

WEST MILFORD TOWNSHIP
MUNICIPAL PARTNERSHIP PLANNING PILOT GRANT (MP3)

FINAL REPORT

IDENTIFICATION OF REDEVELOPMENT POTENTIAL
SUSTAINABLE COMMUNITY PLAN
ECOTOURISM

2006

WEST MILFORD TOWNSHIP

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**JANUARY 20, 2006
WITH MARCH 2006 REVISIONS**

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WEST MILFORD TOWNSHIP

MUNICIPAL PARTNERSHIP PLANNING PILOT GRANT (MP3)

IDENTIFICATION OF REDEVELOPMENT POTENTIAL

In late fall 2005, West Milford Township received grant funds to undertake certain analysis for the purpose of identifying potential areas that would qualify for redevelopment under the requirements of the Highlands Act. The grant calls for the Township to prepare a report, to be submitted to the Highlands Council, to address the following:

- Develop a procedure to identify and evaluate redevelopment opportunities within the Highlands Preservation Area.
- Identify potential redevelopment opportunities within the Township of West Milford to be the subject of the subsequent work plan.
- Identify and map natural and historic resources within the proposed redevelopment areas of the Township.
- Identify and map, to the extent possible, the regulatory constraints on the proposed redevelopment areas of the Township, including federal, state, county and local regulations and rules.
- Identify and map, to the extent possible, the existing infrastructure (water supply, sewage treatment, transportation, etc.) available to service the proposed redevelopment areas.
- Identify and map known and suspected brownfield sites in the proposed redevelopment areas.
- Identify limiting factors to redevelopment projects.
- Prepare a planning analysis for the proposed redevelopment areas outlining the opportunities and the constraints and evaluating the possibilities for moving forward.

The Township Planning Board invited the Highlands Council Staff professionals to a Planning Board meeting to further discuss the grant. This meeting resulted in the clarification of some issues and a common understanding of the work product to be provided given the time constraints imposed by the grant. The Highlands Council representative described this endeavor as the “first step” in planning for redevelopment within the Highlands Preservation area. The Planning Board was advised to be aggressive in identifying criteria for consideration in establishing redevelopment areas

as this will assist the Highlands council in recognizing the various issues that need to be considered when preparing the Regional Master Plan. It was explained to the Board that the mapping of impervious areas should ignore property lines, that roads should be included in the impervious area calculations and that the potential redevelopment areas should be minus environmental constraints. The Highlands council will use this information in the Regional Master Plan preparation. The Planning Board was further advised that through the Master Plan consistency process, municipalities seeking to establish redevelopment areas, will utilize the regional Master Plan goals and objectives, which will be established in part from the results of this study.

Based upon the scope of the grant and the further direction provided by the Highlands Council representative, this report seeks to present numerous redevelopment possibilities and identify examples of waivers, for the Highlands Council's edification and use when establishing the Master Plan criteria from which future redevelopment areas will be identified.

Furthermore, at the request of the Highlands Council Staff at a meeting of Passaic County municipalities, the West Milford Planning Board submitted a comprehensive report titled Sustainable Community Plan in August 2005, presenting an informative overview of the Township to assist the council in their understanding of the "make-up" of West Milford. Some of the findings presented in that report will be elaborated upon in this report. That report is attached as an addendum.

DEVELOPING A PROCEDURE

The Highlands Act stipulates that areas of greater than 70% impervious surface are areas of potential redevelopment (Section 9.6) When developing a procedure to identify and evaluate redevelopment opportunities within the Highlands Preservation Area, analyzing impervious surface is essential. As per the Highlands Act, "impervious surface" means any structure, surface, or improvement that reduces or prevents absorption of stormwater into land, and includes porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar structures, surfaces, or improvements.

The University of Connecticut NEMO project has been researching the tool of impervious surface analysis as an indicator of water quality for many years. The West Milford Planning Department attended an ANJEC (Association of New Jersey Environmental Commissions) presentation on the project in 1999, and at the request of the West Milford Environmental Commission, the Township Planning Department with the use of its Geographic Information System (GIS) performed an impervious surface analysis of the entire township on a HUC 17 watershed basis.

Since that time, the New Jersey Department of Environmental Protection (DEP) has made this task much easier. Aerial photography of the entire state is now digitally available free from the New Jersey Image Warehouse at http://njgin.nj.gov/OIT_IW/index.jsp. From the 1995/97 digital orthoimagery, a landuse/ landcover analysis was derived, and also made available in its final version in February 2001 from the DEP Bureau of Geographic Information Systems website at <http://www.state.nj.us/dep/gis/>. This analysis uses the Anderson classification system

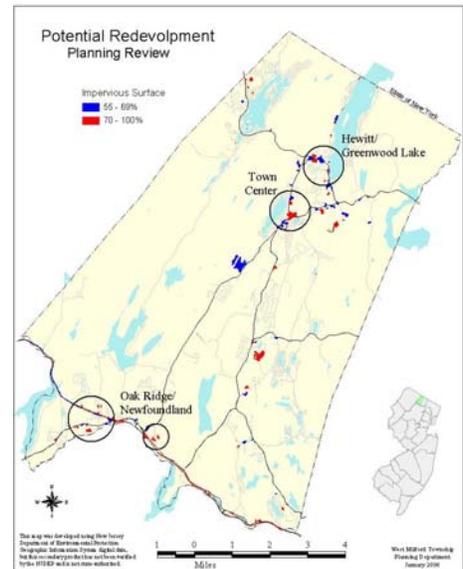
and, more importantly, for each distinct area (or polygon) an impervious surface percentage was assigned. Digital aerial orthoimagery from 2002 is now also available. However, the new landuse/landcover (lu/lc) analysis will not be available until later this year. These three layers can easily be used in a GIS to begin an impervious surface analysis. The following is the sequence undertaken by the Planning Department concerning the impervious surface analysis.

1. Classifying the lu/lc by impervious surface percentage with only the 55-69 and 70-100 color-coded, we get a general idea of where the areas of higher impervious cover occur.

When taking a closer look at the individual sites, not surprisingly, the areas of higher impervious surface percentage are commercial and industrial sites, or high density residential with multiple dwellings and areas having larger parking lots (i.e., schools and churches). In 1975, the Soil Conservation Service published a report indicating the average percentage of impervious coverage by land use. Of all land uses, the only categories with a percent greater than 55 were 1/8 acre residential lots (65%), industrial (75%), commercial (85%), and shopping centers (95%). When analyzing the DEP 95/97 lu/lc polygons of greater than or equal to 55% impervious surface in the Highlands Preservation Zone, 54% are classified as “Commercial Services”, 11% “Industrial”, 24% “Transportation/Communications/Utilites”, 5% “Residential, High Density, Multiple Dwelling” leaving a total of only 6% in all other categories.

2. A township level analysis for potential “redevelopment areas” involves individually inventorying and analyzing the apparent areas of higher impervious surface.

High-density residential areas of multiple dwelling would be omitted because they are generally built out. Schools are exempt from the Highlands Act, so they too can be overlooked. Much of the “Transportation/Communications/Utilites” category includes sections of roads, which when standing alone are irrelevant in a township based analysis. There are several situations that will necessitate the altering of the DEP 95/97 lu/lc base data used in the analysis. By making the alterations identified below, a more accurate picture of the current situation is created.



- A. Development that has occurred since the earlier 95/97 aerial orthoimagery will not be reflected in the 95/97 lu/lc analysis. Some of that development can be seen from the 2002 orthos.



B. Areas may not appropriately reflect the boundaries of a potential redevelopment area. Altering the base data boundaries in many cases will alter the impervious surface percentage.



C. The definition of impervious surface has been refined by the Highlands Act to include areas not included in the 95/97 lu/lc analysis (such as gravel and crushed stone). This can be identified through local knowledge with the assistance of the orthoimagery to facilitate the correction of the base data.



D. Roads in the 95/97 lu/lc analysis are most often included in larger lu/lc areas which underplays their significant role in stormwater runoff. While it is not necessary to delineate all roads in a township, the areas of roads that will be included in future “redevelopment zones” can be redrawn for that zones’ analysis.



3. Potential boundaries for “redevelopment zones” can now be drawn and total impervious surface percentages calculated per zone (by taking the sum of the products of each lu/lc area and its impervious surface percentage, and dividing it by the total zone area). If the total percentage falls above 70, the area of the zone may be expanded. If the total percentage is equal to or falls below 70, the area of the zone must be reduced.



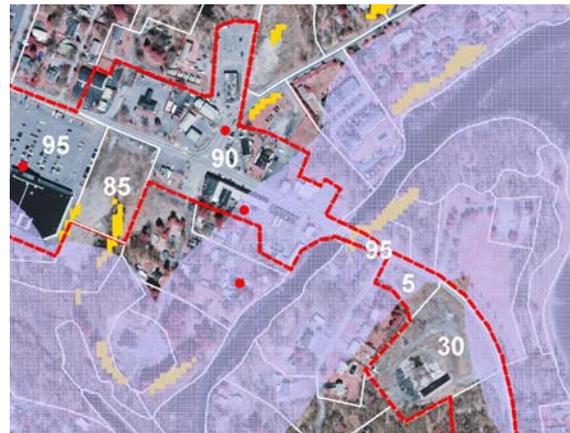


4. An alternative method can be used on areas that have been determined locally to be potentially designated “redevelopment zones”. Using the DEP 2002 orthoimagery (or aerial imagery from an alternate or more current source), all areas of impervious surface can be manually delineated (or by using a remote sensing software such as ERDAS Imagine). A “redevelopment zone” boundary can then be drawn, and a

total impervious surface percentage be calculated (total impervious surface area divided by the total redevelopment zone area). In some cases the zone boundaries are simple in shape. In cases where the impervious surface percentage is close to the 70% limit, and an area is commercially zoned and has limited vacant property whose development could actually enhance the character and viability of the community services, the zone boundaries may be more complex. Further reasoning for complex or convoluted boundaries could be the elimination of areas of environmental constraints, local town ordinances (such as limiting setbacks and maximum lot coverage), or the preservation of historic structures. In essence, concentrating appropriate and compatible economic development.

- 5. “Limiting” factors, such as open water buffers, critical habitats, steep slopes, and known contaminated sites, can now be added to determine the constraints on the area.

The Highlands Act establishes 300-foot buffers on all open waters in the Preservation Area and places restrictions on development in areas of slope greater than or equal to 20%.



Statewide GIS layers are available on wetlands, lakes, ponds and reservoirs, and streams. Three hundred foot buffers can be created for each of these layers and then combined for use in analyzing potential conflicts in areas of redevelopment. The streams layer currently being updated by the DEP will greatly enhance the current streams layers’ accuracy. West Milford has already created an updated streams layer, which was used in this town wide analysis. This updated layer was based on Passaic County 1997 aerial imagery that has the same resolution and accuracy of the NJ DEP 2002 aerals. Aerial interpretation will vary in some areas between West Milford’s stream layer and

the anticipated DEP layer, but to a far lesser degree than the previously used DEP distributed streams layer, which was based on USGS mapping.

Natural resources as identified in the Landscape Project (created and distributed by the New Jersey Division of Fish and Wildlife) and the Natural Heritage Priority Sites should be considered. Within West Milford, only the Forest area extends beyond the open waters buffers and as such is the only layer on the town's analysis. Steep slopes can be derived from contours layers. West Milford has used USGS 20 foot contours and Passaic County-produced 5 foot contours in this effort. "Brownfields" or known contaminated sites have been mapped using the DEP distributed Known Contaminated Sites (2005) layer.

IDENTIFYING POTENTIAL REDEVELOPMENT OPPORTUNITIES

The Sustainable Community Plan (see addendum) identified four out of 14 sub-watershed drainage basins (HUC-14) that will be the main focus of this report for the purposes of 70% impervious coverage and potential areas of redevelopment. Within these areas are locations known as Hewitt/Greenwood Lake, Town Center and Oak Ridge/Newfoundland (see Map 1). All of these locations have their own Post Office and are destination points for shopping, business/services, entertainment and recreating (see addendum Existing Land Use Map). All of these areas lie along county roads and in the case of Oak Ridge/Newfoundland, it also lies along State Highway 23.

The Hewitt/Greenwood Lake and town Center areas (see Map 2) are located within the Wanaque Watershed. These areas drain to Greenwood Lake, which drains to the Monksville Reservoir, a part of the North Jersey District Water Supply Commission system. These areas are older, developed areas that have continued to develop and redevelop over the years.

The Hewitt/Greenwood Lake area (see Map 3) exhibits a variety of commercial and service oriented land uses. It has a linear development pattern along Union Valley Road and Greenwood Lake Turnpike. The New Jersey Transit Park and ride facility is located in the center of this linear development fronting along Greenwood Lake Turnpike.

This commercial area lies along the south shore of one of the most significant natural features within the entire Highlands Region, Greenwood Lake. The lake extends into New York State and has a total shoreline of 19.9 miles with 8.7 miles of shoreline being within West Milford. There are four marinas in West Milford along the lakefront. New Jersey Wildlife Management property has about 1,400 feet of lakefront, and State-owned Brown's Point opposite the Park & Ride and leased to the Township for parkland, has about 2,000 feet of lakefront. Significant potential exists to utilize this natural feature and the existing public access to the lake.

Town Center is commonly recognized as the central business district of the Township (see Map 4). This area of town also has a high concentration of residential neighborhoods within close proximity to the Central Business district. Located within Town Center is the Municipal Building and Township Library. The Township has

received a federal grant sponsored by Congressman Garrett for streetscape and pedestrian improvements to the business district. It is the Township's desire to continue to enhance this area thereby strengthening its core business community.

Oak Ridge/Newfoundland lies within the Pequannock Watershed and the commercial district borders the Pequannock River, up river from the intake to the Newark water system (see Maps 5, 6 & 7). This area serves the needs of a more transient clientele and also has various industrial uses intermixed. In Newfoundland the New Jersey Transit maintains a park and ride facility.

Identify and Map Natural and Historic Resources Within Proposed Redevelopment Areas

When viewing potential redevelopment areas before application of the regulatory constraints (including the Highlands Act 70% impervious area), it is important to identify the natural and historic resources that exist within the larger area (Refer to Addendum for a complete list of local historic sites, their locations and significance). After applying the regulatory constraints, the sizes of the subject areas are significantly reduced. Therefore, it is felt that a description of the larger areas is beneficial to the reader. Two existing planning studies, the Open Space Plan and the Historic Preservation Plan were reviewed concerning the natural and historic resources.

The West Milford Environmental Commission prepared the original Open Space Plan in 1979, which was adopted as an element to the Township Master Plan. The Commission, with the public's participation and assistance, identified scenic and unique features within the Township. Listed below are the features found within the subject redevelopment areas:

The Wallisch Estate on Lincoln Avenue was also a popular choice. Suggestions were made for the Township to purchase the area for a park or golf course. A home and several accessory buildings on the property are what remains of a small farming operation. The surrounding area is primarily residential. Although this property is not unique because of its natural features, it is a familiar scenic site of green in the north central portion of the Township.

Apple Acres on Union Valley Road contains approximately 60 acres of apple orchards, adjacent to Crescent Park. The site is no longer a "working" orchard, however, it gives the appearance of being one since the trees appear to be in good health although a bit overgrown. The property is one of the easily recognized landmarks within the Township as well as being a picturesque setting. Many people have expressed concern that this property will soon become another residential development and the scenic qualities of the orchard will be lost.

Brown's Point, at the southern end of Greenwood Lake, was mentioned as a location that has a commanding view of the Lake. There are certainly other areas on either side of Greenwood Lake that offer scenic views and vistas, however, this location appears to be the best known and is probably the most accessible.

Reflection Lake, on the south side of Union Valley road, north of Crescent Park was a scenic location prior to its partial filling. Hidden in the back of the same property that contains Reflection Lake is a gorge cut by a stream. This area is thick with rhododendron and hemlock. There is a lookout point at the uppermost part of the property that gives a commanding view toward Bearfort Mountain. There is a lake and wetland area, which is used by migratory waterfowl. It has been pointed out and confirmed by a professional naturalist that this area has the possibilities of being developed as a nature center, especially beneficial to school children.

Another scenic vista mentioned was the Pequannock River Valley from the Oak Ridge Reservoir to Route 23, in the Oak Ridge/Newfoundland area.

Almost 30 years later, these areas still exist as described in the 1979 Open Space Plan (see Map 2).

In 1994 an Historic Preservation Plan was prepared which was adopted as an element to the Township Master Plan. That report states...

The objectives of this project are to identify the historic resources within the proposed "Centers" in the Township of West Milford, to develop and present recommendations and techniques for the protection and preservation of the community's historic resources through the efforts of the West Milford Historic Preservation Commission and through the Master Plan and Centers Designation process.

The findings of the Historic Preservation Plan will be discussed below as the same relates to the subject redevelopment areas.

Hewitt/Greenwood Lake

Beautiful vistas to Greenwood Lake and New York State are provided from vantage points along its southern shoreline within the Hewitt village. Brown's Point provides the only permitted public access to the Lake with 2,000 feet of shoreline.

Hikers park their vehicles in the parking lot of the A&P shopping Center from which they reach trail heads within county-owned property to hike along Bearfort Mountain on the western shore of Greenwood Lake and into Abram Hewitt state Forest, affording views of Greenwood Lake and the New York City skyline. This connects with the Appalachian Trail. The State Wanaque Wildlife Management Area lies along the east shoreline of Greenwood Lake leading to Sterling forest in New York.

According to the North Jersey Trails, Trail Map 21, published by the New York-New Jersey Trail Conference, Inc. there are marked and unmarked trails and existing wood roads within these State-owned lands, for hiking purposes.

There are no designated historic sites within the Hewitt limits, but the State designated Long Pond Iron Works lies several miles east along Greenwood Lake

Turnpike at the Monksville Reservoir, in West Milford. West of Hewitt is a locally designated structure located on the San Cap Passaic County Park.

The Wallisch Estates historic site is situated between Hewitt/Greenwood Lake and Town Center. The Historic Preservation Plan provides the following evaluation of Wallisch Estates.

The Wallisch Farm Complex, listed as a West Milford Township in May 1994 is significant as one of few surviving intact farm complexes in West Milford. It is further significant for its association with several local families: Tichenor, Gregory, Goddel and Wallisch.

The Wallisch farm should be evaluated for its New Jersey and National Registers potential.

TOWN CENTER

This location provides several vistas to Bearfort Mountain and Pinecliff Lake. These areas lie to the west and south of Union Valley Road. There are no local trailheads accessible from Town Center.

The Township Historic Preservation Plan provides the following:

Union Valley Road, in the Town Center, just southwest of the Town Hall, contains a collection of nineteenth and early twentieth-century buildings of commercial, residential and institutional uses. The primary core of historic structures focuses on the Greek Revival Style Presbyterian Church and its related outbuildings. In addition, an Italian residence that now serve as a funeral home; several early to mid-nineteenth-century residences now used for commercial purposes and the Township Museum, built as a church and subsequently used for municipal purposes, complete the district. Although Union Valley Road is not a typical "Main Street" developed with commercial building types; this district is clearly the historic "Main Street" of West Milford and actually presents an excellent example of the successful re-use of historic properties.

It is recommended that the West Milford Historic Preservation Commission work to have this area designated on the National Register of Historic Places (to make it available for tax credits) and to institute some level of Main Street program to encourage the upgrading and adaptive reuse of these properties.

Since the wring of that report, the West Milford Historic Preservation Commission has completed the historic surveys of the buildings, and the Commission has received a grant from the State Historic Preservation Office. A qualified professional has been retained to conduct planning charettes for the purpose of achieving public consensus regarding the designation. Distinct architectural features

are exhibited within this proposed historic district establishing a character that could be used to set local design standards for redevelopment.

Oak Ridge/Newfoundland

The Pequannock River lies to the east and south of the subject area. This section of the river carries water from the Oak Ridge Reservoir to the Newark water treatment plant.

Newfoundland has several trailheads leading to existing wood roads identified on the North Jersey Trails Map. There are no marked trails in this immediate area.

The Township Historic Preservation Plan summarized the historic resources of Newfoundland as follows:

Newfoundland, on the western edge of West Milford and proximate to the potential New York Susquehanna and Western Railroad Line, which is being discussed as a commuter line to New York City via Hoboken and the Meadow Lands, is another neighborhood which could take advantage of the Federal Historic Preservation Tax Credit.

Its historic core, Old Route 23, which contains a combination of residential and commercial uses, if listed on the National Register buildings, like 76 Old Route 23 and Idylease, could be restored for commercial purposes using the tax credit. Idylease, the only surviving hotel from West Milford's heyday as a resort community, is another resource ideal for taking advantage of the ITC.

IDENTIFYING AND MAPPING REGULATORY CONSTRAINTS

The regulatory constraints listed below are depicted on the following maps:

300 foot buffer open waters
20%> slopes
Landscape Project/Wood Turtle Habitat
Known contaminated site 2005
Historic sites

Map 3A is of Hewitt/Greenwood Lake.

Map 4A is of Town Center.

Map 6A is of Oak Ridge.

Map 7A is of Newfoundland.

The viewer can begin to appreciate the extent of these constraints within the potential redevelopment areas. It is important to understand that these potential redevelopment areas are, to a large extent, developed with various existing land uses.

The last task to complete this mapping analysis is to identify areas of potential impervious surface greater than 70%. It is important to understand these areas are provided as examples with malleable borders. These examples are presented from a local knowledge perspective regarding existing land use patterns, natural features and transportation/circulation. The potential redevelopment boundaries conflict with the constraints, or limiting factors. Where these conflicts exist, priorities should be established. The question to be answered is whether the region is better served by the imposition of the regulatory constraints on certain properties, thereby restricting redevelopment, or whether, through redevelopment, improvements to the water quality can be achieved through private investment? Closer analysis of these example areas reveals the following:

Hewitt/Greenwood Lake (see Map 3B): There are three properties that are listed on the contaminated sites list within 300-foot open water buffers. The 300-foot open water buffers also extend across Greenwood Lake Turnpike, a County road, encroaching upon and impacting properties fronting along the opposite side of that road from the open waters.

Town Center (see Map 4B): Examples of conflicts that are represented here are potential wood turtle habitat encroaching upon properties that could be included within redevelopment areas. This includes a small-identified area separated and isolated by a County road from the larger habitat area. Another example is present where it impacts upon a property that itself is disturbed (a horse farm with barn and riding paddock) and is bordered by developed properties on two sides and fronts along a four lane County road.

Oak Ridge Village (see Map 6B): This area represents a further example of existing developed properties impacted by a 300-foot open water buffer. In this example, these properties have been developed for many years, prior to local site plan regulations, and are not constructed to current standards. The sites in this example are situated within 300 feet of the Pequannock River, but are separated from the river by a County road.

This area also presents a good example of how the 70% boundary is malleable. By expanding the boundary to capture the developed area to the east and south of Oak Ridge Road and Route 23, it would enable the boundary to expand into the vacant site to the north. That property is identified as a lower rank Landscape Project forested area with some slopes greater than 20%. However, it is a virtual "island" of vacant land entirely surrounded by roads and developed property.

Other examples have been mapped that lie outside of the identified redevelopment areas that exhibit other criteria that should be considered. Map 6C (Garick RV) identifies properties that front along State Highway 23 that are unconstrained and could develop further.

Oak Ridge Hamlet (see Map 6D): This shows an example where the 300-foot open water buffer extends along a slope that directs the surface water away and in the opposite direction from the open water. It is further separated from the open water by a County road.

Service Concrete (see Map 6E): This reflects an industrial area that is significantly disturbed and should be considered a potential redevelopment area in the attempt to address stormwater quality. It may or may not meet the definition of Highlands impervious, but presents an example of an area that warrants further study, possible as part of Master Plan consistency.

Newfoundland (see Map 7B): This area is a commercial/industrially developed area located off of Route 23 with a NJ Transit Park & Ride, and would benefit with redevelopment. The areas within the 300 foot buffer are already developed.

Vreeland (see Map 8): This reflects an existing locally designated historic site. The owner is desirous of redeveloping this site for adaptive reuse and provide proper site improvements. The argument could be made that the property falls within a 70% impervious area and qualifies for redevelopment. However, the site meets many other objectives of the Act, and warrants consideration for exemption or waiver on its own merits. Many sites exhibiting similar characteristics likely exist within the Highlands Preservation area. There are several within West Milford alone.

Quarry (see Map 9): This identifies a soil mining and quarry activity, currently inactive. This represents a major land disturbance activity, which warrants consideration for potential redevelopment should it cease to exist in its past use.

Map 10 displays a known contaminated site that does not exist within a redevelopment area. There are three known similar sites located within the Township.

Map 11 displays a large parking area at “Jungle Habitat”, a 782 acre lot purchased by the State of New Jersey, with development potential for active recreation and tourism.

Recognition of these “conflicts” need to be addressed when considering the future identification of “redevelopment areas.” In the Highlands Act the Legislature finds...

That the New Jersey Highlands provides a desirable quality of life and place where people live and work; that it is important to ensure the economic viability of communities throughout the New Jersey Highlands; and that residential, commercial, and industrial development (and) redevelopment and economic growth in certain appropriate areas of the New Jersey Highlands (is) are also in the best interest s of all the citizens of the State, providing (enumerable) innumerable social, cultural, and economic benefits and opportunities.

Future redevelopment of properties such as those identified above can also result in improved water quality (the paramount goal of the Highlands Act) from that which currently exists.

Existing Infrastructure

All of the potential redevelopment areas identified in this report are serviced by on site septic and individual well. The exception is the Shop Rite Shopping Center in Town Center, which operates and maintains a private package sewer treatment plant. This facility has minimal excess capacity.

Factors Limiting Redevelopment

The Highlands protections implemented by both the Highlands Water Protection and Planning Act and the NJ DEP Rules place the most stringent controls limiting redevelopment.

West Milford Township does not have extensive areas restricted by the Federal delineated flood plain limitations. The flood plain is most extensive along the Belcher Creek corridor but its limits do not extend beyond the 300-foot Highlands open waters buffer, except within the Wallisch Estates neighborhood. The flood plain impacts a dozen or so existing homes.

Within the identified redevelopment areas the major vehicular access is from county roads. This would require Passaic County approval for access to and from their roads. Furthermore, public improvements such as sidewalks, bicycle lanes, street lighting, shade trees and other similar improvements will require Passaic County cooperation and approval. The County has initiated the Passaic County Corridor Enhancement Program and hopefully the County will partner with the Township to assist financially and otherwise in public improvement projects within the redevelopment areas that front along county roads.

State Highway Route 23 traverses the southern end of the Township, passing by and providing access to Newfoundland, Oak Ridge and other existing clustered commercial sites that may be determined appropriate for redevelopment. Approvals from NJ DOT may be required; such as highway access permits within these identified areas.

Lack of sanitary sewer infrastructure is the major impediment to redevelopment. Also, the conflicts between regulatory constraints and existing land use, examples of which were identified previously in this report, present limitations to redevelopment.

The Planning Board is also prepared to evaluate its Master Plan and existing zoning regulations to determine whether changes are appropriate to help encourage redevelopment. This will be undertaken as part of the Master Plan consistency review.

The financial and economic viability of these redevelopment areas also warrant consideration. Given the reality that the future population of the area will not be expanding at previous rates, the customer base may not exist to support business growth. This potential impact should be analyzed by the proper professionals with the findings considered in the future land use plan and zoning ordinance. This concern was expressed and a proposal was put forth seeking assistance to address this concern by the Planning Board in their August 2005 report (see addendum). The Planning Board was advised by the Highlands staff at their October 6, 2005 work meeting that this program proposal “was on target but too early” in the planning process.

Public Participation

Public input was solicited at the Planning Department workshop meetings on November 3rd and December 8th of 2005, and January 5th of 2006. Township residents, members of the business community, local press reporters and other interested parties were present for the three presentations on the MP3 grant and the Planning Department’s ongoing analysis. Time was allowed for all questions and suggestions from the Planning Board and the general public to be discussed. This input has subsequently been included in this report. The intricacies of the analysis and the importance of this report were recognized by all as essential to West Milford’s future.

Planning Analysis

The locations that are the focus of this analysis have existed for years. All stormwater runoff emanating from Hewitt/Greenwood Lake and Town Center flows to Greenwood Lake and then the Monksville Reservoir. Greenwood Lake has experienced increasing weed growth resulting from increased phosphorus via runoff into the lake. In addition, the Township Environmental Commission, with funding assistance from the DEP, has monitored fecal coliform counts along the Belchers Creek corridor, from Town Center, through Hewitt, and out to Greenwood Lake. These counts greatly exceed the DEP limits. The Township is anticipating receipt of a 604B grant this month from DEP to conduct genetic testing of water samples and perform additional field studies to help ascertain the sources of the phosphorus and fecal coliform and to identify/implement management techniques to address the problem.

These two potential redevelopment areas are reliant upon septic systems for sewage treatment. The Environmental Commission Natural Resource Inventory evaluated septic limitations utilizing Soil Conservation Service survey data tables, which reflects vast sections of these two areas have severe limitations. There are pockets of moderate and slight limitations. Furthermore, depth to bedrock of less than five feet is prevalent.

The Township Municipal Utilities Authority prepared a comprehensive Wastewater Management Plan Amendment in 1998, addressing the infrastructure for the Township. The focus was to address existing built areas within the Township that directly impact water quality, *i.e.* existing lake communities. The areas of potential redevelopment are addressed in that comprehensive study.

Neither Hewitt/Greenwood Lake nor Town Center have the streetscape amenities or pedestrian sidewalks to help attract and support redevelopment. The Township Planning Board has conceptual plans prepared by a landscape architect representing a streetscape vision for Town Center, and the Board has promoted the installation of improvements within Hewitt/Greenwood Lake. Discussions have also taken place with Passaic County, as these improvements would all occur along County roads. Within Hewitt, the potential exists to utilize the New Jersey Transit Park and ride on off peak hours for parking to accommodate tourism activities at Browns Point Park and Greenwood Lake. However, pedestrian improvements are needed to safely link these facilities. In addition, Browns Point (State-owned land leased to the Township) is in need of improvements to better utilize this strategic location. Vacant property across the street from Browns Point also offers strong potential for commercial use with a magnificent view to the lake. In summary, the proximity of Hewitt to Greenwood Lake must be accentuated.

