

BRIDGEWATER TOWNSHIP SOMERSET COUNTY

AMENDMENT TO THE BRIDGEWATER TOWNSHIP OPEN SPACE AND RECREATION PLAN ELEMENT

Prepared by the Ad Hoc Open Space and Recreation Advisory Committee

Assisted by:



Adopted by the Bridgewater Township Planning Board
On May 24, 2010



Harry Ally



Kidstreet



Chambers Brook

ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

Open space and recreation continues to be an important focus of municipal government in Bridgewater Township. Parks, recreation facilities and natural open space play a substantial role in making Bridgewater Township a desirable community. It is acknowledged in these fiscally-stressed times that a balance must be achieved in preserving open space and developing recreational amenities without substantially adding to the local tax burden.

This Open Space and Recreation Plan update is the first revision in a decade. A comprehensive Open Space and Recreation Plan update is essential to establish meaningful guidelines to assure municipal funds are spent prudently and satisfy reasonable resident demands for open space preservation and recreational facility development. As Bridgewater Township approaches a built-out condition, the opportunity to acquire large undeveloped tracts of land are becoming rare. Land values for the remaining undeveloped privately held properties in this centrally located municipality have not significantly decreased despite the recent recession. Government's fiscal ability to acquire land continues to be limited, making a comprehensive open space plan a useful guide for setting funding priorities.

This Open Space and Recreation Plan recognizes that, in addition to the natural environmental value of preserved open space, the recreational benefits of the Township's open space acquisitions need to be demonstrated to Township residents. The plan revision will place a substantially greater emphasis on the creation of a program of recreational facility development compatible with environmental and neighborhood characteristics and the provision of a variety of active and

passive activities meeting the life cycle needs of the Township's residents.

To create a planning process that embraces a wide perspective on open space preservation and recreation development priorities in Bridgewater Township, the Mayor created an Ad Hoc Open Space and Recreation Advisory Committee to assemble information and prepare a draft Open Space and Recreation Plan Update. The Ad Hoc Open Space and Recreation Advisory Committee (hereinafter Ad Hoc Advisory Committee) for the plan consists of members of the Planning Board, Parks Advisory Board, Recreation Advisory Board and Open Space Advisory Committee assisted by the Township Administrator and Maser Consulting. The Ad Hoc Advisory Committee solicited information from a variety of sources including the Public Works Supervisor, a review of current and past recreation projects such as the replacement ball field on the former Public Works site, Somerset County's Torpey Field Complex, and joint municipal school board sports field proposals. Preliminary open space and recreation policy goals were established during the planning process. With the assistance of Maser Consulting, thirteen sites, both currently actively developed or undeveloped, were analyzed to establish appropriate recreation facility program activities and illustrative concept park plans with estimated development costs. Two public presentations were held on October 7, 2009 to present the draft recreation plan proposals and to solicit public comment. The Township website was used to gain additional public input. The Ad Hoc Advisory Committee, after reviewing the extensive amount of public responses, decided on park development project priorities, which were incorporated in a draft plan. This draft plan was then the subject of additional public hearings for Planning Board

adoption and Township Council action. The adopted Open Space and Recreation Plan will be an element for inclusion in the Township Master Plan and will be used as a planning document to guide Township Council preparation of its Capital Improvement Program.

This plan has also been prepared following the guidelines established by the New Jersey Department of Environmental Protection, Green Acres Office, which require an updated Open Space and Recreation Plan every ten years in order to allow Bridgewater Township to participate in the Green Trust Planning Incentive program.



Harry Ally

PUBLIC HEARINGS

Prior to the adoption of this document, public hearings were held on October 7, 2009 and April 26, 2010. The October 7th hearing was held by the Township's Ad Hoc Advisory Committee at the Senior Citizen's Center. It was attended by the Mayor and members of the Township Council, Planning Board, Recreation Board, Park Board and Open Space Advisory Committee. The public was invited to all of these hearings during which a working copy of the systems map and plan proposals were presented for public review and comment. A summary of those public hearings is as follows:

OCTOBER 7, 2009

This meeting of the Ad Hoc Advisory Committee was advertised as a public workshop which consisted of two presentations, one at 5:00 p.m. and one at 7:30 p.m., to accommodate the varying schedules of Township residents. A system map and concept plans of the potential recreation activities proposed for thirteen selected sites were arranged on easels throughout the Senior Citizen's Center meeting room. A PowerPoint presentation was given by Maser Consulting explaining each site's environmental constraints, developable lands, assessment of neighborhood recreation needs and illustrative concept plans with approximate development costs. The public was given ample time to ask questions and present comments. Proposed plans for parcels on Meadow Road were questioned due to a concern about potentially insufficient parking serving sports fields. Advocates for active play fields, especially for soccer and lacrosse, stressed the need for the development of more active recreation facilities in the Township. Neighbors surrounding the Darby Tract expressed

satisfaction with the passive recreational proposals for this property. The Ad Hoc Advisory Committee asked residents to put their comments on the sheets accompanying each concept plan. Committee Chair Joanne Kane stressed that there would be additional opportunities on the Township website to comment on the proposals.

The Ad Hoc Advisory Committee reviewed public comments and decided on plan changes and program priorities.

April 26, 2010

This public hearing was held by the Planning Board. Copies of the draft Open Space and Recreation Plan were distributed to members of the following Boards and offices:

Bridgewater Township Council
Bridgewater Township Planning Board
Bridgewater Township Zoning Board of Adjustment
Bridgewater Township Park Board
Bridgewater Township Recreation Board
Bridgewater Township Environmental Commission
Bridgewater Township Open Space Advisory Committee
Raritan Borough Clerk
Somerville Borough Clerk
Somerset County Planning Board
Somerset Regional Center Partnership

Following the receipt and review of the comments on the draft plan, required changes were made to the plan. The Bridgewater Township Planning Board, at their hearing on May 24, 2010, adopted a resolution confirming that the Open Space and

Recreation Plan is consistent with the Bridgewater Township Master Plan.



Musialowski

SUMMARY OF FINDINGS

The major findings, goals, and actions contained within this report can be summarized as follows:

- The amount of Township and County-owned land dedicated for open space and recreation within Bridgewater Township has increased from 1,850 acres in 1991 to over 2,472 acres in 2010. This represents an increase of 62 percent. Additionally the State of New Jersey owns 44 acres of land dedicated for open space. There are also over 500 acres of open space or recreational properties that are privately owned or quasi public. These include the Washington Campgrounds, Camp Cromwell, local swim clubs, homeowner association open spaces, the YMCA, and the Raritan Valley Country Club.
- There are presently 32 properties totaling 527 acres, which participate in the Farmland Assessment program.
- Rather than establish a minimum number of acres to acquire or preserve on an annual basis, Bridgewater Township's goal is to acquire or preserve the maximum number of acres it can during any given year or years utilizing all available resources to fairly and equitably implement an open space and recreation plan that will benefit the entire Township.
- Bridgewater Township desires to increase the amount of land dedicated for open space and recreation. Funds secured from Federal, State and County sources will continue to be pursued.
- Bridgewater Township will also investigate all mechanisms to preserve open space including utilizing the services of non-profit organizations, private entities, deed restrictions, and conservation easements.
- Bridgewater Township continues to support the efforts of the Regional Center Partnership and the Regional Center Vision Initiative to create open space areas surrounding the officially designated Regional Center and throughout the center.
- Bridgewater Township will continue to work with Somerset County to expand the greenways programs, which provide for public areas along the Raritan, North Branch and Green Brook Rivers.
- Bridgewater Township will continue to work with Somerset County to encourage existing farms to participate in the Farmland Preservation programs offered within Somerset County.
- Bridgewater Township recognizes that the creation of open space along our river and stream corridors and along the mountainside provides the additional benefit of flood protection and wildlife preservation.
- Bridgewater Township recognizes the need to create open space and create improved recreation facilities within the higher density neighborhoods of Bradley Gardens and Finderne. This may include the purchase of property with substandard improvements that will be removed to create an open space area or small neighborhood park as well as

working with the Somerset County Park Commission to add open space and recreation facilities.

- Bridgewater Township accepts the responsibility for providing diverse recreational programs, which will reach the maximum number of participants. In support of these efforts, the Township recognizes the need to ensure that adequate facilities are available and that such facilities are properly maintained.



Collins

CURRENT GOALS AND POLICIES

A number of short term and long term proposals are part of the current Bridgewater Township Master Plan and its Reexamination Report. Many of the recommendations continue to be implemented as noted below.

PREVIOUSLY ESTABLISHED MASTER PLAN GOALS

SHORT TERM PROPOSAL	STATUS
Acquire properties in the Washington Valley area, Finderne and Bradley Gardens.	The Township has acquired properties in these areas of the Township. Additional efforts are being made to increase land acquisitions in these areas as well.
Protect conservation areas as shown on the Conservation Plan Element.	The Township requires the preservation of environmentally sensitive areas as part of the site plan and subdivision review process.
Establish active recreational facilities in the Milltown Road area.	Recreational facilities were added with the development of the North Branch School on Milltown Road.
Develop active recreational facilities in the Bradley Gardens, Country Club Road, North Bridge, Martinsville and Finderne areas.	Fencing and netting were installed in 2003 at Prince Rodgers Park (field #'s 2 & 3) and bleachers on the large field infield tarp in 2009, the roller hockey rink and tennis courts were resurfaced in 2004 and a walking path installed in 2007 at Harry Ally Memorial Park. The roller hockey rink at Chimney Rock Park was resurfaced in 2006. New bleachers (2009), new lighting (2008) and a domed backstop (2005) were installed at the North Bridge Street Park.
Develop hiking and biking trails as part of the Middlebrook Open Space Plan.	The Township has developed improvements to hiking trails, signage and informal parking areas as part of the Middlebrook Park.

