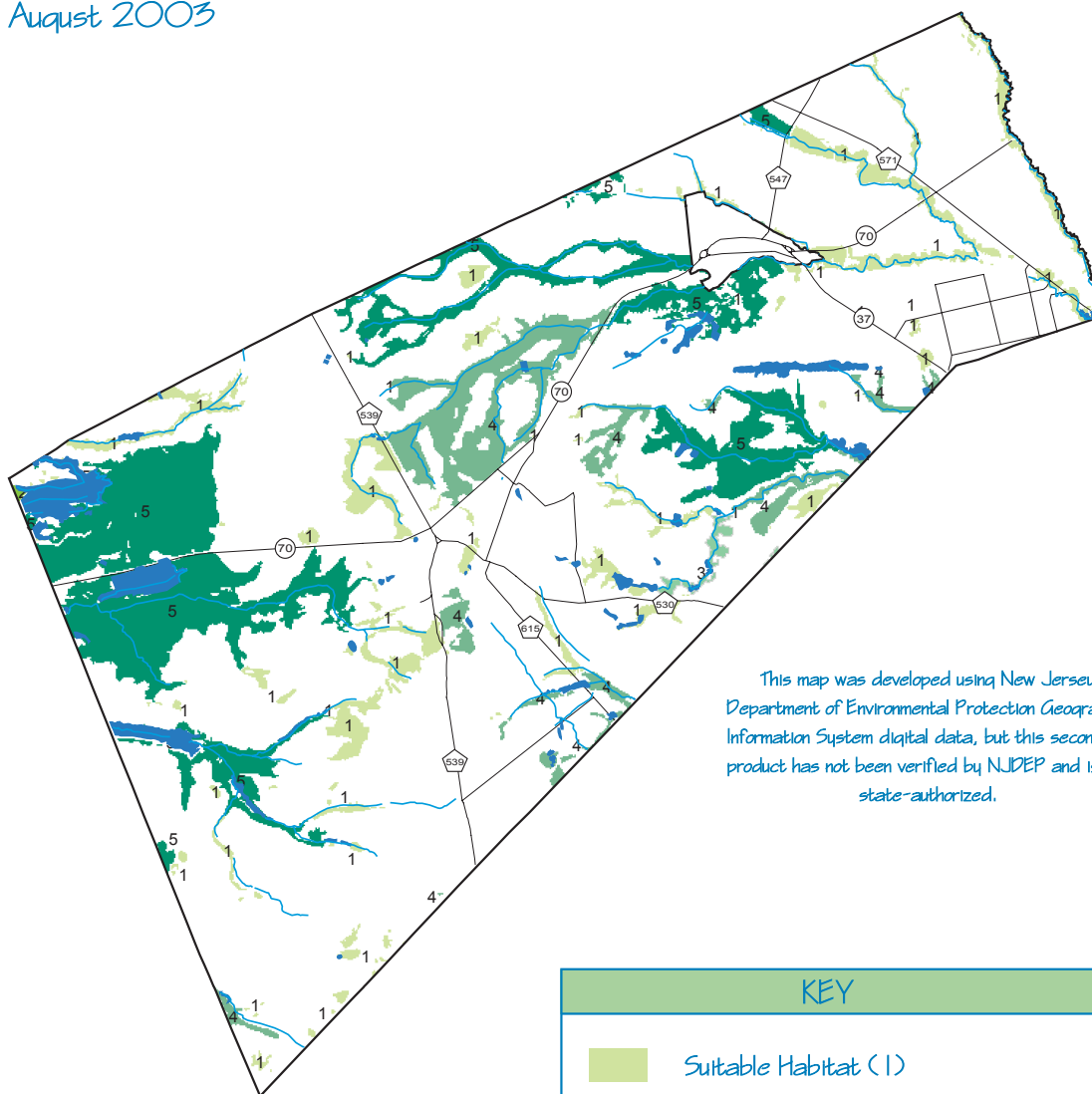
KEY

- Suitable Habitat (1)
- Special Concern (2)
- State Threatened (3)
- State Endangered (4)

Rare Species Habitat Map - Forested Wetlands

Manchester Township, Ocean County, New Jersey

August 2003



Source: New Jersey Department of Environmental Protection,
Division of Fish and Wildlife, Endangered Nongame Species Program

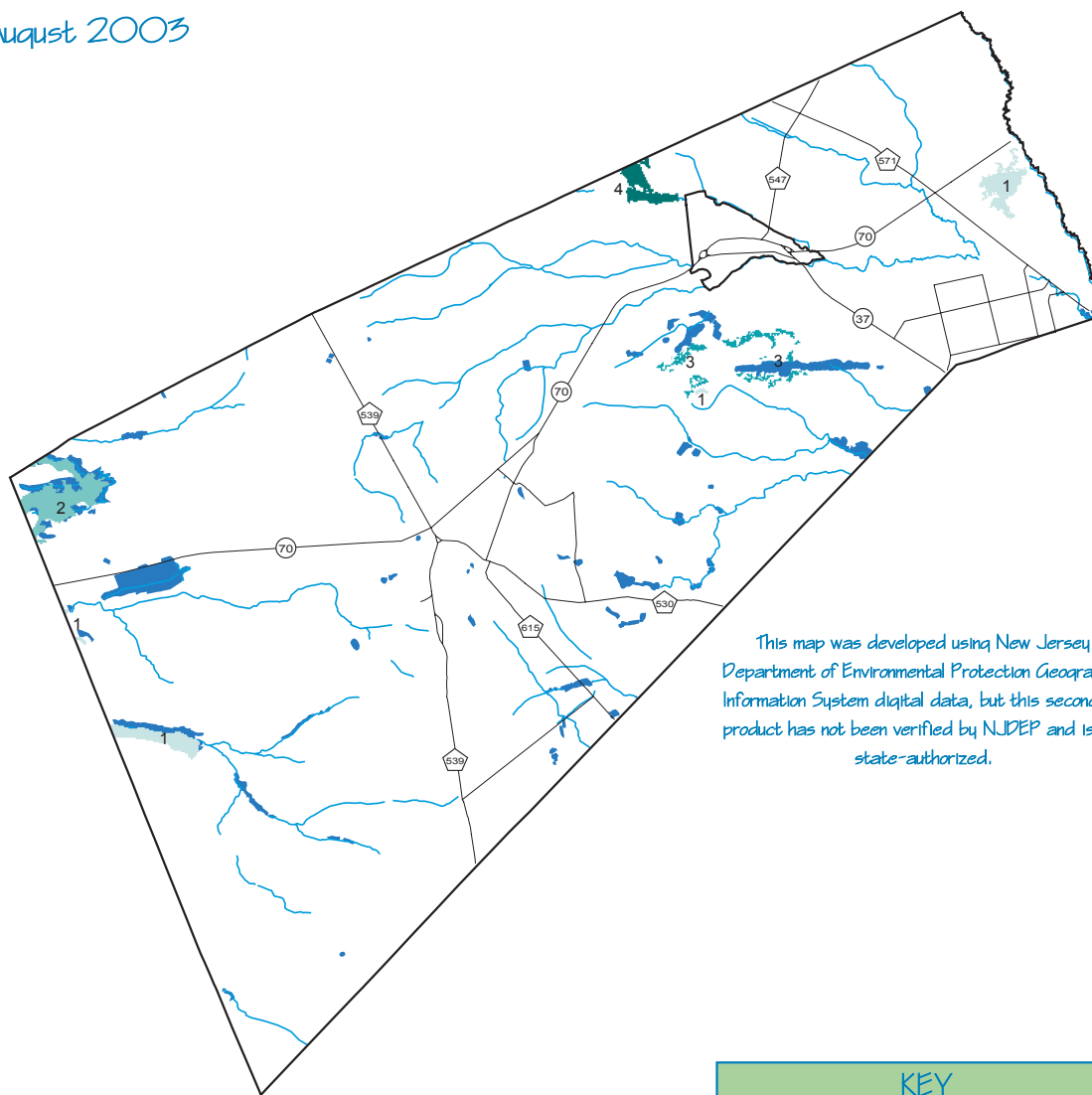
KEY

- Suitable Habitat (1)
- Special Concern (2)
- State Threatened (3)
- State Endangered (4)
- Federal Threatened and Endangered (5)

Rare Species Habitat Map - Grasslands

Manchester Township, Ocean County, New Jersey

August 2003

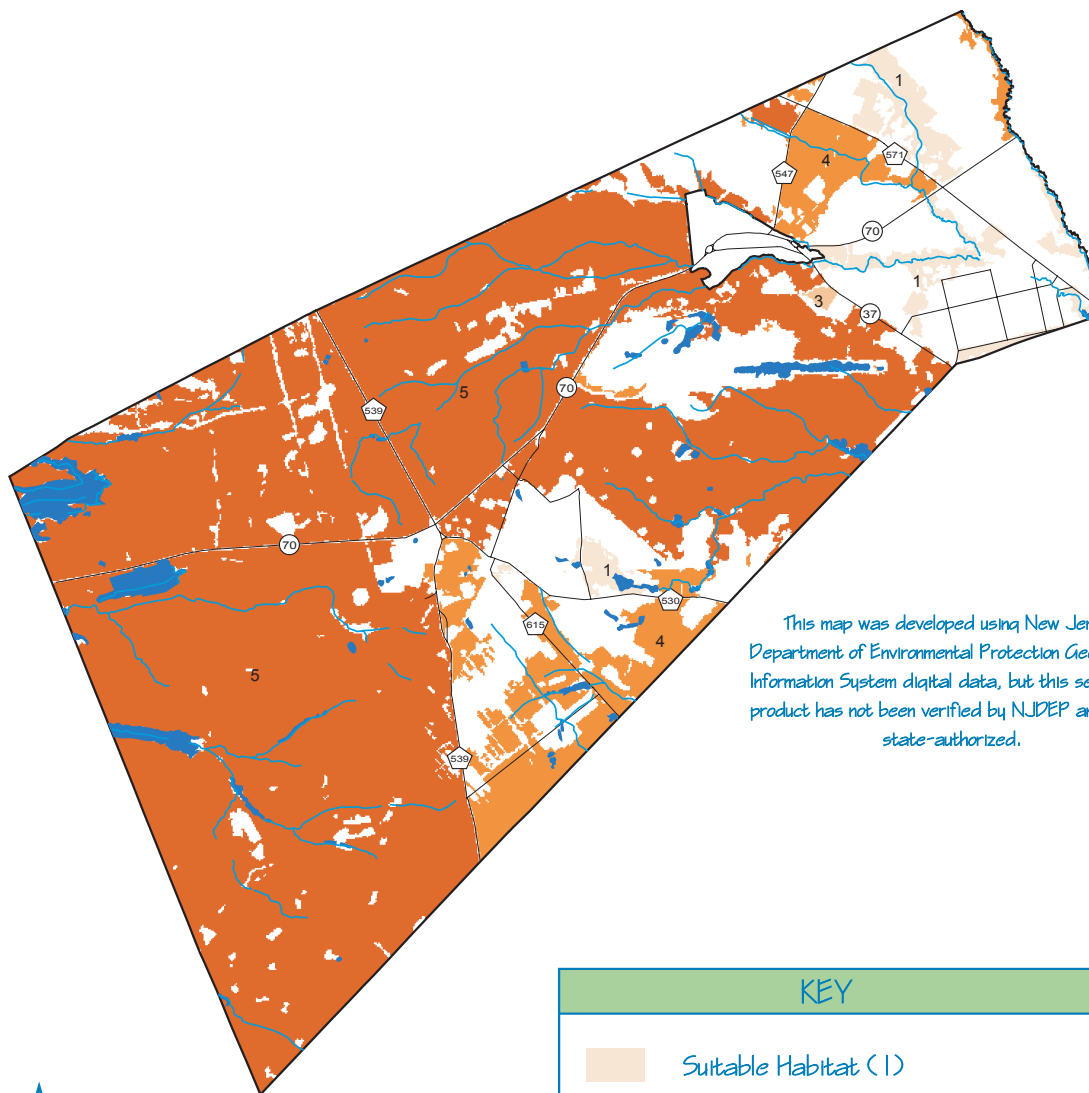


Source: New Jersey Department of Environmental Protection,
Division of Fish and Wildlife, Endangered Nongame Species Program

KEY	
	Suitable Habitat (1)
	Special Concern (2)
	State Threatened (3)
	State Endangered (4)

EXHIBIT 14

Rare Species Habitat Map - Forest
Manchester Township, Ocean County, New Jersey
August 2003



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



Source: New Jersey Department of Environmental Protection,
Division of Fish and Wildlife, Endangered Nongame Species Program

KEY	
	Suitable Habitat (1)
	State Threatened (3)
	State Endangered (4)
	Federal Threatened and Endangered (5)

Pinelands

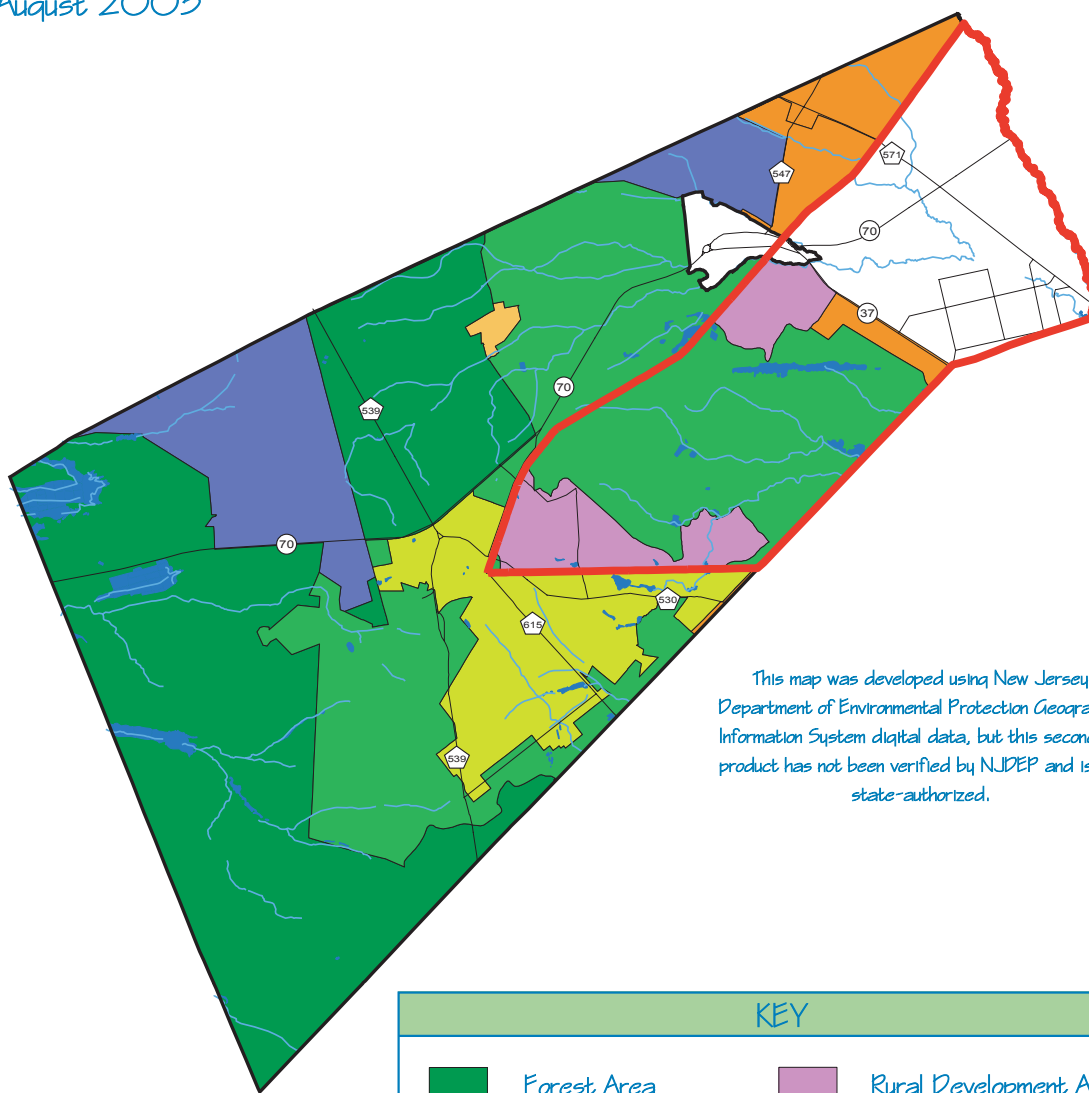
According to the U.S. Fish and Wildlife Service in a report entitled “Significant Habitat and Habitat Complexes of the New York Bight Watershed”, the New Jersey Pinelands is the largest area of contiguous, undeveloped forest and wetland on the Atlantic Coastal Plain of the Mid-Atlantic region and the largest pine barrens complex in the world. Associated with this rarity are globally rare plant and wetland communities containing species of national significance. See Exhibit 16.



The Pinelands overlay one of the largest aquifers in the country. The wetlands and pristine headwaters beginning within the Pinelands support indigenous species and are critical for the water quality and productivity of the New Jersey lagoon estuaries. The U.S. Fish and Wildlife Report indicates that there are 223 species of special emphasis in the New Jersey Pinelands, incorporating 84 species of plants and 75 species of birds. The following figure identifies these federally and state-listed species.

EXHIBIT 15

Pinelands/ CAFRA (Coastal Area Facility Review Act) Map
Manchester Township, Ocean County, New Jersey
August 2003



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



N.T.S.

KEY

	Forest Area		Rural Development Area
	Pinelands Town		Federal or Military Facility
	Pinelands Village		CAFRA Jurisdiction
	Preservation Area		Lakes
	Regional Growth Area		Streams

Exhibit 16

Pinelands Listed Threatened and Endangered Species

Federally listed endangered

chaffseed (*Schwalbea americana*)

Federally listed threatened

bald eagle (*Haliaeetus leucocephalus*)

Knieskern's beaked-rush (*Rhynchospora knieskernii*)

swamp pink (*Helonias bullata*)

sensitive joint-vetch (*Aeschynomene virginica*)

Federal candidate

bog turtle (*Clemmys muhlenbergii*)

bog asphodel (*Narthecium americanum*)

Federal species of concern(1)

rare skipper (*Problema bulenta*)

Buchholz's dart (*Agrotis buchholzi*)

Daecke's pyralid moth (*Crambus daeckellus*)

Lemmer's pinion moth (*Lithophane lemmeri*)

Carter's noctuid moth (*Spartiniphaga carterae*)

northern pine snake (*Pituophis m. melanoleucus*)

cerulean warbler (*Dendroica cerulea*)

variable sedge (*Carex polymorpha*)

Long's bulrush (*Scirpus longii*)

New Jersey rush (*Juncus caesariensis*)

Hirst's panic grass (*Panicum hirstii*)

pine barren boneset (*Eupatorium resinosum*)

Boykin's lobelia (*Lobelia boykinii*)

Pickering's morning-glory (*Stylisma pickeringii* var. *pickeringii*)

awned meadowbeauty (*Rhexia aristosa*)

1 Species of special concern listed here include former Category 2 candidates.

State-listed endangered

Cope's gray treefrog (*Hyla chrysoscelis*)

eastern tiger salamander (*Ambystoma t. tigrinum*)

timber rattlesnake (*Crotalus horridus*)

corn snake (*Elaphe guttata*)

pied-billed grebe (*Podilymbus podiceps*)

Cooper's hawk (*Accipiter cooperii*)

red-shouldered hawk (*Buteo lineatus*)

upland sandpiper (*Bartramia longicauda*)

least tern (*Sterna antillarum*)

vesper sparrow (*Poocetes gramineus*)

southern arrowhead (*Sagittaria australis*)

quill-leaf arrowhead (*Sagittaria teres*)

Lancaster flatsedge (*Cyperus lancastricensis*)

coast flatsedge (*Cyperus polystachyos* var. *texensis*)

knotted spikerush (*Eleocharis equisetoides*)

rough cottongrass (*Eriophorum tenellum*)

thread-leaved beaked-rush (*Rhynchospora filifolia*)

grass-like beaked-rush (*Rhynchospora globularis*)

small-headed beaked-rush (*Rhynchospora microcephala*)

Virginia bunchflower (*Melanthium virginicum*)

false asphodel (*Tofieldia racemosa*)

pine barren bellwort (*Uvularia puberula*)

death-camus (*Zigadenus leimanthoides*)

yellow fringeless orchid (*Platanthera integra*)

lace-lip ladies'-tresses (*Spiranthes laciniata*)

Pickering's reedgrass (*Calamagrostis pickeringii*)

wrinkled jointgrass (*Coelorachis rugosa*)

long-awned smokegrass (*Muhlenbergia capillaris*)

sand yellow-eyed grass (*Xyris caroliniana*)

fringed yellow-eyed grass (*Xyris fimbriata*)

swamp or low rough aster (*Aster radula*)

boltonia (*Boltonia asteroides* var. *glastifolia*)

pale Indian plantain (*Cacalia atriplicifolia*)

false boneset (*Kuhnia eupatorioides*)

Virginia false-gromwell (*Onosmodium virginianum*)

buttonbush dodder (*Cuscuta cephalanthi*)

broom crowberry (*Corema conradii*)

butterfly pea (*Clitoria mariana*)

sessile-leaved tick-trefoil (*Desmodium sessilifolium*)

slender water-milfoil (*Myriophyllum tenellum*)

two-flowered bladderwort (*Utricularia biflora*)

dwarf white bladderwort (*Utricularia olivacea*)

reversed bladderwort (*Utricularia resupinata*)

sandplain flax (*Linum intercursum*)

chickasaw plum (*Prunus angustifolia*)

pine barrens treefrog (*Hyla andersonii*)

State-listed threatened

eastern mud salamander (*Pseudotriton m. montanus*)

wood turtle (*Clemmys insculpta*)

American bittern (*Botaurus lentiginosus*)

barred owl (*Strix varia*)

red-headed woodpecker (*Melanerpes erythrocephalus*)

grasshopper sparrow (*Ammodramus savannarum*)

bobolink (*Dolichonyx oryzivorus*)

great blue heron (*Ardea herodias*)

Source: U.S. Division of Fish and Wildlife

Wildlife Diversity

Different vegetation communities are utilized by various species of wildlife. Certain critical factors of habitat are necessary in order for a particular species to exist and thrive. The presence of a water source, cover, and adequate food supply are all vital components of preferred habitat for wildlife species. The importance of each is dependent upon the species' use of a particular habitat. Many species are year-round inhabitants for all stages of life (breeding, resting, foraging, nesting); other species may be transients or require a particular habitat just for breeding. These latter wildlife species may be dependent on larger or regionally diversified habitats to meet their specific needs. Therefore, the diversity of wildlife is a function of the variety of plant communities.