Town Center is the central commercial business district for West Milford. This area lies along the east bank of Belchers Creek. Bearfort Mountain is west of the Central Business District, and is visible from many vantage points within the Central Business District. Aside from the automobile, there is no convenient or safe means of transportation to Hewitt/Greenwood Lake, even though the two destinations are about two miles apart. Pedestrian and bicycle improvements would provide safe alternative transportation between the two areas, and Belchers Creek could be investigated as another alternative means of linking the two areas.

The Historic Preservation Commission has proposed an historic district along Main Street in Town Center and have received a State Historic Preservation Office grant to conduct public charettes for the purpose of designating the area as a local historic district. This grant is also for the purpose of promoting historic preservation throughout the Township, which further addresses an overall goal of the Highlands Act.

Within Town Center exist the municipal offices, the Township Library and the Township Museum. There is an art gallery operated by local artists, and a monthly concert series featuring folk music recording artists at the Presbyterian Church. The Township holds a yearly festival every fall in Town Center called the Autumn Lights Festival. The Township was able to secure federal grant monies this year to begin implementation of its streetscape vision. Upon completion, the Central Business District, with its various attractions, will be safely linked with the proper pedestrian improvements.

For the past several years the Planning Board has studied appropriate design standards to plan for a “community of place” as identified in the State Development and Redevelopment Plan. The ordinances currently permit mixed uses within the

Community Commercial, Neighborhood Commercial and Village Commercial zone districts. There are also other proactive measures that are being considered to implement smart growth within Town Center that will be identified in the Master Plan consistency review.

The Oak Ridge section by Route 23 and Oak Ridge Road is a Highway Commercial area. The Township Natural Resource Inventory indicates the soil conditions in the area pose slight to moderate septic limitations, with some soil conditions being too variable to determine. Depth to bedrock is either greater than 10 feet, or too variable to determine according to the Natural Resource Inventory. On site septic systems are the method of sanitary sewage treatment.

This developed area would be significantly improved through redevelopment. The water quality of stormwater runoff would be improved as well as the architectural design and site amenities. This area could continue to provide highway related services and several properties could be put to a higher use through redevelopment.

Evaluating Possibilities

The possibilities for moving forward can only be considered in light of the needs identified in this report that should be addressed if redevelopment possibilities are to be realized. This report put forth examples of potential redevelopment areas for consideration. However, limitations were identified that, if addressed, would enhance redevelopment capabilities. Through redevelopment is the potential to improve both the physical environment and the natural environment.

In order to move forward the following is presented to the Highlands Council for consideration.

Waiver Procedure: procedures should be established to enable requests to be made and considered as part of a redevelopment approval that is not arduous upon the applicant.

Water Quality: Redevelopment presents the opportunity to improve water quality through private investment, on site storm sewer infrastructure can be modernized, BMPs can be implemented and other state of the art stormwater management improvements installed, resulting in improved water quality. Sanitary sewage needs to be addressed through management and infrastructure improvements. Public involvement and investment is critical to properly address this pressing issue. Recent water testing for fecal coliform and phosphorus demonstrate the issues associated with water quality in Belchers Creek and Greenwood Lake.

Economics: Trends over time affect economies and the economics of a community must adjust. However, the implementation of the Highlands Act and DEP regulations are immediate and the local economy does not have the luxury to adjust over time. An analogy could be drawn to the closing of a military base and the immediate impact of that action upon the local community. The Township administration has been concerned about the impact upon the tax base in light of last year's tax appeals, the

impact upon local residential taxes in order to maintain local services, and the ability of the local business community to continue. The sweeping impacts upon land use have been demonstrated in the report's mapping and that mapping does not reflect other DEP regulations concerning nitrate dilution requirements and resulting lot size.

The Planning Board is grateful for the opportunity provided by the Highlands Council to present this report and hope that the information contained herein will assist the Council in their honorable and noteworthy tasks that lay ahead.

Highlands Legislation\MunicPartnerPlanPilotGrant-1-06final

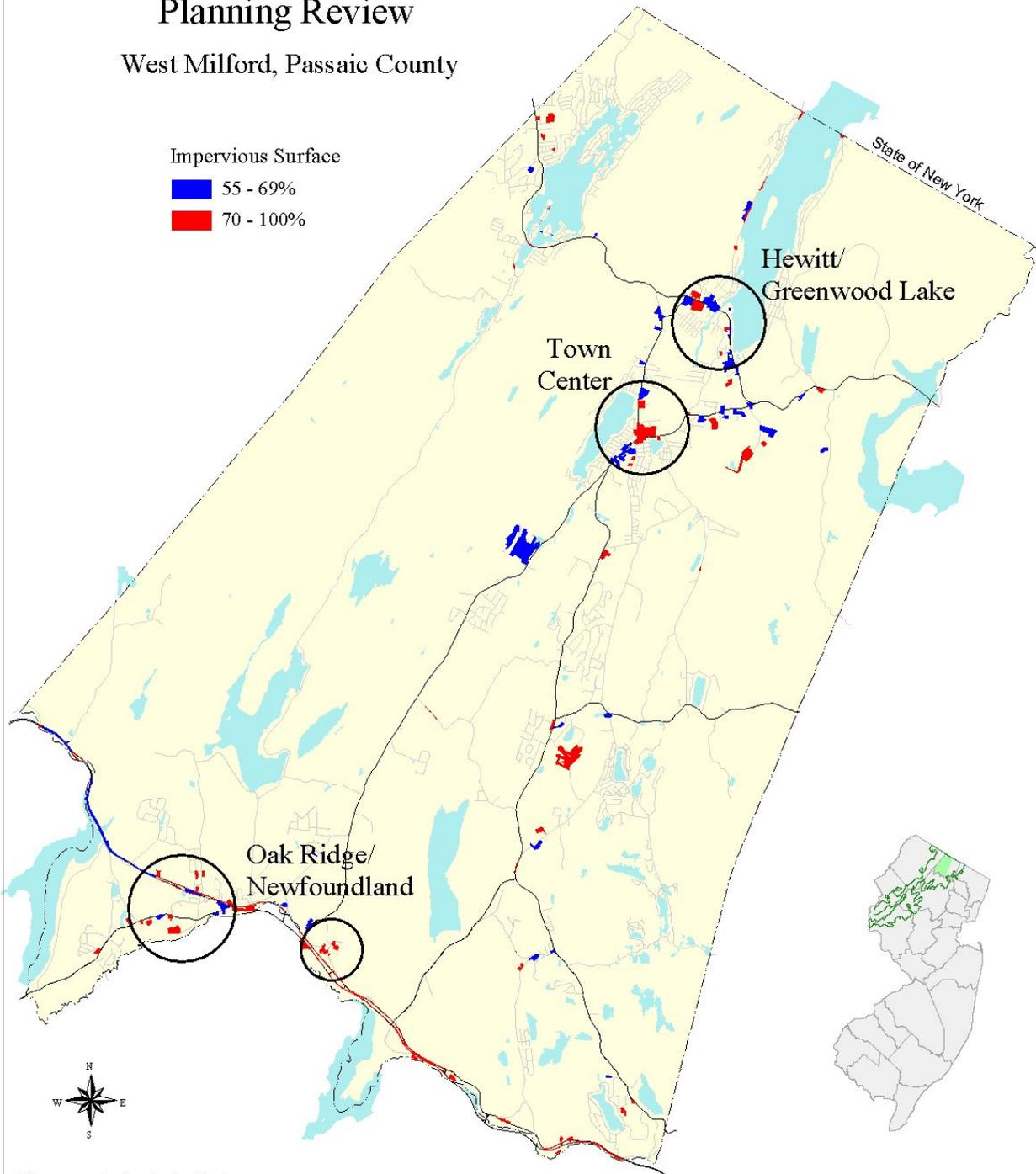
Potential Redevelopment Planning Review

West Milford, Passaic County

Impervious Surface

 55 - 69%

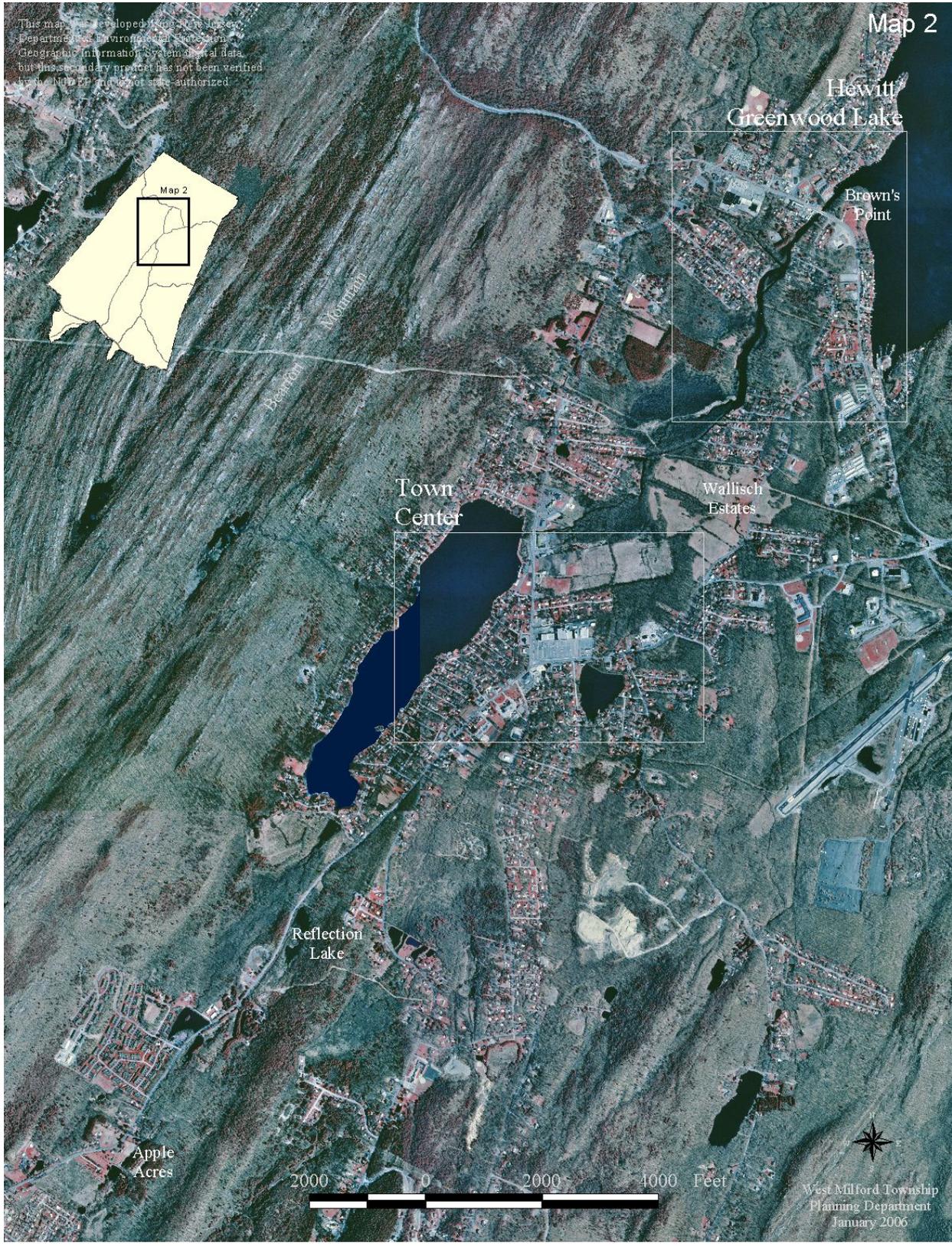
 70 - 100%



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.



West Milford Township
Planning Department
January 2006

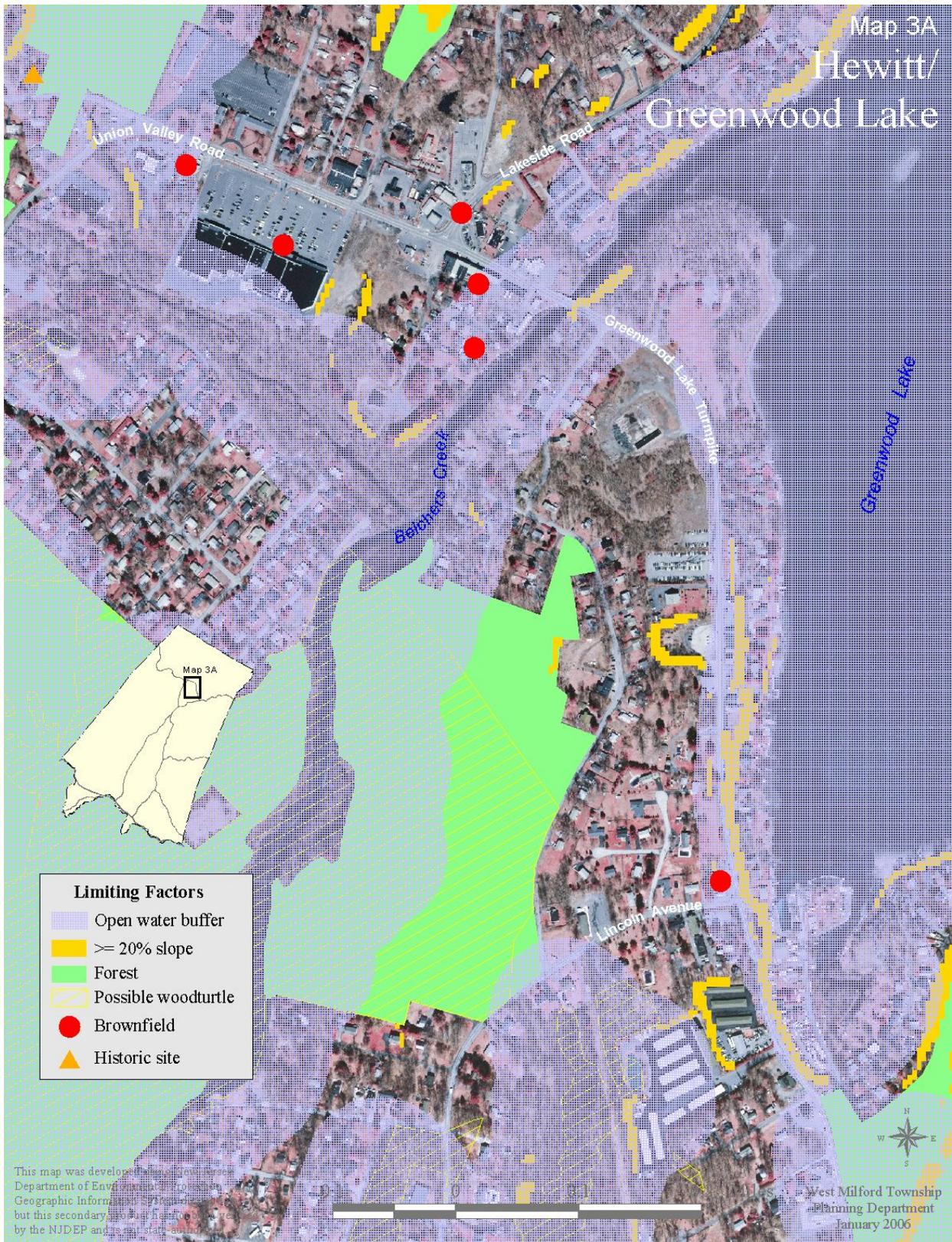




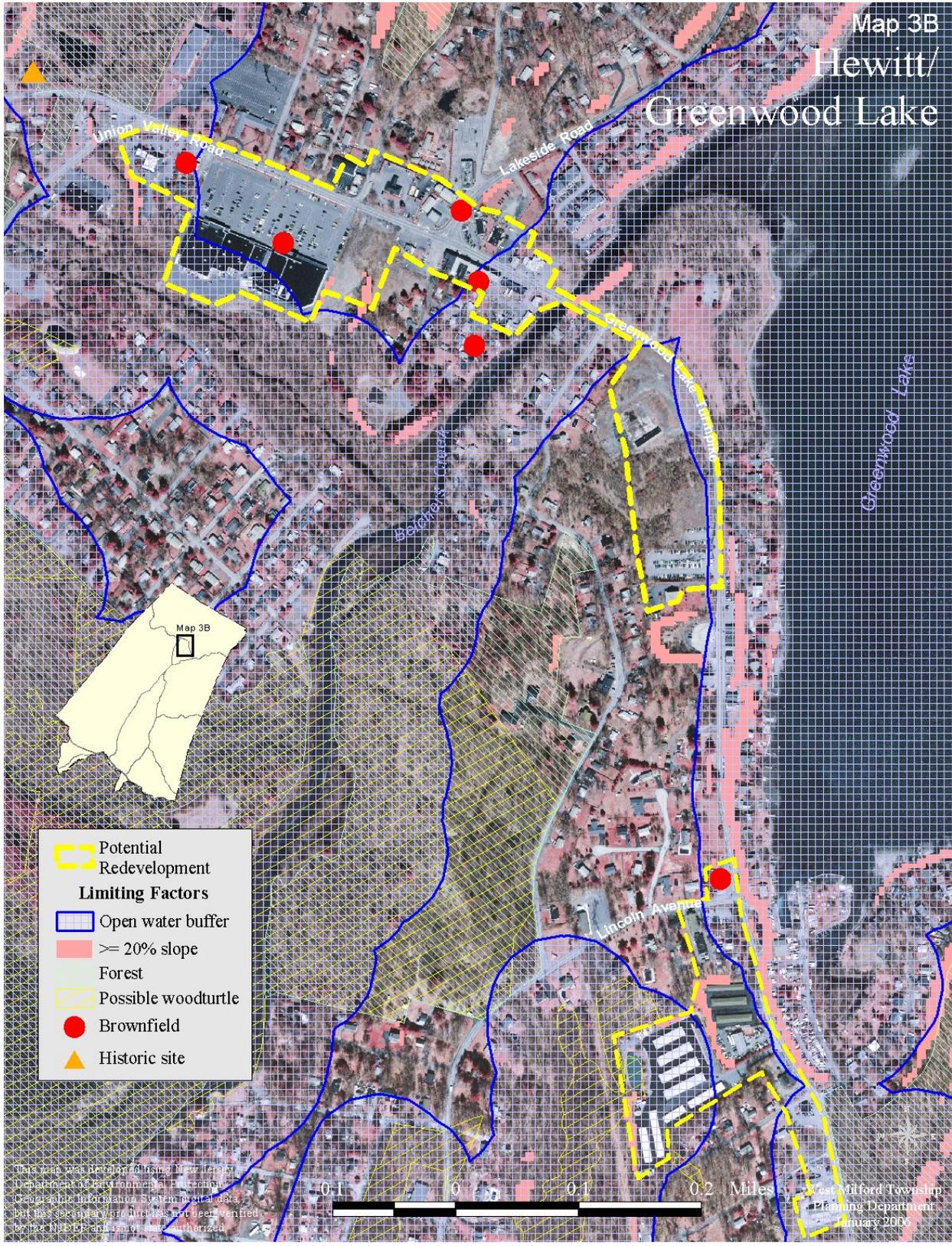
Map 3
Hewitt/
Greenwood Lake

This map was developed using data provided by the Department of Environmental Protection and the National Geographic Information System digital data, but this secondary product was not been certified by the NJDEP and is not an authorized product.

Wilford Township
Planning Department
January 2006



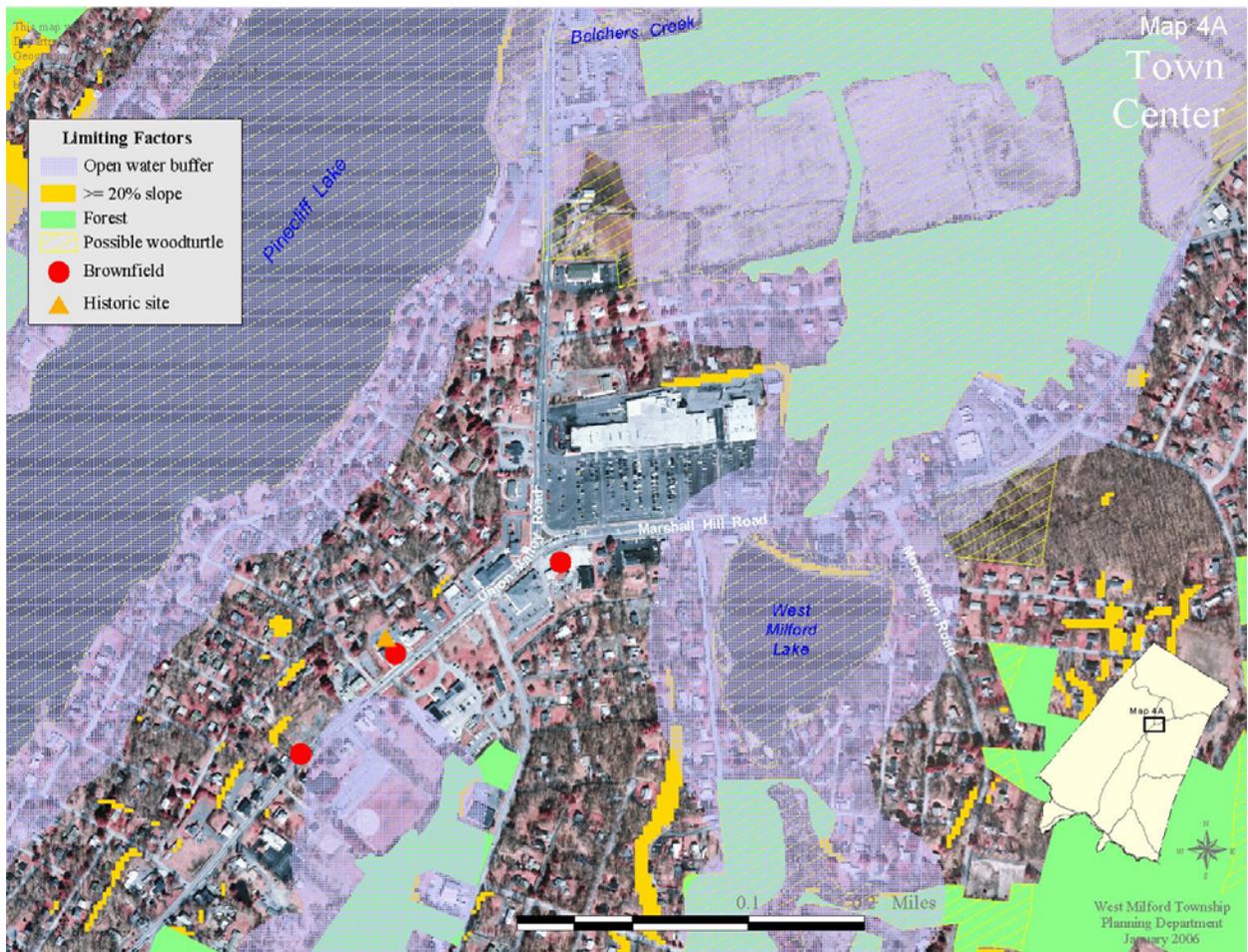
Hewitt/ Greenwood Lake

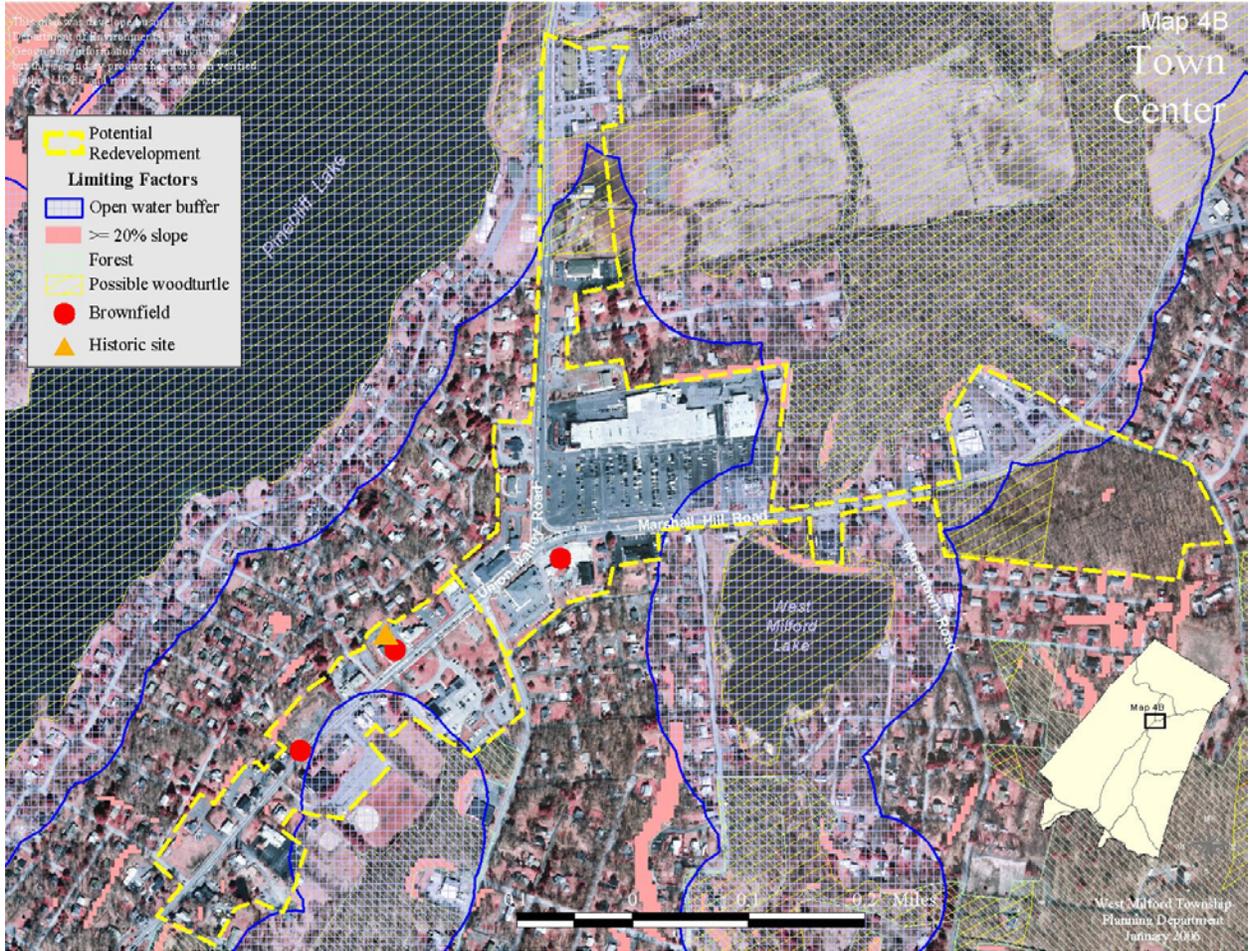


This map was prepared from data provided by the Department of Environmental Protection. The Department is not responsible for the accuracy of the data, but this section of the map has not been verified by the DEP and is not state authorized.