LONG TERM PROPOSALS

Encourage the Somerset County Park Commission to build more ballfields in the upland areas of Duke Island Park.

Encourage the Somerset County Park Commission to create recreational uses on the Power Canal.

Continue to implement the Second Watchung and Middle Brook Open Space programs.

Establish active recreational uses as part of the Middle Brook Open Space system.

Establish a neighborhood park on lands adjacent to the Bradley Gardens School.

Preserve Northover Camp as permanent open space.

Preserve Basilone Field and the open space along Peters Brook.

Retain the Raritan Valley Country Club as private open space.

Encourage the County to create active recreational facilities on their Vogt Drive properties.

Create a major park along the floodplain of the Raritan River in Finderne.

Preserve the floodplain along the North Branch of the Raritan River and along Chambers Brook.

Develop the Board of Education property on Washington Valley Road as interim or permanent active recreation.

STATUS

Most of Duke Island Park is impacted by floodplain limiting the amount of new active recreation improvements that can be constructed.

Somerset County continues to add improvements to their Raritan River Greenway Plan.

The Township has added properties to the Middlebrook Trail. Somerset County continues to acquire properties as part of the Second Watchung Open Space System.

The Township Park Plan envisions trail installation of improvements and landscape features.

The Township will continue to assess future improvements for Alfred S. Brown Park on Beach Avenue.

The owners and operators of the camp have advised the Planning Board that they plan on continuing to operate their camp at this location.

Basilone Field continues to be utilized as the Bridgewater-Raritan High School athletic fields.

The Raritan Valley Country Club continues to operate at this location.

The property in question is greatly impacted by wetlands limiting the ability to develop this site for active recreational facilities.

The Township and the County continue to acquire property in this area.

The Township and the County continue to acquire property in this area.

No decisions have been made concerning this property.

THE 1996 MASTER PLAN REEXAMINATION REPORT

The 1996 Master Plan Reexamination Report has identified the following goals which continue to be implemented:

PROPOSAL	STATUS
Creation of a Little League baseball complex on Prince Rodgers Avenue.	Construction has been completed.
Establish the Raritan River Greenway.	The Township continues to cooperate with Somerset County to create a greenway along the Raritan River.
Create additional active recreation areas at appropriate locations.	The Prince Rodgers Little League complex has been completed and is in operation. Proposals in the Open Space and Park Plan envision improving active recreation facilities at the Township Municipal site and Harry Ally Park.
Continue to upgrade and maintain existing parks.	The Township has an excellent parks maintenance program.
Complete the Middle Brook Trail and Second Watchung Open Space systems.	The Township and the County continue to implement both the Middlebrook Trail and the Second Watchung Open Space System. The Collins tract was added to the system enhancing trail access and parking potential.

2010 GREEN ACRES INVENTORY

The most recent active Township parks added to our Green Acres inventory are the Alfred S. Brown Park in Bradley Gardens, the Crim Road Soccer Fields in Martinsville, and the Prince Rodgers Baseball Complex. Since 2003, improvements have been made to Prince Rodgers Park (Fields 2 and 3), North Bridge Street Park, Chimney Rock Park and Harry Ally Memorial Park. Plans are underway to replace the Green Knoll Field, which was where the Municipal Building expansion has been built. The most current Bridgewater Township Green Acres inventory is dated July 1, 2009 and consists of the following properties:

ACTIVE TOWNSHIP PARKS

1.	121	76	Beach Street / Alfred S. Brown	9.25
2.	139	01	Old York Road /Ardmaer	4.78
3.	245	01	Marie Place / Bel Air	1.26
4.	254	10.01,11,29-44	Grand Boulevard / Harry Ally	15.03
5.	254	35	Harry Ally	1.273
6.	362	11	Glen Road / Glen	2.21
7.	365	20	Shady Lane / Shady Lane	1.21
8.	380	08	Nagle Street / Thomae	8.00
9.	411.01	41 partial	Garretson Road / Green Knoll	4.41
10.	411.01	42 partial	Garretson Road / Slattery	4.00
11.	418	08	Rolling Knolls Way / Rolling Knolls	1.72
12.	472	76	Garretson Road	5.84
13.	484	17	Cedarbrook Road / Cedarbrook	5.26
14.	504	13	Peterpar Road / Peterpar	2.62
15.	515	Misc.	Prince Rodgers Rd / Prince Rodgers	19.00
16.	515.01	1, 4	North Bridge Street / North Bridge	4.30
17.	518	6-11	Monmouth Ave / Somerville Manor	2.15
18.	535	1.02	North Bridge Street	10.00
19.	700	75, 76	Crim Road / Crim	6.266
20.	700	74	Crim Road / Crim	26.68
21.	802	126	Chimney Rock / Chimney Rock	23.95
ACRES				159.209

PASSIVE TOWNSHIP PARKS

1.	222	29	Dartmouth Avenue	1.60
2.	368	17	Cathy Court	1.19
3.	408	27	Garretson Road	1.02
4.	408	47	Milcrip Road	2.07
5.	424	07	Hill Lane	1.40
6.	426	12,14	Van Holten Road	109.87
7.	442	19	Reynard Road	6.50
8.	447	14	896 Meadow Road	5.50
9.	461	41	Country Club Road	7.50
10.	462	1.02	Talamini Road	2.19
11.	472	08	Fairway Court	1.80
12.	472	40	Thruway Drive	5.22
13.	476	12	Petton Place	0.82
14.	500	21	Crestwood Drive	0.85
15.	534	9, 10-16	Hillside Avenue	5.107
16.	601	1	Route 202/206	8.00
17.	618	35	Frohlin Drive	30.00
18.	622	27	Roger Avenue	1.35
19.	622	50	Brown Road	6.90
20.	624	30	Brown Road	1.04
21.	624	31	Brown Road	9.12
22.	624	63	Bluestone Lane	5.91
23.	633	27	Bluestone Lane	6.61
24.	638	28	Claire Drive	1.53
25.	642	34	Wren Way	1.85
26.	649	08	Wishnow Way	2.82
27.	649	21	Solomon Drive	13.21
28.	649	32	Sarah Court	5.39
29.	649	60	Mt. Vernon Road	23.10
30.	652	15	Gateshead Drive	10.01
31.	652	45.01	Mt. Vernon Road	10.10

32.	652	48.01	Mt. Veron Road	17.20
33.	652	75	Crim Road	17.20
34.	652	75.01	Crim Road	15.08
35.	652	83	Running Brook Road	5.60
36.	652	201	Running Brook Road	0.93
37.	701	5	Washington Valley Road	8.21
38.	706	02	Tullo Road	2.18
39.	706	03	Tullo Road	16.37
40.	706	51	Tullo Farm Road	10.53
41.	706	52	Tullo Road	6.25
42.	717	24	Totten Drive	0.79
43.	721	64	Totten Drive	19.07
44.	721	113	Totten Drive	36.36
45.	722	9.01	Tullo Farm Road	14.25
46.	802	55	Arbor Way	4.34
47.	802	79	Vosseller Avenue	24.61
48.	802	114	Curtis Trail	11.15
49.	802	125	Chimney Rock Road	4.65
50.	806	12	Brookside Drive	7.68
51.	806	23	Perrine Road	0.78
52.	813	06	Brookside Drive	12.00
53.	814	22	Hillcrest Road	2.03

ACRES 526.83

**TOTAL ACRES OF ACTIVE AND PASSIVE PARKS
INCLUDED AS PART OF THE TOWNSHIP'S
GREEN ACRES INVENTORY**

686.039

SOMERSET COUNTY PARKLAND

Bridgewater Township is extremely fortunate to be the home to a number of County-owned parks and open space. These facilities provide tremendous opportunities for our residents and visitors to utilize the recreational fields and enjoy the diverse landscape afforded by the river corridors and mountain ranges that traverse the Township.

The 1990 Township Master Plan also identified County-owned park and open space systems. Since 1990, the County has expanded existing parks and added additional parks and open space. The following Bridgewater Township properties are listed on Somerset County Recreation and Open Space Inventory as of March, 2010.

