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Community Planning
Land Development and Design
Landscape Architecture

OPEN SPACE AND RECREATION PLAN ELEMENT BOROUGH OF WHARTON MORRIS COUNTY, NEW JERSEY

PREPARED FOR THE BOROUGH OF WHARTON PLANNING BOARD
BA#903.03

The original document was appropriately signed and sealed on June 25, 2001 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

ADOPTED: OCTOBER 9, 2001

Lisa Phillips, AICP, P.P.
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BOROUGH OF WHARTON
PLANNING BOARD MEMBERS

2001

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I. Introduction

The Borough of Wharton adopted a Comprehensive Master Plan on June 14, 1994 and an Amendment to the Master Plan on June 9, 1998. The 1994 master plan document included an evaluation of the land use designations in the community and identified various goals and objectives to guide land use and development. The 1998 Amendment to the Wharton Master Plan was prepared in order for the Borough of Wharton to designate the Irondale Mountain tract in an Open Space land use classification.

This document comprises the borough's Open Space and Recreation Plan, which is another element in the community's planning process. The borough proceeded with this endeavor recognizing the need for the development of a comprehensive and coordinated long-range plan to guide the open space and recreation needs of the borough. Open space and the availability of land for recreation use is rapidly diminishing in New Jersey. The development of farmland, forest and other open space accelerated rapidly in the 1990's. According to a federal Agriculture Department study, the average rate of development of these vital open space resources nationally occurred at a rate of 3 million acres per year from 1992-1997. This was double the rate of the previous ten years when it averaged 1.4 million acres per year.

Given this fact, forward thinking municipalities are undertaking the challenge to identify and preserve this vital resource. Open space preservation fulfills many worthwhile goals such as preserving environmentally critical areas, retaining the natural beauty of the landscape, providing recreation opportunities in close proximity to residential areas and providing locations for leisure activity. The goal of providing adequate open space for an increasing population is a worthy public purpose.

This document contains an inventory of existing open space and recreation facilities in the borough. These facilities include several neighborhood parks, as well as an expansive open space area known as Irondale Mountain. It also identifies privately owned recreation facilities, such as the Wheels in Motion Skating Rink and the recreational amenities for the residents of Overlook Village.

The Open Space and Recreation Element sets forth goals and objectives regarding future open space in the borough. In furtherance of these goals, specific sites are identified for consideration as future open space and recreation areas to serve the needs of citizens. The assessed value is provided for each recommended site. Appendices A and B to the report contain inventories of public land and privately owned vacant land in the borough for reference purposes. A photographic inventory of existing recreation sites is also provided in Appendix C.

II. Executive Summary

1. This executive summary highlights the principal findings and conclusions of this study. Briefly, the planning analysis indicates that while the total amount of open space in the borough is adequate according to planning guidelines, there are issues that need to be addressed. For example, some residential areas of the borough do not have convenient access to existing parks. Another issue is the success of the borough's many organized recreation programs and the difficulty in scheduling practice and game times on the limited number of athletic fields in the community;

building lots, and consequently it is recommended that a planned program of tree preservation, through appropriate ordinance regulation, be imposed to ensure the retention of this natural feature”.

The borough followed up this 1994 planning document with an amendment to the master plan. This report was adopted by the planning board on June 9, 1998.

B. 1998 Amendment to the Master Plan

The borough’s 1998 Amendment to the Master Plan recommended that the Irondale Mountain tract be given an Open Space/Parkland land use designation. The text states that “the Open Space/Parkland land use designation be recommended due to the physical constraints of the site and the borough’s desire to acquire this site in an effort to retain the community’s environmental integrity and open space character.”

2. Goals for Open Space

This open space and recreation element sets forth the following goals and objectives for enhancing existing open space and providing additional open space for all residents: These goals and objectives are designed to complement the goals, objectives and policy statements set forth in the 1994 Master Plan. The supplemental goals for open space are as enumerated below:

- A. To maintain attractive and aesthetically pleasing public open spaces for active recreation opportunities. This includes supplementing existing parks with additional equipment and facilities as needed.
- B. To provide a variety of recreational uses for all segments of the borough’s population. Associated with this goal is the need to provide a greater distribution of open space throughout Wharton so that recreation opportunities are accessible to all areas of the borough.
- C. To continue to utilize the local open space tax for acquisition of lands for open space, recreation and conservation, as well as development of open space and recreation resources. This funding mechanism acknowledges the responsibility of planning for the future and protecting open space.
- D. To provide areas throughout the borough for passive recreation activities. This requires limiting activity that may adversely affect the environment or animal population.
- E. To provide for the observation of flora and fauna that are indigenous to respective areas. This is best achieved by creating a system of interconnected open spaces thereby preserving and enhancing the natural environment for public use and enjoyment. Special attention should be given to the preservation of environmentally sensitive areas.
- F. To identify historic sites, buildings and areas that have historical and/or cultural significance to the Borough of Wharton for future historic designation and/or acquisition.
- G. To continue to seek funding sources for bikeways and walkways, such as the Port Oram Walkway, throughout the borough.

Duffy School: The school's outdoor recreation facilities consist of two outdoor playgrounds and one ball field.

Hugh Force Park: This park is primarily a passive open space area which has a water amenity.

Columbia Street Park: This neighborhood park consists of climbing equipment, swings, see-saw, two basketball courts, two tennis courts, an exercise trail with work-out stations, and a passive grass area. This park can be utilized by all ages of residents due to its various activities. The equipment is in good condition.

Wilfred Hosking Park/Lafayette Street Soccer Fields: This park serves as the two primary soccer fields for all of the borough's soccer recreation program.

Washington Forge Pond: This 16 acre pond serves as a passive open space area and is used by residents for fishing.

Huff Street Park: This neighborhood pocket park is developed with a small playground. It consists of a sliding board, toddler swing, child swing, see-saw and benches. The equipment is appropriate for young children and is in good condition.

Langdon Avenue Park: This pocket park consists of a basketball court, swings, see-saw, sliding board, and picnic tables. Access to the park is available from the adjoining Overlook Village via a staircase. The site has two distinct areas. The northerly portion of the site is relatively level and is developed with the playground equipment. The southerly portion of the park is steeply sloped with some vegetation. The playground equipment is in good condition.

Clarence Street Park: This park is primarily a passive open space area that is characterized by extensive vegetation.

Morris Canal: This passive open space area is located between Pine Street and West Central Avenue.

Monument Park: This park, which is located along South Main Street, is occupied by war memorials, a gazebo and a passive seating area.

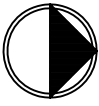
County of Morris: In addition to the above noted parks, the County of Morris maintains a small playground area on the DPW property in Hugh Force Park. The remaining county property is passive open space.

TABLE 2
EXISTING PRIVATE RECREATION AND OPEN SPACE
BOROUGH OF WHARTON, NEW JERSEY
2001

Facility	Acreage	Recreation Equipment/Facilities Provided
Wheels in Motion Skating Rink Route 15 (Block 801 Lot 7.5)	3.43 acres	Indoor skating rink
Overlook Village (Block 201 Lot 25)	NA	Climbing equipment, swings, two tennis courts, and outdoor pool for residents of Overlook Village
Wharton Industrial Park West Dewey Avenue (Block 501 Lot 2)	8± acres*	Proposed easement preserving this area as a conservation area

Source: Borough of Wharton municipal records and site inspections.

*Easterly portion of 36acre site



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Project Title
OPEN SPACE PLAN
MUNICIPALITY OF MANANTL
MOORE COUNTY, NEW JERSEY

Key Map
 Scale: **NOT TO SCALE**

- Map Legend**
- PUBLICLY OWNED PROPERTIES
 - PUBLICLY OWNED PARKS AND OPEN SPACE
 - ① SITE NUMBERS

Rev.	Description	Date	Drawn/Check

Drawn Title
PUBLICLY OWNED LAND

JOSEPH H. BURGIS AICP
PROFESSIONAL PLANNER
NEW JERSEY LIC. NO. 2460

Project No. 50403
 Sheet No. 1 of 2
 Date 6-4-03
 Drawn: JHB
 AICD File: 50403P
 Drawn Scale: NTS
 Date: NTS