All vegetation communities go through ecological succession. These natural communities have patterns associated with time and space within major regional plant communities. The types of animals found in each community are typically dependent on the types of plants present. The number of different species in an area is termed species richness. Species diversity within a particular habitat or plant community is a combination of richness and abundance (number of individuals of various species). The stability of any species and its habitat is based on maintaining a constant population without a decline of the species.



The distribution of wildlife in Manchester reflects the various plant communities found in the Township. Certain species are more closely associated with hardwood forests or agricultural land, while others are abundant in pine-oak and oak-pine areas. Exhibits 11-14 provide threatened and endangered species mapping that was based on information from the Landscape Project (NJDEP, Division of Fish and Wildlife, Endangered Nongame Species Program). Using four out of the five major habitat types of New Jersey (Forest, Forested Wetlands, Emergent Wetlands, and Grassland), the maps identify, delineate and rank critical habitat areas of the Township based on the conservation status of species present. Exhibit 17 indicates the acreage and percentages for each critical habitat as depicted on the habitat maps.

Exhibit 17

Manchester Township Critical Habitat Land Area and Percentages³

	Suitable Habitat	% Suitable	Special Concern	% Special Concern	State Threatened	% State Threatened	State Endangered	% State Endangered	Federal T & E ²	% Federal T & E ²
Emergent wetlands	292	0.6	3.4	< 0.01	0	--	3.7	< 0.01	194	0.4
Grassland	269	0.5	281	0.5	119	0.2	112	0.2%	0	--
Forested wetlands	2,767	5.2	15	0.02	127	0.2	2,221	4.2%	6,639	12.5
Forest	1,587	3.0	0	--	49	0.09	3,662	6.9%	32,712	61.8

As depicted in Exhibit 17, almost 62% of Manchester Township lies within forested federal threatened and endangered species habitat and 6.9 % is state endangered forest habitat. Over 12 percent of the Township's land area is identified as federal threatened and endangered forested wetlands species habitat and over 4 percent is state endangered forested wetlands species habitat

(Footnotes)

³ This table indicates the number of acres of property located within each critical habitat designation and indicates the acreage as a percentage of the Township's entire land area. Please note, that the critical habitat areas overlap each other and therefore, these numbers should not be summed between landscape classifications, i.e., wetlands, grasslands, etc.

⁴ Federal Threatened and Endangered

A large portion of the Township is within the Pinelands National Reserve, and a significant portion of the Township contains threatened and endangered species habitats.

A list of threatened and endangered species that may be found in the Township is shown in Exhibit 17. Please note, additional species listed in Figure 16, which encompasses the entire Pinelands Management Area, may supplement Figure 18.

Species diversity is reliant upon the availability of sufficient habitat to support a species and to allow it to sustain through its life cycle. Wildlife ecology and management is an important technique to be implemented by a municipality and expanded to a regional basis. Firm management prescriptions must be recognized in order to perpetuate wildlife populations and habitats.

Exhibit 18

Threatened and Endangered Species - Manchester Township

Endangered Species
Eastern Tiger Salamander
Pine Barrens Tree Frog
Bog Turtle
Timber Rattlesnake
Threatened Species
Wood Turtle
Corn Snake
Northern Pine Snake

Source: 1992 Manchester Township Natural Resource Inventory

Farmland

Due to its location within the Pine Barrens and the associated soil types, Manchester has not historically contained much land suitable for farming. Today, 449 acres, or 0.8% of the Township's total land area, is designated as "farmland qualified" in Township tax assessment records.

Needs Analysis

To determine Manchester Township's open space and recreation needs, three distinct methodologies were utilized.

The first methodology, called the "balanced land use approach", estimates the land area which should be owned and controlled by the Township and dedicated for public use and access for outdoor recreation. The second methodology, known as the "core system standard", is the need for open space to protect the important natural resources of the Township. The third methodology is an estimate of the amount of present and future local park and recreation land required based upon the determinations of specific recreation needs of the Township Open Space Committee and the Township Recreation Director. Each of these components is reviewed in this section.

Outdoor Recreation Needs

A substantial area of Manchester Township has been preserved as public open space in State and County park and recreation areas. In addition, there are significant recreation facilities at public school sites and private land developed for recreational use within the Township retirement community and in commercial recreation operations. State and County park facilities and school and private recreation areas satisfy some, but not all, of the community's need for recreation and open space. The largest preserved parcels in Manchester Township are Lebanon State Forest, Manchester Wildlife Management Area, Pasadena Wildlife Management Area and Whiting Wildlife Management Area. While state lands in Manchester comprise over 21,000 acres, their primary use is as passive open space. School land is not dedicated to permanent open space and recreation use. Schools and private recreation facilities can limit public access and may, over time, be redeveloped for non-recreational uses. To ensure that the Township can provide residents with a variety of needed recreation programs and

Open Space, Recreation and Conservation Element

facilities, there should be a core system of lands owned and controlled by the Township and dedicated to local public recreation use.

Population characteristics and growth are important considerations in recreation planning. The Township population has grown significantly since 1960 and is projected to continue to increase through the year 2020. Age and household characteristics influence individual and family recreation activity and the use of public parks. As individuals and households age, the types of recreation that they engage in will change. Most people, over their life span, will use a local public park or participate in a publicly sponsored recreation activity. Use of public park and recreation facilities is significant in all age brackets.



Households with three to four members are more likely to use parks than single person households. Households with children age 12 and under are most likely to use parks frequently. The benefits of public parks have been categorized as personal, social, environmental, and economic. The specific personal benefits include exercise-fitness conditioning, fun and entertainment, learning and education, relaxation, and health. The social benefits consist of getting to know people, group participation, interaction of children and adults, community awareness, and team spirit. The benefits associated with public recreational facilities

include instructional classes, the joy of playing, having a place to go, having a place to recreate, exposure to arts & crafts, and watching organized sports. The economic benefit is the affordability of local park and recreation facilities.

To analyze the current and future need for close-to-home park and recreation land controlled by the Township, three methods were used. One method is based upon the allocation of land to different uses within a community. The second method is based upon total community population. The third method is based upon Township experience with the demand for park and recreation facilities and services.

Estimates of Need Based upon Balanced Land Use Standards

The first estimation method is the balanced land use approach. Balanced land use is the concept utilized by the State of New Jersey to calculate public open space needs. The concept treats land as a finite resource. The product of this method is an estimate of the minimum land area in Manchester that should be dedicated as Township public open space. The approach takes into account that recreation and open space demands are generated by development, which will occupy the remaining land area of the Township. The balanced land use standard for Township owned public open space and recreation land is three percent of the developed and developable area of Manchester. The minimum land area needed as Township open space and recreation should be developable for public access and active recreation facilities such as, but not limited to, athletic fields and court sports. Undevelopable land such as wetlands and land preserved as open space by the County or State governments is subtracted out of the total land area to calculate the municipal need for public recreation and open space land.

Exhibit 19

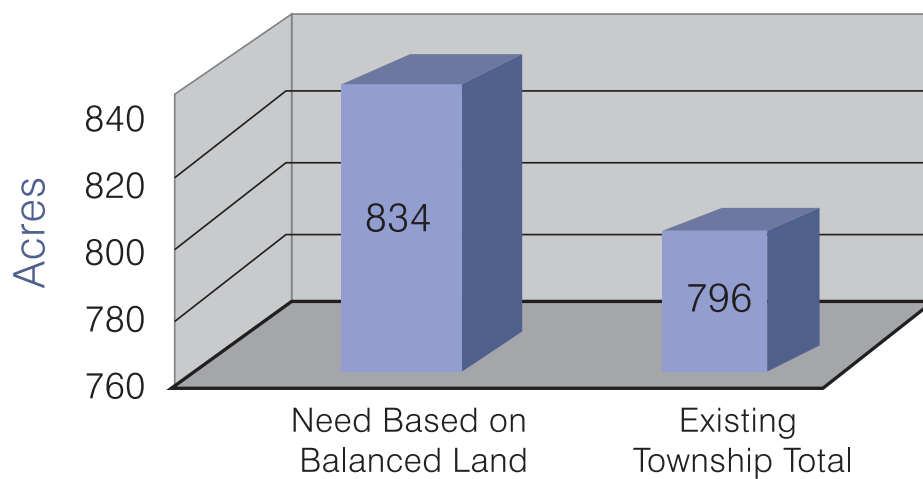
Balanced Land Use Calculation

	Acres
Total Township Area =	52,921
(-) Undeveloped Wetlands and Floodplains =	3,626
(-) State, and County Parklands =	21,484
Total =	27,811
3% of Total =	834

Source: NJDEP GIS Data & T&M Associates

Exhibit 20

Manchester Township Need for Municipal Park and Recreation Areas (Balanced Land Use)



Compiled by: T&M Associates

Using balanced land use, the estimated land required for local public recreation and open space in Manchester is 834 acres (see Exhibit 19). Based on the existing 796 acres of park and recreation land in the Township, 38 additional acres are needed to meet the minimum suggested by the balanced land use criteria (see Exhibit 20).

Estimates Of Need Based Upon Core System Standards

The second estimation of need method is the core system standard. This method was developed by the National Park and Recreation Association (NPRA). The core system standard is used to estimate need based on existing and projected population. The NPRA standards, published in the *NPRA Recreation, Park, and Open Space Standards and Guidelines*, provide guidance for developing a core system of public parks for local close-to-home recreation uses. The standards suggest public park and recreation areas be provided to local residents at the ratio of 10.5 acres of parkland per 1,000 people. Based upon the existing 796 acres of park and recreation land in the Township and the 2020 population estimate, open space and parklands exceed minimum requirements. In summary, the core system approach suggests that the Township park system can adequately support the future population.

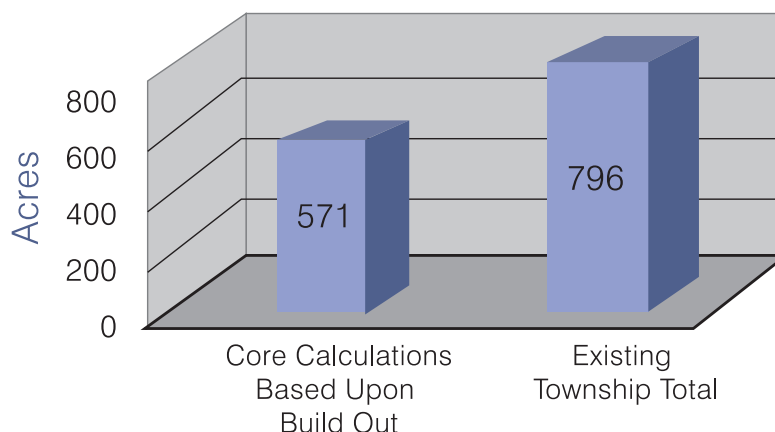
Exhibit 21 Core Calculation

Standard = 10.5 acres per 1,000 people

	Population	Calculated Acres
2000	38,928	408
2020 est.	54,426	571

Population estimate source: NJ Office of Smart Growth Trend Projection

Exhibit 22 Manchester Township Need for Municipal Park and Recreation Areas (Core Calculation)



Estimates Of Need Based Upon Local Experience

The third estimate of the need for local park and recreation land is based upon recommendations from the Township Open Space Advisory Committee, the Township Recreation Director, and Public Open Space Visioning Meetings. The following general needs have been identified:

- To provide buffers around existing development, particularly cluster-type residential development, in order to increase open space and to prevent sprawl (see Exhibit 23)
- To preserve the quality of life for Township residents.
- To protect environmentally sensitive lands
- To provide for additional active recreation space, including new bike/pedestrian trails.

Active Recreation

Manchester Township maintains ample active recreation fields that are fairly evenly distributed throughout the Township. However, the Township Recreation Director, the Open Space Advisory Committee, and the general public --via public visioning meetings-- identified the following specific needs:

- Additional softball/baseball fields
- Tennis Courts
- Basketball Courts
- Water park
- Municipal Golf Course
- Indoor pool
- Aerobics facility
- Community Center(s)

Resource Protection Needs

In addition to public recreation, the Township needs open space to preserve environmentally critical lands, threatened and endangered species and natural resources. Such open space provides habitat needed for biodiversity, helps maintain water and air quality, and provides flood control. Resource protection areas in Manchester include the following:

- Freshwater wetlands and transition areas
- Floodways and flood hazard areas
- Stream corridors
- Watersheds of public water supply
- Category One watersheds (outside Pinelands)
- Habitats of threatened and endangered species and wildlife corridors
- Mature woodlands
- Aquifers

Resource protection areas are suitable as passive open space and provide opportunities for resource based recreation such as trails, fishing, camping, nature study, and scenic enjoyment. There is no set formula for calculating the land area which should be preserved in public ownership for resource protection. The objective is to preserve sufficient land to protect the resource. Government regulation in combination with some public land acquisition are the primary tools for protecting the environmentally important features of the Township. Resource protection in Manchester Township will continue to take several forms:

- NJ DEP Regulation - State regulations protect stream corridors, woodlands, floodplains, and steep slopes. The Township should update ordinances to require conservation easements as part of any development approval on lands where a floodplain or stream are located. This provide additional safeguards to protect these areas.
- State Regulation - Wetlands and wetland transition areas in Manchester are protected by State law. The Township typically requires, as part of any development approval of lands where wetlands are located, that wetlands and wetland transition areas be delineated and that any required disturbance permits be obtained from the State.

- Township Acquisition –The Township may acquire resource protection areas by purchase of easements or fee simple title, or acceptance of dedication of land.

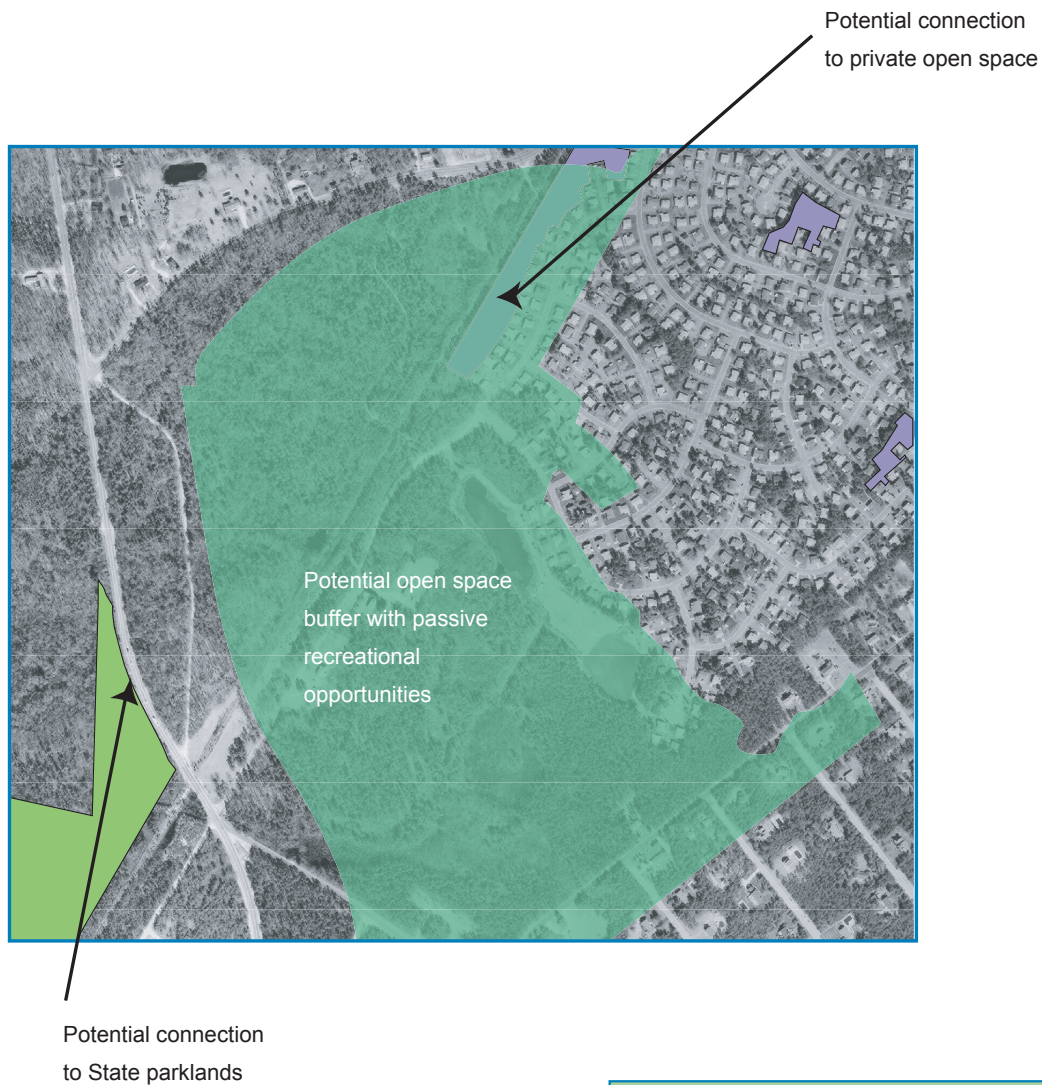
Heritage Minerals Tract

Of particular importance to the Township is a 6,650-acre site known as the Heritage Minerals Tract, which is located off of Route 70. Mined since the early 1970's for monazite sand, this tract has undergone environmental remediation in recent years to remove hazardous mining byproducts. However, the Nuclear Regulatory Commission found radiological contamination as recently as December 2001. The site contains two long, narrow dredging lakes located just west of and parallel to the Toms River Branch of the Consolidated Rail Corporation. The man-made lakes, which were once part of the mining operations, are approximately 1.5 and 0.75 miles long. The larger lake reaches a depth of 60 feet. The Heritage Minerals Tract is one of the few undeveloped tracts of land its size in the region. Approximately 1,450 acres of the site have been disturbed as part of the mining operation and approximately 4,800 of the remaining 5,200 acres are identified as federal threatened and endangered species habitat.

The Ocean County Open Space and Recreation Plan and the State Plan list the Heritage Minerals tract for preservation acquisition.

The Township should continue to monitor NJ DEP's site remediation efforts to ensure that ground water and the underlying aquifer are protected.

Example Open Space Buffer



KEY	
	Existing Private Open Space
	Existing Public Open Space
	Potential Open Space Buffer

Statement Of Principles, Goals, Objectives, And Policies For Open Space Preservation

The Township, as set forth in this plan element, establishes the following goals, objectives, and policies for open space preservation in Manchester.

Statement Of Principles

Open space preservation is essential to maintaining a healthy environment, controlling urban sprawl, and ensuring a high quality of life for Township residents. A Township network of permanently preserved open spaces is needed to provide recreation, to maintain biodiversity, to control flooding, to preserve farmland, and to protect the significant scenic, cultural, and natural features of the community.

Open Space, Recreation, And Conservation Objectives And Policies

Township Goals

Goal 1: Preserve a minimum of 10,000 additional acres of Open Space

Goal 2: Preserve Manchester's rural character

Goal 3: Protect valuable water resources and unique wildlife habitat areas

Goal 4: Protect aquifer recharge areas for existing and future water supply

Goal 5: Preserve and protect historic and cultural properties and sites

Goal 6: Create open space buffers around existing development to preserve scenic landscape features.

Goal 7: Provide a stable source of Township funding for

local open space and recreation and supplement those funds with other revenue sources.

Goal 8: Enhance the quality and variety of passive and active recreation opportunities for all age groups and abilities

Goal 9: In the future, construct a community center to hold local community events and provide additional indoor recreation space.

Goal 10: Construct at least three (3) additional fields on Township owned property to fulfill a need for baseball/softball and soccer fields.

Goal 11: Locate park and recreation areas in proximity to residential areas and provide safe and convenient access for residents.

Goal 12: Cooperate with the Township school board to promote the joint use of public recreational facilities.

Goal 13: Apply open space and recreation design requirements and standards to planned development to require close-to-home open space and recreation facilities.

Goal 14: Cooperate with the Pinelands, State and County agencies to preserve a system of greenways that links public parks and conserves the natural environment, rural landscape, and rich heritage of the Township.

Goal 15: Transform the former New Jersey Southern Branch railroad right-of-way south of Lakehurst Borough into a bicycle/pedestrian trail.

Goal 1: Permanently preserve at least 10,000 acres of open space.

The Township retains a variety of natural vegetative communities and habitat areas for threatened and endangered species. The vegetative communities that characterize the Township include deciduous wetland and upland forest containing pine forests intermixed with Atlantic White Cedar and stands of hardwood trees. While the wetland areas of the Township are protected by State regulation, the upland forest areas are particularly vulnerable to development. These forest resources enhance the community aesthetically as well as environmentally. As depicted on the Rare Species Habitat Maps, almost 69% of the Township or 36,374 acres are identified as either state endangered or federal threatened and endangered habitat. To the maximum extent possible, these locations should be preserved as conservation resource areas.

Goal 2: Preserve Manchester's Rural Character

Public infrastructure, particularly sewer service, induces growth and development. The Township Master Plan indicates the desire to maintain the rural character that exists over an extended area of Manchester. Infrastructure expansions should be managed and controlled so that growth and development in the rural areas is limited.

Goal 3: Protect valuable water resources and unique wildlife habitat areas. Goal 4: Protect aquifer recharge areas for existing and future water supply. Goal 5: Preserve and protect historic and cultural properties and sites.