West Milford Township
Planning Department
January 2005



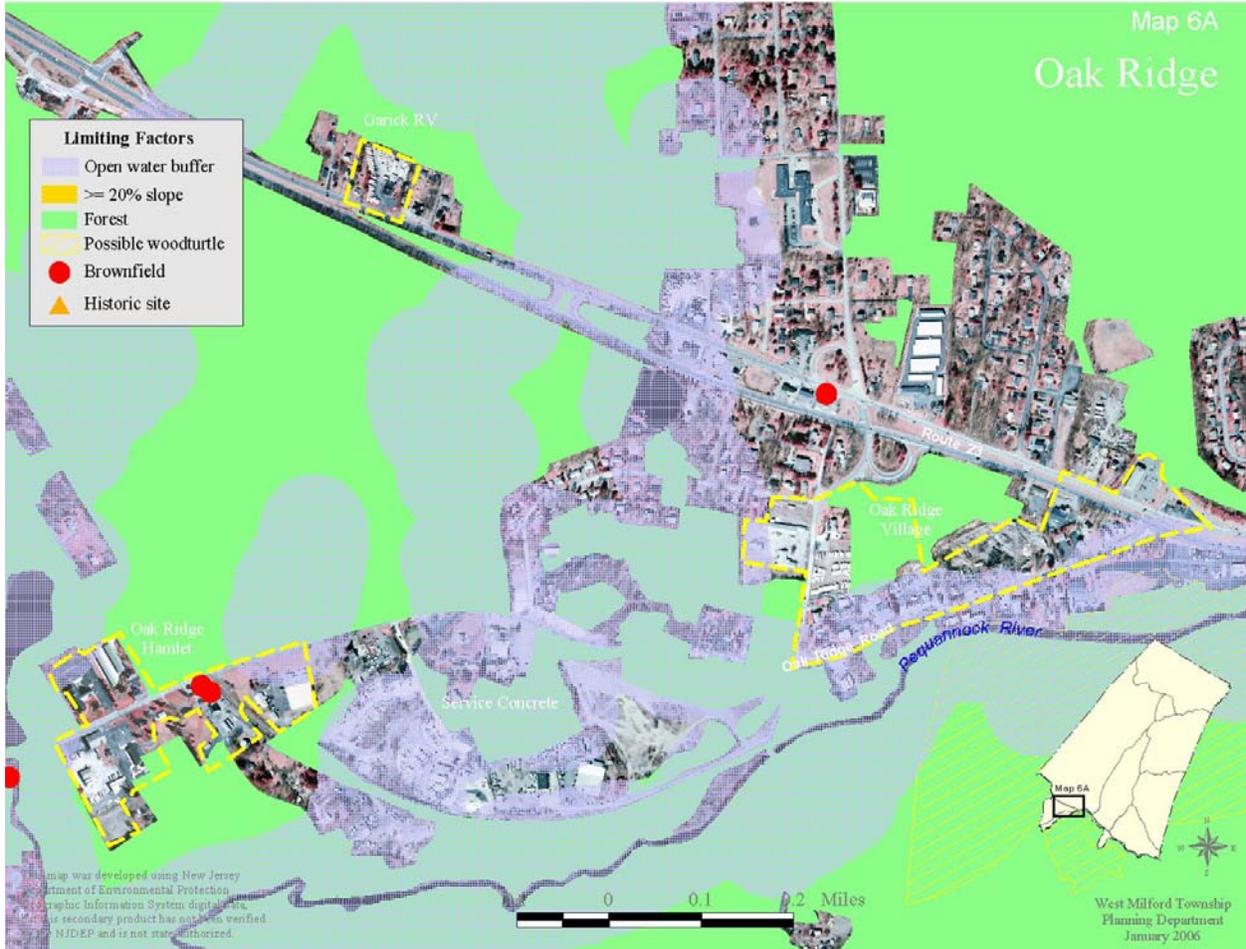


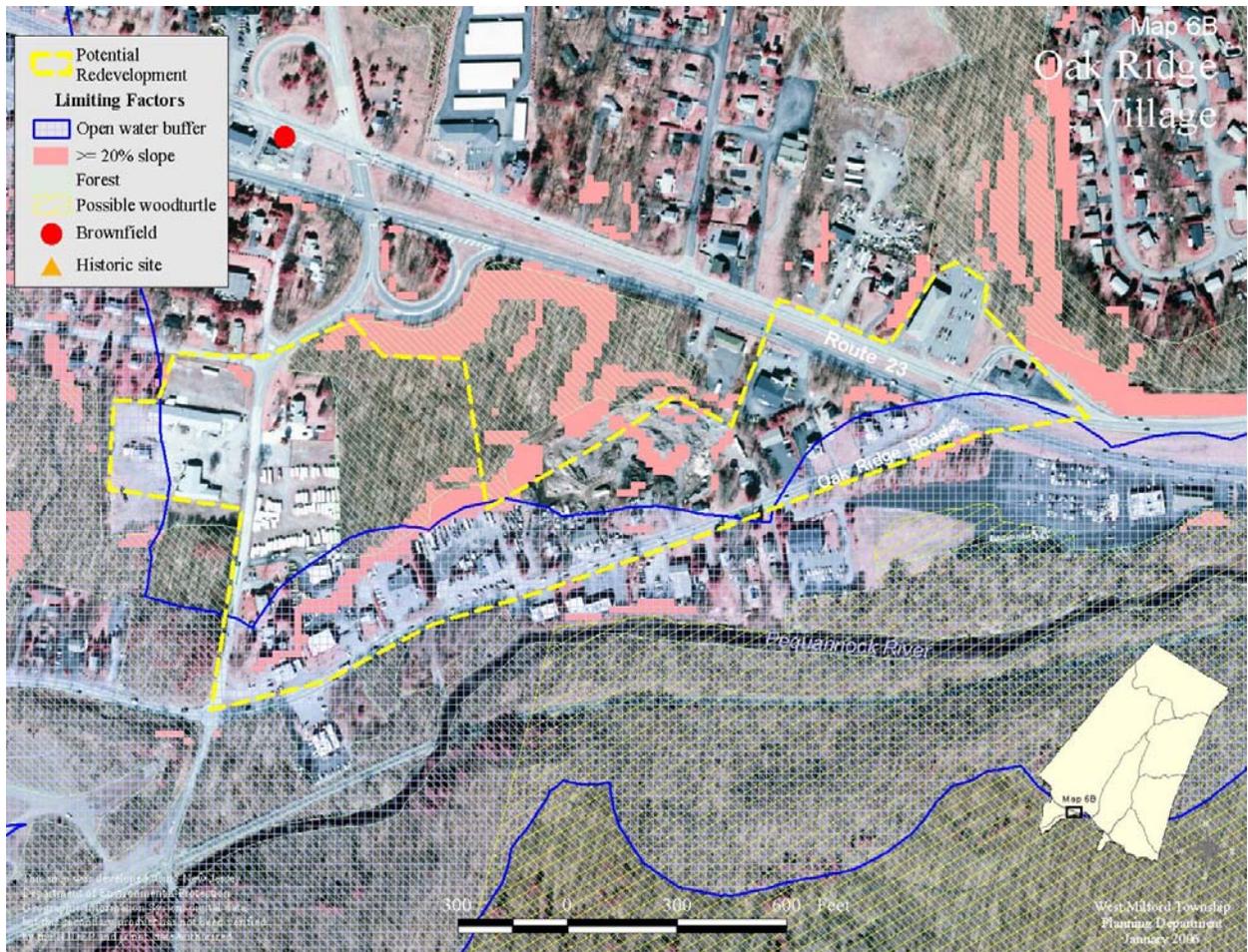


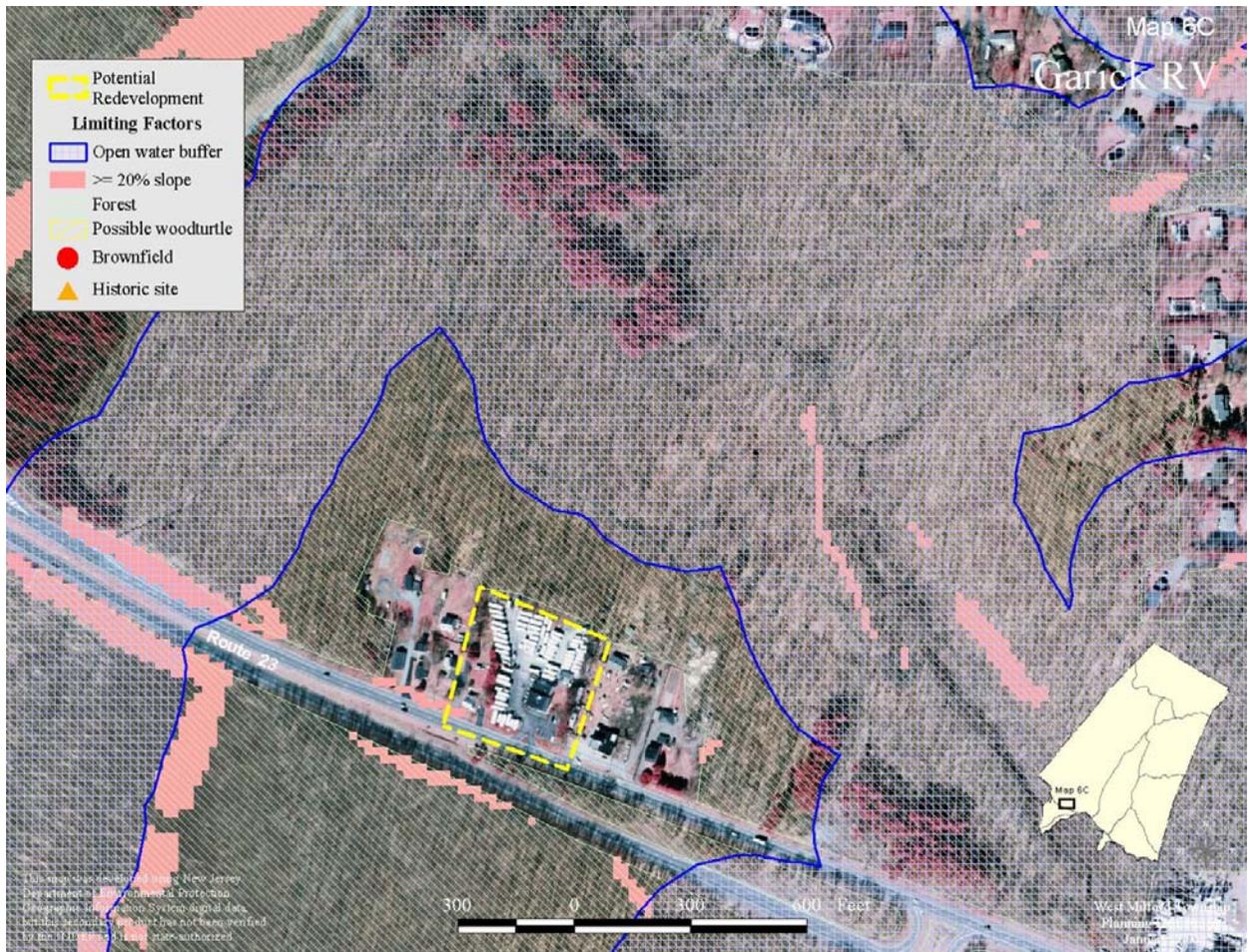


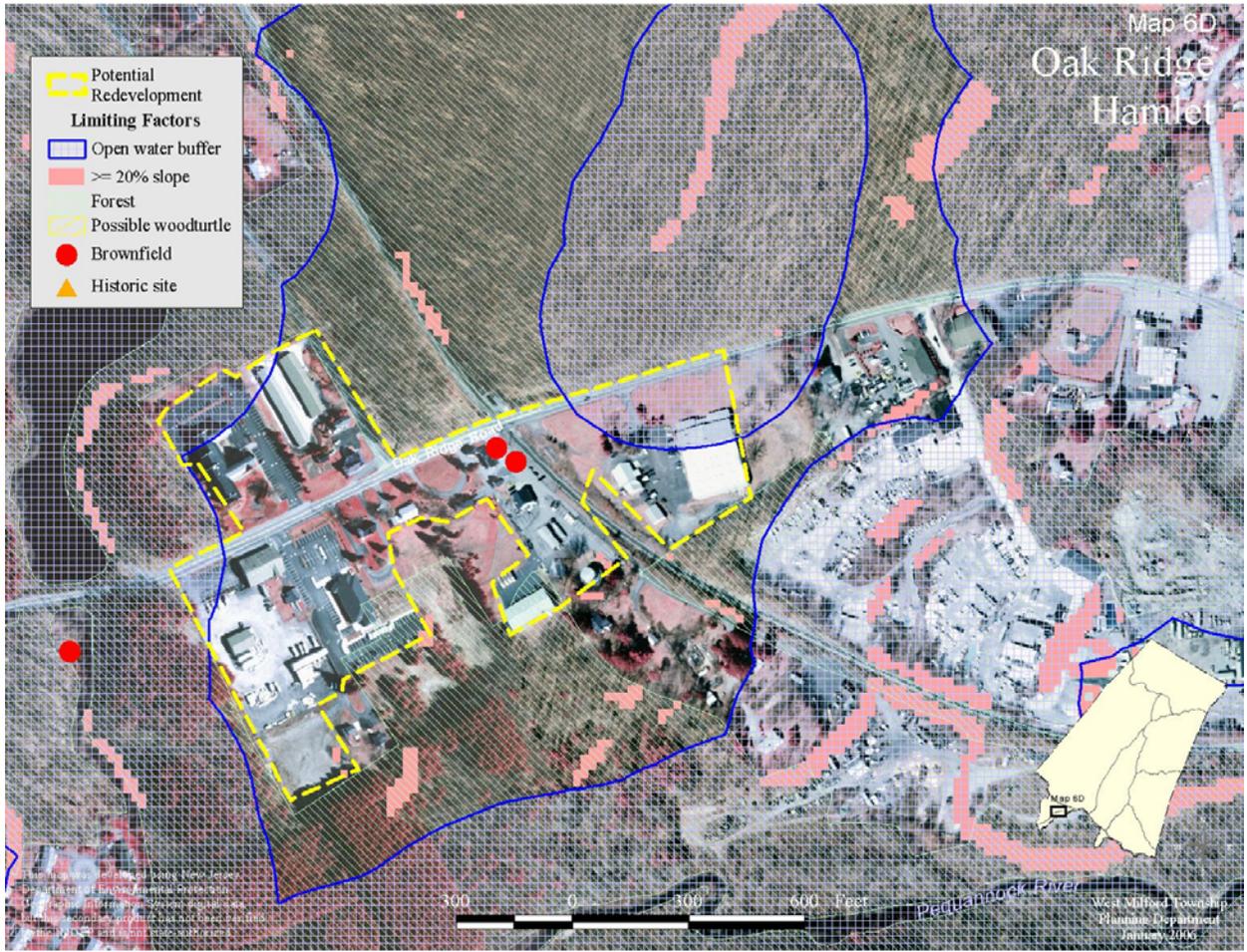


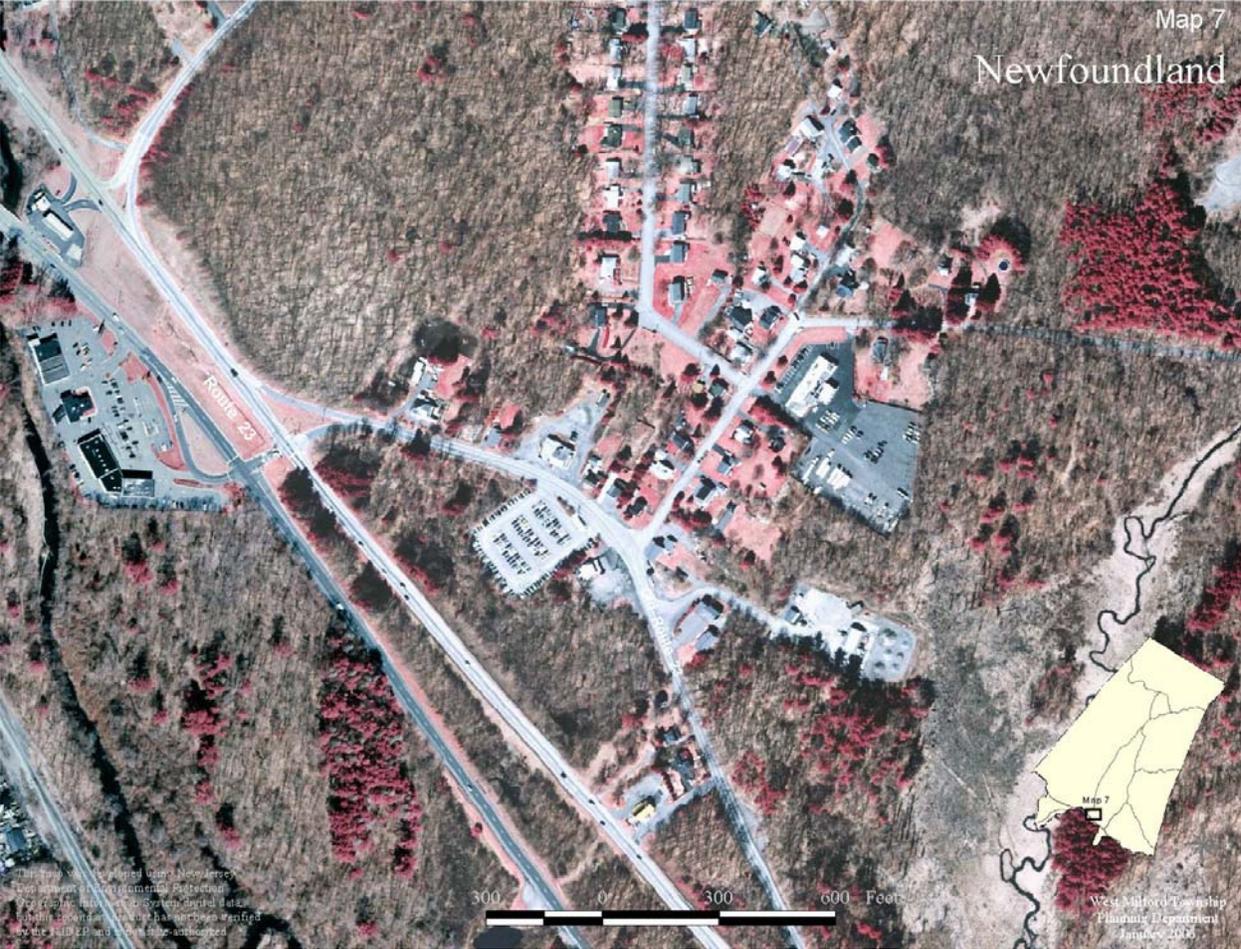
Oak Ridge



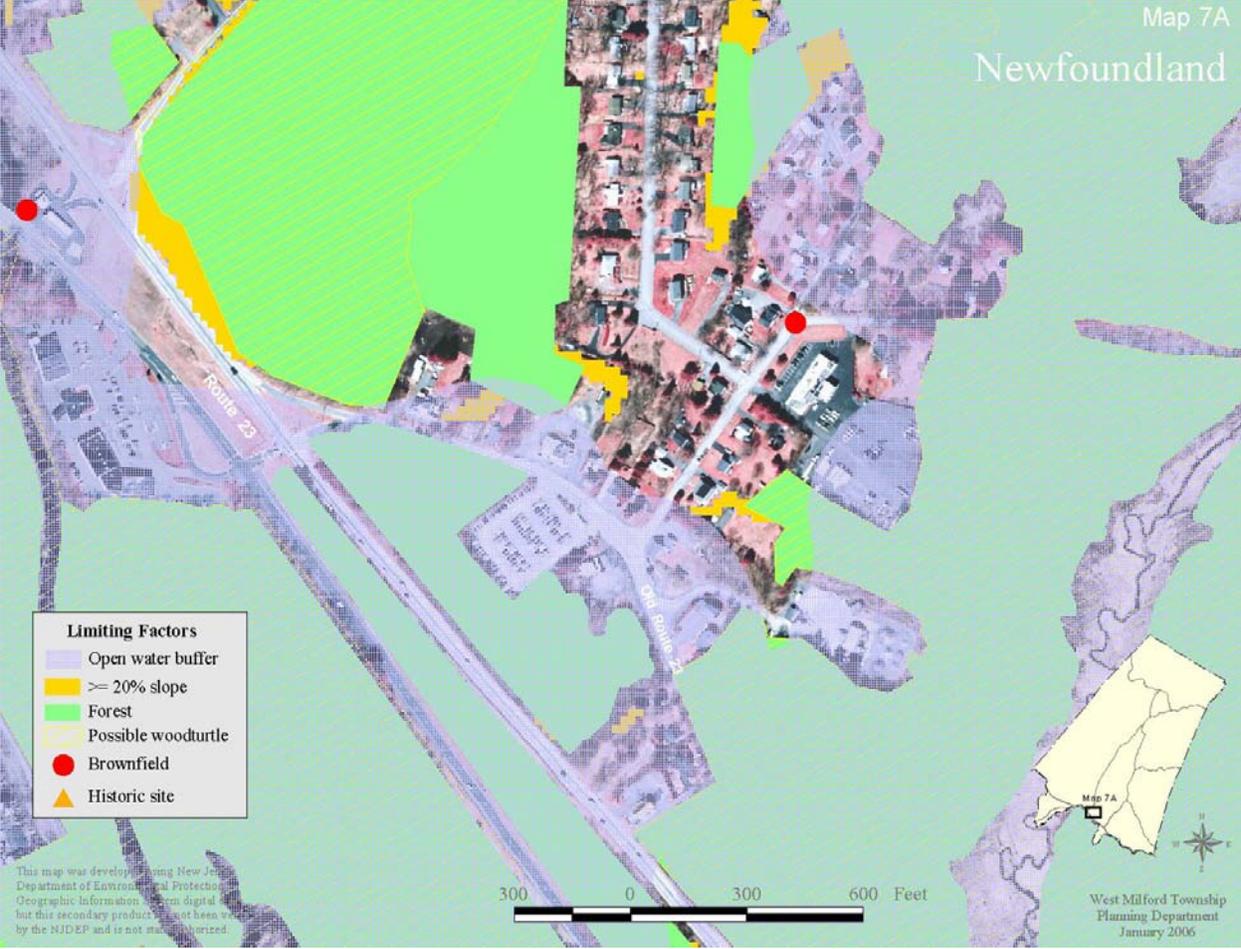


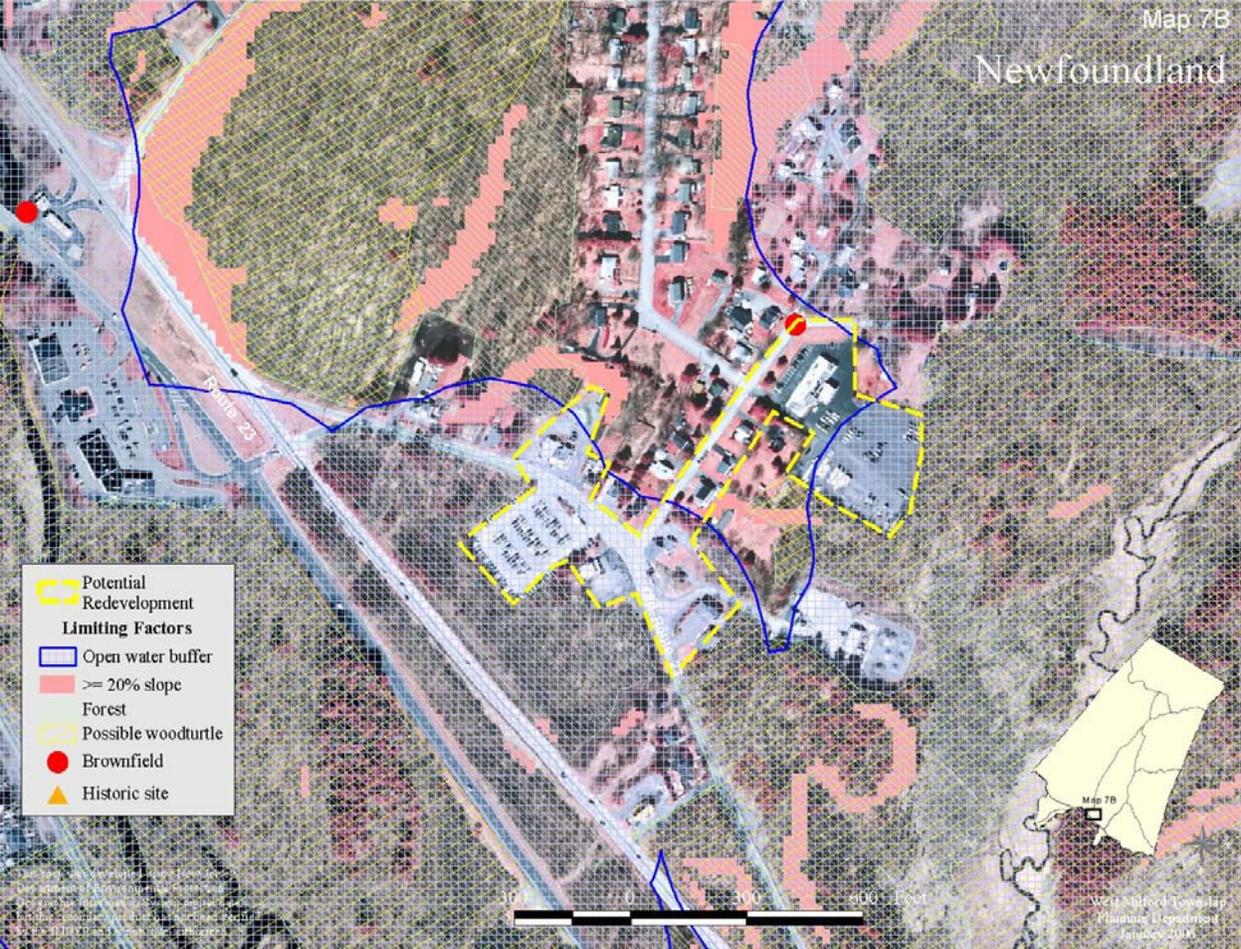






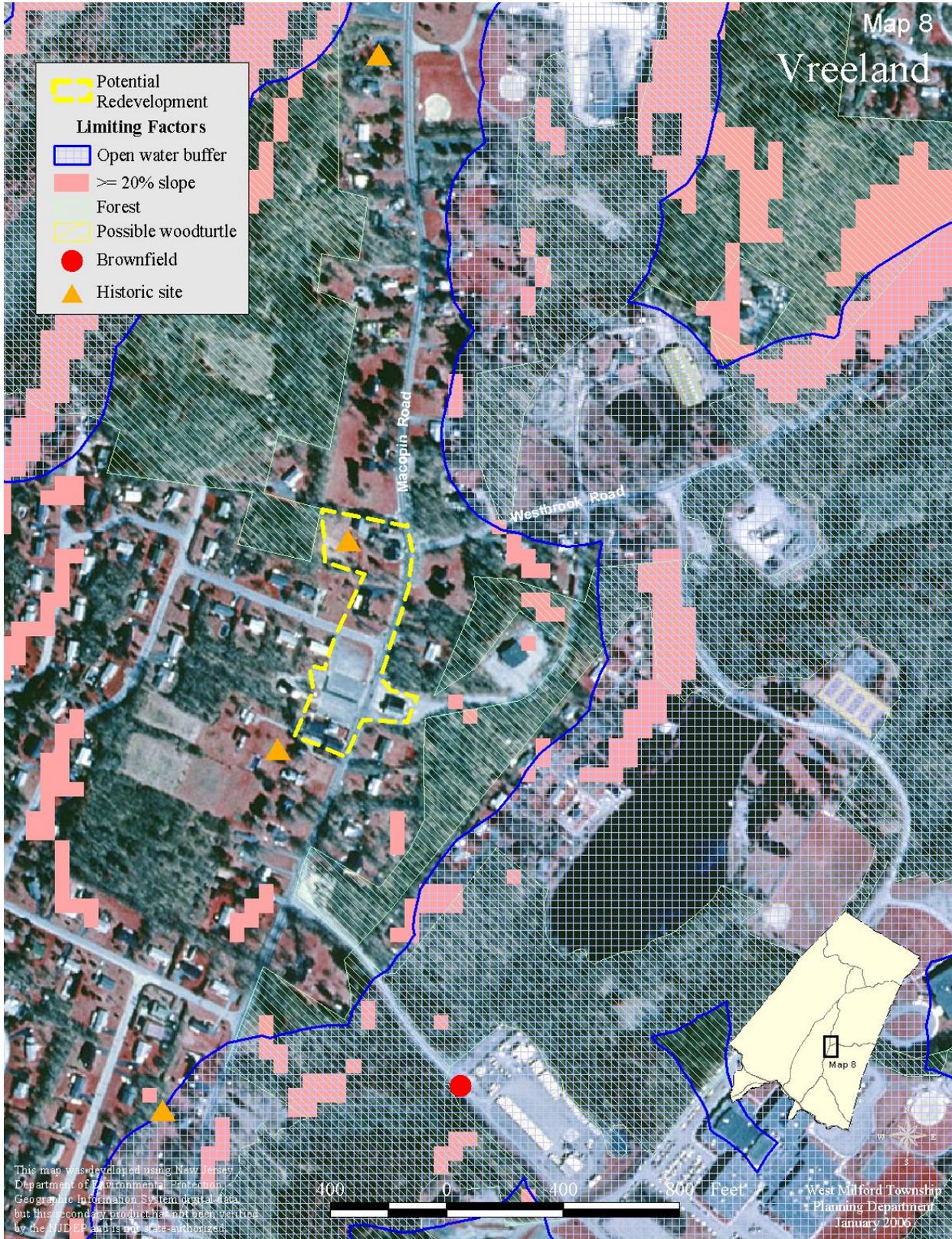
Map 7A
Newfoundland





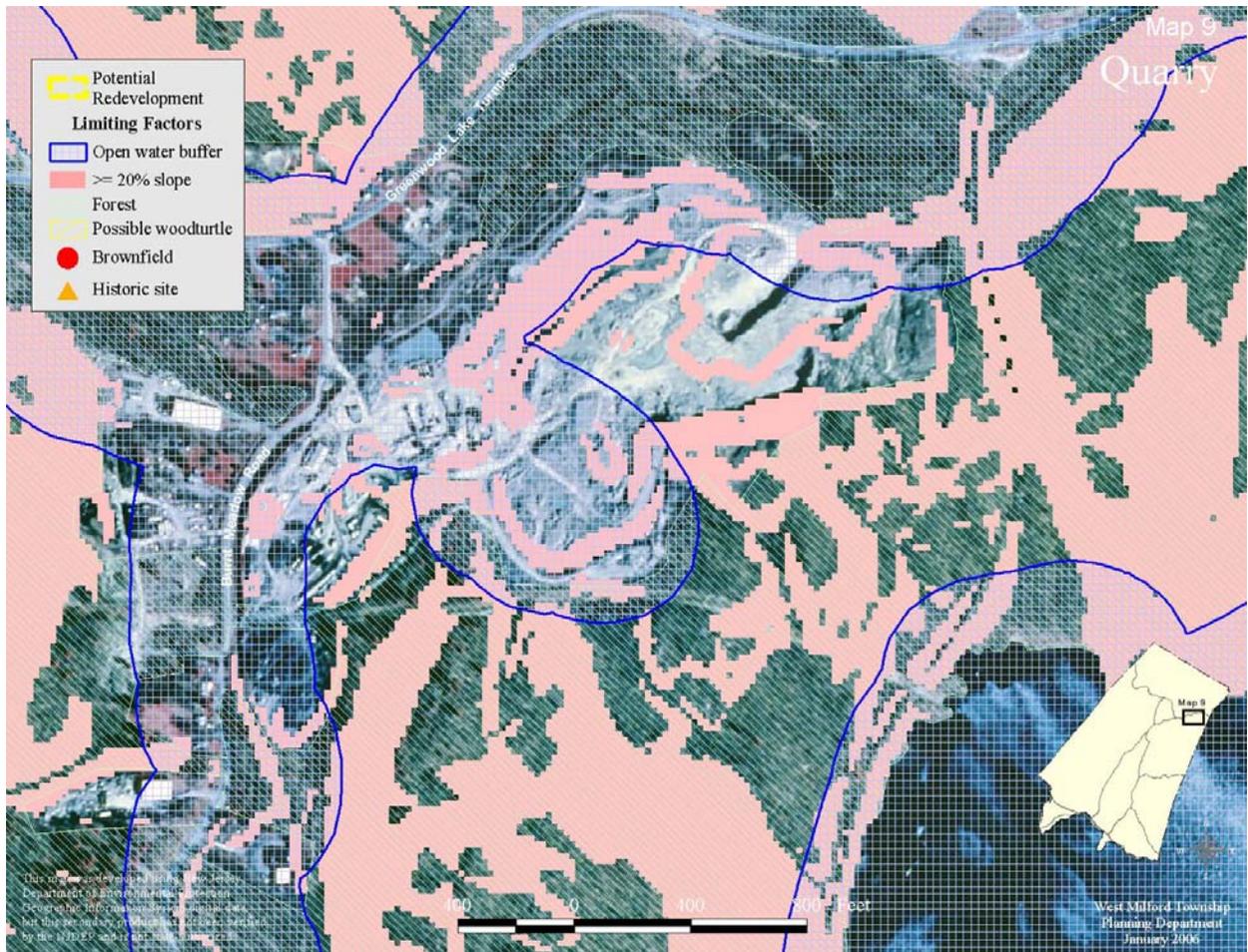
Map 8
Vreeland

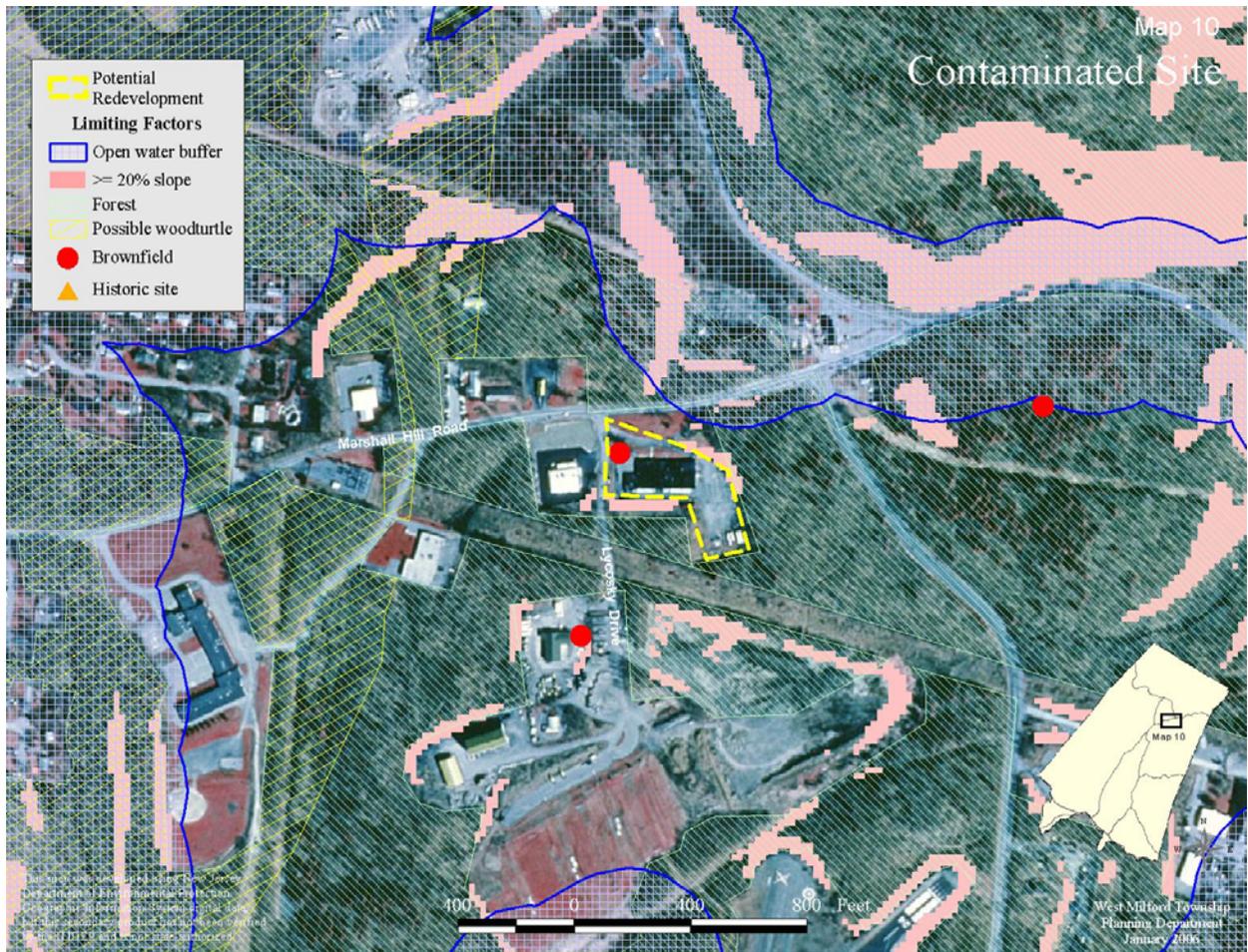
- Potential Redevelopment**
- Potential Redevelopment
- Limiting Factors**
- Open water buffer
 - $\geq 20\%$ slope
 - Forest
 - Possible woodturtle
 - Brownfield
 - Historic site