PL
 100% CONSENT S/A - NOT TO BE APPROVED

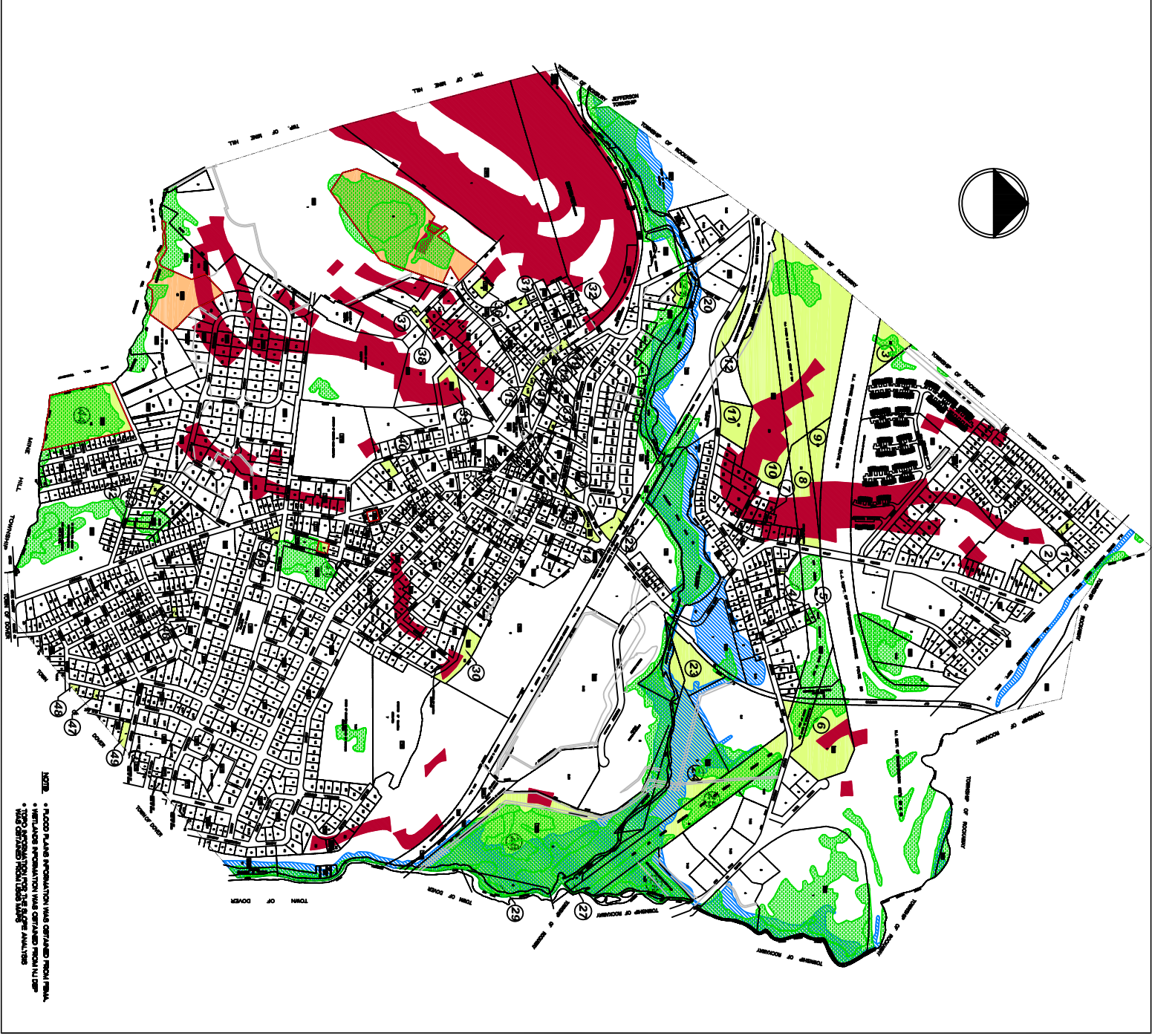
B. Other Open Space

1. Farm Land

As shown on the accompanying map, only two sites are farm-qualified lands. These lands represent much of the remaining open space. According to tax records, these sites encompass approximately twenty (20) acres.

2. Privately Owned Vacant Land

The map also identifies the location of privately owned vacant parcels. This land occupies a combined area of 135 acres. As shown on the map, these parcels consist mainly of small properties scattered throughout the borough. There are a few larger tracts of open space located in the east-central portion of the borough. Appendix B contains a list of privately owned vacant land in the borough.



NOTES: * FLOOD PLAIN INFORMATION WAS OBTAINED FROM FEMA * WETLANDS INFORMATION WAS OBTAINED FROM NJ DEP * 100-YEAR FLOOD HAZARD DATA WAS OBTAINED FROM FEMA

JOSEPH H. BURGIS AICP
 PROFESSIONAL PLANNER
 NEW JERSEY LIC. NO. 2460

Project No. 50403
 Sheet No. 2 of 2
 Date 6-4-03
 Drawn BSK
 ACD File 50403.DWG
 Dwg. Scale NTS
 Dwg. No. V/L
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Dwg. Title	Date	Dwg. No.
VACANT, FARM LAND, FLOOD HAZARD AREAS, WETLANDS, STEEP SLOPES AND POTENTIAL SITES FOR ACQUISITION		

Dwg. Legend

- VACANT
- FARM ASSESSED
- 100-YEAR FLOOD HAZARD
- WETLANDS
- STEEP SLOPES (85% +)
- POTENTIAL SITES FOR ACQUISITION
- SITE NUMBERS

Key Map
 Scale NOT TO SCALE

Project Title
 OPEN SPACE PLAN

RESPONSIBLE MUNICIPAL OFFICIAL
 MAYOR

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C. Existing Programs

The borough's Recreation Department organizes and administers a wide variety of programs for children and adults throughout the year. They are summarized with recent enrollment figures in Table 3. Consultation with the Recreation Department indicates there are areas of concern regarding the adequacy of existing facilities to serve the community. Specifically, the following issues need to be addressed:

1. The clubhouse at Concialdi Park is in need of repair. A meeting with the recreation managers reveals that the electrical system needs to be upgraded. New bathroom facilities, locker area, meeting room and an office would be beneficial;
2. A covered pavilion is needed to provide sufficient shelter from rain for the summer camp program. This results in difficulties for some of the existing programs. For example, one of the most successful programs operated by the borough's recreation department is a six-week summer day camp for children with an enrollment of 100 children. The camp operates at the Concialdi Park from 9:00 am – 12:00 pm. Since there is no indoor facility, inclement weather requires the use of the library basement for the day;
3. The recreation department's softball, baseball and soccer programs have limited fields at municipally owned recreation sites. Therefore, scheduling conflicts arise on occasion due to this arrangement. The soccer program has recently upgraded a soccer field at the Duffy school for its use due to the limited space available at the borough facilities. Additionally, the younger children use the softball field at Concialdi Park for fall soccer;
4. The two soccer fields at Wilfred Hosking Park need grooming. Additionally, there is not a sufficient amount of rest period for the grass due to the number of practice sessions and games each week. The use of the Duffy school field should alleviate some of the problem, but more fields are needed;
5. The increase in the population, and resulting increase in enrollment in the various recreation programs, has created a need for additional playing fields for soccer and baseball;
6. The baseball and softball program has managed to avoid problems with scheduling games, however, scheduling practice sessions represents a difficulty. The T-ball program uses Columbia Street/Sterling Street Park for its practice sessions. Additionally, two fields in Mine Hill are used for practices and some softball games;
7. There are drainage problems on the softball field at Concialdi Park;
8. The football program, which utilizes the outfield area of the ballfields at Concialdi Park, does not have difficulty in scheduling the use of the fields. However, it is suggested that a sprinkler system be installed;
9. Lighting of the playing fields at Concialdi Park may alleviate some of the scheduling concerns that presently occur. A study of the cost should be performed.

The distribution of recreational acreage and its allocation for active and passive use are more difficult to achieve than the establishment of the total acreage per 1,000 persons. It is desirable for every resident to have reasonable access to a variety of recreational uses. Generally, the types of facilities most commonly provided in a community are divided into the following categories:

1. Playlots. This is an active recreation facility for school age children. They generally range in size from $\frac{1}{4}$ to $\frac{1}{2}$ acre, with a one acre lot considered the maximum size for such a use. They generally have miscellaneous play equipment for toddlers, benches and shaded areas. The lots can be combined with play equipment for older children if properly separated from the toddler area.
2. Neighborhood Playground. These are larger facilities and accommodate adults as well as school age children. They generally average about 6 acres in size to provide adequate separation of activities. They are generally developed with ballfields, courts, a children's playground and often, a small shelter. They are usually provided at a ratio of 1.25 acres per 1,000 population and each facility should be designed to serve a population of 4,000 to 5,000 people.
3. Neighborhood Parks. These are passive facilities for all ages. They are designed for walking and sitting rather than active games and sports. The main features include walkways, benches and landscaping. They are often provided with a playground. The site size for neighborhood parks is comparable to that of a neighborhood playground. There should be about one acre of park space per 1,000 population, ranging in size from one to five acres.
4. Community Parks. These facilities accommodate both active and passive space and are considerably larger than the neighborhood type facility. They should be provided at a ratio of 1.25 acres per 1,000 population, serving from 12,000 to 20,000 people living in a one mile radius. They are designed for field sports requiring large open areas and should contain from 12 to 20 acres of land. They should also include an indoor recreation center to accommodate a comprehensive active and passive recreation program.