In addition to acquiring land to develop as public park and recreation areas, additional open space should be conserved to protect natural resources such as water supplies, plant and wildlife habitats, scenic landscapes, and culturally important features such as historic sites. Important environmental features of Manchester have been mapped by the State and identified within the Township's 1992 Natural Resource Inventory. The important environmental features which should be conserved include freshwater wetlands and transition areas, flood hazard areas, stream

corridors, watersheds of public water supply, category one watersheds (outside the Pinelands), habitats of threatened and endangered species, woodlands and major aquifers.

Non-point source pollution into streams and surface waters from development accounts for over half the State's water pollution problems. Minimizing impervious areas, reducing development disturbance, and providing stream corridor protection will improve and maintain water quality in the Township.

Goal 6: Create open space buffers around existing development to preserve scenic landscape features.

Manchester Township has specifically identified a desire to retain its rural character and to create regional greenways in accordance with State and County goals. The creation of greenways or buffers, specifically around residential development contains suburban sprawl or continuous development without gaps or breaks. The creation of open space buffers or greenways prevents urban sprawl by delineating the extent of development. Buffer areas also provide passive recreation opportunities, wildlife corridors and open space.

Goal 7: Provide a stable source of Township funding for local open space and recreation and supplement those funds with other revenue sources.

Through voter referendum, the Township has approved a local Open Space and Recreation Trust Fund. The fund is designed to acquire undeveloped parcels of land and to develop both active and passive recreation facilities within the Township. Open space trust funds have been successfully used in many other New Jersey communities to achieve the Township's goals. The fund can be used to leverage other State and County funding to achieve Township open space, recreation, and conservation objectives. The Township intends on applying for State Grants of 50% of the cost

of acquisition of land for recreation and conservation purposes. Upon a demonstration of special need or exceptional circumstances, the State grant may be increased to 75% of the acquisition cost.

However, to fully implement this Plan, the Township will require additional funding sources, and the formation of partnerships with local land trusts and State and County agencies. Additionally, the Township may consider various financing options for open space acquisition while lending rates are at 40 year lows. (See the Financing Options section of this Plan.)

Goal 8: Enhance the quality and variety of passive and active recreational opportunities for all age groups and abilities.

In Manchester, the median age of residents is 67.7. Accordingly, there is a greater than normal need for adult recreation. Most seniors in the Township reside in one of the many senior facilities, which have their own private open space and recreational facilities. Collectively, there are over 1,000 acres of private open space and recreation facilities within the Township that fulfills this need. However, there still remains a community-wide need for an indoor pool and aerobics facility, which can be used by all age groups including seniors.

The Township should continue to update this Plan based upon growing needs of the community and ensure that all facilities meet American Disabilities Act requirements.

Goal 9: In the future, construct a community center to hold local community events and provide additional indoor recreation space.

With the exception of school district gymnasiums and other indoor recreation facilities, Manchester

Township does not have indoor recreation space or a community center. According to the Open Space Advisory Committee and Township Officials, the school system has been extremely receptive to the sharing of their resources for Township recreation needs. While this is currently satisfying the present need, the Township should begin planning for the construction of a centralized community center or better yet, two (2) smaller community centers near the denser residential population concentrations. Logical areas for such facilities include Whiting Village and proposed acquisition properties near the Lake Road Recreation Complex (See Exhibit 24).

Goal 10: Construct at least three (3) additional fields on Township owned property to fulfill a need for baseball/softball and soccer fields.

Based on population trends, the need to ensure balanced land use, and the recommendations of the Open Space Advisory Committee and the Township's Recreation Director, Manchester should acquire additional acreage to expand the Township park system. At a minimum, three (3) additional ball fields to be used for softball/baseball and soccer should be constructed. This will ensure that, at full development, the Township will have a core system of parkland, owned and controlled by the municipality, that can support a variety of recreation facilities and programs needed by residents.

Goal 11: Locate park and recreation areas in proximity to residential areas and provide safe and convenient access for residents.

Park and recreation areas should be within a reasonable travel distance of residential development, or within the

development itself. Parks within easy and safe walking or bicycling distance of residential areas are especially desirable since school age children are frequent users of parks. Multi-use trails or bike lanes that link residential areas and parks should be planned as part of the overall park design.

Goal 12: Cooperate with the regional school boards to promote the joint use of public recreational facilities.

The public schools in Manchester provide a substantial portion of the inventory of indoor and outdoor recreational facilities available within the community. A cooperative relationship between the Township and the school districts to promote the joint use of recreational facilities both increases the available recreation opportunities within the community and makes the most economical use of public resources.

Goal 13: Apply open space and recreation design requirements and standards to planned development to require close-to-home open space and recreation facilities.

Private recreation facilities are an important component of the recreation inventory of the Township. Recreation facilities should be required as necessary improvements associated with residential subdivisions. For larger developments, the planned development provisions of the Municipal Land Use Law can be applied to preserve open space and to require that developers provide a recreation component to meet the needs of the development's residents.

While a developer cannot be compelled to dedicate land to the Township for public park and recreation use, the Township may accept a voluntary dedication. The Township should continue to require that planned development and multi-family developments provide recreation opportunities and facilities for residents.

Goal 14: Cooperate with the Pinelands and State and County agencies to preserve a system of greenways that links public parks and conserves the natural environment, rural landscape, and rich heritage of the Township.

In the summer of 1998, the State of New Jersey established a goal to preserve one million acres of

open space. The State envisions a portion of this open space as a broad greenway corridor that provides passive recreation and provides wildlife habitat. By coordinating efforts among the Township, State, County, the Pinelands, and various land trusts, a greenway network can be established that provides opportunities for active and passive recreation, flood control, and trails. It can also conserve environmentally sensitive habitat needed for water quality, air quality, and biodiversity.

Goal 15: Transform the NJ Southern Branch railroad right-of-way into a bicycle/pedestrian trail.

The New Jersey Southern Branch railroad right-of-way (see Exhibit 24) runs from the Township's central westernmost border with Woodland Township to Lakehurst Borough bisecting the Township. The former right-of-way is approximately 50 feet wide and almost 12 miles long. The fact that this parcel exists under single, private ownership and is not actively used as a rail line is an opportunity for Manchester to develop a community bikeway. The parcel generally traverses the center of the community in close proximity to a majority of the Township's residents. Its ultimate termination near Lakehurst is adjacent to New Jersey Transit Bus Stops. Consequently, this parcel could be utilized for both recreation and commuting purposes. In addition to Green Acres funding requests, the Township should investigate/apply for ISTEA grants that appropriate monies for commuter trail improvements.

Proposed Open Space System

The Township has identified its open space and recreation resources and evaluated the lands that have the potential for meeting public needs. Based upon its evaluation, the Township has identified sites for future acquisition and development to expand the Township park, open space, and recreation system. The Township has mapped the open space system planned for Manchester by priority (see Exhibit 24). The open space system is described in this section.

Additional Township Park and Recreation Sites

To achieve open space and recreation objectives, the Township has identified the need for additional Township park, open space and recreation areas. These areas have been identified using the following criteria.

- Environmental protection. Sites determined to have critical environmental significance have been determined to be among the municipality's acquisition priorities. Such areas include:
 - Aquifer recharge areas and lands which protect the public water supply;
 - Areas identified as having State and Federal threatened and endangered species habitat;
 - Areas impacted by wetlands, stream buffer areas and floodplains.
- Preserving rural character. During the public visioning sessions, residents of the Township indicated the need to preserve the existing character of the Township, to preserve environmentally sensitive tracts of land, and create greenbelts or buffers around existing residential development to delineate development and provide open space between developments. Such green belts also create wildlife corridors and have potential for future bicycle and pedestrian trails.
- Size and development capability. The sites are adjacent to existing parks or are new

sites that have approximately 20 acres that can be developed for active recreation use and contain areas appropriate for passive recreation, walking paths and trails, and visual enjoyment.

- Location. The sites are distributed throughout the Township and include new locations to serve the western half of Manchester. The sites are located to conveniently serve the Township population and to be accessible from County and State arterial and major collector roadways and municipal collector streets. The locations can be linked to a Township-wide greenway system.
- Use restrictions. There are no apparent restrictions that would unduly constrain acquisition, development, or operation of the sites as a public park and recreation areas. However, prior to acquisition of any specific site, a Phase I environmental investigation and a wetlands investigation should be undertaken to ensure that there are no major impediments to park and recreation use.

These sites are identified in Exhibit 24.



Financing Options

Open Space Taxes

Manchester Township

In 2001, Manchester Township approved a local open space tax by voter referendum. The tax levy is \$.01 per hundred dollars of assessed value and is anticipated to generate \$180,000 dollars in annual revenue. Based upon an average assessment of \$96,560 dollars this amounts to approximately 10 dollars per household per year. Many communities throughout New Jersey assess a local open space tax of at least \$.02 per hundred dollars of assessed value. Over time, the Township should evaluate its open space levy to determine whether it is sufficient to meet the Township's goal of preserving 10,000 acres of additional open space.

Ocean County

In 1997, Ocean County residents voted to establish the Ocean County Natural Lands Trust Program. The land trust program collects \$0.014 per one hundred dollars of assessed value. The dedicated tax provides Ocean County with funds to acquire lands for conservation and farmland preservation. This program is specifically designed to acquire lands that are environmentally sensitive, natural areas or open spaces that would protect farmland, water quality, wetlands and other lands with unique or sensitive features.

The goal of the program is to encourage the establishment of a system of protected lands which, in combination with the Farmlands Preservation Program, enhances the quality of life in Ocean County by:

- Helping to maintain the County's rural characteristics
- Protecting critical environmental resources and water supply
- Maintaining and enhancing active agriculture
- Buffering areas that are not compatible with development

The program now generates over \$5 million per year for natural lands acquisitions and farmland preservation.

State Funding

Green Acres Planning Incentive Programs

The Green Acres Program is responsible for the State's purchases of open space and recreation lands. Green Acres provides open space matching grants and loans to municipal and county governments, and grants to tax-exempt non-profit organizations. Manchester Township qualifies for 50 percent matching grants as a result of the dedicated local open space tax. Planning incentive grants are attractive to local governments since grants can be applied for similar to a credit line. Upon completion of a Recreation and Open Space Plan, parcels designated in the approved Plan are pre-screened so that Manchester will not have to start from scratch in the application process for each purchase. For a community that envisions making multiple land purchases, this option saves valuable time, especially when negotiating with land owners.

Green Acres also offers loans to local governments at a 2 percent interest rate, payable over 20 years, for purchase of open space and also for the development of recreational facilities.

Financing Through Borrowing

Long Term General Obligation Bonds

General Obligation Bonds are a type of Municipal Bond where principal and interest are secured by the full faith and credit of the issuer and usually supported by either the issuer's unlimited or limited taxing power. In addition, General Obligation Bonds are voter-approved.

Features:

- Income from General Obligation Bonds is free from federal taxes, and in most cases, it is also

- free from state taxes.
- Income from interest and repayment of principal is generally regarded with a high degree of safety.
- If circumstances change, General Obligation Bonds are actively traded in the secondary market. You are not locked in until the bond's maturity.
- You receive semi-annual interest payments and get their principal payment back at maturity.

Prudent fiscal practice requires that borrowings be amortized over periods no longer than the useful life of the amount financed. While this is typically 30 years, New Jersey Law allows debt issued to finance land to be amortized over 40 years.

For more information on debt service see the New Jersey Local Bond Law (N.J.S.A. 40A:2-1)

Installment purchases

In an installment purchase the government entity enters into an agreement with the landowner that provides for transfer of fee title to the land in exchange for the payment of the purchase price over a period of time, which might be up to 30 years.

Municipal Benefits Include:

- The Township will establish a price that is payable in 30 years and as a result, the government entity will acquire open space or a conservation easement that should appreciate substantially in value over the term of the installment purchase. As the result of the payment of interest over 30 years, the government entity is spending the payment for the open space over part of the period during which the general public will enjoy it.

Potential Project Partners

1. New Jersey Department of Environmental Protection (Green Acres)

2. Ocean County
3. New Jersey Pinelands Commission
4. Land Trusts such as:
 - Forked River Mountain Coalition Area of Operation: Ocean County/Barneget Bay Watershed
609.971.1635 www.frmc.org
 - Natural Lands Trust Area of Operation: Eastern Pennsylvania, Southern New Jersey, Delaware
610.353.5587 www.natlands.org
 - The New Jersey Natural Lands Trust Area of Operation: New Jersey
609.984.1339 e-mail bmazzell@dep.state.nj.us
 - New Jersey Conservation Foundation
Area of Operation: Statewide: including highlands, pinelands, Delaware bayshore, farmland and urban parks
908.234.1225 www.njconservation.org
 - New Jersey Audubon Society
Area of Operation: New Jersey
908.204.8998 www.njaudubon.org
 - The Nature Conservancy
908.879.7262

Action Plan

The Action Plan identifies the measures that will be taken to implement the goals and objectives of this Recreation and Open Space Plan. This action agenda recommends the establishment of partnerships that are coordinated with State and County programs. In addition, the Township should manage, regulate, and direct growth to ensure that development design and location are compatible with and support the open space plan for Manchester. The specific implementation actions are described below.

From the beginning, the planning process focused on implementation. Moreover, the public meetings have involved active participation from individuals that are likely to be involved in the implementation of the project.

The Action Plan is articulated for three time periods. The first time period focuses on short-range strategies. It identifies actions that can be accomplished in the next one or two years. These include: applying to NJ DEP Green Acres for grant monies, beginning the acquisition of open space to protect critical environmental areas and generating continued interest in implementing the Plan.

The second time frame illustrates the middle range strategies. It is anticipated that these could take two to five years to accomplish.

The third time frame is the long-range strategy, which may take five to ten years or longer to accomplish.

For each strategy, the persons/agencies responsible for implementing the action are identified along with a suggested benchmark (time-frame).

Open Space, Recreation and Conservation Element

Summary Of Strategies, Responsible Parties And Benchmarks

S = Short Range Strategy (1 - 2 years)

M = Medium Range Strategy (2 – 5 years)

L = Long Range Strategy (5 – 10 years)

Strategy Description	S	M	L	Responsibility	Comments
The Township should submit the open space, recreation, conservation plan for approval by the Office of Green Acres in the New Jersey Department of Environmental Protection. The approved plan can then be used to secure grants and funds from the State for open space preservation.	✓			Open Space Advisory Committee, Planning Board, Township Council	
Develop a strategy utilizing a number of funding mechanisms to acquire open space lands, including, but not limited to: • Open Space Tax - Currently, both Ocean County and Manchester Township levy open space taxes • General obligation bonds • Installment purchases • Intergovernmental funds (i.e., state grants) • Foundation monies • Fee-simple purchase; • Less than fee-simple purchase (i.e., purchase of development rights and conservation easements) • Voluntary donations with tax incentives.	✓			Township Council, Open Space Advisory Committee	
A portion of the Township's Open Space Tax should be earmarked for acquisition of the Township's acquisition list (see Appendix B). The Township funds would be matched by grants from the State and other financing options to achieve the Township's goal of 10,000 acres of park and recreation land.	✓	✓	✓	Township Council, Open Space Advisory Committee	
Conduct project visioning sessions	✓			Open Space Advisory Committee	Completed

Open Space, Recreation and Conservation Element

Summary Of Strategies, Responsible Parties And Benchmarks S = Short Range Strategy (1 - 2 years) M = Medium Range Strategy (2 – 5 years) L = Long Range Strategy (5 – 10 years)					
Construct planned bikeway improvements along Lake Road to connect the Lake Road Recreation Complex with Harry Wright Lake Park.		✓		Planning Board, Township Engineer	
Investigate and implement the bikeway along the former New Jersey Southern Branch railroad R-O-W	✓	✓	✓	Open Space Advisory Committee, Township Council	
Promote coordination between Township Departments, Boards, Committees in terms of land acquisition and management.	✓	✓	✓	Township Council	
Coordinate efforts with the NJ Pinelands Commission and Ocean County to investigate bicycle and pedestrian trail linkages.	✓	✓	✓	Open Space Advisory Committee, Township Planner	
Promote the use of Township recreation and conservation lands by Manchester citizens.	✓	✓	✓	Township Recreation Director	
Actively support State legislation that will enable Manchester to collect development impact fees for recreation. This will allow Manchester to fairly assess new development for a portion of the costs of providing public parks and open space and recreation services.	✓	✓	✓	Township Council	
To the extent permitted by law, the Township should continue to require that developers preserve open space and provide recreation facilities within new planned developments.	✓	✓	✓	Township Council, Planning Board	
Consider procuring bond counsel in a determination of the benefits and disadvantages of various financing options.	✓	✓	✓	Township Council	
Limit development in rural areas and environmentally sensitive areas to low density and low intensity uses.	✓			Township Council, Planning Board	
To conserve open space and rural areas, the Township should continue to limit the extension of growth inducing infrastructure, particularly sewers.	✓			Township Council, Planning Board	

Open Space, Recreation and Conservation Element

Summary Of Strategies, Responsible Parties And Benchmarks S = Short Range Strategy (1 - 2 years) M = Medium Range Strategy (2 – 5 years) L = Long Range Strategy (5 – 10 years)					
The Planning Board, in the development review process, should give substantial weight to the comments of the Township Environmental Commission. Development should be designed to conserve the environmentally important features of a site and the natural resources of the Township. It should also be compatible with the Township plan for open space, recreation, and conservation. The Planning Board should require revisions to development designs or layouts or require that alternative approaches be used to eliminate or minimize adverse or undesirable impacts on environmentally important site features and the natural resources of the Township.	✓	✓	✓	Planning Board	
The Township should continue to allow residential cluster development where such development, compared to conventional development, would reduce site disturbance, reduce impervious cover, preserve a significant area of upland and lowland open space, preserve important site features and natural resources, and help achieve the objectives of the Township open space, recreation, and conservation plan. Consideration should be given to permitting non-contiguous residential clustering to facilitate the preservation of open space in accordance with the Township plan. The density of any cluster development should not exceed the density that could be achieved by a conventional development on the same tract or tracts of land.	✓	✓	✓	Township Council, Planning Board	
Upon acquisition of new parkland, a plan to guide its future use and improvement to meet Township recreation needs should be prepared by the Open Space Advisory Committee.		✓		Open Space Advisory Committee	

Open Space, Recreation and Conservation Element

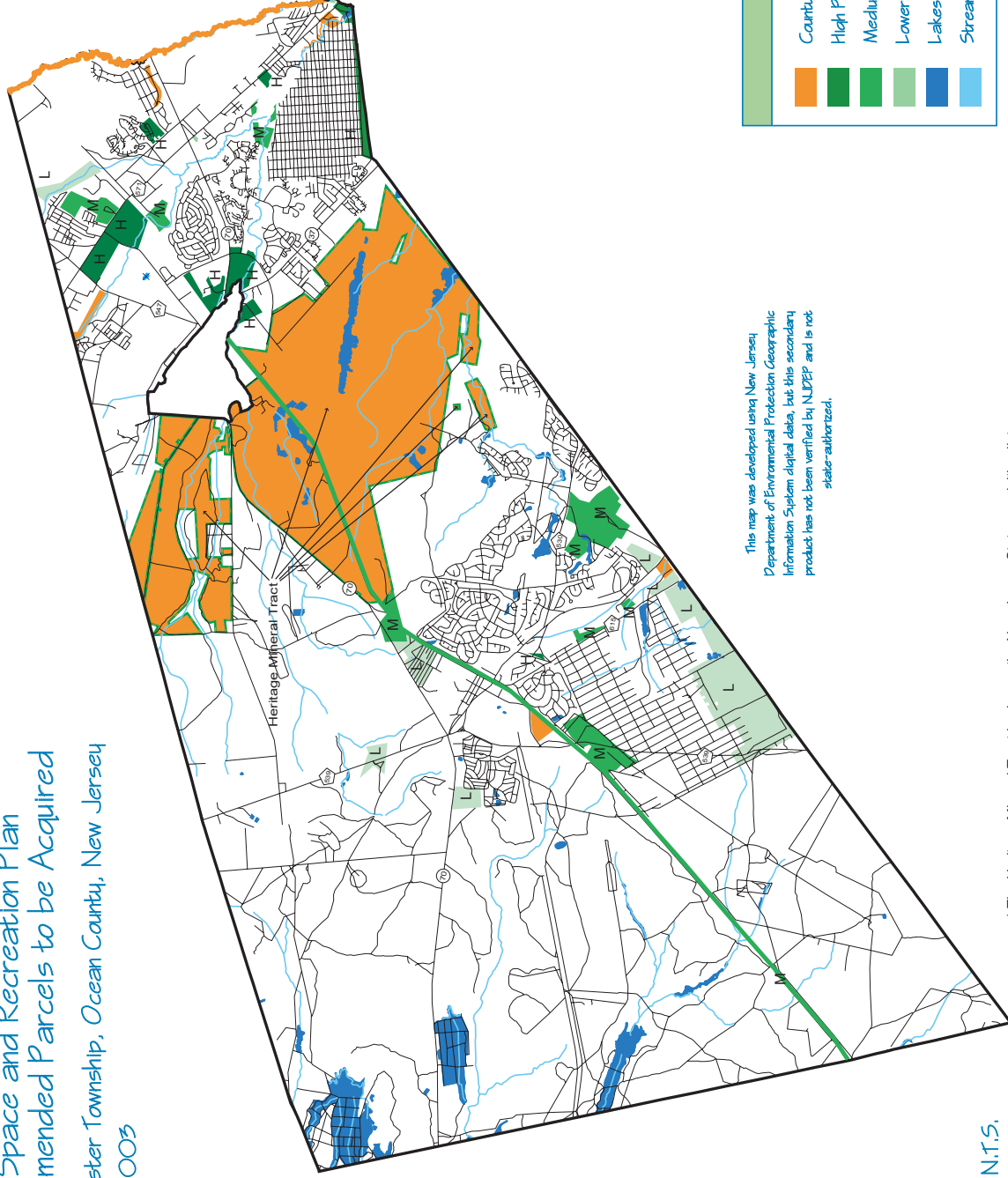
Summary Of Strategies, Responsible Parties And Benchmarks S = Short Range Strategy (1 - 2 years) M = Medium Range Strategy (2 – 5 years) L = Long Range Strategy (5 – 10 years)					
Coordinate efforts with the US military, which plans on expanding airport runways for national security and assist the military where possible in providing noise buffers.	✓	✓	✓	Township Council	
Evaluate whether the existing open space tax is sufficient to meet Township goals.	✓			Township Council	
The Township should develop a standard conservation easement for public access to those greenways where trail construction is anticipated or required as part of development approval or as a result of Township acquisition. Where greenway trails are to be constructed as part of a development, the desirable development sequence is to develop the trail prior to the development of adjoining residences.	✓			Township Planning Board, Township Attorney, Township Engineer and Township Planner	
Provisions for the following facilities should be considered to accommodate for the special needs of the disabled and elderly people: ▪ Public toilets ▪ Shaded planted areas for walking and sitting ▪ Adequate lighting ▪ Emergency phones ▪ Handicapped facilities ▪ Ramps with handrails ▪ Car or bus drop-off areas near venues Access for the disabled should be provided in accordance with ADA and BOCA code, etc.	✓	✓	✓	Township Council, Township Engineer	
As the Open Space Plan is implemented, create new zoning districts for open space and recreation areas as follows:	✓	✓	✓	Planning Board, Township Council, Township Planner.	