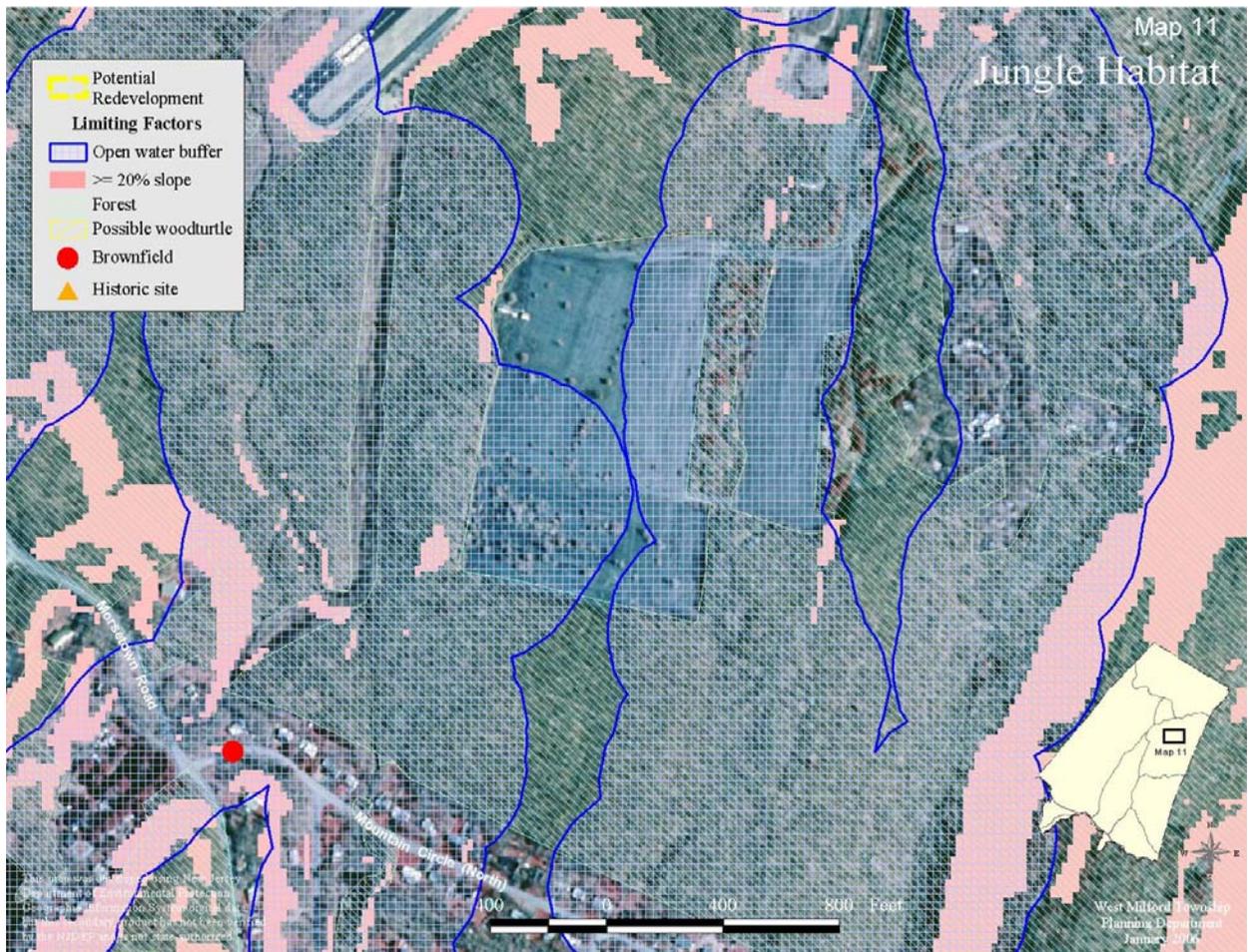


This map was developed using New Jersey Department of Environmental Protection Geographic Information System data. However, this secondary product may be updated by the NJDEP and its state authorized...

West Milford Township
Planning Department
January 2006







REPORT TO THE HIGHLANDS COUNCIL

TOWNSHIP OF WEST MILFORD

AUGUST 10, 2005

West Milford Township Planning Board

Michael Tfank, Chairman
Leslie Tallaksen, Vice Chairman
Joseph Elcavage, Council Representative
Michael Siesta, Mayor's Designee
James O'Bryant

EDWARD ORTHOUSE

Douglas Ott
Clinton Smith
Kurt Wagner
Steven Castronova, Alternate 1
Richard Altieri, Alternate 2

Glenn C. Kienz, Planning Board Attorney

Grace R. Davis, Planning Board Secretary

Prepared by:

Township of West Milford Planning Department

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Linda M. Lutz, P.P., Principal Planner

ROBERT H. SPARKES, GIS SPECIALIST

William H. Drew, P.P. 03971

Linda M. Lutz, P.P. 05162

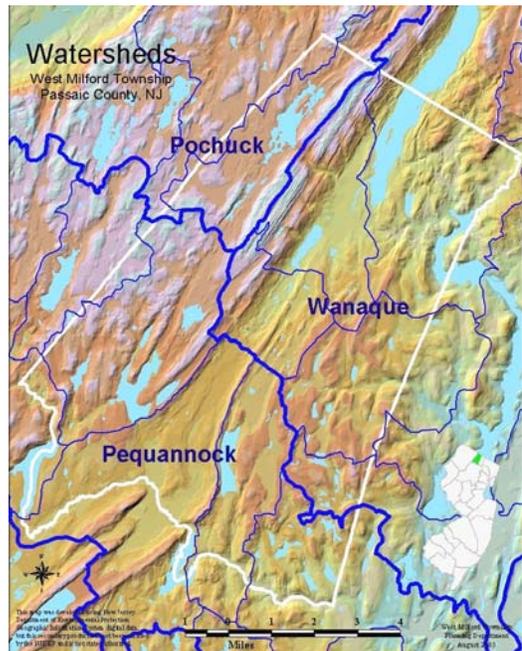
SUSTAINABLE COMMUNITY PLAN

The Highlands Council Executive Director, by letter dated March 2, 2005, requested extensive data from each of the Highlands Region Municipal Mayors. The Planning Board and its staff have undertaken an extensive study to respond to the Highlands Council request for information to categorize and inventory the various land classifications that make up West Milford Township. A copy of this March 2, 2005 letter is included with this report.

The Township has long recognized its strategic role as steward of water quality for critical water supply outside its boundaries. The issues of water quality are not new to the Township.

New to the Township, however, is applying to the Township’s long-standing planning endeavors the Highlands Act regulatory provisions now in affect. To achieve this task, the Planning Board has applied the State Highlands Rules and local planning goals from a watershed and sub-drainage basins perspective.

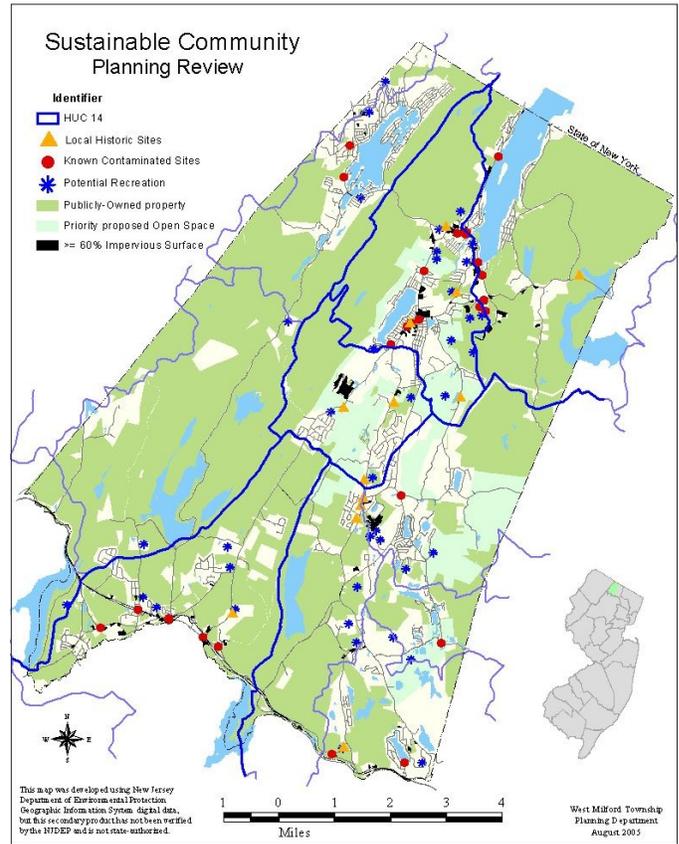
The Township includes portions of three watersheds: the Pochuck, the Wanaque and the Pequannock. The Planning Board conducted a thorough analysis of each watershed by a breakdown of federally designated hydrologic unit code (HUC-14 sub-watersheds). The Board reviewed each HUC-14 against the following identified indicators:



INDICATOR	Citation/Source
Commercial & Industrial known contaminated sites	Highlands Water Protection and Planning Act Rules N.J.A.C. 7:38
Areas of 70%+ impervious surface	Highlands Water Protection and Planning Act Rules N.J.A.C. 7:38
Potential identified infill	Highlands Council staff instruction in a letter from Adam Zellner, Highlands Council’s Executive Director dated March 2, 2005
Exemptions	Properties that have received Highlands Exemptions
Potential Active Recreation Sites	Determined to be a local need
Open Space Plan	Determined to be a local need
Road Extensions and improved multimodal transportation infrastructure	Determined to be a local need
Build-out	Highlands Exemption – existing lots of record

The Planning Board further examined local historic sites, publicly-owned properties (which includes federal, State, County and local parks, wildlife management areas, State forests, reservoirs and waterfront access points) commercial recreation sites, the Landscape Project and the Natural Heritage Priority Sites. The Board also is aware that Section 48 of the Highlands Act encourages ecologically based tourism. It must also be stated that there are other existing developed properties located throughout the Township that may be appropriate for redevelopment as per N.J.A.C. 7:38-6.4(a)2.

Based on the findings of that analysis, the Board related this information to the Highlands Council's charge of identifying local needs, build-out impacts and areas appropriate for economic development. The general results of the analysis are shown on the following:



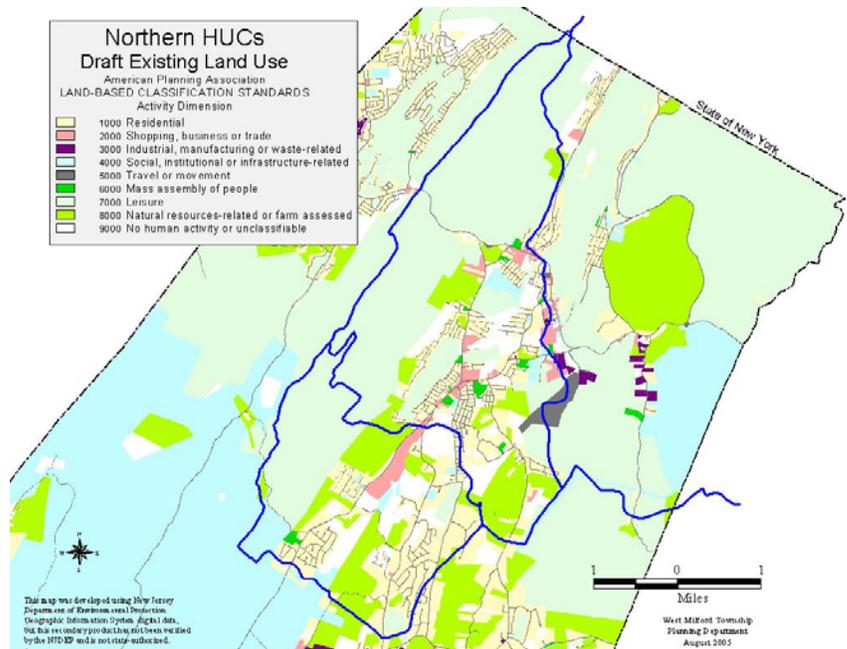
HUC	Acreage	% Impervious Surface	Publicly-Owned in Acres / % of HUC	Prioritized Open Space in Acres	KCS 2001 (Comm. & Ind.)	>= 60% Impervious Surface in Acres	Local Historic Sites	Potential Recreation Sites	State Highlands Exemptions	Build-Out Potential (Tax Lots)
Pochuck	5,470	4.6	3,096 / 57							
02020007040050	638	3.6	302 / 47	0	0	2.8	0	1	0	33
02020007040060	4,832	4.8	2,795 / 58	0	2	11.6	0	2	0	146
Wanaque	23,491	3.9	17,305 / 74							
02030103070010	3,480	5.3	1,235 / 35	1,015	0	54.4	3	3	2	49
02030103070020	5,781	5.4	3,262 / 56	1,069	11	110.5	4	13	1	138
02030103070030	7,769	2.5	5,906 / 76	1	5	66.5	1	1	2	87
02030103070040	4,989	3.7	1,822 / 37	1,518	1	34.9	2	5	2	106
02030103070050	19	0.0	10 / 53	3,006	0	0	0	0	0	0
02030103070070	1,453	2.7	692 / 48	292	1	0	0	1	0	21
Pequannock	22,906	2.3	12,928 / 56							
02030103050020	502	0.0	468 / 93	0	0	0	0	0	0	1
02030103050030	936	1.8	840 / 90	0	0	24.0	0	1	0	2
02030103050040	8,301	0.3	7,436 / 90	0	0	0.9	0	2	0	22
02030103050050	6,042	4.0	4,429 / 73	19	6	96.2	1	5	3	40
02030103050060	4,072	2.8	3,067 / 75	220	0	32.7	1	3	2	23
02030103050080	3,039	4.2	1,065 / 35	251	2	25.6	1	3	1	63

In reviewing the above data, it becomes clear that the evaluation indicators are mostly clustered within the four highlighted HUCs.

There are three HUC-14 designations at the northerly end of West Milford that make up the Greenwood Lake and Belchers Creek sub-basins. This area is one of two areas within the Township that exhibits an abundance of identifiers listed earlier in this report. The other is the Oak Ridge/Newfoundland area located in the southern part of the Township. These two areas are discussed below.

NORTHERN HUCs

For illustrative purposes and to properly understand the character of this identified area, we have included an excerpt of the Draft Existing Land Use Map, below overlaid with the HUC-14 boundaries. Also included is the 95/97 Land Use Land Cover Map from the New Jersey Department of Environmental Protection (NJDEP), which has 5 classifications, the reddish area being classified urban. In order to locate the various identifiers, a map, titled Northern HUCs, Planning Review, on page 5, of the three HUCs and the affected properties marked according to the map legend has been included. A review of each identifier follows. (Refer to the Sustainable Community Planning Review Map.)



Commercial/Industrial Known Contaminated Sites

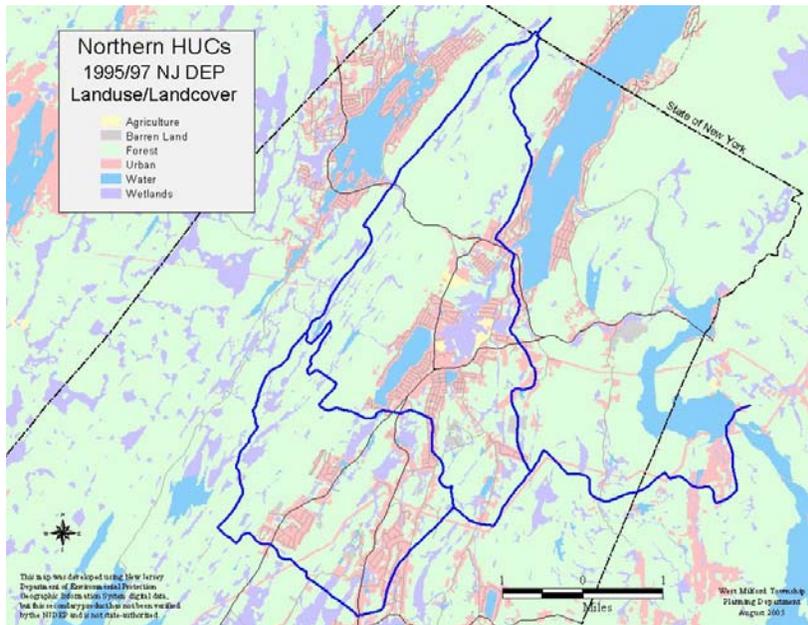
These properties are identified by the red dots. As can be seen, these properties are clustered along Greenwood Lake Turnpike, Lykosky Drive, and Union Valley Road. The remaining site is along the westerly shore of Greenwood Lake. With the exception of the one site, all others are situated within the two commercial business cores of these sub-basins. In total, there are 16 known contaminated commercial/industrial sites in this identified area of the Township.

70% Impervious Surface

Properties that exhibit 60% or more impervious surface are depicted in black. This reflects the surface in relation to the individual land use polygons. It is important

to understand this information is taken from the NJDEP data, which are not current and are based upon a more restrictive impervious surface definition than the one found in the Highlands Act. As such, we identified areas of 60% and greater to more accurately reflect the current land use. This provided a basis from which the Board conducted further studies based upon local knowledge of what has occurred since the date the NJDEP released the data. The combination of the above information is the basis of future calculations to determine larger “areas of 70% or greater impervious surface.” This later identification, however, is malleable based upon interpretation and warrants further analysis.

In the March 2, 2005 correspondence from the Executive Director of the Highlands Council to the Mayors of each Highlands municipality, information is requested regarding “re-development and infill opportunities.” This terminology is not



defined in the Act. However, from reviewing the identified indicators discussed above, opportunities may exist to accomplish this directive through further study and open discussions. It must be recognized that the Township is largely reliant upon individual septic systems and has very limited capacity in its wastewater treatment facilities.

A property owner has contacted the Township Planning Department by

letter expressing a desire to have his property included for consideration regarding future development potential. The property is a 15-acre, vacant parcel that is surrounded by development and the owner requests that the Highlands Council consider the property when determining appropriate areas for development. Given the location of the parcel, the Planning Board concurs that the property owner’s proposal warrants further discussion. A copy of the letter is included with this report.

Prioritized Open Space and Recreation

The three highlighted HUCs within the Wanaque Watershed have a total 2,085 acres identified for future open space, which represents 31.5% of existing, privately-owned land. When this acreage is combined with the existing, publicly-owned lands, 73.3% of these three HUCs are either held in public ownership or identified for public acquisition.

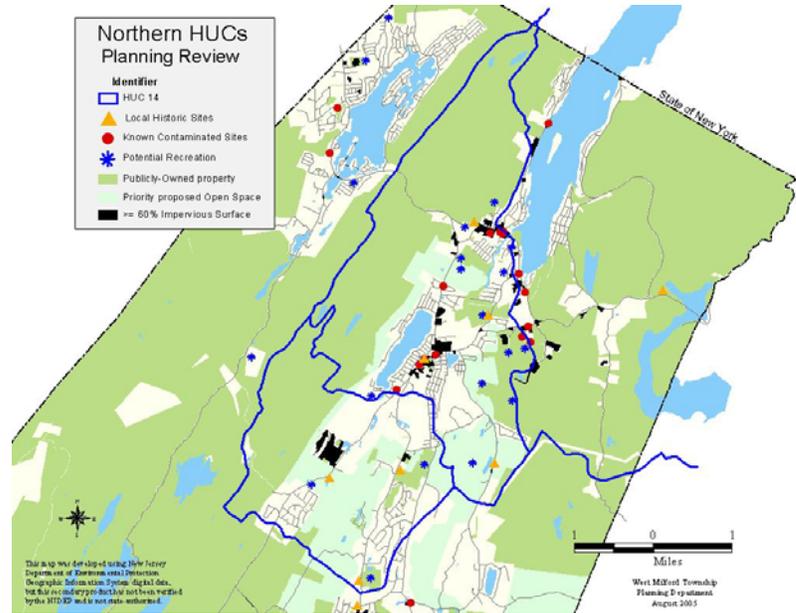
The Planning Board has identified 17 properties that are suitable for active recreation because they are not environmentally constrained. These properties are

made up of publicly- and privately-owned lands and should be recognized in the Highlands Master Plan for their potential public purpose.

The Planning Board Master Plan subcommittee has participated in extensive meetings over a year's time with the Township Recreation Advisory Committee to ascertain the recreation needs of the Township. Further, the Planning Board proposed a questionnaire to determine the needs of our senior population. The result of both efforts revealed the need for additional active outdoor and indoor recreation facilities.

Historic Preservation

There are eight locally designated historic sites located within this area. One, the Long Pond Iron Works, is also listed as a National Historic Landmark. Furthermore, the Township Historic Preservation Commission surveyed and identified an existing commercial area along Union Valley Road that qualifies for local designation. The Township has applied to the State for grant funds to conduct a series of charettes to engage the public and the subject property owners in discussion regarding the merits and benefits of historic preservation and being included in a historic district. There is also a Township museum that is a locally designated historic site located within this potential district.



Other Items of Significance

Greenwood Lake

These three northern HUCs, reviewed above, also include one of the most significant natural features within the entire Highlands Region, Greenwood Lake. The lake extends into New York State and has a total shoreline of 19.9 miles with 8.7 miles of shoreline being within West Milford. There are four marinas in West Milford along the lakefront. New Jersey Wildlife Management property has about 1,400 feet of lakefront, and State-owned Brown's Point (leased to the Township for parkland) has about 2,000 feet of lakefront. Significant potential exists to utilize this natural feature and the existing public access to the lake.

Environmental Education

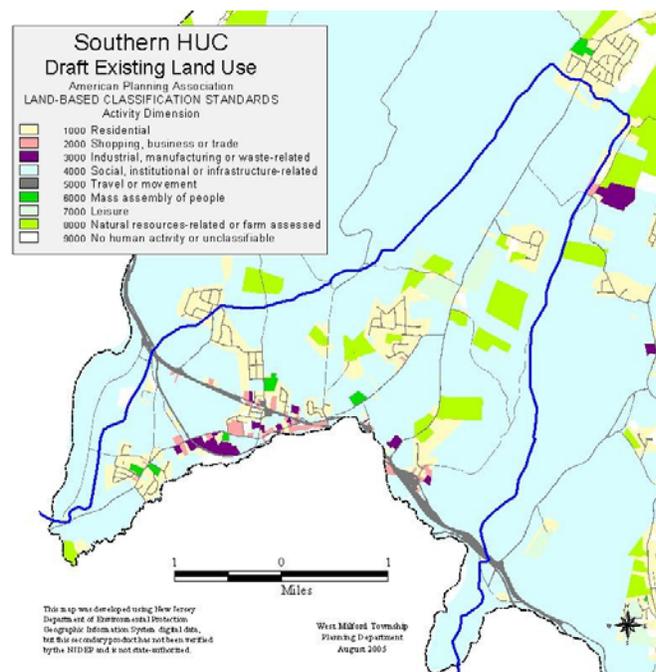
The Township is known for its significant natural features and vast open space land with an extensive hiking trail network. Supplementing this asset is an environmental education component, proposed by Ramapo College, to establish an educational nature trail as part of a wetland mitigation enhancement project to be located on property jointly owned by the municipality and the Board of Education. This subject property is strategically located between Pinecliff and Greenwood Lakes, along the Belchers Creek. The property has local historic designation, is 100 acres in area and possesses the potential to become a significant, multifaceted destination for the public interested in local history and the natural sciences. It could represent a working example of the environmental benefits of wetland preservation, managing threatened/endangered species, and water quality protection ensured by the Highlands Act.

Long Pond Ironworks National Historic District

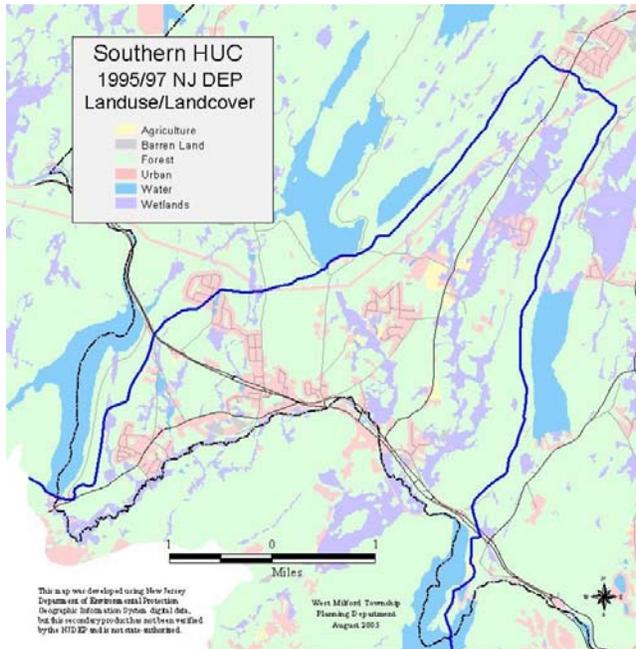
Located on the border of Ringwood and West Milford, the 2,591-acre Long Pond Ironworks State Park consists of the Monksville Reservoir and the Long Pond Ironworks Historic District. Known for its trophy size muskellunge, walleye, bass and trout, Monksville Reservoir is heavily used by anglers, sporting clubs and the US Sailing Association. Easily accessible from either the north or the south boat ramp, the area is open 24 hours a day, seven days a week. The 175-acre Historic District houses the remains of one of the ironmaking communities that the Highlands was known for during the 18th and 19th centuries. The “Old Country Store” has been renovated and now houses the Long Pond Ironworks Museum, open every weekend from April through November. Tours, Living History weekends, and special events are part of the active event schedule hosted at the site. Not only is it listed on the State and National Historic Register but, in conjunction with Ringwood Manor, the traditional Ironmaster’s home, it is one of New Jersey’s few National Historic Landmarks.

SOUTHERN HUC

The fourth HUC-14 that emerged as significant in the Planning Board’s analyses was in Oak Ridge/Newfoundland, in the southwestern area of the Township, totaling 6,042 acres. Again, for illustrative purposes and to properly understand the character of this identified area, we have included an excerpt of the Draft Existing Land Use Map, overlaid with the HUC-14 boundary of the Oak Ridge area. Also, included is the 1995/97 NJDEP Land Use Land Cover Map. In order to locate the various identifiers, a map, titled



Southern HUC, Planning Review, of the HUC and the affected properties marked according to the map legend has been included. A review of each identifier follows.



Commercial/Industrial Known Contaminated Sites

Commercial and industrial properties that are known contaminated sites are identified by red dots on the accompanying map. Five sites are shown along State Highway Route 23 and Oak Ridge Road, which is a County road. A sixth site is located along Old Route 23.