Additional facilities should also be provided including areas maintained in their natural state, hiking and riding trails, shelters and special features such as gardens, a bird sanctuary or zoo. These parks generally encompass areas of 100 acres and are designed at a ratio of 2.5 acres per 1,000 population. The accompanying table summarizes general planning guidelines for recreation facilities in communities.

VI. Needs Analysis

A. Findings Regarding Existing Facilities

Based on field surveys of existing recreation facilities, and discussion with the borough's Recreation Department, the following findings are set forth:

- 1) Planning guidelines for community parks encourage the provision of an indoor recreation center. In Wharton, there is no indoor public recreation facility nor any sheltered pavilion for the summer program.
- 2) Recreation planning guidelines encourage an average area of 6 acres for neighborhood playgrounds. However, the existing developed parks in the borough contain areas significantly smaller than the average recommended. For example, Huff Street Park occupies only 7,000 square feet. Columbia Avenue Park contains approximately 2.8 acres, and Langdon Avenue Park has an area of one-half of an acre. The small area limits recreation activities such as ball playing and running.
- 3) Play equipment for older children does not exist in the Huff Street Park. This park is the only recreational area for residents along the East Dewey corridor. Although toddler swings are provided, swings for school-age children should be added.
- 4) Some areas of the borough are isolated from existing facilities. For example, the southwest portion of the borough does not contain a neighborhood playground. The closest park to this neighborhood is Columbia Street Park which is on the opposite side of South Main Street. There are other areas of the borough which are isolated from recreation opportunities, such as the Luxemburg section of the borough.
- 5) The enrollment for the borough recreation programs creates scheduling conflicts for scheduled games and practice sessions. Additional ballfields are needed.

B. Demographics, Future Needs

The 1990 census indicated that the borough's population was 5,405 persons. The 2000 census estimates indicate that the borough has increased over 16 percent to 6,298 persons. The under-18 age category has increased 35 percent in Wharton between 1990 and 2000. Based on the existing population, and residential development projects which are planned or approved, it is estimated that the borough's population may increase by nearly 500 persons over the next five years. This increase would bring the total population to an anticipated level of 6,800 persons by the year 2005.

It is assumed that a significant amount of the anticipated population increase will include households with children. Wharton's housing stock is predominately single- and two-family dwellings. This type of housing appeals to families with children.

original Port Oram house and has historical and cultural significance to the Borough. The local Historical Commission should be sought as an advisor on the purchase of this property.

- F. Farm Assessed Properties (Block 1501 Lot 3 and Block Lot 41). Evaluate the two farm-assessed properties in the borough for future acquisition and/or preservation;

Table 4 contains a list of the potential recreation, open space and historical sites for consideration. The table includes information regarding block and lot identification, lot area, ownership and assessed value.

**TABLE 4
POTENTIAL SITES
FOR OPEN SPACE, RECREATION AND HISTORIC PRESERVATION
WHARTON, NEW JERSEY**

Site No.	Block	Lot	Area	Owner	Tax Classification	2001 Assessed Value ⁽¹⁾
1	1704	2	0.22 acres	David Bello	Residential	\$122,300
2	1710	3	0.23 acres	D. Fitzpatrick	Vacant	\$30,100
3	1902	14	8.19 acres	Randall Manor	Vacant	\$143,000
4	1501	3Q-Farm	14 acres	Anna Smith	Q-Farm Assessed	\$1,800
5	1801	41Q-Farm	5.3 acres	John and Monica Smith	Q-Farm Assessed	\$700

Source: Borough tax records

(1) 2001 Equalization Ratio is 86.5%

- A. Require Conservation Easements. Consideration should be given to requiring conservation easements on environmentally sensitive areas. For example, the owners of the Wharton Warehouse tract on West Dewey Avenue are in the process of placing a conservation easement on an 8+ acre portion of their site that is impacted by steep slopes. The conservation easement will prevent development from occurring on that portion of the site and will allow for the preservation of the extensive vegetation in that area.

- B. Maintain the Local Open Space Tax. A portion of the municipal tax levy (\$0.01 per \$100) has been allocated to a local open space tax to set aside money for the preservation of open space in the borough. The borough also designates a portion of the tax levy to Morris County (\$0.02 per \$100) for the preservation of open space in County. The local open space tax can be used for the acquisition and improvement of open space and recreational facilities. The borough may also use the funds to pay down loans received from various funding sources for the acquisition of open space.

X. Morris County Open Space, Recreation, Farmland, and Historic Preservation Trust Fund

Since 1992 Morris County Board of Chosen Freeholders has funded the Morris County Open Space and Farmland Preservation Trust Fund through a tax which as of 2001 is set at \$0.03 per \$100. Under the rules adopted by the county, the following types of municipal projects are eligible for funding consideration:

- a. Land or water areas in a largely natural or undeveloped state to provide:
 - (1) parkland, green space or green ways;
 - (2) the protection of ecologically sensitive areas, including fresh water wetlands, steep slopes and stream corridors;
 - (3) the preservation of lands containing exceptional flora or fauna;
 - (4) the preservation of areas of scenic, historic, and cultural value;
 - (5) public outdoor recreational opportunities; and
 - (6) protection of critical water supplies, such as areas surrounding municipal/county wells, aquifer recharge protection areas or watershed areas.
- b. The acquisition of development rights on farmland through either fee simple or development easement acquisition.
- c. The payment of debt service for new projects under consideration.

The trust fund dollars are to be apportioned in the following manner: 25% to the Morris County Park Commission/Morris County M.U.A. 25% to the Morris County Agriculture Development Board for farmland preservation projects; 25% to municipal and/or qualified charitable conservancy projects; 20% to discretionary projects within any of the above categories; and 5% to ancillary county costs associated with the acquisition of open space and farmland and to purchase lands for wetland creation, restoration, or enhancement.

APPENDICES

APPENDIX A

**PUBLIC LAND INVENTORY
WHARTON, NEW JERSEY
MARCH 2001**

Site No.	Block	Lot	Area	Address/Location	Owner	Existing Use
1	102	55	0.34	North Main Street	Borough of Wharton	Vacant
2	201	15	0.52	Langdon Avenue	Borough of Wharton	Playground
3	301	10	0.18	N. Main St./East Dewey Avenue	County of Morris	Vacant
4	301	22	1.34	East Dewey Ave.	Borough of Wharton	Vacant
5	303	9	0.16	Huff Street	Borough of Wharton	Park
6	303	19	2.7	Rear E. Dewey	Borough of Wharton	Vacant
7	403	6	2.08	East Dewey Ave.	County of Morris	Railroad
8	601	2	0.44	Rear West Central	Borough of Wharton	Garage
9	601	4	8.80	Rear West Central	County of Morris	Vacant
10	602	1	6.12	West Central Ave.	Borough of Wharton	Park/Garage
11	603	1	2.30	West Central Ave.	Borough of Wharton	Park
12	604	1	1.5	West Central Ave.	Borough of Wharton	Park
13	605.01	1.05	0.04	N. Main Street and Washington Street	Borough of Wharton	Vacant
14	702	5.1	4.7	Rear Oxford	Borough of Wharton	Vacant
15	703	25	0.29	Rear West Dewey	Borough of Wharton	Vacant
16	703	28	4.28	West Dewey Ave.	Borough of Wharton	Vacant
17	703	29	1.14	Rear West Dewey	Borough of Wharton	Vacant
18	703	31	16.15	N. Main St./Rear West Dewey Ave.	Borough of Wharton	Washington Pond
19	705	5.2	0.15	Pine Street	Borough of Wharton	Sewer Authority
20	901	1	1.0	North Main Street	Borough of Wharton	Vacant
21	903	1	4.76	N. Main St./Shupe Blvd.	Wharton Senior Citizen Housing Authority	Senior Residence
22	903	2	22.34	Harry Shupe Blvd.	Borough of Wharton	Vacant
23	1002	1	1.12	Rear H. Shupe Blvd.	County of Morris	Vacant
24	1101	7	16.5	Lafayette Street	Borough of Wharton	Soccer Fields
25	1101	7.1	13.52	East Central Ave.	Wharton Board of Education	Duffy School
26	1101	8.1	1.07	Rear Princeton Ave.	Borough of Wharton	Well
27	1101	34	0.50	Eileen Court	Borough of Wharton	Right-of-way
28	1209	10	0.03	Fern Avenue	Borough of Wharton	Right-of-way
29	1305	3	0.12	Birch Street	Borough of Wharton	Vacant
30	1305	4	0.12	Birch Street	Borough of Wharton	Vacant