Open Space, Recreation and Conservation Element

Statutory Zone	Annotation	Planning Intention
Open Space	O	Public Open Space
Green Belt	GB	Woodland and vegetated land at suburban fringe areas to limit the sprawl of continuous development
Conservation Area	CA	Areas of landscape value and ecological features
County and State Parks	CSP	Designated County and State parks

Open Space and Recreation Plan
Recommended Parcels to be Acquired
Manchester Township, Ocean County, New Jersey
August 2003

EXHIBIT 24



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



* The Heritage Mineral Tract is also on the New Jersey State acquisition list.

Prepared by T&M Associates

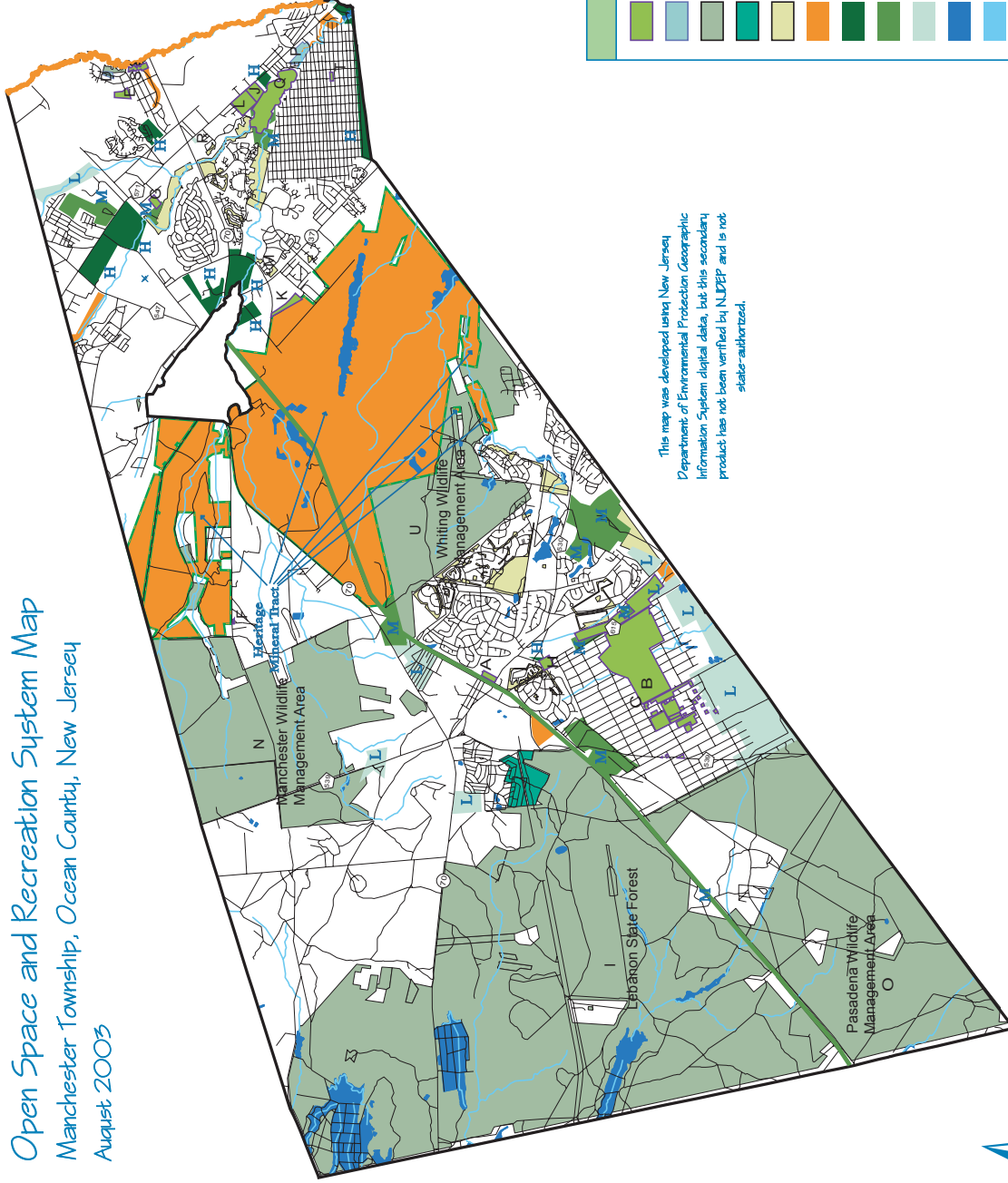
Open Space & Recreation

Open Space and Recreation System Map

Manchester Township, Ocean County, New Jersey

August 2003

EXHIBIT 25



This map was developed using New Jersey
Department of Environmental Protection Geographic
Information System digital data, but this secondary
product has not been verified by NJDEP and is not
state-authorized.

- A - Bowler Memorial Field
- B - Harry Wright Lake Park
- C - Harry Wright Lake Properties (not part of park)
- D - Holly Acres
- E - Holly Oaks Park
- F - Horicon Avenue Tot Lot
- G - Johnson Avenue Soccer Fields
- H - Lake Road Recreation Complex
- I - Lebanon State Forest
- J - Manchester Little League
- K - Manchester Soccer Complex/Summit Park
- L - Manchester Township Pop Warner Football Complex
- M - Manchester Township Roller Rink
- N - Manchester Wildlife Management Area
- O - Pasadena Wildlife Management Area
- P - Pine Lake Park
- Q - Pine Lake Recreation
- R - Richard Estates Tot Lot
- S - Route 70/Toms River Recreation
- T - Sixth Avenue Playground
- U - Whiting Wildlife Management Area

KEY	
	Existing Township Recreation Land
	Existing County Recreation Land
	Existing State Recreation Land
	Existing Non Profit Recreation Land
	Existing Private Recreation Land
	County and Township High Priority Acquisition Area
	High Priority Acquisition Area (H)
	Medium Priority Acquisition Area (M)
	Lower Priority Acquisition Area (L)
	Lakes
	Streams

* The Heritage Mineral Tract is also on the New Jersey State acquisition list.



Prepared by T&M Associates

Appendix A

Appendix A

HELP CREATE

Manchester Township's Open Space & Recreation Plan

MANCHESTER TOWNSHIP VISIONING WORKSHOP OPEN SPACE & RECREATION

- Participate in a Open Space & Recreation Visioning Workshop
- Express your opinion to create a better Township
- Discussion of:
 - ▶ Creating greenbelts around existing development.
 - ▶ Prioritized open space acquisition sites.
 - ▶ Do all citizens have access to open space and recreation?
 - ▶ Necessary recreation facility improvements.
 - ▶ Linking open space and community facilities by pedestrian trails.

July 15th, 7:00 P.M.

Manchester Township Municipal Building
One Colonial Drive

Sponsored by
The Manchester Township
Open Space & Advisory Committee

MANCHESTER TOWNSHIP RECREATION & OPEN SPACE PLAN

Appendix B

Appendix B

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
4A	1	1	1801 RIDGEWAY RD	17.8	RA
3A	1	4	1651 RIDGEWAY RD	4.1	RA
3B	1	4	1651 RIDGEWAY RD	11.9	RA
1	1	6	10 NORTHAMPTON BLVD	72	R10
1	1.86	17	2232 FIFTH AVE	0.22	R10
1	1.86	21	2240 FIFTH AVE	0	R10
1	1.86	22	2217 BROADWAY BLVD	0	R10
1	1.121	18	2232 SIXTH AVE	0.45	R10
1	1.121	26	2233 FIFTH AVE	0	R10
1	1.122	1	600 BROOKLINE ST	0	R10
1	1.123	15	2224 SEVENTH AVE	0.63	R10
1	1.158	9	2208 EIGHTH AVE	0.11	R10
1	1.158	11	2216 EIGHTH AVE	0.22	R10
1	1.158	20	2240 EIGHTH AVE	0.34	R10
1	1.158	26	2241 SEVENTH AVE	0.28	R10
1	1.158	31	2223 SEVENTH AVE	0.34	R10
1	1.158	39	2209 SEVENTH AVE	0.22	R10
1	1.159	1	700 BROOKLINE ST	0.89	R10
1	1.160	1	800 BROOKLINE ST	0.77	R10
1	1.161	4	2200 EIGHTH AVE	2	R10
1	1.161	41	2209 EIGHTH AVE	0.11	R10
2	1.162	1	800 CLUBHOUSE RD	1.84	R10
1	1.162	24	809 GLADSTONE ST	0.05	R10
1	1.162	25	805 GLADSTONE ST	0.03	R10
1	1.162	28	2141 EIGHTH AVE	0.33	R10
1	1.195	1	900 CLUBHOUSE RD	0.04	R10
1	1.195	9	912 CLUBHOUSE RD	0.01	R10
1	1.195	41	2101 NINTH AVE	0.11	R10
1	1.197	1	2101 TENTH AVE	0.28	R10
1	1.197	6	2105 TENTH AVE	0.22	R10

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	1.197	10	2108 ELEVENTH AVE	0.68	R10
1	1.197	22	1001 GLADSTONE ST	0.41	R10
1	1.197	28	2133 TENTH AVE	0.17	R10
1	1.198	13	2016 ELEVENTH AVE	0.51	R10
1	1.198	22	1013 MORNINGSIDE ST	0.05	R10
1	1.198	23	1009 MORNINGSIDE ST	0.11	R10
1	1.198	25	1005 MORNINGSIDE ST	0.05	R10
1	1.228	5	1112 CUMBERLAND BLVD	0.63	R10
1	1.228	16	2032 COMMONWEALTH BLVD	0.57	R10
1	1.228	26	1101 MORNINGSIDE ST	0.45	R10
1	1.228	34	2025 ELEVENTH AVE	0.51	R10
1	1.229	1	1100 MORNINGSIDE ST	1.12	R10
1	1.230	1	1150 CUMBERLAND BLVD	0.45	R10
1	1.230	9	2008 TWELFTH AVE	0.34	R10
1	1.230	14	2025 COMMONWEALTH BLVD	0.27	R10
1	1.230	18	2009 COMMONWEALTH BLVD	0.55	R10
1	1.258	22	1213 BEACON ST	0.22	R10
1	1.258	26	1841 TWELFTH AVE	0.22	R10
1	1.258	30	1833 TWELFTH AVE	0.11	R10
1	1.259	1	1200 BEACON ST	0.28	R10
1	1.259	6.01	1900 MADISON AVE	0.27	R10
1	1.259	11	1909 MADISON AVE	0.11	R10
1	1.259	13	1916 MADISON AVE	0.17	R10
1	1.259	18	1932 MADISON AVE	0.23	R10

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	1.259	23	1941 TWELFTH AVE	0.36	R10
1	1.259	31	1925 TWELFTH AVE	0.4	R10
1	1.260	1	1300 BEACON ST	0.7	R10
1	1.445	1	2001 TWELFTH AVE	0.25	R10
1	1.449	5	912 MORNINGSIDE ST	0.22	R10
1	2	1	2560 HWY 70	47.1	ORLI
1	2	5	HWY 70	12.8	ORLI
1	2	34	HWY 70	56.2	LI
2	2	36	10 CENTRAL/2498 HWY 70	4.1	LI
1	2	58	1600 RIDGEWAY RD	3.5	RA
1	23	1242	3044 WILBUR AVE	0	R40
1	23	1265	3178 MANCHESTER AVE	0.11	R40
1	23	1268	3200 MANCHESTER AVE	0.22	R40
1	23	1276	3208 MANCHESTER AVE	0.05	R40
1	23	1277	3220 MANCHESTER AVE	0.28	R40
1	23	1282	3238 MANCHESTER AVE	0.22	R40
2	24	1124	3058 WILBUR AVE	0.34	R40
2	24	1128	3046 WILBUR AVE	0.4	R40
1	24	1134	3168 WESTON AVE	0.22	R40
1	24	1165	3238 WESTON AVE	0.17	R40
1	24	1206	3239 MANCHESTER AVE	0.57	R40
1	24	1234	3179 MANCHESTER AVE	0.28	R40
1	26	1286	3242 MANCHESTER AVE	0.28	R40
1	26	1304	3279 JACKSON AVE	0.19	R40
1	27	1187	3279 MANCHESTER AVE	0.58	R40
1	27	1201	3253 MANCHESTER AVE	0.17	R40

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
2	28	603	3082 WILBUR AVE	5	R40
1	28	1063	3062 WILBUR AVE	0.34	R40
1	28	1069	3167 WESTON AVE	0.11	R40
1	28	1084	3189 WESTON AVE	0.4	R40
1	28	1116	3261 WESTON AVE	0.11	R40
1	29	1000	3096 WILBUR AVE	0.11	R40
1	29	1002	3086 WILBUR AVE	0.11	R40
1	29	1008	3179 PLAINFIELD AVE	0.45	R40
1	29	1033	3221 PLAINFIELD AVE	0.51	R40
1	29	1048	3253 PLAINFIELD AVE	0.45	R40
1	29	1056	3285 PLAINFIELD AVE	0.36	R40
1	37	3.01	PINE LAKE PARK	2	R10
1	37	8	PINE LAKE PARK	10.08	R10
1	38.102	638.01	2915 RIDGEWAY RD	1.97	HD3
1	38.107	7	80 COLONIAL DR	8	TC
1	38.107	18	100 COLONIAL DR	4.51	TC
1	46	3	310 WRANGLE BROOK RD	11.1	R40
1	47	1	301 WRANGLE BROOK RD	16.3	R-40
1	48	3	45 COLONIAL DR	50.8	TC
1	50	1	901 HWY 70	5.18	R40
1	51.01	4	2379 3RD ST	0.36	R40
1	51.01	8	2389 3RD ST	0.36	R40
1	51.02	28	3437 LAKEHURST AVE	0.8	R40
1	51.03	42	3431 LOWELL AVE	0.69	R40
1	51.03	52	2401 TOBIAS AVE	0.69	R40
1	51.05	103	2433 5TH ST	0.38	R40
1	51.07	143	2400 TOBIAS AVE	0.13	R40
1	51.07	144	2434 TOBIAS AVE	0.63	R40
1	51.07	155	2427 RAILROAD AVE	0.28	R40
1	51.07	159	2435 RAILROAD AVE	0.17	R40

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	51.07	162	2445 RAILROAD AVE	0.23	R40
1	51.07	166	2455 RAILROAD AVE	0.23	R40
1	51.07	170	2464 TOBIAS AVE	0.46	R40
1	51.08	1	2432 2ND ST	1.43	R40
1	51.10	60	2471 3RD ST	1.46	R40
1	51.11	79	2470 3RD ST	0.31	R40
1	51.11	84	2490 3RD ST	0.73	R40
1	51.15	1	2510 2ND ST	0.73	R40
1	51.16	20	2510 3RD ST	0.46	R40
1	51.16	28	2530 3RD ST	0.92	R40
1	51.16	44	2542 3RD ST	0.46	R40
1	51.21	49	2581 4TH ST	0.23	R40
1	52	1	CRR OF NJ	3.8	R40
1	56	716	3926 TORREY AVE	5	R40
1	56	717	3916 TORREY AVE	4.7	R40
1	60.02	29	2597 HWY 70	0.55	R10A
1	61	19	TOMS RIVER BR N	25.46	R40
1	62	14	3576 RIDGEWAY RD	6.58	PR40
1	62	15	RTE 571	28.99	PRA
1	62	29	CRR OF NJ	73.3	PR40
1	62	33	RTE 571	9.25	PRA
1	63.03	1	3174 RIDGEWAY BLVD	0.25	PR15
1	63.03	11	10 FIRST ST	0.17	PR15
1	63.03	22	9 SECOND ST	0.34	PR15
1	63.05	1	3194 RIDGEWAY BLVD	0.17	PR15
1	63.05	24	5 THIRD ST	0.05	PR15
1	63.05	25	9 THIRD ST	0.51	PR15
1	63.05	3	3184 RIDGEWAY BLVD	0	PR15
1	63.05	9	8 SECOND ST	0.51	PR15
1	63.06	5	36 SECOND ST	0.12	PR15
1	63.06	7	33 THIRD ST	0.22	PR15

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	63.07	17	8 THIRD ST	0.51	PR15
1	63.07	26	9 FOURTH ST	0.4	PR15
1	63.09	27	9 FIFTH ST	0.28	PR15
1	63.09	32	11 FIFTH ST	0.05	PR15
1	63.09	33	15 FIFTH ST	0.28	PR15
1	63.11	16	16 FIFTH ST	0.34	PR15
1	63.11	22	18 FIFTH ST	0.34	PR15
1	63.11	41	21 SIXTH ST	0.34	PR15
1	70	13	2901 HWY 547	36	PR40
3A	70	23	2 ROCKWELL RD	2	PFAS
3B	70	23	2 ROCKWELL RD	243.8	PFAS
1	70	24	UNION AVE WEST	167.9	PFAS
1	70	27	UNION AVE WEST	101.5	PFAS
1	70.55	1	UNION AVE WEST	0.11	PFAS
1	71	1	3044 HWY 547	11.64	PB1
1	71	2	2958 HWY 547	3.8	PR40
1	71	3	2920 HWY 547	0.3	PR40
1	71	4	2908 HWY 547	3.8	PR40
1	71	5	HWY 547	21.1	PR40
2	71	6	3645 HWY 571	76.54	PR40
1	71	15	HWY 547	1.0	PR40
1	72	4	3505 HWY 571	113.75	PR15
2	72	5	3465 RIDGEWAY RD	12.39	PR15
2	72	1	3623 RIDGEWAY RD	0.54	PR15
2	72	3	3611 RIDGEWAY RD	0.43	PR15
1	72	6	3405 HWY 571	0.26	PR15
1	73	7	59 BECKERVILLE RD	35.8	PFAR
1	73	10	109 HORICON AVE	19.3	PFAR
3A	73	14	177 BECKERVILLE RD	8	PFAR
3B	73	14	177 BECKERVILLE RD	11.41	PFAR
2	73	15	181 BECKERVILLE RD	19	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	73	21	BECKERVILLE RD	15.8	PFAR
1	73	25	BLACKS BRANCH	40	PFAS
1	73	32	CENTRAL AVE	11.7	PFAS
1	73	1	201 HWY 70	1087.3	PFAS
1	73	20	221 BECKERVILLE RD	7.1	PFAR
1	73.09	6	HWY 70	0.35	PFAS
1	73.10	16	UNION AVE WEST	0.09	PFAS
1	73.10	18	UNION AVE WEST	0.52	PFAS
1	73.28	16	UNION AVE WEST	0.14	PFAS
1	74	10	655 MANCHESTER BLVD	3	PFAR
1	74	5	520 HWY 70 WEST	1187.6	PFA
1	74	8	659 MANCHESTER BLVD	3.25	PFAR
1	74	9	BROOK ST	0.42	PFAS
1	74.16	4	HWY 70	0.09	PFAS
3B	75.01	1	JEFFEREY CRANBERRY CO	3050	FA-S
3B	75.01	1	JEFFEREY CRANBERRY CO	3050	FA-S
4B	75.01	1	CRR OF NJ	717.61	FA-S
4B	75.01	1	CRR OF NJ	717.61	FA-S
2	75.01	100	491 WRANGLE BROOK RD	2.52	RC
1	75.01	11	CRR OF NJ	12.1	FA-S
1	75.01	14	27 ALEXANDER AVE	5.88	R40
2	75.01	15	21 ALEXANDER AVE	1.9	R40
2	75.01	16	16 HOWARD AVE	5.6	R40
2	75.01	17	17 HOWARD AVE	2.9	R40
2	75.01	18	18 HOWARD AVE	0.8	R40
1	75.01	19	19 HOWARD AVE	1	R40
1	75.01	2	CRR OF NJ	9.1	FA-S
2	75.01	20	20 HOWARD AVE	1.8	R40
2	75.01	21	21 HOWARD AVE	1.5	R40

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
2	75.01	22	22 HOWARD AVE	3.9	R40
2	75.01	23	23 HOWARD AVE	3	R40
2	75.01	25	25 BONE HILL RD	10.2	R40
1	75.01	3	CRR OF NJ	0	FA-S
1	75.01	30	CONGASIA RD	4.5	FA-S
1	75.01	30	CONGASIA RD	4.5	FA-S
1	75.01	31	CONGASIA RD	1.8	FA-S
1	75.01	31	CONGASIA RD	1.8	FA-S
1	75.01	33	CONGASIA RD	2	FA-S
1	75.01	33	CONGASIA RD	2	FA-S
1	75.01	37	CONGASIA RD	2	FA-S
1	75.01	37	CONGASIA RD	2	FA-S
1	75.01	38	WRANGLE BROOK S	54.8	FA-S
1	75.01	38	WRANGLE BROOK S	54.8	FA-S
1	75.01	4	CRR OF NJ	0.87	FA-S
1	75.01	40	S&N OF VAN HORN BR	30	FA-S
1	75.01	46.02	TWP LINE RD	42.57	RC
1	75.01	47	JCP&L CO	9.6	RCA F
1	75.01	48	JCP&L ROW	7.8	RCA F
1	75.01	49	JCP & L CO	36.1	RCA F
1	75.01	50	JCP & L CO	0.23	RCA F
1	75.01	54	TICE VAN HORN BR	106.5	RCA F
1	75.01	55	TICE VAN HORN BR	50.2	FA-S
1	75.01	57	MICHAELS BRANCH	16.6	FA-S
1	75.01	57	MICHAELS BRANCH	16.6	FA-S

