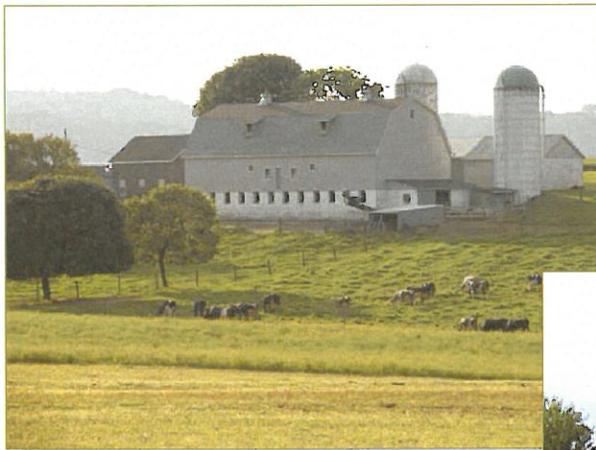


# OPEN SPACE AND RECREATION PLAN

*for*

**Borough of Alpha**  
County of Warren



Compiled by



**Morris Land Conservancy**

*a nonprofit land trust*

with the



**Borough of Alpha**  
Open Space Committee

**February 2007**



# OPEN SPACE AND RECREATION PLAN

for

**Borough of Alpha  
County of Warren**

Compiled by



**Morris Land Conservancy**  
*a nonprofit land trust*

with the



**Borough of Alpha  
Open Space Committee**

**February 2007**

# Borough of Alpha

## Open Space and Recreation Plan

*The Borough of Alpha Open Space and Recreation Plan was written by:*

Gail M. Yazersky, AICP/PP  
GY Associates  
P.O. Box 363  
Livingston, NJ 07039  
973-324-9764

*With Mapping, Editing, and Technical Review  
Provided by:*



Morris Land Conservancy's  
Partners for Greener Communities Team:  
*"Partnering with Communities to Preserve Natural Treasures"*

David Epstein, President  
Barbara Heskins Davis, PP, AICP,  
Vice President of Programs  
Tanya Nolte, Mapping Director  
Michael Tongring, Project Intern  
Graham Petto, Mapping Intern

*For further information please contact:*



Morris Land Conservancy  
19 Boonton Avenue  
Boonton, NJ 07005  
(973) 541-1010  
Fax: (973) 541-1131  
[www.morrislandconservancy.org](http://www.morrislandconservancy.org)



Borough of Alpha  
Open Space Committee  
1001 East Boulevard  
Alpha, NJ 08865  
(908) 454-0088  
Fax: (908) 454-0076

Copyright © 2007  
All rights reserved

Including the right of reproduction in whole or in part in any form without prior consent.

**February 2007**

## Acknowledgements

Morris Land Conservancy would like to acknowledge the following individuals for their help in providing information and guidance for the Borough of Alpha Open Space and Recreation Plan.

### Open Space Committee:

Carol Schwar, Chairwoman  
Tracy Grossman  
Michael Savary  
Michael Schwar  
Klara Tarsi

### Mayor and Borough Council:

Harry Zikas, Jr., Mayor  
Ed Hanics, Council President  
Robert Gara  
Louis Pettinelli  
Carol Schwar  
Klara Tarsi  
Alex Zikas

### Borough Staff:

Laurie Courter, Municipal Clerk  
Kathy Degan, Tax Assessor



# Table of Contents

---

	Page
Executive Summary .....	1
Community Resources in Borough of Alpha .....	3
Natural Resources.....	3
Cultural and Historic Resources .....	10
Built Resources .....	11
Recreation Resources .....	15
The Open Space Program in Borough of Alpha .....	19
Inventory of Outdoor Resources in Borough of Alpha .....	25
The Need for Open Space Preservation in Borough of Alpha .....	29
A System of Open Space in Borough of Alpha.....	37
Action Program and Recommendations for Borough of Alpha .....	43
Preservation Partners, Tools, and Funding Sources.....	47
References .....	57

## Maps

- Natural Features Map
- Land Use Map
- Open Space Map
- Greenway Map

## Appendix

- 1) Green Acres Recreation and Open Space Inventory (ROSI)
- 2) Ordinance 98-10 Establishing The Borough of Alpha Open Space Trust Fund
- 3) Ordinance 05-06 Recreating and Amending Chapter 39, funds, Section 39-3, Funding (Municipal Open Space, Recreation, Farmland and Historic Preservation Trust Fund)
- 4) 1997 Referendum Regarding the Pool (Resolution 97-59)
- 5) 2005 Referendum Regarding the Pool (Resolution 05-84)
- 6) 2005 Election Results
- 7) Public Hearing #1 - October 10, 2006 - Notice, Agenda, Notes
- 8) Public Hearing #2 - January 9, 2007 - Notice, Agenda
- 9) Parcel Data Tables

*Cover Photographs: Csiszlak Farm and Veterans Park*



## Executive Summary

Established in 1911, Borough of Alpha is surrounded on all sides by Pohatcong Township. The Borough is 1.8 square miles, totaling approximately 1,112 acres of land near the southwestern tip of Warren County. Municipalities located nearby include Phillipsburg to the northwest, and Greenwich to the northeast.

The Borough had a 2000 U.S. Census Bureau population of 2615 residents and is located near two major highways, Interstate 78 and U.S. Route 22, providing easy and convenient access to points east and west of Alpha. I-78 makes a u-shaped cut through the southern end of Alpha and isolates some lands on the southern side of the interstate. Bisecting Alpha is County Route 519 and is the main artery in the Borough. There are two railroad lines within the Borough, the Conrail line (also known as the Lehigh Valley line) and NJ Transit or Central Railroad of New Jersey, which are located in the industrial section on the eastern side of town.

The Borough of Alpha Open Space and Recreation Plan is being developed at a time when the Borough is at a crossroads regarding its future due to both significant development pressure and regulatory changes at the state level. During the period between 1990-1999, only 45 new units received building permits. More recently however, several major developments are in some stage of discussion or approval with the number of units now more than twice that total in only the last two years. This is putting increasing pressure on already overburdened recreation facilities, to improve and maintain these facilities. There exists in Alpha the opportunity to create new recreation choices, preserve open space and provide a balance to the proposed development applications.

The most recent action by Alpha was to develop this Open Space and Recreation Plan as a means to guide future decision-making and actions regarding open space preservation and recreation. It contains an inventory of open space, a set of goals to guide decision-making, and a greenway map that establishes a vision for the future that evolved through the process of developing this plan. Further, an action plan and recommendations provide additional guidance on ways to meet the articulated goals. Conservation/preservation goals for this plan include:

- Preserving open spaces
- Identifying and preserving areas with greatest environmental and regional resources
- Preserving existing farmlands in environmentally sensitive areas
- Establish a system of greenways and other trails/pathways

Land preservation is a key part of the system for open space developed as part of this plan. Some of the key features are to develop a system of greenway corridors to enhance protected/ farm lands/ preserve natural and recreational resources and the diversity of wildlife; utilize farmland preservation and regulation to enhance bird habitats and maintain a sense of place; and, to protecting the rural landscape to maintain the unique local flavor of Alpha as well as its visual character and charm.

*- This page left intentionally blank -*

# Community Resources in Borough of Alpha

Borough of Alpha is a small community located at the southwestern tip of Warren County, New Jersey. It is completely encircled by Pohatcong Township. Alpha separated from Pohatcong Township in 1911.

There are many types of community resources. Natural resources provide a number of important functions such as preventing flooding, providing wildlife habitat, limiting soil erosion and providing recreational opportunities. The natural features of a community are an important consideration in developing appropriate land use plans for the future. The characteristics of the natural environment are a critical factor to assess what an area can sustain, the suitability of development, as well as the impacts of development on both natural resources and existing facilities and infrastructure.

## Natural Resources

### *Geology and Topography*

The landscape in Alpha varies considerably from rolling farms to gentle slopes. The topography in Alpha is largely characterized by grades of 5 percent or less except around the two quarries and other isolated locations, where grades exceed 15 percent. The elevations range from about 160 above sea level to between 300-400 feet above sea level, based on the US Geological Survey mapping as included in the 1998 *Borough of Alpha Master Plan (Master Plan)*. There is a 100-year floodplain that is approximately 300-400 feet wide located and parallel to County Route (CR) 519 from approximately the Vulcanite Avenue area southward to the Borough's border with Pohatcong at Springtown Road. The predominant soil types in Borough of Alpha are the Washington and Rockport loams, and soils disturbed by man in the areas of both of the quarries.

Alpha shares much geological history with Pohatcong. According to the 2004 *Pohatcong Township Open Space and Recreation Plan, (Pohatcong OSRP)*, one of the key factors to the later development of cement industries in Alpha and Pohatcong Township, was the presence of the parallel bands of Epler and Jacksonburg limestone formations. Both of the Alpha quarries are located within the Jacksonburg limestone formation, whereas most of the current land development is underlain with the Epler formation. The *Pohatcong OSRP* also indicated that the 1998 *Pohatcong Township ERI*, outlined porosity concerns which result from the presence of these types of formations. It noted that the material underlying much of the area exhibits a high secondary porosity. In this situation, water travels through fissures and cracks directly to groundwater systems. Limestone material has proven unstable in that the avenues for porosity widen over time and increase the likelihood of sinkholes as well as the potential for polluting the underground water supply from in-ground sewage disposal systems.

The *Master Plan* also provides a map of development limitations based upon soils, quarrying activities, steep slopes and drainage characteristics. This map indicates that a good deal of the land east of the Conrail railroad tracks is constrained for development.

In this area there is severe and moderate sewage effluent disposal drainage, steep slopes, possible sand and gravel deposits, and a significant amount of land area that was previously quarried and is now disturbed. The appendix to the *Master Plan* identifies the various environmental factors that relate to these development limitations.

Most of Borough of Alpha is located in the Pohatcong Creek drainage basin, with a small portion in the north-east of the town that is within the Lopatcong Creek drainage basin. The western-most section of Alpha, far west of I-78, is located within the Delaware River drainage basin. There is a swath of land beginning in the south edge to the west of Springtown Road that extends from the Borough's southern edge northward through a portion of alpha community park and up to about Vulcanite Road which is part of the 100-year floodplain. The only wetlands outside of the floodplain are the palustrine open water wetlands in each of the quarries (*Master Plan*).

Borough of Alpha has its own wells for water; there are three wells shown on the New Jersey Department of Environmental Protection's (NJDEP) i-map website, known as Public Community Water Supply (PCWS) Wells. These PCWS wells are wells in New Jersey which supply potable water to public communities. All three wells are located on the northern edge of the Borough. The NJDEP website also indicates a wellhead protection area with three tiers, that cover approximately the northern half of Alpha. According to the NJDEP, a Well Head Protection Area (WHPA) in New Jersey is a mapped area which is calculated around a Public Community Water Supply (PCWS) well. WHPA delineations are conducted in response to the Safe Drinking Water Act Amendments of 1986 and 1996 as part of the Source Water Protection Program (SWAP).

### ***Land Use***

Existing land use is shown in the *Land Use Map* included in this plan (see Maps section). The predominant developed land use in Alpha is single family homes at about 14.5 percent of total land areas according to the (latest) 1995 analysis done for the 1998 *Borough of Alpha Master Plan*. Farmland, the overall predominant land use, was not calculated in 1995. It appears to have been incorporated into the vacant land category and shows that 41 percent of the land in Alpha as vacant in 1995. In earlier analyses farmland was identified as being approximately 36 percent of total land use in 1973 and 42 percent in 1989. The overall percent of farmland/vacant land has been decreasing with each of the surveys. As the 1973 survey showed a total of 55 percent of land in Alpha as either being vacant or farmland, this corresponds to an overall decrease of 14 percent loss in vacant/agricultural land in 22 years.

Conversely, the industrial base in Alpha has increased over the same time period, from approximately 4 percent of land in 1973 to 10 percent in 1995. This is largely a result of redevelopment of the industrial park area. Single family housing growth has largely been infill development, until the recent past.

Those trends appear to be drastically changing, however. Currently there are proposals or plans for 168 units in total for affordable housing, age-restricted housing and general housing on three large tracts of land, two of which are presently in agricultural use:

1] The large parcel owned by Alpha Land Partners behind Third Avenue for 60 units including units to meet affordable housing requirements, and is located outside the sewer service area. This site is in the largely agricultural southern tier of the Borough.

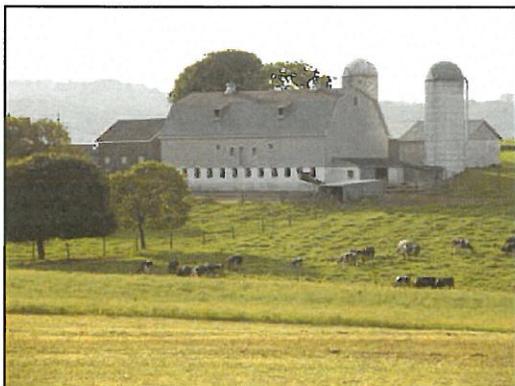
2] 48 homes are proposed by Brian Properties on the large tract to the east of 7<sup>th</sup> Avenue. This site has lost its farmland assessment and is currently considered vacant, although was observed to be in agricultural use in the summer of 2006 during a field visit.

3] the most recent proposal is for a 54 unit, 55 and older community by Cahill Properties and Woodmont Properties, with 6 additional affordable housing units included. It is located in the Industrial Park area along New Brunswick Avenue between Edge Road and Industrial Drive, and currently zoned industrial. To proceed the developers have requested a zoning change.

There are also five approved parcels awaiting development along the western end of Vulcanite Avenue near the former Alpha Portland Cement quarry property. Any or all of these developments would serve to further decrease the amount of vacant/agricultural land in Borough of Alpha.

### ***Farmland***

Borough of Alpha contains vast, rolling farm fields on some of its eastern, its southern and half of its western borders with Pohatcong. Most notable is the 'southern tier' of farms across the entire southern section of the Borough. It is clearly one of the most distinctive features of the municipal, and natural, landscape. These vistas are visible from many locations in the Borough. According to the *Open Space Map* there are currently 207 acres of farmland assessed property, or roughly 18.6 percent of Borough of Alpha's land base. (See attached *Open Space Map and Appendices for Borough Property Tax Lists*). Both the *Open Space Map* and the *Master Plan* analysis indicate that farming/vacant land is the predominant land use in the Borough, even with the losses which have taken place in the last two decades. To date, 106 acres of farmland are preserved, which consists of the portion of the Csiszlak farm located within the Borough



(photograph to the left), as this preserved farm is also partly located within Pohatcong Township. A second small piece of farmland is in the process of being acquired by the State Agricultural Development Committee. That consists of Lot 10.01, Block 100.01, located at the southeast corner of the Borough and along Edge Road and south of I-78 and presently listed as being owned by Jayne Enterprises. As state mapping via the Landscape Project has identified the wood turtle habitat at that location this acquisition may assist in

maintaining the habitat for this endangered species.

The *Pohatcong OSRP* reports that in Warren County 86,650 acres were farmed in 544 farms during 1978, averaging 159 acres per farm. By 1997, this acreage decreased to a total of 82,900 county-wide. What is surprising however is that the number of farms increased to 730, while the average size decreased to 114 acres. (*"Diversification keeping farms going," The Express Times, May 23, 2004.*)

Nationally, U.S. Department of Agriculture Census data released in 2004 showed that the number of acres being farmed in Warren County continued to decrease since 1997, dropping to 78,042 acres in 2002 for a net loss of 8,608 acres in 19 years. By 2002, the number of farms in Warren County increased to 814. Average farm size continued to decrease and the average size fell to 96 acres apiece between 1997 and 2002. The value of farmland in Warren County increased from \$695,816 to \$773,777, in this same time period. (*Pohatcong OSRP*)

Everett Chamberlain, Warren County's Rutgers Cooperative Extension Agent and Warren County Freeholder said the key to the survival of farming in Warren County is the continued search for new markets, including offering products directly to the consumer and thus cutting out the "middle man." (*"Agricultural Census shows shift in county farm uses," The Warren Reporter, June 25, 2004*)

### ***The Grasslands and Wildlife***

The Alpha Grasslands are situated in Pohatcong at about a 300 foot elevation, on a gently rolling plateau extending toward Phillipsburg, and located adjacent to Alpha in the Oberly Road vicinity. This area plays a key role in preserving open space for the benefit of avian species, as well as being one very few large areas of grasslands left statewide. While permanently fragmented in the late 1980's by the construction of Interstate 78, the Alpha Grasslands south of the interstate remain largely open and seemingly far away from the developed portion of the Borough or other developments.

Borough of Alpha is situated adjacent to the "avian flyway" used by migratory birds that cross New Jersey in a northeast to southwest direction. The Audubon Society characterizes New Jersey as the "Crossroads of Migration" since millions of birds travel overhead each year. Approximately 165 bird species are known to breed in Warren County. (*Photo: Pohatcong OSRP*)

The Biodiversity Project indicates that the Alpha, or Pohatcong Grasslands as they are sometimes known, are widely viewed as some of the best grasslands in the state and are facing housing development threats. This organization reaches out to Americans to help them understand the connections between nature and their daily lives. The Biodiversity Project's mission is to advocate for biodiversity by designing and implementing innovative communication strategies that build and motivate a broad constituency to protect biodiversity. Their concern was that recent settlements between developers and the township to allow high density development north of Interstate 78 would destroy habitat there, but also south of the interstate as well. Pohatcong's settlement with two

developers mandated the construction of two additional houses in the heart of some of the best grassland tracts south of the interstate, which has the effect of diminishing habitat quality of the southern grasslands area.

The Pohatcong OSRP indicates that a comprehensive *Pohatcong Landscape Conservation Plan* was developed in 2001 by the Natural Lands Trust (NLT) of Pennsylvania to study the Alpha "Pohatcong" Grasslands. It enabled nonprofit groups such as the Phillipsburg Riverview Organization (PRO), local agencies and landowners to create "a viable network of protected and restored natural areas that sustain the ecological integrity of this landscape. The NLT found the Alpha Grasslands play a "critical connective role" in the greater habitat of the Highlands Province due to its "unusually large, mostly roadless and unfragmented agricultural limestone plateau, prominent gneiss ridges, and shallow limestone valleys. The ecological integrity inherent in this landscape has resulted in a combination of rare grassland bird species... which have survived, so far, alongside the dominant agricultural use of the land." (Pgs. 1-2)

Community members, supported by such plans, made a critical difference in the fight to prevent a development project and to keep portions of the grasslands undeveloped. The 561-acre farmland property at the center of the grasslands was purchased by the New Jersey Department of Environmental Protection (NJDEP) Green Acres program for conservation, with 128 preserved acres given outright to the PRO for maintenance of a bird habitat. The remainder was auctioned off as two preserved farms. PRO manages sections of the preserved property for sustaining native grass species. These species include the big bluestem and Indian grass, which are known to attract migratory birds.

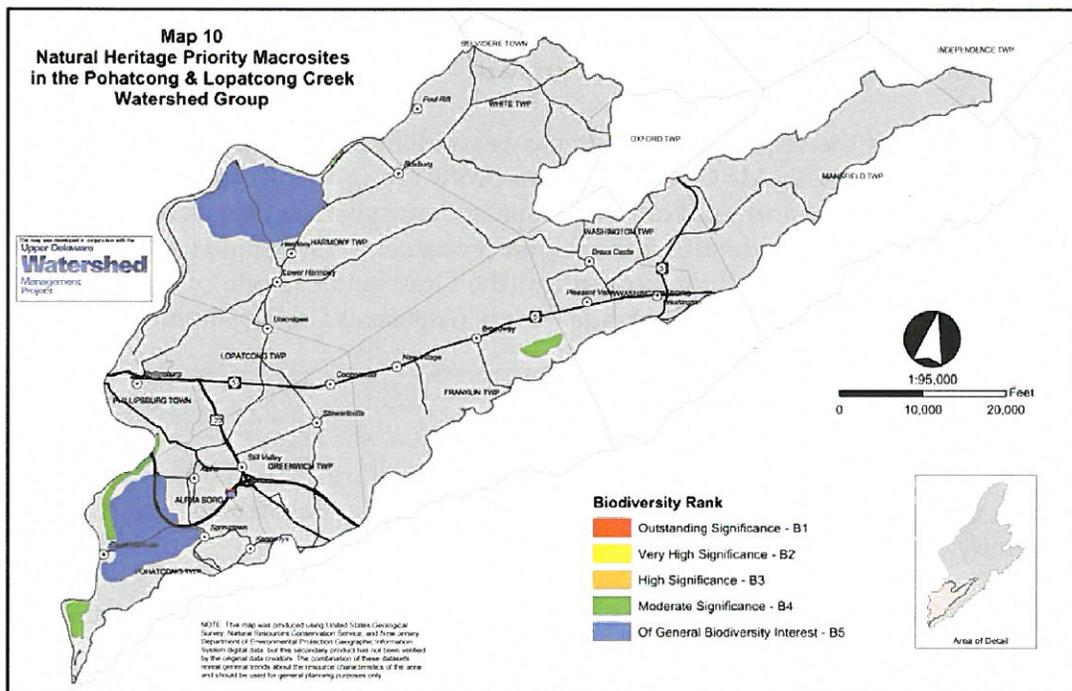
The current Alpha Grasslands Bird Sanctuary is situated in Pohatcong at its border with Alpha along Oberly Road. The Alpha Grasslands Preserve is now a state Wildlife Management Area. Two large areas of farmland, the Garrison Road site in Harmony Township (almost 2500 acres) and the Alpha Grasslands in Pohatcong Township (almost 2000 acres), provide habitat to a number of state threatened or endangered grassland bird species.

The N.J. DEP lists the Pohatcong/ Alpha Grasslands area as a Natural Heritage Priority Site, comprising 2,500 acres (almost 1,000 of which are now preserved as open space/farmland). The Grasslands are also included in the state's Wildlife Management Plan. Both of these areas are located within the Highlands region. As grasslands often receive less attention during state protection efforts than other parcels due to their occurring within agricultural landscapes, New Jersey's grasslands have reached a critical juncture and are in need of protection. The N.J. DEP has identified these areas to prevent the large number of threatened and endangered species from disappearing from the state.



As shown, the Upper Delaware Watershed Management Project mapping indicates that the Alpha Grasslands State Endangered Species area extends into Alpha south of I-78. Additional State Threatened Species are also found on the eastern side of Alpha below I-78 as well, as shown on their map of Critical Areas in the Pohatcong & Lopatcong Creek Watershed Group (see map).

Additionally, the Upper Delaware Watershed Management Project also identified the southern section of Alpha as an important area for biodiversity, as indicated on the following Natural Heritage Priority Macrosites map.