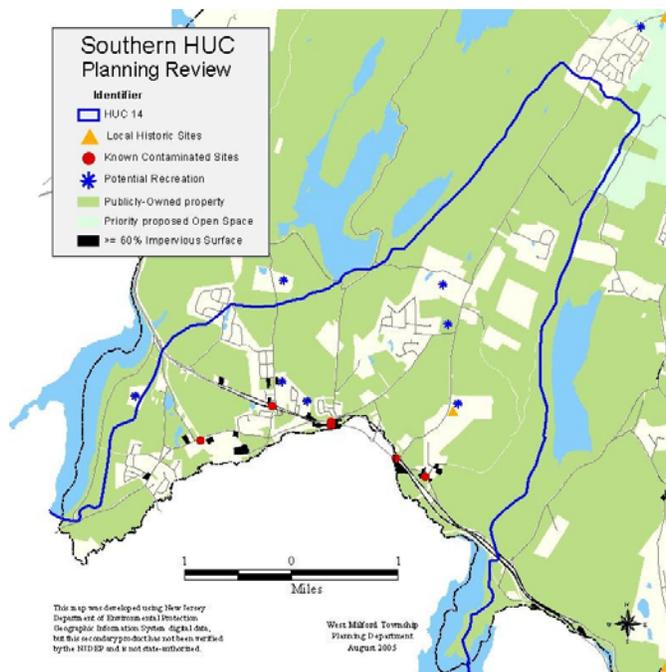
70% Impervious Surface

Properties that exhibit 60% impervious surface are depicted in black. Consistent analysis techniques were used in this HUC-14 as were used in the study

of the Township's northern HUCs. It is important to remember that the data, taken from the NJDEP, are not current and are based upon a definition of impervious surface that is different than the definition in the Highlands Act. As such, the Board identified areas of 60% and greater to more accurately reflect the current land use of Oak Ridge/Newfoundland. The analysis revealed that 96 acres are covered by 60% or greater impervious surface, which equates to 1.6% of the land area in that HUC. As can be seen, most of the sites are located along railroads and main vehicular thoroughfares.

Prioritized Open Space and Recreation

The HUC-14 that Oak Ridge/Newfoundland falls in exhibits 19 acres for future open space. This acreage is a small portion of a much larger area that falls predominantly in an adjacent HUC and essentially is disassociated with the Oak Ridge/Newfoundland HUC. Five sites were identified as potential active or passive recreation sites, which should be recognized in the Highlands Council's Master Plan. Additionally, there are 4,429 acres of publicly-owned land (including lands owned by the Newark Watershed Conservation and



Development Corporation, NWCDC), which equates to 73% of this HUC-14 falling within reserved open space. Much of the private, developed lands front on a County road and State Highway Route 23, establishing the character of the neighborhoods.

Historic Preservation

Only one site in the HUC-14 is identified as a local historic site. Historic Preservation does not play a significant role in this HUC.

Other Items of Significance

The Board's analysis of the Oak Ridge/Newfoundland area revealed that it is a predominantly commercial and industrial area. It is central to Jefferson, Hardyston, Rockaway and all of West Milford by virtue of the road network, thus is well-situated to maintain its local business atmosphere. This area exhibits opportunities for additional growth and redevelopment, and warrants further study to determine the appropriate boundaries. For instance, there is a property owned by the NWCDC isolated from other NWCDC lands, completely surrounded by development and impervious surface. This property should be further analyzed to determine its value for water quality versus its appropriateness for "infill development." The owners of separate, developed, commercial properties along Oak Ridge Road have requested inclusion in the Planning Board's recommendations for redevelopment. Both properties are strategically located in the areas of discussion and the Planning Board hereby is apprising the Highlands Council that discussion of the property owners' proposals is warranted. Copies of the owners' letters are included with the report.

TOWNSHIP-WIDE ISSUES

Circulation

The Planning Board has been preparing a multimodal circulation plan for the Township Master Plan. This entails a plan for pedestrian sidewalk and bicycle lane construction in the central business district and Hewitt area (Greenwood Lake Turnpike), and interconnecting these two areas with bicycle lanes and widened road shoulders to provide for a safer pedestrian area along the roads. In fact, the improved roadway shoulder concept will be implemented on Township roads as part of road resurfacing projects, and the Board is trying to encourage the County to do the same. The result will be a road network permitting multimodal transportation in a safe and efficient manner. Strategic improvements along County roads will extend existing bicycle and pedestrian improvements that are currently provided in adjacent Morris County. This will permit a regional approach to public infrastructure facilities. The above-described improvements entail minimal land disturbance and little or no additional impervious surface, as defined in the Act.

Also, the Planning Board has reviewed the current Master Plan and continues to believe that certain road extensions identified in the Circulation Element are necessary

for proper and efficient vehicular circulation. Improvement to other private roads within the Central Business District and other vehicular connections are necessary, as well.

Build-Out

One of the exemptions listed in the Highlands Act and ensuing Rules is the construction of a house on existing lots of record. In West Milford Township there are over 1,200 vacant, existing lots of record. This means that the potential exists for a house to be built that is exempt from all Highlands rules. A build-out analysis was conducted to determine the number of new houses that may be constructed as a result of this provision in the Act. The following assumptions were made: 1) that the minimum lot size is 10,000 square feet (based upon grandfathering provisions in the Zoning Ordinance); 2) the property was less than 80% constrained by wetlands (wetlands buffers were not considered); 3) properties that have received Highlands Exemptions but have not constructed were considered one building lot. The total potential build-out based upon the above assumptions, is 731 new single-family houses. The Chart by HUC-14 provides a breakout by HUC. Within the Northern HUCs, 274 houses, almost 38% of the total houses, could be built.

Transfer of Development Rights

Of the 731 estimated buildable lots of record, 16 are greater in size than 50 acres, 30 are between 25 and 50 acres, and 62 are between 10 and 25 acres. In considering Transfer of Development Rights (TDR), it would seem that some consideration of development potential, based upon zoning that existed prior to the enactment of the Highlands Act, for land value purposes is necessary. The Act does not permit transferring development rights within the preservation zone, and therefore, houses will either be constructed on lots of record or transferred out of West Milford Township. Alternatives should be explored and considered by the Highlands Council to permit internal Transfer of Development Rights to the areas that exhibit “redevelopment and infill” potential. There are reasons to consider alternative options that may be a fiscal benefit for the Township and would make for good planning as well.

The Highlands Council should be aware that the build-out analysis is limited in scope at this time, owing to the unknown affect of the application of vacant lands to the calculations for areas required for septic systems (whether 25 or 88 acres are required).

COAH

The growth share approach requires the Township to determine its growth potential and plan accordingly. From everything discussed to this point, it is clear that West Milford Township cannot, with any reasonable assurance, project its growth share until major land use issues are resolved. Furthermore, answers to these questions will not be found within the prescribed time frame given by the Council on Affordable Housing (COAH). The Planning Board requests the Highlands Council to assist the Township in requesting COAH to grant an extension to the Township’s Substantive Certification while these complex land use matters are resolved. The Township has

requested the Highlands Council by letter dated May 23, 2005 to join a partnership with the Township and other organizations and agencies to explore, analyze and resolve these complex land use matters. Certainly the Township should be afforded that COAH protection while it undertakes these studies for responsible planning.

Land Values

The Passaic County Tax Board granted assessment reductions for the following properties in their decision regarding tax appeals being filed:

Block/Lot	Original Assessment	Reduced Assessment
15110/2	\$ 86,400	\$ 19,100
9901/10	100,200	10,000
9901/11	66,400	6,600
9901/12	294,700	29,400
5002/5	118,100	11,800
806/7	17,400	1,700

This action represents a 90% reduction in the original Township assessment, and a loss of more than \$29,500 in taxes by the Township. Obviously, if this is a precursor of land value in the Township resulting from the Highlands Act, serious issues lie ahead regarding the Township’s sustainability and the State’s obligation in the Act to make municipalities “whole.”

Water Quality

West Milford Township has established an extensive database regarding water quality analysis within the Belchers Creek basin. Extensive macroinvertebrate studies have been completed by the Environmental Commission, utilizing various State OES and ANJEC grants, to retain water quality scientists to perform the studies. At the behest of the Environmental Commission, the Health Department was directed to conduct fecal coliform tests and beginning in July 2005, trained Environmental Commission members will be continuing that sampling with the award of an OES grant from NJDEP. Further grants will be pursued to continue this analysis in the future.

The Township has also completed a 319h grant for stormwater infrastructure improvements, water quality testing and public education regarding water quality issues for Belchers Creek and Pinecliff Lake. Suffice it to say that the Township has obtained first-hand knowledge of, and established an extensive database on, the water quality of Belchers Creek and the physical makeup of the drainage basins within which it is located. This information and knowledge will be helpful in assessing future land use issues outlined earlier in this report.

There is also a 319h grant obtained by the Greenwood Lake Bi-State Commission, and administered by the Township, for water quality testing of Greenwood Lake and stream bank restoration for Belchers Creek and its tributaries. This project is ongoing. Another NJDEP grant has recently been awarded to the Bi-State Commission for stump removal from Greenwood Lake.

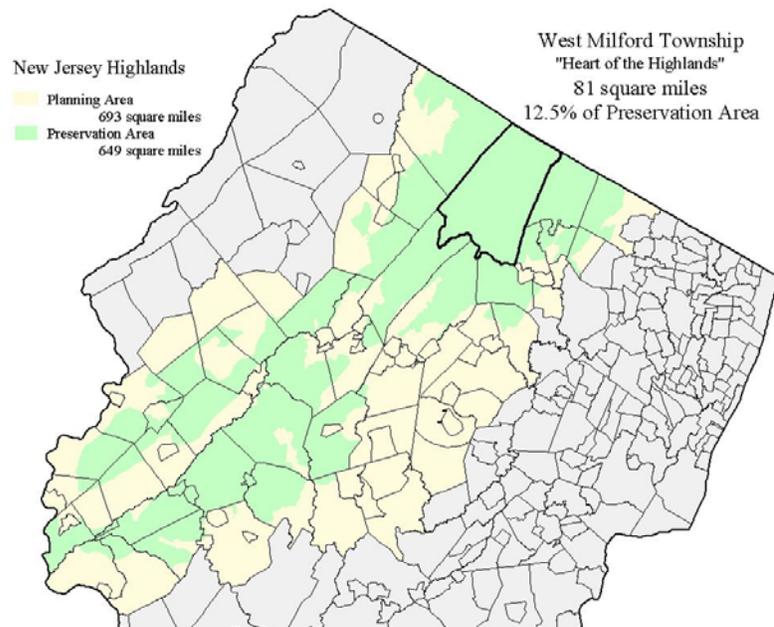
Another 319h grant is underway for the Post Brook tributary to the Wanaque Reservoir to determine water quality, assess stormwater management and conduct a land use build-out analysis. Significant public resources are being expended within the Township to determine water quality within some of our most strategic streams and lakes, which flow to the Monksville and Wanaque Reservoirs. This is an ongoing process and other water bodies within the Township warrant assessment as well.

CONCLUSIONS AND RECOMMENDATIONS

West Milford Township is situated entirely within the Preservation Area of the Highlands Region. As can be seen from the Highlands Region Map below, West Milford plays a pivotal role in the success of the regional Highlands initiatives. In recognition of

this designation, the Planning Board has attempted in this report to provide a comprehensive, yet concise picture of the Township by reviewing existing land use within the context of its drainage basins. From this analysis, it becomes clear that the identifiers stated in the Highlands Act, *i.e.*, known contaminated sites and 70% impervious surface, are “clustered” within four HUC-14 drainage basins. Numerous opportunities arise to identify

appropriate infill development and redevelopment. However, these two land use concepts are not defined in the Act and warrant further analysis.



To properly determine future, appropriate infill development and redevelopment, it must be viewed from a broad context of the Township maintaining a sustainable economy, for allowing the vitality of the existing businesses and future expansion, working within the goals of the Highlands Act to maintain and improve water quality. Future economic opportunity must be identified with specific, attainable goals established, in light of the broader land use restrictions of the Act, for the Preservation Area of the Highlands Region.

Opportunities must also be explored to allow the Township to properly plan within the context of the Highlands Act, to maintain a sustainable community. This includes economic development, active recreation and improved and expanded multimodal means of transportation, which may also require several road extensions to better facilitate traffic flow. The Township Substantive Certification from COAH is also about to expire. To properly assess the Township’s future obligation, major land use

issues must first be resolved to include infill and redevelopment, as well as TDR and its implications regarding growth share and Regional Contribution Agreement (RCA) obligations.

The Township Planning Board has previously forwarded a proposal to both the Highlands Council and the Regional Plan Association (RPA) outlining a project scope to cooperatively analyze, in a public forum, the planning issues facing the Township in light of the Highlands Act. The RPA expressed interest due to their having conducted a previous planning study in West Milford concerning implementation of the State Master Plan within the Highlands Region. That organization continues to be involved in the planning of the Highlands. This proposal to both the Highlands Council and RPA follows as the Planning Board's recommendation to address the myriad issues identified herein.

Proposal

It is envisioned at this point that the Highlands Council will fund, and with the assistance of the RPA and Township, conduct studies addressing the following:

- A. assessment of the current local economy;
- B. evaluation of build-out alternatives resulting from the Highlands Act;
- C. fiscal impact analysis of these alternatives;
- D. review of future open space and active recreation designations and TDR strategies to facilitate equitable purchase of these lands;
- E. identification of appropriate courses of action to provide a future local sustainable economy;
- F. assess growth share obligations for West Milford Township and other Preservation Municipalities and identify appropriate methods to address the same in light of the conclusions resulting from the above studies.

The Township also shares the State's concerns regarding water quality and is currently pursuing separate sources of funding to retain the services of a water quality scientist to evaluate the impact of the above build-out scenarios upon water quality. This professional will be asked to identify appropriate measures to maintain and, hopefully, improve the existing water quality of the Township's groundwater, streams and reservoirs.

Given the mandate for the Regional Master Plan to be adopted by June 2006, and in consideration of the Municipal COAH obligation, it is imperative that the above studies be undertaken immediately.

The issues identified herein relate to the Highlands Region as a whole. Cooperatively, these matters need to be resolved in a manner that will benefit all stakeholders.

The Highlands Council has requested the information and data contained in this report for a basis of its Regional Master Plan with respect to West Milford. The Planning Board is pleased to provide this assistance and sincerely anticipates that the analyses and recommendations discussed herein will be an integral part of the Highlands Council's Regional Master Plan.

HighlandsLegislation\SustainableCommunityPlan-8-10-05

ADDENDUM

**REPORT TO THE HIGHLANDS COUNCIL
SUSTAINABLE COMMUNITY PLAN
AUGUST 10, 2005**

**HISTORIC SITES
AS APPROVED BY
THE WEST MILFORD HISTORIC PRESERVATION COMMISSION**

MAPS 1 - 11

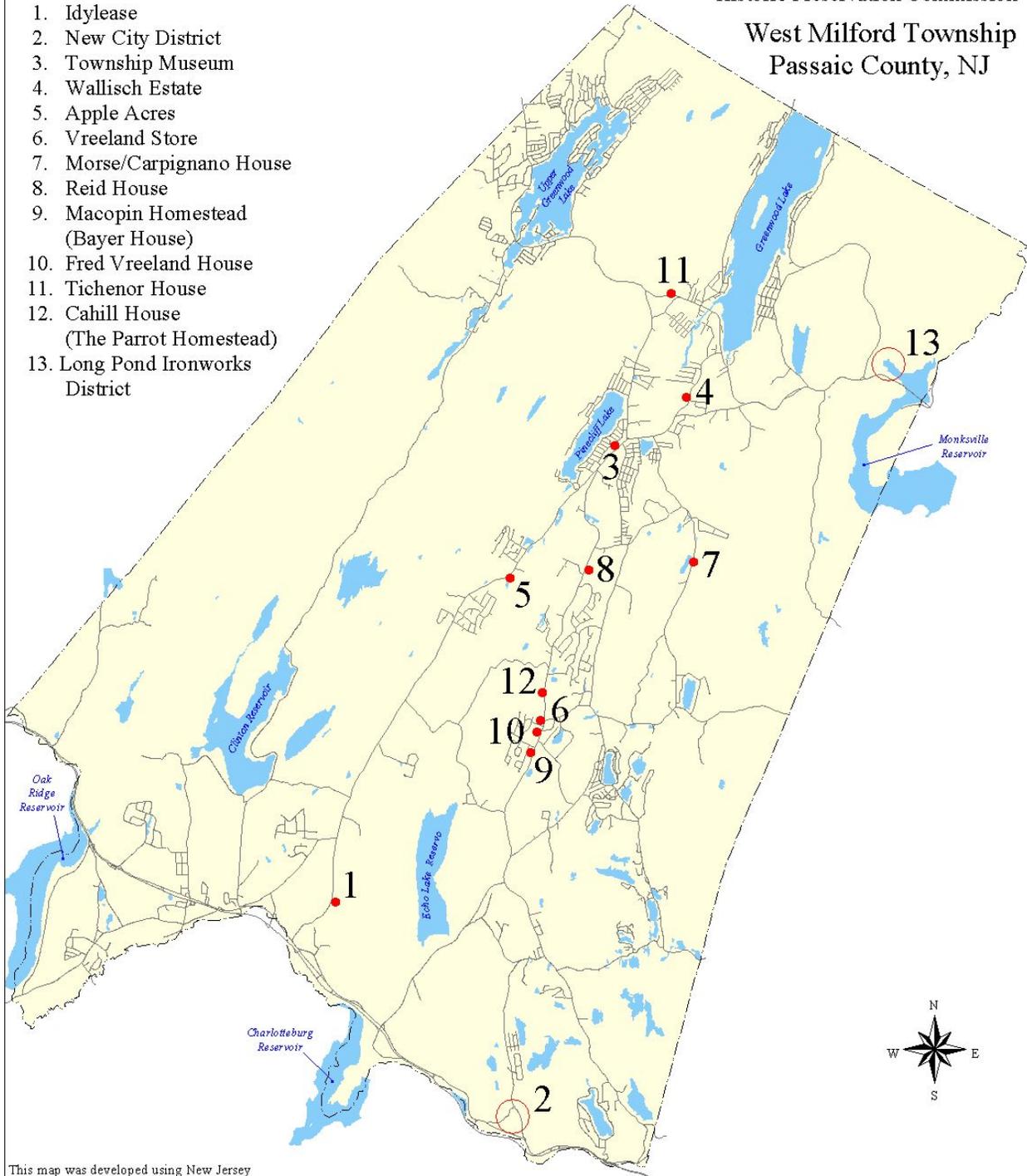
Historic Sites

as Approved by the West Milford
Historic Preservation Commission

West Milford Township
Passaic County, NJ

- Historic District
- Historic Site

1. Idylease
2. New City District
3. Township Museum
4. Wallisch Estate
5. Apple Acres
6. Vreeland Store
7. Morse/Carpignano House
8. Reid House
9. Macopin Homestead
(Bayer House)
10. Fred Vreeland House
11. Tichenor House
12. Cahill House
(The Parrot Homestead)
13. Long Pond Ironworks
District



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.

Township of West Milford
Planning Department
April 2002

TOWNSHIP OF WEST MILFORD HISTORIC PRESERVATION COMMISSION

INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO.

HISTORIC NAME: Cahill House

LOCATION: Macopin Road

MUNICIPALITY: West Milford Township

USGS QUAD: Newfoundland

OWNER/ADDRESS: John & Samantha Vaughan, 1453 Macopin Road, West Milford, NJ 07480

COMMON NAME: The Parrot Homestead

BLOCK/LOT: 09501/00003

COUNTY: Passaic

UTM REFERENCES:

DESCRIPTION:

Construction Date: c. 1847 with two 20th century additions

Architect: Unknown

Style: Farmhouse

Number of Stories: 2, with attic and partial basement

Foundation: Partial basement foundation is stone in mortar; remainder obscured by siding

Exterior Wall Fabric: Aluminum Siding

Fenestration: Wood double hung windows

Roof/Chimneys: Asphalt shingle roof with one woodstove chimney; one chimney at side of house constructed of native stone

Source of Date: Title Searches

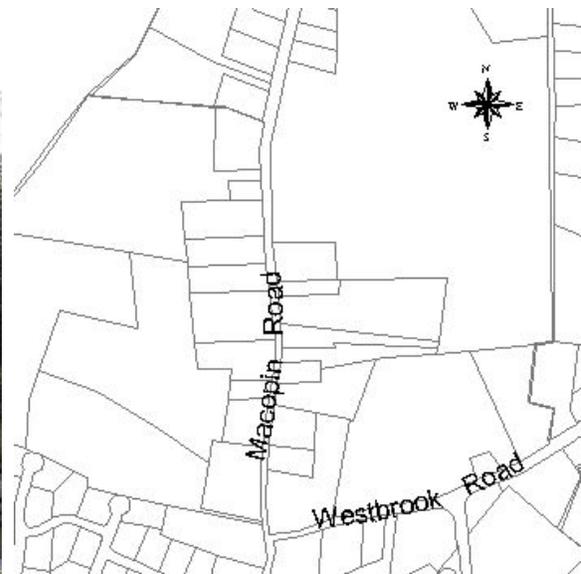
Builder: Unknown

Form/Plan Type: Rectangular w/appendages

Additional Architectural Description:

Original 1847 farmhouse built over a partial basement and shallow crawl space, featuring exposed logs (with bark). Enclosed porch at front of house. Second floor bedroom at front of house (which appears to originally have been two rooms) contains original wide-plank flooring. Roof rafters in the original house attic are hand-hewn beams, with some damage which appears to have been caused from woodpeckers and/or carpenter ants when the house was constructed. Side addition (dimensions unknown) added mid 20th century. Rear addition measuring 12x23' added in the late 1980's. A small balcony protrudes from the 2nd Floor of the rear addition (master bedroom) overlooking the backyard.

Photograph/Map:





Views of the attic roof, showing hand-hewn beams (the second photo displays a 'chewed-out' beam), and unfinished floor.



Outbuilding – Front, Rear, View of left side roof through 2nd floor house window; view of right side roof from exterior.



1. Interior – one section of wide-plank flooring which was refinished over 20 years ago (the remainder of the flooring was stripped and never refinished). 2. Front Porch.



1. Evidence of insect damage at foundation (at basement entrance). 2. Evidence of reduced post support for 1st addition. 3. View of a support post for 1st addition.



Native stone chimney; including 'pudding stone'.

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

- Main house sits approximately 60 feet back from Macopin Road
- One outbuilding exists to the left of the main structure (as viewed from Macopin Road); it is serviced with a GFCI electric line, and has a brick chimney attached (the access to the chimney has been blocked, it would need to be re-opened and restored for use).
- Stone walls are located on the border with Macopin Road, along the left border of the property, and along the driveway.

SURROUNDING ENVIRONMENT

Urban	Suburban XX	Rural
Open Space XX	Woodland	Scattered Buildings
Residential XX	Village	Downtown Commercial
Agricultural	Industrial	Highway Commercial XX
Other		

SIGNIFICANCE:

- Recorded evidence available showing pre-Revolutionary War property ownership
- House built by a member of the Cahill family, one of West Milford’s oldest families
- Chain of ownership of the property from 1761 is as follows:
 - Parrot – 12/10/1761
 - Cahill – 11/20/1847
 - Vreeland – 6/22/1889
 - Dow – 4/28/1944
 - Montanye – 11/24/1954
 - Buttel – 6/1/1957
 - Weir – 6/2/1969
 - Ceasar – 9/6/1972
 - Harlos – 9/27/1977
 - Stepien – 7/26/1979
 - Vaughan – 5/22/2001

ORIGINAL USE: Residential	PRESENT USE: Residential
PHYSICAL CONDITION: Excellent	Good XX Fair Poor
REGISTER ELIGIBILITY: Yes	Possible XX No Part of District
THREATS TO SITE: Roads	Development XX Zoning Deterioration XX
No Threat	Other

COMMENTS: Although home is in ‘good’ condition, there has been insect damage to the foundation/partial basement which may require extensive repairs upon evaluation; the native stone chimney has deteriorated and must be re-pointed and have grout repairs; additional supports are necessary in the attic to combat roof sag resulting from 1847 hand-hewn beams attempting to support 20th century roofing materials. Second floor bedroom of original farmhouse requires restoration of wide plank wood flooring (sanding/refinishing). Many of the original wood double hung windows have broken or are missing their sash cords and are inoperable. The outbuilding requires an entire roof replacement, and restoration to address leak damage to the interior, and ‘rot’ damage to the exterior foundation.

REFERENCES: Home inspection report prepared for John & Samantha Vaughan on 3/29/2001 by Robert Kunz of “Two Old Men” Home Inspectors (P.O. Box 1637, Wayne NJ 07470) – copy filed with the Historic Preservation Commission.

LANGUAGE TO APPEAR ON PLAQUE: The Parrot Homestead (c. 1761)
Cahill House (c. 1847)

RECORDED BY: Commission members	DATE: 6/19/2001
ORGANIZATION: Township of West Milford Historic Preservation Commission	

TOWNSHIP OF WEST MILFORD HISTORIC PRESERVATION COMMISSION
INDIVIDUAL STRUCTURE SURVEY FORM HISTORIC SITES INVENTORY NO.

HISTORIC NAME: Tichenor House
LOCATION: Warwick Turnpike
MUNICIPALITY: West Milford Township
USGS QUAD: Greenwood Lake
OWNER/ADDRESS: Passaic County Parks Department, 317 Pennsylvania Avenue, Paterson, NJ 07503

COMMON NAME: Agnew House
BLOCK/LOT: 2902/ 3
COUNTY: Passaic
UTM REFERENCES: 17/55381/455599

DESCRIPTION:

Construction Date: c. 1754 w/early 19th century addition
Architect: Unknown
Style: Vernacular late Georgian
Number of Stories: 3 stories w/1½ story addition
Foundation: Stone, raised 1 foot
Exterior Wall Fabric: Wood clapboard
Fenestration: 3 bays – 12/12 double hung and 9/9 double hung and 6/6 double hung at 3rd floor
Roof/Chimneys: Asphalt shingle roof w/brick chimneys

Source of date: Stylistic evidence and date plate on house
Builder: Unknown
Form/Plan Type: Rectangular w/appendages

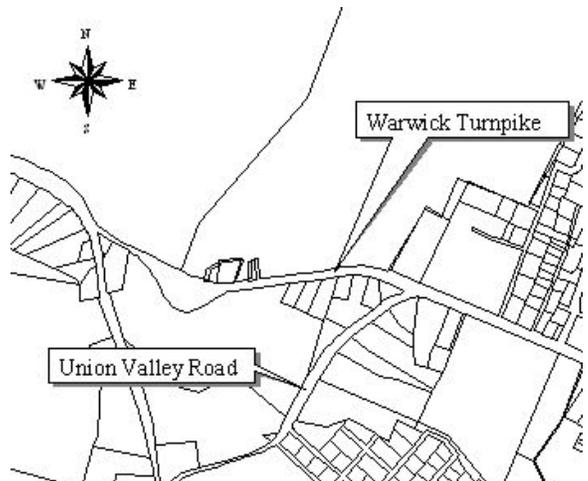
Additional Architectural Description:

Main entrance to house is situated on left of three bay arrangement. The house is two bays deep, with the front windows having decorative moulding and the side windows plain and flat moulding. There is a simple gabled dormer on the front of the house, slightly set off to the right side of center. The main house has a New England style gambrel roof. The fascia on the main house is plain, with no moulding. The third floor windows are 6/6 double hung. The early 19th century addition is sided in wood clapboard, and is situated on the northeast end of the house. There is a simple shed roofed dormer on the front, with a 6/6 double hung window, and sided with clapboard. There is a small brick chimney extending through the far end of the ridge on the addition. There is also a series of two small shed roofed additions on the end of the early 19th century addition.

PHOTO

Negative File No.: MS

Map



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

- Main house sits approximately 100 feet back from Warwick Turnpike
- Several outbuildings exist to the rear of building (guesthouse, garages and sheds). An old log shed exists near the pond (but is mostly collapsed).

SURROUNDING ENVIRONMENT:

Urban		Suburban	Rural XX
Open Space	XX	Woodland	Scattered Buildings XX
Residential		Village	Downtown Commercial
Agricultural		Industrial	Highway Commercial
Other			

SIGNIFICANCE:

- One of earliest examples of a gambrel roof Dutch colonial
- One of the oldest houses in West Milford (may be the oldest as of 1999)

ORIGINAL USE:

PRESENT USE:

PHYSICAL CONDITION: Excellent	Good	Fair	Poor XX
REGISTER ELIGIBILITY: Yes XX	Possible	No	Part of District
THREATS TO SITE: Roads	Development	Zoning	Deterioration XX
No Threat	Other		

COMMENTS:

- Large hole in roof at gambrel pitch change
- Settlement of main part of house is evident
- Broken window/siding needs patching and painting
- Brush around building needs removal

REFERENCES:

Previous report for site 111-2 from historical sites survey for the Township of West Milford prepared by Historic Preservation Alternatives, September 1985. Field visit (RSB, JVH) 9/22/99.

RECORDED BY: Commission members

DATE: 9-22-99

ORGANIZATION: Township of West Milford
Historic Preservation Commission

TOWNSHIP OF WEST MILFORD HISTORIC PRESERVATION COMMISSION
INDIVIDUAL STRUCTURE SURVEY FORM HISTORIC SITES INVENTORY NO.

HISTORIC NAME: Breezy Point Villa
LOCATION: 1349 Macopin Road
MUNICIPALITY: Township of West Milford
USGS QUAD:
OWNER/ADDRESS: Eileen Bailey, 1349 Macopin Road
West Milford, New Jersey 07480

COMMON NAME: Fred Vreeland House
BLOCK/LOT: 9401/3
COUNTY: Passaic
UTM REFERENCES:

DESCRIPTION:

Construction Date: 1867

Source of date: Owner

Architect: Unknown

Builder: Unknown

Style: Colonial Revival

Form/Plan Type: Side stair/hall, front parlor
rear kitchen

Number of Stories: 2½

Foundation: Stone

Exterior Wall Fabric: Aluminum siding on sides and rear/puddingstone first floor front and gateway to side yard (the stone front was removed in September 2000 to construct new front porch to match original porch in old photograph).