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	75.01	6	CRR OF NJ	8.6	FA-S
1	75.01	74	451 WRANGLE BROOK RD	41.22	FA-S
1	75.01	74	451 WRANGLE BROOK RD	41.22	FA-S
1	75.01	77	CONGASIA RD	14.5	FA-S
1	75.01	77	CONGASIA RD	14.5	FA-S
1	75.01	78	23 ALEXANDER AVE	0.4	R40
1	75.01	78	23 ALEXANDER AVE	0.4	R40
1	77	1	501 HWY 70	471.52	PFAS
1	77	14.01	352 BECKERVILLE RD	48.43	BV40
2	77	15	386 BECKERVILLE RD	7	BV40
4A	77	18	440 BECKERVILLE RD	17.14	BV40
1	77	19	600 BECKERVILLE RD	30.1	PFAS
2	77	20	499 HWY 70	89.82	PFAS
1	77	21	HURRICANE BR S	5	PFAS
1	77	22	960 BECKERVILLE RD	22	PFAS
1	77	23	700 BECKERVILLE RD	36.04	PFAS
1	77	24	601 HWY 70	6.3	PFAS
1	77	7	HURRICANE BR N	22.2	PFAS
1	77	8	HURRICANE BR N	10.5	PFAS
1	77.01	1	3201 HWY 70	37.2	PFAS
1	78	4	CENTRAL AVE	19.3	PPA
2	78	7	481 HORICON AVE	23	PPA
2	79	41	1121 HWY 70	200.75	PPA
1	79	6	451 BECKERVILLE RD	14.44	PPA
3A	79	7	401 BECKERVILLE RD	2.1	PPA
1	80	1	660 MANCHESTER BLVD	5.25	PFAR
1	80.30	1	WOOD AVE	0.04	PPA
1	80.30	12	HWY 70	0.09	PPA
1	80.30	16	HWY 70	0.08	PPA
1	80.30	6	WOOD AVE	0.04	PPA

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	80.31	1	WOOD AVE	0.05	PPA
1	80.31	10	JACKSON AVE	0.05	PPA
1	80.31	15	JACKSON AVE	0.05	PPA
1	80.31	16	HWY 70	0.35	PPA
1	80.31	4	WOOD AVE	0.09	PPA
1	80.31	8	WOOD AVE	0.09	PPA
1	80.32	1	JACKSON AVE	0.08	PPA
1	80.32	10	HWY 70	0.23	PPA
1	80.32	4	JACKSON AVE	0.08	PPA
1	80.33	1	HWY 70	0.14	PPA
1	80.34	1	LEE AVE	0.14	PFAR
1	80.34	9	HWY 70	0.11	PFAR
1	80.35	18	GRANT AVE	0.09	PFAR
1	80.35	21	GRANT AVE	0.05	PFAR
1	80.35	23	LEE AVE	0.14	PFAR
1	80.35	27	LEE AVE	0.05	PFAR
1	80.35	29	LEE AVE	0.05	PFAR
1	80.35	32	MARCH AVE	0.33	PFAR
1	80.35	40	MARCH AVE	0.05	PFAR
1	80.35	8	GRANT AVE	0.09	PFAR
1	80.36	1	MILES AVE	0.04	PFAR
1	80.36	14	MILES AVE	0.05	PFAR
1	80.36	15	MILES AVE	0.05	PFAR
1	80.36	16	MILES AVE	0.05	PFAR
1	80.36	17	MILES AVE	0.05	PFAR
1	80.36	18	MILES AVE	0.05	PFAR
1	80.36	19	MILES AVE	0.05	PFAR
1	80.36	2	MILES AVE	0.04	PFAR
1	80.36	20	MILES AVE	0.05	PFAR
1	80.36	21	MILES AVE	0.05	PFAR
1	80.36	22	MILES AVE	0.05	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	80.36	23	MILES AVE	0.05	PFAR
1	80.36	24	MILES AVE	0.14	PFAR
1	80.36	27	MILES AVE	0.05	PFAR
1	80.36	28	MILES AVE	0.09	PFAR
1	80.36	3	MILES AVE	0.11	PFAR
1	80.36	30	MILES AVE	0.05	PFAR
1	80.36	31	MILES AVE	0.05	PFAR
1	80.36	32	MILES AVE	0.18	PFAR
1	80.36	36	MILES AVE	0.05	PFAR
1	80.36	37	MILES AVE	0.05	PFAR
1	80.36	40	GRANT AVE	0.05	PFAR
1	80.36	41	GRANT AVE	0.05	PFAR
1	80.36	42	GRANT AVE	0.05	PFAR
1	80.36	43	GRANT AVE	0.05	PFAR
1	80.36	44	GRANT AVE	0.05	PFAR
1	80.36	45	GRANT AVE	0.05	PFAR
1	80.36	46	GRANT AVE	0.05	PFAR
1	80.36	47	GRANT AVE	0.09	PFAR
1	80.36	49	GRANT AVE	0.05	PFAR
1	80.36	5	MILES AVE	0.15	PFAR
1	80.36	50	GRANT AVE	0.05	PFAR
1	80.36	51	GRANT AVE	0.05	PFAR
1	80.36	52	GRANT AVE	0.14	PFAR
1	80.36	55	GRANT AVE	0.05	PFAR
1	80.36	56	GRANT AVE	0.09	PFAR
1	80.36	58	GRANT AVE	0.05	PFAR
1	80.36	59	GRANT AVE	0.05	PFAR
1	80.36	60	GRANT AVE	0.05	PFAR
1	80.36	61	GRANT AVE	0.05	PFAR
1	80.36	62	GRANT AVE	0.05	PFAR
1	80.36	63	GRANT AVE	0.05	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	80.36	64	GRANT AVE	0.05	PFAR
1	80.36	65	GRANT AVE	0.05	PFAR
1	80.36	66	GRANT AVE	0.05	PFAR
1	80.36	68	GRANT AVE	0.05	PFAR
1	80.36	69	GRANT AVE	0.05	PFAR
1	80.36	7	MILES AVE	0.09	PFAR
1	80.36	70	MARCH AVE	0.07	PFAR
1	80.36	72	MARCH AVE	0.04	PFAR
1	80.36	73	MARCH AVE	0.05	PFAR
1	80.36	74	MARCH AVE	0.05	PFAR
1	80.36	75	MARCH AVE	0.04	PFAR
1	80.36	76	MARCH AVE	0.09	PFAR
1	80.36	78	MARCH AVE	0.11	PFAR
1	80.36	8	MILES AVE	0.05	PFAR
1	80.36	9	MILES AVE	0.05	PFAR
1	80.37	1	HWY 70	0.28	PFAR
1	80.37	16	MILES AVE	0.05	PFAR
1	80.37	20	MILES AVE	0.05	PFAR
1	80.37	22	MILES AVE	0.05	PFAR
1	80.37	25	MILES AVE	0.09	PFAR
1	80.37	28	MILES AVE	0.05	PFAR
1	80.37	31	MILES AVE	0.05	PFAR
1	80.37	32	MILES AVE	0.09	PFAR
1	80.37	35	MILES AVE	0.14	PFAR
1	80.37	43	MILES AVE	0.09	PFAR
1	80.37	45	MILES AVE	0.05	PFAR
1	80.37	49	WOOD AVE	0.09	PFAR
1	80.37	52	WOOD AVE	0.09	PFAR
1	80.37	54	WOOD AVE	0.05	PFAR
1	80.37	55	WOOD AVE	0.18	PFAR
1	80.37	59	WOOD AVE	0.09	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	80.37	61	WOOD AVE	0.14	PFAR
1	80.37	75	WOOD AVE	0.09	PFAR
1	80.37	79	WOOD AVE	0.09	PFAR
1	80.37	83	WOOD AVE	0.05	PFAR
1	80.37	86	MANCHESTER BLVD	0.09	PFAR
1	80.37	88	MANCHESTER BLVD	0.1	PFAR
1	80.37	90	MANCHESTER BLVD	0.1	PFAR
1	80.37	92	MANCHESTER BLVD	0.1	PFAR
1	80.37	94	MANCHESTER BLVD	0.1	PFAR
1	80.38	1	HWY 70	0.14	PFAR
1	80.38	14	WOOD AVE	0.05	PFAR
1	80.38	19	WOOD AVE	0.14	PFAR
1	80.38	23	WOOD AVE	0.18	PFAR
1	80.38	28	WOOD AVE	0.05	PFAR
1	80.38	32	WOOD AVE	0.28	PFAR
1	80.38	40	WOOD AVE	0.05	PFAR
1	80.38	46	JACKSON AVE	0.05	PFAR
1	80.38	48	JACKSON AVE	0.09	PFAR
1	80.38	5	HWY 70	0.07	PFAR
1	80.38	51	JACKSON AVE	0.05	PFAR
1	80.38	52	JACKSON AVE	0.05	PFAR
1	80.38	55	JACKSON AVE	0.05	PFAR
1	80.38	58	JACKSON AVE	0.09	PFAR
1	80.38	61	JACKSON AVE	0.09	PFAR
1	80.38	64	JACKSON AVE	0.05	PFAR
1	80.38	68	JACKSON AVE	0.05	PFAR
1	80.38	71	JACKSON AVE	0.05	PFAR
1	80.38	74	JACKSON AVE	0.28	PFAR
1	80.38	80	MANCHESTER BLVD	0.04	PFAR
1	80.38	83	MANCHESTER BLVD	0.04	PFAR
1	80.38	88	MANCHESTER BLVD	0.06	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	80.39	1	HWY 70	0.07	PFAR
1	80.39	11	JACKSON AVE	0.09	PFAR
1	80.39	15	JACKSON AVE	0.9	PFAR
1	80.39	21	JACKSON AVE	0.9	PFAR
1	80.39	25	JACKSON AVE	0.14	PFAR
1	80.39	3	HWY 70	0.26	PFAR
1	80.39	31	JACKSON AVE	0	PFAR
1	80.39	33	JACKSON AVE	0.05	PFAR
1	80.39	34	JACKSON AVE	0.09	PFAR
1	80.39	36	JACKSON AVE	0.05	PFAR
1	80.39	37	JACKSON AVE	0.05	PFAR
1	80.39	39	JACKSON AVE	0.05	PFAR
1	80.39	41	JACKSON AVE	0.05	PFAR
1	80.39	42	SHERIDAN AVE	0.14	PFAR
1	80.39	48	SHERIDAN AVE	0.09	PFAR
1	80.39	50	SHERIDAN AVE	0.09	PFAR
1	80.39	52	SHERIDAN AVE	0.09	PFAR
1	80.39	58	SHERIDAN AVE	0.18	PFAR
1	80.39	62	SHERIDAN AVE	0.09	PFAR
1	80.39	64	SHERIDAN AVE	0.09	PFAR
1	80.39	66	SHERIDAN AVE	0.09	PFAR
1	80.39	68	SHERIDAN AVE	0.09	PFAR
1	80.39	70	SHERIDAN AVE	0.05	PFAR
1	80.39	71	SHERIDAN AVE	0.05	PFAR
1	80.39	72	MANCHESTER BLVD	0.09	PFAR
1	80.39	74	MANCHESTER BLVD	0.08	PFAR
1	80.39	76	MANCHESTER BLVD	0.04	PFAR
1	80.39	77	MANCHESTER BLVD	0.11	PFAR
1	80.39	80	MANCHESTER BLVD	0.07	PFAR
1	80.40	1	HWY 70	0.08	PFAR
1	80.40	18	SHERIDAN AVE	0.09	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	80.40	23	SHERIDAN AVE	0.05	PFAR
1	80.40	25	SHERIDAN AVE	0.09	PFAR
1	80.40	3	HWY 70	0.04	PFAR
1	80.40	34	SHERIDAN AVE	0.09	PFAR
1	80.40	36	SHERIDAN AVE	0.05	PFAR
1	80.40	37	SHERIDAN AVE	0.05	PFAR
1	80.40	38	PERSHING AVE	0.05	PFAR
1	80.40	4	HWY 70	0.04	PFAR
1	80.40	40	PERSHING AVE	0.05	PFAR
1	80.40	42	PERSHING AVE	0.05	PFAR
1	80.40	43	PERSHING AVE	0.05	PFAR
1	80.40	46	PERSHING AVE	0.09	PFAR
1	80.40	5	HWY 70	0.37	PFAR
1	80.40	51	PERSHING AVE	0.05	PFAR
1	80.40	59	PERSHING AVE	0.14	PFAR
1	80.40	62	PERSHING AVE	0.05	PFAR
1	80.40	63	PERSHING AVE	0.05	PFAR
1	80.40	64	MANCHESTER BLVD	0.07	PFAR
1	80.40	66	MANCHESTER BLVD	0.03	PFAR
1	80.40	67	MANCHESTER BLVD	0.03	PFAR
1	80.40	68	MANCHESTER BLVD	0.21	PFAR
1	80.40	9	HWY 70	0.07	PFAR
1	80.41	11	PERSHING AVE	0.28	PFAR
1	80.41	17	PERSHING AVE	0.09	PFAR
1	80.41	23	PERSHING AVE	0.09	PFAR
1	80.41	25	PERSHING AVE	0.05	PFAR
1	80.41	26	PERSHING AVE	0.05	PFAR
1	80.41	27	PERSHING AVE	0.05	PFAR
1	80.41	28	PERSHING AVE	0.05	PFAR
1	80.41	29	PERSHING AVE	0.05	PFAR
1	80.41	30	PERSHING AVE	0.14	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	80.41	33	PERSHING AVE	0.09	PFAR
1	80.41	35	PERSHING AVE	0.05	PFAR
1	80.41	36	MCCLELLAN AVE	0.05	PFAR
1	80.41	37	MCCLELLAN AVE	0.18	PFAR
1	80.41	4	HWY 70	0.03	PFAR
1	80.41	42	MCCLELLAN AVE	0.09	PFAR
1	80.41	44	MCCLELLAN AVE	0.05	PFAR
1	80.41	48	MCCLELLAN AVE	0.05	PFAR
1	80.41	50	MCCLELLAN AVE	0.09	PFAR
1	80.41	53	MCCLELLAN AVE	0.09	PFAR
1	80.41	55	MCCLELLAN AVE	0.05	PFAR
1	80.41	56	MCCLELLAN AVE	0.05	PFAR
1	80.41	57	MCCLELLAN AVE	0.05	PFAR
1	80.41	58	MCCLELLAN AVE	0.05	PFAR
1	80.41	59	MCCLELLAN AVE	0.05	PFAR
1	80.41	60	MANCHESTER BLVD	0.19	PFAR
1	80.41	65	MANCHESTER BLVD	0.21	PFAR
1	80.42	28	MANCHESTER BLVD	0.09	PFAR
1	80.42	30	MANCHESTER BLVD	0.13	PFAR
1	80.42	6	MCCLELLAN AVE	0.92	PFAR
1	80.43	16	MARCH AVE	0.05	PFAR
1	80.43	18	MARCH AVE	0.14	PFAR
1	80.43	27	MARCH AVE	0.05	PFAR
1	80.43	3	MARCH AVE	0.09	PFAR
1	80.43	34	MARCH AVE	0.05	PFAR
1	80.43	9	MARCH AVE	0.28	PFAR
1	80.44	1	MANCHESTER BLVD	0.31	PFAR
1	80.44	13	MANCHESTER BLVD	0.04	PFAR
1	80.44	14	MANCHESTER BLVD	0.04	PFAR
1	80.44	16	MANCHESTER BLVD	0.04	PFAR
1	80.44	18	MANCHESTER BLVD	0.24	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	80.44	26	MANCHESTER BLVD	0.05	PFAR
1	80.44	28	MANCHESTER BLVD	0.05	PFAR
1	80.44	30	MANCHESTER BLVD	0.05	PFAR
1	80.44	32	MANCHESTER BLVD	0.14	PFAR
1	80.44	35	MANCHESTER BLVD	0.09	PFAR
1	80.44	37	MANCHESTER BLVD	0.09	PFAR
1	80.44	39	MANCHESTER BLVD	0.08	PFAR
1	80.44	41	MANCHESTER BLVD	0.08	PFAR
1	80.44	43	MANCHESTER BLVD	0.08	PFAR
1	80.44	45	MANCHESTER BLVD	0.16	PFAR
1	80.44	9	MANCHESTER BLVD	0.07	PFAR
1	80.45	1	WASHINGTON AVE	0.03	FAS
1	80.45	11	JACKSON AVE	0.11	FAS
1	80.45	6	WASHINGTON AVE	0.09	FAS
1	80.45	8	WASHINGTON AVE	0.09	FAS
1	80.46	16	SHERIDAN AVE	0.09	FAS
1	80.46	19	SHERIDAN AVE	0.09	FAS
1	80.46	23	SHERIDAN AVE	0.09	FAS
1	80.46	7	WASHINGTON AVE	0.05	FAS
1	80.47	11	SHERIDAN AVE	0.09	FAS
1	80.47	14	SHERIDAN AVE	0.14	FAS
1	80.47	21	SHERIDAN AVE	0.05	FAS
1	80.47	22	PERSHING AVE	0.05	FAS
1	80.47	24	PERSHING AVE	0.05	FAS
1	80.47	29	PERSHING AVE	0.05	FAS
1	80.47	3	WASHINGTON AVE	0.18	FAS
1	80.47	32	PERSHING AVE	0.02	FAS
1	80.47	34	PERSHING AVE	0.2	FAS
1	80.47	8	WASHINGTON AVE	0.05	FAS
1	80.48	13	PERSHING AVE	0.18	FAS
1	80.48	20	PERSHING AVE	0.09	FAS

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	80.48	25	PERSHING AVE	0.09	FAS
1	80.48	29	MCCLELLAN AVE	0.05	FAS
1	80.48	3	WASHINGTON AVE	0.18	FAS
1	80.48	32	MCCLELLAN AVE	0.14	FAS
1	80.48	38	MCCLELLAN AVE	0.05	FAS
1	80.48	41	MCCLELLAN AVE	0.09	FAS
1	80.48	44	MCCLELLAN AVE	0.14	FAS
1	80.48	49	MCCLELLAN AVE	0.09	FAS
1	80.49	10	WASHINGTON AVE	0.05	FAS
1	80.49	12	MCCLELLAN AVE	0.05	FAS
1	80.49	14	MCCLELLAN AVE	0.18	FAS
1	80.49	21	MCCLELLAN AVE	0.05	FAS
1	80.49	23	MCCLELLAN AVE	0.05	FAS
1	80.49	28	MCCLELLAN AVE	0.05	FAS
1	80.49	29	MCCLELLAN AVE	0.09	FAS
1	80.49	31	MCCLELLAN AVE	0.09	FAS
1	80.49	35	SHERMAN AVE	0.05	FAS
1	80.49	37	SHERMAN AVE	0.05	FAS
1	80.49	44	SHERMAN AVE	0.09	FAS
1	80.49	47	SHERMAN AVE	0.09	FAS
1	80.49	5	WASHINGTON AVE	0.05	FAS
1	80.49	54	SHERMAN AVE	0.05	FAS
1	80.49	56	SHERMAN AVE	0.14	FAS
1	80.49	60	SHERMAN AVE	0.07	FAS
1	80.49	62	SHERMAN AVE	0.06	FAS
1	80.49	7	WASHINGTON AVE	0.05	FAS
1	80.50	1	WASHINGTON AVE	0.05	FAS
1	80.50	17	SHERMAN AVE	0.09	FAS
1	80.50	2	WASHINGTON AVE	0.05	FAS
1	80.50	22	SHERMAN AVE	0.05	FAS
1	80.50	24	SHERMAN AVE	0.14	FAS