Source: Upper Delaware Watershed Management Project

The N.J. Audubon Society (NJAS) considers that grasslands and other early successional habitats are New Jersey’s most critically endangered habitats and are currently under siege. As these areas lack trees, these agricultural landscapes of NJ grasslands are typically easier and cheaper to develop and thus are often targeted first by developers. Audubon reports that the result has been a dramatic loss of grassland and other early successional habitats statewide, as well as impacting the avian and other species that use these habitats. The New Jersey’s Endangered species list of the birds indicates that 41% of the species are grassland birds. There is major concern that there are only a few remaining intact grassland sites that can support multiple grassland species in the state and these are under significant development pressure. In 2005, the NJAS co-founded a new grassland initiative to correct a loophole in protecting grassland habitat statewide. This initiative is called the New Jersey Habitat Incentive Team (NJHIT). Their goal is to increase the amount of suitable habitat within grassland focal areas that have been identified by the New Jersey Endangered and Non-game Species Program. Part of this effort is to increase landowner awareness of federal and state programs available to pay

for grassland management and restoration and in some cases providing annual rental payments for retiring actively farmed land into managed grasslands.

In Alpha, the NJAS applied for and received an Economic Incentives for Native Grassland Restoration, \$1,200 Small Grant Award from Conservation Resources Inc. for an ecological restoration project. NJAS stated that "In order to make long-term establishment of native grasslands sustainable, it must be economically viable. Although native grasslands are not a typical hay crop in New Jersey, they do have economic value. This includes its use as a viable hay crop as well as its suitability as a cover crop for soil erosion control." NJAS used the funding for purchasing bale of native grass hay. This was intended to be demonstration hay, with the hope that through the purchase and offering of such demonstration hay to the farming community, the economic viability of native grasses to farmers would be demonstrated.

The importance of the Alpha Grasslands has been identified by many organizations as noted above. The Highlands Coalition, a non-profit group that includes more than 100 national, state, regional and local organizations in Pennsylvania, New Jersey, New York and Connecticut has also identified the Alpha (Pohatcong) Grasslands as an important natural landscape. The Coalition recognized the Grasslands as one of only 19 Critical Treasure Areas in the 7-county Highlands region. (*Highlands Coalition website*)

## **Cultural and Historic Resources**

Alpha was a part of Pohatcong until an act of the legislature created it on June 26, 1911. Prior to that, Alpha's history is essentially the same as Pohatcong's as it was one community.

According to the *Pohatcong Open Space and Recreation Plan*, Pohatcong was originally considered part of Greenwich Township, although no public records exist of an apparent separation movement. Pohatcong Township was incorporated on March 24, 1881. It is believed residents wanted greater authority over thriving local industries. (*Pohatcong: The Prologue...*, 1981; Pg. 92)

The first inhabitants of Pohatcong Township were the Lenni Lenape Native Americans. They dwelled not only in the present-day Warren County area but throughout the Delaware Valley region. According to a 1929 map, numerous Indian campsites were located along the Musconetcong River and at Pinchers Point. (*Map Showing Locations of Indian Habitations in Warren and Sussex Counties, New Jersey, 1929, Pohatcong Open Space and Recreation Plan, 2004*)

Pohatcong Township owed its name to these gentle people. The town symbol includes the likeness of a proud Indian chief. As the Lenape did not have a written language, they used words and gestures in describing the area. They described the mouth of the Pohatcong Creek as the "outlet of a stream between split hills." Roughly translated as Pohatcong, the name was later changed to Pohatcong to refer to the entirety of the township. (*Pohatcong: The Prologue...*, 1981; Pg. 4)

The Musconetcong River and Pohatcong Creek set the tone for Pohatcong's early development. Settlers were attracted to the surrounding fertile valleys, abundant water power and the raw materials needed to produce iron.

Alpha was created from the center of Pohatcong as a cement boom town, in 1891, when Mr. A. B. Bonneville from Allentown noticed the quality and quantity of limestone while passing through Pohatcong. He began surveys which led to the development of the first cement mill to process the high-quality limestone found on the Pohatcong Plateau. This new industry attracted new immigrant workers that were arriving from Europe.

As the residents became more established they began the move for independence to be a separate community. One of the leaders of this drive was Harvey Seifert, who later became Alpha's first mayor. Later, the depression brought hard times to Alpha residents and many were out of work. Nonetheless, it is recorded by bankers that not one family defaulted on their obligations. (Shelly, *The Borough of Alpha*)

In August of 1961, Borough of Alpha celebrated its 50<sup>th</sup> anniversary with a week-long Jubilee, as a prosperous, beautiful and progressive Borough with many volunteer organizations and much civic pride. (*Borough of Alpha Golden Jubilee Souvenir Program*)

## Built Resources

As expected, increased growth and industry in the early 1900's began to paint another picture of Pohatcong, from pastoral farmland and quaint villages to more vibrant, bustling neighborhoods up north. Morris Frace owned most of the farmland surrounding the Alpha quarries and mills. In 1898 he had the entire area surveyed and laid out in building lots which became the beginnings of housing development. The farms in the square mile area now known as Alpha began to disappear and were replaced by inexpensive housing. It is believed that the first house in Alpha was a two room log cabin built by the Pursel family. Built adjacent to an old Indian trail, the cabin became part of the farmhouse structure along the New Brunswick Turnpike on Vulcanite Portland Cement property.



The first plant to produce Portland Cement in the United States was the Alpha Portland Cement Company, located on the western side of the Borough. At first the community was known as Bonneville. After the company reorganization the town took the name of the new president of the Portland Cement Company, Whitaker. As the town grew and the establishment of the Alpha Portland Cement Company occurred, the town began to be known as Alpha. On the eastern side of town, the Vulcanite Company built three mills and at one point in time employed as many as 440 people, drawn largely from European immigrants. Pictured to the left is the entryway to Portland Cement in Alpha Borough where "safety follows wisdom". The name

Alpha was inscribed on the cement barrels being shipped out of the Portland factory and represented the first letter of the Greek alphabet, symbolizing 'first' and excellence. Hence both the town and the cement company became known as Alpha.

Alpha grew quickly due to the demand for cement for quickly growing cities to the east. However by 1912 the cement boom was ending and the first Portland Cement Company mill closed, with its second mill closing shortly thereafter, followed by the closing of the Vulcanite mills as well. Even though the mills closed after World War I, the Borough of Alpha continued to grow due to demand for workers from mills and factories in nearby Phillipsburg and in the Easton-Bethlehem areas of Pennsylvania.

In the late 1950s the Borough's industrial base diversified with the development of the Alpha Industrial Park. The new industrial park was located on the former Vulcanite Cement property.



The only public school in Alpha was constructed in 1918 to accommodate the needs of its growing young resident population, and with an addition, still serves the community today. Students from kindergarten through eighth grade attend the Alpha Public School. (Photographed to the left). Students in grades nine through twelve attend the Phillipsburg High School in Phillipsburg, as part of a sending/receiving relationship with the Phillipsburg School District.

There are no historical/archaeological sites or districts listed with National Register of Historic Places. The State Register lists the following three locations in Alpha as having historical/archaeological significance: (*N.J. DEP website*)

**1. Central Railroad of New Jersey Main Line Corridor Historic District (ID#3500); Railroad Right-of-way from Phillipsburg to Bayonne, including all associated features**  
State Historic Preservation Office Opinion: 7/19/1991; Determination Of Eligibility: 11/30/1995 (Historic district extends through 29 municipalities in 5 counties): **Main Entry / Filed Location:** Warren County, Phillipsburg Town. **History:** The Central Railroad of New Jersey (CRRNJ) played a vital role in the nineteenth-century industrial development by being the first railroad to connect the coal mines of Pennsylvania with the port of New York and the industrial centers along the route. The CRRNJ was a major shipper of New Jersey iron ore to furnaces in the Allentown-Bethlehem region of Pennsylvania. The railroad also carried passengers and in doing so may have encouraged development of towns along its route, such as Phillipsburg. Many buildings and structures built in connection with the rail line are also of architectural and engineering significance. The railroad is no longer in use in Warren County but retains its integrity as a linear historic district. (*Historic Sites Of Warren County*)

**2. Hamlin Historic Archaeological Site (28-Wa-532) (ID#2745)**  
State Historic Preservation Office Opinion: 3/18/1983

Determination Of Eligibility: 4/14/1983; located in the southeast corner of Alpha.

**3. Still Valley Prehistoric District (ID#2746)**

State Historic Preservation Office Opinion: 3/18/1983

Determination Of Eligibility: 7/7/1983

(Includes 28-Wa-518, 519, 520, 521, 522, 523, 530, 531, 535,

and 536); **Also located in:** Greenwich Township; and Pohatcong Township

This series of about four or five archaeological sites is located where Borough of Alpha and Pohatcong and Greenwich Townships meet, near Interstate 78. (*Historic Sites Of Warren County*)

**Demography**

At a size of only 1.8 square miles, Borough of Alpha is one of the smaller communities in Warren County, with only Belvidere smaller at 1.35 square miles.

Before Alpha was established in 1911, Pohatcong had a U.S. Census Bureau population count of 3,202 in 1910. After the establishment of Alpha in 1920, the Census showed Pohatcong at 1,559 residents in 1920, meaning that there was a net loss of 1,643 residents in Pohatcong. Although there is no specific ability to infer that all 1643 residents lost in Pohatcong were reclassified as Borough of Alpha residents, it is likely that the majority of those residents were, in fact, no longer considered Pohatcong, but rather Alpha residents when the 1920 Census was taken.

Borough of Alpha had a 1920 population of 2140. Even if all 1643 former Pohatcong residents were 'reclassified' as Borough of Alpha citizens, Borough of Alpha would have seen an increase of at least 497 new residents in addition to that number. That is an indication of the rate of growth the area was experiencing at the time --Alpha was considered a 'boom town.' Since that time, the population in Alpha has been relatively steady for over 80 years. The 2000 population of Alpha was 2,482. The 2000 population of Alpha is only 342 persons greater than the 1920 Census count of 2140. This is a decrease of 48 residents from the 1990 population of 2530 and a decrease of 162 since 1980 when the population reached 2644 persons.

Alpha was one of only three Warren county communities experiencing a population decline in the last decade, the others being Pohatcong and Phillipsburg. Overall Warren County saw an 11.8% increase in population between 1990 and 2000. Conversely, Alpha had a 1.9% population loss over the same ten year period. The 2000 U.S. Census breakdown is as follows:

Total population	2,482	100.0	
<b>Population by Age</b>	<b>Number</b>	<b>Percent</b>	
15 or younger	510	20.5	
16-24	246	9.9	
25-44	778	20.7	31.3
45-64	514	20.7	
65+	434	17.5	

<b>Housing Tenure</b>	<b>Number</b>	<b>Percent</b>
Occupied housing units	989	100.0
Owner-occupied housing units	706	71.4
Renter-occupied housing units	283	28.6
Average household size	2.51 persons/household	
<b>Units In Structure</b>	<b>Number</b>	<b>Percent</b>
1-unit, detached	615	62.2
1-unit, attached	135	13.7
2 units	89	9.0
3 or 4 units	58	5.9
5 to 9 units	30	3.0
10 to 19 units	27	2.7
20 or more units	35	3.5
Mobile home	0	0.0
Boat, RV, van, etc.	0	0.0

(Source: U.S. Census Bureau, 2000 Census)

Most of Alpha's commercial activity is concentrated along Third Avenue, also known as County Route (CR) 519. There is also some commercial activity along New Brunswick Turnpike. Industrial development is largely found in the Industrial Business Park area to the east of the Lehigh Valley line railroad tracks.

Public sewer service is provided only to the densely developed central and northern portions of Alpha Borough (N.J. DEP, I-map). The agricultural/farm 'belt' along the southern side of town, largely areas designated at PA4 or PA4B by the State Development and Redevelopment Plan, are outside of this sewer service area.

### ***Transportation***

Borough of Alpha has relatively few major roadways. The central town area is developed in a grid pattern with County Route (CR) 519 (Third Avenue) as the major north-south artery. There are no state highways that have direct access to Alpha. Interstate Route 78 traverses around the south portion of Borough of Alpha in a large u-shaped curve, but provides no interchange or direct access to the town. However, access from I-78 is relatively easy with connections via Route 122 to CR 519 which leads into the Borough. Due to its high traffic volumes and speeds, CR 519 makes crossing difficult and at times unsafe for pedestrians and bicyclists, particularly youth who desire to cross to access recreation facilities on the other side of town. The other major north-south route through town is CR 641, also known as Springtown Road/Lee Avenue. CR 642, also known as High Street, is an east-west county road in Alpha located on the northern edge of the Borough; and CR 635, Snyder Road, provides east-west access at the south of Alpha. All of these county routes provide connections to parts of Pohatcong and/or Phillipsburg.

One of the main local roads, Oberly Road, is adjacent to some of the Borough's prime farmland (which is preserved) as well as offering access to the Alpha Grasslands Natural Heritage site in neighboring Pohatcong. This lightly traveled road offers bicyclists and

motorists alike a scenic view. Here, the landscape is relatively flat, the road volumes are low in comparison to the town center area, and distinctly pastoral, well suited to outdoor exploration.

Rail transportation through Borough of Alpha began in the 1850's (then Pohatcong) with the Central Railroad of New Jersey. This is now an abandoned NJ Transit line whose future is unknown. Many rail lines in New Jersey are currently under consideration for reestablishment of passenger rail service. There has been some unverifiable speculation that re-establishment of the Lehigh Valley line may be considered at some point in the future. A second set of tracks, the Lehigh Valley line, originally called the Easton & Amboy and now owned by Conrail is still active as a freight line. The Norfolk Southern operates freight service this line through Alpha. (*Warren County Draft Strategic Growth Plan, 2004; Pg. 21*).

## **Recreation Resources**

Recreation has always been an important component of the Alpha community. Sports-minded since its inception, Alpha residents have participated in baseball, football and basketball. Baseball is a long-time favorite sport. The Golden Jubilee program indicates the community has been represented on many leagues and won championships. Two Alpha players also made the professional baseball leagues, playing with the New York Yankees and the St. Louis Cardinals. There was also a semi-professional football team which had one of the most outstanding Lehigh Valley teams in both the 1920s and 1960s. Alpha youth have been sponsored in many leagues by local organizations in both baseball and football, with many starring on college teams after meeting with success at Phillipsburg High School. Another sport that was played with pride was boxing, with several well-known boxers representing Alpha over the years. (*Borough of Alpha Golden Jubilee Souvenir Program*)

The following is a list of recreational facilities in the Borough of Alpha.

### ***Municipally Owned Recreational Properties***

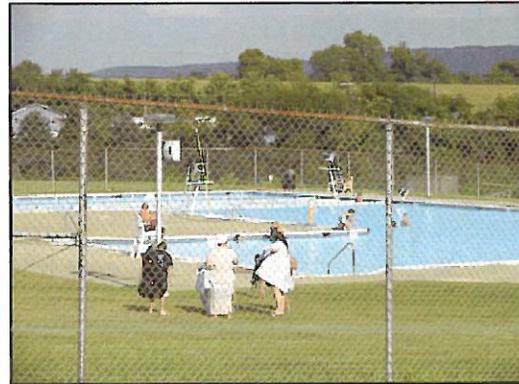
McKinley Park (Circle Field) - This facility is a field used by the Alpha Youth Athletic Association (AYAA) for boys baseball, as well as being used by other area Little League baseball teams, as needed, with permission. This facility is .95 acres and is located in a residential zone in the northwest area of Alpha.

John Dolak Ball Field (Benke Field) - This field is used by the AYAA, Phillipsburg High School, and one or two other teams for boys baseball. Located along Springtown Road not far from the Alpha Community Park, the site is also used by the AYAA for Phillipsburg Colts Pop Warner football and cheering practice for the youngest athletes. The site is 3.53 acres.



Alpha Community Park - This is the largest park area in the Borough, with a playground, restroom facilities, pavilion, basketball courts, field house with kitchen, and fields. The fields are used by the AYAA for football, baseball, and softball. The site is 35 acres and centrally located within the Borough in a residential area. (Photograph to the left)

John Dolak Memorial Pool - Located between portions of Alpha Community Park, this site has a swimming pool, wading pool and building that contains two bathhouses, first aid room, office, and snack bar. The pool is used by Alpha residents and nonresidents. The property is 4.1 acres in size. (Photograph to right)

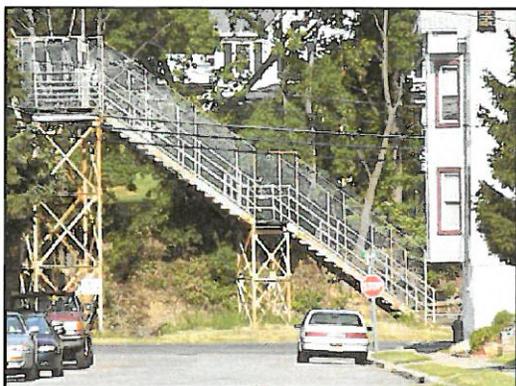


Veterans Park - This facility is a memorial to war veterans from Alpha and located near the northern border of Alpha adjacent to the Lehigh Valley rail line. The property is approximately 3 acres and is largely a passive park. (Photograph on cover of Plan)

Alpha Firehouse - This facility is run by a volunteer fire department and includes a large meeting room and kitchen that is used for banquets, comedy shows, line dancing, and bingo. The meeting room can be rented by community groups and has potential to be used for recreation activities. The property is 1.04 acres and is located in a residential zone.

Alpha School - This facility is an elementary school for grades K-8. The building contains a gymnasium with a stage and a cafeteria which can facilitate recreational activities. The gymnasium is currently used by the AYAA for their girls and boys basketball program and for softball practice in inclement weather. The AYAA also uses the school's field for girls softball. The property is owned by Alpha Public School and is a total of 2.95 acres. It is in a residential zone.

Alpha Municipal Building - This facility contains a meeting room that is used for municipal meetings and court. In the past, the Boy Scouts have used the room for some of their functions. The property is zoned residential, and is 0.34 acres.



Pedestrian Bridge over Rail Line – constructed in 1940, this pedestrian crossing provides a critical connection between the east and west sides of Alpha. Located near Sampson Street on the west, it extends to about the southern tip of Veterans Park and is still in use today.

### ***Privately Owned Properties used for recreational programs***

St. Mary Church and Parish Center –The parish center building contains classrooms and a meeting room that are used for adult, youth and CCD classes and St. Mary Youth Group functions. The property is owned by St. Mary Catholic Church, is zoned residential, and is 2.79 acres.

Alpha Mennonite Church – This facility contains a meeting room that has been used for Girl Scout meetings. The property is owned by Alpha Mennonite Church, is zoned residential, and is 0.19 acres.

### ***Recreation Programs***

The Alpha Youth Athletic Association (AYAA) is a non-profit, tax-exempt organization that offers sports programs to youths aged five through 14 (some 15-year olds can play football). The sports programs include boys baseball, girls softball, in the spring, boys and girls basketball in the winter, football and cheering in the fall. The activities are conducted on municipally-owned property with the exception of basketball and one softball team. The basketball program is conducted at the Alpha School gymnasium. One of the girls’ softball teams uses the field at the Alpha School. Wrestling, field hockey and soccer, while not offered by the AYAA, are programs of interest to Alpha youth. They participate in these sports through other municipality’s programs.

At present time, the AYAA does not plan to add these programs to their offerings. Both football and cheering are open to students from other towns and get many participants. Other programs, while open to area children do not generate much out-of-town participation. Both the football and cheering programs participate in the nationally-recognized Pop Warner league.

Participation in these sports programs are as follows:

Football:	140	Basketball:	75
Cheering:	60	Baseball:	75
		Softball:	50

*- This page left intentionally blank -*

## **The Open Space Program in Borough of Alpha**

Planning for adequate open space and recreation facilities is a key component of master planning. It should be considered and evaluated in the same manner as planning for any other type of infrastructure, and integrated in that process as much as possible. As with other master plan elements, it is necessary to determine goals and objectives and to identify what is needed to occur for identified objectives to be met.

Presently, there is significant development pressure upon Borough of Alpha. This pressure may be being influenced by changes and additions in state regulations, and could significantly impact what land remains available for open space and recreation in the Borough. One of the more significant changes was the establishment of the New Jersey Highlands Council. This new state agency has the responsibility to implement the Highlands Water Protection and Planning Act which was signed into law on August 10, 2004. In the Act, lands were designated either as in the Preservation or Planning Areas in order to preserve water resources for approximately half the residents of New Jersey, and provide for a sustainable future for the region. The Highlands Council is charged with the development of a Regional Master Plan (RMP) for much of northwest New Jersey.

Currently, the Highlands Council is in the process of developing this Regional Master Plan and released its first Draft plan for public comment on November 30, 2006. Borough of Alpha is located within the Highlands region, and is located entirely within the Planning Area. The Draft Plan calls for overlay zones that are delineated on a Land Capability Map. At this point in time the impact of the future Highlands Regional Master Plan may have on Borough of Alpha is largely unknown and will depend both on the specific contents of the RMP and each of the overlay zones, the regulations and standards which support it, as well as the decisions the Borough makes regarding whether to opt into the RMP.

### **Open Space and Recreation Plan - Goals and Objectives**

The development of this Open Space and Recreation Plan for the Borough of Alpha identifies specific goals for guiding the municipality's decision-making regarding open space and recreation. As with any other municipal resource, it is important to assess and plan for open space. A number of goals and objectives were identified by members of the Open Space Committee, the Borough Council and by other participants in the public outreach process. A public hearing was held on October 10, 2006 by the Borough of Alpha in order to further provide the opportunity for comments on municipal open space needs and development of plan goals. The following were identified by members of the Open Space Committee as well as by those attending the public hearing as important needs:

A number of general open space and recreation needs were identified through this process. They included: agricultural/grasslands property preservation; limiting new building - additional housing will require additional recreation facilities; expanding municipal parks (existing) and creating new parks where none currently exist, especially if new residential development occurs; develop bicycling/walking paths; and, resolve the community pool deficit and investigate possible closure or re-use of the pool site for other recreation use.

Additionally, recreation facility needs were also identified. These included a number of needs to address present shortfalls. They were: new backstops; a field house; enclose the existing bleachers; construct additional fields including a turf field; provide indoor recreation opportunity for Senior Citizens; provide indoor basketball for adults; improve the existing outdoor basketball court, provide a larger pavilion with restrooms. Several programs were also identified as needing improvement. These were field hockey and lacrosse. A great concern of many raised was that new residential development in and out of the Borough would negatively impact recreation programs and facilities which are already over-utilized and in need of improvement. It was felt that if developments on paper get approved, existing facilities are very inadequate.

Additionally, residents identified a number of benefits to open space preservation, which was viewed as an opportunity to maintain the quality of life to which Borough of Alpha residents have grown accustomed. These included desires to protect open space and existing farmland, continue land use consistency with farms located in Pohatcong, limit additional future housing development, preserve historic elements in the community including homes and the historic walking bridge over the railroad, and to keep the community affordable. Also considered important was the need to maintain character of neighborhoods such as the friendliness and size of the town, which creates cohesion and a sense of belonging. Alpha is a quiet, family oriented community with a quaint atmosphere, and much community stability. They feel that open space preservation is one way in which to preserve these characteristics.