NAME	LOCATION	ACRES
Green Knoll Golf and Tennis Center	Garretson Road	152.0
North Branch Park	Milltown Road	177.0
North Branch Greenway	Milltown Road	40.0
Raritan River Greenway	Watson Street	105.0
Duke Island Park	Old York Road	302.0
Chipman Tract	Old York Road	109.0
Washington Valley Park East	Vosseller Avenue	317.0
Washington Valley Park West	Vosseller Avenue	369.0
Second Watchung Open Space	Washington Valley Road	165.0
Snearowski Farm	Meadow Road	29.0
Owens	Blazier Road	15.0
Finderne Avenue	Finderne Avenue	76.0
Vosseller Avenue Tract	Vosseller Avenue	13.0
Sub-total		1869.0

SOMERSET COUNTY ACQUISITIONS SINCE 2000

NAME	LOCATION	ACRES
Snearowski	North Branch Greenway	25.305
Pietraszewski	Washington Valley Park	2.053
Trafalgar	Raritan Greenway	105.00
Sylvester Homes	North Branch Greenway	1.926
BPR	Washington Valley Park	14.257
VF Properties	Raritan Greenway	74.95
Pizzigoni	Washington Valley Park	4.254
Maolucci	Second Watchung	78.48
Owens Realty	Second Watchung	14.60
Boehmer	Second Watchung	1.15
Milito	Second Watchung	11.24
Grant	Raritan Greenway	6.4665
Procopio	Second Watchung	8.068
Merschtina	Raritan Greenway	0.45
D'Errico	Raritan Greenway	0.187
Rolph	Raritan Greenway	0.179
Lohse	Raritan Greenway	0.229
Karaszewski	Raritan Greenway	0.57
Siciliano	Raritan Greenway	0.37
Garrisi	Raritan Greenway	0.71
Mills/Pagano	Second Watchung	0.08
Bridgewater Township	Raritan Greenway	6.3728
Cronheim	North Branch Greenway	11.098
Tower 1 Construction	Second Watchung	3.745
McGrath	Washington Valley Park	10.11
Stocker	North Branch park	3.787
Paschal/Brinkley	Raritan Greenway	1.804
Skylane (Vollers)	Raritan Greenway	8.65
Richardson	North Branch Park	0.985
Ettere (Powelson)	Washington Valley Park	0.49

Zuccarini	Duke Island Park	2.183
Pizzo	North Branch Park	4.467
Consalvo	Washington Valley Park	2.442
Consalvo	Washington Valley Park	1.449
Bruno	Raritan Greenway	0.15
Green Knoll Tennis	Green Knoll Golf Course	5.844

Sub-totals Somerset County 2000 – present	414.1013
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Total Somerset County Parkland Acres **2,283.1013**

OTHER TOWNSHIP-OWNED UNDEVELOPED PROPERTIES

Bridgewater Township is the owner of other undeveloped properties that may be appropriate for open space or recreational use. These parcels are not designated on the Bridgewater Township Green Acres inventory.

These properties are as follows:

LOCATION	BLOCK	LOT(S)	ACRES
Brookside Drive	806	12	7.67
Chimney Rock Road	356	4	3.57
Felomena Street	224	11	7.23
Foothill Road	581	3	0.80
Foothill Road	349	2	31.18
Forest Avenue	520	16,17,58	2.49
Frog Hollow Road	255	14.07	3.75
Grove Street	547	6	0.95
Highland Avenue	548	2	0.38
Leah Court	429	54	3.17
Maple Street	154	12.01	0.11
North View Drive	441	3	2.31
Oak Street	125	1	0.43

Old York Road	102	38	7.00
Old York Road	122	14	0.67
Prospect Avenue	539	15	0.23
Robert Street	MISC.	MISC.	2.50
Route 22	818	3	0.77
Route 202	164	6	24.40
Shepherd Avenue	381	30	22.30
Somerset Avenue	520	10	4.52
Somerset Heights	MISC.	MISC.	5.00
South Shore Drive	601	11	2.99
Union Avenue	225	36	0.38
Van Holten Road	418	7	12.97
Van Holten Road	426.02	18	18.26
Van Holten Road	427	1	2.38
Walter Street	243	7.01	0.04
Washington Valley Road	901	2.03	3.26
Windmill Court	439	89	17.61
TOTAL ACRES			189.32

FARMLAND ASSESSED PROPERTIES

There are a number of properties within the Township that participate in the Farmland Assessment program. It is important to recognize that farmland assessment differs from farmland preservation. Under the farmland assessment programs, land owners who qualify and participate in the program pay a reduced tax. At the time the property is converted to a use that no longer qualifies, the owner is responsible for rollback taxes and the property may be developed. The farmland preservation program ensures that the property will not be developed. Efforts should be made to preserve these properties as farmland or open space as may be deemed appropriate based on a review of their use and location. The current list of properties with farmland assessment is as follows:

BLOCK	LOT(S)	LOCATION	ACRES
168	18	Milltown Road	28.2
168	23	Milltown Road	9.2
168	27	Milltown Road	9.4
170	4	Route 28	14.9
300	17,18,19,20,22	Meyer Avenue	12.1
302	1,3,4,7	Dewey Avenue	6.5
429	53	Meadow Road	30.0
441	1	Meadow Road	27.1
441	4	Meadow View Drive	8.7
443	19	Meadow Road	19.1
444	6	Meadow Road	12.8
447	14	Meadow Road	4.5
447	15	Country Club Road	1.4
652	45	Washington Valley Road	42.4
652	46	Washington Valley Road	8.8
701	5	Washington Valley Road	8.2
705	28	Newmans Lane	29.0
707	29	Quarry Lane	9.5
711	7	Frontier Road	17.8
711	13	Foothill Road	39.1
712	4	Foothill Road	34.0
801	46	Thompson Avenue	27.0
813	10, 11	Brookside Drive	4.1

821	14	Route 22	11.5
902	39	Hunter Road	9.7
904	44	Washington Valley Road	22.0
905	5.01	Washington Valley Road	23.2
905	11	Washington Valley Road	14.0
906	20	Washington Valley Road	5.0
906	68	Long Road	12.2
907	41	Mt. Horeb Road	18.2
907	77	Washington Valley Road	7.4
TOTAL ACRES			527.0

PRIVATE / SEMI-PUBLIC RECREATIONAL FACILITIES

In addition to the public park facilities noted, there are a number of other facilities located within the Township which are either private or semi-public. Private/Semi-Public Recreational Facilities shown on the Existing Open Space System Map does not indicate a Municipal intention to permanently acquire these open space parcels. Private/Semi-Public recreational facilities are on lands that are either part of a homeowners association or non-profit organization. These include the following:

NAME	LOCATION	ACRES
Camp Cromwell/Boys Club of New York	Vosseller Avenue	100.42
Raritan Valley Country Club	Route 28	155.86
Somerset YMCA	Garretson Road	12.28
Somerset Aerie (Eagles Club)	Woodside Lane	9.99
Coppermine Swim Club	Foothill Road	2.00
Glen Ridge Swim Club	Talamini Road	2.54
Glenwood Terrace Homeowners Association	Glenwood Terrace	4.50
Juniper Lane Swimming Club	Juniper Lane	3.34
Jewish Community Center	Talamini Road	13.22
Washington Campgrounds Association	Middlebrook Road	19.46
Sunset Lake Swimming Club	North Shore Drive	20.66
TOTAL ACRES		344.27

PRIVATELY OWNED HOMEOWNERS OPEN SPACE PARCELS (EXCLUDES CONDOMINIUM ASSOCIATIONS)

ASSOCIATION	LOCATION	BLOCK	LOT	ACRES
Green Knoll Homeowners Association	Dow Road	461	1	40.21
London Farm	Mayflower Ct.	806	64	8.35
PBI Construction Co., Inc.	Kennesaw Way	713	8, 23	5.82
PBI Construction Co., Inc.	Tullo Farm Road	714	13	1.01
Irish Glen Neighborhood Association	Morgan Lane	225	7.19	4.98
E.H.H.	Muirfield Lane	624	17	19.14
E.H.H.	Muirfield Lane	625	22	7.32
Spring Run West	Circle Drive	702	22,23	9.08
Deer Chase Run Homeowners	Dow Road	460	29	5.12
Parkside Estates	Beach Avenue	121	75	14.13
Wildflower Ridge	Shields Lane	180.03	9	0.78
Running Brook/Manors	Running Brook Rd	652	107	12.53
	Running Brook Rd	652	200	4.44
	Running Brook Rd	652	84	6.68
	Running Brook Rd	653	38	7.88
	Running Brook Rd	653	18	3.59
	Westbrook Road	656	2	16.71
TOTAL ACRES				167.77

OTHER RECREATIONAL FACILITIES

COMMERCE BANK BALLPARK

Somerset County owns the Commerce Bank Ballpark, formerly known as the Somerset Ballpark, which opened in the spring of 1999. This park is the home of the Somerset Patriots of the Independent League, a AA-caliber minor league. The park has also hosted a number of other events including the Big East Baseball Tournament, various concerts, and the Big Apple Circus. The ballpark is located on Main Street in the Finderne neighborhood of the Township.

INDOOR SKATING FACILITIES

The Township is also the home to three indoor skating facilities, two for ice skating and one dedicated for in-line skating. The Bridgewater Sports Arena located on Frontier Road contains two skating rinks. The Chimney Rock Ice Rink is located on Route 22 and has one rink. Extremes is also located on Chimney Rock Road and caters to in-line skating and other similar activities.

YMCA

The Somerset Valley YMCA operates an indoor swimming pool located on Garretson Road. There is also an outdoor picnic area that is used during the summer months.



Green Knoll

RESOURCE ASSESSMENT

An Ad Hoc Open Space Advisory Committee was established consisting of members from the Township Planning Board, the Township Park Board, the Township Recreation Board, the Open Space Advisory Committee.