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	80.50	32	SHERMAN AVE	0.05	FAS
1	80.50	34	SHERMAN AVE	0.14	FAS
1	80.50	38	SHERMAN AVE	0.05	FAS
1	80.50	4	WASHINGTON AVE	0.05	FAS
1	80.50	41	SHERMAN AVE	0.05	FAS
1	80.50	45	GATES AVE	0.14	FAS
1	80.50	49	GATES AVE	0.05	FAS
1	80.50	51	GATES AVE	0.14	FAS
1	80.50	57	GATES AVE	0.14	FAS
1	80.50	6	WASHINGTON AVE	0.05	FAS
1	80.50	62	GATES AVE	0.05	FAS
1	80.50	65	GATES AVE	0.05	FAS
1	80.50	69	GATES AVE	0.05	FAS
1	80.50	71	GATES AVE	0.09	FAS
1	80.50	75	GATES AVE	0.1	FAS
1	81	1	700 HWY 70	7.3	PFAR
1	81	3	9 PLEASANT VALLEY RD	2.3	PFAR
1	81	4	5 PLEASANT VALLEY RD	1	PFAR
2	81	5	900 HWY 70	3	PFAR
1	82.01	1	MANCHESTER BLVD	0.05	PFAR
1	82.01	10	CALIFORNIA AVE	0.1	PFAR
1	82.01	12	CALIFORNIA AVE	0.1	PFAR
1	82.01	14	CALIFORNIA AVE	0.1	PFAR
1	82.01	16	CALIFORNIA AVE	0.1	PFAR
1	82.01	18	CALIFORNIA AVE	0.1	PFAR
1	82.01	2	MANCHESTER BLVD	0.05	PFAR
1	82.01	20	CALIFORNIA AVE	0.1	PFAR
1	82.01	22	CALIFORNIA AVE	0.1	PFAR
1	82.01	24	CALIFORNIA AVE	0.05	PFAR
1	82.01	25	CALIFORNIA AVE	0.05	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	82.01	26	CALIFORNIA AVE	0.1	PFAR
1	82.01	28	CALIFORNIA AVE	0.1	PFAR
1	82.01	3	MANCHESTER BLVD	0.05	PFAR
1	82.01	30	CALIFORNIA AVE	0.2	PFAR
1	82.01	34	CALIFORNIA AVE	0.1	PFAR
1	82.01	36	CALIFORNIA AVE	0.05	PFAR
1	82.01	37	CALIFORNIA AVE	0.05	PFAR
1	82.01	38	CALIFORNIA AVE	0.1	PFAR
1	82.01	4	MANCHESTER BLVD	0.1	PFAR
1	82.01	40	CALIFORNIA AVE	0.1	PFAR
1	82.01	42	CALIFORNIA AVE	0.1	PFAR
1	82.01	44	CALIFORNIA AVE	0.1	PFAR
1	82.01	46	CALIFORNIA AVE	0.05	PFAR
1	82.01	47	VIRGINIA AVE	0.04	PFAR
1	82.01	48	VIRGINIA AVE	0.04	PFAR
1	82.01	49	VIRGINIA AVE	0.04	PFAR
1	82.01	50	VIRGINIA AVE	0.04	PFAR
1	82.01	51	2150 HILLTOP RD	0.09	PFAR
1	82.01	53	2160 HILLTOP RD	0.09	PFAR
1	82.01	55	2170 HILLTOP RD	0.09	PFAR
1	82.01	57	2174 HILLTOP RD	0.09	PFAR
1	82.01	59	2083 HILLTOP RD	0.21	PFAR
1	82.01	6	CALIFORNIA AVE	0.1	PFAR
1	82.01	60	2081 HILLTOP RD	0.66	PFAR
1	82.01	61	2061 HILLTOP RD	0.94	PFAR
2	82.01	62	2041 HILLTOP RD	0.46	PFAR
2	82.01	63	2031 HILLTOP RD	0.79	PFAR
2	82.01	65.01	2011 HILLTOP RD	0.63	PFAR
2	82.01	66	2007 HILLTOP RD	0.36	PFAR
1	82.01	67	2001 HILLTOP RD	0.42	PFAR
1	82.01	8	CALIFORNIA AVE	0.1	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	82.02	1	MANCHESTER BLVD	0.09	PFAR
1	82.02	11	CALIFORNIA AVE	0.05	PFAR
1	82.02	12	CALIFORNIA AVE	0.05	PFAR
1	82.02	13	CALIFORNIA AVE	0.09	PFAR
1	82.02	15	CALIFORNIA AVE	0.09	PFAR
1	82.02	17	CALIFORNIA AVE	0.05	PFAR
1	82.02	18	CALIFORNIA AVE	0.05	PFAR
1	82.02	19	CALIFORNIA AVE	0.09	PFAR
1	82.02	21	CALIFORNIA AVE	0.09	PFAR
1	82.02	23	CALIFORNIA AVE	0.09	PFAR
1	82.02	25	CALIFORNIA AVE	0.09	PFAR
1	82.02	27	CALIFORNIA AVE	0.09	PFAR
1	82.02	29	CALIFORNIA AVE	0.09	PFAR
1	82.02	3	MANCHESTER BLVD	0.05	PFAR
1	82.02	31	CALIFORNIA AVE	0.09	PFAR
1	82.02	33	CALIFORNIA AVE	0.09	PFAR
1	82.02	35	CALIFORNIA AVE	0.09	PFAR
1	82.02	37	CALIFORNIA AVE	0.09	PFAR
1	82.02	39	CALIFORNIA AVE	0.09	PFAR
1	82.02	4	MANCHESTER BLVD	0.09	PFAR
1	82.02	41	CALIFORNIA AVE	0.05	PFAR
1	82.02	42	CALIFORNIA AVE	0.05	PFAR
1	82.02	43	CALIFORNIA AVE	0.09	PFAR
1	82.02	45	CALIFORNIA AVE	0.23	PFAR
1	82.02	50	CALIFORNIA AVE	0.09	PFAR
1	82.02	52	MARYLAND AVE	0.09	PFAR
1	82.02	54	MARYLAND AVE	0.05	PFAR
1	82.02	55	MARYLAND AVE	0.05	PFAR
1	82.02	56	MARYLAND AVE	0.05	PFAR
1	82.02	57	MARYLAND AVE	0.05	PFAR
1	82.02	58	MARYLAND AVE	0.09	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	82.02	6	MANCHESTER BLVD	0.05	PFAR
1	82.02	60	MARYLAND AVE	0.05	PFAR
1	82.02	61	MARYLAND AVE	0.05	PFAR
1	82.02	62	MARYLAND AVE	0.14	PFAR
1	82.02	65	MARYLAND AVE	0.05	PFAR
1	82.02	66	MARYLAND AVE	0.05	PFAR
1	82.02	67	MARYLAND AVE	0.05	PFAR
1	82.02	68	MARYLAND AVE	0.09	PFAR
1	82.02	7	MANCHESTER BLVD	0.05	PFAR
1	82.02	70	MARYLAND AVE	0.18	PFAR
1	82.02	74	MARYLAND AVE	0.09	PFAR
1	82.02	76	MARYLAND AVE	0.05	PFAR
1	82.02	78	MARYLAND AVE	0.09	PFAR
1	82.02	8	MANCHESTER BLVD	0.05	PFAR
1	82.02	80	MARYLAND AVE	0.09	PFAR
1	82.02	82	MARYLAND AVE	0.09	PFAR
1	82.02	84	MARYLAND AVE	0.18	PFAR
1	82.02	88	MARYLAND AVE	0.09	PFAR
1	82.02	9	MANCHESTER BLVD	0.09	PFAR
1	82.02	90	MARYLAND AVE	0.05	PFAR
1	82.02	91	MARYLAND AVE	0.05	PFAR
1	82.02	92	MARYLAND AVE	0.05	PFAR
1	82.03	1	MANCHESTER BLVD	0.18	PFAR
1	82.03	11	MANCHESTER BLVD	0.64	PFAR
1	82.03	25	MARYLAND AVE	0.09	PFAR
1	82.03	27	MARYLAND AVE	0.09	PFAR
1	82.03	29	MARYLAND AVE	2.92	PFAR
1	82.03	5	MANCHESTER BLVD	0.09	PFAR
1	82.03	7	MANCHESTER BLVD	0.18	PFAR
1	82.04	1	MANCHESTER BLVD	0.28	PFAR
1	82.04	11	GEORGIA AVE	0.09	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	82.04	13	GEORGIA AVE	1.21	PFAR
1	82.04	7	MANCHESTER BLVD	0.05	PFAR
1	82.04	8	MANCHESTER BLVD	0.14	PFAR
1	82.05	1	MANCHESTER BLVD	0.09	PFAR
1	82.05	16	PENNSYLVANIA AVE	2.95	PFAR
1	82.05	3	MANCHESTER BLVD	0.09	PFAR
1	82.05	5	MANCHESTER BLVD	0.46	PFAR
1	82.06	1	MANCHESTER BLVD	0.09	PFAR
1	82.06	12	DELAWARE AVE	0.05	PFAR
1	82.06	14	DELAWARE AVE	0.05	PFAR
1	82.06	16	DELAWARE AVE	0.23	PFAR
1	82.06	24	DELAWARE AVE	0.05	PFAR
1	82.06	26	DELAWARE AVE	0.09	PFAR
1	82.06	3	MANCHESTER BLVD	0.32	PFAR
1	82.06	34	DELAWARE AVE	0.22	PFAR
1	82.06	40	DELAWARE AVE	0.05	PFAR
1	82.06	42	DELAWARE AVE	0.14	PFAR
1	82.06	46	DELAWARE AVE	0.09	PFAR
1	82.06	50	DELAWARE AVE	0	PFAR
1	82.06	55	OHIO AVE	0.05	PFAR
1	82.06	63	OHIO AVE	0.05	PFAR
1	82.06	65	OHIO AVE	0.05	PFAR
1	82.06	67	OHIO AVE	0.05	PFAR
1	82.06	69	OHIO AVE	0.05	PFAR
1	82.06	72	OHIO AVE	0.28	PFAR
1	82.06	79	OHIO AVE	0.05	PFAR
1	82.06	82	OHIO AVE	0.05	PFAR
1	82.06	84	OHIO AVE	0.09	PFAR
1	82.06	87	OHIO AVE	0.05	PFAR
1	82.06	89	OHIO AVE	0.05	PFAR
1	82.07	11	OHIO AVE	0	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	82.07	13	OHIO AVE	0	PFAR
1	82.07	21	OHIO AVE	0	PFAR
1	82.07	27	OHIO AVE	0	PFAR
1	82.07	3	OHIO AVE	0	PFAR
1	82.07	31	OHIO AVE	1.75	PFAR
1	82.07	6	OHIO AVE	0	PFAR
1	82.07	7	OHIO AVE	0	PFAR
1	82.08	1	MANCHESTER BLVD	0	PFAR
1	82.08	29	INDIANA ST	0.05	PFAR
1	82.08	3	MANCHESTER BLVD	0	PFAR
1	82.08	30	INDIANA ST	0.28	PFAR
1	82.08	6	INDIANA ST	0.05	PFAR
1	82.08	7	INDIANA ST	1.01	PFAR
1	82.09	1	2242 HILLTOP RD	0	PFAR
1	82.09	12	2214 HILLTOP RD	0.05	PFAR
1	82.09	13	2212 HILLTOP RD	0.05	PFAR
1	82.09	14	2204 HILLTOP RD	0.18	PFAR
1	82.09	18	2202 HILLTOP RD	0.05	PFAR
1	82.09	19	2200 HILLTOP RD	0.05	PFAR
1	82.09	20	2198 HILLTOP RD	0.05	PFAR
1	82.09	21	2196 HILLTOP RD	0.04	PFAR
1	82.09	22	2194 HILLTOP RD	0.05	PFAR
1	82.09	23	2192 HILLTOP RD	0.05	PFAR
1	82.09	24	2190 HILLTOP RD	0.05	PFAR
1	82.09	25	2188 HILLTOP RD	0.05	PFAR
1	82.09	26	2186 HILLTOP RD	0.05	PFAR
1	82.09	27	2184 HILLTOP RD	0.05	PFAR
1	82.09	28	2182 HILLTOP RD	0.05	PFAR
1	82.09	29	2180 HILLTOP RD	0.05	PFAR
1	82.09	30	2178 HILLTOP RD	0.05	PFAR
1	82.09	31	2176 HILLTOP RD	0.05	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	82.09	32	2174 HILLTOP RD	0.05	PFAR
1	82.09	33	2172 HILLTOP RD	0.05	PFAR
1	82.09	34	2168 HILLTOP RD	0.09	PFAR
1	82.09	36	2166 HILLTOP RD	0.05	PFAR
1	82.09	37	2164 HILLTOP RD	0.05	PFAR
1	82.09	38	2162 HILLTOP RD	0.05	PFAR
1	82.09	39	2160 HILLTOP RD	0.05	PFAR
1	82.09	4	2228 HILLTOP RD	0.09	PFAR
1	82.09	40	2158 HILLTOP RD	0.04	PFAR
1	82.09	41	2156 HILLTOP RD	0.05	PFAR
1	82.09	42	2154 HILLTOP RD	0.05	PFAR
1	82.09	43	2152 HILLTOP RD	0.04	PFAR
1	82.09	44	2150 HILLTOP RD	0.05	PFAR
1	82.09	45	2144 HILLTOP RD	0.14	PFAR
1	82.09	48	2142 HILLTOP RD	0.05	PFAR
1	82.09	49	2140 HILLTOP RD	0.05	PFAR
1	82.09	50	2138 HILLTOP RD	0.05	PFAR
1	82.09	51	2136 HILLTOP RD	0.05	PFAR
1	82.09	52	2134 HILLTOP RD	0.05	PFAR
1	82.09	53	2132 HILLTOP RD	0.05	PFAR
1	82.09	54	2130 HILLTOP RD	0.05	PFAR
1	82.09	55	2128 HILLTOP RD	0.05	PFAR
1	82.09	56	2126 HILLTOP RD	0.05	PFAR
1	82.09	57	2124 HILLTOP RD	0.05	PFAR
1	82.09	58	2122 HILLTOP RD	0.05	PFAR
1	82.09	59	2120 HILLTOP RD	0.05	PFAR
1	82.09	6	2226 HILLTOP RD	0.05	PFAR
1	82.09	60	2118 HILLTOP RD	0.05	PFAR
1	82.09	61	2116 HILLTOP RD	0.09	PFAR
1	82.09	63	2114 HILLTOP RD	0.05	PFAR
1	82.09	64	2112 HILLTOP RD	0.05	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	82.09	65	2110 HILLTOP RD	0.05	PFAR
1	82.09	66	2108 HILLTOP RD	0.05	PFAR
1	82.09	67	2106 HILLTOP RD	0.05	PFAR
1	82.09	68	2104 HILLTOP RD	0.05	PFAR
1	82.09	69	2102 HILLTOP RD	0.05	PFAR
1	82.09	7	2224 HILLTOP RD	0.05	PFAR
1	82.09	70	2100 HILLTOP RD	0.09	PFAR
1	82.09	8	2216 HILLTOP RD	0.18	PFAR
1	82.10	1	101 HILLTOP RD	0.04	PFAR
1	82.10	10	2231 HILLTOP RD	0.08	PFAR
1	82.10	12	2229 HILLTOP RD	0.05	PFAR
1	82.10	13	2227 HILLTOP RD	0.05	PFAR
1	82.10	14	2225 HILLTOP RD	0.05	PFAR
1	82.10	15	2223 HILLTOP RD	0.05	PFAR
1	82.10	16	2217 HILLTOP RD	0.14	PFAR
1	82.10	19	2213 HILLTOP RD	0.09	PFAR
1	82.10	2	103 HILLTOP RD	0.04	PFAR
1	82.10	21	2211 HILLTOP RD	0.05	PFAR
1	82.10	22	2209 HILLTOP RD	0.05	PFAR
1	82.10	23	2207 HILLTOP RD	0.05	PFAR
1	82.10	24	2201 HILLTOP RD	0.18	PFAR
1	82.10	28	2197 HILLTOP RD	0.05	PFAR
1	82.10	29	2195 HILLTOP RD	0.05	PFAR
1	82.10	3	105 HILLTOP RD	0.07	PFAR
1	82.10	30	2193 HILLTOP RD	0.05	PFAR
1	82.10	31	2189 HILLTOP RD	0.09	PFAR
1	82.10	33	2185 HILLTOP RD	0.18	PFAR
1	82.10	37	2177 HILLTOP RD	0.09	PFAR
1	82.10	39	2173 HILLTOP RD	0.09	PFAR
1	82.10	41	2169 HILLTOP RD	0.09	PFAR
1	82.10	43	2165 HILLTOP RD	0.09	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	82.10	45	2161 HILLTOP RD	0.09	PFAR
1	82.10	47	2159 HILLTOP RD	0.05	PFAR
1	82.10	48	2157 HILLTOP RD	0.05	PFAR
1	82.10	49	2155 HILLTOP RD	0.05	PFAR
1	82.10	5	109 HILLTOP RD	0.07	PFAR
1	82.10	50	2153 HILLTOP RD	0.05	PFAR
1	82.10	51	2151 HILLTOP RD	0.05	PFAR
1	82.10	52	2149 HILLTOP RD	0.05	PFAR
1	82.10	53	2147 HILLTOP RD	0.05	PFAR
1	82.10	54	2143 HILLTOP RD	0.09	PFAR
1	82.10	56	2141 HILLTOP RD	0.05	PFAR
1	82.10	57	2121 HILLTOP RD	0.46	PFAR
1	82.10	67	2119 HILLTOP RD	0.05	PFAR
1	82.10	68	2117 HILLTOP RD	0.05	PFAR
1	82.10	69	2115 HILLTOP RD	0.05	PFAR
1	82.10	7	113 HILLTOP RD	0.08	PFAR
1	82.10	70	2113 HILLTOP RD	0.05	PFAR
1	82.10	71	2111 HILLTOP RD	0.05	PFAR
1	82.10	72	2107 HILLTOP RD	0.18	PFAR
1	82.10	76	2101 HILLTOP RD	0.09	PFAR
1	82.10	78	CALIFORNIA AVE	3.17	PFAR
1	82.10	9	117 HILLTOP RD	0.03	PFAR
1	82.11	1	MARYLAND AVE	0.23	PFAR
1	82.11	109	MARYLAND AVE	0.09	PFAR
1	82.11	111	MARYLAND AVE	1.42	PFAR
1	82.11	31	CALIFORNIA AVE	0.05	PFAR
1	82.11	33	CALIFORNIA AVE	0.05	PFAR
1	82.11	34	CALIFORNIA AVE	0.05	PFAR
1	82.11	55	CALIFORNIA AVE	0.05	PFAR
1	82.11	6	HWY 70	0.06	PFAR
1	82.11	78	MARYLAND AVE	1.42	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	82.11	8	HWY 70	1.05	PFAR
1	82.12	1	HWY 70	0	PFAR
1	82.12	10	HWY 70	0	PFAR
1	82.12	108	GEORGIA AVE	0.05	PFAR
1	82.12	109	GEORGIA AVE	0.46	PFAR
1	82.12	11	MARYLAND AVE	0.32	PFAR
1	82.12	119	GEORGIA AVE	0.05	PFAR
1	82.12	120	GEORGIA AVE	0	PFAR
1	82.12	18	MARYLAND AVE	0.05	PFAR
1	82.12	21	MARYLAND AVE	0.05	PFAR
1	82.12	24	MARYLAND AVE	1.38	PFAR
1	82.12	4	HWY 70	0	PFAR
1	82.12	5	HWY 70	0	PFAR
1	82.12	54	MARYLAND AVE	0.05	PFAR
1	82.12	55	MARYLAND AVE	0.09	PFAR
1	82.12	6	HWY 70	0	PFAR
1	82.12	63	MARYLAND AVE	0.37	PFAR
1	82.12	71	MARYLAND AVE	0.41	PFAR
1	82.12	8	HWY 70	0	PFAR
1	82.12	80	GEORGIA AVE	0.05	PFAR
1	82.12	85	GEORGIA AVE	0.41	PFAR
1	82.12	94	GEORGIA AVE	0.05	PFAR
1	82.12	95	GEORGIA AVE	0.6	PFAR
1	82.13	105	PENNSYLVANIA AVE	0.18	PFAR
1	82.13	11	GEORGIA AVE	0.28	PFAR
1	82.13	18	GEORGIA AVE	0.05	PFAR
1	82.13	19	GEORGIA AVE	0.32	PFAR
1	82.13	28	GEORGIA AVE	0.05	PFAR
1	82.13	3	HWY 70	0	PFAR
1	82.13	30	GEORGIA AVE	0.09	PFAR
1	82.13	45	GEORGIA AVE	0.09	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	82.13	5	HWY 70	0	PFAR
1	82.13	55	GEORGIA AVE	0.18	PFAR
1	82.13	61	GEORGIA AVE	0.02	PFAR
1	82.13	64	GEORGIA AVE	0.05	PFAR
1	82.13	66	PENNSYLVANIA AVE	0.09	PFAR
1	82.13	68	PENNSYLVANIA AVE	0.09	PFAR
1	82.13	7	HWY 70	0	PFAR
1	82.13	71	PENNSYLVANIA AVE	0.09	PFAR
1	82.13	73	PENNSYLVANIA AVE	0.09	PFAR
1	82.13	79	GEORGIA AVE	0.05	PFAR
1	82.13	8	HWY 70	0	PFAR
1	82.13	87	PENNSYLVANIA AVE	0.09	PFAR
1	82.13	90	PENNSYLVANIA AVE	0.05	PFAR
1	82.13	95	PENNSYLVANIA AVE	0.09	PFAR
1	82.13	99	PENNSYLVANIA AVE	0.09	PFAR
1	82.14	10	HWY 70	0	PFAR
1	82.14	11	PENNSYLVANIA AVE	2.07	PFAR
1	82.14	3	HWY 70	0	PFAR
1	82.14	5	HWY 70	0	PFAR
1	82.14	56	DELAWARE AVE	0.09	PFAR
1	82.14	58	DELAWARE AVE	0.09	PFAR
1	82.14	61	DELAWARE AVE	0.32	PFAR
1	82.14	68	DELAWARE AVE	0.14	PFAR
1	82.14	7	HWY 70	0	PFAR
1	82.14	71	DELAWARE AVE	1.29	PFAR
1	82.15	1	HWY 70	0.03	PFAR
1	82.15	10	HWY 70	0.05	PFAR
1	82.15	11	DELAWARE AVE	0.05	PFAR
1	82.15	13	DELAWARE AVE	0.05	PFAR
1	82.15	15	DELAWARE AVE	0.18	PFAR
1	82.15	2	HWY 70	0.04	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	82.15	22	DELAWARE AVE	0.09	PFAR
1	82.15	25	DELAWARE AVE	0.05	PFAR
1	82.15	27	DELAWARE AVE	0.05	PFAR
1	82.15	28	DELAWARE AVE	0.05	PFAR
1	82.15	29	DELAWARE AVE	0.09	PFAR
1	82.15	3	HWY 70	0.09	PFAR
1	82.15	34	DELAWARE AVE	0.05	PFAR
1	82.15	37	DELAWARE AVE	0.14	PFAR
1	82.15	43	DELAWARE AVE	0.05	PFAR
1	82.15	45	DELAWARE AVE	0.09	PFAR
1	82.15	5	HWY 70	0	PFAR
1	82.15	61	OHIO AVE	0.05	PFAR
1	82.15	64	OHIO AVE	0.18	PFAR
1	82.15	82	OHIO AVE	0.05	PFAR
1	82.15	9	HWY 70	0.05	PFAR
1	82.16	1	HWY 70	0.04	PFAR
1	82.16	2	HWY 70	0.08	PFAR
1	82.16	4	HWY 70	0.04	PFAR
1	82.16	5	HWY 70	0.08	PFAR
1	82.16	7	HWY 70	0.04	PFAR
1	82.16	8	HWY 70	1	PFAR
1	82.17	1	HWY 70	0.04	PFAR
1	82.17	12	WASHINGTON ST	0.05	PFAR
1	82.17	15	WASHINGTON ST	0.05	PFAR
1	82.17	17	WASHINGTON ST	0.09	PFAR
1	82.17	19	WASHINGTON ST	0.05	PFAR
1	82.17	2	HWY 70	0.04	PFAR
1	82.17	20	WASHINGTON ST	0.09	PFAR
1	82.17	22	WASHINGTON ST	0.05	PFAR
1	82.17	23	WASHINGTON ST	0.05	PFAR
1	82.17	27	WASHINGTON ST	0.09	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	82.17	3	HWY 70	0.04	PFAR
1	82.17	30	WASHINGTON ST	0.05	PFAR
1	82.17	33	WASHINGTON ST	0.05	PFAR
1	82.17	37	VIRGINIA AVE	0.05	PFAR
1	82.17	4	HWY 70	0.04	PFAR
1	82.17	40	VIRGINIA AVE	0.05	PFAR
1	82.17	42	VIRGINIA AVE	0.09	PFAR
1	82.17	47	VIRGINIA AVE	0.05	PFAR
1	82.17	5	HWY 70	0.04	PFAR
1	82.17	52	VIRGINIA AVE	0.05	PFAR
1	82.17	54	VIRGINIA AVE	0.05	PFAR
1	82.17	56	VIRGINIA AVE	0.04	PFAR
1	82.17	6	WASHINGTON ST	0.05	PFAR
1	82.17	7	WASHINGTON ST	0.18	PFAR
1	82.18	1	GEORGIA AVE	4.8	PFAR
15D	87	11	HWY 530	50.4	WTR A
1	89	1	640 HWY 530	25.1	PFAS
1	89	2	100 DOVER FORGE RD	0.6	PFAS
15D	90	1	624 HWY 530	27	WTR A
15D	90	21	TOWNSHIP LINE RD	77.41	PFAS
1	90	23	101 DOVER FORGE RD	51.3	PFAS
1	91.02	1	FLORAL ST	3.46	PFAS
1	91.03	1	SPRUCE ST	2.47	PFAS
1	91.04	1	MULBERRY ST	4.81	PFAS
1	91.05	26	MULBERRY ST	2.98	PFAS
1	91.05	34	MULBERRY ST	0.04	PFAS
1	92.26	1	WASHINGTON AVE	1.09	PFAS
1	92.27	1	ADAMS AVE	3.68	PFAS
1	92.28	1	LINCOLN AVE	0.57	PFAS