Based on the above, the Alpha Open Space Committee developed the following goals for open space and recreation in the Borough. The goals express the concerns identified at the October public meeting as well as those of the Open Space Committee. Additionally, the goals are designed to guide and support the recommendations found within this Open Space and Recreation Plan. The goals for this plan are to:

- Preserve open spaces and farmland to maintain community character, quality of life, natural resources and to provide improved consistency with regional and state planning policies and planning area designations
- Identify and preserve areas with greatest environmental and regional resources including the Alpha Grasslands
- Preserve existing farmlands
- Establish a system of greenways and other trails/pathways to link open spaces and recreational areas and to improve safety of non-motorized access
- Plan for future recreational use of municipal pool site which supports both the recreational and economic realities of the community

- Improve and maintain existing and future recreation facilities to a state of good repair and functionality
- Identify best possible uses for existing and potential recreation sites including existing quarries
- Expand existing parks and related indoor facilities and develop new recreational resources to serve citizens of all ages
- Preserve historically significant areas and buildings in the community
- Consider impact of proposed future development on adequacy of recreational facilities and programs

## Alpha Master Plan Goals

The goals above are also closely linked to the goals found in the *Borough of Alpha Master Plan* amended in 1998, and the *Borough of Alpha Master Plan Reexamination Report*. As it is desirable to adopt this Open Space and Recreation Plan as a component of the Alpha Master Plan, it is important to maintain consistency between these two reports. Only those goals articulated in these documents which relate to open space are listed below.

### *Existing Master Plan Goals Relating To Open Space/Recreation (Source: Master Plan and Reexamination Report)*

- To ensure that future development and redevelopment within the Borough does not exceed the physical and infrastructural capacity.
- To limit development on wetlands and in floodplains, in wooded areas and on steep slopes.
- To take steps to prevent groundwater contamination and surficial collapse due to overdevelopment or improper development on land underlain by limestone.
- To provide adequate community facilities and services to meet the needs of Borough residents while taking into account the constraints of the Borough's tax base.
- To explore alternatives for the ultimate disposition of the existing quarries in the Borough and the land surrounding them.
- To maintain compatibility with development on lands abutting Alpha in Pohatcong Township, and to maintain consistency with State and County planning policies affecting Alpha.

## Warren County Open Space Goals

Warren County adopted a *Strategic Growth Plan*, most recently revised in October, 2005 as well as an *Open Space Plan* in 1999. Both these documents outline a number of goals related to open space. The goals of the Borough of Alpha Open Space and Recreation Plan as included herein are considered to be consistent with the Warren County goals related to open space that are included in these documents. The open space related goals in the *Strategic Growth Plan* are to:

- Preserve and enhance rural character as well as agricultural, natural, environmental, historic and open space resources and provide incentives to achieve this goal.
- Protect and enhance water quality and quantity
- Increase educational and cultural opportunities
- Promote inter-municipal, county and state cooperation
- Encourage state legislation to provide localities more control over growth

The Warren County *Open Space Plan* has the following listed as its goals:

- Land bank as much land as possible for future use or conservation.
- Acquire properties along established and proposed trails, abandoned railroad rights-of-way, and the Morris Canal, as a high priority.
- Acquire properties along streams and rivers to establish greenways and linear parks.
- Acquire environmentally sensitive sites.
- Acquire cultural, historical, and archeological open space sites.
- Act as a facilitator in the coordination of land purchases among all levels of government and nonprofit agencies.
- In the short term, develop a modest, passive recreation system that allows activities like walking, hiking, sight seeing, bird watching, etc.
- Where appropriate, give consideration to providing opportunities for traditional uses, such as hunting and fishing.
- If necessary, in the long term, develop active recreation sites, such as ball fields and other similar recreational facilities.
- Interconnect various open space reserves.
- Interagency Coordination.

## **New Jersey State Development and Redevelopment Plan**

The *New Jersey State Development and Redevelopment Plan (SDRP)* developed by the Office of Smart Growth (OSG) outlines various planning areas around the state which are not necessarily contiguous with the town's municipal boundaries. In the case of Alpha, this small community has four types of state planning areas designated for various sections of the Borough. The majority of the town, essentially all of its fully developed areas, are designated as Metropolitan Area -- PA1. This is consistent with the goals of this Open Space Plan. Metropolitan Planning Areas typically are largely or fully developed and have little remaining unpreserved land for open space. That is indeed the case for Alpha's developed areas. This area of Alpha is shown as being connected to the Regional Center of nearby Phillipsburg. One request made by Borough of Alpha during the Round III Cross Acceptance process was to revise maps to show Borough parks, adding a fifth designation, PA8, to the four state planning area designations already in place. According to Councilwoman Carol Schwar, the OSG has agreed to this request. (*Personal communication, 12/8/06*).

The southeastern section of Alpha, including the former Vulcanite quarry area now owned by the municipality, is designated as part of the Suburban Planning Area - PA2. This planning area designation is generally located adjacent to the PA1 areas but is distinctively different in that it may lack the higher intensity and density of uses found in Centers and towns, and provides for future development. Goals relating to open space and overall development in PA 2 include protecting the character of existing stable communities; protecting natural resources; redesign areas of sprawl; and reversing the trend towards further sprawl.

There is also a triangular piece of land there designated as Rural/Environmentally Sensitive at the southeastern corner of Alpha south of I-78. The Borough originally requested this designation be changed to Suburban Planning Area in a letter to the Warren County Planning Department in February, 2005 (*Warren County Cross Acceptance Plan, 2005*). According to Councilwoman Carol Schwar, as the Borough learned that this area is adjacent to the Highlands Preservation area and would thus create a small area of PA2 adjacent to the Preservation area, the Borough now believes it would be inappropriate to change the present designation and will have the Borough Council write a letter to the County that they have reconsidered the request and agree with the State findings.

On both sides of the southern end of Alpha's developed/Metropolitan Planning Area and southwest of I-78, Alpha is designated as Rural/Environmentally Sensitive Planning Area - PA4B. The southwestern-most area immediately adjacent to Pohatcong and to the Alpha Grasslands/National Heritage area and southwest of I-78 is designated as Rural Planning Area, PA4. For both these areas, they are characterized by large contiguous land areas of farmland or other open lands and interspersed with more traditional centers, and are intended to help protect the character of existing, stable communities and to confine programmed sewer and public water services to centers. PA4 planning areas are not currently nor intended to be urban or suburban in nature in the future.

This Open Space and Recreation Plan is found to be consistent with those SDRP designations.

## **Preservation Efforts**

### ***Preserved Farmland***

Borough of Alpha has one preserved farm in its southwest corner. Located largely in Alpha and also in Pohatcong, the Csiszlak farm was preserved in 2000. The total acres preserved was 160.41 acres (*New Jersey Department of Agriculture*).

### ***Municipal Open Space Trust Fund***

The Borough of Alpha Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund was established in 1998. It is funded to the amount of \$0.04 per \$100.00 of assessed valuation, commencing in the tax and budget year of 2005. According to Lorraine Rossetti, CFO for the Borough of Alpha, approximately, \$80,000 are generated each year by this fund. As of 12/31/06 the current balance of the fund is approximately \$313,870.87 minus approximately \$9,000.00 for soft costs spent during 2006, according to Rossetti. (*Personal Communication, 12/21/06*). A copy of the ordinance establishing this fund is found in the Appendix.

# Inventory of Outdoor Resources in the Borough of Alpha

This section of the Open Space and Recreation Plan inventories the open space lands in Borough of Alpha as depicted on the *Open Space Map* (see *Maps*). The *Open Space Map* was developed with the ESRI's ArcView 3.2a software. It combines tax data and parcel data sourced from Warren County GIS as provided by the Borough. Data from the N.J. Green Acres program was used to identify properties on the Recreation and Open Space Inventory.

The acreages within this section are from the Parcel Data Tables in the *Appendix*. The parcel data tables are sourced directly from the tax data noted above. Please note that vacant lands and outdoor recreation sites are noted, however these lands may have structures or other improvements on them.

## Public Land

### *State Land*

*New Jersey Department of Transportation (NJDOT) - Class 15C*

The NJDOT owns 58.5 acres of land in the Borough. This property is associated with Route 78.

*New Jersey Department of Treasury - Class 15C*

The State of New Jersey owns 0.16 acres of vacant land on Vulcanite Ave.

### *County Land*

*County of Warren Land (not preserved) - Class 15C*

Warren County owns one property in Alpha totaling 0.26 acres. The property is located on Springtown Road and is used as a garage.

### *Municipal Land*

*Borough of Alpha ROSI Properties (Preserved Land) - Class 15C*

The Borough's Recreation and Open Space Inventory (ROSI) on file with the NJDEP's Green Acres Program, lists 45.6 acres of Borough owned property as preserved open space. This land includes a mixture of active and passive open space and includes Alpha Community Park at 39 acres.

*Borough of Alpha (not preserved) - Class 15C*

The Borough of Alpha owns **36 acres** of land that is not preserved as open space. The largest property is 31 acres located on Industrial Drive - it is a former quarry with a large water body where the quarry once was active. The remaining acreage is divided into lots one acre or smaller and are either vacant, or house infrastructure such as the municipal building, volunteer fire company, pumping house etc.

*Alpha Public School (not preserved) - Class 15A*

Alpha Public School owns 3 lots totaling **3 acres**. These lots are located on North Boulevard.

## **Private Land**

*Vacant Land - Land with no structural improvements - Class 1*

There is a total of **47 acres** of vacant land in the Borough. The largest vacant parcel is 28 acres and located on Seventh Avenue. Smaller vacant lots are scattered across the Borough.

*Preserved Farm Assessed Land - Class 3A*

In Alpha, there is one farm assessed property that has been preserved. This preserved farmland is located south of Route 78 on Oberly Road. In Alpha, **103 acres** is preserved.

*Farm Assessed Land - Class 3A and 3B*

There are a total of **322 acres** of farm assessed property in Alpha Borough. Of this, **219 acres** is unpreserved farmland. This land runs in an L-shaped belt from the southwest corner to the northeast corner of the Borough and is comprised of lots with significant acreage - most are 7 acres or larger.

This acreage also includes those lots with dual tax assessment - part farm assessed and part industrial. The acreage of these lots that is farm assessed is counted here; that portion that is industrial is counted below.

*Church & Charitable Land/Cemeteries and Graveyards - Class 15D& 15E*

In Alpha, there are **15 acres** of land owned by tax exempt church or charitable organizations or which is utilized as a cemetery. These properties are predominantly clustered between 5th and 7th Avenues between Alpha Street and Cedar Alley.

*Other Tax Exempt Land - Class 15F*

There is **1 acre** of 'other' tax exempt property owned by Community Options Inc. and by Housing Alternatives Inc. which is utilized as residences.

*Commercial Land greater than 2 acres - Class 4A*

Commercial properties greater than 2 acres are depicted on the map since they have the potential to be subdivided and therefore present an opportunity for open space preservation. The 2 acre minimum was deemed suitable according to the zoning definitions currently in place.

There are four commercial properties greater than 2 acres in the Borough. Together these lots total **12 acres** and are located in the northeastern portion of the Borough, in the region of Industrial Drive.

*Industrial Land greater than 2 acres - Class 4B*

Industrial lands greater than 2 acres are depicted on the map since they have the potential to be subdivided and therefore present an opportunity for open space preservation. The 2 acre minimum was deemed suitable according to the zoning definitions currently in place.

There are **95 acres** of industrial property greater than 2 acres in the Borough. This includes that portion of those lots (classed industrial) that have dual tax classes, as noted in the farm assessed section above. Most industrial property is located on Industrial Drive, however significant acreage is located adjacent to Alpha Community Park on Vulcanite Avenue.

*Railroad Property - Class 5A*

There are 3 lots of railroad property totaling **30 acres**. These railroads are currently inactive.

*Property of Potential Recreation Interest - Class 4A*

The Open Space Committee has identified one property of potential recreation interest for an indoor recreation facility. This lot is located on Warren Street, between Fifth and Sixth Avenues and is 0.21 acres. It is identified on the accompanying *Greenways Map* and in the Parcel Data Tables included within the *Appendix*.

## Preserved Land in Borough of Alpha

Borough of Alpha encompasses a total of 1112 acres. Of this total, 148.6 acres, or 13% are currently preserved through the following methods:

Borough Land listed on ROSI	45.6 acres
Preserved Farmland	103 acres
<b>TOTAL PRESERVED LAND</b>	<b>148.6 acres</b>

## Borough of Alpha Open Space Inventory

The Open Space Inventory is the list of lands in the municipality that the Borough should look towards when planning for open space preservation. This list is comprehensive and therefore may include lands that are not traditionally thought of as "open space". This listing may also include lands that currently have structures on them.

In order to increase the amount of preserved land within the municipality, the Open Space and Recreation Plan recommends that Borough of Alpha utilize a diverse inventory of lands to prioritize properties for acquisition. This inventory includes:

NJ Dept. of Treasury	0.16 acres
County owned Land (not preserved)	0.26 acres
Borough of Alpha owned Land (not preserved)	36 acres
Alpha Public School	3 acres
Vacant Land	47 acres
Farm Assessed Land	219 acres
Church & Charitable Land/Cemeteries & Graveyards	15 acres
Other Tax Exempt Land	1 acre
Commercial Land	12 acres
Industrial Land	95 acres
Railroad Land	30 acres
Site-Specific Property of Recreation Interest	0.21 acres
<b>TOTAL INVENTORY</b>	<b>458.63 acres</b>

Of the 1,112 acres in the Borough of Alpha, 458 acres are included in this inventory of available open space. Thus 41% of its land is potentially available for open space and farmland preservation.

## Outdoor Needs in the Borough of Alpha

*"When we care for the places that define us, we give ourselves a gift of memory and connection." --  
Biodiversity Project: Ethics for a Small Planet: A Communications Handbook*

The needs described in this section are derived from the goals from the public hearing and the Borough of Alpha Open Space Committee as set forth in the Open Space Program section of this Plan. Many of a community's goals for environmental protection and conservation can be achieved through open space preservation and several of the open space needs can be achieved simultaneously. Often times other municipal organizations will have a stake in a particular project and these groups should be involved in the planning process. Partnership opportunities are an excellent way of leveraging available funds, and ensuring a stronger consensus on an acquisition project.

Combining resources on projects that achieve multiple goals can be of great advantage to Alpha's open space program. The headings below are areas where Borough of Alpha's open space program should focus its efforts. Many of the needs can be accomplished simultaneously, creating a better fitting system of open space in the Borough.

### Easy Highway Access Creates High Development Pressure

Alpha is located close to the intersection of Interstate 78 and US Route 22 and has convenient highway access. A small and attractive community, it has a built up town center surrounded by farmland, making the setting quite pastoral. With these highways nearby, access to more developed areas and shopping is easy, yet provides a small town atmosphere. Alpha's small size contributes to the sense of pride that is evident through the town. The housing stock and properties are well-maintained and offer a neat yet warm appearance. Many residents are familiar with each other due to the community's small population and developed area. Alpha's developed area is well delineated, with residential, commercial and industrial areas. This combination of small size, easy highway access, and community character appeals to people and families looking for somewhere to call home.

This appeal leads to a high demand for additional development on what is now the largest land use in Alpha: agricultural/farmlands/grasslands. As these types of land use lack trees and are relatively easily cleared, these agricultural landscapes are typically easier and cheaper to develop and thus are often targeted first by developers. Audubon reports that the result has been a dramatic loss of grasslands statewide, and if not preserved, will likely be the case in Alpha as well since there are multiple sites which have already been targeted by developers.

The interest in these sites has resulted in a significant amount new residential development proposals. With additional housing and residents, there is a subsequent increase in recreation program participation and use of facilities. More participation in

recreation programs leads to a further lack of available, suitable, and adequate recreation space for all activities. Recreation fields and facilities are then overtaxed and require more maintenance.

All of the existing parks in Borough of Alpha are listed on the Recreation and Open Space Inventory filed with New Jersey Green Acres. These parklands total to approximately 46 acres of which 39 acres consists of Alpha Community Park and are located mostly west of CR 519. CR 519 is a busy roadway with a lot of traffic and higher speeds than other town roadways. This makes it difficult for residents from the east side of the Borough to have safe and easy access to available open space and parks. Many recreation programs have their practices and games in Alpha Community Park.

The high usage and desirability of the parks means the integrity of these areas requires maintenance and stewardship. Upkeep of the parks and recreation areas provide continued enjoyment of the facilities by all residents. These parklands also protect important natural resources of the town. A good portion of the floodplain in the Borough is located in Alpha Community Park. Maintenance and general management of these resources will help ensure healthy natural resources for the future.

### **Existing Recreation Facilities are at Maximum Capacity**

Although all recreation programs are volunteer-based, there is no lack of recreational activity in Borough of Alpha. As noted in the Community Resources section, recreation and sports teams are an historic community activity that dates back to the infancy of the Borough. The activity is still present today and exceeds the ability of present facilities to meet existing demand. Borough of Alpha provides several different types of recreational facilities, from small parks to a few team-oriented sports fields and a more passive park area at Veterans Memorial Park. Most facilities are designed for active recreational use. The multiple baseball and football fields and basketball courts at Alpha Community Park are in regular use. There is also a municipal pool located adjacent to Alpha Community Park, which is the only town recreational facility not being used to its maximum capacity. Indoor basketball is played at Alpha Public School. Space is very limited for football and there is only one outdoor basketball court in the entire community. Baseball programs are similarly short on space and according to Schwar, scheduling has been difficult to prioritize. (*Personal communication, 7/6/06*)

### **Existing Facilities in Need of Upgrades and New Facilities Needed to Meet Present Recreation Demands**

The lack of adequate space for both football and baseball programs is additionally hindered by the lack of outdoor lighting for evening practice and games. Further, the only indoor gym available for basketball at the Alpha Public school is not regulation size, according to Mike Schwar, head of the AYAA. Another unmet need identified by Schwar was for an improved wrestling facility. The present outdoor basketball court is in need of repair and maintenance, including improved drainage, as it is located within the floodplain.

Additionally, there is unmet demand for tennis courts, a skating rink and rollerblade facility. At one time the basketball court, located in the floodplain, was in fact a skating rink, as it tends to flood. Presently, there are no bicycle facilities in the Borough. There are no tot parks and few playgrounds for younger children. Other needs identified include a possible dog park and a skate park. Because all of the active fields and facilities are on the west side of Alpha, residents on the east side are underserved in their recreation needs. Further, they must cross CR 519 to access the town's recreational facilities, a challenge to children or adults with young children. Veterans Memorial Park, is the only park located on the east side of Alpha, east of the railroad line. However this facility does not have active team recreational facilities for sports such as baseball, football, basketball and the like. Fencing and other items are either missing or in disrepair at Benke Park. Benke Park provides additional fields for team sports. There are no pocket or tot lot parks or playgrounds on the eastern side of Alpha.

The lack of adequate facilities causes scheduling problems among the various teams and programs and also causes degradation to the fields. For this reason there is a need for additional recreation facilities to meet the demands of such an active community as found in Borough of Alpha.

Other possibilities for future recreation involve investigating possible future uses of the two existing quarries. In many areas quarries have been redeveloped into a variety of recreational facilities. The quarry on the former Portland cement site and its surrounding land is currently owned by the Borough. This site is adjacent to both railroad tracks and may offer future trail opportunities. The former Alpha Cement company quarry is privately owned.

### **Community Pool Suffers From Under-Use and High Maintenance Charges**

The municipal pool opened in 1972. At the time, pool construction cost Borough of Alpha approximately \$350,000, with another \$350,000 paid by the American Legion and Green Acres support, according to Borough officials. In recent years the pool has received waning local support to fund ongoing pool maintenance needs. The pool has been the subject of much study by Lafayette College students in 2002, and others, in laying out possible options for reuse of the site. Their study indicated that at that time approximately 70-80% of pool users were not Alpha residents (*Professor Kney, Lafayette college notes, February 2002*).

Two referendums were put before voters, one in 1997 and the second in 2005. These referendums asked residents to vote on using tax monies to repair, maintain and operate the community pool. As a result of the 1997 vote not to use local taxes to fix the pool, the Borough utilized a Green Acres loan for maintenance/repairs. In both instances the referendums were defeated and required the municipality to find other resources to fund operations and maintenance. These defeated referendums may partly be due to the high use of the pool by those residing outside of Alpha. The 2005 vote against

funding pool repairs was a clear mandate, with 65% of voters voting no. (see Appendix for election results). The municipal pool required significant funds to reopen in 2006, and although was supposed to break even, ended up with a large deficit, by some accounts exceeding \$50,000.

The lack of support by town residents, combined with the financial issues surrounding pool repair and operations led the Borough of Alpha to reconsider whether to continue the present use of the pool next year and beyond. The pool site is only utilized a few months of the year and is now operating at a deficit, which is not anticipated to change absent additional funding resources. In consideration of the many unmet recreational needs of Borough of Alpha residents, the future use of the pool site requires careful consideration. Suggestions raised during the development of this plan included filling in the pool for outdoor use as a dog park, basketball court or tennis courts. If the Borough does decide to fill the site in and convert to other outdoor use, it is prudent to also consider its economic realities. It may be useful to undertake a study to determine the most appropriate future use of this recreation site. Future use of the pool site should include evaluation for potential repair and maintenance and staffing needs.

### **Future Residential Growth Would Require Additional Recreational Facilities**

According to the 2004 *Warren County Draft Strategic Growth Plan*, the additional number of school age children expected at "build out" in Alpha, wherein all available residential lots are developed, is 140. This estimate of Kindergarten through 8<sup>th</sup> grade school-age children would represent a stunning 22.15% increase.

Without the benefit of continued land preservation efforts and/or if anticipated development projects were to proceed, this scenario would severely overtax the already overburdened and few recreational facilities in Borough of Alpha that are already in need of attention and expansion. (*Warren County Draft Strategic Growth Plan, Revised 2005; Pg. 76*). This is particularly critical of any new development to the east of CR 519 as that area of the Borough is already lacking in adequate recreational facilities.

### **Environmentally Sensitive and Farmland Areas Need Protection**

The grasslands play a significant role in maintaining a natural ecosystem for wildlife. As noted in the Community Resources section of this Plan, the Alpha Grasslands are an area of regional and statewide significance. They represent a landscape that is disappearing and which is home to many threatened and endangered wildlife. Farmlands on the eastern and southern borders of the community are under strong development pressure as other nearby lands have been preserved or have been designated for preservation through the Highlands Regional Master Plan. Most if not all of these agricultural lands are outside of the sewer service area.

These areas, as other agricultural areas in and around Alpha, are under increasing development pressure. In addition to being home to endangered and threatened

species, the Grasslands and other agricultural lands are also an integral part of the picturesque viewshed in the Borough. Open spaces should be acquired to help shape future development and to protect landscapes, natural areas, community stability and viewsheds crucial for the retention of Borough of Alpha's character and environmental sensitive resources.

One of the priorities for preservation as outlined by the *Pohatcong Environmental Commission* in their Open Space and Recreation Plan is the Csiszlak farm, and the Frey farm. As stated, the Csiszlak farm has been preserved. It was felt that these farms are especially important because of their proximity to the Alpha/Pohatcong Grasslands.