The primary duty of the Ad Hoc Open Space and Recreation Advisory Committee was to prepare and submit an updated Open Space and Recreation Plan to the Planning Board and Township Council for its review and approval. The Committee was also charged to evaluate and prioritize those properties evaluated.

BRIDGEWATER TOWNSHIP RECREATIONS DIVISION

Bridgewater Township provides a comprehensive recreation program, which offers programs catering to pre-school age children up to and including adults.

The Bridgewater Township Recreation Division has a need for an additional multi-purpose facility with four or five fields to be used for football, soccer, lacrosse and field hockey programs. The preferred location would be either the northwest or the central part of the Township.

Bridgewater Township's Parks Division offer the following programs:

OUTSIDE ORGANIZATIONS USING BRIDGEWATER OWNED FIELDS

Bradley Gardens Baseball
Bridgewater Baseball/Softball
Bridgewater Football League
Bridgewater Soccer Association
Bridgewater-Raritan Pop Warner
RVR Roller Hockey



Harry Ally

OUTDOOR PROGRAMS, PARTICIPANTS, AGES & NUMBER

Adult Softball	Over 18	200
Bridgewater Lacrosse Boys & Girls	2 nd – 8 th Grade	282
Bridgewater Pee Wee Lacrosse	4 year olds – 2 nd Grade	60
Bridgewater United In-Town Soccer	Kindergarten – 8 th Grade	1,200
Bridgewater United Travel Soccer	U8 – U19	420
Flag Football	3 rd – 8 th Grade	15
Summer Playground Program	Kindergarten – 9 th Grade	1,039
Girls on the Run	3 rd – 5 th Grade	35
Girls on Track	6 th – 8 th Grade	15

INDOOR PROGRAMS, PARTICIPANTS, AGES & NUMBER

Adult Volleyball	Over 18	30
Gym Time	Kindergarten	15
High School Basketball	9 th – 12 th Grade	140
Introduction to Cheer & Dance	Kindergarten, 1 st & 2 nd	40
Pee Wee Playground Program	Pre-Kindergarten	120
Wrestling	Kindergarten – 8 th Grade	93
Youth Basketball	Kindergarten – 8 th Grade	1,085

The Parks Division oversees the following Township parks:

PARK	FACILITIES
Alfred S. Brown	Playground, tennis, soccer fields, roller hockey, walking trail
Ardmaer	Playground, ballfields, pond, basketball court
Bel Air	Playground, basketball, pavilion
Cedarbrook	Playground, walking trail, pond, pavilion
Chimney Rock	Playground, tennis, basketball, ballfields, walking trail, Frisbee golf, roller hockey, restrooms

Crim Fields	Soccer, walking trail, pavilion
Gene G. King	Walking trail, pavilion, stream
Glen	Playground, tennis, basketball
Harry Ally	Playground, tennis, basketball, ballfields, roller hockey, walking trail, restrooms, pavilion, police sub-station
North Bridge Street	Playground, ballfields, restrooms, sand volleyball court
Peterpar	Tot lot playground
Rolling Knolls	Playground, open fields, pavilion
Shady Lane	Playground, basketball, pavilion
Kidstreet	Playground, restrooms
Thomae	Playground, ballfield, basketball
Somerville Manor	Basketball, softball field, playground, pavilion
Prince Rodgers	Five (5) lighted ballfields, tot lot
Slattery Park	Open picnic grove shaded by trees

COMMONS WAY FIELDS - The Township and Board of Education continues to be allowed to utilize the fields on Somerset Corporate Center Boulevard that intersects Commons Way near the Bridgewater-Raritan High School. The developer of the Somerset Corporate Center constructed two ballfields with an overlay multi-purpose field along with a dedicated off-street parking lot. Both the Township and the Board of Education are able to utilize these fields when they are not utilized by the corporate tenants.

CHIPMAN TRACT - Somerset County Park Commission has no immediate plan for improvements at the County-owned 109 acre parcel fronting on both Old York Road and Milltown Road and abutting the North Branch of the Raritan River.

TORPEY FIELD COMPLEX - Somerset County has developed a substantial portion of 100 acres of land adjacent to the Raritan River for passive and active recreation. Although most of the property is impacted by floodplain, approximately 20 acres have been developed as a athletic field complex for the Regional Center municipalities. The complex consists of baseball and softball fields, one multi-use artificial turf field and two natural turf fields and a field house building with grandstands served by off-street parking.

WASHINGTON VALLEY PARK - Washington Valley Park is one of the largest parks in Somerset County and is part of the Somerset County Park System. Located between the First and Second Watchung Mountains, this park includes the Washington Valley Reservoir that was acquired along with much of the surrounding properties from the Elizabethtown Water Company. The Township supports the efforts of Somerset County in the expansion and enhancement of their Washington Valley Park system. However, there are concerns that have been raised with the impacts to the surrounding residential neighborhoods from some of the proposed activities

within this park system. The County Park Commission would be receptive to constructing a better walking surface for one of the trails following the Middle Brook.

SOMERVILLE BOROUGH PARKLAND

The Borough of Somerville owns a total of 53.34 acres of land located within Bridgewater Township that are dedicated as Somerville Parkland. These parcels are shown on the System Map. Clarks Woods is 31.50 acre tract located on Route 202-206 near the Somerville Circle. This site was recently improved with playing fields and parking. The majority of the remaining acres will remain in its natural state due to the environmental constraints resulting from the wetland and floodplain conditions. Somerville Borough also owns a total of 21.84 acres as part of two parcels located across from each other on Southside Avenue, known as Chambers Park. There is a baseball field on one tract with off-street parking located on the southern tract.

STATE OF NEW JERSEY

The State of New Jersey has assembled land along the Raritan River in the Bradley Gardens neighborhood. A total of 44 acres are owned by the State for watershed protection. These properties are located along the North Branch of the Raritan River.

ACTIVE RECREATION EVALUATION

The New Jersey Green Acres Office has advised that it is their recommendation that Bridgewater Township utilize the Balanced Land Use Method (BLUM) to determine the amount of land that should be dedicated for active recreation. Under this methodology, Bridgewater Township is expected to set aside a minimum of three percent of the developed and developable land within the community for active recreation.

TOTAL LAND AREA	20,915 acres
DEVELOPED AND DEVELOPABLE LANDS	16,000 acres
ACTIVE RECREATION TARGET (3%)	480 acres
ACTIVE RECREATION ACTUAL TOWNSHIP/COUNTY	800.4 acres

The Township has exceeded its obligation utilizing the BLUM method suggested by the Green Acres office. However, the Township wishes to continue to provide active recreation sites to ensure that facilities are available for all of our recreation programs.

There are also over 2,870 acres of passive recreational lands within the Township. These are lands owned by the Township 1,228.19 acres), County, State, and Homeowners Associations.



Kidstreet



Harry Ally



Harry Ally

NEW GOALS AND POLICIES

In addition to continuing to support the goals and policies currently in place, Bridgewater Township desires to formalize additional goals and policies to guide the Township forward. Many of these initiatives recognize the benefits of an open space and recreation funding at both the Township and the County level.

BRIDGEWATER TOWNSHIP OPEN SPACE TAX

On June 15, 1998, the Bridgewater Township Council adopted Ordinance 98-21 that authorized a referendum to authorize a dedicated fund to be collected for a period of ten years as a local tax to fund acquisition of land for active and passive recreation. The special tax rate for this fund was established at \$0.04 per \$100.00 of assessed value. This question was placed before the voters on November 3, 1998 and approved by a vote of 4,646 to 4,607. Based on the audit reports, \$22,120,000 was expended from the Open Space Trust Fund from 1999 to 2009. Prior to the Open Space tax going into effect, an additional \$1,053,000 was expended for Middlebrook Trail properties. Bridgewater Township no longer has an open space tax. The last year open space tax levy was in effect was 2009. \$3,541,916 was collected that year.

SOMERSET COUNTY OPEN SPACE TAX

In 1998, Somerset County voters approved an increase of the open space tax levy from 1.5 cents per \$100 to 3.0 cents per \$100 of value. This provided the County with over \$8,000,000.00 in 1999 with an increase of \$160,000.00 expected each year based on new ratable within the County. The new County Parks, Recreation and Open Space Plans call for acquiring 20,500 acres of County Parkland. This is an increase from the current goal of 10,500 acres.

RECREATION FACILITY FOCUS

The Ad Hoc Advisory Committee has determined that the Township's open space and recreation program should increase its' focus on the potential use and development of the Township-owned open space. Bridgewater Township owns a total of 875.32 acres of parks and open space which includes land acquired since the local open space tax was enacted in 1998. It is the view of the Ad Hoc Advisory Committee that Township funds should be used to permit residents to enjoy the open space they have purchased with their tax monies. Bridgewater Township residents support this policy judging by their approval in 2008 of a referendum allowing the use of up to 25% of the open space trust funds for the development of active and passive recreation facilities. Furthermore, the Ad Hoc Advisory Committee recommended an action plan of outdoor recreational projects should be the main focus of the Open Space and Recreation Plan Update to assist municipal decision making.