Site No.	Block	Lot	Area	Address/Location	Owner	Existing Use
31	1310	5	0.98	Pine St./N. Main	County of Morris	Storage Shed
32	1314	15	0.19	West Central Ave.	Borough of Wharton	Vacant
33	1315	1	1.07	Robert St./W. Central Ave.	Borough of Wharton	Fire Department
34	1316	8	0.61	South Main St.	Borough of Wharton	Library
35	1316	9	0.724	10 Robert Street	Borough of Wharton	Borough Hall
36	1317	1	0.09	S. Main St./East Central Ave.	Borough of Wharton	Parking Lot
37	1320	1	1.58	Rear Pine St./W. Central Ave.	Borough of Wharton	Canal
38	1321	1	0.77	Rear N. Main St.	Borough of Wharton	Canal
39	1501	1	132.45	Irondale Road	Borough of Wharton	Irondale Mountain
40	1603	10	0.17	Robert Street	Borough of Wharton	Vacant
41	1603	11	3.29	Deszo Street	Borough of Wharton	Vacant
42	1603	16	2.4	Rear Old Irondale	Borough of Wharton	Water Tank
43	1603	18	16.04	Sterling Street	Borough of Wharton	Park
44	1704	1	0.39	S. Main Street	Borough of Wharton	Monuments
45	1704	3	0.23	S. Main Street	Borough of Wharton	Park
46	1709	1	3.5	Sterling Street	Borough of Wharton	Vacant
47	1709	17	0.25	Rear Baker	Borough of Wharton	Vacant
48	1713	1	12.0	Robert Street	Borough of Wharton	Park
49	1802	100	4.29	Rear Sherwood Place	Borough of Wharton	Vacant
50	1802	101	6.33	Lowry Avenue	Borough of Wharton	Vacant
51	1802	102	1.30	Sherwood Place	Borough of Wharton	Vacant
52	1805	100	1.08	Anderson Road	Borough of Wharton	Vacant
53	1905	23.0 2	0.1	Route 46	New Jersey DOT	Right-of-way
54	2103	7	0.24	Sterling Street	Borough of Wharton	Vacant
55	2104	2	2.76	Columbia Street	Borough of Wharton	Park
56	2120	12	0.60	Rear Princeton	Borough of Wharton	Right-of-way

Source: Borough of Wharton tax records and Burgis Associates, Inc.

APPENDIX B

**VACANT LAND INVENTORY
WHARTON, NEW JERSEY
MARCH 2001**

Site	Block	Lot	Area	Address	Owner	Comments
1	102	9.01	0.22	24 Elizabeth Street	Peter and Elizabeth Galioto	Side yard to residence
2	102	62	0.445	12 W. Union Tpk.	Marlitta Loges	Residential infill lot
3	201	26	1.81	Langdon Avenue	The Highlands at Morris, Inc.	Portion of site in Rockaway Township
4	302	5.01	0.09	Oakhurst Lane	Margaret A. Cankes	Residential area; undersized lot
5	303	8	0.09	Huff Street	Owner unknown	Adjacent to Huff Street Park/ near Rt. 80
6*	403	1	8.36	E. Dewey Avenue	Leisure Heights, LLC	Approved for development
7	501	15.1	0.09	Williams Street	B. & S. Brennan	Residential area
8	501	21	4.7	Rear High Street	Todd Brown	Steep; high power lines
9	501	23	2.5	Rear High Street	Todd Brown	Steep; adjacent to Rt. 80
10**	501	20	36.44	High Street	CCKK, LLC	Approved for development
11	501	40	2.0	West Dewey Avenue	N.J. Power and Light	Extensive vegetation; non environmental constraints
12	502	1	1.07	West Dewey Avenue	The Edgewater, LLC	Isolated between West Dewey Ave. and the railroad
13	605	1.03	0.09	North Main Street	William Kersey	Located in CBD; former railroad
14	605	1.04	0.29	North Main Street	William Kersey	Former railroad; in CBD
15	605	1.15	0.22	Kice Avenue	William Kersey	Approved for residential
16	605	1.16	0.25	Kice Avenue	William Kersey	Approved for residential
17	605	1.17	0.17	Kice Avenue	William Kersey	Approved for residential
18	605	1.18	0.18	Kice Avenue	William Kersey	Approved for residential
19	605	1.19	0.24	Kice Avenue	William Kersey	Approved for residential
20	607	1.01	0.1	Rockaway River	Owner unknown	Portion of Rockaway River
21	608	1	0.35	Rear West Central Ave.	Gordon & Dorothy Winch	Flood plain and wetlands
22	702	1	0.79	North Main Street	Kelly/White	Old Railroad Station
23	801	3	6.09	North Main Street	LE Carpenter, Co.	Wetlands and

Site	Block	Lot	Area	Address	Owner	Comments
						floodplain
24	801	5	13.31	Rear East Dewey Ave.	Wharton Enterprises	Floodplain and wetlands
25	801	6	10.6	East Dewey Avenue	N.J. Power and Light	Wetlands, flood plain and power lines
26	801	7.04	3.0	Rear Route 15	Local Landscaping	Wetlands and flood plain
27	801	8	0.25	Rockaway River	Owner unknown	Wetlands and floodplain
28	1001	2	22.34	Rear Route 15	Five Land Corp. c/o J. Dezao	Flood plain and wetlands
29	1001	6	1.3	Along Rockaway	N.J. Power and Light	Flood plain and wetlands
30	1201	16	1.56	Rear Fern Avenue	TMC Properties	Portion of site is steep; residential area
31	1305	9	0.08	Rear Gallagher/Rear Birch Street	Veronica Thorsell	Landlocked; residential area
32	1307	1.02	2.2	Elm Street	William Kersey	Steep slopes
33	1308	15	0.11	Burns & Hurd Streets	Robert A. Sweedy	Residential area
34	1313	3	0.04	North Main Street	A. Spiliotopoulos	Undersized lot in CBD
35	1313	7	0.04	North Main Street	Owner unknown	Undersized lot in CBD
36	1401	5	0.51	Irondale	William & Henry Tompkins	Landlocked; residential area
37	1502	3	0.11	Bartek Lane	Michael Smith	Undersized lot in residential area
38	1601	23	0.19	Old Irondale	Michael Bezney	Side yard to residence
39	1602	8	1.45	Old Irondale	V. & P. Seritis	Steep slopes
40	1703	16	0.22	Robert Street	David Doyle	Residential area
41	1710	3	0.23	Rear East Clarence Street	D. Fitzpatrick	Wetlands on unimproved street
42	1901	24.01	0.35	St. Mary's Street	James Huntley/Janet Graham	Wetlands; residential area
43	1901	32	0.22	Hance Street	Michael & Eileen Loury	Residential area
44	1902	14	8.19	St. Mary's Street	Randall Manor	Wetlands impacts majority of the site
45	2002	4	0.22	Sterling Street	H. & J. Robbins	Residential area
46	2005	10	0.11	Lowe Street	Kinney/Gorman	Residential area
47	2016	8	0.11	Summit Avenue	D. & T. Burdon	Residential area
48	2016	11	0.57	North Elk Avenue	M & N. Nusbaum	Portion of site in Dover
49	2017	1	1.09	North Elk Avenue	Joe Kubert School	Portion of site in Dover
Total	NA	NA	134.9	NA	NA	NA

Source: Borough of Wharton tax records and Burgis Associates, Inc.