## **Regional Growth Impacts Quality of Life**

One of Borough of Alpha's many qualities is its community atmosphere and small-town charm. While it is often difficult to articulate the conditions that create these qualities, it is easy to identify when they have been lost. This scenario, and the attendant emotions it evokes, is embodied when a new development springs up, when traffic increases or when growth occurs at a rate that changes community characteristics as a result of increased housing and job opportunities in the region.

This is currently occurring in the region surrounding Alpha as well as in parts of surrounding Pohatcong. Proposed developments are expected to change the character of the community and the region by new residents and travelers into the region. Increasing traffic, greater stresses on roadways, and stormwater runoff are just some of the negative repercussions of greater regional growth.

Steps should be taken in the short term to ensure that development does not destroy the fabric of Borough of Alpha's community. As growth encroaches upon Alpha from the northwest and threatens several large portions of the Borough, development pressure continues to be exerted upon the region's non-preserved open spaces, largely its agricultural and environmental resources. As these pressures increase, land values have already risen and are anticipated to continue climbing, making preservation a more challenging alternative.

## **Trail Networks Create Needed Pathways**

Over-reliance on automobile transport is a recognized consequence of rural development in today's world. It contributes to air pollution and causes greater hazards to pedestrians and bicyclists of all ages, as well as increased household expenses related to gas prices and automobile costs. Trail networks allow pedestrian access to local employment and recreation opportunities, as well as for the simple enjoyment of passive recreation. Trail networks and pathways provide opportunities to escape the need to drive short distances, increase neighborhood interactions, allow people to stay physically fit, link open space and recreational areas, and increase awareness of the natural environment. Residents need places to walk. Trails and pathways offer safe places for people of all ages to walk, bicycle and relax in their surroundings as well as a

means of moving around a community without the use of a motorized vehicle such as a car, truck, scooter or motorcycle.

As a town whose streets were platted approximately 100 years ago, many of the streets are narrow and could be unsafe for bicyclists as there would be little location to share the roadway. In Alpha there presently are no trails or pathways. However, the need for bicycle paths was identified during the public hearing process and in conversations with the Open Space Committee. Both pathways on existing streets as well as the development of separate bicycle paths in town parks and along abandoned rail lines were identified as unmet trail/pathway opportunities. Identification of streets in the Borough that are wide enough to support a marked shoulder for bicycles would help connect various parts of town to their recreation facilities and permit residents to safely reach municipal activity centers and places of interest.

Additionally, one of the benefits of the small community size and population, as well as the character of Borough of Alpha is the low vehicular activity on residential streets. Additional development would most certainly increase traffic on many of these streets, making them less safe for bicyclists and pedestrians alike. This is particularly true of young residents who typically move about on their own either on foot or by bicycle. For example, as it is already been identified that crossing CR 519 is a difficulty for school-age children, additional development that would contribute to more traffic along this and other Borough roadway would make the crossing that much less safe. That in turn could create additional demand for parental automobile-based trips to drive children to school or to their recreational activities, only further increasing traffic in the community and making non-motorized travel that much less desirable. Bike lanes, like trails, would increase residents' access to recreation areas.

### **Preserve Viewsheds to Retain Community Character**

The viewsheds located throughout Alpha are important to its character and aesthetic appeal. Alpha's location in the New Jersey Highlands as well as its proximity to state-designated Preservation Areas within the Highlands region, sets the stage for rolling farmlands, views of striking ridgelines in nearby Pohatcong and vast open spaces of the Alpha Grasslands. These features are what attract residents to Alpha and helps to create its unique character, which the community has an interest in preserving. Most importantly, these viewsheds in Borough of Alpha represent the successful preservation of open space and farmland. If preserved, the viewsheds offer a glimpse of legacies that will remain for future generations to enjoy.

### **Historic and Cultural Resources At Risk**

A comprehensive historic preservation plan is needed for Borough of Alpha. Such a plan should be adopted as part of the municipal Master Plan and/or incorporated with several designated historic districts. There are several unique characteristics in Alpha as well as both historic homes and other landmarks scattered through the Borough including some with architectural details such as mansard roofs typical of development

at the beginning of the 1900s. Some of these landmarks include houses in the town that have unique cement facades and columns, likely built during the heyday of the cement factories. The Pursel houses along New Brunswick Avenue are also both historic in setting and in their relationship to the history of the community. The Borough of Alpha School was built in 1919 and represents the only school ever constructed in the Borough. There are also religious institutions located on the east side of the Borough which with the adjacent cemetery and tall trees on their lawn provides an attractive viewshed and a setting which has not changed in many decades. Then, there are the dinosaurs. Unique to Alpha, several dinosaur and related sculptures are located on private property within the Industrial Park area, which can be seen from public roadways. Other industrial structures also have historic relevance. There is a monument linking Borough of Alpha to its Portland Cement origins at the entrance to Industrial Avenue from New Brunswick Avenue, which states "*Safety follows Wisdom.*"

Under a historic preservation plan, regulations may be implemented to prevent deterioration of the numerous historic landmarks found throughout the Borough. Additionally identification of a central location as in creation of a repository for historic records would facilitate research and ensure protection of sensitive documents and artifacts. The history of the Portland cement, so widely used outside the Alpha area deserves to be memorialized to inform the public about Alpha's significant role in the industrial age and development of many cities and towns.

*- This page left intentionally blank -*

## **A System of Open Space in the Borough of Alpha**

Open space is an infrastructure that needs to be designed and planned just as utilities and roadways. When planned as a system, this infrastructure provides many benefits to a community.

### **Land Preservation Recommendations**

Following discussions with stakeholders, a greenway concept to integrate the various environmental, recreational and historic attributes developed. The corresponding *Borough of Alpha Greenways Map*, (see Appendix) illustrates the extended greenways and bicycle lanes connecting parklands, cultural/historic areas, and agricultural lands. This map provides a vision for Borough of Alpha's open space preservation program.

### **Community Benefits of Open Space Preservation**

Natural lands and recreation space provide the following functions that promote a healthy, vital community.

- Preserves habitat for living resources, including plants, animals and humans
- Offers a variety of outdoor recreation experiences
- Balances growth and development to sustain economic vitality in the community
- Provides opportunities for residents to keep fit and improve physical health
- Aids in promoting a sense of community
- Connects current residents to the community's heritage by preserving historic landmarks and sites.
- Prevents erosion and conserves soil, a nonrenewable resource
- Contributes to landscape diversity and a scenic environment
- Protects the quantity and quality of drinking water
- Controls flooding
- Maintains a community's character

A well integrated open space system will achieve these benefits for Borough of Alpha. The following recommendations will outline how the Borough can create a viable recreation and land preservation network.

### **A System of Greenway Corridors Enhances Protected Lands and the Well-being and Diversity of Wildlife**

The existing system of agricultural lands in Borough of Alpha presently includes the preserved Csiszlak farm, at the southwest corner of Alpha along Snyder and Oberly Roads. A second small piece of land is presently being purchased by the State Agricultural Development Committee for preservation and resale at the southeastern tip of the Borough. The Csiszlak farm and adjacent farms in both Pohatcong and Borough of Alpha are located within a National Heritage Priority Site. These are extremely sensitive

natural habitats as detailed in the Community Resources section of this plan (see *Natural Features Map – Borough of Alpha in Maps Section*).

The Borough has identified several greenways connecting and buffering these unique and sensitive natural resources, which will provide crucial safe passages for resident wildlife, particularly avian wildlife which depends on the particular native grasses prevalent here for their future survival. A greenway system linking natural areas also prevents habitat isolation, fragmentation and promotes healthy wildlife. A greenway system guides people to explore and experience natural environments. Knowledge and experience of natural areas promotes the development of an outdoor ethic and public support for continued preservation efforts. In Alpha, this greenway system consists of the *Alpha Grasslands Greenway* in the southwestern area to protect the grasslands, preserve farmland, and maintain the community's rural heritage; a *Southern Tier Greenway* on the southeastern side to preserve farmland, cultural and natural resources; and, a *7<sup>th</sup> Avenue Greenway* to preserve farmland and provide future recreation opportunities on the eastern side of Alpha, which is currently lacking in recreation facilities.

Environmental land use planning is integral to the survival of Borough of Alpha's wildlife habitats, particularly those found in the grasslands and wood turtle habitats.

To reach these goals, the Borough, County and the State may desire to partner together to build on and connect the already protected area as well as the already protected Bird Sanctuary across Oberly Road in Pohatcong. Vacant lands adjacent to or nearby already protected areas should be acquired or easements purchased.

## **Greenways Preserve Natural and Recreational Resources**

As a tool for open space planning, Garden State Greenways is a vision for a statewide system of interconnected natural lands, or greenways, in New Jersey. The project defines greenways as "hubs" and "connectors."

Hubs represent non-fragmented natural areas remaining in New Jersey's landscape. These natural resources—wetlands, forests, fertile soils, grasslands, beaches and diverse plant and animal habitat—provide New Jersey residents with clean water, clean air, a healthy food supply, scenic areas and recreation. These resources maintain a healthy environment for people to live in New Jersey. Connectors link the hubs. One goal of the Garden State Greenways is to have an outdoor area within a ten-minute walk or bike ride from people's homes. This connects people to the outdoors, physically, by inviting exploration of New Jersey's nature, and intellectually by showing people how nature is working to keep our home state healthy and safe. Connectors are suggestions for linking open spaces, to serve as a guide for local decision-making and planning.

In Alpha, Garden State Greenways identifies two major hubs of agricultural/grasslands. One hub located in the eastern part of Alpha and continuing into Pohatcong Township consists of 361 acres, of which none is preserved. The hub consists of 89% prime agricultural soils, and contains habitat appropriate for one species of statewide

significance and twelve of species of special concern in the state of New Jersey. In addition, Garden State Greenways shows that the abandoned CNJ railroad corridor, the Easton line, forms a border along one side of the property. This hub is represented by the *Southern Tier Greenway* as shown on the Greenway Map in the Maps section of this plan.

The second hub in Alpha lies in the southwestern part of the Borough below Interstate I-78. Most (77%) of the 990-acre hub is already preserved under the farmland preservation program. However, the remaining unpreserved land lies between other preserved lands. The land is appropriate habitat for a federally protected species as well as twelve other species identified by the state as rare or of special concern. Nearly all (93%) of the hub contains soil of statewide significance. Some of the gaps in the hub lie in adjoining Pohatcong Township, highlighting a potential partnership project. This hub is represented by the *Alpha Grasslands Greenway* on the Greenways Map.

## **An Active, Diverse and Vibrant Park System Adds to the Quality of Life**

An open space program protects sensitive natural lands and provides a balance of passive and active recreation land uses. Expansion of existing recreational facilities and development of new field spaces at other locations in the Borough will add to the recreational opportunities for the residents and diversity of choices available for enjoying the community's natural assets. It will also ease the over-scheduling of existing facilities. The addition of playing fields will take the burden off the current fields, which are used to capacity. This will give fields a chance to rest and to be cared for so that they may endure. New facilities also aid the quality of the recreation programs. Additional fields for recreation will also help programs keep up with the increased participation in all field sports.

Another solution to the increased recreation demands is a better utilization of current properties. By upgrading, repairing, and improving existing facilities, adding lighting and other needed improvements, more activities can play on those properties. Making changes to existing facilities to provide additional playing space for recreation may be a less costly and easier solution for the short-term as a long-term strategy for additional field space is explored.

The combination of additional facilities for recreation together with ongoing repair and maintenance of existing parks will add to their appreciation by local residents. Establishment of tot lots or memorial parks such as Veterans Memorial Park provide that chance for respite so rare in these busy times. Whether it is parents in need of a place to push the stroller, seniors desiring quiet garden spots, or older children clamoring for more sports fields, recreation contributes to the health and well-being of a community.

## **Municipal Parks and Neighborhoods are Enhanced by Trails and Bicycle Lanes**

Residents from throughout the Borough actively use the municipal parks. As part of an expanded open space system, a municipal trail system incorporating both walking paths and bike lanes would better connect the existing municipal parks with local neighborhoods. This system invites residents to the outdoors surrounding them. Alpha has beautiful parks that can be enhanced if greenways and trails are used to connect them, providing improved recreational experiences for all residents.

Greenways, trails and bicycle lanes along local roadways are efficient systems for linking neighborhoods together and giving residents the chance to walk or hike to different parks throughout the Borough. They can also provide the opportunity for recreation, such as hiking, biking, or running. A system of bicycle lanes has been developed for Alpha to connect the various parks and recreation facilities to each other and to the different areas of town to ease non-motorized traveling and improve the linkages between neighborhoods. These proposed routes are shown on the *Greenways Map*.

## **Farmland Preservation and Regulation Enhances Bird Habitats and Maintains a Sense of Place**

In addition to preserving a pastoral way of life and rural identity for many Alpha residents, the preservation of farmland has had the added benefit of protecting endangered and threatened migratory bird species. Regulations can be developed which offer best management practices to protect these species, for example, by limiting tall structures within 600 feet of known breeding areas. This allows the birds to thrive and return each year. Additionally, local ordinances can be developed to require that new housing or other development bury utility lines. In addition, requiring farmsteads to cluster accessory structures will leave larger areas of open space for wildlife habitat.

Examples of these regulatory practices are actively in place in adjoining Pohatcong Township. There, the Pohatcong Township Grasslands Project has shown that farmland preservation and more so, proper land cultivation, can succeed in preserving not only the traditional landscape, but the wildlife species dependant on it. Encouragement of farming practices and preservation of agricultural land will protect the tranquil landscape of the community and the integrity of its cultural heritage.

## **Historic Preservation Ensures Community Identity**

History gives present generations a sense of where they came from as a community. The preservation of historic resources is vital to maintaining that link. Borough of Alpha is fortunate to have an unique history as the originator of Portland cement. In conjunction with an appreciation of an area's natural history, an appreciation of human history defines a community's sense of place. The two provide connection, an intangible, yet powerful force within a viable healthy community. A historic preservation plan in Borough of Alpha linking the *Pursel Historic Greenway* to the Portland cement site and

other notable locations, connects the town's valuable historical and natural resources, and provides residents with an appreciation for both of these qualities.

The proposed historic greenway system would be anchored by the Pursel Greenway and contain stopping points where historically important points of interest can be viewed, as well as natural resources and preserved lands such as the Alpha Grasslands and Csiszlak farm. The historic preservation plan could add additional areas to be bundled into a self-guided town tour, and promote Alpha as a destination. With its pastoral views for bicycling and scenery, touring the countryside, taking in a tour of the history of Portland Cement and incorporating other natural and historic resources, is the possibility for creating a tourist attraction. The historic sites and districts could link to parks and recreational spaces in other parts of town and offer a place for a picnic lunch while enjoying the rural scenery, the Borough's charm and the pastoral setting.

As the first property one sees when entering Borough of Alpha from the I-78/Rt 22 corridors, the Pursel Greenway, offers an opportunity to serve as a Gateway to Alpha. Proactive attempts should be made to secure the future of this vital piece of cultural open space. Regulations integrating future development with preservation of historic structures and sensitive architecture would maintain the character of the property. Similarly, the preserved Csiszlak farm serves as a gateway when approaching Alpha from the south along Snydersville Road.

Historic preservation is a valid component of an open space program and complements prospective open space acquisitions. The presence of an historic site or important historical event on a property provides a stronger justification for preservation. It also attracts a greater number of funding partners to the project, which is a critical concern in open space preservation. Through this proposed historic greenway corridor, the existing preserved open spaces in the community will continue to complement the historical resources in town.

Additionally, development of a comprehensive Historic Preservation Plan offers the opportunity to create a concise inventory of historic sites, houses, barns, monuments, industrial activities, and other structures with the goal preserving these historic treasures. The Borough has a Historic Society which could be beneficial in developing a historical inventory for Borough of Alpha for possible future incorporation into the municipal Master Plan.

### **Protecting the Rural Landscape Maintains Visual Character**

Borough of Alpha has impressive pastoral views along Oberly and Snydersville Roads. There is also the sense that one has entered a distinctly rural environment when traveling south of Springtown Road along Route 519 or along 7<sup>th</sup> Avenue. These attributes are the direct result of limited development along these avenues, allowing passersby to enjoy the natural and open landscape. With greater promotion of these areas, public appreciation may ensue and increased preservation efforts succeed. Consideration should be made as to designation of these as Scenic Roadways within existing county or state scenic roadway programs.

## **Agency and Non-Profit Coordination will Protect Regional Natural Resources**

Borough of Alpha is located in an area where there are many active players in open space preservation. Municipal and county governments, as well as non-profit land trusts, all make excellent partners in open space acquisition.

Coordination among municipalities in the region will promote environmental protection and regional conservation. Increased communication between local municipalities and state land managing agencies will lead to shared goals and objectives. The State has access to funding sources for land acquisition not available to the Borough. Matching Alpha open space priorities with the State's priorities leverages resources. Learning the priorities of organizations and neighboring municipalities in regional land conservation activities attracts financial resources to accomplish Borough of Alpha's land preservation goals. Discussing joint projects with local land trusts and other organizations which have already been active in the area, such as Phillipsburg Riverview Organization and the New Jersey Audubon Society, has potential to bring funding to the Borough. Sharing goals and objectives will maximize dollars and combine experiences and skills. As partnership opportunities arise, Alpha should take advantage of the strength of a joint effort to preserve valuable properties.

Non-profit land trusts, such as the Morris Land Conservancy, provide the expertise to coordinate regional efforts and look for partnership opportunities. Partnering with other entities, whether it is a municipality, a county or a private organization, will allow the Borough to leverage and expand funding to accomplish Alpha's open space goals. Common goals and objectives can be accomplished much more quickly with greater resources.

## Action Program and Recommendations for Borough of Alpha

The Borough of Alpha can benefit from comprehensive long-range open space planning. This document sets forth a series of strategies and a general timetable that should be adopted in order to meet the goals set forth through development of this Open Space and Recreation Plan. By proposing a five-year plan and ways to continue the process, this Action Plan component should facilitate not only obtaining grant monies but serve as a vehicle for continued dialogue about recreation and land preservation needs.

The Action Program also suggests projects that the Borough should pursue to implement the Open Space and Recreation Plan. The activities listed for the first year after the completion of the Plan are the most urgent and will further Borough of Alpha's Open Space program immediately. The "three year" recommendations are also important, but will take some time to complete. The "five year" projects should take place in the appropriate time frame, as opportunities arise. The Open Space and Recreation Plan is not a static document. The Action Program should be updated every year, and progress should be reported to the governing body.

### *Within One Year*

- Adopt the Borough of Alpha Open Space and Recreation Plan as an element amendment to the town's Master Plan
- Submit the final Open Space and Recreation Plan to the New Jersey Green Acres program for the State's Planning Incentive Program
- Review and prioritize the properties highlighted in the Open Space and Recreation Plan. Visit the properties and decide priorities, strategies and funding sources to pursue
- Review options and financial realities to determine the future use of the existing municipal pool site
- Meet with Green Acres and residents to discuss options for the municipal pool site
- Analyze vacant railroad properties to determine suitability for open space acquisition/trail development
- Analyze vacant NJ DOT parcels to determine suitability for open space acquisition
- Analyze municipal properties to determine suitability for future open space / recreation projects

- Analyze other properties identified on the Open Space map to determine suitability for open space/recreation acquisition
- Apply for funding annually from the Warren County Open Space, Recreation, Farmland & Historic Preservation Trust Fund for consideration of eligible projects
- Meet with adjacent municipalities in Warren County to discuss open space objectives and common programs and goals
- Begin inventory of historic/cultural resources

### ***Within Three Years***

- Prepare a detailed Historic Preservation Plan taking into account all historic resources throughout the Borough
- Review the Open Space and Recreation Plan yearly to update property information to submit to Green Acres relative to approved grants
- Develop local regulations which support the protection of migrating and other bird species
- Develop a Recreation Facilities Plan to update and improve existing facilities
- Work with neighboring municipalities to coordinate and enhance the above ordinances.
- Host a Grasslands Education Forum whereby landowners and residents learn the value of protecting bird species by limiting overhead wires and the appropriate placement of tall structures, as well as land management practices
- Apply each year to the Green Acres Planning Incentive Program to replenish Borough of Alpha's account for grant awards
- Install signs at specific locations and gateways to inform the public about Alpha's significant role in the industrial / agricultural development of the region and in the development of Portland Cement
- Identify locations or opportunities, in or around Alpha, where partnerships can be formed to better utilize available recreational space.
- Educate the public on the benefits of placing conservation or historic easements on their property.

- Examine Borough-owned properties and consider placing some of them on the Recreation and Open Space Inventory (ROSI) for permanent protection. A list of these properties is included in the *Appendix*.
- Consider establishing a farmland protection area and submitting a Planning Incentive grant application for farmland preservation to the State Agricultural Development Committee

#### *Within Five Years*

- Discuss preservation priorities and other work being done by non-profits active in the area to form partnerships
- Establish an Alpha Grasslands protection project with the New Jersey Audubon Society to preserve grasslands in the Borough
- Develop a formal network of walking and bicycling trails and lanes
- Create a town tour of Alpha, as detailed in the Historic Preservation Plan element of the Master Plan which includes historic, cultural open space and recreational resources.
- Continue to reach out to local farmland owners on an annual basis to preserve their property

*- This page left intentionally blank -*

## Preservation Tools, Partners, and Funding Sources

Below is a listing of possible funding sources, tools and preservation partners. To successfully accomplish their open space goals as outlined earlier in this document, Borough of Alpha should consider seeking funding from a myriad of sources. This is a list of the most commonly used and successful sources and techniques. However, it is not meant to be an exhaustive or complete listing.

### Preservation Tools

#### *Direct Acquisition*

Direct acquisition through fee simple is usually the most expensive way to preserve property. The title to the property changes hands from one owner to the next. A disadvantage to this approach is the need to have full purchase price available at closing. Government agencies may not be able to raise funds in time before an owner decides to sell the property to another buyer.

The Borough may want to develop educational materials that target large property owners to describe various financial approaches to preserving land. For example, some owners may agree to sell blocks of their land over time to the Borough or other preservation partner. Other landowners may sell their land to the Borough at a bargain sale to receive deductions for a charitable contribution on federal income tax. Leasing arrangements with the owner allows the municipality to purchase the property and lease it back to the owner. This arrangement works when the property is not needed for immediate public use. Owners who want to remain on their property can sell a life estate. All of these techniques accomplish the Borough's goal of retaining large properties without the prohibitive costs of direct acquisition.

The Borough can establish a relationship with a nonprofit land trust, such as the Morris Land Conservancy, to reach out to inform property owners of preservation options.