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	92.29	1	SEVENTH ST	1.84	PFAS
1	92.30	1	LINCOLN AVE	1.84	PFAS
1	92.31	1	LINCOLN AVE	1.47	PFAS
1	92.32	1	SEVENTH ST	1.84	PFAS
1	92.33	1	EIGHTH ST	1.74	PFAS
1	92.34	1	NINTH ST	0.21	PFAS
1	92.35	1	SEVENTH ST	2.73	PFAS
1	92.36	1	EIGHTH ST	0.46	PFAS
1	93.02	25	ADAMS AVE	0.06	WTR C
1	93.03	7	ADAMS AVE	0.06	WTR C
1	93.04	11	JEFFERSON AVE	0.13	WTR C
1	93.08	12	JEFFERSON AVE	0.13	WTR C
1	93.08	15	JEFFERSON AVE	0.24	WTR C
1	93.09	1	SECOND ST	0.56	WTR C
1	93.10	1	JEFFERSON AVE	1.32	WTR C
1	93.12	6	WASHINGTON AVE	0.69	WTR C
1	93.13	3	WASHINGTON AVE	0.11	WTR C
1	93.13	6	WASHINGTON AVE	0.29	WTR C
1	93.13	13	WASHINGTON AVE	0.4	PFAS

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	93.13	15	THIRD ST	0.17	WTR C
1	93.14	3	FOURTH ST	0.58	PFAS
1	93.15	1	WASHINGTON AVE	0.34	WTR C
1	93.15	8	WASHINGTON AVE	0.11	WTR C
1	93.15	11	WASHINGTON AVE	0.11	WTR C
1	93.16	1	WASHINGTON AVE	1.38	PFAS
1	93.16	31	ADAMS AVE	0.06	PFAS
1	93.17	1	FOURTH ST	1.34	PFAS
1	93.18	3	A ST	0.11	PFAS
1	93.18	14	FIFTH ST	0.46	PFAS
1	93.18	23	FIFTH ST	0.14	PFAS
1	93.19	8	WASHINGTON AVE	0.63	PFAS
1	93.20	6	WASHINGTON AVE	0.06	PFAS
1	93.20	8	WASHINGTON AVE	0.63	PFAS
1	93.20	21	ADAMS AVE	0.69	PFAS
1	93.20	34	ADAMS AVE	0.17	PFAS
1	93.21	4	B ST	0.95	PFAS
1	93.22	1	SIXTH ST	1.1	PFAS
1	93.23	1	WASHINGTON AVE	0.11	PFAS
1	93.23	4	WASHINGTON AVE	0.67	PFAS
1	93.24	1	WASHINGTON AVE	0.06	PFAS
1	93.24	3	WASHINGTON AVE	0.06	PFAS
1	93.24	6	WASHINGTON AVE	0.06	PFAS
1	93.24	8	WASHINGTON AVE	0.11	PFAS
1	93.24	11	WASHINGTON AVE	0.18	PFAS
1	93.24	14	ADAMS AVE	0.7	PFAS
1	93.25	1	ADAMS AVE	1.33	PFAS

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	94	1	CONRADSD RD	3.2	PFAS
1	94	2	CONRADSD RD	50.7	PFAS
1	94	5	CONRADSD RD	4.54	WTR C
1	95	1	19 SCHOOLHOUSE RD	44	PFAS
1	95.01	1	8 LACEY RD	4.44	PFAS
15D	96	5.01	601 HWY 530	192.4	WTR A
15D	96	5.02	HWY 530	0.94	WTR A
2	99.01	1	101 MCMAHON AVE	1.65	PFAS
1	99.02	1	271 JACKSON ST	1.26	PFAS
1	99.02	13	141 MCMAHON AVE	0.09	PFAS
1	99.02	17	280 FILLMORE ST	1.21	PFAS
1	99.03	4	391 FILLMORE ST	0.09	PFAS
1	99.03	5	181 MCMAHON AVE	2.48	PFAS
1	99.04	1	221 MCMAHON AVE	2.18	PFAS
1	99.05	14	280 POLK ST	0.09	PFAS
1	99.06	12	321 MCMAHON AVE	0.29	PFAS
1	99.08	12	401 MCMAHON AVE	0.19	PFAS
1	99.08	14	280 MADISON ST	0.09	PFAS
1	99.08	21	360 MADISON ST	0.09	PFAS
1	99.08	6	311 KUNZINGER ST	0.09	PFAS
1	99.09	10	371 MADISON ST	0.09	PFAS
1	99.09	11	361 MADISON ST	0.09	PFAS
1	99.09	12	351 MADISON ST	0.09	PFAS
1	99.09	16	321 MADISON ST	0.09	PFAS
1	99.09	17	301 MADISON ST	0.09	PFAS
1	99.09	18	291 MADISON ST	0.09	PFAS
1	99.09	19	281 MADISON ST	0.09	PFAS
1	99.09	21	421 MCMAHON AVE	0.09	PFAS

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	99.09	23	600 HWY 539	0.42	PFAS
1	99.09	39	430 JEWETT ST	0.09	PFAS
1	99.09	4	421 MADISON ST	0.19	PFAS
1	99.09	9	381 MADISON ST	0.09	PFAS
2	99.10	10	181 JEWETT ST	0.39	PFAS
1	99.10	27	600 HWY 539	0.06	PFAS
1	99.10	3	441 JEWETT ST	0.09	PFAS
1	99.10	31	350 FULTON ST	0.19	PFAS
1	99.10	33	370 FULTON ST	0.09	PFAS
1	99.10	40	460 FULTON ST	0.29	PFAS
1	99.11	3	431 FULTON ST	0.19	PFAS
1	99.11	31	570 HWY 539	0.05	PFAS
1	99.11	32	400 HWY 539	0.09	PFAS
1	99.11	33	370 SUTTON ST	0.09	PFAS
1	99.11	34	380 SUTTON ST	0.09	PFAS
1	99.11	36	400 SUTTON ST	0.19	PFAS
1	99.11	38	420 SUTTON ST	0.19	PFAS
1	99.11	5	421 FULTON ST	0.09	PFAS
1	99.11	6	411 FULTON ST	0.09	PFAS
1	99.12	36	330 HWY 539	0.06	PFAS
1	99.12	38	320 HWY 539	0.08	PFAS
1	99.12	42	460 ROOSEVELT BLVD	0.09	PFAS
1	99.12	6	401 SUTTON ST	0.19	PFAS
1	99.12	8	391 HWY 539	0.06	PFAS
1	99.13	12	351 ROOSEVELT BLVD	0.09	PFAR
1	99.13	13	331 ROOSEVELT BLVD	0.19	PFAR
1	99.13	15	321 ROOSEVELT BLVD	0.09	PFAR
1	99.13	16	311 ROOSEVELT BLVD	0.09	PFAR
1	99.13	17	301 ROOSEVELT BLVD	0.09	PFAR
1	99.13	18	291 ROOSEVELT BLVD	0.09	PFAR
1	99.13	21	261 ROOSEVELT BLVD	0.09	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	99.13	22	260 CATHERINE ST	0.19	PFAR
1	99.13	24	280 CATHERINE ST	0.09	PFAR
1	99.13	27	300 CATHERINE ST	0.09	PFAR
1	99.13	28	320 CATHERINE ST	0.09	PFAR
1	99.13	29	330 CATHERINE ST	0.09	PFAR
1	99.13	31	350 CATHERINE ST	0.09	PFAR
1	99.13	38	420 CATHERINE ST	0.19	PFAR
1	99.13	4	411 ROOSEVELT BLVD	0.19	PFAR
1	99.13	41	460 CATHERINE ST	0.19	PFAR
1	99.13	6	401 ROOSEVELT BLVD	0.09	PFAR
1	99.13	7	391 ROOSEVELT BLVD	0.19	PFAR
1	99.13	9	371 ROOSEVELT BLVD	0.19	PFAR
1	99.14	12	341 CATHERINE ST	0.19	PFAR
1	99.14	14	321 CATHERINE ST	0.19	PFAR
1	99.14	19	291 CATHERINE ST	0.19	PFAR
1	99.14	2	451 CATHERINE ST	0.09	PFAR
1	99.14	3	441 CATHERINE ST	0.09	PFAR
1	99.14	41	460 EDWARDS ST	0.19	PFAR
1	99.14	8	391 CATHERINE ST	0.09	PFAR
1	99.14	9	381 CATHERINE ST	0.09	PFAR
1	99.15	1	660 CENTRAL AVE	0.09	PFAR
1	99.15	10	371 EDWARDS ST	0.09	PFAR
1	99.15	12	341 EDWARDS ST	0.19	PFAR
1	99.15	2	461 EDWARDS ST	0.09	PFAR
1	99.15	29	330 SMITH ST	0.19	PFAR
1	99.15	31	350 SMITH ST	0.09	PFAR
1	99.15	7	381 EDWARDS ST	0.29	PFAR
2	99.16	1	441 SMITH ST	0.29	PFAR
1	99.16	16	311 SMITH ST	0.09	PFAR
1	99.16	22	721 MCMAHON AVE	0.19	PFAR
1	99.16	25	290 FOSTER ST	0.09	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	99.16	26	300 FOSTER ST	0.09	PFAR
1	99.16	27	310 FOSTER ST	0.09	PFAR
1	99.16	33	370 FOSTER ST	0.09	PFAR
1	99.16	34	380 FOSTER ST	0.09	PFAR
1	99.16	35	390 FOSTER ST	0.09	PFAR
1	99.16	38	420 FOSTER ST	0.09	PFAR
1	99.16	39	440 FOSTER ST	0.09	PFAR
1	99.16	40	450 FOSTER ST	0.09	PFAR
1	99.17	1	461 FOSTER ST	0.09	PFAR
1	99.17	11	361 FOSTER ST	0.09	PFAR
1	99.17	12	341 FOSTER ST	0.19	PFAR
1	99.17	17	281 FOSTER ST	0.29	PFAR
1	99.17	2	451 FOSTER ST	0.09	PFAR
1	99.17	20	261 FOSTER ST	0.19	PFAR
1	99.17	24	280 BLEECKER ST	0.69	PFAR
1	99.17	31	350 BLEECKER ST	0.09	PFAR
1	99.17	35	390 BLEECKER ST	0.09	PFAR
1	99.17	38	420 BLEECKER ST	0.09	PFAR
2	99.17	39	6 BLEECKER ST	0.19	PFAR
1	99.17	41	450 BLEECKER ST	0.09	PFAR
1	99.17	8	391 FOSTER ST	0.09	PFAR
1	99.17	9	371 FOSTER ST	0.19	PFAR
1	99.18	1	461 BLEECKER ST	0.09	PFAR
1	99.18	2	451 BLEECKER ST	0.09	PFAR
1	99.18	22	260 BRENNAN ST	0.09	PFAR
1	99.18	23	270 BRENNAN ST	0.09	PFAR
1	99.18	24	280 BRENNAN ST	0.19	PFAR
1	99.18	4	9 BLEECKER ST	0.09	PFAR
1	99.18	41	450 BRENNAN ST	0.09	PFAR
1	99.18	42	460 BRENNEN ST	0.09	PFAR
2	99.18	5	11 BLEECKER ST	0.4	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	99.19	10	301 BRENNEN ST	0.48	PFAR
1	99.19	3	441 BRENNEN ST	0.19	PFAR
1	99.20	1	231 BLEECKER ST	0.55	PFAR
1	99.20	6	101 BLEECKER ST	0.75	PFAR
1	99.21	1	111 FOSTER ST	1.19	PFAR
1	99.21	21	130 BLEECKER ST	1.19	PFAR
1	99.22	23	160 FOSTER ST	0.49	PFAR
1	99.22	30	230 FOSTER ST	0.09	PFAR
1	99.22	5	211 SMITH ST	0.09	PFAR
1	99.22	9	131 SMITH ST	0.49	PFAR
1	99.23	15	101 EDWARDS ST	0.39	PFAR
1	99.24	17	100 EDWARDS ST	0.6	PFAR
1	99.24	27	200 EDWARDS ST	0.6	PFAR
1	99.25	1	261 ROOSEVELT BLVD	0.09	PFAR
1	99.25	16	101 ROOSEVELT BLVD	0.19	PFAR
1	99.25	18	110 CATHERINE ST	0.29	PFAR
1	99.25	2	241 ROOSEVELT BLVD	0.09	PFAR
1	99.25	3	231 ROOSEVELT BLVD	0.09	PFAR
1	99.25	31	160 CATHERINE ST	0.19	PFAR
1	99.25	4	221 ROOSEVELT BLVD	0.09	PFAR
1	99.25	5	211 ROOSEVELT BLVD	0.09	PFAR
1	99.25	8	181 ROOSEVELT BLVD	0.09	PFAR
1	99.25	9	171 ROOSEVELT BLVD	0.09	PFAR
1	99.26	10	161 SUTTON ST	0.09	PFAR
1	99.26	11	151 SUTTON ST	0.09	PFAR
1	99.26	12	131 SUTTON ST	0.19	PFAR
1	99.26	15	111 SUTTON ST	0.09	PFAR
1	99.26	16	101 SUTTON ST	0.09	PFAR
1	99.26	17	100 ROOSEVELT BLVD	0.09	PFAR
1	99.26	18	110 ROOSEVELT BLVD	0.09	PFAR
1	99.26	2	211 SUTTON ST	0.39	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	99.26	22	150 ROOSEVELT BLVD	0.09	PFAR
1	99.26	23	160 ROOSEVELT BLVD	0.09	PFAR
1	99.26	24	170 ROOSEVELT BLVD	0.09	PFAR
1	99.26	27	200 ROOSEVELT BLVD	0.09	PFAR
1	99.26	29	220 ROOSEVELT BLVD	0.09	PFAR
1	99.26	31	240 ROOSEVELT BLVD	0.19	PFAR
1	99.26	6	201 SUTTON ST	0.09	PFAR
1	99.27	10	161 FULTON ST	0.09	PFAR
1	99.27	13	131 FULTON ST	0.09	PFAR
1	99.27	18	110 SUTTON ST	0.09	PFAR
1	99.27	19	120 SUTTON ST	0.09	PFAR
1	99.27	20	130 SUTTON ST	0.09	PFAR
1	99.27	21	140 SUTTON ST	0.19	PFAR
1	99.27	23	160 SUTTON ST	0.99	PFAR
1	99.29	1	231 MADISON ST	0.28	PFAR
1	99.29	22	150 JEWETT ST	0.19	PFAR
1	99.29	25	180 JEWETT ST	0.19	PFAR
1	99.29	27	200 JEWETT ST	0.09	PFAR
1	99.29	30	230 JEWETT ST	0.29	PFAR
1	99.29	4	221 MADISON ST	0.09	PFAR
1	99.29	5	201 MADISON ST	0.19	PFAR
1	99.29	7	191 MADISON ST	0.09	PFAR
1	99.29	8	181 MADISON ST	0.09	PFAR
1	99.29	9	1623 HEGSTROM AVE	0.79	PFAR
1	99.30	14	121 KUNZINGER ST	0.09	PFAR
1	99.30	15	1681 HEGSTROM AVE	0.19	PFAR
1	99.30	17	1651 HEGSTROM AVE	0.09	PFAR
1	99.30	18	110 MADISON ST	0.09	PFAR
1	99.30	19	120 MADISON ST	0.09	PFAR
1	99.30	20	130 MADISON ST	0.09	PFAR
1	99.30	21	140 MADISON ST	0.09	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	99.30	22	150 MADISON ST	0.09	PFAR
1	99.30	23	160 MADISON ST	0.19	PFAR
1	99.30	25	180 MADISON ST	0.39	PFAR
1	99.30	31	701 HWY 539	0	PFAR
1	99.30	5	761 HWY 539	0.09	PFAR
1	99.30	6	201 KUNZINGER ST	0.09	PFAR
1	99.30	7	191 KUNZINGER ST	0.09	PFAR
1	99.30	8	171 KUNZINGER ST	0.19	PFAR
1	99.31	10	151 ADAMS ST	0.59	PFAR
1	99.31	17	1701 HEGSTROM AVE	0.29	PFAR
1	99.31	20	130 KUNZINGER ST	0.39	PFAR
1	99.32	1	300 MCMAHON AVE	0.29	PFAS
1	99.32	24	900 HWY 539	0.34	PFAS
1	99.32	28	320 MCMAHON AVE	0.49	PFAS
1	99.32	4	950 HWY 539	0.68	PFAS
1	99.33	1	260 MCMAHON AVE	0.09	PFAS
1	99.33	2	161 CARROLL ST	0.89	PFAS
1	99.33	20	1000 HWY 539	1.02	PFAS
1	99.34	1	220 MCMAHON AVE	0.09	PFAS
1	99.34	10	161 STOKES ST	0.09	PFAS
1	99.34	11	151 STOKES ST	0.09	PFAS
1	99.34	13	131 STOKES ST	0.09	PFAS
1	99.34	14	101 STOKES ST	0.29	PFAS
1	99.34	17	1100 HWY 539	0.31	PFAS
1	99.34	2	191 STOKES ST	0.59	PFAS
1	99.34	27	240 MCMAHON AVE	0.59	PFAS
1	99.34	8	181 STOKES ST	0.09	PFAS
1	99.34	9	171 STOKES ST	0.09	PFAS
1	99.36	14	121 JACKSON ST	0.09	PFAS
1	99.36	15	101 JACKSON ST	0.19	PFAS
1	99.36	20	130 FILLMORE ST	0.19	PFAS

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	99.36	22	150 FILLMORE ST	0.09	PFAS
1	99.36	23	160 FILLMORE ST	0.19	PFAS
1	99.36	25	180 FILLMORE ST	0.19	PFAS
1	99.37	1	100 MCMAHON AVE	0.09	PFAS
1	99.37	14	101 SEWARD ST	0.29	PFAS
1	99.37	17	100 JACKSON ST	1.48	PFAS
1	99.37	2	231 SEWARD ST	0.19	PFAS
1	99.37	32	120 MCMAHON AVE	0.09	PFAS
1	99.37	4	221 SEWARD ST	0.09	PFAS
1	99.37	5	211 SEWARD ST	0.09	PFAS
1	99.37	6	131 SEWARD ST	0.69	PFAS
1	99.38	1	1940 LINCOLN BLVD	0.78	PFAS
1	99.135	5	1700 BROOKLYN AVE	1.01	WT40
1	99.135	6	1701 NEWARK AVE	1.01	WT40
1	99.136	5	1700 NEWARK AVE	1.01	WT40
1	99.136	6	1721 PATERSON AVE	1.45	WT40
1	99.137	3	1740 PATERSON AVE	1.78	WT40
1	99.138	1	750 CHILVERS AVE	1.01	WT40
1	99.138	2	1760 ELIZABETH AVE	0.12	WT40
1	99.138	4	700 CHILVERS AVE	0.86	WT40
1	99.139	1	650 CHILVERS AVE	0.87	WT40
1	99.140	1	550 CHILVERS AVE	1.21	WT40
1	99.140	2	500 CHILVERS AVE	1.56	WT40
1	99.142	3	1700 TUCKERTON AVE	0.6	WT40
1	99.152	20	1661 ROOSEVELT BLVD	0.3	WT40
1	99.152	30	1695 ROOSEVELT BLVD	0.1	WT40
1	99.179	2	1560 NEW YORK AVE	1.01	WT40
1	99.199	1	1250 JEFFERSON AVE	1.01	WT40
1	99.199	2	1460 CAMDEN AVE	1.01	WT40
1	99.199	3	1440 CAMDEN AVE	1.01	WT40