(*): Site has approval for an age-restricted residential development

(**): Site has approval for a flexible warehouse development

APPENDIX C

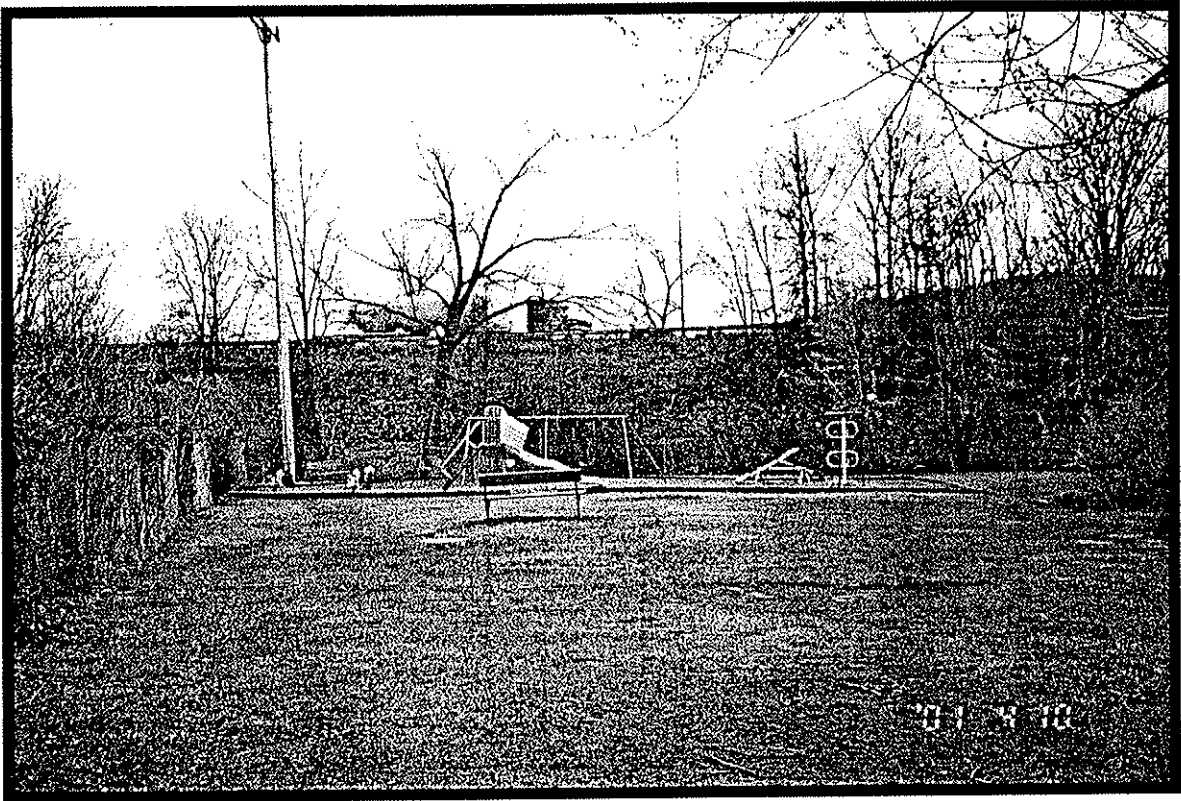


Photo 1. Huff Street tot lot

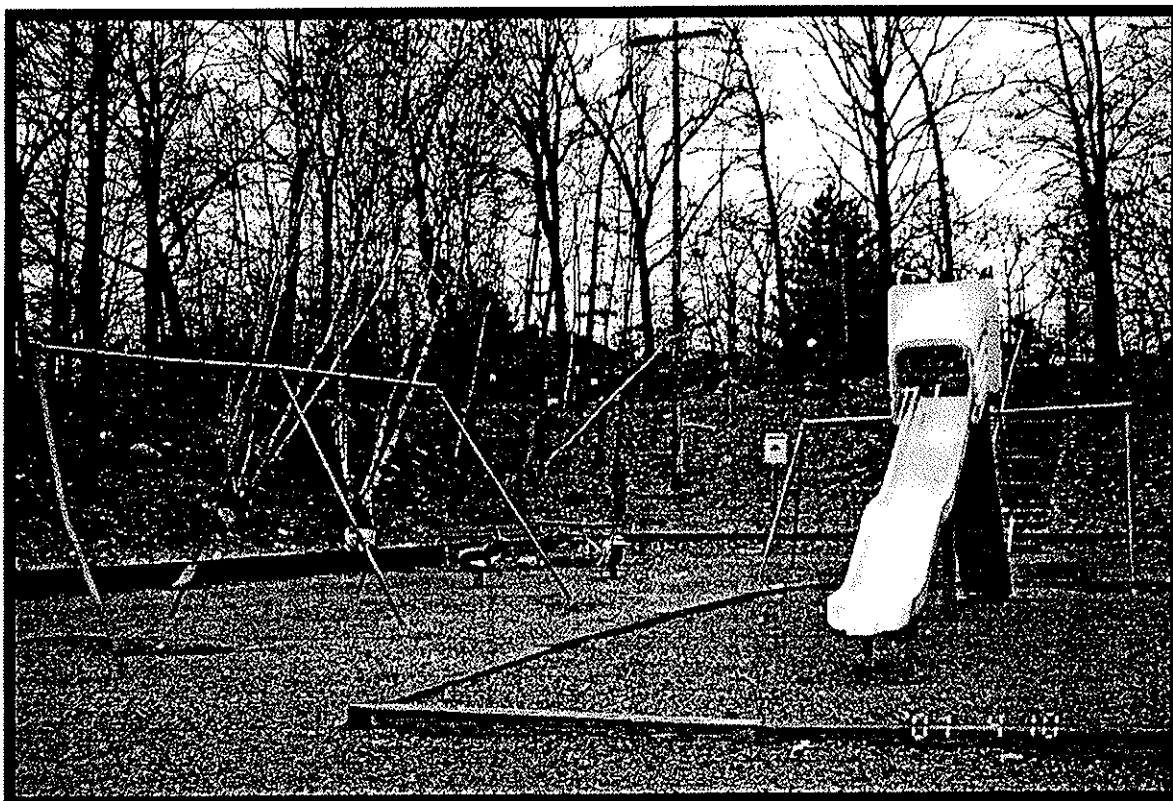


Photo 2. Langdon Avenue playground

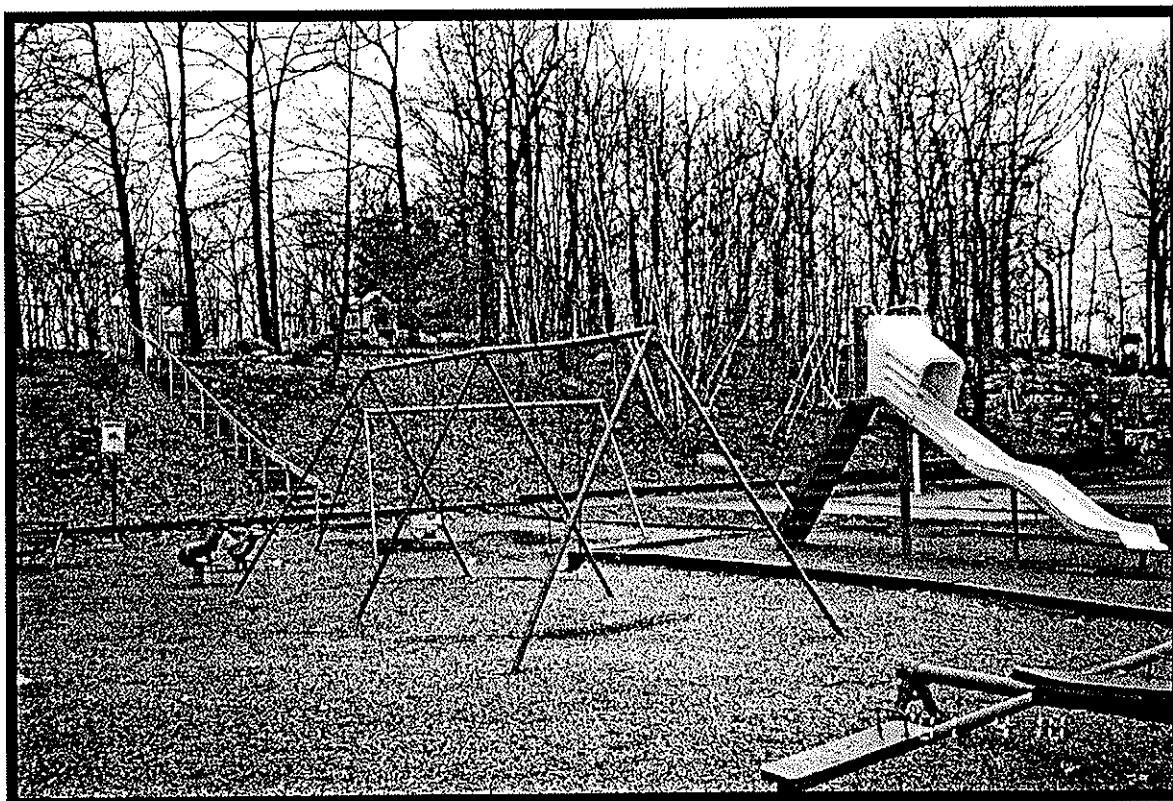