#### *Less Direct Acquisition: Easements*

Another effective tool for preserving land is an easement. An easement grants an entity the right to use property for a specific purpose. There are many kinds of easements designed for many purposes. Easements most appropriate for Borough of Alpha include State, County and/or municipal programs:

- Agricultural easement - purchases the development rights to the property to preserve agricultural use of the site
- Conservation easement- purchases the development rights to a property to preserve the natural landscape and/or environmental attributes
- Trail easements - purchase the right to traverse a specific path through a property

- Scenic easements – purchase the right to maintain a view and ensure the natural landscape is maintained
- Historic easements – purchase the rights to restrict changes to the exterior or interior of a building and its surrounding landscape

The advantages of easements include the lower costs to the buyer in acquiring a particular use on a piece of property. Conservation easements generally cost from 70% to 80% of the fair market value of the land. Trail easements may be used appropriately to create greenways along riparian corridors and around water bodies.

Another advantage of easements is that land remains in private ownership. The Borough will still collect property taxes from the owner, albeit at a reduced rate depending on the amount and type of easement imposed on the land. Written into the deed, an easement will be associated with a tract of land despite a change in ownership. Public access is not necessarily a condition for an easement. Easements can provide a conservation solution for the municipality and the private landowner. They represent a flexible tool that can be written to satisfy public uses as well as private landowners' needs.

### *Bonding*

The municipality can issue bonds to borrow money to pay for acquisitions. The funds from the Open Space Trust could be used for the 5% down payment required to issue bonds as well as the debt service over time. General obligation bonds require voter approval and can impair the tax credit of the municipality. The consistent, dedicated revenue from the Open Space Trust make revenue bonds an attractive alternative, but these bonds typically have a higher interest rate than general obligation bonds.

### *Installment Purchases*

For large purchases of land, the municipality may work out an arrangement with a landowner that allows an incremental purchase over time. The property owner receives the purchase price over time as well as interest on the unpaid, negotiated balance. Funds from the Open Space Trust can be committed for this payment. This arrangement may result in tax benefits for the seller and the Borough is not obligated to pay the full price of the land in one payment.

### *Lease-Back Agreement*

If the land is not needed for immediate use, Borough of Alpha can purchase a piece of property and lease it back to the owner or another entity for use. Partial reimbursement of the purchase price can be repaid through rental fees, and maintenance costs are reduced. A variation of this technique is the use of estate rights. The Borough would purchase a piece of property and allow the seller to continue to live on the property for a specified amount of time or until death. This technique is most useful when the Borough identifies an important tract and wants to ensure its availability in the future. The landowner may realize estate tax advantages through these methods.

### *Donation/Bargain Sale*

Selling land to a nonprofit organization or municipality will often provide tax advantages to the owner. Landowners with property that has escalated in value may reduce their capital gains liabilities by donating the land or selling it at a bargain price, or less than the appraised value. Estate taxes may also be reduced with proper planning. Conservation easements are effective tools for estate planning. The Borough may want to discuss land priorities with a nonprofit Land Trust. The Land Trust can contact owners to discuss the general tax advantages of donations and bargain sales. This is a cost effective method for obtaining open space.

### *Long-term Lease*

The Borough may be able to negotiate a long-term lease with a landowner unwilling to transfer complete ownership. This method may be a useful option for trail easements or athletic fields. The Borough will have to weigh the cost advantages of long-term rental payments and the uncertainty of future ownership against outright acquisition strategies. Contract negotiations must be carefully structured in order to protect all interested parties well into the future.

### *Zoning*

Open space benefits may be achieved through the use of municipal tools such as cluster zoning or lot size averaging. This technique allows the same density on a tract of land as would be allowed under current zoning regulations, yet reduces individual lot sizes. It can be an attractive incentive to developers since they will spend less on construction and infrastructure costs. The remaining land becomes dedicated open space at no cost to the municipality. The dedicated open space resulting from this planning tool should be monitored to ensure the open space values are maintained. Any open space dedicated as part of a developer's agreement should be placed under a conservation easement. The Borough may also want to require the establishment of bonds or other endowment to pay for maintenance and monitoring of said easements.

Protective zoning is a tool used to limit development in environmentally sensitive areas, such as aquifer recharge zones, wetlands, steep slopes, stream corridors, natural and historic sites.

### *Eminent Domain*

The Borough has the right to condemn and acquire private property for a public purpose. This technique should be considered only when all other options have been exhausted. The cost of the property is likely to be higher than a negotiated price because of increased legal fees and court determination of land value.

## Preservation Partners and Funding Sources

### *Federal*

#### Natural Resources Conservation Service (NRCS)

The USDA Natural Resources Conservation Service (NRCS) “provides leadership in a partnership effort to help people conserve, maintain and improve our natural resources and environment.”

- **Wetlands Reserve Program (WRP)** – This is a “voluntary program that offers landowners a chance to receive payments for restoring and protecting wetlands on their property.” [www.nj.nrcs.usda.gov/ag\\_assistance/wrp.html](http://www.nj.nrcs.usda.gov/ag_assistance/wrp.html)
- **Wildlife Habitat Incentives Program (WHIP)** – Started in 1998, this program assists landowners with free technical assistance to implement practices that benefit wildlife habitats. Up to 75% of project costs can be thus reimbursed. In addition to Grasslands Restoration projects, WHIP funding and technical assistance has also been used statewide for preserving bog turtle habitats and establishing outdoor environmental education facilities. Under the WHIP program are also Partnership Contracts, designed to stimulate cooperative partnerships that create or enhance habitat for target species and habitat types. Partnership Contracts can provide up to 50% of the eligible and reasonable costs for the implementation of qualified wildlife habitat on non-federal lands.  
<http://www.nj.nrcs.usda.gov/programs/whip/index.html>
- **Matching Grants Program** - Provides \$1,000 to \$2,500 matching grants to environmental commissions and partner agencies “for projects documenting environmental resources, preparing resource protection strategies and preparing and disseminating environmental education materials.”  
Application deadlines: December 1 annually.

N.R.C.S. New Jersey State Office / 220 Davidson Avenue, 4<sup>th</sup> Floor / Somerset, NJ 08873  
/ <http://www.nrcs.usda.gov/> Telephone: 732-537-6040; Fax: 732-537-6095

#### Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users

On August 10, 2005, the President signed into law the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). This legislation represents the largest surface transportation investment in our Nation's history. The U.S. Department of Transportation has established that funding for trail development is an eligible expenditure under the Transportation Enhancements provisions. The amount of funding for these programs is substantial and can be used for a number of projects including land acquisition, trail construction, conversion of abandoned railway corridors to trails, historic preservation, and environmental mitigation to address water pollution and scenic or historic highway programs.

David A. Kuhn, Director / Division of Local Aid and Economic Development / New Jersey Department of Transportation / 1035 Parkway Avenue, PO Box 600 / Trenton, NJ 08625-0600 / Tel: 609-530-3640 / Fax: 609-530-8044 / Email: david.kuhn@dot.state.nj.us  
<http://www.state.nj.us/transportation/business/localaid/enhancements.shtm>

## *State*

### **N.J. Department of Environmental Protection**

The Department of Environmental Protection is committed to providing a high quality of life for the residents of New Jersey. The Department's mission is to assist the residents of New Jersey in preserving, sustaining, protecting and enhancing the environment to ensure the integration of high environmental quality, public health and economic vitality.

New Jersey Department of Environmental Protection / DEP Main Building /  
401 East State Street, Trenton, NJ 08625 / <http://www.state.nj.us/dep/>

### **N.J. Department of Environmental Protection - Green Acres Program**

The Green Acres program provides funding assistance for the acquisition of municipal parks and recreation areas listed in the Open Space and Recreation Plan. Through its Planning Incentive Program, Green Acres will provide a grant that will cover up to 50% of the land acquisition costs of a particular tract. Municipalities with a dedicated funding source for conservation and recreation purposes, and an Open Space and Recreation Plan, are eligible for the Planning Incentive Grant program.

Green Acres also offers the traditional project specific land acquisition program which provides 25% grants and 75% low interest loans. Applications can be submitted at any time throughout the year, but funding decisions are made twice a year, generally in April and August. The NJ DEP also offers a Matching Grants Program to municipal environmental commissions for projects documenting resources, preparing resource protection strategies and preparing and disseminating environmental education material.

Larry Fink / New Jersey Green Acres Program / P.O. Box 412 / Trenton, New Jersey  
08625-0412 / [www.state.nj.us/dep/greenacres](http://www.state.nj.us/dep/greenacres) / Phone: (609) 633-9268

### **N.J. Department of Environmental Protection - Landowner Incentive Program**

The Landowner Incentive Program (LIP) Grant operates for the purpose of the enhancement, protection or restoration of habitats that benefit Federal and State listed, proposed, or candidate species, or other at-risk species on private lands. These grants are funded through the National Landowner Incentive Program administered by the U.S. Fish and Wildlife Service.

Kim Korth, NJDEP - Office of Fish and Wildlife, PO Box 400, 401 East State Street,  
Trenton, NJ 08625-0400; Telephone: (609) 984-1581;  
[http://www.nj.gov/dep/grantandloanprograms/nhr\\_lip.htm](http://www.nj.gov/dep/grantandloanprograms/nhr_lip.htm)

### **N.J. Department of Community Affairs - Office of Smart Growth**

Through the State Development and Redevelopment Plan, the Office of Smart Growth (OSG) works to improve the efficiency and reduce the costs of land development and infrastructure in New Jersey by expanding areas of coordination and cooperation among

State and local agencies. The OSG is a partner in Transfer-Development Rights with the New Jersey Highlands Council.

New Jersey Department of Community Affairs, Office of Smart Growth / P.O. Box 204  
Trenton, NJ 08625-0204 / <http://www.nj.gov/dca/osg/> Phone: 609.292.7156  
Fax: 609.292.3292 / Email: [osgmail@dca.state.nj.us](mailto:osgmail@dca.state.nj.us)

#### **N.J. Department of Transportation**

The NJDOT's *Context Sensitive Design* process emphasizes working with local people and addressing sensitive environmental and social issues early in the development of transportation improvements. NJDOT also has a Local Aid program which works with county and municipal government officials to improve the efficiency and effectiveness of the state's transportation system. This program provides the opportunity for funding assistance to local governments for road, bridge and other transportation projects including bicycle and pedestrian safety and connectivity projects.

<http://www.nj.gov/transportation/community/>

New Jersey Department of Transportation; District 1, Mt. Arlington / Roxbury  
Corporate Center / 200 Stierli Court / Mount Arlington, N.J. 07856 / Phone: (973) 770-5070/5068 / Fax: (973) 770-5172.

#### **N.J. Highlands Council**

The New Jersey Highlands Council is charged with carrying out the provisions of the Act, including the development of a regional master plan for the Highlands Region. The provisions of the act emphasize the protection of the region's precious resources as well as the quality of life of those who live in it. Borough of Alpha is at the southwestern edge of the New Jersey portion of the Highlands region and is designated as entirely within the Council's Planning Area.

New Jersey Highlands Council / 100 North Road (Route 513) / Chester, NJ 07930  
<http://www.highlands.state.nj.us/njhighlands/> Phone: 908.879.6737 / Fax:  
908.879.4205 / Email: [highlands@highlands.state.nj.us](mailto:highlands@highlands.state.nj.us)

#### **N.J. Historic Trust**

The New Jersey Historic Trust receives an allocation (historically \$6 million) per year for historic preservation projects. These funds are awarded in the form of grants for restoration projects. The grants cannot be used for land acquisition; however, combining open space and historic preservation strengthens a project's position in the application process.

New Jersey Historic Trust / P.O. Box 457, 506-508 East State Street / Trenton, NJ 08625  
<http://www.njht.org/> / Phone: 609.984.0473

#### **N.J. Natural Heritage Program**

The New Jersey Natural Heritage Program identifies the state's most significant natural areas through a comprehensive inventory of rare plant and animal species and representative ecological communities.

Office of Natural Lands Management / Division of Parks and Forestry / Department of Environmental Protection / P.O. Box 404, Trenton, New Jersey 08625 / (609) 984-1339  
Fax No.: (609) 984-1427

**State Agriculture Development Committee (SADC)**

The SADC leads in the preservation of New Jersey's farmland and promotes innovative approaches to maintaining the viability of agriculture. The SADC administers the Farmland Preservation Program, providing grants to counties, municipalities and nonprofit groups to fund the purchase of development easements on farmland; directly purchasing farms and development easements from landowners; and offering grants to landowners in the program to fund up to 50 percent of the cost of soil and water conservation projects. It also administers the Right to Farm Program, oversees the Transfer of Development Rights Bank, and operates the Farm Link Program, which helps connect farm owners with farmers seeking access to farmland and farming opportunities.

New Jersey Department of Agriculture, State Agriculture Development Committee  
John Fitch Plaza / P.O. Box 330 / Trenton, NJ 08625  
<http://www.state.nj.us/agriculture/sadc/sadc.htm> / Phone: 609.984.2504  
Fax: 609.633.2004 / Email: [sadc@ag.state.nj.us](mailto:sadc@ag.state.nj.us)

***Regional***

**North Jersey Resource Conservation and Development Program (RC&D)**

RC&D Council develops and manages grant-funded programs and projects that promote the improvement and wise use of the region's resources. Supported through USDA-Natural Resources Conservation Service, RC&D uses a network of volunteers and facilitates how local residents and agencies can work together to address related problems.

Christine Hall, RC&D Coordinator  
NRCS, North Jersey RC&D / 54 Old Highway 22, Suite 201 / Clinton, NJ 08809-1389  
[www.northjerseyrcd.org](http://www.northjerseyrcd.org) / Phone: 908.735.0733 / Fax: 908.735.0744  
Email: [chall@northjerseyrcd.org](mailto:chall@northjerseyrcd.org)

***County***

**Warren County Open Space, Recreation, Farmland and Historic Preservation Trust Fund**

The Fund is administered by the Warren County Department of Land Preservation. Historically, this Fund has been used to award grants to municipalities and non-profit organizations as well as for direct acquisition by the Warren County Board of Freeholders.

Warren County Dept. of Land Preservation / 500 Mt. Pisgah Avenue, PO Box 179  
Oxford, NJ 07863 / Phone: 908.453.2650 / Fax: 908.453.3150

## *Non Profit*

### **Morris Land Conservancy**

Founded in 1981, Morris Land Conservancy is a non-profit, member-supported organization dedicated to preserving and permanently protecting open space lands in northern New Jersey. The Conservancy is helping municipalities throughout Morris, Somerset, Warren, Bergen, Sussex and Passaic with a diverse range of open space projects. To date, the Conservancy completed over 45 Open Space and Recreation Plans, Trail Plans, and Farmland Plans, and has staff skilled in the art of land negotiations and crafting successful conservation strategies.

Morris Land Conservancy / 19 Boonton Avenue / Boonton, NJ 07005 /  
<http://www.morrislandconservancy.org> / Phone: 973.541.1010 / Fax: 973.541.1131 /  
Email: [info@morrislandconservancy.org](mailto:info@morrislandconservancy.org) /

### **Association of New Jersey Environmental Commissions (ANJEC)**

ANJEC's mission is to promote the public interest in natural resource preservation, sustainable development and reclamation, and support environmental commissions and open space committees.

ANJEC / PO Box 157, Mendham, NJ 07945 / Phone: 973-539-7547 / Fax: 973-539-7713 /  
[www.anjec.org](http://www.anjec.org)

### **National Transportation Enhancements Clearinghouse (NTEC)**

This organization is an information service sponsored by the Federal Highway Administration (FHWA) and Rails-to-Trails Conservancy. NTEC works to provide professionals, policy makers, and citizens with timely and accurate information necessary to make well-informed decisions about Transportation Enhancements (TE). All documents and information is provided free of charge.

Email: [ntec@enhancements.org](mailto:ntec@enhancements.org) Phone: 1-888-388-NTEC (6832) / Fax: 202-331-9680 /  
National Transportation Enhancements Clearinghouse / 1100 17th Street NW, 10th floor  
/ Washington, D.C. 20036

### **New York - New Jersey Trail Conference**

The New York - New Jersey Trail Conference is actively networking with private and public property owners to extend walking trails throughout New Jersey. In Warren County, they are actively pursuing an extension of the Highlands Trail which would travel along the Pohatcong Ridge to conclude at Pinchers Point on the Delaware. The Highlands Trail is already significantly developed in Morris County. Further north, the Warren Trail would parallel this proposed path and offer two distinct pedestrian avenues featuring the Highlands region in Warren County. Their mission includes supporting efforts to preserve land on ridge tops and along stream corridors.

156 Ramapo Valley Road (Route 202) / Mahwah, NJ 07430-1199  
[www.nynjtc.org](http://www.nynjtc.org) / Phone: 201.512.9348 / Fax: 201.512.9012 / [info@nynjtc.org](mailto:info@nynjtc.org)

### **Natural Lands Trust (NLT)**

The Natural Lands Trust (NLT) suggests a Growing Greener approach to land Use planning that specifically promotes the protection of land equity while creating a community network of open space. They offer a related booklet outlining the following four (4) conservation tools: a) Envisioning the Future: Performing community audits; b) Protecting Open Space Networks through Conservation Planning; c) Conservation Zoning: A Menu of Choices; and, d) Conservation Subdivision Design.

Natural Lands Trust / 1031 Palmers Mill Road / Media, PA 19063  
[www.natlands.org](http://www.natlands.org) / Phone: 610.353.5587 / Email: [info@natlands.org](mailto:info@natlands.org)

### **The Nature Conservancy (TNC)**

A nationwide organization, The Nature Conservancy works to preserve the plants, animals and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive. The Nature Conservancy established the New Jersey Chapter Office in 1988 to protect the State's natural heritage.

The Nature Conservancy / 200 Pottersville Road / Chester, NJ 07930 / [www.nature.org](http://www.nature.org)  
Phone: 908.879.7262 / Fax: 908.879.2172 / Email: [newjersey@tnc.org](mailto:newjersey@tnc.org)

### **New Jersey Audubon Society**

Founded in 1897 and one of the oldest Audubon societies in the nation, the New Jersey Audubon Society provides programs and information to protect threatened or endangered plants and animals throughout the State. The Society also acquires, establishes and maintains wildlife sanctuaries.

New Jersey Audubon Society / 11 Hardscrabble Road / Bernardsville, NJ 07924  
[www.njaudubon.org](http://www.njaudubon.org) / Contact: John Parke / Phone: (908) 766-5787 ext. 18 / Fax: (908) 766-7775 / Email: [john.parke@njaudubon.org](mailto:john.parke@njaudubon.org)

### **New Jersey Conservation Foundation**

The mission of the New Jersey Conservation Foundation (NJCF) is to preserve New Jersey's land and natural resources for the benefit of all. NJCF protects strategic lands through acquisition and stewardship, promotes strong land use policies, and forges partnerships to achieve conservation goals. The NJCF also is spearheading the Garden State Greenways project. The Garden State Greenways is a vision for a statewide system of interconnected natural lands, or greenways, in New Jersey. The Garden State Greenways is a partnership project produced by the New Jersey Conservation Foundation, State Green Acres Program, and Rutgers University, Center for Remote Sensing and Spatial Analysis. [www.gardenstategreenways.org](http://www.gardenstategreenways.org)

New Jersey Conservation Foundation/Executive Director: Michele Byers/Bamboo Brook/170 Longview Road/Far Hills, NJ 07931/Phone: 908-234-1225/ Fax: 908.234.1189 / [www.njconservation.org](http://www.njconservation.org) email: [info@njconservation.org](mailto:info@njconservation.org)

**Phillipsburg Riverview Organization (PRO)**

Since 1988, PRO has specialized and facilitated land conservation projects primarily in southern Warren County.

Phillipsburg Riverview Organization / 68 S. Main Street / Phillipsburg, NJ 08865  
<http://proriverview.org/> Phone & Fax: 908.454.4141 / Email:  
[mjking@PRORiverview.org](mailto:mjking@PRORiverview.org)

**Pohatcong Creek Watershed Association**

Since 1997, the Pohatcong Creek Watershed Association has been dedicated to the conservation, protection, and restoration of water quality, wildlife, soil, forests and all other natural resources within the watershed.

Pohatcong Creek Watershed Association / 256 Creek Road / Phillipsburg, NJ 08865  
[www.pcwa.org](http://www.pcwa.org) / Phone: 908.213.1550

## References

---

- The Biodiversity Project. *Ethics for a Small Planet: A Communications Handbook on the Ethical and Theological Reasons for Protecting Biodiversity*, November, 2002, Madison, Wisconsin. [www.biodiversityproject.org](http://www.biodiversityproject.org) Accessed: 11/28/06
- The Biodiversity Project. *Community: Pohatcong Township; Activity Name: Save the Grasslands* <http://www.biodiversityproject.org/stories.htm> Accessed: 12/3/06
- Borough of Alpha. *Borough of Alpha Master Plan Reexamination Report*. 2005
- Borough of Alpha. *Borough of Alpha Master Plan, 1995, Amended 1998*
- Borough of Alpha. *Golden Jubilee 1911 - 1961. Program*
- Highlands Coalition. *Critical Treasures List - NJ*.  
<http://www.highlandscoalition.org/NJList.htm> Accessed: 9/8/06
- Lafayette College. *Memorandum by Professor Kney*. February 14, 2002.
- National Park Service. *1999 Lower Delaware National Wild and Scenic Study Report. Lower Delaware River Management Plan*. <http://www.nps.gov/chal/sp/finalsect2.pdf> Accessed: 11/27/06
- National Transportation Enhancements Clearinghouse. *TE Basics*.  
[http://www.enhancements.org/Te\\_basics.asp](http://www.enhancements.org/Te_basics.asp) Accessed: 12/4/06
- New Jersey Audubon Society. *Conservation Report, Winter, 2004*.  
<http://www.njaudubon.org/Conservation/ConsWin04.html> Accessed: 11/28/06
- New Jersey Audubon Society. *New Jersey Audubon, Spring/Summer 2006: NJAS and Grasslands Stewardship - Perfect Together!*
- New Jersey Department of Agriculture. *NJ Farmland Preservation Statistics*.  
<http://www.state.nj.us/agriculture/sadc/preservedfarmslist.pdf> Accessed: 12/10/06
- New Jersey Department of Environmental Protection. *Map Of NJDEP Alpha Grasslands Preserve - NJ Wildlife Management Areas*.  
[http://www.nj.gov/dep/fgw/pdf/wmamaps/alpha\\_grasslands.pdf](http://www.nj.gov/dep/fgw/pdf/wmamaps/alpha_grasslands.pdf) Accessed: 11/27/06
- New Jersey Department of Environmental Protection. *New Jersey's Endangered and Threatened Wildlife, Bobolink*: <http://www.state.nj.us/dep/fgw/ensp/pdf/end-thrtened/bobolink.pdf> Accessed: 11/13/06

New Jersey Department of Environmental Protection. , *I-map tool*, Internet.  
<http://www.state.nj.us/dep/gis/dep splash.htm> Accessed: 12/4/06, 12/12/06

New Jersey Department of Environmental Protection. *NJ Landscape Project*  
[http://www.njfishandwildlife.com/ensp/landscape/lp\\_report.pdf](http://www.njfishandwildlife.com/ensp/landscape/lp_report.pdf) Accessed: 12/3/06

New Jersey Department of Environmental Protection. *NJ Wildlife Action Plan* 07/26/06,  
<http://www.state.nj.us/dep/fgw/ensp/waphome.htm> Accessed: 12/2/06

New Jersey State Planning Commission. *The New Jersey State Development and Redevelopment Plan, adopted March 1, 2001*

Pohatcong Environmental Commission. *Online webpage on Alpha Grasslands.*  
<http://www.co.warren.nj.us/enviro/mun/Pohatcong.html> Accessed: 12/3/06

James Shelly. *The Borough of Alpha*. Article, no date.