Fenestration: 6/6 doublehung

Roof/Chimneys: Moderate pitch opposing gables, asphalt shingles, puddingstone front fireplace chimney

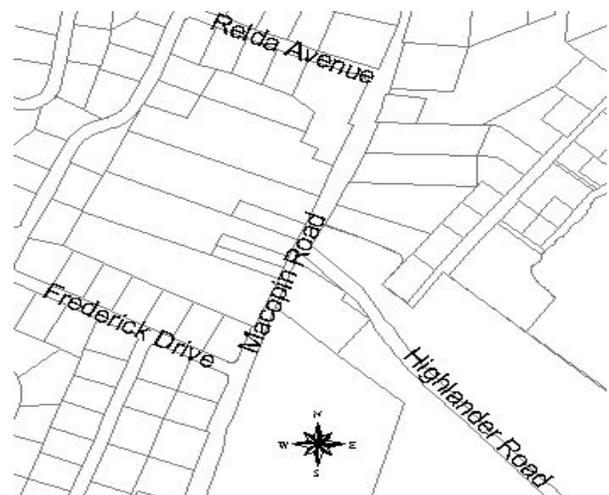
Additional Architectural Description:

- Gable projection at front door, symmetrical 3 bay.
- Built-in gutters

PHOTO Negative File No.: MS



Map



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

This main building is located on 3½ acres at the highest point of Macopin Road
A secondary residence on site was formerly a barn.
Former stable buildings (adjacent to church) have been converted to garages, but still have the same style.
A greenhouse and potting shed exists at the rear of the property.

SURROUNDING ENVIRONMENT:

Urban	Suburban	XXX	Rural
Open Space	Woodland		Scattered Buildings
Residential	Village		Downtown Commercial
Agricultural	Industrial		Highway Commercial
Other			

SIGNIFICANCE:

One of the early Vreeland family residences, used also as a boarding house known as the “Breezy Point Villa.”

ORIGINAL USE: Residence/guest house	PRESENT USE: Residence
PHYSICAL CONDITION: Excellent	Good XXX Fair Poor
REGISTER ELIGIBILITY: Yes XX	Possible No Part of District
THREATS TO SITE: Roads	Development Zoning
Deterioration	No Threat XX Other

COMMENTS:

Present owners are remodeling main house to architectural style shown in a photograph from around the turn of the century.

REFERENCES:

- Property owner research
- Local historians.

RECORDED BY: Commission members
ORGANIZATION: Township of West Milford
Historic Preservation Commission

DATE: August 15, 2000

TOWNSHIP OF WEST MILFORD HISTORIC PRESERVATION COMMISSION
INDIVIDUAL STRUCTURE SURVEY FORM HISTORIC SITES INVENTORY NO.

HISTORIC NAME: Glen Grove Cottage
Macopin Homestead

COMMON NAME: Bayer House (1985)

LOCATION: 1299 Macopin Road

BLOCK/LOT: 9402/15

MUNICIPALITY: Township of West Milford

COUNTY: Passaic

USGS QUAD:

UTM REFERENCES:

OWNER/ADDRESS: Linda Bayer, 1299 Macopin Road
West Milford, New Jersey 07480

DESCRIPTION:

Construction Date: 1823 oldest part

Source of date: Owner

Architect: C. W. Vreeland

Builder: C. W. Vreeland

Style: Colonial/5 bay front facade

Form/Plan Type: Center hall, back addition

Number of Stories: 2½

Foundation: Stone, some block

Exterior Wall Fabric: Vinyl clapboards

Fenestration: 6/6 doublehung

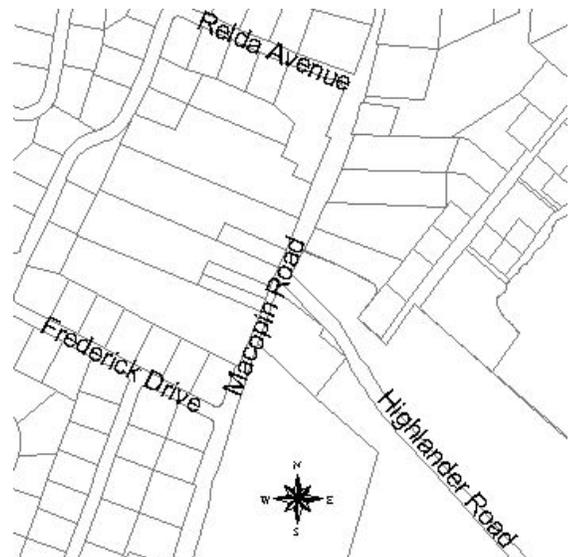
Roof/Chimneys: Brick chimney at each side gable, asphalt shingles on moderately steep pitched roof.

Additional Architectural Description:

- A covered side porch on south side of house (2 side doors).

PHOTO Negative File No.: MS

Map



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

- This building is sited on a relatively flat site along Macopin Road.
- The barn associated with the property was razed in 1997.

SURROUNDING ENVIRONMENT:	Urban	Suburban	XXX
Open Space	Woodland	Scattered Buildings	
Residential	Village	Downtown Commercial	
Agricultural	Industrial	Highway Commercial	
Rural	Other		

SIGNIFICANCE:

One of the early Vreeland family residences, for many years the house was used as an inn and then was also used as an antiques shop known as the “Macopin Homestead” run by Fred Vreeland.

ORIGINAL USE: Residence	PRESENT USE: Residence
PHYSICAL CONDITION: Excellent	Good XXX Fair Poor
REGISTER ELIGIBILITY: Yes XX	Possible No Part of District
THREATS TO SITE: Roads	Development Zoning
Deterioration	No Threat XX Other

COMMENTS:

Original sign from “Macopin Homestead” still stands in front yard.

REFERENCES:

- Local historians
- Current owner’s research

RECORDED BY: Commission members
ORGANIZATION: Township of West Milford
Historic Preservation Commission

DATE: August 15, 2000

TOWNSHIP OF WEST MILFORD HISTORIC PRESERVATION COMMISSION
INDIVIDUAL STRUCTURE SURVEY FORM HISTORIC SITES INVENTORY NO. Reid - 1

HISTORIC NAME: Doctor Reid House
LOCATION: Macopin Road

COMMON NAME: Doctor Reid House
BLOCK/LOT: 5302/2

MUNICIPALITY: West Milford

COUNTY: Passaic

USGS QUAD:

UTM REFERENCES:

OWNER/ADDRESS: Peter and Carol Wosyluk
1778 Macopin Road, West Milford, New Jersey 07480

DESCRIPTION

Construction Date: 1901

Source of date: Property owners records

Architect: Not known

Builder: Not known

Style: Dutch 'gambrel' colonial revival

Form/Plan Type: Center hall colonial

Number of Stories: 2½

Foundation: Puddingstone (local rounded stone)

Exterior Wall Fabric: Wood shingles at second floor over local stone lower floor.

Fenestration: Double hung 8/1 and 6/1 windows.

Roof/Chimneys: Patterned octagonal and rectangular slate gambrel roof with intersecting gables and built in gutters. Stone chimney at each end of house.

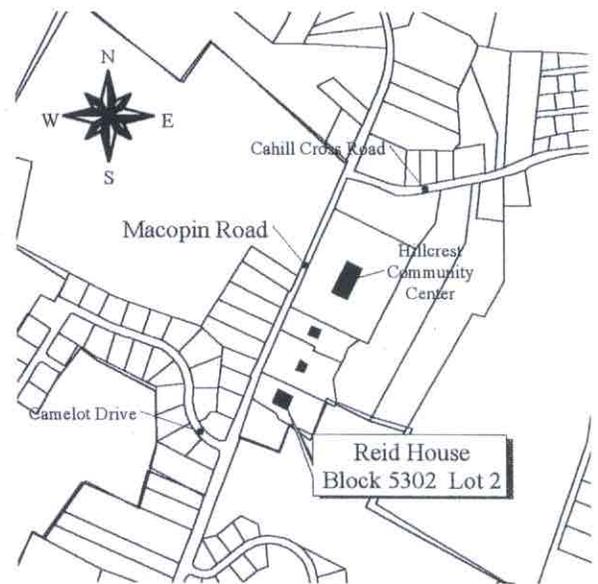
Additional Architectural Description:

- A covered porch supported by architectural wood columns on stone piers wraps around the front and left side of the house.
- Keystoned stone lintels are above first floor windows.

PHOTO

Negative File No.: Reid-1

Map



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

- House is set back approximately 100 feet from Macopin Road and is surrounded by many large pine trees.
- A gazebo is in back of the house (circa 1960s).
- A garage of similar construction to the house is behind the house. It was reported to originally have been a carriage house.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural
Village Industrial Downtown Commercial
Highway Commercial Other Rural XX

SIGNIFICANCE:

- The house is an excellent example of Dutch colonial architecture from the early twentieth century.

ORIGINAL USE: Residence **PRESENT USE:** Residence
PHYSICAL CONDITION: Excellent XX Good Fair Poor
REGISTER ELIGIBILITY: Yes XX Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
 No Threat XX Other

COMMENTS:

- The house is in excellent physical and historical period condition.

REFERENCES:

- Local historians.
- Current property owners records.

RECORDED BY: Commission members **DATE:** September, 1996
ORGANIZATION: West Milford Township Historic Preservation Commission

TOWNSHIP OF WEST MILFORD HISTORIC PRESERVATION COMMISSION
INDIVIDUAL STRUCTURE SURVEY FORM HISTORIC SITES INVENTORY NO. Morse - 1

HISTORIC NAME: Morse/Carpignano
LOCATION: Morsetown Road

COMMON NAME: Morse/Carpignano House
BLOCK/LOT: 4701/38.01

MUNICIPALITY: West Milford

COUNTY: Passaic

USGS QUAD:

UTM REFERENCES:

OWNER/ADDRESS: Samuel and Julia Held
370 Morsetown Road, West Milford, New Jersey 07480

DESCRIPTION

Construction Date: Pre 1861

Source of date: 1861 Map

Architect: Not known

Builder: P.D. Morse

Style: Expanded farmhouse

Form/Plan Type: Farmhouse (former
porches enclosed, addition
added to rear)

Number of Stories: 2

Foundation: Stone

Exterior Wall Fabric: Aluminum siding

Fenestration: Double hung (modern)

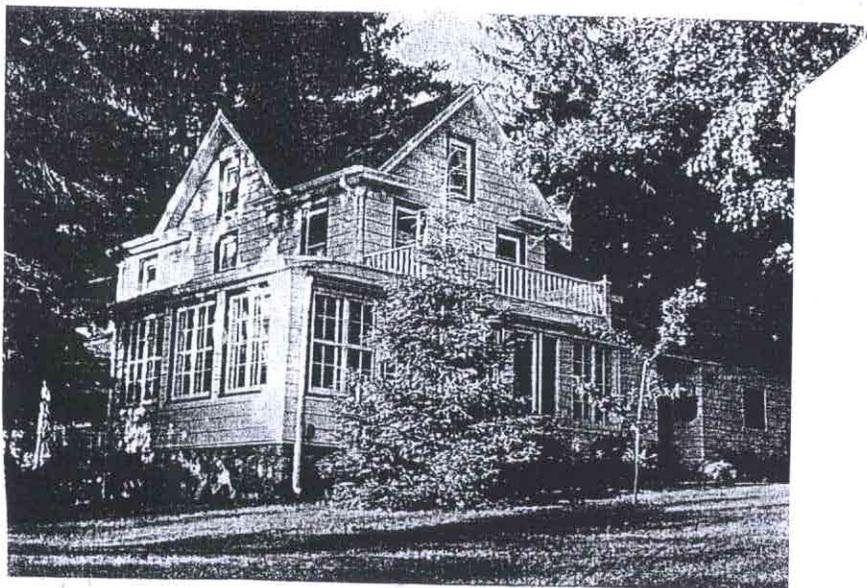
Roof/Chimneys: Brick chimney in (old) front room. New brick chimney at back addition.
+12 pitch gable with eaves return. Asphalt shingles.

Additional Architectural Description:

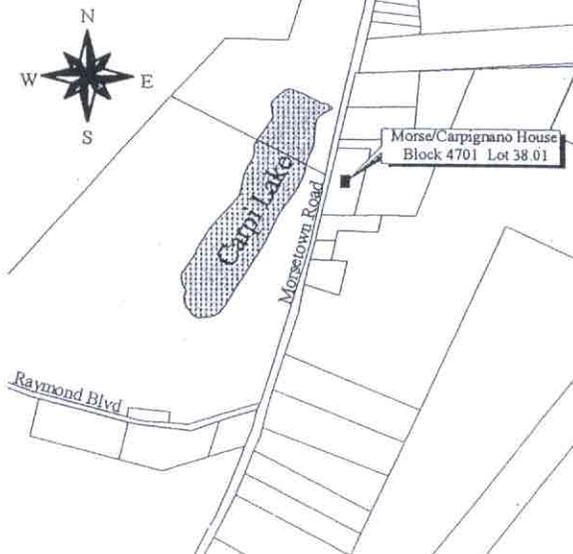
- Enclosed windowed wrap around porch

PHOTO

Negative File No.: M-1



Map



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

- +25' off Morsetown Road. A 3' high stone wall runs along road with brick stair and stone pillars.
- Surrounded by a large stand of spruce and pine trees planted by Carpignano family in 1921.

SURROUNDING ENVIRONMENT:	Urban	Suburban	Scattered Buildings
Open Space	Woodland	Residential	Agricultural
Village	Industrial	Downtown Commercial	
Highway Commercial	Other	Rural	XX

SIGNIFICANCE:

- Morse family settled the area in the mid 1800s and family had several residences along the road, hence the name "Morsetown Road."
- In the early 1920s the Carpignano family moved into the home (and others) and created the lake across the road and opened a restaurant and inn in the building behind the site (still a restaurant).

ORIGINAL USE:

PHYSICAL CONDITION: Excellent

REGISTER ELIGIBILITY: Yes

THREATS TO SITE: Roads

No Threat

Good

Possible

Development

Other

PRESENT USE:

Fair

No

Zoning

Poor

Part of District

Deterioration

COMMENTS:

- Walls in restaurant were made from old movie sets from Fort Lee, N.J.
- Addition to rear of house added 1988+
- Aluminum siding and trim over fascias and rakes

REFERENCES:

- Shown on 1861 map of West Milford Township
- Former residents and Carpignano family

RECORDED BY: Commission members

DATE: June 25, 1996

ORGANIZATION: West Milford Township Historic Preservation Commission

HISTORIC NAME: Vreeland Store
LOCATION: 1383-1385 Macopin Road

COMMON NAME: Vreeland Store
BLOCK/LOT: 9501/12

MUNICIPALITY: West Milford
USGS QUAD:
OWNER/ADDRESS: Walter Marsico
1383-1385 Macopin Road

COUNTY: Passaic
UTM REFERENCES:

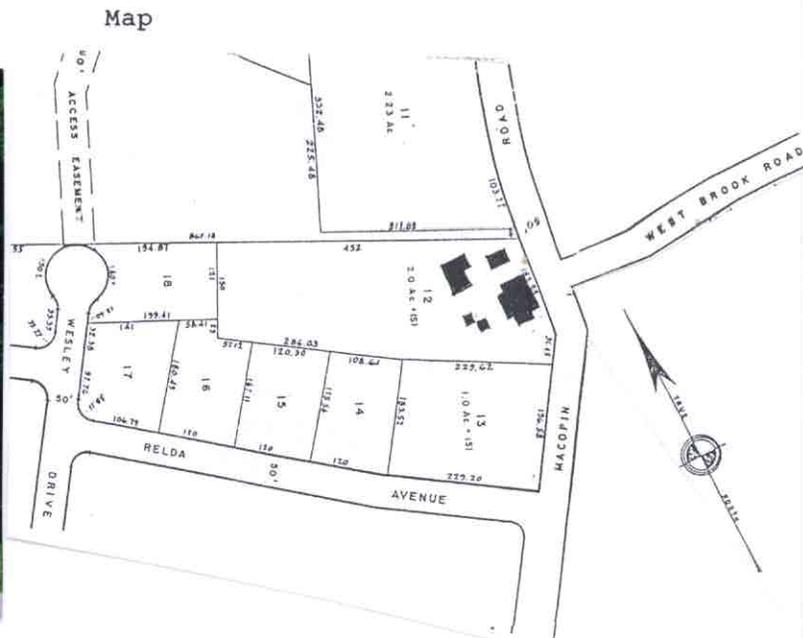
DESCRIPTION

Construction Date: Prior to 1861 Source of date: 1861 map
Architect: Unknown Builder: Unknown
Style: Victorian with subsequent additions Form/Plan Type: Rectangle with wooden porches and full width stairs in front of store
Number of Stories: 2 ½ each half
Foundation: Fieldstone
Exterior Wall Fabric: Wood clapboard
Fenestration: Two over two doublehung with casing and drip cap trim
Roof/Chimneys: Main house - brick chimney in mid house at peak

Additional Architectural Description:

- * Front porch full facade with scrolled brackets and caps.
- * Original house has front tall dormered attic window.
- * Store has round top attic window in front and back gables. Picture windows in store.
- * Both portions of structure have deeply moulded window lintels, cornice returns, and wide fascia boards typical of the Greek revival style. Also typical of the period is a deep and wide moulded door entablature for the double door.
- * Original section, found on left hand portion of building, is five bays wide with a single entryway on the far left and a double entry way on the far right.
- * The rafter ends are scroll cut and partially exposed.

PHOTO Negative File No.: Vreeland 1



VREELAND HOUSE and STORE



SOUTH (LEFT) ELEVATION.



FRONT ELEVATION. (FACING ROADWAY).



NORTH (RIGHT ELEVATION).

VREELAND
HOUSE and STORE

PORCH
(LEFT SIDE)



PORCH
(RIGHT SIDE)

VREELAND
HOUSE and STORE



REAR ELEVATION.



WELLHOUSE



VREELAND
BARN and
OUTBUILDINGS.



VREELAND
CARRIAGE HOUSE



TOWNSHIP OF WEST MILFORD HISTORIC PRESERVATION COMMISSION
INDIVIDUAL STRUCTURE SURVEY FORM HISTORIC SITES INVENTORY NO. 1-77

HISTORIC NAME: "The Maples"
LOCATION: 1064 Union Valley Road

COMMON NAME: Apple Acres
BLOCK/LOT: 9901/14

MUNICIPALITY: West Milford
USGS QUAD: Newfoundland
OWNER/ADDRESS: 1064 Union Valley Road

COUNTY: Passaic
UTM REFERENCES: 18/44086/455074

DESCRIPTION (House #1 on map)

Construction Date: 1st quarter-19th century
Prior to 1823

Source of date: Stylistic evidence and
family records

Architect: Unknown

Builder: Unknown

Style: Dutch Colonial Revival

Form/Plan Type: Rectangular w/appendages
Center hall colonial plan

Number of Stories: 2

Foundation: Stone, raised two feet

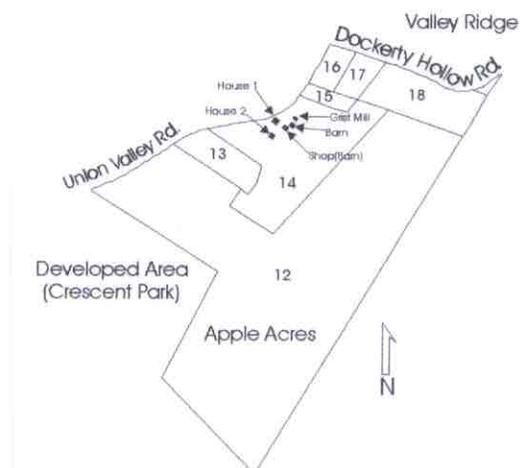
Exterior Wall Fabric: Wood clapboard

Fenestration: 3 Bays - 6/1 double hung

Roof/Chimneys: Asbestos shingle roof with brick chimneys.

Additional Architectural Description: The house has a very deep porch, which is supported by six round columns and extends across the entire face of the residence. The main entry way is situated in the center front of the house, and is surmounted by an elliptical window, sidelights, and with heavy moulding around. There is a small recessed panel below each of the sidelights. The main entry is flanked by paired 6/6 double hung windows. The large shingled dormers, extending both the front and back of the house, each have three 6/6 double hung windows. There are two brick chimneys, one situated on the east end of the house and one slightly to the right of the center. On the center west end of the house is a single gabled portico, supported by two columns, similar to that which is found in the front of the house.

PHOTO Negative File No.: Apple Acres #1 Map



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The house is situated approximately 40 feet to the east of Union Valley road, and is set at a diagonal to the road. There are a number of barns, both two story and one and one-half story to the northeast of the house, situated approximately 120 feet back from Union Valley Road. There is a large stone dam to the southeast of the house, creating a large farm pond. There is also a small residence to the southeast of the house, near that dam.

Remaining portion of original farm is 15.29 acres.

SURROUNDING ENVIRONMENT:	Urban	Suburban	Scattered Buildings	XX
	Open Space XX	Woodland	Residential	Agricultural
	Village	Industrial	Downtown Commercial	
	Highway Commercial	Other	Rural	

SIGNIFICANCE:

This is one of the best examples of dutch colonial revival architecture remaining in the Township. Present barn was grist mill - original - late 1700s, with under shot wheel. Built on site of house c. late 1700s. Part of kitchen still visible in basement. Original house 1823. Parts remaining within present structure. Victorian style house severely remodeled 1860s (?). Original tract encompassed....ac.....Oldest continuously owned farm by same family.

ORIGINAL USE:	Farmstead	PRESENT USE:	Residence
PHYSICAL CONDITION:	Excellent XX Good		Fair Poor
REGISTER ELIGIBILITY:	Yes XX Possible	No	Part of District
THREATS TO SITE:	Roads Development	Zoning	Deterioration
	No Threat XX Other		

COMMENTS:

REFERENCES:

Field investigation

RECORDED BY: W. T. McCabe **DATE:** September 17, 1985
ORGANIZATION: Historic Preservation Alternatives, Inc.

HOUSE #1.



HOUSE #1.

REAR / SOUTH VIEW



FRONT VIEW.



REAR VIEW



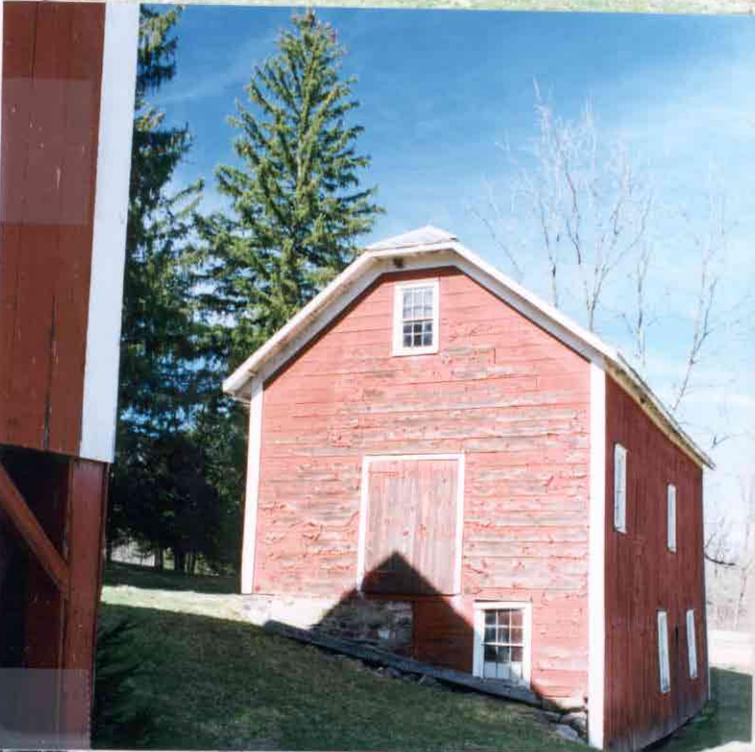
SOUTH VIEW WITH
ROOT CELLAR



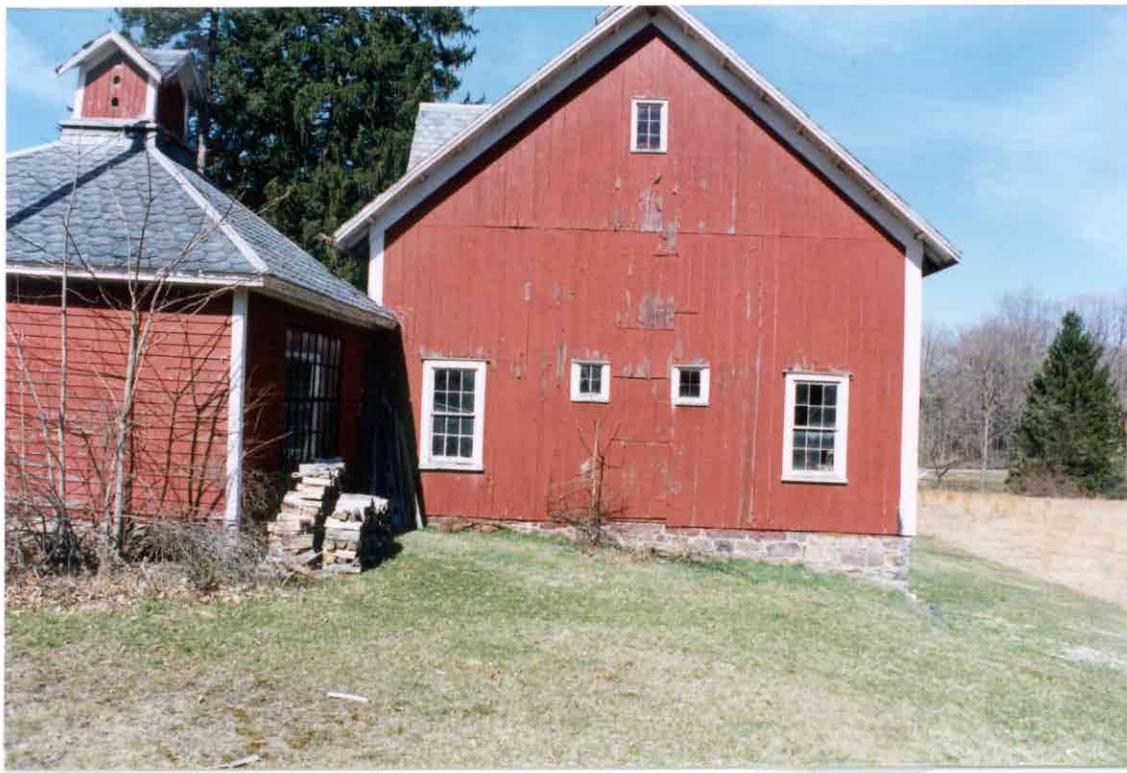
WELL HOUSE

MILLSTONE IN
SIDEWALK.

GRIST MILL.



BARN



SHOP (BARN)



HOUSE #2



OVERVIEW OF
PROPERTY FROM
REAR BY POND.



BARN CUPOLAS



BARN AND SHOP.



TOWNSHIP OF WEST MILFORD HISTORIC PRESERVATION COMMISSION
INDIVIDUAL STRUCTURE SURVEY FORM HISTORIC SITES INVENTORY NO. Wallisch 1

HISTORIC NAME: Gregory Farm
LOCATION: Lincoln Avenue

COMMON NAME: Wallisch Homestead
BLOCK/LOT: 6401/6

MUNICIPALITY: West Milford

COUNTY: Passaic

USGS QUAD:

UTM REFERENCES:

OWNER/ADDRESS: Louis Wallisch, Esq.,
65 Lincoln Avenue
West Milford, New Jersey 07480

DESCRIPTION

Construction Date: 1824

Source of date: Louis Wallisch, Esq.

Architect: Not known

Builder: Not known

Style: (1914) Dutch colonial addition
to original 1824 folk farm house

Form/Plan Type: Farmhouse (with
expansions)

Number of Stories: 1 1/2 stories

Foundation: Stone (crawl-space)

Exterior Wall Fabric: Stone porch/wood clapboard siding and trim

Fenestration: 6/6 double hung at main level. Small attic awning windows
above porch roof.

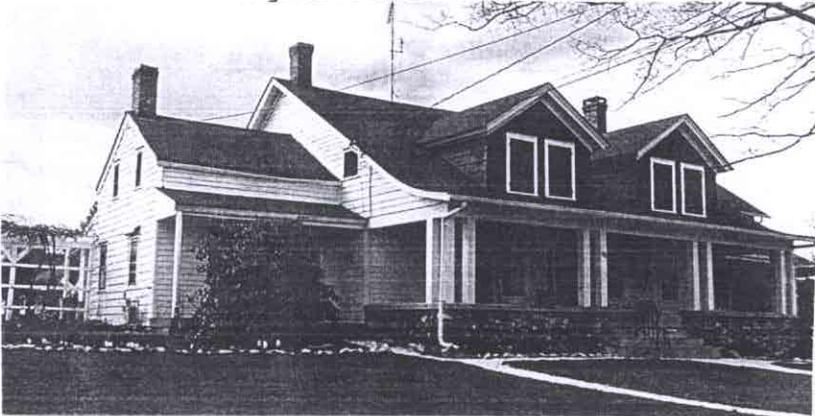
Roof/Chimneys: Stone/brick (4 chimneys), red asphalt shingle roofing.
Flared gables extend over porch

Additional Architectural Description:

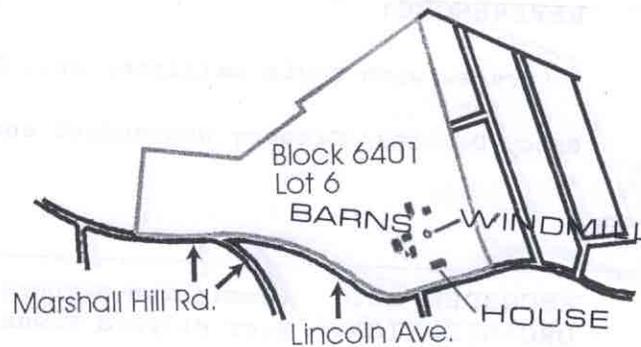
- Original house was expanded several times over its history.
- A complex of farm outbuildings surround the house providing a distinctly rural setting.
- Stone barns and windmill to rear are circa 1914. A former wooden chicken coop is presently a garage.
- Several other red wooden buildings are now sheds.

PHOTO

Negative File No.: W-1



M



House-see photo sheets A and B for overall site and outbuildings
and separate sheet of additional house photos

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The parcel is a large tract of land near the center of town, mostly open fields with woods beyond and a stream bisecting the site. The house is close to Lincoln Avenue midway along the property frontage. A medium size barn, several outbuildings and a windmill set behind the house.