Photo 3. Langdon Avenue playground



Photo 4. Clarence Street/Sterling Street open space

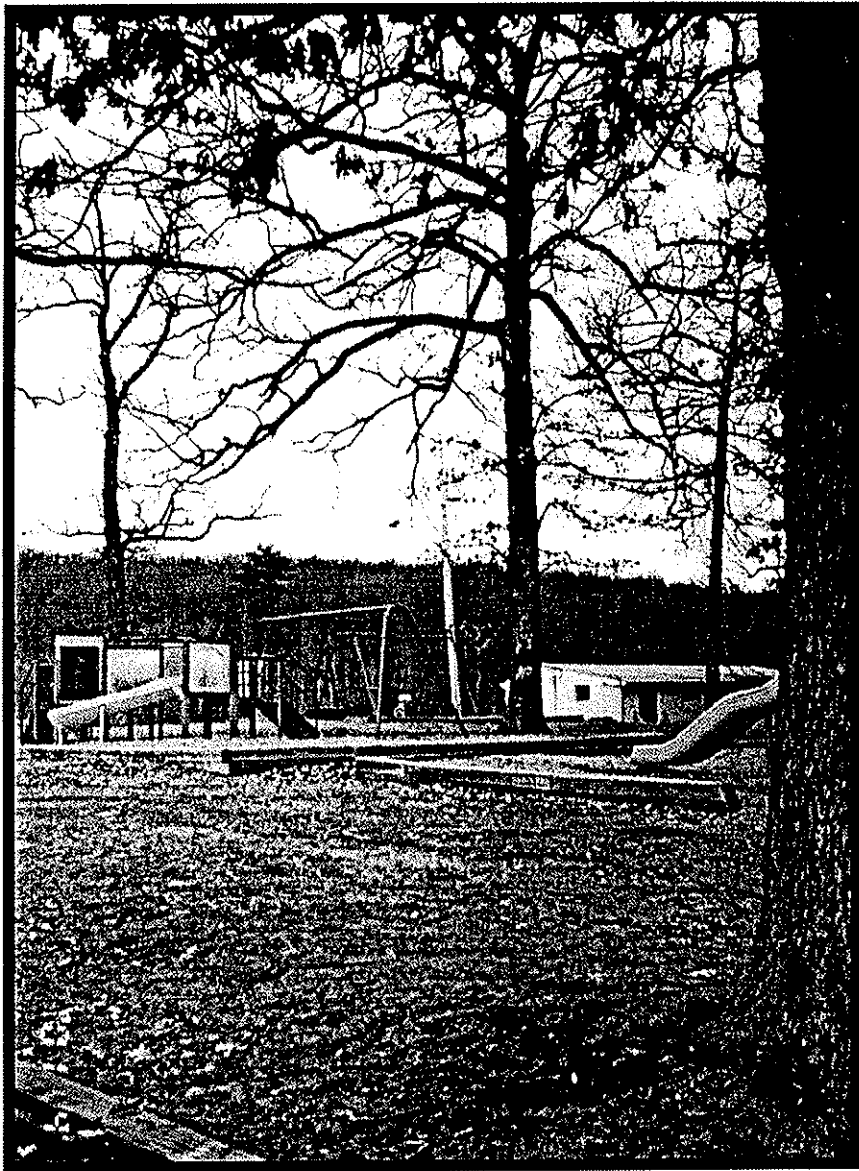


Photo 5. Concialdi Park playground

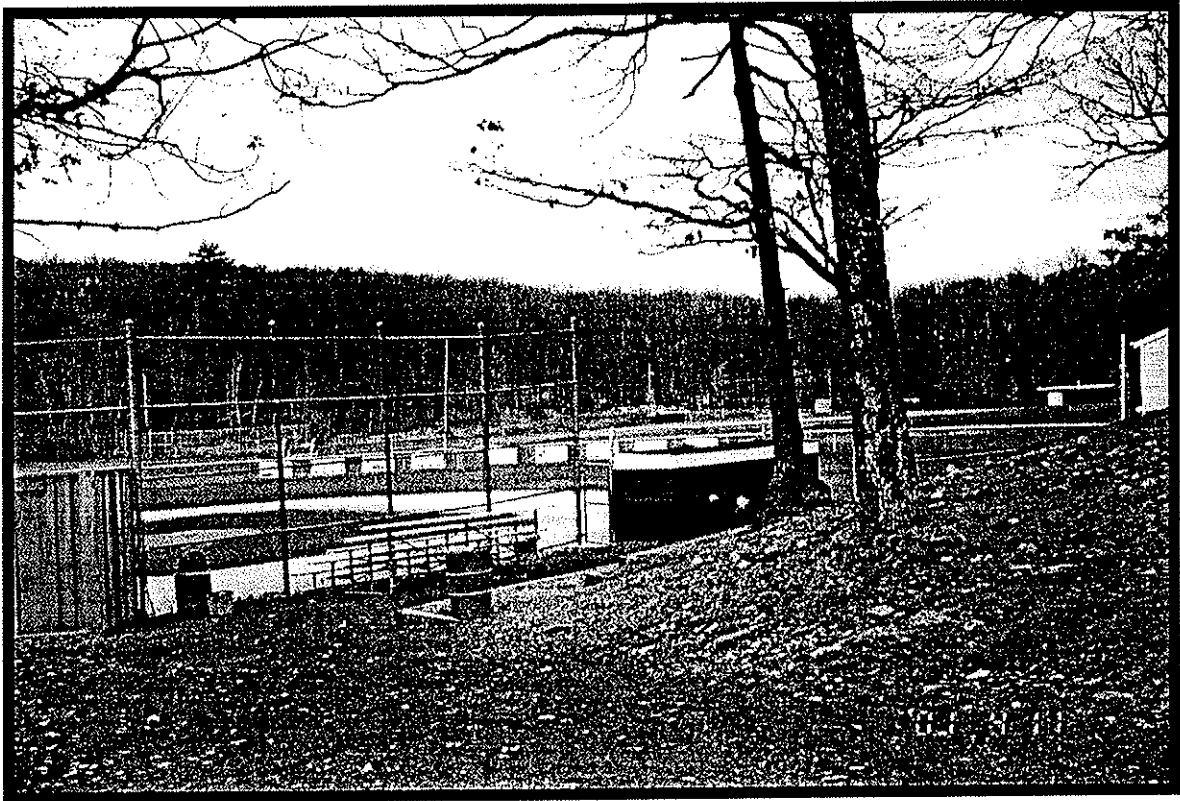


Photo 6. Concialdi Park playing fields

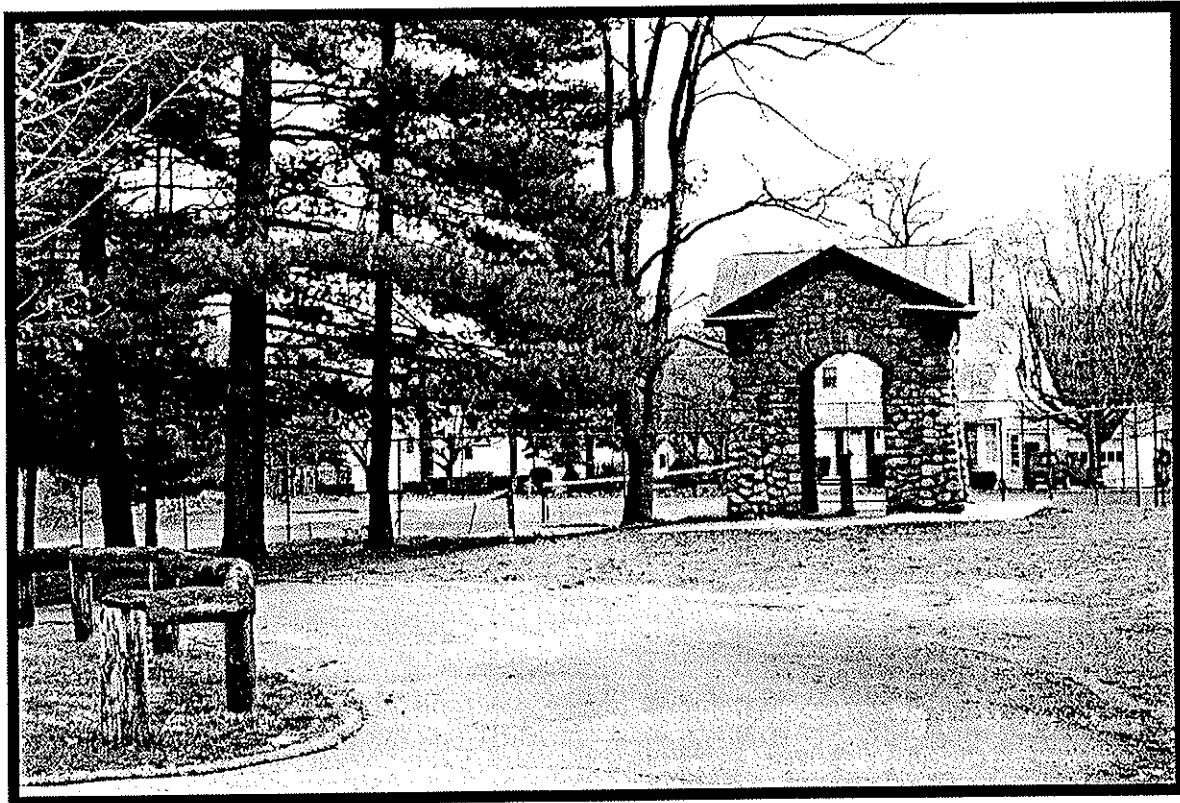