*Souvenir Program - History of Alpha*, untitled, unauthored, undated, likely 1941 era.

Township of Pohatcong. *Pohatcong Open Space and Recreation Plan*, compiled by Morris Land Conservancy with the Township of Pohatcong, September 2004.

Upper Delaware Watershed Management Project. *Map 10 Natural Heritage Priority Macrosites in the Pohatcong and Lopatcong Watershed Area*; 2002.  
[http://www.upperdelaware.org/Documents/tech\\_rep/wildlife/figures/map\\_10.gif](http://www.upperdelaware.org/Documents/tech_rep/wildlife/figures/map_10.gif) -  
Accessed: 12/1/06

U.S. Department of Commerce, Bureau of the Census. *1910 Census of Population.*  
<http://www2.census.gov/prod2/decennial/documents/36894832v3ch1.pdf>  
Accessed: 12/11/06

U.S. Department of Commerce, Bureau of the Census. *14<sup>th</sup> Census of the United States, State Compendium New Jersey, 1920.* Accessed: 12/11/06

Warren County Department of Planning. *Warren County Strategic Growth Plan, December 2004, Revised 2005.*  
[http://www.co.warren.nj.us/planning/county\\_strategic\\_growth\\_plan.html](http://www.co.warren.nj.us/planning/county_strategic_growth_plan.html) Accessed:  
12/4/06

Warren County Department of Planning. *Warren County Open Space Plan, 1999.*  
[http://www.co.warren.nj.us/planning/open\\_space\\_plan.html](http://www.co.warren.nj.us/planning/open_space_plan.html) Accessed: 12/4/06

Warren County Planning Department. *Warren County Cross Acceptance Plan, Amended February 23, 2005.* <http://www.co.warren.nj.us/planning/xacceptance.html>  
Accessed: 12/9/06

Warren County New Jersey. *Warren County Census Data webpage.*  
<http://www.co.warren.nj.us/census2006directory.pdf> Accessed: 12/11/06

Warren County, New Jersey. *Historic Sites of Warren County.*  
<http://www.co.warren.nj.us/enviro/img/text/historic.pdf> accessed 12/24/06

Warren County Environmental Commission. *Warren County Environmental Resource Inventory.* <http://www.co.warren.nj.us/enviro/prologue.html> Accessed: 12/4/06

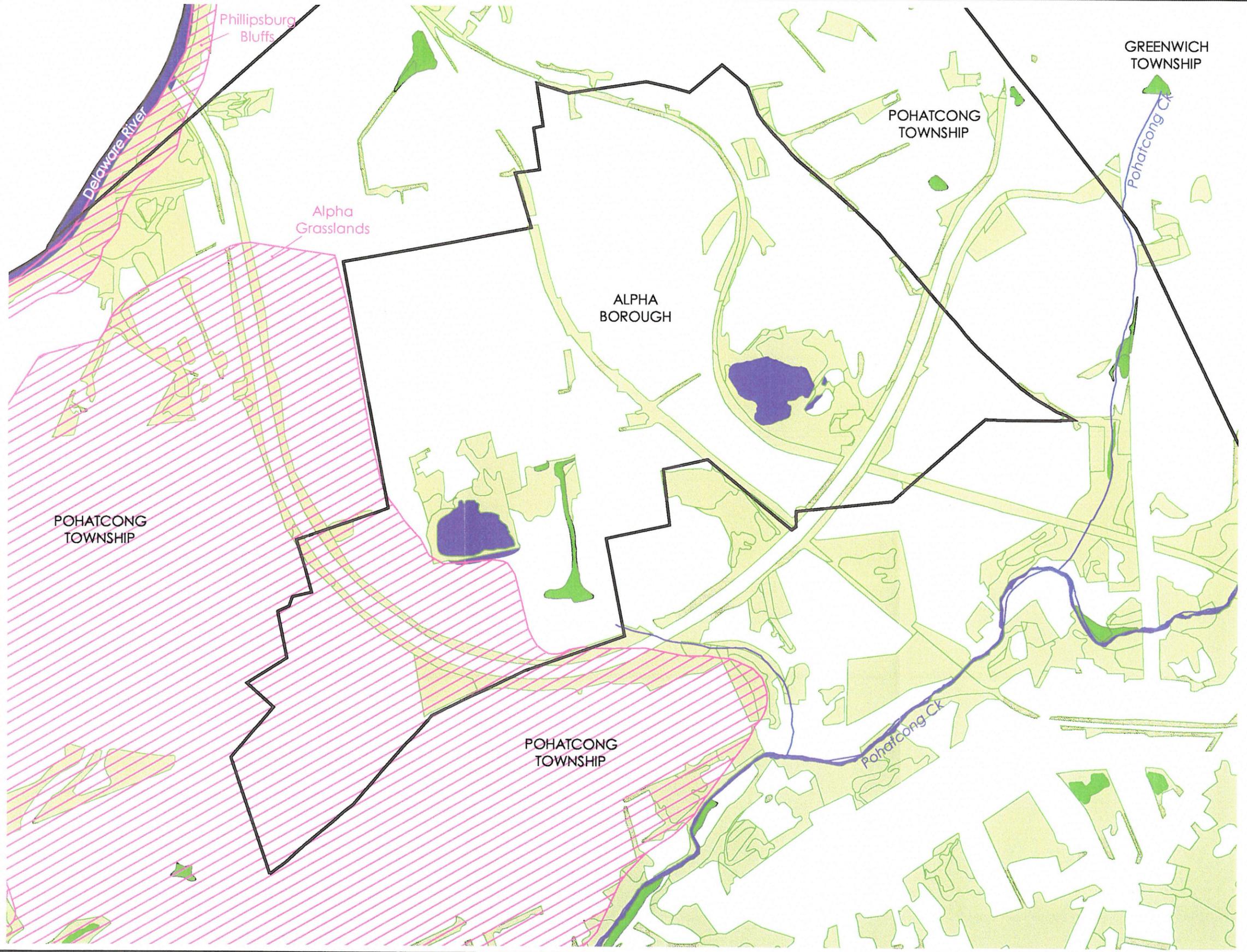
*- This page left intentionally blank -*

# MAPS

1. **Natural Features Map**
2. **Land Use Map**
3. **Open Space Map**
4. **Greenway Map**



**NATURAL FEATURES MAP**  
 Borough of Alpha  
 Warren County



-  Natural Heritage Priority Sites
-  Forest
-  Wetland
-  Waterbody
-  River/Stream
-  Municipal Boundary

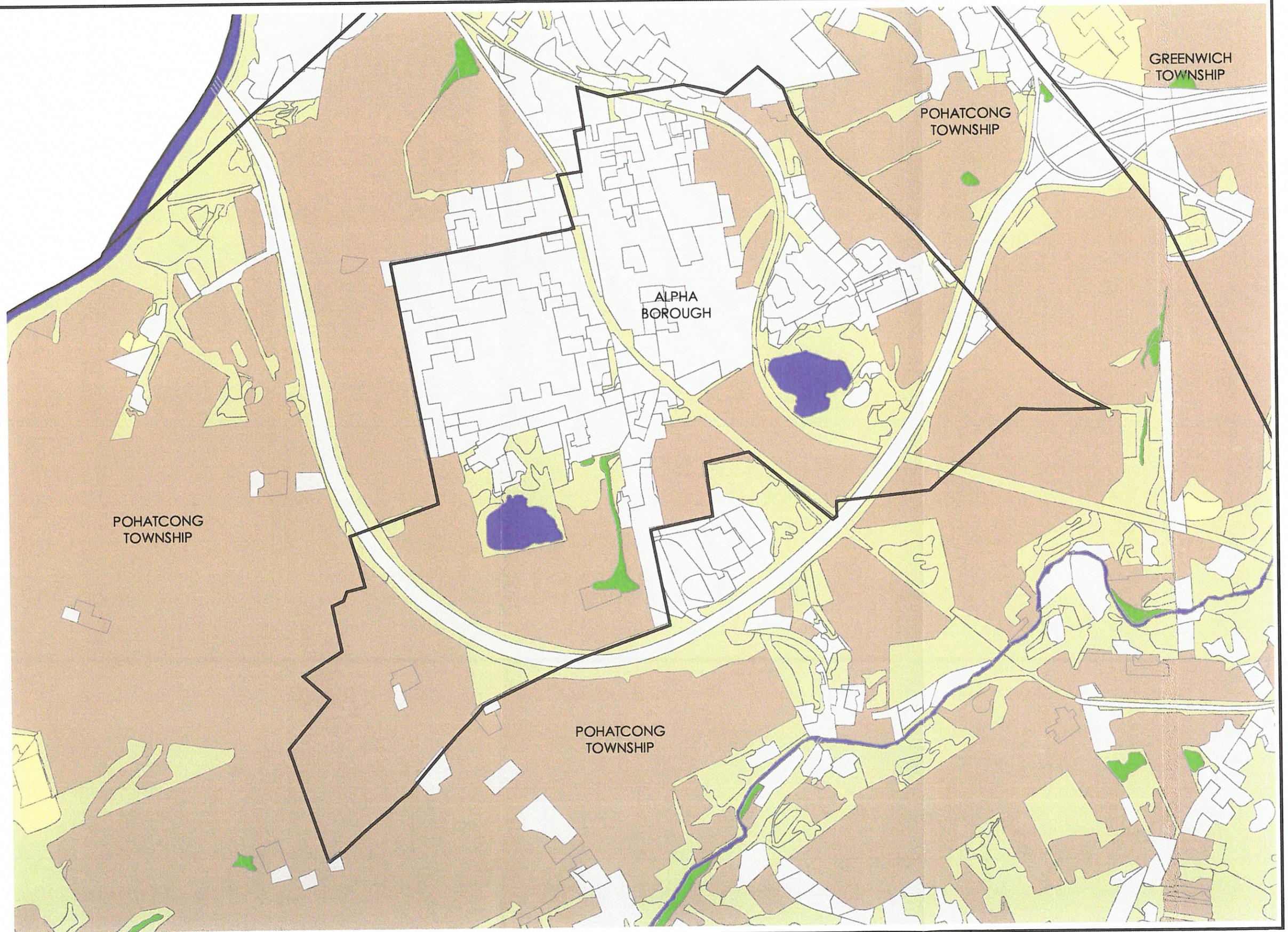


600 0 600 1200 Feet

ARESTY MAPPING CENTER  
 MORRIS LAND CONSERVANCY  
 19 Boonton Ave  
 Boonton, NJ 07005  
 Map Prepared February 6, 2007

Data Sources: NJDEP  
 "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 the NJDEP and is not state-authorized."  
 "This map is to be used solely for planning purposes, and does not take the place of a survey."

**LANDUSE MAP**  
Borough of Alpha  
Warren County



-  Agriculture
-  Barren Land
-  Forest
-  Urban
-  Water
-  Wetland
-  Municipal Boundary

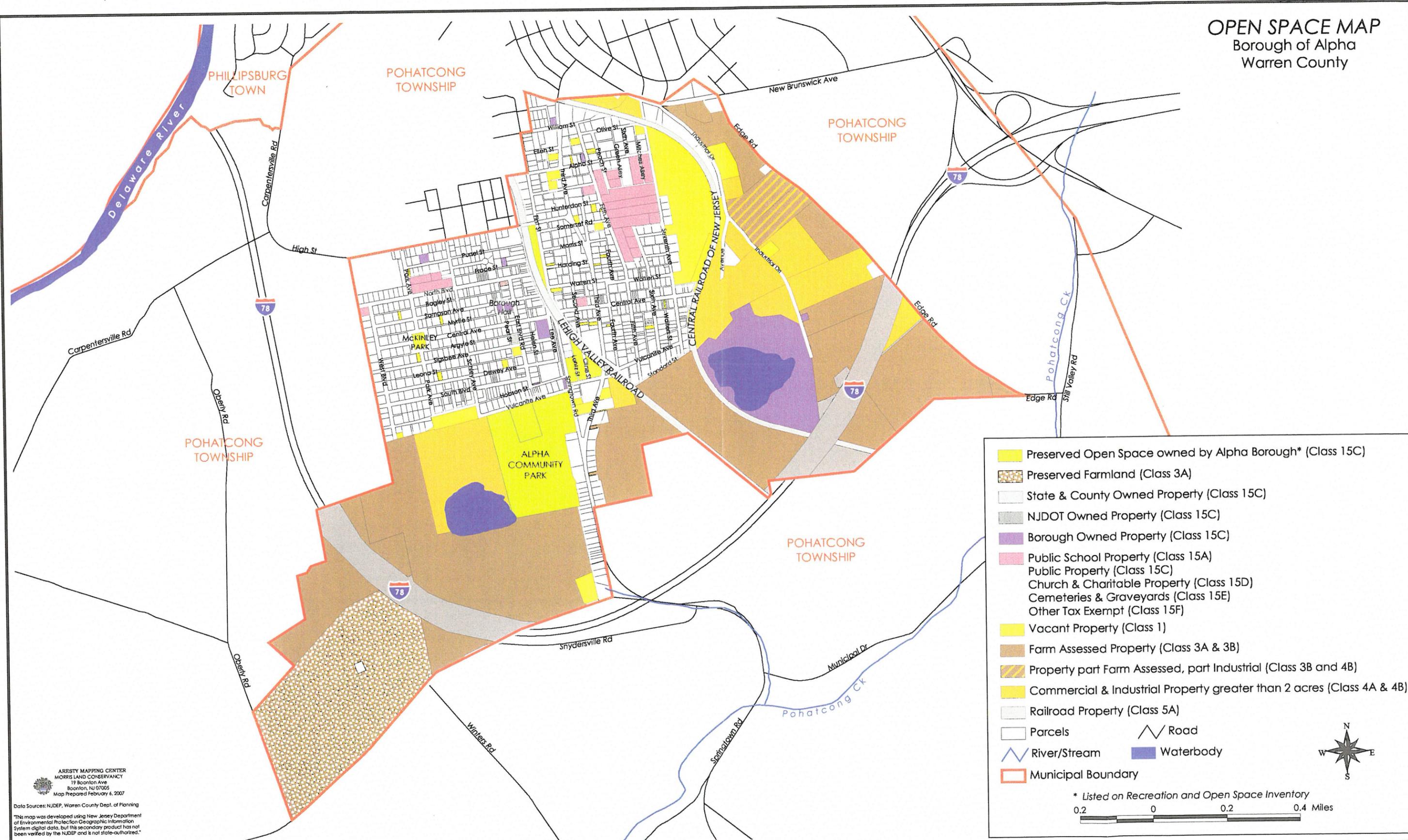
600 0 600 1200 Feet

ARESTY MAPPING CENTER  
MORRIS LAND CONSERVANCY  
19 Boonton Ave  
Boonton, NJ 07005  
Map Prepared February 6, 2007

Data Sources: NJDEP  
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 the NJDEP and is not state-authorized.  
This map is to be used solely for planning purposes, and does not take the place of a survey.

# OPEN SPACE MAP

Borough of Alpha  
Warren County



	Preserved Open Space owned by Alpha Borough* (Class 15C)
	Preserved Farmland (Class 3A)
	State & County Owned Property (Class 15C)
	NJDOT Owned Property (Class 15C)
	Borough Owned Property (Class 15C)
	Public School Property (Class 15A)
	Public Property (Class 15C)
	Church & Charitable Property (Class 15D)
	Cemeteries & Graveyards (Class 15E)
	Other Tax Exempt (Class 15F)
	Vacant Property (Class 1)
	Farm Assessed Property (Class 3A & 3B)
	Property part Farm Assessed, part Industrial (Class 3B and 4B)
	Commercial & Industrial Property greater than 2 acres (Class 4A & 4B)
	Railroad Property (Class 5A)
	Parcels
	River/Stream
	Waterbody
	Road
	Municipal Boundary

\* Listed on Recreation and Open Space Inventory

0.2 0 0.2 0.4 Miles

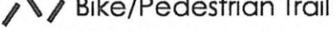
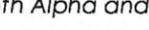
ARESTY MAPPING CENTER  
MORRIS LAND CONSERVANCY  
19 Boonton Ave  
Boonton, NJ 07005  
Map Prepared February 6, 2007

Data Sources: NJDEP, Warren County Dept. of Planning

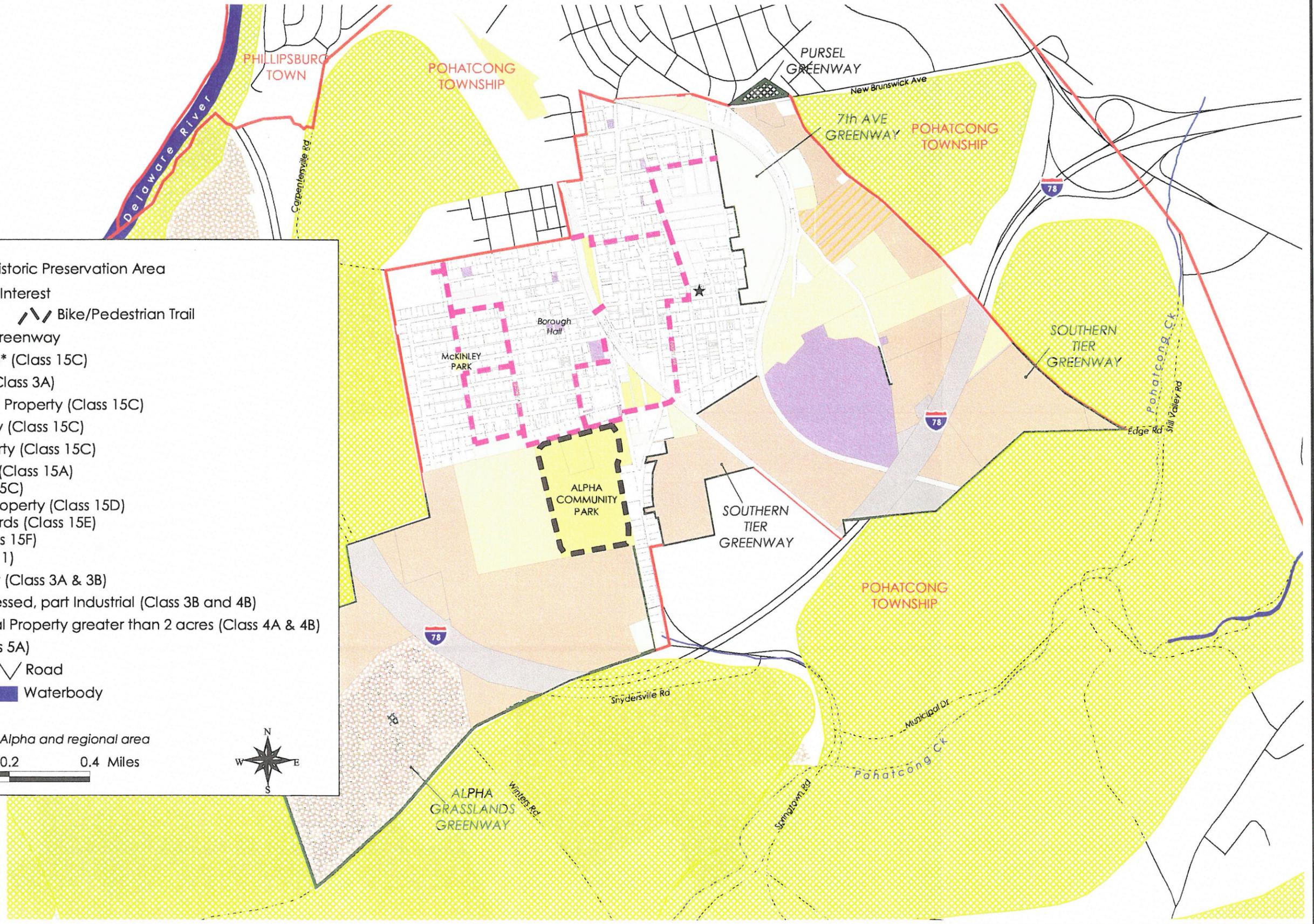
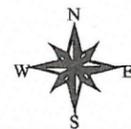
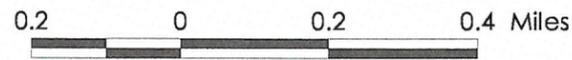
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

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

**GREENWAY MAP**  
Borough of Alpha  
Warren County

-  Greenway/Farmland/Historic Preservation Area
-  Property of Recreation Interest
-  Connector
-  Bike/Pedestrian Trail
-  Pohatcong Township Greenway
-  Preserved Open Space\* (Class 15C)
-  Preserved Farmland\* (Class 3A)
-  State & County Owned Property (Class 15C)
-  NJDOT Owned Property (Class 15C)
-  Borough Owned Property (Class 15C)
-  Public School Property (Class 15A)
-  Public Property (Class 15C)
-  Church & Charitable Property (Class 15D)
-  Cemeteries & Graveyards (Class 15E)
-  Other Tax Exempt (Class 15F)
-  Vacant Property (Class 1)
-  Farm Assessed Property (Class 3A & 3B)
-  Property part Farm Assessed, part Industrial (Class 3B and 4B)
-  Commercial & Industrial Property greater than 2 acres (Class 4A & 4B)
-  Railroad Property (Class 5A)
-  Parcels
-  Road
-  River/Stream
-  Waterbody
-  Municipal Boundary

\* in both Alpha and regional area



ARESTY MAPPING CENTER  
MORRIS LAND CONSERVANCY  
19 Boonton Ave  
Boonton, NJ 07005  
Map Prepared February 6, 2007

Data Sources: NJDEP, Warren County Dept. of Planning,  
Borough of Pohatcong

"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 the NJDEP and is not state-authorized."

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

# Appendices

- 1) Green Acres Recreation and Open Space Inventory (ROSI)
- 2) Ordinance 98-10 Establishing The Borough of Alpha Open Space Trust Fund
- 3) Ordinance 05-06 Recreating and Amending Chapter 39, funds, Section 39-3, Funding (Municipal Open Space, Recreation, Farmland and Historic Preservation Trust Fund)
- 4) 1997 Referendum Regarding the Pool (Resolution 97-59)
- 5) 2005 Referendum Regarding the Pool (Resolution 05-84)
- 6) 2005 Election Results
- 7) Public Hearing #1 - October 10, 2006 - Notice, Agenda, Notes
- 8) Public Hearing #2 - January 9, 2007 - Notice, Agenda
- 9) Parcel Data Tables



**Recreation and Open Space Inventory (ROSI)**

Municipality Alpha Borough

County Warren

<u>BLOCK</u>	<u>LOT</u>	<u>PARK NAME</u>	<u>INTEREST</u>	<u>TYPE</u>	<u>FUNDED?</u>
	1	MCKINLEY PARK	ET/FE	M	N
93	4	JOHN DOLAK BALLFIELD	ET/FE	M	N
93	5	JOHN DOLAK BALLFIELD	ET/FE	M	N
97	1	ALPHA COMMUNITY PARK	ET/FE	M	Y

This ROSI relies on information provided to Green Acres by the Local Unit. Its accuracy is not guaranteed by the Green Acres Program. All information contained in this ROSI should be confirmed with the Local Unit. If there is question whether a parcel should or should not be included on the ROSI, please see N.J.A.C. 7:36-20.3 for guidance. Any discrepancies should be brought to the attention of the Green Acres Bureau of Legal Services and Stewardship.