In reviewing the resident demands for outdoor recreational facilities, particularly for playing fields, the Ad Hoc Advisory Committee, upon recommendation of the recreation staff, has determined that the existing supply of grass fields cannot adequately match the demand which is expected to increase due to a number of factors, not the least of which is greater participation by both boys and girls of all ages in a wider variety of sports. The challenge in meeting the playing field demand is complicated by the limited amount of land area that is developable for playfields. The Ad Hoc Advisory Committee supported by the Township's Recreation Director believes the solution to this dilemma is to make greater use of its existing fields by resurfacing them with artificial turf with nighttime illumination. Artificial turf, which can accommodate greater use than natural grass, would allow increased scheduling of activities without regard to the time of day and weather conditions.

The Ad Hoc Advisory Committee also wants a greater emphasis in Township park planning on the provision of a balanced life cycle of recreational facilities appropriate for all age groups involving the creation of a variety of active and passive recreational facilities heretofore not part of the Township park system. Also, the Ad Hoc Advisory Committee believes the Plan update should encourage the creation of recreational facilities in partnership with the Somerset County Park System, the Bridgewater Raritan School Board and the private sector.

The primary goal of this Plan update is to provide guidance on the expenditure of existing funds consisting of approximately \$3,000,000 or 25 percent of open space trust fund monies over a 10-year period toward the improvement of existing park and open space properties.

GENERAL GOALS AND POLICIES

- Provide proper access and parking at those sites which require accommodations for motor vehicles in light of the parking demand experienced at active sports fields.
- Investigate the sharing of facilities and fields with Somerset County and with adjacent municipalities to the benefit of all concerned parties.
- Continue to expand the creation of greenways along all of the river and stream corridors. Utilize access easements where needed to establish a contiguous connection.
- Continue to preserve steep slope areas, wetlands and floodplains to serve as open space buffers.

- Continue our support and participation as an active member of the Somerset Regional Center Partnership assisting with the implementation of the Regional Center Vision Initiative.

SPECIFIC GOALS AND POLICIES

• RIVER CORRIDORS

The creation of greenways along the Raritan River and its tributaries continues to be an important objective of both Bridgewater Township and Somerset County. The System Map has identified those properties that are required to create a contiguous connection. The preference would be to acquire the needed properties outright, although the creation of an access easement would be acceptable where fee simple acquisition may not be feasible.

It is important to recognize that there are properties on the opposite side of these river corridors in adjoining municipalities that are also part of this open space system. The Township will continue to work with Somerset County to both acquire the necessary properties and to implement the improvements to create hiking and biking trails as well as dedicated parking and access areas. The County Park Commission implemented the first phase of the Raritan River Greenway Plan having created a bike and hiking trail from Duke Island Park to Raritan Bridge at the Basilone statue. Acquisitions are being completed to allow the greenway trail to be extended from Raritan through Somerville, linking it to the Torpey Field Complex.

• MIDDLEBROOK TRAIL

Bridgewater Township continues to expand the Middlebrook Trail, a system of pedestrian and bicycle trails parallel to the Middlebrook stream corridor. Bridgewater Township and Somerset County have worked together to assemble the properties required for this trail system. Access is provided at various points along the trail. A number of substantial bridges and boardwalks have been constructed, primarily by local Boy Scouts. A number of others have volunteered to construct other amenities that include bird houses and trail signs. To date improvements have been made creating a continuous trail that covers over three and one-half miles.

Improvements to the Middlebrook Trail are proposed to allow greater use of one of Bridgewater's greatest natural assets. A permanent surface should be provided making the trail more conducive to trip-free walking or running. A more walkable surface would allow greater opportunities to use the Middlebrook Trail System to satisfy the recreational preferences of the Township's older residents. The trail is the ideal passive recreational environment for walking, for pleasure, jogging, biking, bird and wildlife watching, and cross-country skiing.

Improvements to the trail consistent with its natural setting should be considered to enhance trail experiences. The Township should implement a native plant landscape plan to enhance wildlife habitat conditions. The Audubon Society has prepared similar plans for other municipalities in Somerset County.

- **SECOND WATCHUNG OPEN SPACE**

Somerset County continues to acquire property and easements as part of their Second Watchung Open Space System toward an ultimate goal of creating a connected trail system. This plan also protects the second ridge of the Watchung Mountains which traverses a number of Somerset County municipalities. The County has constructed a parking area on the north side of Washington Valley Road to provide access to the Second Watchung System.

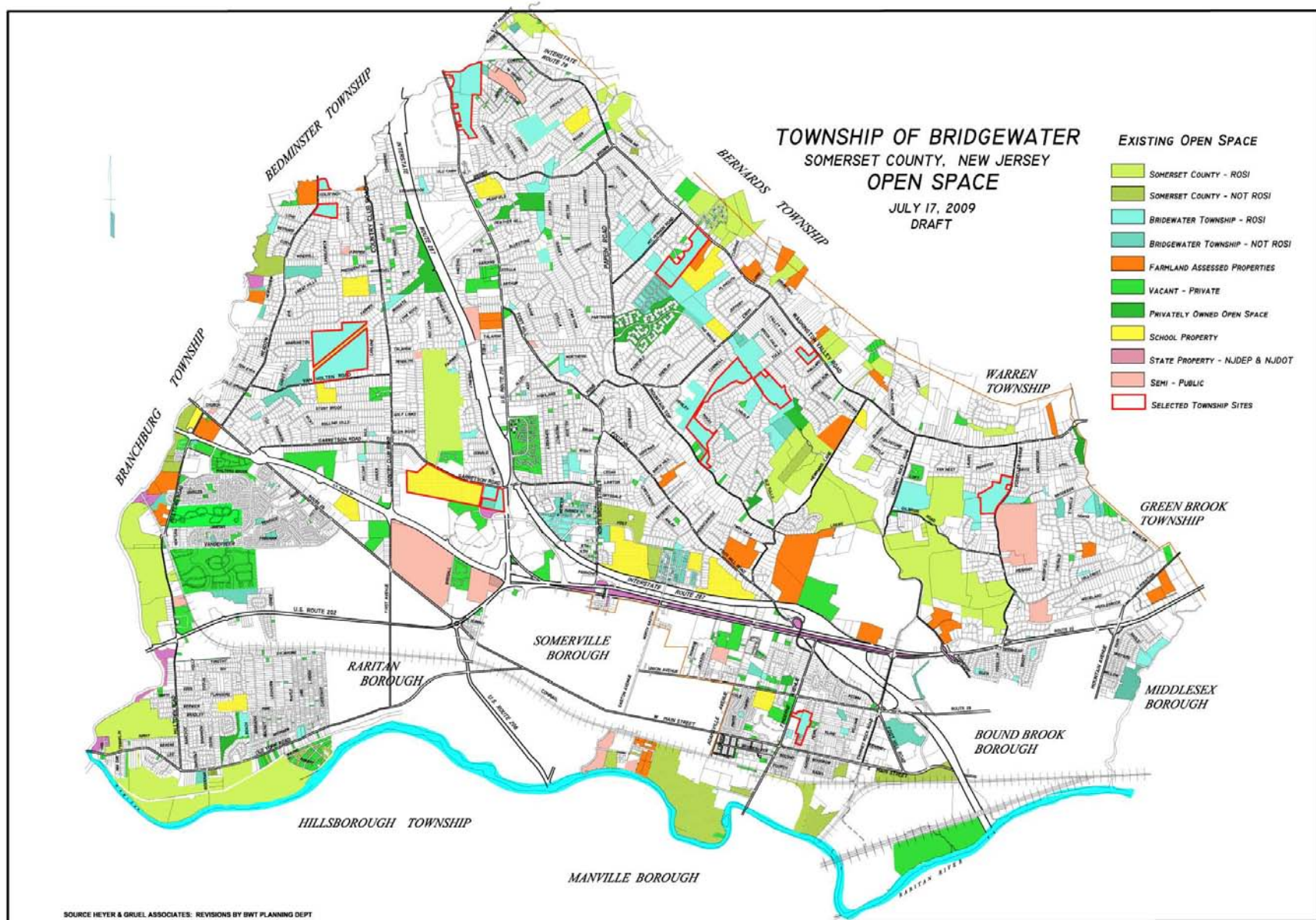
- **REGIONAL CENTER INITIATIVE**

Portions of Bridgewater Township together with all of neighboring Somerville and Raritan Boroughs were officially designated as a Regional Center in 1996. This was the first Center designated by the State Planning Commission consisting of three municipalities. A non-profit organization, the Regional Center Partnership promotes the efforts of the Regional Center. In 1999, with the assistance of the Regional Plan Association, a Regional Center Vision Initiative was developed. Many of the recommendations developed are consistent with the sound planning principals that are part of this Open Space and Recreation Plan.

One important objective that will continue to be pursued is the creation of linkages between the three communities. These linkages can occur in various ways, one being the ability to walk or bike safely throughout the center. The creation of a contiguous open space trail along the stream and river corridors that are common to all three municipalities should be a priority of the Regional Center Partnership.

Another open space objective is the transformation of Route 22 into a suburban boulevard with a landscaped median and large open front lawns to maximize the amount of green space. The Regional Center Partnership is in the process of hiring a design consultant to work on this ambitious proposal.

The Regional Center Vision Initiative also advocates the need to preserve the natural environment protecting both the steep slope areas of the Township and the floodplains. The recommendations to establish a tree preservation ordinance and to rezone steep slope areas of the Township to require larger lot areas are both consistent with the goals of the Vision Initiative.