Rock wall and a pond provide a picturesque rural view around the property.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings XX
 Open Space XX Woodland Residential Agricultural
 Village Industrial Downtown Commercial
 Highway Commercial Other Rural

SIGNIFICANCE:

This parcel is one of the remaining large tracts of land in the Township which was once a working farm from the 1800s. The farmstead was occupied by the Tichenors (1824-1836) (one of the early settling families in West Milford up until 1836 when it became the Gregory farm. The Gregory's held the property until 1912 when it was purchased by Mr. Goddel. Louis Wallisch Sr. purchased the property in 1923 and it remains in their family to this date.

ORIGINAL USE: Family farm	PRESENT USE: Home and law office
PHYSICAL CONDITION: Excellent XX Good	Fair Poor
REGISTER ELIGIBILITY: Yes XX Possible	No Part of District
THREATS TO SITE: Roads Development XX Zoning Deterioration	No Threat Other

COMMENTS:

REFERENCES:

Interview with Louis Wallisch, Jr., Esquire, by James Van Hooker.

Nancy DeVries (Gregory descendant and family historian).

RECORDED BY: Commission Members **DATE:** April 19, 1994
ORGANIZATION: West Milford Township Historic Preservation Commission



PHOTO SHEET 'A'

HOUSE and FRAME
BARNs / SHEDs

VIEW FROM SOUTH.



CA. 1860'S RED
WOOD BARNs



PRIVY / COOP
(HOUSE BEYOND.)



PHOTO SHEET 'B'
STONE BARN
CA. 1914



WINDMILL
CA. 1914



ADDITIONAL
HOUSE
PHOTOS.



TOWNSHIP OF WEST MILFORD HISTORIC PRESERVATION COMMISSION
INDIVIDUAL STRUCTURE SURVEY FORM HISTORIC SITES INVENTORY NO. MS-9-Main

HISTORIC NAME: New Methodist Episcopal Church
COMMON NAME: Annex Building/Township Museum

LOCATION: 1477 Union Valley Road
BLOCK/LOT: 7621/7/Tax Map #76

MUNICIPALITY: Township of West Milford
COUNTY: Passaic

USGS QUAD: Greenwood Lake NY-NJ
UTM REFERENCES:

OWNER/ADDRESS: Township of West Milford
1480 Union Valley Road
West Milford, N.J. 07480

DESCRIPTION

Construction Date: 1862-1863

Source of date: Deed B23 Page 335-338
1861 Map of West Milford

Architect: Unknown

Builder: Unknown-probable local carpenters and church fellowship

Style: Gothic Revival

Form/Plan Type: Open plan with balcony (Main building) later additions to rear of building

Number of Stories: 2

Foundation: Stone

Exterior Wall Fabric: Clapboard siding over hand hewn beams

Fenestration: Tall pointed arch windows

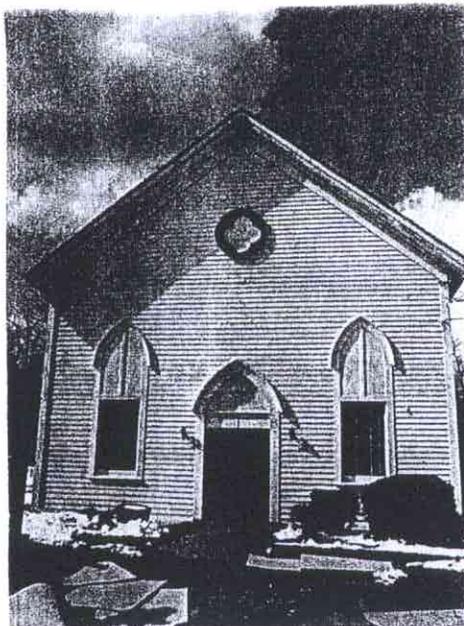
Roof/Chimneys: Cedar shingles/brick chimney

Additional Architectural Description:

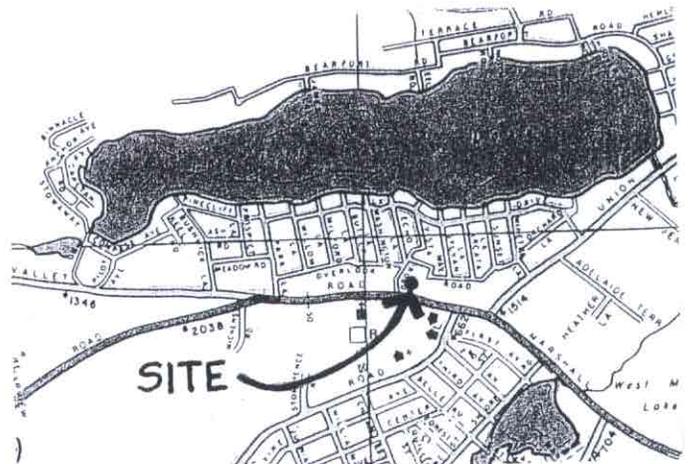
Circa 1860 vernacular gothic revival. Typical of Methodist Church architecture of the period.

PHOTO

Negative File No.: MS-9-A



Map



TOWNSHIP OF WEST MILFORD HISTORIC PRESERVATION COMMISSION
HISTORIC DISTRICT SURVEY FORM HISTORIC SITE INVENTORY #HPC-002

DISTRICT NAME: New City
MUNICIPALITY: West Milford
COUNTY: Passaic
TYPE OF DISTRICT: Rural Residential
USGS QUAD: Newfoundland, N. J.

DESCRIPTION:

The New City District is a residential community of approximately 13 acres. It is comprised of eight frame dwellings, a frame business structure and several outbuildings set in a rural and communal group.

The roadways, buildings and water and sewer system were constructed by the City of Newark as the base for a community of employees at the Newark Watershed and their families.

A main road, New City Road, and several lesser roads remain, all in fair to poor condition. The roadways around the development created a rural community setting further defined by large shade trees on either side of the roads.

The site is bounded by Germantown Road on the east and by the rear property line of highway commercial properties along Route 23 to the southwest. The north and south boundaries of the site are geographical only as the property to the north and south of the site are also owned by the City of Newark. Rocky hills and outcroppings form the geographical boundary to the north of the site and surround the location of an underground cistern from which the community obtained its water. The geographical south side of the site is defined by a steep bank behind several outbuildings and open spaces. It appears as if the area may have been filled in and leveled during construction.

The last dwelling was vacated about mid 1991, and general deterioration and vandalism have gone unchecked and unremedied.

The general location is 1/2 mile north of the intersection of northbound Route 23 and west of Germantown Road. The area encompasses all of blocks 14105, 14106, and 14107, and parts of block 14104 (sheet 141 of West Milford tax map) and a portion of block 14403 (sheet 144).

PHYSICAL CONDITION OF STRUCTURES:

Excellent % Good % Fair 25 % Poor 75 %
REGISTER ELIGIBILITY: () Yes (X) Possible () No
THREATS TO DISTRICT/LOCAL ATTITUDES: Development, neglect, vandalism
COMMENTS:

Although all of the buildings are presently abandoned and neglect has hastened their deterioration, the elements which define the district are still strong and unifying and provide a viable base for a renovated community.

SIGNIFICANCE:

The development of a network of reservoirs to provide potable water to the City of Newark had a major impact on the physical character of West Milford. Between 1885 and the early 1900s, land and rights-of-way were secured for the reservoirs and their surrounding watershed totaling 17,000 acres.

The City of Newark employed approximately 50 area people to oversee and maintain the dams, streams and property around the reservoirs. Those employees and their families were typically provided with homes by the City of Newark within the watershed property and near the reservoir at which they worked.

At some point in the early 1900s, the City of Newark consolidated some of the housing for their people in one planned community which became known as "New City".

The community at one time had its own school and teacher, water and sewer systems, fire engine and garage, and barns for animals and ice storage. A common parcel of land between the homes was also farmed.

The dwellings in New City were reportedly constructed from parts of buildings salvaged from other areas of the watershed property, including those from a community at nearby Echo Lake.

The architectural elements used throughout the district were those popular in the early 1900s: wide open porches, hipped roofs with multiple dormers, as well as the woodwork used to detail gables, eaves and windows.

It is evident that most of the dwellings were designed and constructed by the same hand, reportedly within a one year period.

The physical relationships of buildings, their massing, materials and detailing, as well as the streetscape surrounding them, provide the basis for a harmonious district.

REFERENCES:

Township of West Milford Master Plan

August 18, 1987

Re: Idylease Inn

Idylease: Built 1902 - 1903 by Dr. Edgar Day for rest, relaxation and convalescence by the use of hydrotherapy; which was high pressure jets of water from all sides and overhead, played on a human body in marble stalls.

The main building is a five story structure, with a gambrel roof, just like the ones in the Dutch Colonial period. It is of a wood frame construction on a poured cement foundation, with wide front and side porches. It sits on level ground with a circular driveway and well landscaped grounds. It was copied from a plantation in Virginia called "The Oaks". The front entrance leads into a room with a most wonderful staircase. The room and staircase is of native oak paneling and is an exact copy of that era of the most beautiful room in America. It was well known for its fine food and leisure lifestyle.

Idylease Inn is the last of the many Hotel Inns in the Newfoundland area. Some of them included: Demerest Hotel where our founding township fathers met to found West Milford Township, Chamberlain Hotel, Newfoundland Inn, Browns Hotel a stagecoach overnight stop on the Paterson-Deckertown route, Red Rocks Inn, Sells Hotel, Bon Air Hotel and Chestnut Grove, plus many boarding houses.

Idylease was and still is a well known medical facility from 1903 until the present day. They at one time performed emergency operations on many of the local citizens because the nearest hospitals were located in Paterson and later in Franklin. This meant a train was the only method of transportation to and from these hospitals and trains did not run that often.

Idylease supported a large staff of employees to run the supporting buildings of its complex. Some of which were a carriage house, blacksmithing shop, ice house, pump house, pig farm which included a maternity sty for the young pigs, garage, gas house where they generated gas for lights and later electricity and a barn complex which included - all

August 18, 1987

Re: Idylease Inn

in one building - the farmer's house, side shed for storage of farm equipment etc, a very large barn with haymow overhead and under it the animal stalls for cows horses and chicken coups.

Idylease was also a farm where it raised most of the food served to its guests and employees. They raised fruits, vegetables, horses, cows, pigs chickens etc. The milk was used for the table, cooking and to supply their soda fountain with ice cream for their guests. The leftover milk and kitchen scraps mixed with the grain they raised, went to slop the hogs.

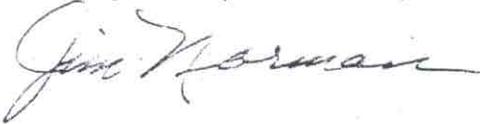
It was for all practical purposes a self sufficient operation, from an era long past.

It was under the ownership and administration of Dr. Arthur D. Zampella in 1954 that it was opened as a nursing home and medical facility for our area with a staff of eleven doctors and a supporting staff of sixty five persons to help in its operation. It was closed in 1972 as a nursing home.

It is now a rooming home for persons needing that type of housing.

It is the humble opinion of this writer that the thought of destroying this building is hard to believe and understand. It is the last building of its type in our area. It fulfilled the needs of the past and was adapted to fill a present need.

Respectfully submitted,



Jim Norman

TOWNSHIP OF WEST MILFORD HISTORIC PRESERVATION COMMISSION
HISTORIC DISTRICT SURVEY FORM **HISTORIC SITES INVENTORY NO. HPC-**

DISTRICT NAME: Long Pond Ironworks
MUNICIPALITY: West Milford
COUNTY: Passaic
TYPE OF DISTRICT: Rural Residential Ironmaking Community
USGS QUAD: Greenwood Lake

DESCRIPTION:

The Long Pond Ironworks District is the area containing the remaining structures of the original iron-making village of Hewitt, New Jersey named for the owner/ironmaster from the 19th century. While Hewitt is locally known as the area of West Milford at the southern end of Greenwood Lake (originally known as Long Pond), most maps still depict its original location. It contains over thirteen historic structures including residences from the 18th, 19th and 20th centuries, the ruins of a company store, and the remains of three iron-making furnaces dating from the colonial and Civil War periods. See the attached Individual Structure Survey Forms.

This 175 acre site has already been designated as the Historic District of the Long Pond Ironworks State Park, administered by the New Jersey Department of Environmental Protection, Division of Parks and Forestry with the local Superintendent located at Ringwood Manor. Its historic significance has also been recognized with listings on the State and National Historic Registers. In conjunction with Ringwood Manor, the location of the Ironmaster's residence, Long Pond Ironworks has received the more significant designation of National Historic Landmark, of which there are less than 60 in the state of New Jersey.

The site is bounded by Greenwood Lake Turnpike (Route 511) on the south and East Shore Road on the west. The boundary of the triangular shaped site is completed by the Wanaque River and the Monksville reservoir to the north and east. The area comprises the southeast corner of block 4502 lot 2 (sheet 45 of West Milford tax map). The remaining portion of the Long Pond Ironworks State Park contains the Monksville Reservoir and surrounding buffered lands for the purposes of fishing, boating and other recreational activities. While the Park in its entirety straddles the border between Ringwood and West Milford, the Historic District lies totally within West Milford.

PHYSICAL CONDITION OF STRUCTURES:

Excellent 10 % Good 15 % Fair 25 % Poor 50 %

REGISTER ELIGIBILITY: Yes Possible No **Completed**

THREATS TO DISTRICT/LOCAL ATTITUDES: Neglect, vandalism

COMMENTS:

While the last dwellings were vacated in the early 1990s, the location today is maintained by a non-profit volunteer organization know as the Friends of Long Pond Ironworks (FOLPI). The interior of the "Old Country Store" has been readapted as a museum/visitor's center, open for the purpose of educating the public of the sites' contribution to American history. Continuing grounds maintenance and structure stabilization and restoration are shared goals of the State of New Jersey and FOLPI.

SIGNIFICANCE:

While the areas of Bergen and Sussex were fertile for farming and populated earlier, this area of Passaic County lies within the Highlands region and was not significantly settled until the development of the iron-making communities. Peter Hasenclever's grand vision of an "iron empire" with multiple manufacturing centers is recognized as one of this country's first. He established the first ironworks at Long Pond in 1766, as well as at Ringwood and Charlottesburg. From 1771 to 1780, the second ironmaster of note was Robert Erskine who established a local militia to protect the industry from attack during the Revolutionary War. He is most notably remembered for serving General George Washington as the nation's first Surveyor General and chief Geographer. During this period, Long Pond provided iron products in support of the Colonies including iron used in the manufacture of the great chain across the Hudson River.

After Erskine's premature demise and the end of the Revolutionary War, the Ironworks passed through a series of owners until 1807 when it became part of the Ryerson family ironmaking empire. During this tenure, Long Pond provided iron for the War of 1812 and leased water rights of Long Pond (Greenwood Lake) to the Morris Canal and Banking Company to be used as a back up source of water for the Morris Canal.

The ironworks passed hands again in 1855 when purchased by the Trenton Iron Company owned by the Cooper-Hewitts. The area was primarily purchased for the mines of rich magnetite ores, however when the War between the States broke out two new furnaces were built at the Long Pond site to supply the nation's increased demand for iron. Iron production ceased in the Highlands region in the 1880s but the Hewitt family continued to own the Long Pond site providing their employees with work harvesting ice and lumber. The site was transferred to the State of New Jersey in the 1950s and became a state park in 1987.

Due to a shift in traffic patterns, structures at Long Pond of the residential, commercial and industrial sections of the village remain today offering a unique and complete example of an ironmaking community. Three furnaces stand side by side, each representing one of the three major ironmaking technologies (charcoal cold blast, charcoal hot blast, and coal hot blast), the only known site to provide this in one location. Also at the site are the last two waterwheels in the Highlands Region associated with ironmaking.

The Long Pond Ironworks Historic District uniquely preserves a complete view of the many such communities of the early American Highlands ironmaking region that no longer exist. The West Milford seal appropriately and prominently displays an ironworker and ironworks in recognition of the importance the Long Pond Ironworks has had on developing the original character and future of the township.

REFERENCES:

Vanishing Ironworks of the Ramapos by James M. Ransom 1966
Early Forges and Furnaces in New Jersey by Charles S. Boyers 1931
The Remarkable Case of Peter Hasenclever, Merchant by Peter Hasenclever 1773
Long Pond Ironworks State Park Recreational Facilities Development Plan
Historic Architectural/Industrial Archeological Survey and Historic Preservation Planning Project for the Long Pond Ironworks Historic District, 1342682t West Milford Township, Passaic County, New Jersey by Historic Conservation and Interpretation, Inc. 1982
House Histories at Long Pond as told by Louis West 5/30/92
Notes from John Hemmer's survey forms compiled for Bert Prol, curator Ringwood Manor
Conversations with Martin Deeks, Historic Preservation Specialist, Ringwood State Park

RECORDED BY: Robert Sparkes **DATE:** March 26, 2002
ORGANIZATION: West Milford Historic Preservation Commission

TOWNSHIP OF WEST MILFORD

MUNICIPAL PARTNERSHIP PLANNING PILOT GRANT (MP3)

NEW JERSEY HIGHLANDS COUNCIL

ECOTOURISM

On August 11, 2005 the West Milford Township Municipal Council adopted a resolution approving the Township's participation in the upcoming Municipal Partnership Highland Projects grant program. On October 12, 2005 the Planning Board Chairman forwarded correspondence to John Weingart, New Jersey Highlands Council Chairman, advising that the Township Planning Board was in receipt of the MP3 grant prepared by the Highlands Council and requested that the Highlands Council process the grant as it had been prepared by the Highlands staff.

This grant calls for the formation of a joint committee between West Milford Township and Ringwood Borough to participate in the following tasks:

Identify and map the environmental, cultural, recreational and historic resources within West Milford and Ringwood using publicly available data;

Identify the present needs of tourists and assess to what extent the range of needs can or are being met by existing facilities and by resources currently available in West Milford and Ringwood;

Develop a strategic plan and marketing program and business outreach effort focused on local and regional environmental, historical and cultural resources within the Highlands;

Prepare report for submission to the Highlands Council including program/project, findings and outlining approaches towards supporting ecotourism development through the Highlands Regional Master Plan. The report shall include a checklist that could be used by Highland communities looking to foster ecotourism opportunities in preparation of local plans that effect land use.

The Township Planning Board invited the Highlands Council Staff professionals to a Planning Board meeting to further discuss the grant. This meeting resulted in the clarification of some issues and a common understanding of the work product to be provided given the time constraints imposed by the grant. The Highlands Council representative described this endeavor as the "first step" in investigating tourism potential.

The representative explained that the grant scope is purposefully broad so as not to limit the joint committee in its thinking. However, it is understood that the funding amount and time frame is a limiting factor and it would not enable the joint committee to retain professionals with expertise in tourism marketing and that a marketing plan is not expected. However, the committee should give the topic some thought and provide comment.

On October 27, 2005 a joint meeting was conducted with representatives of Ringwood Borough and West Milford Township. At that meeting general consensus was achieved regarding the structure of the committee and scope of the project at hand. The respective local government councils have each adopted the necessary resolutions establishing the committee and on December 13, 2005 the committee convened.

The joint tourism committee had a thorough discussion of the existing status and capabilities to promote and maintain a viable tourism and ecotourism industry. A summary of their findings is that in order to have a successful tourism industry the community must exhibit community support. With that support then tourism related attractions would be encouraged to locate, which will then bring the tourists. Once these fundamentals are in place and are adequately demonstrated, the other support businesses, such as hotels, restaurants and entrepreneurs will follow. It was further identified that, right now, these basic needs of supporting a tourism industry such as hotels and restaurants are lacking. The committee discussed some immediately recognizable destinations that exist within the two municipalities. These include the Botanical Gardens, Ringwood Manor and the Weis Ecology Center in Ringwood and the Long Pond Ironworks, Browns Point and Greenwood Lake in West Milford.

This adoption of the Highlands Act and creation of the Highlands Regional Council presents a unique opportunity for the promotion of tourism and ecotourism in this region. The committee discussed locating an "eco lodge" in a strategic location on State land, taking advantage of the majestic vistas found in the Highlands. The state must assume the lead in promoting and facilitating certain activities and events. The committee identified the need for state legislation to permit liquor licenses for certain events and establishing a "rural enterprise zone" to convey certain benefits associated with tourism activities.

A committee member advised that he had available a strategic plan and marketing program for ecotourism that have been used by other local jurisdictions in the country. This was forwarded via email to the committee members.

For West Milford Township attached please find a series of maps identifying the locations of local attractions, the locations and extent of publicly owned lands, a trails map the extent of hiking trails existing in the Township, and a historic sites map. These maps have been generated by the Township Planning Department utilizing the Township GIS database. The Township generated the trail map with the funding assistance of a state OES grant. Also, following is an inventory of other attractions that are available in West Milford Township. This inventory was generated based upon local knowledge.

Public active recreation

Hiking extensive trail network/Appalachian Trail/Sterling Forest
Boating/water skiing
Cross Country Skiing/Snow Shoeing
Mountain biking
Adventure Races
Swimming
Birding
Fishing
Hunting
Frisbee Golf
Biking
West Milford Tennis Tournament

Private Recreation

Horseback Riding
Boating
Jet Skiing
Fishing on Newark land
Driving Range/Miniature Golf
Paintball
Shooting range

Historic Attractions

Long Pond – Ironworks Museum, Tours, Living History Weekends, Evening
Lantern Tours

Local Designations

Museum

Arts/Culture

West Milford Art Gallery
Music at the Mission
Autumn Lights Festival
Highlands Fireworks Display – July 4
Shakespeare in the Park @ Long Pond Ironworks
Township concert series
Library cultural series

Environmental Education

Environmental Commission nature boardwalk
Wallisch Estates wetlands mitigation bank site and education trail

The committee advised its members to continue to brainstorm on this issue at the December 13th meeting and to forward emails to Mr. Watson-Hollowell, a committee member. Mr. Hollowell has collected these various additional thoughts from the committee, the committee has assessed this additional information, and a summary is provided below.

TOURISM NEEDS

Information:

“Come to Ringwood “Come to West Milford” Brochure:

Ringwood and West Milford are in need of up to date tourism brochures that will list:

Places to stay – address and phone numbers

Places to Eat – address and phone numbers

Places to Visit – address and phone numbers

Places to shop – addresses and phone numbers

Town services – emergency, police, hospitals, clinics, libraries

Major attractions – annual events –

The brochure can be displayed on each town’s website as well as hard copies distributed through town shops, libraries, Rangers offices and police and Borough offices.

Tourism Awareness campaigns targeting local residents

One stop tourist information. There needs to be a system of compiling all tourist attraction, trails and event information at both a physical site and an internet site. The physical site should be easy to observe when entering town.

Development of a strategic **marketing plan** to include cable, internet, tourist stops on highways, tourist and special interest type magazines.

Furthermore, tourism and ecotourism efforts cannot be left to each municipality to promote, and the state must take the leadership role, similar to their efforts to promote the shore.

Education and Awareness plan for residents of WM and Ringwood to educate them on what eco tourism is, set expectations at a realistic level and gather feedback, input, and concerns regarding the impact of a tourism economy.

Tourist Information and Assistance

Lodging:

Places to stay – “Home stays” are a prevalent hospitality method in New Zealand. Let’s explore the feasibility of a “home stay” model for our towns to provide places for tourists to stay in town.

In my opinion **lodging** is one of the priorities. To encourage B&Bs is important. Also to encourage a system of home stays that would allow for major tournaments to be held in West Milford. For major events we need to explore the larger capacity accommodations.

Lodging: Both large capacity and small "home-stay"/ B&B types.

- Only one B&B exists within West Milford and no larger scale lodging options.

The great majority of current tourists to the area come for day trips. There are some that come to the area for annual vacations and have been doing so for many years but these numbers are limited by the space that is available. For example, Weiss Ecology Center rents "rustic" cabins by the week and month throughout the summer months - most are filled with the same families that have been coming for years. The nearby New Continental Hotel boasts the same occupancy level during the summer months as well. This situation leaves little room to expand this part of the tourism market and if tourism is to be economically sustainable, overnight and multiple day stays will need to increase dramatically.

Training, TA, and Guidance:

Development of a Tourism Board – Coordinates all tourism activities – provides leadership, planning and oversight of tourism development. Develop a volunteer base. Stationed at the Ringwood Manor Rangers Station Volunteers can provide information to tourists on town activities, places and events.

Training and assistance to local entrepreneurs

The state needs to pro-actively pursue active use of the state owned lands, identify appropriate areas to provide tourist destination points and support facilities, for a successful industry to survive. Revenues generated should be equitably shared between the highlands communities in keeping with the regionalization concept. The state needs to work with the highland’s communities in developing a plan based upon this regional thinking.

Training and Technical assistance to assist local entrepreneurs in developing successful tourism related businesses.

Currently nothing exists to help local entrepreneurs prepare and launch tourism related businesses.

Provision of seed monies was recommended by the committee, which could be structured in several ways. The creation of a “revolving loan fund” was determined to be a way of continuing to provide funding assistance through a self-sustaining program.

Infrastructure:

Town Square concept. Develop a walkable area on Skyline Drive in Ringwood that will give residents a place to meet, shop, sit, play. Make a path that will promote walking to stores, restaurants, banks, library. Develop the equivalent for West Milford.

Improved public transportation

Outreach to special interest clubs such as bird watchers, hikers, photographers

Parking and access to many tourist sites need to be reviewed and improved.

We need to work with NJ Transit and other Federal funders to develop connections between local **transportation** and NJ Transit routes.

Promotion or support of special interest clubs in the area such as bird watching, hiking, cultural, photography, and mountaineering so that they can expand and draw others to the area.

Infrastructure development for:

- transportation
- public safety
- emergency services

Currently, our infrastructure is not prepared for any large increase in the tourist population.

Building Design:

Any facility constructed for the purpose of attracting or supporting tourists or the tourism industry should be designed and constructed utilizing the “green buildings” technology. This helps to demonstrate the overall intentions to promote the Highlands region as an ecotourism destination.

Favorable Legislation:

Favorable legislation to encourage local small business development in the tourist industry.

Favorable Legislation - Some sort of "Rural Enterprise zone" or tax abatement plan that would encourage:

Local business development

Locals to buy locally
Visitors to buy locally
Township revenues through "lodging tax" or "Highlands Tax" paid by non-residents.