Photo 7. Concialdi Park tennis courts

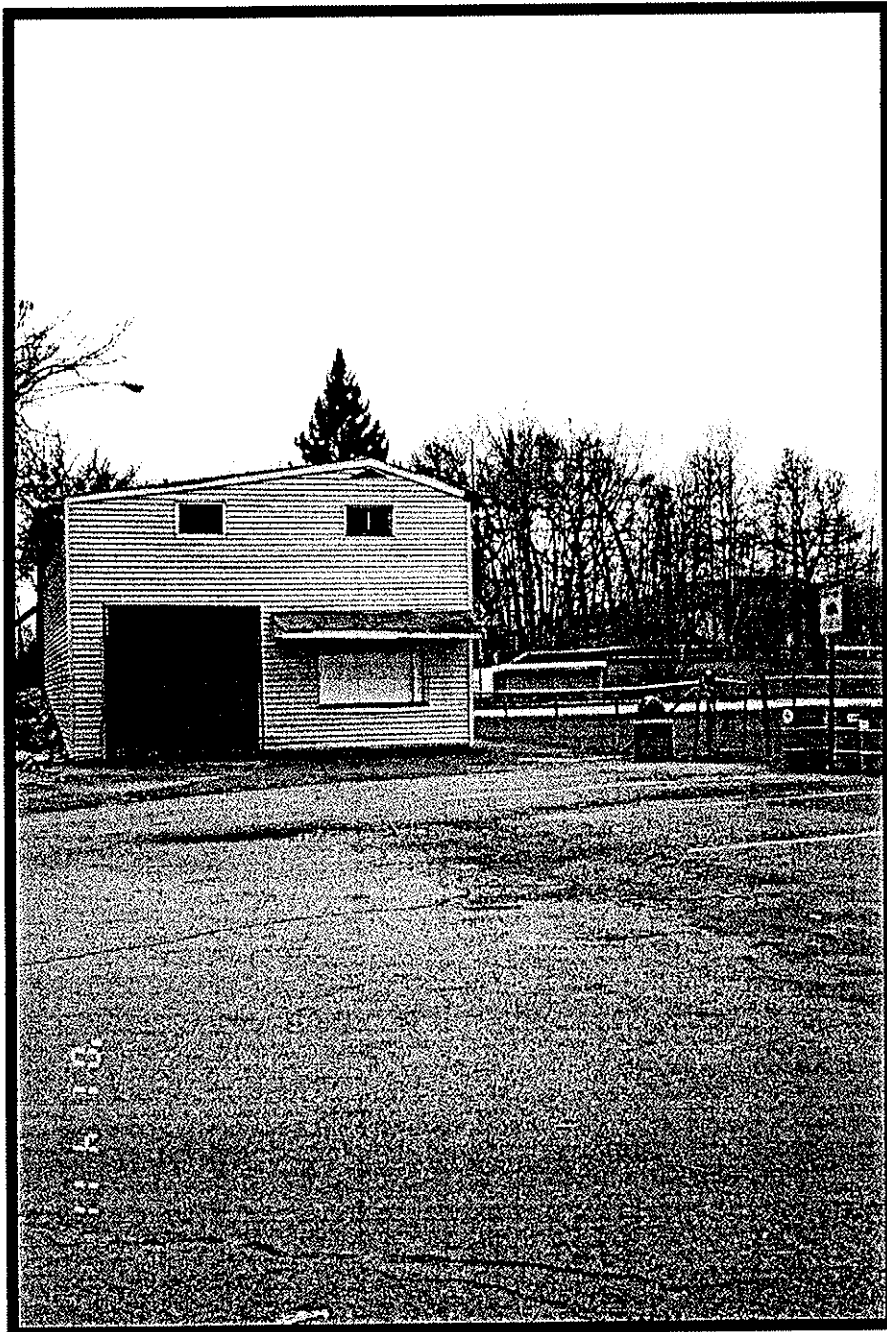


Photo 8. Concialdi Park concession stand



Photo 9. Columbia Street Park

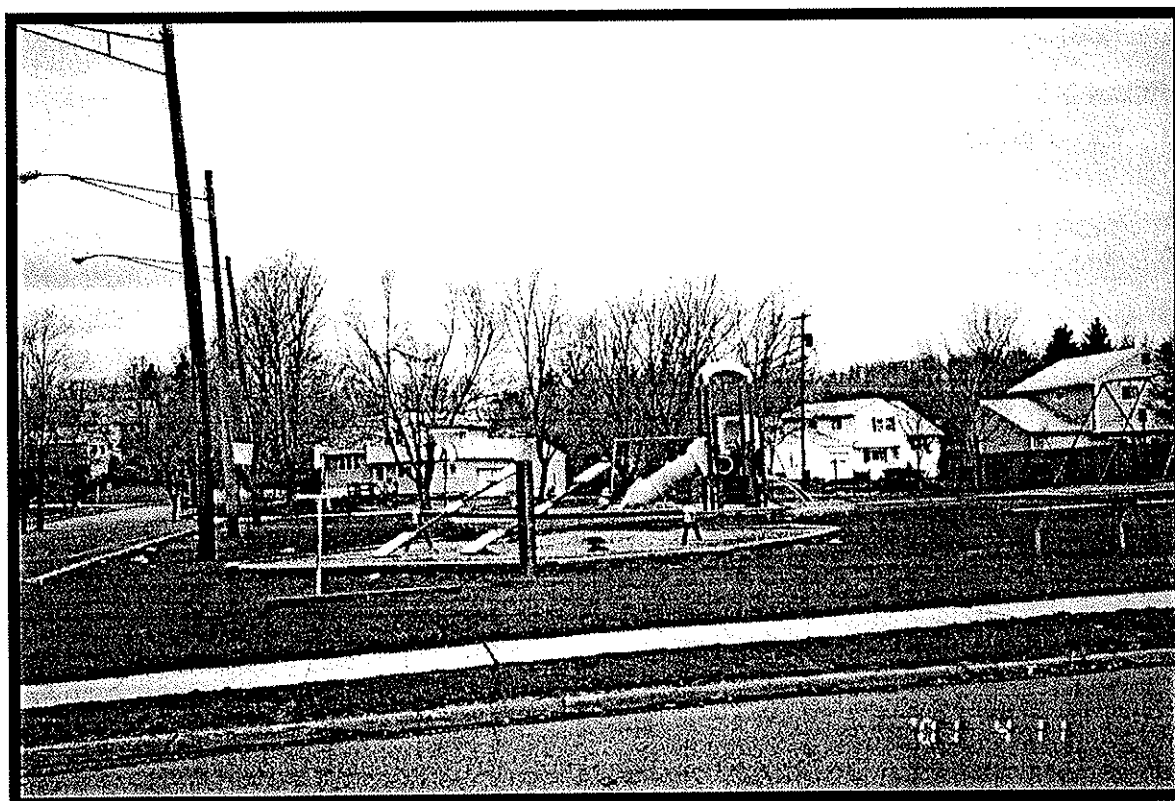


Photo 10. Columbia Street Park



Photo 11. Wilfred Hosking Park/Lafayette Street soccer fields



Photo 12. Hugh Force Park