NEEDS ANALYSIS

An analysis of the System Map confirms the Township's commitment to enhancing its open space and recreational system. The Township recognizes that this is the time to act in order to ensure that future open space and recreational needs can be accommodated. The Systems Map identifies over 3,158.42 acres of existing County and Township recreational facilities and open space. Together, this represents over 15.1 percent of all the land within the Township. The Township and County are encouraged to pursue the acquisition of additional properties that are connected to existing open space or parks, particularly those parcels that are greenway linkages assuring trail and habitat enhancement opportunities. The Plan emphasizes the concentration of the Township funding priorities in the next five to ten years should be devoted to expanding recreational facility opportunities throughout the municipality.



Staats/Mantz



Harry Ally



Staats

ACTION PLAN

- The map of Bridgewater's existing open space system demonstrates nearly all of the significant open space parcels targeted for acquisition have been achieved. Many were needed to fill gaps among current open spaces to create a contiguous connection. Those properties are commonly found along the river and mountain corridors. Other parcels have been identified to fulfill future recreation needs in parts of the Township that lack such facilities. While opportunities to acquire substantial open space parcels have diminished, action should be taken, where financially feasible, to add to the system.
- This document should serve as the basis for the Open Space and Recreation Element of the Bridgewater Township Master Plan. This Plan will serve as the guide for future land acquisition and recreation facility development.
- The Township should continue to work with Somerset County to encourage farmland properties to participate in the Farmland Preservation Program. The Township should also consider other methods of preserving farm properties, including the purchase of development rights.
- The Township is currently studying, as part of its Circulation Plan Element Update, its pedestrian and bicycle networks to study the potential for adequate access is provided for all existing and proposed parkland as well as destinations throughout the Township.
- The Township should continue to pursue all available funding sources, both public and private, to maximize its open space and recreation efforts.
- The Township should seek open space or recreation dedications from developers seeking to develop large parcels which are desired for open space or recreational use, if it is determined that the acquisition of such parcel is not feasible.
- Township officials and residents should be encouraged to participate in the many open space and recreation events held throughout this region. This includes open space tours, educational meetings, public hearings,



Staats



Kidstreet

and historic site tours. Detailed information concerning all events of interest should be easily accessible to the public utilizing all available informational mediums.

- The Township should continue to work closely with Somerset County to pursue the completion of the Greenways along the Raritan River, the North Branch of the Raritan River, and the Green Brook.
- The Township should continue to work closely with Somerset County to pursue the completion of the Second Watchung Mountain Open Space Plan.



Mantz

- The Township should work with Somerset County on the implementation of the recommendations to utilize the Chipman Tract.
- The Township should establish an open space/recreation plan for those properties that will be dedicated to the Township by American Home Products once they have been cleared by the NJDEP. The Township should work closely with Somerset County to incorporate their concept plans for this portion of the Raritan River Greenway into the overall master plan.
- The Township should continue to review and coordinate the open space corridors with the surrounding municipalities to work together in creating a contiguous connection having access at designated points.
- The Township should work with the owners of private and semi public recreation sites to ensure that the Township is aware of any plans to sell or change the use of those parcels. The Township should seek to be given the first option to purchase such parcels if they were to be offered for sale.
- The Township should also look to install signs on all of the open space and recreation parcels identifying them as such.
- Future engineering design of selected recreation projects must accommodate reasonable accessibility for police, fire and rescue squad services.

PRESERVATION GOALS

In addition to the purchase of property for open space and recreational use, the Township should pursue the following actions to supplement the acquisition efforts:

- The Township should consider taking steps to provide greater protection of steep slope areas by monitoring the impact of development on steep slopes. One result of its investigations might be revising the limitations on the amount of land area on steep slopes permitted to be disturbed.
- The Township should continue to seek other funding sources to maximize the number of parcels that are acquired.
- The Township should contact the owners of all properties that are currently farmland assessed to determine their interest in continuing the current utilization of the property. Those that express an interest in selling the property for development should be counseled to work with the Township and County to evaluate other options.



Staats



Chambers Brook/Mantz



Staats/Mantz

PARK AND RECREATION DEVELOPMENT PROPOSAL

The Ad Hoc Advisory Committee reviewed the inventory of Township-owned undeveloped open space and developed parkland as well as municipal and school board properties and selected thirteen (13) sites for an in-depth analysis of their development opportunities and environmental constraints and potential recreation facility use. Maser Consulting was engaged by the Township to work with the Ad Hoc Advisory Committee to prepare a review of these key sites selected by the Ad Hoc Advisory Committee for recreation facility development and the creation of an action plan setting forth improvement priorities with concept plans and costs.

The park and recreation plan proposals which follow are intended to address the following specific recreation activity goals.

1. Expand opportunities to make maximum use of the Township's developable sports field through the use of lighted artificial turf fields.
2. Provide activities for all age groups (toddlers, teens, adults and seniors) to afford greater balance to a municipal park system that is pressured to provide play fields.
3. Provide opportunities for family-oriented activities in the form of neighborhood parks that offer playgrounds, picnic areas, and informal play fields.
4. Expand and upgrade existing trail system to accommodate cross-country running, hiking and skiing as well as nature walking.
5. Add a wider variety of new outdoor recreation experiences to the Township park system such as a dog park, water spray facilities and skate park.



Staats



Darby Tract

PRELIMINARY COST ESTIMATES FOR BRIDGEWATER OPEN SPACE DEVELOPMENT RANKED IN ORDER OF PRIORITY

	<u>Installation</u>	<u>Annual Maintenance</u>
<u>1. MUNICIPAL COMPLEX</u> (6.55 Ac) Garretson Road, Block 472/Lot 76		
Multi-purpose turf field 225 x 360 + 15' safety area around with lights, fencing	\$1,245,000 ±	\$3,500-5,000
<u>2. DARBY</u> (109.87 Ac) Van Holten Road Block 426/Lots 12, 14		
Trail network	\$100,000-400,000	\$2,500-3,000
Parking	\$ 75,000	\$1,500-2,000
Dog Park	\$ 25,000	\$750-1,000
<u>3a. HIGH SCHOOL SITE</u>		
Contribute \$1 Million towards lighted turf fields OR	\$1,000,000	
<u>3b. HARRY ALLY</u> (15 Ac) Grand Blvd., Block 254/Lots 10.01, 11		
Convert one (1) existing grass fields to turf	\$1,500,000 ±	\$3,500-5,000
Improve/expand parking lots	\$60,000	\$3,000-4,000
Improve lighting (one field)	\$50,000-110,000	\$500-1,000
Improve drainage	\$50,000-150,000	\$2,000-5,000
<u>4. HARRY ALLY</u> Grand Blvd., Block 254/Lots 10.01, 11		
Skate park	\$275,000	\$1,500-2,000
<u>5. YMCA/SCHWABE</u> (63.4 Ac) Walcutt Dr. & Sky Hill Rd., Block 601/Lots 1, 5, 11		
Trails – 7500 LF	\$150,000-325,000	\$1,500-2,000
Parking	\$ 40,000	\$1,200-1,500
Bird Watching Blind	\$7,500-10,000	\$500-1,000

POTENTIAL FUTURE PARK DEVELOPMENT

- MANTZ (5.50 Ac) Meadow Road, Block 447/Lot 14

Parking Area – off existing drive access	\$ 18,000	\$1,000-1,500
Picnic Areas	\$ 10,000	\$500-1,000
Pedestrian Path 1200 LF	\$ 12,000	\$500-1,000
4 Observation platforms along Chambers Brook	\$ 35,000	\$ 350-500

- HARRY ALLY Grand Blvd., Block 254/Lots 10.01, 11

Water spray park	\$255,000	Spray Maintenance \$500-1,000 + cost of water usage
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- PIZZO (84.67Ac) Totten Drive, Block 721/Lots 51, 64, 113

Trail – 6000 LF	\$60,000-240,000	\$1,500-2,000
Parking	\$55,000	\$1,500-2,000
Skating Pond *	\$15,000-20,000	\$1,000-2,000
Sledding Hill *	\$5,000-10,000	\$1,000-2,000

- EASTFIELDS (24.51 Ac) Vosseller Road Block 802/Lot 79

Pedestrian Bridge	\$ 40,000	\$500-750
Trails - 3400 LF	\$34,000-136,000	\$1,500-3,000
Parking	\$ 30,000	\$1,000-1,500
Benches 10-20	\$ 8,000-20,000	\$250-500
Two (2) observation platforms	\$ 35,000	\$300-500
Reflection-Meditation Garden *	\$20,000-50,000	\$1,000-2,000

- MUSIALOWSKI (7.34 Ac) Washington Valley Road, Block 701/Lot 5.02

Playground (w/fencing)	\$200,000	\$2,000-3,000
Skate park	\$250,000	\$1,500-2,000
Pedestrian path 2000 LF±	\$25,000-\$80,000	\$1,000-2,000
Parking	\$ 50,000	\$1,800-2,400
Benches/Tables	\$5,000-10,000	\$250-500

• COLLINS (40 Ac) Washington Valley Road Block 652/Lots 45, 45.01		
One (1) Grass multi-purpose field 200' x 330'	\$250,000	\$25,000-30,000
Parking	\$ 50,000	\$1,500-2,000
Additional grass multipurpose field *	\$250,000	\$25,000-30,000
Additional grass Baseball/Softball Field *	\$250,000	\$25,000-30,000
Trail Connection 2,500 LF *	\$25,000-100,000	\$1,000-1,500
• STAATS: (12.8 Ac) Meadow Road, Block 444/Lot 6		
1 Grass multi-purpose field 200 x 330	\$250,000	\$25,000-30,000
Parking Area	\$35,000	\$2,000-2,500
Pedestrian/Bicycle Path 1800 LF	\$20,000-75,000	\$1,000-2,000

Maintenance

- Estimates for turf field includes annual cleaning, infill raking and line repainting.
- Estimates for grass field includes weekly mowing and field lining in growing season, annual overseed, aerate as required.
- Estimates for trail maintenance includes one annual brush cutting to keep trail clear of branches, etc. and surface repairs as needed.
- Estimates for fishing platforms/foot bridge includes one annual cleaning, repairs as needed.
- Estimates for parking lots include one annual cleaning, pavement repair, sealing, repainting as needed.