Finally, below is a checklist that may be useful to other highlands communities interested in ecotourism opportunities:

Identifying ecotourism opportunities:

- Determine the local will to pursue and support ecotourism from local organizations and governing body
- Enlist volunteers to form a local interest group/committee
- Assess existing infrastructure, hospitals, emergency response
- Visit local Chamber of Commerce to determine existing outreach
- Prepare a community assessment in relation to the region
- Prepare an inventory of existing opportunities
 - Natural attractions, water and land based
 - Man-made attractions
 - Active attractions
 - Passive attractions
 - Cultural and historic traditions and sites
- Assess the inventory against marketing desires
- Determine future needs vs. community desire
- Assess the competition
- Determine Highlands/State support
- Establish goals and prepare an action plan

Also, the following information was provided by committee members, which are on file in the West Milford Township Planning Department:

- Ecotourism Development Manual for Conservation) Planners and Managers
 - Volume I – An Introduction to Ecotourism Planning Second Edition. The Nature Conservancy
 - Volume II – The Business of Ecotourism Development & Management. The Nature Conservancy
- Potential Economic Impacts – Section of unreferenced publication

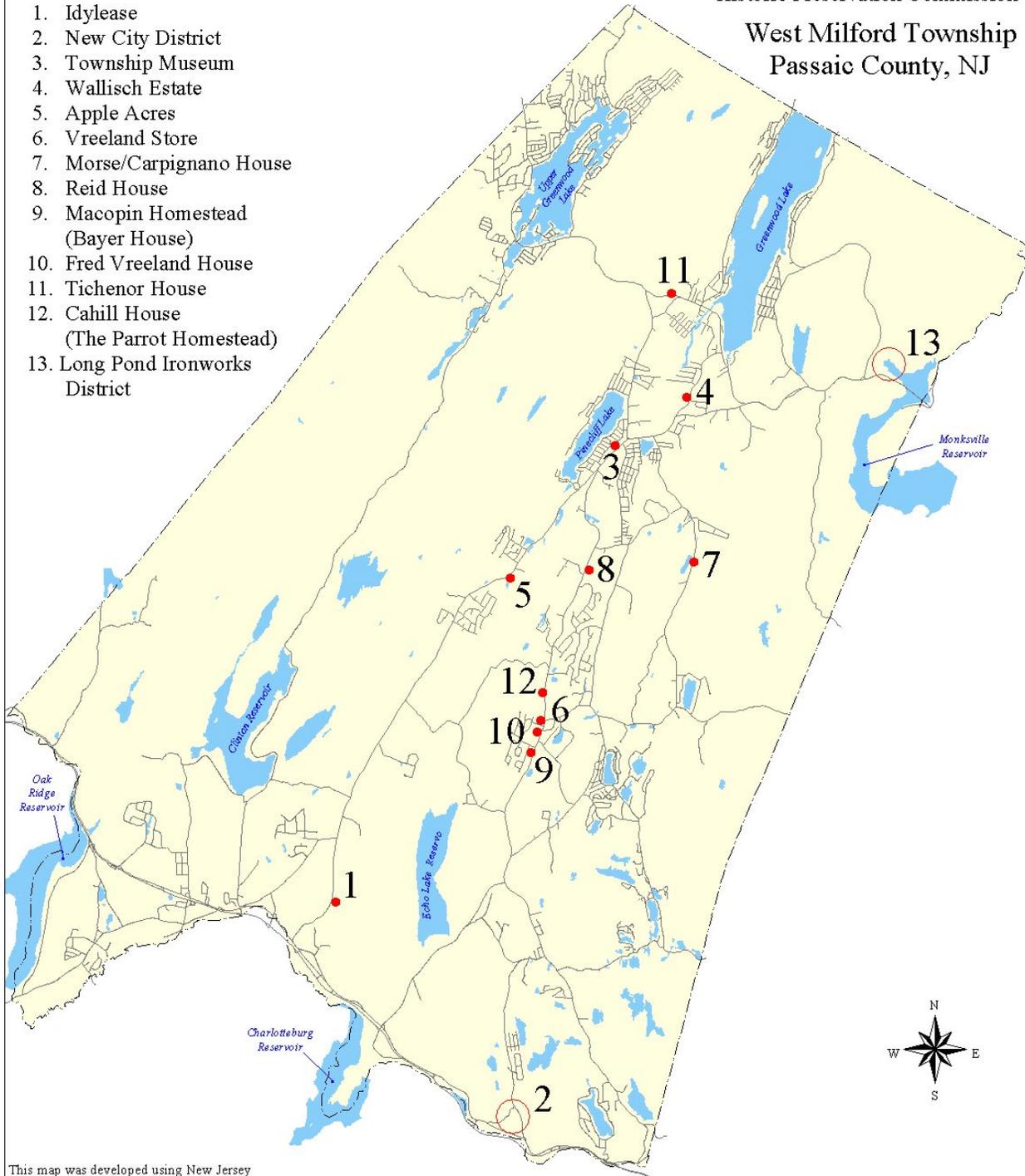
Historic Sites

as Approved by the West Milford
Historic Preservation Commission

West Milford Township
Passaic County, NJ

- Historic District
- Historic Site

1. Idylease
2. New City District
3. Township Museum
4. Wallisch Estate
5. Apple Acres
6. Vreeland Store
7. Morse/Carpignano House
8. Reid House
9. Macopin Homestead
(Bayer House)
10. Fred Vreeland House
11. Tichenor House
12. Cahill House
(The Parrot Homestead)
13. Long Pond Ironworks
District



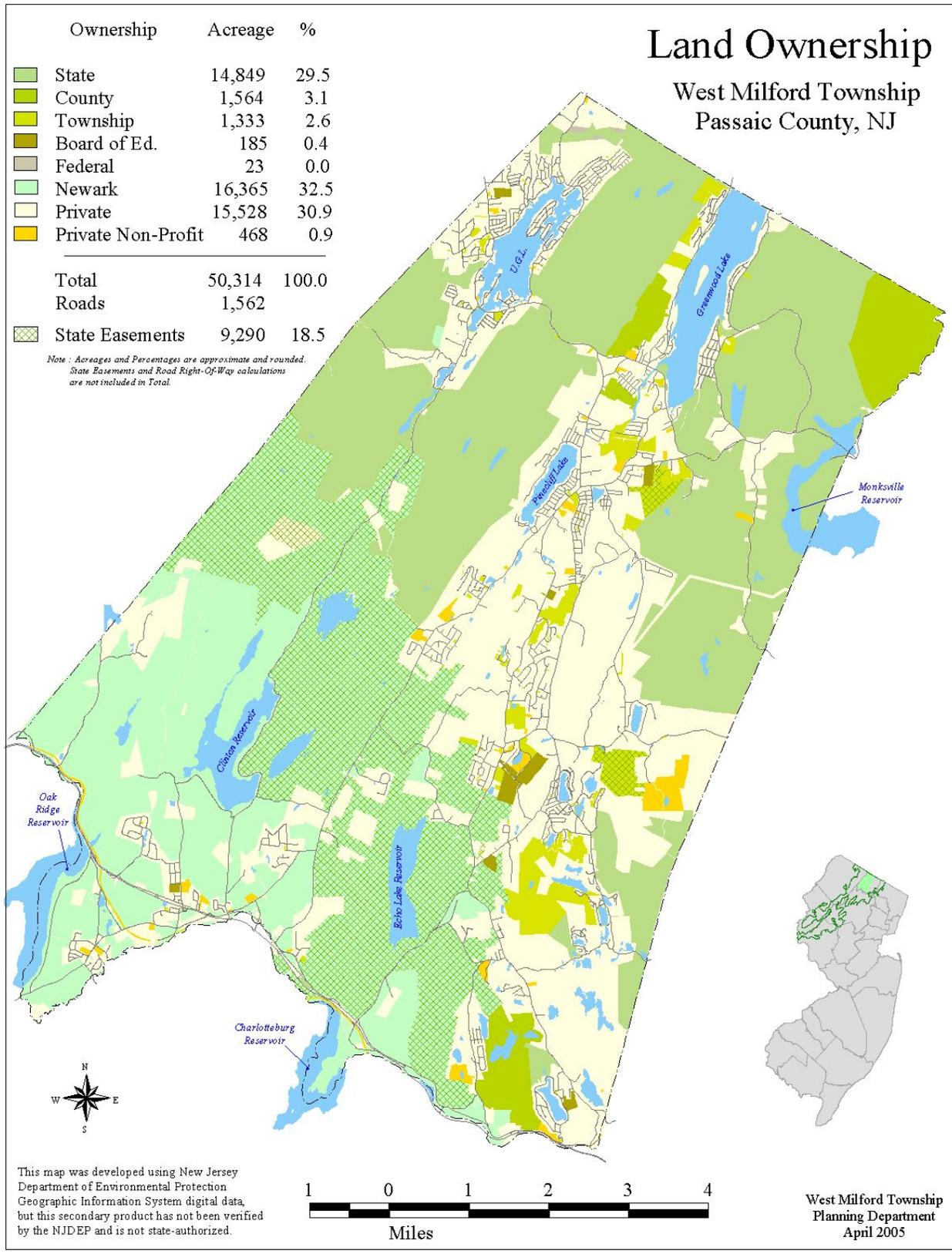
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

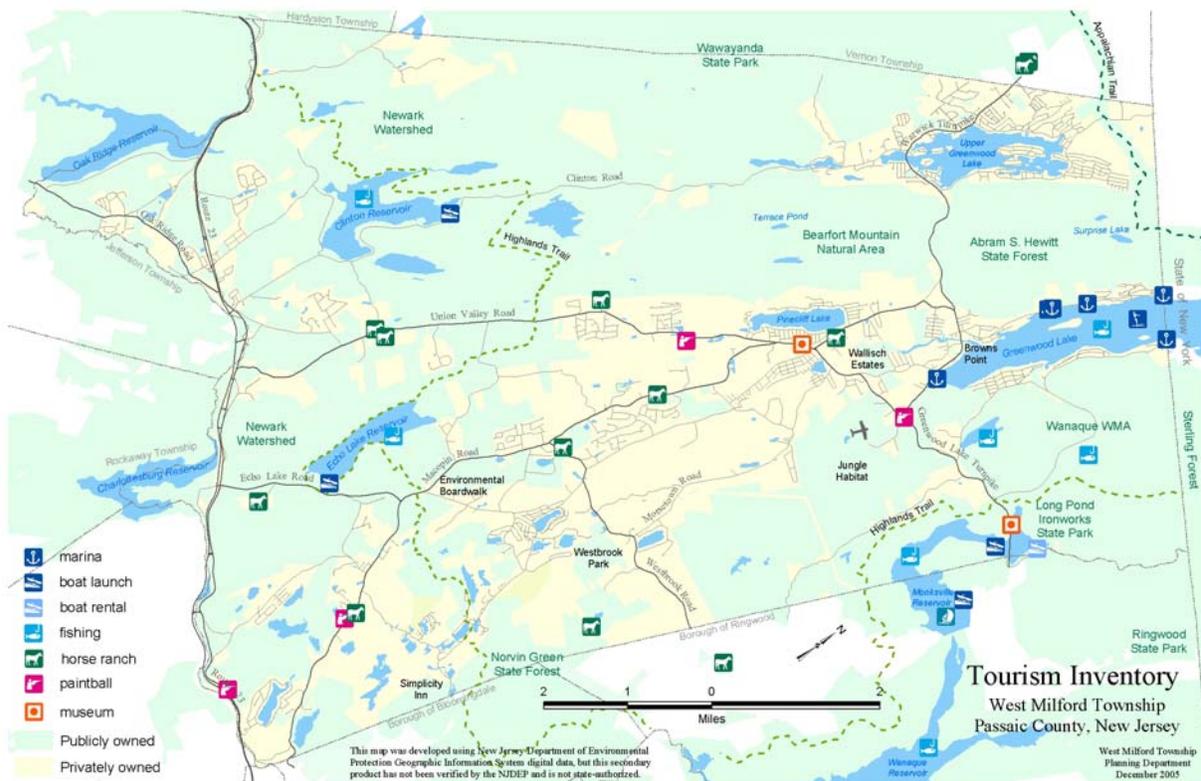
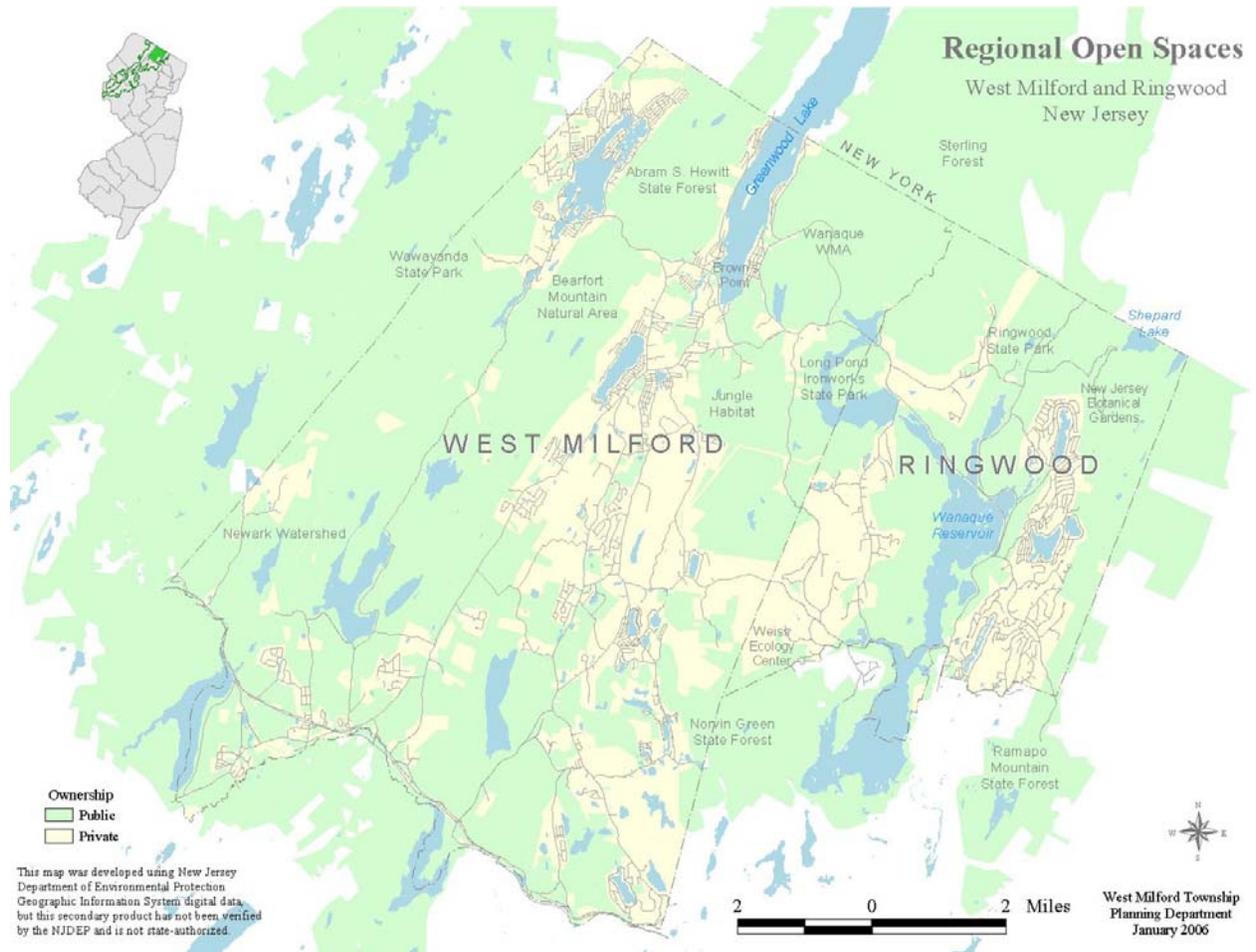


Township of West Milford
Planning Department
April 2002

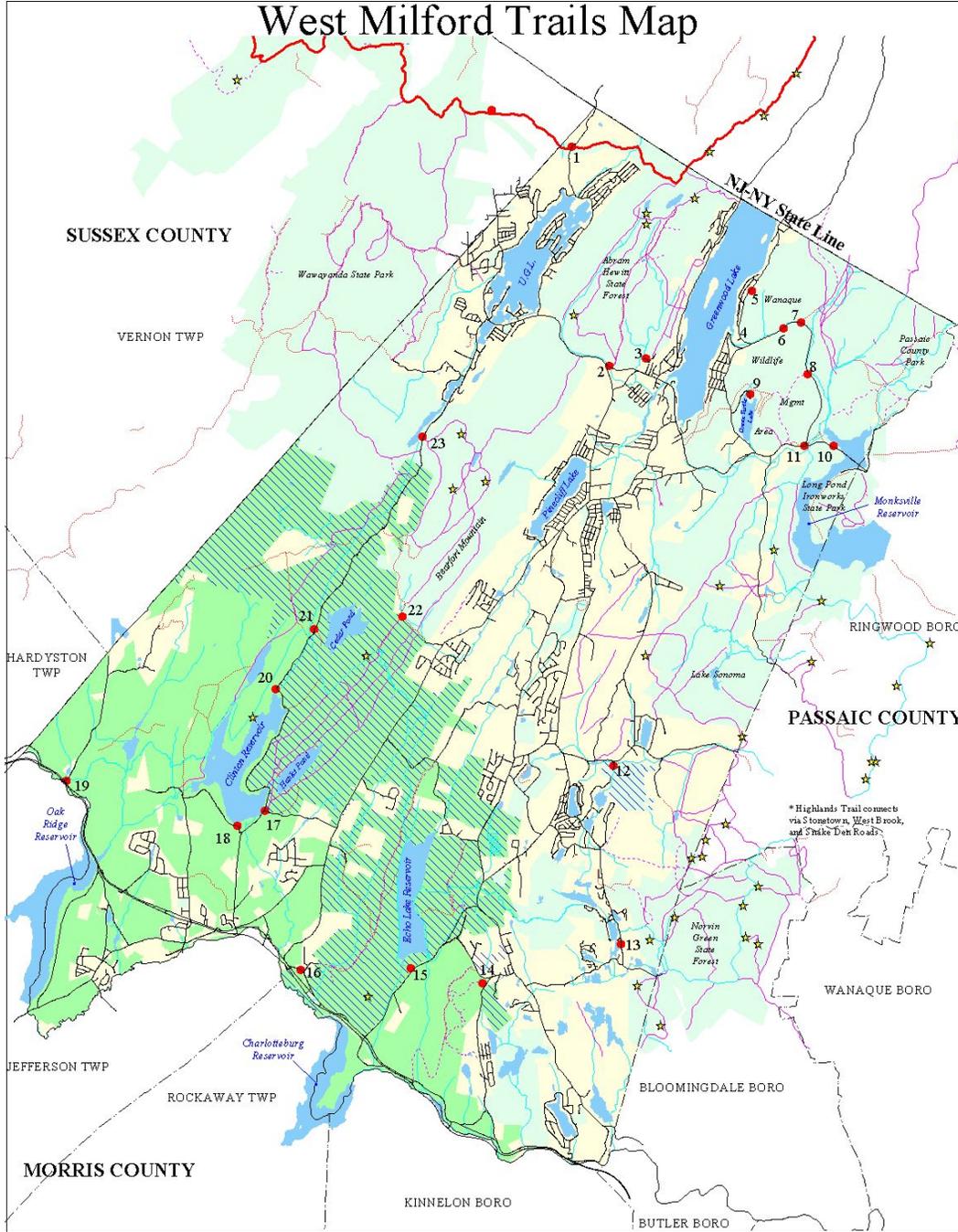
Land Ownership

West Milford Township
Passaic County, NJ



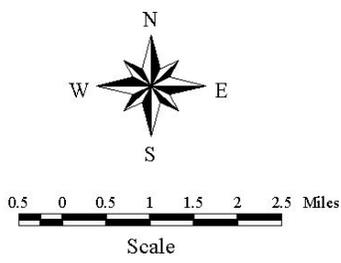


West Milford Trails Map



1. Long House Drive (Appalachian Trail)
2. Warwick Turnpike & White Road
3. San-Cap Ballfields (Off Elm St.)
4. Greenwood Lake State Park (Boat Launch)
5. East Shore Road & Forest Lake Drive
6. East Shore Road (North Lot)
7. East Shore Road (Across from Bridge)
8. East Shore Road (South Lot)
9. Awosting Rd (Wanaque Wildlife Mgmt Area)
10. Greenwood Lake Tpk (Long Pond Ironworks)
11. Greenwood Lake Tpk & East Shore Road
12. West Brook Road (West Milford Park)
13. Otterhole Road
14. Gemantown Road (Echo Lake Park)
15. Echo Lake Road (NWCDC Office)
16. Old Rt. 23 (Newfoundland Park & Ride)
17. Van Orden Rd & Clinton Rd (NWCDC P1)
18. Schoolhouse Cove Rd (Clinton Dam)
19. Canistear Road (Park & Ride)
20. Clinton Road (NWCDC P3)
21. Clinton Road (NWCDC P4)
22. Stephens Road (NWCDC P8)
23. Clinton Road (NWCDC P7)

Legend



- County Boundaries
- Municipal Boundaries
- Roads
- Trailhead Parking
- Viewpoints
- Appalachian Trail
- Highlands Trail
- Marked Trails
- Unmarked Trails
- Dirt Roads
- Reservoirs/Lakes/Ponds
- Rivers/Streams
- Public Land
- State Easement
- NWCDC Land
- Private Land

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.

West Milford Environmental Commission
c/o West Milford Planning Department
1480 Union Valley Road
West Milford, NJ 07480

West Milford Trails Map



Heart of the Highlands



This document was prepared with the aid of a grant from the New Jersey Department of Environmental Protection, Office of Environmental Services.

Place
Stamp
Here

From the Resource Development Committee

Welcome to West Milford... "The Heart of the Highlands"

West Milford Township, located in upper Passaic County along the New York State line, is a treasure of natural wonder. The township has over 65 square miles of open park and conservation lands, with hundreds of miles of trails, one hour from Times Square. The sights and sounds of the trail from the frog in the bog to the hawk soaring from a ridge-top crag can hardly be improved upon anywhere in the Highlands. You may access these trails from the trailheads shown on the map.¹ Refer to the agencies listed for specific use information.

The trails depicted on this map are a combination of blazed NY/NJ Trail Conference Trails,² fire roads and unblazed trails. There is also the world-renowned Appalachian Trail which is strictly for walkers. Therefore, it is expected that all who use and enjoy these trails practice common courtesy and conservation so that everyone can have a delightful and enlightening "jaunt" in our "Wilderness".

Come play in our backyard...

Greenwood Lake

Greenwood Lake provides a fantastic vista from the ridges of Bearfort Mountain to the west and the ridges of the Wanaque Wildlife Management Area to the east. The lake is also a host to numerous commercial marinas for sailing, motor boating, jet skiing, and fishing. There is also a public boat launch from Greenwood Lake State Park on the east shore, just north of the historic hamlet of Awosting. Annual events have included a Bass Tournament, Power Boat Races, and Sailing Regattas.

Long Pond Ironworks State Park

Just south of Greenwood Lake and west of the Monksville Reservoir is an historic Iron Village, dating to the 1760s. The State of New Jersey has a master plan for a full service state park and work has begun. With historic site tours every 2nd Saturday of the month from Memorial Day to Columbus Day, one can experience the beginnings of the American Industrial Revolution. Additionally, there are nearby boat launches for sailing, fishing, and ever-popular ice fishing.

Norvin Green State Park Wawayanda State Park

From the Weiss Ecology Center at Norvin Green State Park to Wawayanda State Park's public beach, group camping, and historic sites, one would be hard-pressed not to find an activity to their liking.

The West Milford Environmental Commission is an advisory group whose mission is to assess the environmental impact of development and provide environmental research data, working in conjunction with the Planning Department. Recent projects have included Natural Resource Inventories, an Open Space Plan, and this Trails Map, using GIS technology. These recent projects have received matching grant funds from the Office of Environmental Services of the NJDEP.

The West Milford Resource Development Committee is an advisory board to the Township Council with the express purpose of public relations and tourism development.

For further information contact the WMRDC @ (201)728-2796

Township Council:
Glenn R. Wenzel(Mayor), Councilman 2nd Ward
John Mulligan(Deputy Mayor), Councilman 3rd Ward
Stephen C. Blehl, Councilman at Large
Maria A. Harkey, Councilwoman 1st Ward
Wesley Stoskopf, Councilman at Large

¹ Some lands are privately owned by the Newark Watershed Conservation and Development Corp. and require a special permit. For further information, call (201)697-2850, or write NWDC, P.O. Box 319, Newfoundland, NJ 07435.

² It is recommended that for detailed reference anyone who wishes to use the various trails obtain the NY/NJ Trails Conference maps (#21,#22) and/or the appropriate U.S.G.S. Quad maps for this region.

³ For further information on the Wanaque Wildlife Mgmt Area call (609)292-2965

⁴ For further information on Norvin Green State Park call (201)962-703

⁵ For further information on Wawayanda State Park call (201)853-4462

RINGWOOD BOROUGH AND WEST MILFORD TOWNSHIP

TOURISM COMMITTEE

MINUTES

December 13, 2005

5:30 p.m.

Main Meeting Room

West Milford Town Hall

William Drew called the meeting to order at 5:35 p.m.

Present: Paul Bailey, Regina Dery, William Drew, David Watson-Hallowell, Richard Kunze, Robert Nolan, Jason Okin, Douglas Ott, Renee Palermo, Carmen Scangarello, Maria Sifniades, Michael Tfank, Richard Weisglas

Mr. Drew called for nomination of committee Chair. Regina Dery made nomination for William Drew. Richard Weisglas made second nomination for Paul Bailey. Nominations were then closed and Paul Bailey was unanimously nominated Chairman. Paul Bailey then called for nominations for Vice Chair. Richard Weisglas was nominated and nominations were closed and Richard Weisglas was nominated Vice Chair. The Chairman then requested the committee members to introduce themselves.

Mr. Drew then provided a review of the scope of the MP3 grant. It includes mapping land features of tourism interest, providing an inventory list of sites and activities that bring people to the area, identifying future tourism needs and preparing a list of recommendations to support tourism. Discussion ensued about the timing of the project and Mr. Drew advised that the project completion date was the last week of December 31, 2005 or the first week of January. Thoughts were expressed about continuing the committee beyond completion of the grant. Doug Ott asked what was realistic to be completed within a two-week period. Mr. Drew advised that the scope appears to be extensive, but was advised by the Highlands Council staff that this was so as to not limit the committee. However, the Highlands staff recognizes that there are time limitations and that the scope as identified above is to be addressed to the extent possible within the time frame allowed.

A member of the committee questioned how best to capture the dollars from the tourists. It was stated that there are limited restaurants and no hotels from which to have tourism dollars spent. In response, Paul Bailey, Chairman, advised that his research has revealed that first the communities need to exhibit community support, then come the attractions, then the tourists, and when these are adequately

demonstrated then come the support businesses, such as the hotels, the restaurants, and the entrepreneurs. Vice Chairman Weisglas asked how many dollars do we want to bring in, what can we expect to generate, and expressed this as one of the main issues. He then advised that the Morris Conservancy has an extensive inventory that has been provided to Ringwood and that David Epstein should be contacted. David Watson-Hollowell offered to make this contact.

It was decided that there was only one more meeting necessary in order to complete the tasks outlined in the grant and the committee scheduled this meeting for January 3, 2006 at 5:30 p.m. at the West Milford Municipal Building, Council Meeting Room.

A discussion then turned toward a brain storming session with regard to the tourism topic. Chairman Bailey requested the committee to think of themselves as tourists and as such what would their vision be to attract them to this region. A committee member stated that Ringwood has the Botanical Gardens, Ringwood Manor and the Weis Ecology Center. West Milford has Long Pond Ironworks, Browns Point, and Greenwood Lake. Ringwood conducts a three-day volunteer cultural arts festival. Bob Nolan, Councilman from West Milford, advised of his experiences at Waterloo Village. A discussion then revolved around obtaining a liquor license for tourism related functions that could be conducted on the Jungle Habitat property in West Milford. It was suggested that the State consider issuing a Highlands liquor license. David Watson-Hollowell further discussed the State establishing an enterprise zone in the Highlands to promote tourism that would also include liquor permits.

West Milford Township Councilman Carmen Scangarello advised that he would reach out to the State. Questions then ensued regarding what role the State wants to take in this matter. Parks need to see themselves as entertainment. The vast State holdings could serve as a location for an ecolodge focusing West Milford and Ringwood as green communities. This could serve as a poster child for the region and for the country and be a demonstration of how to promote tourism, ecotourism and maintaining a green communities approach. Ringwood representative, Maria Sifnaides advised of her experiences traveling in New Zealand, where they have a home stay for hikers, that residents offer their homes for a fee. Home stay is a model of tourist lodging and the resident hosts the tourist in their home. The concept of yurt was then discussed.

David Watson-Hollowell said that ecotourism is not "Intrawest;" the key is to have the monetary benefits derived remain in the community. There was further discussion on the need for sleeping facilities, that there is some demand already, and Regina Dery advised that she has had personal experience with weekend guests that have no convenient location in which to stay. Chairman Bailey advised that he is highly motivated to make this work. Further discussion ensued regarding issues of insurance, municipal codes, zoning regulations, health regulations, how exemptions may be provided in certain areas where local restrictions would not support tourism activities. Bob Nolan advised that State legislation is needed to help set the direction and he

questions how home stays would be beneficial to generating income through tourism. This would not benefit the towns.

Vice Chairman Weisglas cautioned that the type of tourism that we are seeking needs to be identified. There is no desire to overpower the community and that it needs to fit in with the existing life styles of the community. Discussion ensued regarding how tourism will benefit the Townships tax ratable base. Chairman Bailey advised that in his opinion it's secondary cost savings in a person's daily lives where savings will ultimately be realized. It provides for local employment opportunities on a part-time basis for high school and college students, thereby reducing the amount of commuting time necessary to seek work outside the community. That in turn addresses the cost of operating a vehicle, including insurance, gasoline, etc. Furthermore, it presents entrepreneurial opportunities for the business community, establishing a more diversified commercial base. Questions then were raised regarding what is ecotourism from Vice Chairman Weisglas. There was no conclusion regarding this, but several definitions were offered, such as using nature as an attraction. It was believed that the Nature Conservancy has a definition for ecotourism. The committee decided that a brochure highlighting the various attractions should be prepared for distribution.

It was decided that the members should further brainstorm and email their thoughts to David Watson-Hollowell, who will then disseminate them amongst the committee members.

The committee then called for a recap of what was to be accomplished and it was identified that an inventory will be prepared, that the committee members are to email critical needs and further brainstorming thoughts to David Watson-Hollowell and that we will hold our next meeting on January 3rd to review and approve the collected data for submission to the Highlands Council.

The meeting was adjourned at 7 p.m.

Respectfully submitted,

William H. Drew

RINGWOOD BOROUGH AND WEST MILFORD TOWNSHIP

TOURISM COMMITTEE

MINUTES

January 18, 2006

5:00 p.m.

Main Meeting Room

West Milford Town Hall

The Chairman called the meeting to order at 5:15 p.m.

Present: Paul Bailey, Chairman; William Drew, David Watson-Hallowell, William O'Hearn, Jason Okin, Maria Sifniades, Michael Tfank, Victor Venner

In advance of the January 18 meeting the preliminary report was distributed to committee members. Committee member David Watson-Hallowell provided the additional brainstorming thoughts provided to him via email from committee members after the December 13 meeting.

The committee reviewed the minutes of the December 13, 2005 meeting. There were some edits made with regard to a clarification that home stay is a model of tourist lodging and the residents host the tourists in their home. The minutes were further amended to clarify that the committee decided that brochures highlighting the various attractions should be prepared for distribution. With those amendments the minutes were approved.

Discussion then ensued regarding the submission of a joint report of the two municipalities versus separate reports. It was discussed that even though both municipalities had passed the necessary resolutions to share services with regard to this matter it ultimately had been determined that Ringwood would retain their own planning professionals. A member volunteered to contact the Ringwood Planner to determine what has been done by him to date and would coordinate the submission of any information that has been completed.

The committee then discussed the map that had been prepared by Rob Sparkes of the West Milford Planning Department. The level of detail was reviewed and the maps were determined appropriate for submission to the Highlands Council.

A committee member then raised the importance of green buildings as a standard to be encouraged as part of any future building construction relating to the promotion of tourism. Committee member Mike Tfank provided copies of an article published in the

Record and the committee determined that this concept and design should be highlighted and promoted as the building standard for construction of tourism facilities. Residents of Ringwood then identified some other attractions within Ringwood's borders such as Shepherd's Lake, Thunder Mountain skeet shooting, the Monksville Reservoir and the Ringwood State Park. A member of the public (Ringwood Planning Board Chair) advised that she would provide additional inventory on Ringwood.

The committee then discussed the additional brainstorming items that had been provided to Dave Watson-Hallowell. These additional thoughts had been categorized and forwarded to the committee members. Ms. Sifniades suggested that seed money from various sources be made available to assist in the improvements to structures to encourage tourism as a business. Dave Watson-Hallowell elaborated upon this and suggested that the creation of a revolving loan fund be provided to provide this seed money and the committee was in agreement. Publications have been provided from committee members that were discussed at the meeting and other members advised that they would provide additional information in support of tourism as a business in the community. The committee determined that if the material from the Ringwood Planner could promptly be provided it would be included in the committee's package to the Highlands Council. If this material was not in a completed form then the committee would forward its report and the additional information would have to follow from Ringwood. The committee again emphasized the need to promote the Highlands region as a destination, not individually by municipality.

Committee Chair, Paul Bailey, discussed the creation of the West Milford Tourism Commission and the anticipated benefits that will be derived from the establishment of this commission. Paul Bailey is also the Chairman of that Commission. Members from Ringwood thought that it would be beneficial for them to also pursue a tourism commission and will pursue establishment of that in Ringwood. The committee determined that for the purposes of meeting the requirements of the Highlands Tourism MP3 Grant that the information that has been collected and approved by the committee is satisfactory for submission to the Highlands Council. It is, therefore, determined by the committee that the purposes and functions of the committee have been completed. The committee, however, in the interest of further pursuing tourism established another meeting date for February 28 at 7:30 p.m. in the West Milford Township main meeting room.

The meeting was adjourned at 6:50 p.m.

Respectfully submitted,

William H. Drew