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	99.199	4	1420 CAMDEN AVE	1.01	WT40
1	99.200	1	1496 ROOSEVELT BLVD	0.1	WT40
1	99.200	2	1480 ROOSEVELT BLVD	0.6	WT40
1	99.200	21	1404 ROOSEVELT BLVD	0.4	WT40
1	99.200	27	1421 CAMDEN AVE	1.01	WT40
1	99.200	28	1441 CAMDEN AVE	1.01	WT40
1	99.200	29	1461 CAMDEN AVE	1.01	WT40
1	99.200	30	1481 CAMDEN AVE	1.01	WT40
1	99.200	8	1460 ROOSEVELT BLVD	0.1	WT40
1	99.200	9	1428 ROOSEVELT BLVD	0.99	WT40
1	99.201	29	1409 ROOSEVELT BLVD	0.2	WT40
1	99.220	6	1300 LAKEHURST AVE	5.05	PFAS
1	99.221	1	1381 LINCOLN BLVD	9.09	PFAS
1	99.221	10	2150 HARRY WRIGHT BLVD	1.01	PFAS
1	99.222	1	2050 HARRY WRIGHT BLVD	1.01	PFAS
1	99.222	10	2000 HARRY WRIGHT BLVD	1.01	PFAS
1	99.222	2	1360 LINCOLN BLVD	8.08	PFAS
1	99.223	1	1950 HARRY WRIGHT BLVD	1.01	PFAS
1	99.223	2	1360 CHESTER AVE	4.04	PFAS
1	99.229	1	1380 ROOSEVELT BLVD	1.68	PFAS
1	99.229	19	1300 ROOSEVELT BLVD	0.69	PFAS
1	99.240	1	350 PERSHING AVE	2.21	PFAS
1	99.241	1	350 OAK ST	4.84	PFAS
1	99.242	1	350 PINE ST	4.93	PFAS
1	99.243	1	350 BEECH ST	5.03	PFAS

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	99.244	1	550 BEECH ST	6.14	PFAS
1	99.245	1	750 ELIZABETH AVE	0.09	PFAS
1	99.245	2	550 PINE ST	6.04	PFAS
1	99.246	1	550 OAK ST	6.14	PFAS
1	99.247	1	550 PERSHING AVE	3.07	PFAS
1	99.254	1	1280 NEW YORK AVE	3.03	PFAS
1	99.254	10	1201 ROOSEVELT BLVD	0.09	PFAS
1	99.254	11	1221 ROOSEVELT BLVD	1.88	PFAS
1	99.254	6	1451 WASHINGTON BLVD	0.28	PFAS
1	99.254	9	1401 WASHINGTON BLVD	0.09	PFAS
1	99.255	1	1550 PERSHING AVE	1.01	PFAS
1	99.255	2	1281 NEW YORK AVE	6.98	PFAS
1	99.256	1	1280 BALTIMORE AVE	7.99	PFAS
1	99.256	15	1221 PHILADELPHIA AVE	1.01	PFAS
1	99.257	1	1280 DELAWARE AVE	9.09	PFAS
1	99.258	1	1280 PENNSYLVANIA AVE	9.09	PFAS
1	99.259	1	1280 CHESTER AVE	9.09	PFAS
1	99.260	1	2050 PERSHING AVE	1.01	PFAS
1	99.260	2	1260 LINCOLN BLVD	8.08	PPAS
1	99.261	1	1281 LINCOLN BLVD	9.09	PFAS
1	99.262	1	1280 SCRANTON AVE	9.09	PFAS
1	99.263	1	1280 ZEPPELIN AVE	9.09	PFAS
1	99.264	1	1280 CABOT AVE	9.09	PFAS
1	99.265	1	1280 BARNES AVE	9.09	PFAS
1	99.266	1	2301 HWY 539	6.86	PFAS
4A	99.267	1	1281 READING AVE	0.97	PFAS
1	99.267	2	1261 READING AVE	3.23	PFAS
1	99.268	2	2401 HWY 539	4.97	PFAS

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	99.269	1	2650 WASHINGTON BLVD	9.09	PFAS
1	99.270	1	2550 WASHINGTON BLVD	9.09	PFAS
1	99.271	1	2450 WASHINGTON BLVD	9.09	PFAS
1	99.272	1	2350 WASHINGTON BLVD	9.09	PFAS
1	99.273	1	2250 WASHINGTON BLVD	9.09	PFAS
1	99.274	1	2150 WASHINGTON BLVD	9.09	PPA
1	99.275	1	2050 WASHINGTON BLVD	9.09	PPA
1	99.276	1	1950 WASHINGTON BLVD	9.09	PPA
1	99.277	1	1850 WASHINGTON BLVD	9.09	PPA
1	99.278	1	1750 WASHINGTON BLVD	9.09	PPA
1	99.279	1	1650 WASHINGTON BLVD	9.09	PPA
1	99.280	2	1540 WASHINGTON BLVD	0.39	PFAS
1	99.280	6	1160 PHILADELPHIA AVE	1.01	PFAS
1	99.280	7	1140 PHILADELPHIA AVE	7.55	PFAS
1	99.281	1	1490 WASHINGTON BLVD	0.09	PFAS
1	99.281	2	1450 WASHINGTON BLVD	6.41	PFAS
1	99.282	1	1180 ROOSEVELT BLVD	1.98	PFAS
1	99.282	21	1301 WILSON AVE	1.01	PFAS
1	99.282	22	1121 CAMDEN AVE	2.02	PFAS
1	99.282	25	1300 WASHINGTON BLVD	0.48	PFAS
1	99.283	2	1250 WASHINGTON BLVD	0.39	PFAS
1	99.283	7	1101 TRENTON AVE	6.54	PFAS

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	99.283	9	1251 WILSON AVE	1.01	PFAS
1	99.284	1	1100 WASHINGTON BLVD	8.64	PFAS
1	99.285	1	1000 WASHINGTON BLVD	7.83	PFAS
1	99.286	1	900 WASHINGTON BLVD	6.99	PFAS
1	99.287	1	800 WASHINGTON BLVD	6.21	PFAS
1	99.296	1	200 WASHINGTON BLVD	1.4	PFAS
1	99.297	1	100 WASHINGTON BLVD	0.73	PFAS
1	99.311	1	1350 WILSON AVE	0.15	PFAS
1	99.312	1	1400 WILSON AVE	0.9	PPAS
1	99.313	1	1500 WILSON AVE	1.95	PPA
1	99.314	1	1600 WILSON AVE	2.74	PPA
1	99.315	1	1700 WILSON AVE	3.55	PPA
1	99.316	1	1800 WILSON AVE	4.37	PPA
1	99.317	1	1900 WILSON AVE	5.16	PPA
1	99.318	1	2000 WILSON AVE	5.94	PPA
1	99.319	1	2100 WILSON AVE	6.83	PPA
1	99.320	1	2200 WILSON AVE	7.16	PPA
1	99.321	1	2300 WILSON AVE	8.46	PPA
1	99.322	1	2400 WILSON AVE	8.74	PPA
1	99.323	1	2500 WILSON AVE	9.94	PPA
1	99.324	1	2600 WILSON AVE	10.1	PPA
1	99.325	1	2700 WILSON AVE	4.9	PPA
1	99.326	1	2700 KERNS AVE	0.39	PPA
1	99.327	1	2650 KERNS AVE	0.14	PPA
1	99.327	10	2600 KERNS AVE	0.01	PPA
1	99.331	20	461 MCMAHON AVE	0.19	PFAR
1	99.331	22	481 MCMAHON AVE	0.19	PFAR
1	99.331	24	280 FULTON ST	0.09	PFAR

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	99.332	19	281 FULTON ST	0.09	PFAR
1	99.332	20	501 MCMAHON AVE	0.19	PFAR
1	99.332	25	290 SUTTON ST	0.29	PFAR
1	99.332	28	431 HWY 539	0.16	PFAR
1	99.333	13	341 SUTTON ST	0.09	PFAR
1	99.333	16	311 SUTTON ST	0.09	PFAR
1	99.333	17	301 SUTTON ST	0.09	PFAR
1	99.333	18	291 SUTTON ST	0.09	PFAR
1	99.333	21	271 MCMAHON AVE	0.09	PFAR
1	99.333	27	310 ROOSEVELT BLVD	0.09	PFAR
1	99.333	28	320 ROOSEVELT BLVD	0.19	PFAR
1	99.333	30	340 ROOSEVELT BLVD	0.09	PFAR
1	99.333	35	390 ROOSEVELT BLVD	0.09	PFAR
1	99.334	31	720 HWY 539	0.01	PFAS
1	99.334	32	700 HWY 539	0.07	PFAS
1	99.335	1	340 MCMAHON AVE	0.19	PFAS
1	99.335	31	360 MCMAHON AVE	0.19	PFAS
1	99.336	11	951 HWY 539	0.16	PFAR
1	99.336	14	1781 HEGSTROM AVE	0.29	PFAR
1	99.336	18	120 ADAMS ST	0.19	PFAR
1	99.336	20	140 ADAMS ST	0.31	PFAR
1	99.355	2	1600 LAKE RD	21.7	PFAS
1	100	1	74 LACEY RD	8.92	WTO P
1	100	11	50 IRISH BRANCH RD	6.04	WT40
2	100	17	34 LACEY RD	6.6	WTR C
2	100	19	30 LACEY RD	6	WTR C
1	100	21	10 LACEY RD	7.6	PFAS
1	100	3	2121 LAKE RD	5.28	WT40

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	100	5	66 LACEY RD	5.14	WTO P
1	106	4	63 CHERRY ST	33.44	PFAR
1	106	5	41 HWY 539	22.8	PFAR
1	106	6	39 HWY 539	7.4	PFAR
3A	107	2.01	60 CHERRY ST	1	WTR A
3B	107	2.01	60 CHERRY ST	8.09	WTR A
1	109	14	202 LACEY RD	94.42	WTR C
1	114.18	1	1500 HWY 70	0.06	PFAR
1	114.18	11	1520 HWY 70	0.18	PFAR
1	114.18	17	1528 HWY 70	0.1	PFAR
1	114.18	19	1530 HWY 70	0.05	PFAR
1	114.18	20	1532 HWY 70	0.05	PFAR
1	114.18	21	1534 HWY 70	0.05	PFAR
1	114.18	22	1536 HWY 70	0.05	PFAR
1	114.18	27	3 NEW JERSEY AVE	0.09	PFAR
1	114.18	3	1502 HWY 70	0.07	PFAR
1	114.18	5	1504 HWY 70	0.07	PFAR
1	114.19	10	1422 HWY 70	0.03	PFAR
1	114.19	13	1414 HWY 70	0.01	PFAR
1	114.19	15	1410 HWY 70	0.01	PFAR
1	114.19	18	1400 HWY 70	0	PFAR
1	114.19	4	1446 HWY 70	0.02	PFAR
1	114.19	6	1438 HWY 70	0.02	PFAR
1	114.19	8	1430 HWY 70	0.02	PFAR
1	114.20	1	1390 HWY 70	0.03	PFAR
1	114.20	16	11 NEW YORK AVE	0.09	PFAR
1	114.20	19	21 NEW YORK AVE	0.09	PFAR

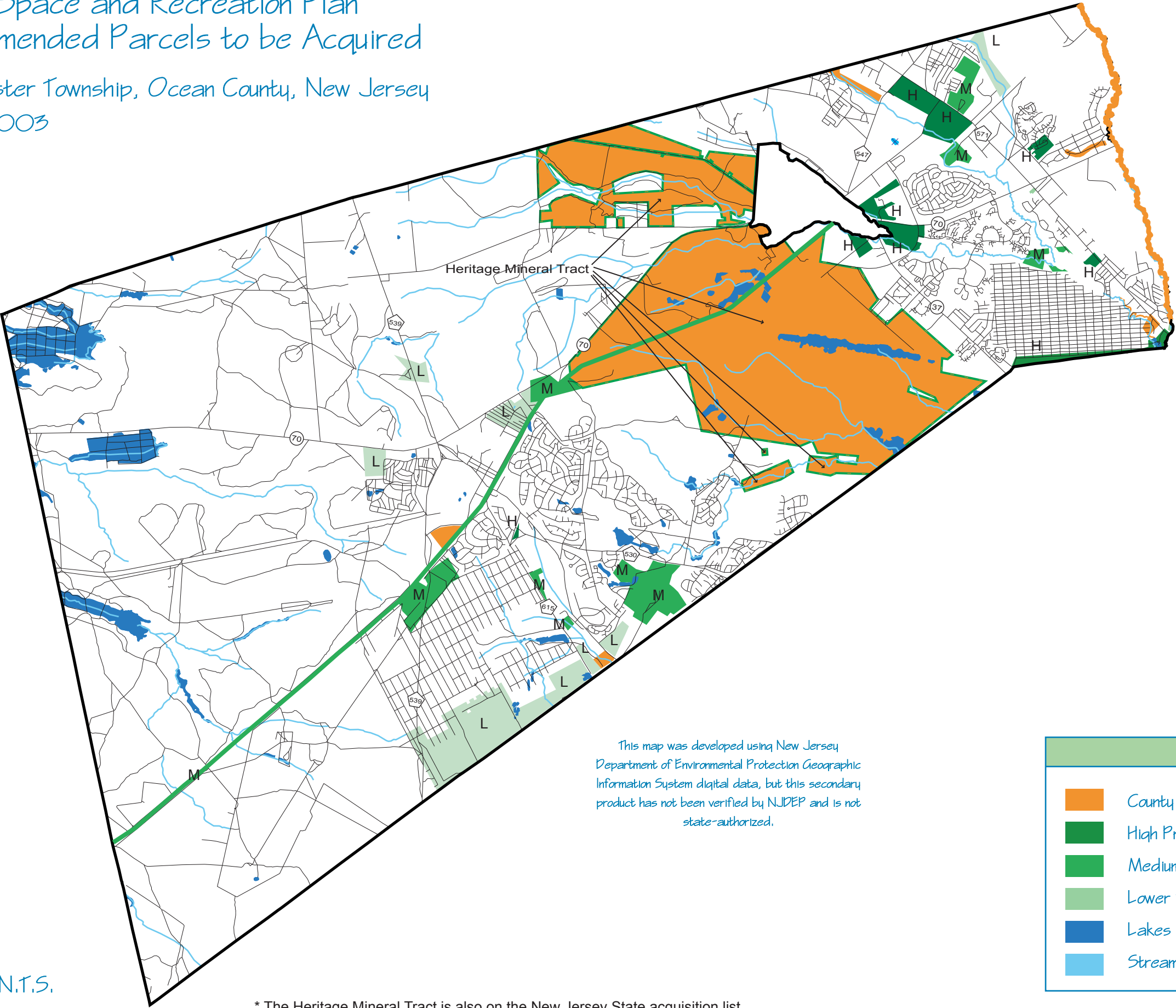
APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
1	114.20	7	3 NEW YORK AVE	0.37	PFAR
1	114.21	4	4 NEW YORK AVE	0.09	PFAR
1	114.21	6	6 NEW YORK AVE	0.09	PFAR
1	114.21	76	20 NEWARK ST	0.14	PFAR
1	114.21	81	26 NEWARK ST	0.05	PFAR
1	114.21	84	30 NEWARK ST	0.14	PFAR
1	114.21	89	36 NEWARK ST	0.09	PFAR
1	114.21	93	42 NEWARK ST	0.09	PFAR
1	114.21	95	46 NEWARK ST	0.28	PFAR
1	114.22	4	24 NEW YORK AVE	0.09	PFAR
1	114.23	66	8 BAYONNE ST	0.09	PFAR
1	114.23	97	40 BAYONNE ST	0.05	PFAR
1	114.25	17	41 TENAFLY ST	0.09	PFAR
1	114.25	23	35 TENAFLY ST	0.09	PFAR
1	114.25	83	30 ENGLEWOOD ST	0.09	PFAR
1	114.26	43	11 HIGHWOOD ST	0.09	PFAR
1	114.26	57	65 NEW JERSEY AVE	0.05	PFAR
1	114.27	7	45 NEW YORK AVE	0.09	PFAR
1	114.28	36	36 HIGHWOOD ST	0.05	PFAR
1	114.28	40	40 HIGHWOOD ST	0.05	PFAR
1	114.28	41	42 HIGHWOOD ST	0.05	PFAR
1	114.28	6	4 HIGHWOOD ST	0.09	PFAR
1	115.18	27	40 LOUISIANA AVE	0.05	PPA
1	115.19	4	73 MICHIGAN AVE	0.03	PPA
1	115.20	18	579 HWY 539	0.2	PPA
1	115.26	6	65 FLORIDA AVE	0	PPA
1	115.27	55	10 CAROLINA AVE	0.01	PPA
1	115.29	4	35 NEW JERSEY AVE	0.05	PPA
1	115.30	13	5 ILLINOIS AVE	0.05	PPA
1	115.30	21	11 ILLINOIS AVE	0.05	PPA
1	115.31	24	15 NEVADA AVE	0.09	PPA

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone
2	116	7	1401 HWY 70	146.08	PPA
1	200	3	RAILROAD LINE	106.79	RC
				14,684	

APPENDIX B - POTENTIAL ACQUISITION LIST					
Prop Class	Block	Lot	Property Location	Acreage	Zone

Open Space and Recreation Plan
Recommended Parcels to be Acquired

Manchester Township, Ocean County, New Jersey
August 2003



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

KEY	
	County and Township High Priority Acquisition Area
	High Priority Acquisition Area (H)
	Medium Priority Acquisition Area (M)
	Lower Priority Acquisition Area (L)
	Lakes
	Streams

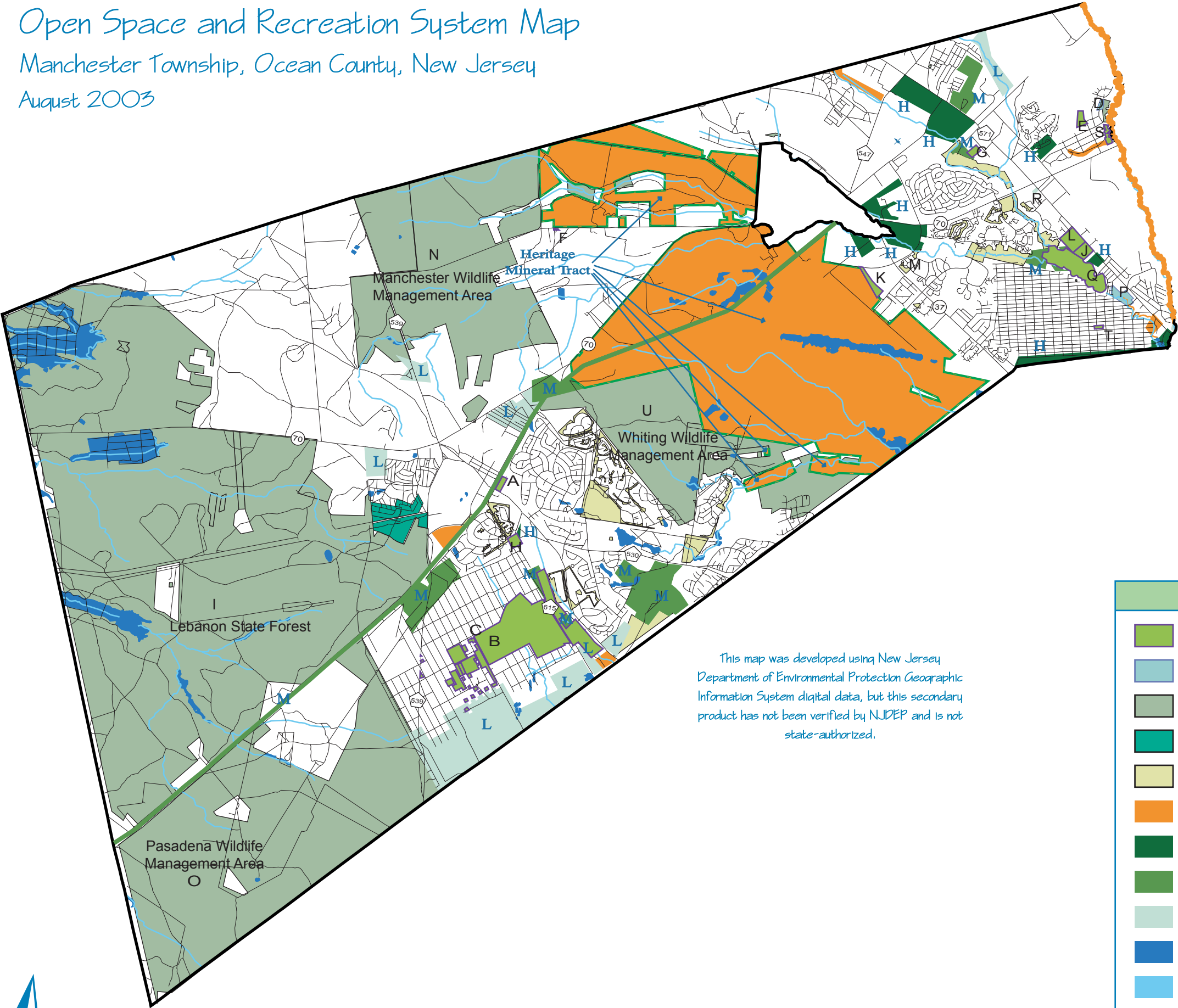


* The Heritage Mineral Tract is also on the New Jersey State acquisition list.

Open Space and Recreation System Map

Manchester Township, Ocean County, New Jersey

August 2003



- A - Bowker Memorial Field
- B - Harry Wright Lake Park
- C - Harry Wright Lake Properties (not part of park)
- D - Holly Acres
- E - Holly Oaks Park
- F - Horicon Avenue Tot Lot
- G - Johnson Avenue Soccer Fields
- H - Lake Road Recreation Complex
- I - Lebanon State Forest
- J - Manchester Little League
- K - Manchester Soccer Complex/Summit Park
- L - Manchester Township Pop Warner Football Complex
- M - Manchester Township Roller Rink
- N - Manchester Wildlife Management Area
- O - Pasadena Wildlife Management Area
- P - Pine Lake Park
- Q - Pine Lake Recreation
- R - Richard Estates Tot Lot
- S - Route 70/Toms River Recreation
- T - Sixth Avenue Playground
- U - Whiting Wildlife Management Area

KEY	
	Existing Township Recreation Land
	Existing County Recreation Land
	Existing State Recreation Land
	Existing Non Profit Recreation Land
	Existing Private Recreation Land
	County and Township High Priority Acquisition Area
	High Priority Acquisition Area (H)
	Medium Priority Acquisition Area (M)
	Lower Priority Acquisition Area (L)
	Lakes
	Streams

* The Heritage Mineral Tract is also on the New Jersey State acquisition list.