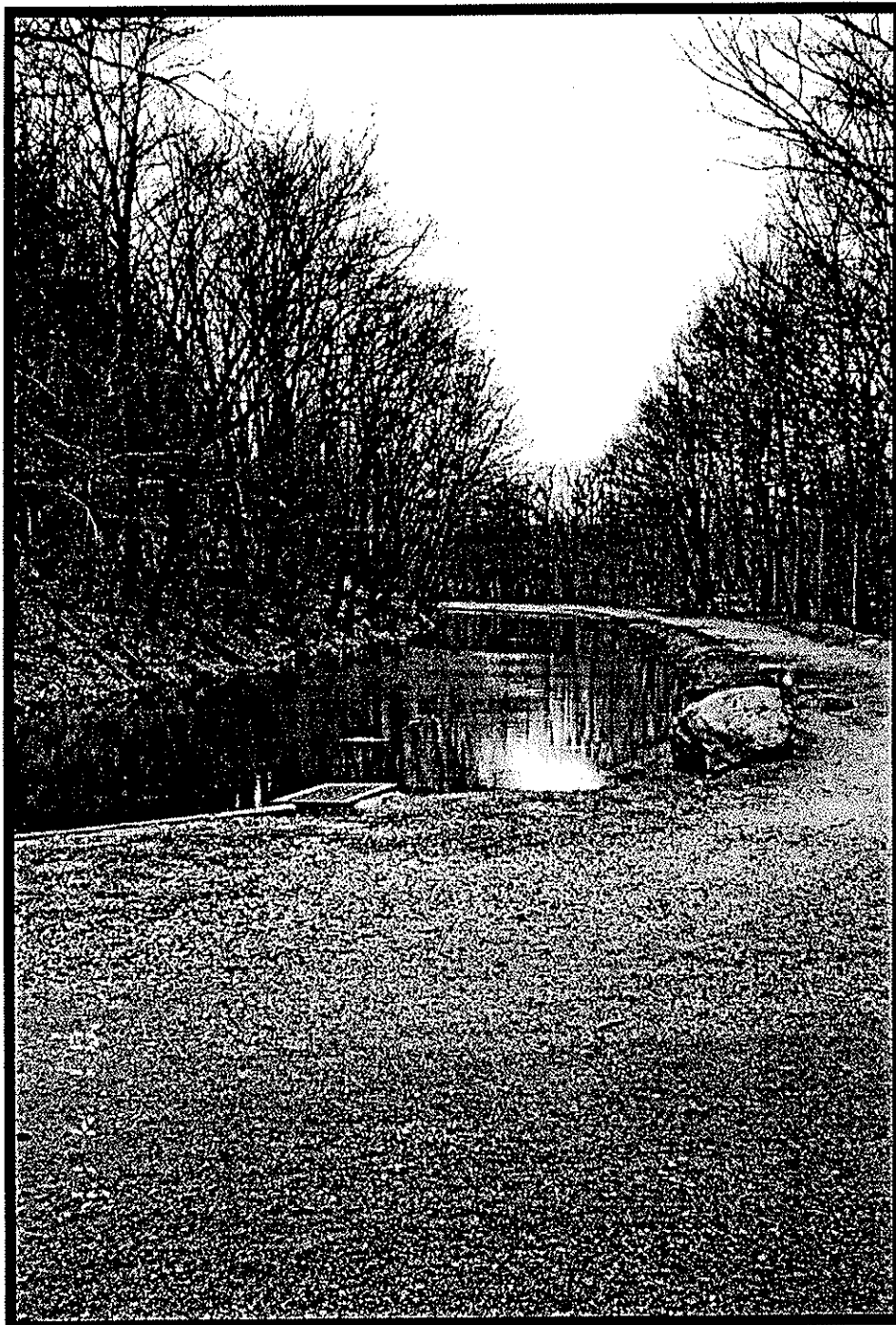


Photo 13. Hugh Force Park



Photo 14. Hugh Force Park



Photo 15. Port Oram Walkway



Photo 16. Washington Forge Pond

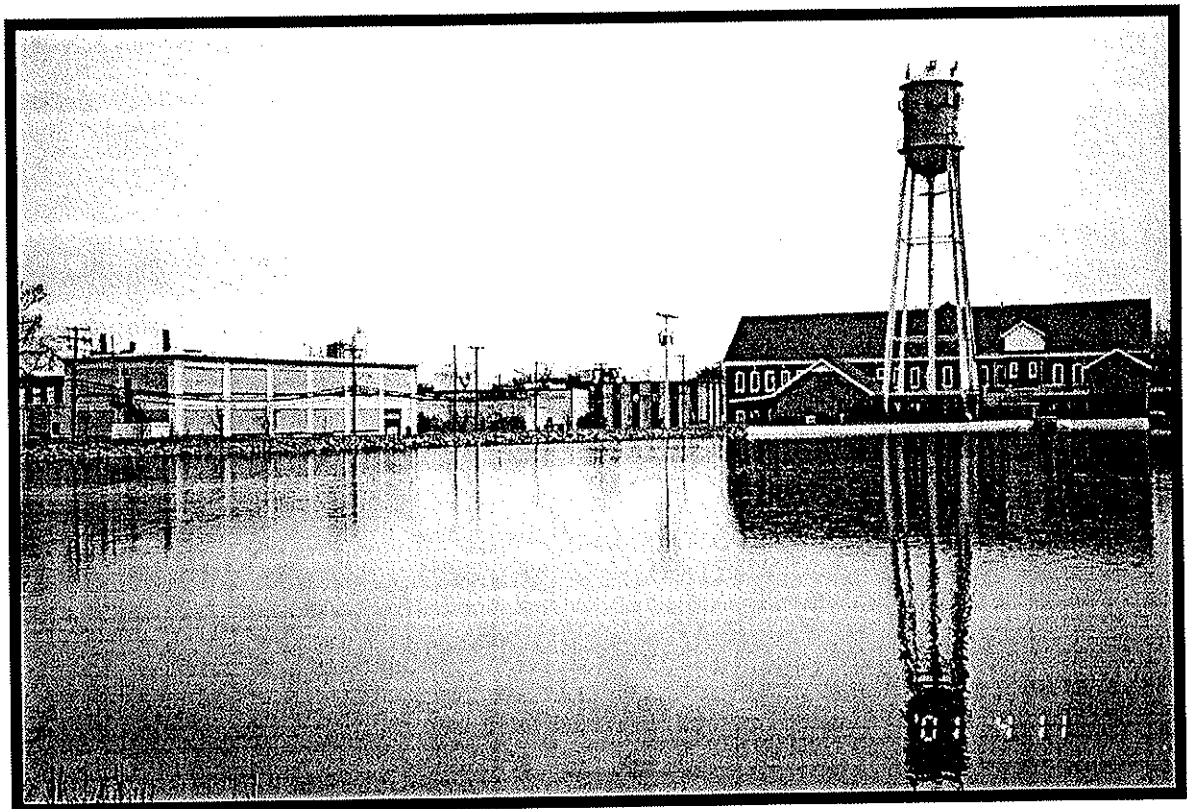


Photo 17. Washington Forge Pond



Photo 18. Monument Park

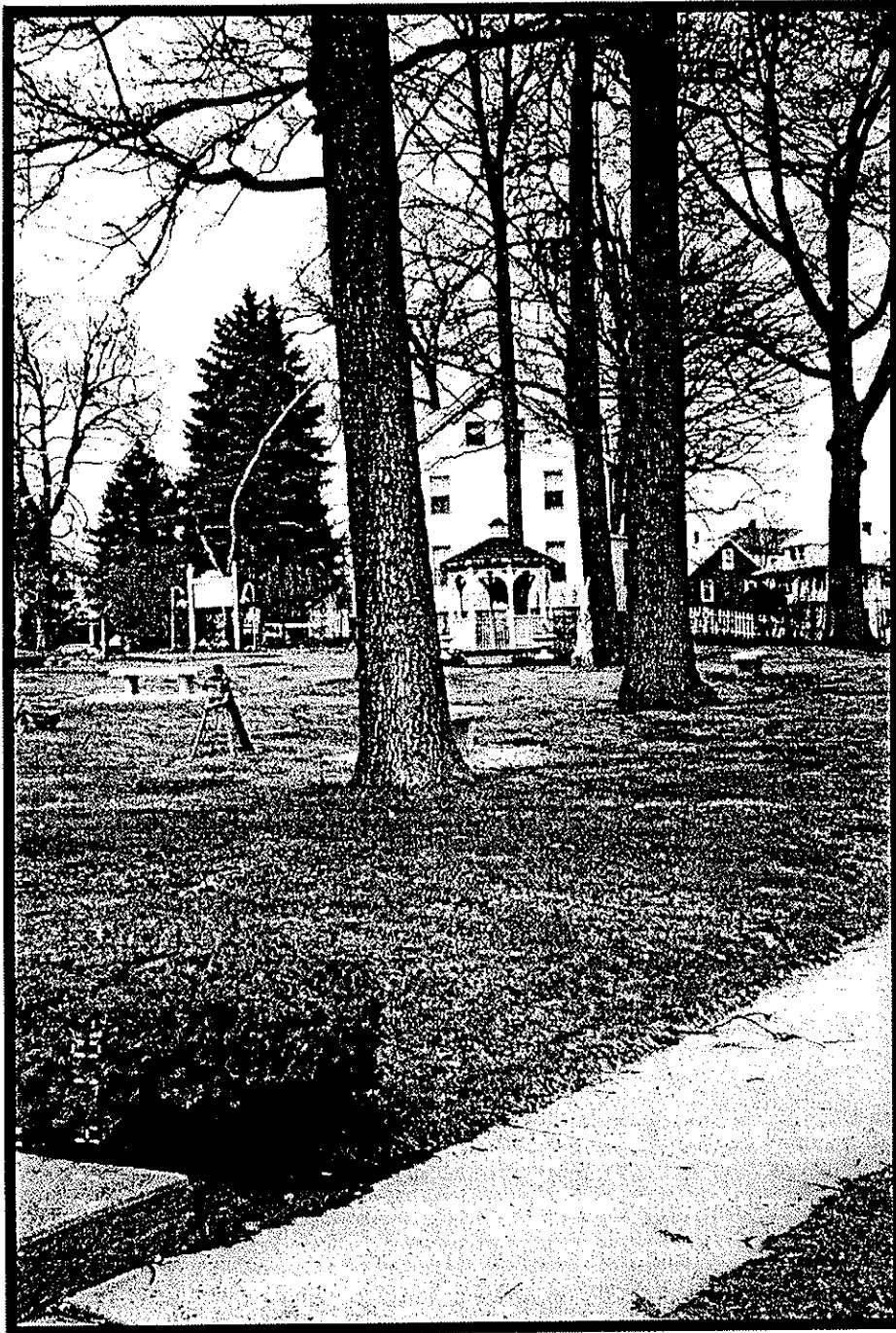


Photo 19. Monument Park