NOTE: Only the first five (5) recreation projects are ranked in order of priority. The remaining projects are subject to future consideration and scheduling by the Planning Board and Township Council.

NOTE: This estimate is for the construction cost associated with the proposed improvements and is approximate and is not intended to represent the exact quantities to be constructed. These prices are approximate only and may not necessarily represent the actual costs. Actual costs may vary widely depending on actual surfaces constructed, personnel assigned to perform maintenance and preferred maintenance schedule. Above costs do not include engineering and/or permitting costs which may be estimated at 10%-15% of construction costs.

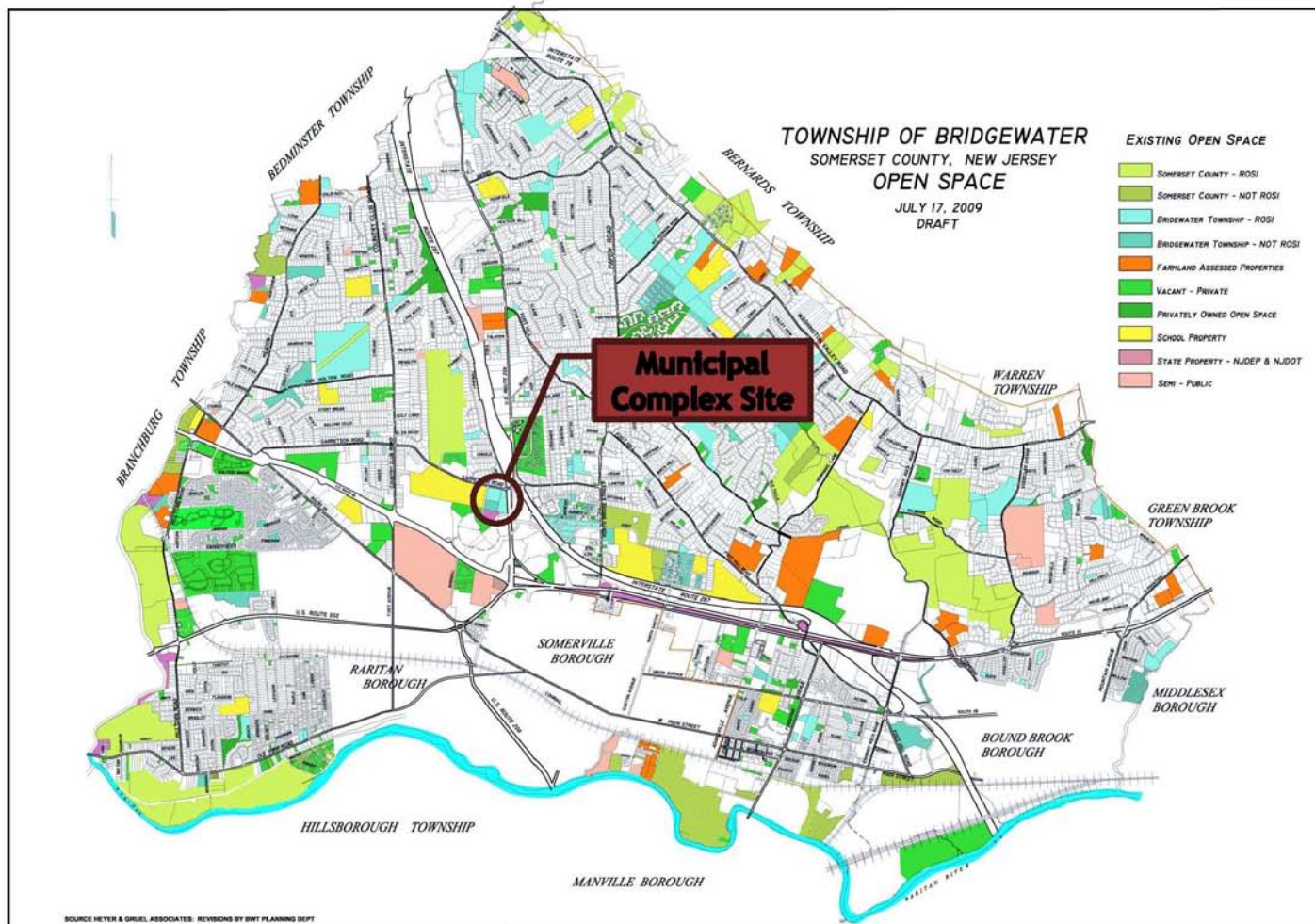
* Items included as potential ideas and may or may not be considered during future development phases.

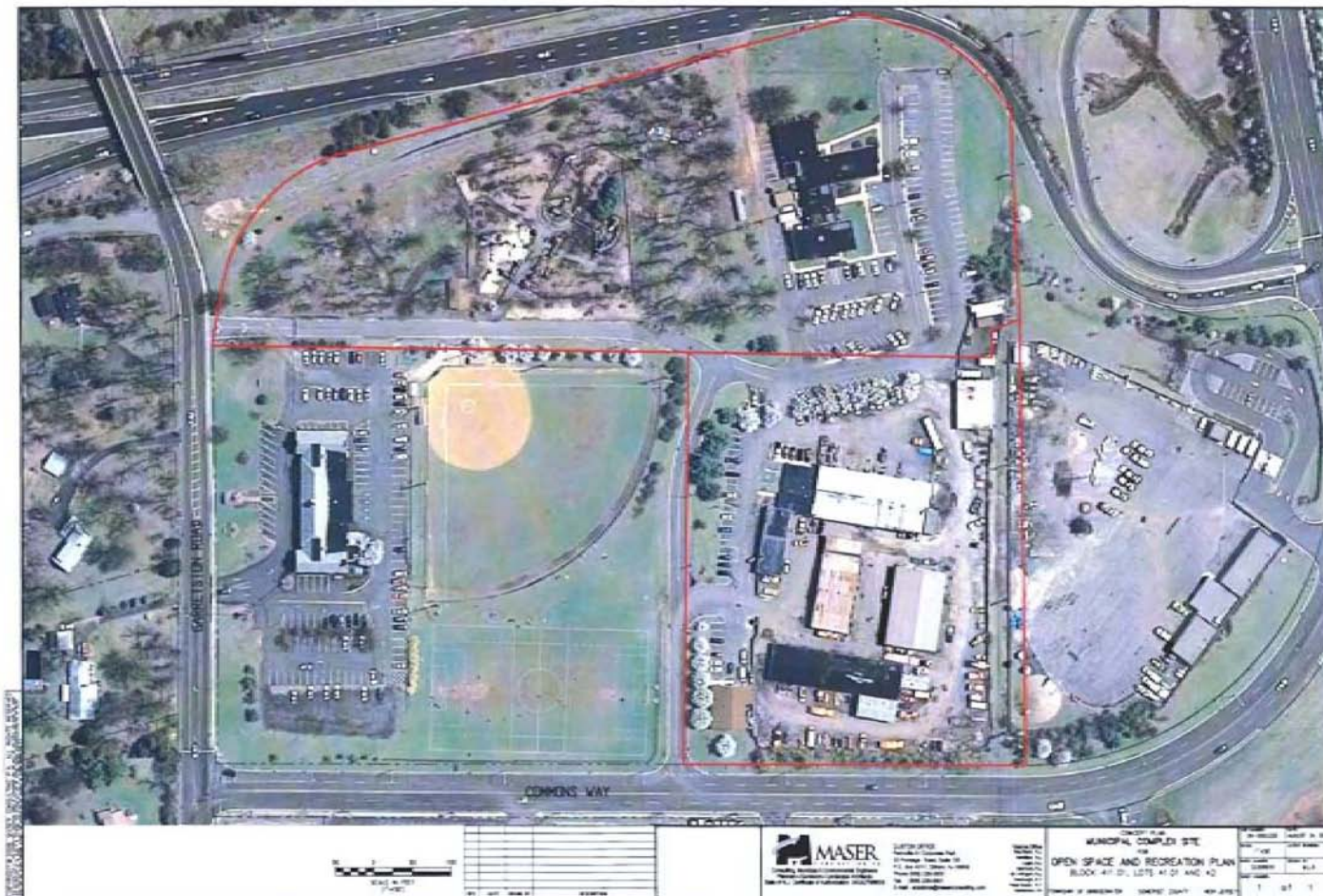
CONCEPT PLANS FOR SELECTED SITES

This section of the Open Space and Recreation Master Plan Update presents a review of the open space and park sites listed below which were selected by the Ad Hoc Advisory Committee for a review of the development constraints and opportunities for active recreation use.