PARK NAME: if followed by - DIV = parcel was entirely diverted; if followed by - P/DIV = parcel was partially diverted; and if followed by - COMP = parcel was a compensation piece for a previous diversion.

INTEREST: ET/FE: Entire Taking/Fee Simple; PT/FE: Partial Taking/Fee Simple; LEASE: Leased Land; ET/CE: Entire Taking/Conservation Easement; PT/CE: Partial Taking/Conservation Easement

Type: M - Municipal; C - County; N - Non Profit

Funded?: Y - Park received Green Acres funding; N - Park did not receive Green Acres funding



**ORDINANCE 98-10**  
**AN ORDINANCE OF THE BOROUGH OF ALPHA**  
**ESTABLISHING AN OPEN SPACE TRUST FUND**

WHEREAS, the voters of the Borough of Alpha approved by overwhelming majority a referendum which recommended to the Borough Council the creation of an Open Space Trust Fund for the acquisition and preservation of open space within the Borough.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Alpha, County of Warren and State of New Jersey, as follows:

**SECTION 1. Fund for Open Space Acquisition.**

There is hereby established a reserve in the General Capital Fund which shall be known and designated as the "Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund." A special bank account shall be opened and maintained for this purpose. Funds from the Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund may, as directed by the Mayor and Borough Council, be utilized to acquire by gift, purchase or by eminent domain proceedings pursuant to N.J.S.A. 20:3-1 et seq., development easements, other easements, vacant land, as well as land which has improvements upon it at the time of acquisition, where the principal purpose of the acquisition is for any or all of the following purposes, or any combination thereof:

- (a) acquisition of lands for recreation and conservation purposes;
- (b) development of lands acquired for recreation and conservation purposes;
- (c) maintenance of lands acquired for recreation and conservation purposes;
- (d) acquisition of farmland for farmland preservation purposes;
- (e) historic preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes; or
- (f) payment of debt service indebtedness issued or incurred by the Borough of Alpha for any of the purposes set forth in (a) through (e) above.

Any such land or improvements purchased hereunder shall be held by the Borough of Alpha, in trust.

**SECTION 2. Apportionment and Allocation of Fund.**

The Mayor and Borough Council, annually, after the holding of one public hearing thereon, shall apportion and allocate the use of such tax receipts amount the purpose or purposes set forth in Section 1 (a) through (f).

**SECTION 3. Funding.**

The Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund shall be funded through the dedication to the fund of an amount of \$.02 per \$100.00 if assessed valuation of each annual tax levy commencing with the year tax and budget year 1998. The Fund shall also be permitted to accept donations and testamentary bequests. The accumulated receipts and deposits within the Fund may be utilized for the purposes set forth in Section 1 and Section 2, herein. Any and all interest accruing shall be retained in and used for the same purposes as established in accordance with Section 1 and Section 2, herein.

#### SECTION 4. Sale of Property.

No property acquired with these funds shall be leased or sold, unless action has been authorized by the Mayor and Borough Council in a manner as prescribed by law.

The Mayor and Borough Council, after at least one public hearing thereon, and upon a finding that the purposes of this ordinance might otherwise be better served or that any land acquired by the Borough of Alpha pursuant to this ordinance is required for another public use, may by ordinance convey, through sale, exchange, transfer or other disposition, title to, or a lesser interest in, that land, provided that the Borough of Alpha shall replace any land conveyed under this section by land of at least equal fair market value and of reasonably equivalent usefulness, size, quality, and location to the land conveyed. Any money derived from the conveyance shall be deposited into the Fund created hereunder.

Any conveyance made pursuant to this Section shall be made in strict accordance with the "Local lands and Buildings Law" (NJSA 40A:12-1 et seq.) In the event of conveyance by exchange, the land or improvements thereon to be transferred to the Trust shall be at least equal in fair market value and of reasonably equivalent usefulness, size, quality, and location to the land or improvements transferred from the Trust.

#### SECTION 5. Review

In the event that no property is acquired under this ordinance for a period of five (5) consecutive years, then the Mayor and Borough Council shall review the activities of the Advisory Open Space Council and issue a report with recommendations and conclusions concerning the continuation of the Fund.

SECTION 6. All ordinances of the Borough of Alpha which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 7. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reasons held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

The Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund shall be funded through the dedication to the fund of an amount of \$.02 per \$100.00 if assessed valuation of each annual tax levy commencing with the year tax and budget year 1998. The Fund shall also be permitted to accept donations and testamentary bequests. The accumulated receipts and deposits within the Fund may be utilized for the purposes set forth in Section 1 and Section 2, herein. Any and all interest accruing shall be retained in and used for the same purposes as established in accordance with Section 1 and Section 2, herein.

#### SECTION 4. Sale of Property.

No property acquired with these funds shall be leased or sold, unless action has been authorized by the Mayor and Borough Council in a manner as prescribed by law.

The Mayor and Borough Council, after at least one public hearing thereon, and upon a finding that the purposes of this ordinance might otherwise be better served or that any land acquired by the Borough of Alpha pursuant to this ordinance is required for another public use, may by ordinance convey, through sale, exchange, transfer or other disposition, title to, or a lesser interest in, that land, provided that the Borough of Alpha shall replace any land conveyed under this section by land of at least equal fair market value and of reasonably equivalent usefulness, size, quality, and location to the land conveyed. Any money derived from the conveyance shall be deposited into the Fund created hereunder.

Any conveyance made pursuant to this Section shall be made in strict accordance with the "Local lands and Buildings Law" (NJSA 40A:12-1 et seq.) In the event of conveyance by exchange, the land or improvements thereon to be transferred to the Trust shall be at least equal in fair market value and of reasonably equivalent usefulness, size, quality, and location to the land or improvements transferred from the Trust.

#### SECTION 5. Review

In the event that no property is acquired under this ordinance for a period of five (5) consecutive years, then the Mayor and Borough Council shall review the activities of the Advisory Open Space Council and issue a report with recommendations and conclusions concerning the continuation of the Fund.

SECTION 6. All ordinances of the Borough of Alpha which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 7. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reasons held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

NOTICE

The above ordinance was introduced on First Reading by the Mayor and Council of the Borough of Alpha, on July 14, 1998, and will be considered for Final Reading and adoption at a public hearing to be held August 11<sup>th</sup> at the Municipal Building, 1001 East Blvd., Alpha, N.J. at which time the public may comment

Bess C. Embardino  
Borough Clerk

SECOND NOTICE OF AN ORDINANCE

NOTICE IS HEREBY GIVEN that at the regular meeting of the Alpha Borough Council held on Tuesday, August 11, 1998 at the Alpha Borough Hall on East Blvd. the following Ordinance was presented and passed on second reading after a public hearing thereon. The Ordinance was then ordered to be published according to law by title.

**ORDINANCE 98-10  
AN ORDINANCE OF THE BOROUGH OF ALPHA  
ESTABLISHING AN OPEN SPACE TRUST FUND**

Said Ordinance may be read and inspected at any time at the Office of the Borough Clerk, 1001 East Blvd., Alpha, N.J. 08865

Bess C. Embardino  
Borough Clerk



**BOROUGH OF ALPHA**  
**ORDINANCE NO. 05-06**  
**AN ORDINANCE RECREATING AND AMENDING**  
**CHAPTER 39, FUNDS, SECTION 39-3, FUNDING**

WHEREAS, the Borough Council of the Borough of Alpha desires to amend and recreate Chapter 39, Funds, specifically Section 39-3, by amending and recreating same to re-establish and establish funding for the Borough of Alpha for Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund;

NOW, THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Alpha that "§ 39-3. Funding" be amended and recreated as follows:

The Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund shall be funded through the dedication to the fund of an amount of \$0.04 per \$100.00 of assessed valuation of each annual tax levy commencing with the tax year and budget year 2005. The fund shall also be permitted to accept donations and testamentary bequests. The accumulated receipts and deposits within the fund may be utilized for the purposes set forth in §§ 39-1 and 39-2 herein. Any and all interest accruing shall be retained in and used for the same purposes as established in accordance with §§ 39-1 and 39-2 herein.

**NOTICE**

PLEASE TAKE NOTICE that the above-entitled Ordinance was introduced at a regular meeting of the Borough Council of the Borough of Alpha held on **March 8, 2005** at 7:00 p.m., and was passed on final reading after public hearing thereon at a regular meeting of the Alpha Council of the Borough of Alpha held in the Council Chambers, Alpha Municipal Bldg., 1001 East Blvd., Alpha, New Jersey on **March 22, 2005** and shall take effect according to law.

Ordained: March 22, 2005

\_\_\_\_\_  
Laurie Courter, RMC

\_\_\_\_\_  
Harry Zikas Jr., Mayor



**RESOLUTION 97-59**  
**QUESTION FOR NOVEMBER BALLOT REGARDING THE POOL**

WHEREAS, on June 10, 1997, the Borough Council approved the following question to appear on the ballot as a non-binding referendum for this November General Election:

“If necessary, do you approve of using taxation to subsidize the John Dolak Memorial Pool’s operation and maintenance?”

WHEREAS, on *August 26, 1997*, the Borough Council approved the following interpretive statement to appear on the ballot as well:

“A ‘Yes’ vote would favor financial support by the Borough of Alpha of the maintenance/operation of the John Dolak Pool. A ‘No’ vote would be against financial support.”

WHEREAS, the County Clerk has approved the question and the interpretive statement in their form; and

WHEREAS, the John Dolak Memorial Pool Citizens Committee has approved of the language in the question and interpretive statement.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Alpha that the Municipal Clerk be authorized to forward said question and interpretive statement to the Warren County Clerk for the November General Election ballot.

**CERTIFICATION**

I, K. Elizabeth Schramm, Clerk of the Borough of Alpha, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution/Ordinance adopted by the Common Council at a meeting of said Common Council on \_\_\_\_\_ and that said Resolution/Ordinance was adopted by not less than the legal vote needed of the members of the Council.

\_\_\_\_\_  
K. Elizabeth Schramm, Borough Clerk

Witness my hand and seal of the Borough of Alpha  
this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.



**RESOLUTION 05-84  
REFERENDUM FOR NOVEMBER BALLOT REGARDING THE POOL**

**WHEREAS**, the Borough of Alpha Council approves the following question to appear on the ballot as a non-binding referendum for the 2005 November General Election:

“Do you approve of a 4 cent tax to be used to repair, maintain and operate the John Dolak Memorial Pool?”

**WHEREAS**, the Borough of Alpha Council approves the following interpretive statement to appear on the ballot as well:

"If necessary, do you approve of using taxation to subsidize the John Dolak Memorial Pool's repair, operation and maintenance, with an amount not to exceed 4 cents per \$100.00 of assessed property value.

A Yes vote means that every year up to an additional 4 cents of the local tax you pay will be allocated to the John Dolak Memorial Pool.

A No vote means that tax dollars will not be used to subsidize the re-opening and continued operation of the John Dolak Memorial Pool.

**WHEREAS**, the Alpha Citizens' Action Committee has approved of the language in the question and interpretive statement;

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Alpha that the Municipal Clerk be authorized to forward said question and interpretive statement to the Warren County Clerk for the 2005 November General Election ballot.

**CERTIFICATION**

I, Laurie Courter, Clerk of the Borough of Alpha, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Common Council at a meeting of said Common Council on July 12, 2005 and that said Resolution was adopted by not less than the legal vote needed of the members of the Council.

\_\_\_\_\_  
Laurie Courter, RMC



Dec 14 2006 9:20AM HP LASERJET FAX  
**GENERAL ELECTION RESULTS**  
 Nov. 8, 2005

Registered Voters: 61,759 ..... Ballots Cast: 31,934  
 Voter Turnout: 51.71 %

<b>FREEHOLDER (One 3-year term)</b>	
Richard D. Gardner (R).....	>19,016
Damiano M. Fracasso (D).....	11,047
<b>COUNTY SURROGATE (One 5-year term)</b>	
Susan A. Dickey (R).....	>17,509
James R. Swick (D).....	12,746
<b>ALLAMUCHY COUNCIL (Two 3-year terms)</b>	
Michael Sloane (R).....	>926
Robert P. Smith (R).....	>838
Raymond Bohacz (D).....	505
<b>ALPHA QUESTION: Do you approve of a 4 cent tax to be used to repair, maintain and operate the John Dolak Memorial Pool?</b>	
Yes.....	239
No.....	>438
<b>ALPHA COUNCIL (Two 3-year terms)</b>	
Alex Zikas (D).....	>269
Robert Gara (D).....	>497
Tracy Grossman.....	228
<b>BELVIDERE MAYOR (2-year term)</b>	
Charles J. Liegel, Sr. (D).....	>596
<b>BELVIDERE COUNCIL (Two 3-year terms)</b>	
A. Morris Scott, Jr. (R).....	>505
Calvin D. Huntzinger (R).....	451
Benjamin Ritter (D).....	>489
<b>BLAIRSTOWN COMMITTEE (Two 3-year terms)</b>	
Stephen J. Lance (R).....	>1,397
Salvatore "Sal" Lascari (R).....	>1,473
G. Carol Cook (D).....	897
<b>BLAIRSTOWN COMMITTEE (One unexpired term)</b>	
Susan Cohen Price (R).....	964
Frank W. Anderson (GKW).....	>1,059
<b>FRANKLIN COMMITTEE (One 3-year term)</b>	
Jeff DeAngelis (R).....	>628
Mark Fitzsimmons (D).....	336
<b>FRANKLIN COMMITTEE (One unexpired term)</b>	
Michael C. Ferri (R).....	>803
<b>FRELINGHUYSEN QUESTION: Shall the Township consider expanding the use of the present farmland preservation fund to include a) acquisition of lands for recreation and conservation purposes; b) development of lands acquired for conservation purposes; c) maintenance of those lands; and d) payment of debt service incurred for purposes listed in a, b and c?</b>	
Yes.....	>491
No.....	298
<b>FRELINGHUYSEN COMMITTEE (One 3-year term)</b>	
Thomas K. Charles (R).....	>653
<b>GREENWICH COMMITTEE (Two 3-year terms)</b>	
Joseph Gurneak (R).....	>988
Bill Kanyuck (R).....	>1,028
Bob Stone (D).....	791
<b>HACKETTSTOWN MAYOR (3-year term)</b>	
Michael B. Lavery (R).....	>1,456
Roger Hines (D).....	1,186

<b>HACKETTSTOWN COUNCIL (Two 3-year terms)</b>	
Joseph Bristow (R).....	>1,641
Maria DiGiovanni (R).....	>1,468
Robert Stead (D).....	934
Nicole Wolfrum (D).....	995
<b>HACKETTSTOWN COUNCIL (One unexpired term)</b>	
Paul Wallace (R).....	>1,539
Gerald DiMaio, Jr. (D).....	1,032
<b>HARDWICK COMMITTEE (One 3-year term)</b>	
Alfred Carrazzone (R).....	>364
<b>HARMONY COMMITTEE (One 3-year term)</b>	
Karen A. Buckley (R).....	>536
<b>HOPE COMMITTEE (One 3-year term)</b>	
George H. Beatty (R).....	>460
<b>INDEPENDENCE COMMITTEE (Two 3-year terms)</b>	
Christina E. Saville (R).....	>1,177
John M. Cummins (R).....	>1,184
<b>KNOWLTON COMMITTEE (Two 3-year terms)</b>	
Ronald Farber (R).....	>671
Peter Summers (R).....	>652
<b>LIBERTY COMMITTEE (Two 3-year terms)</b>	
Mark Tibak (R).....	>639
Ronald Petersen (R).....	>618
Gene Naccarato (CGN).....	307
<b>LOPATCONG MAYOR (3-year term)</b>	
Douglas J. Steinhardt (R).....	>1,803
<b>MANSFIELD COMMITTEE (Two 3-year terms)</b>	
Ellen L. Nerbak (R).....	>1,355
Cate Oakley (R).....	>1,363
<b>OXFORD COMMITTEE (One 3-year term)</b>	
Michelle L. Melberger-Charles (R).....	177
Bonnie L. Riley (D).....	>449
<b>PHILLIPSBURG COUNCIL (Three 4-year terms)</b>	
Randy S. Piazza, Sr. (R).....	1,366
Warren Ulaner (R).....	1,038
John Damato (D).....	>1,912
William M. Merrick (D).....	>1,766
James M. Shelly (D).....	>1,927
<b>WASHINGTON BORO COUNCIL (One unexpired term)</b>	
Christina Woykowski (R).....	>997
<b>WASHINGTON TWP. COMMITTEE (One 3-year term)</b>	
Samir Elbassiouny (R).....	1,011
David R. Dempski (Ind.).....	>1,058
<b>WHITE QUESTION: Should the Township charge a municipal purpose tax to start gradually replacing host community fees which will be lost when the Warren County Landfill closes?</b>	
Yes.....	271
No.....	>1,666
<b>WHITE COMMITTEE (One 3-year term)</b>	
Sam Race (R).....	>1,294
Walt Menegus (RCF).....	642
<b>GOVERNOR (Warren County results)</b>	
Doug Forrester (R).....	17,962
Jon S. Corzine (D).....	11,422
<b>GENERAL ASSEMBLY 23rd DISTRICT (Warren County results)</b>	
Michael J. Doherty (R).....	18,582
Marcia A. Karrow (R).....	15,615
Janice L. Kovach (D).....	11,477
Scott McDonald (D).....	10,138



## **For Immediate Release**

Monday, October 2, 2006

**Contact: Mayor Harry Zikas, Jr. and/or Councilwoman Carol Schwarz**  
**(908) 859-4840 (908) 454-4389**

---

### **Borough of Alpha hosts Public Meeting on its Open Space and Recreation Plan**

**Alpha Borough** - The Mayor, Borough Council and the Open Space Advisory Committee invites all members of Borough Boards, Committees and the public to attend a Public Meeting to discuss the Borough's Open Space and Recreation Plan. The Public Meeting will start at 7:00pm in the Council Room of the Alpha Borough Municipal Building, located at 1001 East Blvd. in Alpha Borough.

The Borough's Open Space Trust Fund was established in 1998. The Borough is seeking an Open Space and Recreation Plan documenting the open space program in the Borough and the priorities for land acquisition in the community. The Borough is working with the Morris Land Conservancy, a local nonprofit land trust, to devise this Plan and the relevant maps. The Public Meeting on October 10th is a first step in that process.

... more ...

“Planning for open space creates a “green” infrastructure for a community,” explains Barbara Davis, Municipal Program Director for the Conservancy. “An Open Space and Recreation Plan results in increased funding from New Jersey Green Acres and guides a municipality to target its land acquisition program to develop a system of preserved land to protect the quality of life for residents.”

Morris Land Conservancy is a member supported non-profit organization founded in 1981. The Conservancy is dedicated to preserving and permanently protecting open space lands in northern New Jersey. These lands are critical to protect the clean drinking water, diverse plant and wildlife habitat, scenic landscapes, and outdoor recreation opportunities that define the region.

This Public Meeting will be facilitated by the Conservancy and the public is invited to participate and provide their input on the Borough’s open space program and land use trends impacting open space in the community. For questions, directions or information, call the Borough of Alpha at (908) 454-0088 or Morris Land Conservancy at (973) 541-1010.

... end ...

# The Reporter

& The Star-Gazette

## STATE OF NEW JERSEY

### DIANNE LORDEN

of full age, being duly sworn according to law, on her oath says that she is employed at THE STAR-GAZETTE that a notice of which the annexed is a true copy was published on

Sept. 28, 2006

in THE STAR-GAZETTE, a newspaper circulated in the Counties of Warren and Morris, in the State of New Jersey, and contained therein for

one times

at least once in each week.

Dianne Lorden

Subscribed and sworn before me.

This 28th day of Sept. 2006

Mary Lou Kurzenkari

A Notary Public of New Jersey

MARY LOU KURZENKARI  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 5/21/2007

BOROUGH OF ALPHA  
OPEN SPACE COMMITTEE  
PUBLIC HEARING  
PLEASE TAKE NOTICE the Borough of Alpha Open Space Committee will conduct a public hearing on the draft Open Space Map/Plan. There will also be a Greenway Map discussion. This will take place during the regularly scheduled meeting on Tuesday, October 10, 2006 at 7 p.m. or shortly thereafter. The meeting will be held at the Borough of Alpha Municipal Building, 1001 East Blvd., Alpha, NJ. The public is invited to attend.  
Fee: \$4.50 28 sept 1w

## **Borough of Alpha**

### Open Space & Recreation Plan Public Hearing

Municipal Building - Council Chambers  
Alpha Borough

October 10, 2006 - 7:00 pm

Hosted by  
Mayor Harry Zikas, Jr. and the Borough Council  
and  
Alpha Borough Open Space Advisory Committee

#### **AGENDA**

- 7:00 Flag Salute  
Welcome – Borough Council  
Introductions – *Carol Schwar, Chair, Open Space Committee*
- 7:15 Forum on Open Space and Recreation Plan Goals and Objectives  
Facilitated by Morris Land Conservancy  
*Barbara Heskins Davis, Vice President, Programs*
- What is an Open Space and Recreation Plan?
  - Presentation of draft Open Space Map
  - Public Comment & Participation  
Subject Areas for Discussion:
    - Natural Resource Protection
    - Recreation: Active, Passive
    - Farmland Preservation
    - Historic Preservation
    - Stewardship of Existing Open Space
    - Other items of Open Space interest
- 8:30 Conclusion - Attendees asked to prioritize goals.  
Meeting adjourned

**Borough of Alpha – Public Hearing #1  
Meeting Notes**

**General Issues:**

- HOMA
- 7<sup>th</sup> Day Adventist
- Limit new building
- Expand municipal parks (existing)
- Create new parks where none currently exist
- Piece across from mausoleum- across 7<sup>th</sup> avenue
- 519 hindrance for children
- Abandoned NJ rail- bike/walking path
- Path along 519- pedestrian/bike
- Destination: Quick Chek, school, pharmacy, parks, library, municipal building

**Community Pool:**

- Leased by YMCA this year
- Current deficit \$52K
- Issue—if close—what are the options?

**Recreation Issues:**

- Maintenance
  - 3 people
  - problem: mowing
  - maintaining quality
  - need: new backstops
  - field house
  - bleachers need to be enclosed
  - drainage problems
  - parking shortages

**Recreation Needs**

- fields
- recreation/ senior citizen- indoors /indoor basketball, adults
- programs
  - field hockey
  - lacrosse
- turf field
- football field shot
- outdoor basketball
- used to have ice skating rink
- bigger pavilion with restrooms
- (all kids can play now)

**Additional**

- Access to public transportation

**Largest threat**

- development in/out of Borough

**Borough of Alpha – Public Hearing #1  
Meeting Notes**

Issue: If developments on paper get approved, facilities inadequate

**Benefits of Alpha Borough:**

- home with yard
- schools
- off street parking
- close to shop
- recreation programs
- restaurants / bank / post office

**Benefits of Open Space Preservation:**

- limit housing
- protect OS / farmland
- farms in Pohatcong
- historic homes and walking bridge
- neighborhood
- support regional projects
- land values increasing
- younger people moving in ~

**Keep**

- affordability
- local neighborhoods
- these qualities:
  - friendliness
  - quiet town
  - quaint
  - know people here
  - people stay here
  - convenience- local markets, shop

STATE OF NEW JERSEY

DIANNE LORDEN

of full age, being duly sworn according to law, on her oath says that she is employed at THE STAR-GAZETTE that a notice of which the annexed is a true copy was published on

BOROUGH OF ALPHA  
OPEN SPACE COMMITTEE  
SECOND PUBLIC HEARING  
PLEASE TAKE NOTICE the Borough of Alpha  
Open Space Committee will conduct a second public  
hearing on the draft Open Space Map Plan. There will  
also be a Open Space Map discussion. This will take  
place on Tuesday, January 3, 2007 at 7:00 p.m. or shortly there-  
after. The hearing will be held at the Borough of Alpha  
Municipal Building, 1001 East Blvd., Alpha, NJ. The  
public is invited to attend.  
Nov 21 2006 7:56 PM

Nov 21, 2006

in THE STAR-GAZETTE, a newspaper circulated in the Counties of Warren and Morris, in the State of New Jersey, and contained therein for

one times

at least once in each week.

Dianne Lorden

Subscribed and sworn before me.

This 21st day of Nov 2006

Mary Lou Krugenkamp

A Notary Public of New Jersey

## **Borough of Alpha**

### Open Space & Recreation Plan Public Hearing #2

Municipal Building - Council Chambers  
Alpha Borough

January 9, 2007 - 7:00 pm

Hosted by  
Mayor Harry Zikas, Jr. and the Borough Council  
and  
Alpha Borough Open Space Advisory Committee

#### **AGENDA**

- 7:00 Flag Salute  
Welcome – Borough Council  
Introductions – *Carol Schwar, Chair, Open Space Committee*
- 7:15 Draft Open Space and Recreation Plan  
Facilitated by Morris Land Conservancy  
*Barbara Heskins Davis, Vice President, Programs*
- Presentation of Open Space and Recreation Plan
  - Presentation of Open Space and Greenways Map
  - Funding for Land Preservation
  - Public Comment & Participation
- 8:00 Conclusion  
Meeting adjourned



County Owned Property - Borough of Alpha - Class 15C

Block	Lot	Owners Name	Owner Address	Owner Address	ZipCode	Class	Acreage	Facility	Property Location
93	3	WARREN COUNTY BD OF CHOSEN FREEHOLD	065 COUNTY ROUTE 519 SO	BELVIDERE, NJ	7823	15C	0.26	GARAGE	1224 SPRINGTOWN RD.

Municipal Owned Property - Borough of Alpha - Class 15A and 15C

Block	Lot	Owner's Name	OwnerAddr1	OwnerAddr2	ZipCode	Class	Sort	Acreage	Facility	Property Location	BuildIDesc
23	9	ALPHA PUBLIC SCHOOL	NORTH BLVD	ALPHA, N.J.	8865 15A	15A	0.34	VACANT LAND	NORTH BLVD		
23	10	ALPHA PUBLIC SCHOOL	NORTH BLVD	ALPHA, N.J.	8865 15A	15A	0.68	VACANT LAND	PARK AVENUE		
23	11	ALPHA PUBLIC SCHOOL	NORTH BLVD	ALPHA, N.J.	8865 15A	15A	1.72	SCHOOLS	817 NORTH BLVD		1-2SB
<b>School Property:</b>											
							<b>2.74</b>				
14	4.01	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	0.95	BALL-PARK	WEST CENTRAL AVENUE		2 DUGOUTS
24	13	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	0.39	PUMPING STATION	PURSEL STREET		1SS
26	1.03	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	0.07	RIGHT OF WAY	HOBSON STREET		
26.01	9	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	0.18	VACANT LAND	LEE AVENUE		
26.01	10	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	0.34	VACANT LAND	LEE AVENUE		
31	7	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	1.04	VOLUNTEER FIRE CO.	LEE AVENUE		1SB
32	8	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	0.22	MUNICIPAL GARAGE	EAST BLVD		2SCB
32	9	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	0.34	BORO HALL	1001 EAST BLVD		2S-CB
36	15.01	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	0.08	PUMPING STATION	FRACE STREET		1SS
41	5	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	0.2		THIRD AVENUE		1SCB
46	7	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	0.18	PUMPING STATION	ALPHA STREET		1SS
57	2	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	0.08	VACANT LAND	POHATCONG STREET		
72	7	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	0.01	VACANT LAND	FIRST AVENUE		
99	2	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	31.46	VACANT LAND	90 INDUSTRIAL DR		
100	10.04	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro	0.22	WATER STAND PIPE	93 INDUSTRIAL DR		WATER STANDPIPE
<b>Municipal Property:</b>											
							<b>35.76</b>				
14.01	1										
38	1	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro ROSI			FIRST AVENUE		
93	4	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro ROSI	2.03	VACANT LAND	SPRINGTOWN RD.		
93	5	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro ROSI	1	BALL FIELD	PARK AVE		
94	1	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro ROSI	1.22	VACANT LAND	VULCANITE AVE.		
97	1	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro ROSI	35.01	PARK	SPRINGTOWN RD.		
97	1.01	BOROUGH OF ALPHA	1001 E. BLVD.	ALPHA, N.J.	8865 15C	15C Boro ROSI	4.06		SPRINGTOWN RD.		
<b>Municipal Parkland on ROSI:</b>											
							<b>44.34</b>	<b>Note: 45.6 on Green Acres ROSI</b>			

Undeveloped, Vacant Land - Borough of Alpha - Class 1

Block	Lot	Owners Name	OwnerAddr1	OwnerAddr2	ZipCode	Class	Acreage	Property Location	Zoning
2	2	MOYER, PATRICIA L. & ROBERT W.	230 STILL VALLEY ROAD	BLOOMSBURY N.J.	8804		1	0.17 HOBSON STREET	R-4
2	8	ALPHA BOROUGH BUSINESS PARK, LLC	PO BOX 548	BROADWAY NJ	8808		1	2.82 HOBSON STREET	R-4
12	13.01	LONERGAN, KEVIN M	875 DEWEY AVENUE	ALPHA NJ	8865		1	0.19 875 DEWEY AVE	R-4
14	5	UVARY, CARL R JR. & BONNIE	908 PARK AVENUE	ALPHA, N.J.	8865		1	0.14 PARK AVENUE	R-4
18	5	HUSZAR, HELEN	832 SAMPSON AVENUE	ALPHA, N.J.	8865		1	0.11 832 SAMPSON AVENUE	R-4
20	9	STRATEGIC REAL ESTATE ACQUIS,LLC	PO BOX 37	ANNANDALE NJ	8801		1	0.11 905 SAMPSON AVENUE	R-4
23	1.01	UNKNOWN	1001 EAST BLVD	ALPHA, NEW JERSEY	8865		1	0.06 PURSEL STREET	R-4
28	8	MAZZARIELLO, LOUISE	1740 ROOSEVELT AVENUE	MANVILLE, NJ	8835		1	0.34 EAST BLVD	R-5
28	12	MACHER, GEORGE	755 DEWEY AVENUE	ALPHA, N.J.	8865		1	0.22 755 DEWEY AVENUE	R-4
45	6	MINARDI, LUCY LIVING TRUST	201 THIRD AVENUE	ALPHA NJ	8865		1	0.32 THIRD AVENUE	B-2
46	5	PETTINELLI, EDA	202 THIRD AVE	ALPHA, N.J.	8865		1	0.31 FIFTH AVENUE	R-4
46	10	UNKNOWN C/O EDITH PETTINELLI	202 THIRD AVE	ALPHA, NJ	8865		1	0.07 ALPHA STREET	B-2
48	3	PIERFY, D'WINING, JOHN & MARY LEE	510 ALPHA ST	ALPHA, NJ	8865		1	0.14 FIFTH AVENUE	R-4
48	4	PIERFY, DONALD & JULIA	510 ALPHA ST	ALPHA, NJ	8865		1	0.07 FIFTH AVENUE	R-4
50	1	STASAK, MARK	624 ALPHA ST.	ALPHA, N.J.	8865		1	0.35 SEVENTH AVENUE	R-4
50	5.01	SMITH, PAUL	12 DECKER RD	PHILLIPSBURG, NJ	8865		1	0.28 148 SIXTH AVENUE	R-4
51	6	PNC BANK JUDITH MORAN,DISPO GROUP	TWO PNC PL 620 LIBERTYAV	PITTSBURG, PA	15222		1	0.37 224 POHATCONG STREET	B-2
51	8	PANCZER, FREDRICA ANN	125 MARKET ST	BANGOR, PA	18013		1	0.58 THIRD AVENUE	R-2
61	4	P & I HOLDINGS CO INC	17 AVENUE E	BAYONNE NJ	7002		1	0.2 SOMERSET STREET	B-2
61	5	P & I HOLDINGS CO INC	17 AVENUE E	BAYONNE NJ	7002		1	0.2 SOMERSET STREET	B-2
62	1.01	GALLAGHER, JAMES L	405 HUNTERDON STREET	ALPHA NJ	8865		1	0.2 405 HUNTERDON ST	R-3
62	3	SMITH, KENNETH	527 DEBBIE LANE RD4	NAZARETH, PA.	18064		1	0.02 FIFTH AVENUE	R-4
65	1.01	BRUKARDT, PAUL & CAROLYN	799 WEST CENTRAL AVENUE	ALPHA NJ	8865		1	0.29 SOMERSET STREET	R-4
68	6	KAULIUS, VINCENT	136 HARDING ST.	ALPHA, N.J.	8865		1	0.09 FIRST AVE & HARDING ST.	R-4
71	5	PANCZER, GIZELLA A & WILLIAM	802 HAWK AVE	ALPHA, N.J.	8865		1	0.08 837 FOURTH AVENUE	R-4
71	13	WEINGART, FRANCIS J	912 THIRD AVENUE	ALPHA NJ	8865		1	0.06 912 THIRD AVENUE	R-4
75	7	SOHN, TIMOTHY F	228 JOHN STREET	BOUND BROOK NJ	8805		1	0.15 1000 FIRST AVENUE	R-4
82	6	HANISAK, NICHOLAS & GEORGE	75 ROUTE 519	PILLIPSBURG, NJ	8865		1	0.21 SECOND AVE	B-3
82	9	GLEN MAGNETICS, INC	THIRD AVENUE	ALPHA NJ	8865		1	0.14 THIRD AVE.	B-3
83	7	CARLOS, ARISTOTLE & TIONGSON, GILDA	1134 THIRD AVE	ALPHA, NJ	8865		1	0.04 1136 FOURTH AVE.	B-3
85	12	DALPE, DONALD J.	1171 SIXTH AVE.	ALPHA, N.J.	8865		1	0.14 1171 SIXTH AVE	R-4
86	5	PARENTI, ALFRED	619 EAST CENTRAL AVENUE	ALPHA, N J	8865		1	0.11 EAST CENTRAL AVENUE	R-4
91	5	PORETTA, MARY B	107 SUMMIT AVE	PHILLIPSBURG, N.J.	8865		1	0.05 VULCAN AVE	R-4
91	12	CIESLA, ROBERT & CHERYL	1152 7TH AVE	ALPHA NJ	8865		1	0.05 VULCAN AVE	R-4
92	5	G.J. OLIVER, INC	INDUSTRIAL PARK	ALPHA, N.J.	8865		1	0.06 EAST CENTRAL AVENUE	R-4
95	4	ALPHAWARREN PROPERTIES, LLC	1425 THIRD AVENUE	ALPHA NJ	8865		1	0.25 1432 SPRINGTOWN RD.	B-1
95	6	ALPHAWARREN PROPERTIES, LLC	1425 THIRD AVENUE	ALPHA NJ	8865		1	0.74 THIRD AVE.	B-1
96	2	VULCANITE HOLDINGS, LLC	1624 WARREN STREET	ALPHA NJ	8865		1	0.52 THIRD AVE	B-1
97	3.01	HOMA, KEN & SUSAN C/O FRANCIS HOMA	1815 SPRINGTOWN RD	ALPHA, NJ	8865		1	2.29 1817 SPRINGTOWN RD	B3R4
100	1.01	HART, RONALD	466 MINE ROAD	ASBURY NJ	8802		1	3.42 25 INDUSTRIAL DR	I
100	5	JCP & L CO. C/O GPU SERVICE TAX DEP	300 MADISON AVE. BOX 1911	MORRISTOWN, NJ	7962, 1911		1	1.65 INDUSTRIAL DR.	I
102	6	SARTINI, MICHAEL	PO BOX 1033	ALPHA, NJ	8865		1	0.93 30 INDUSTRIAL DR	I
103	1	BRIAN PROPERTIES	8 LOUIS COURT	EDISON NJ	8820		1	28 SEVENTH AVE.	R-3
103	7	G.J. OLIVER, INC	50 INDUSTRIAL RD	ALPHA, N.J.	8865		1	1.2 EAST CENTRAL AVENUE	R-3
								<b>47.09</b>	

Farmland - Borough of Alpha - Class 3A and 3B

Block	Lot	Owners Name	OwnerAddr1	OwnerAddr2	ZipCode	Class	Sort	Acreage	Property Location	Zoning
97	3	HOMA, FRANCES	1815 SPRINGTOWN RD	ALPHA, N.J	8865 3A	3A	1	1	1815 SPRINGTOWN RD	R-2
100	1.09	RAMBO, ROY L JR & LINDA A	910 NEW BRUNSWICK AVE	ALPHA, NJ	8865 3A	3A	1	1	910 NEW BRUNSWICK AVE.	I
96	5	ALPHA LAND PARTNERS	700 N E SAVANNAH VISTA	JENSEN BEACH, FL	34957 3B	3B	26	26	THIRD AVE	AHB1
97	5	OBBERLY, JACK	275 OBBERLY RD	ALPHA, N.J.	8865 3B	3B	7.25	7.25	275 OBBERLY RD	R-2
97.01	3	HOMA, FRANCES	1815 SPRINGTOWN RD	ALPHA, N.J.	8865 3B	3B	8.08	8.08	ROUTE 78	R-1
97.01	5	OBBERLY, JACK	275 OBBERLY RD	ALPHA, NJ	8865 3B	3B	24.37	24.37	ROUTE 78	R-1
98	1	ALPHA LAND PARTNERS % NORBERT WALL	700 N E SAVANNAH VISTA	JENSEN BEACH, FL	34957 3B	3B	37.18	37.18	STANDARD ST.	I
100	1.06	BIHLER OF AMERICA, INC	910 NEW BRUNSWICK AVE	ALPHA, NJ	8865 3B	3B	12.19	12.19	EDGE ROAD	I
100	10.01	ALPHA LAND, LLC	55 READINGTON ROAD	NORTH BRANCH NJ	8876 3B	3B	14.11	14.11	EDGE ROAD	I
100	10.03	BIHLER OF AMERICA, INC	55 MOUNTAIN BOULEVARD	WARREN NJ	7059 3B	3B	7.73	7.73	EDGE ROAD	I
100	10.05	BARAMAX LLC	85 READINGTON DR	NORTH BRANCH, NJ	8876 3B	3B	10.11	10.11	EDGE RD	I
100.01	1	VARGO, ERNEST/TRUSTEE & JULIUS	85 INDUSTRIAL DRIVE	ALPHA, NJ	8865 3B	3B	12.16	12.16	INDUSTRIAL DRIVE	I
100.01	10	HEYDENREICH, MARLENE C	4 WEDGEWOOD DR.	EASTON, PA	18045 3B	3B	8.35	8.35	INDUSTRIAL DR	I
100.01	10.01	JAYNE ENTERPRISES	P O BOX 484	OLDWICK, NJ	8858 3B	3B	37.05	37.05	EDGE ROAD	I
			P.O. BOX 378	SOUTH PLAINFIELD, N.J.	7080 3B	3B	1.1	1.1	EDGE RD.	I
100	3	ALPHA LEHIGH TOOL & MACHINE CO INC	41 INDUSTRIAL DR	ALPHA, NJ	8865 4B	3B/4B	8.95	5.79	41 INDUSTRIAL DR.	I
100	4	ALPHA PRESS CO.	43 INDUSTRIAL DR.	ALPHA, N.J.	8865 4B	3B/4B	7.37	5.79	55 INDUSTRIAL DR.	I
								<b>219.26</b>		
97.01	6	CSISZLAK, JOHN JR & ELIZABETH	117 SNYDERS RD	PHILLIPSBURG, NJ	8865 3A	3A Preserved	103		CARPENTERSVILLE RD	R-1
								acreage from tax map		
								<b>Total Farmland:</b>	<b>322.26 acres</b>	

Church and Charitable Property - Borough of Alpha - Class 15D and 15E

Block Lot	Owners Name	OwnerAddr1	OwnerAddr2	ZipCode	Class	Acreage	Facility	Property Location	Zoning
34	9 ALPHA MENNONITE CHURCH C/O D KESSLE	901 E. BLVD.	ALPHA, N.J.	8865 15D	8865 15D	0.18	CHURCH	901 EAST BLVD	R-5
55	2 ST MARY'S CATHOLIC CHURCH	FIFTH AVE.	ALPHA, N.J.	8865 15D	8865 15D	1.41	CEMETERIES	SIXTH AVENUE	R-3
58	6 ST. MARY'S CATHOLIC CHURCH	FIFTH AVE. BOX C	ALPHA, N.J.	8865 15D	8865 15D	0.53	CHURCH	FIFTH AVENUE	R-4
58	7 ST. MARY'S CATHOLIC CHURCH	5TH AVE. BOX C	ALPHA, N.J.	8865 15D	8865 15D	0.49	PARSONAGE	SIXTH AVENUE	R-4
58	8 ST MARY'S CATHOLIC CHURCH	FIFTH AVE BOX C	ALPHA, N.J.	8865 15D	8865 15D	0.49	PARKING LOT	SIXTH AVENUE	R-4
58	9 ST. MARY'S CATHOLIC CHURCH	FIFTH AVE. BOX C	ALPHA, N.J.	8865 15D	8865 15D	0.14	CONVENT	FIFTH AVENUE	R-4
76	1 ST JOHN THE BAPTIST ORTHODOX CHURCH	1034 SECOND AVE.	ALPHA, N.J.	8865 15D	8865 15D	0.45	CHURCH	1034 SECOND AVENUE	B-3
					<b>Church and Charitable Property:</b>	<b>3.69</b>			
53	2 UNTD PRESBYTERIAN CH. OF ALPHA	EAST BLVD.	ALPHA, N.J.	8865 15E	8865 15E	0.22	CEMETERIES	FIFTH AVENUE	R-3
54	3 UNTD PRESBYTERIAN CH. OF ALPHA	E. BLVD.	ALPHA, N.J.	8865 15E	8865 15E	0.45	CEMETERIES	PEACH STREET	R-3
54	4 UNTD PRESBYTERIAN CH. OF ALPHA	E. BLVD.	ALPHA, N.J.	8865 15E	8865 15E	0.12	CEMETERIES	PEACH STREET	R-3
55	1 ST MARY'S CATHOLIC CHURCH	FIFTH AVE.	ALPHA, N.J.	8865 15E	8865 15E	1.19	CEMETERIES	SEVENTH AVENUE	R-3
58	1 UNTD PRESBYTERIAN CH. OF ALPHA	EAST BLVD.	ALPHA, N.J.	8865 15E	8865 15E	3	CEMETERIES	FIFTH AVENUE	C
58	2 ST. PETER & PAUL'S GREEK C.C.	690 S MAIN ST	PHILLIPSBURG, N.J.	8865 15E	8865 15E	2	CEMETERIES	FIFTH AVENUE	C
58	3 ST JOHN THE BAPTIST ORTHODOX CHURCH	1034 SECOND AVE	ALPHA, N.J.	8865 15E	8865 15E	2.2	CEMETERIES	1034 SECOND AVENUE	C
58	4 ST. MARY'S CATHOLIC CHURCH	FIFTH AVE.	ALPHA, N.J.	8865 15E	8865 15E	2	CEMETERIES	FIFTH AVENUE	C
58	5 UNTD PRESBYTERIAN CH. OF ALPHA	EAST BLVD.	ALPHA, N.J.	8865 15E	8865 15E	0.5	CEMETERIES	SEVENTH AVENUE	C
					<b>Cemeteries and Graveyards:</b>	<b>11.68</b>			
					<b>Total Church/Cemeteries:</b>	<b>15.37</b>	<b>acres</b>		

Other Tax Exempt Property - Borough of Alpha - Class 15F

Block	Lot	Owners Name	OwnerAddr1	OwnerAddr2	ZipCode	Class	Acreage	Facility	Property Location	Zoning
19	1	COMMUNITY OPTIONS, INC	16 FARBER ROAD	PRINCETON NJ	8550	15F	0.38	RESIDENCE	909 WEST BLVD	R-4
57	3	HOUSING ALTERNATIVES INC.	180 EWINGVILLE RD	EWING NJ	8638	15F	0.48	RESIDENCE	429 POHATCONG STREET	R-4
57	4	HOUSING ALTERNATIVES INC.	180 EWINGVILLE RD	EWING NJ	8638	15F	0.48	RESIDENCE	429 POHATCONG STREET	R-4
							<b>1.34</b>			



Railroad Property - Borough of Alpha - Class 5A

Block	Lot	Owners Name	OwnerAddr1	OwnerAddr2	ZipCode	Class	Acreage	Property Location
200	1	LEHIGH VALLEY R R	MAIN STEM	ALPHA, NJ	8865 5A	8865 5A	12.39	LEE AVENUE
300	1	CENTRAL R R OF NJ	MAIN STEM	ALPHA, NJ	8865 5A	8865 5A	16.58	HIGH ST.
300	2	CENTRAL R R OF NJ	MAIN STEM	ALPHA, NJ	8865 5A	8865 5A	1.52	HIGH STREET
							<b>30.49</b>	

Other Property of Potential Recreation Interest - Borough of Alpha - Class 4A

Block	Lot	Owners Name	OwnerAddr1	OwnerAddr2	ZipCode	Class	Acreage	Property Location	LandDesc	Zoning
58	14	S.I.M.	1518 WARREN STREET	ALPHA, N.J.	8865	4A	0.215	1518 WARREN STREET	0.21 75X125	R-4