A Concept Plan was prepared for each site indicating a potential future recreation use as well as projected improvement costs.

1. Municipal Complex Site – Commons Way
2. Darby Tract – Van Holten Road
3. High School Site – Adjacent to Building 100 – Garrettson Road
4. Harry Ally Park – Grand Boulevard
5. YMCA/Schwabe – Route 202/206
6. Staats – Meadow Road
7. Pizzo – Totten Drive
8. Eastfields – Vosseler Road
9. Musialowski – Washington Valley Road
10. Collins/Dorsi – Washington Valley Road/Mt. Vernon Road
11. Mantz – Meadow Road







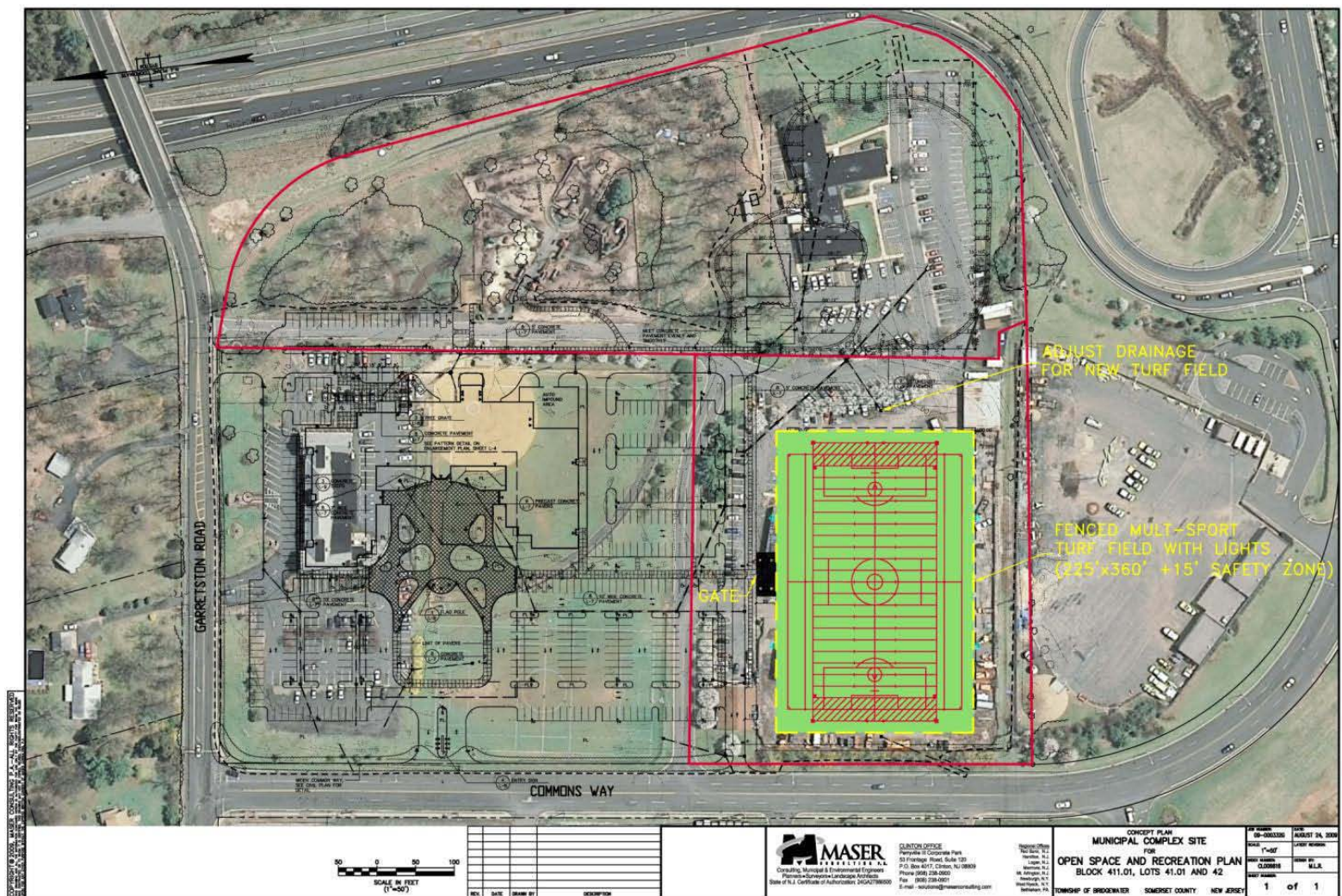
Township of *Bridgewater* Open Space and Recreation Master Plan Update

- Opportunities:
 - Easy Access
 - Available Parking
 - Existing Park Amenities to Build On
- Constraints:
 - Limited Available Open Space
 - Subject to Ongoing Construction Schedule
- Ideas:
 - Lighted Full-Size Fenced Multi-Purpose Artificial Turf Field (225'x360')



Municipal Complex Site (4.4 Ac.)





Bridgewater Municipal

Site Plan - Final Complex Master Plan





Township of
Bridgewater Open Space and Recreation Master Plan Update

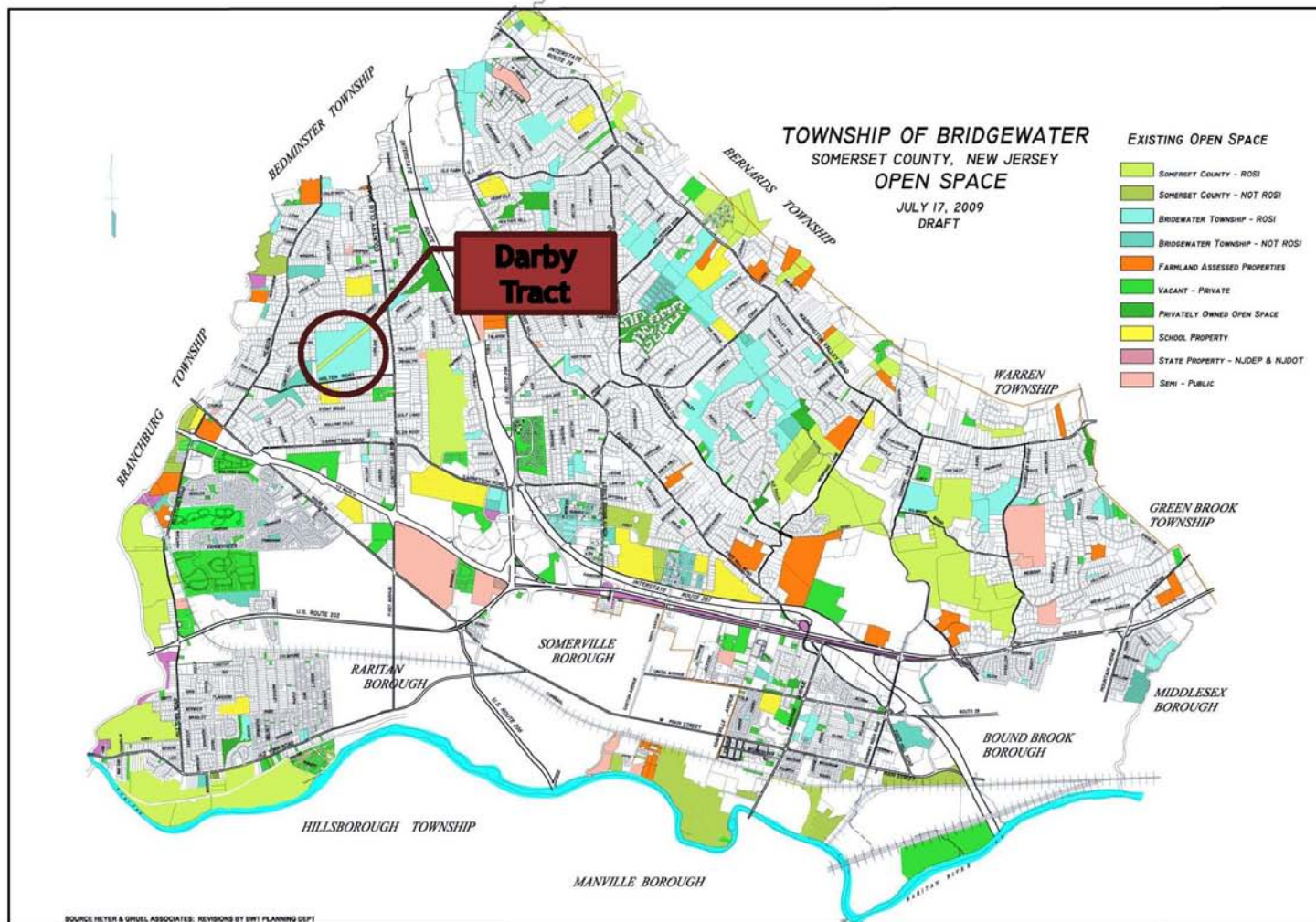
- Preliminary Projected Costs:
 - Multipurpose Artificial Turf Field \$1,245,000+
 - 225' x 360' plus 15' safety zones
 - Lighting
 - Fencing

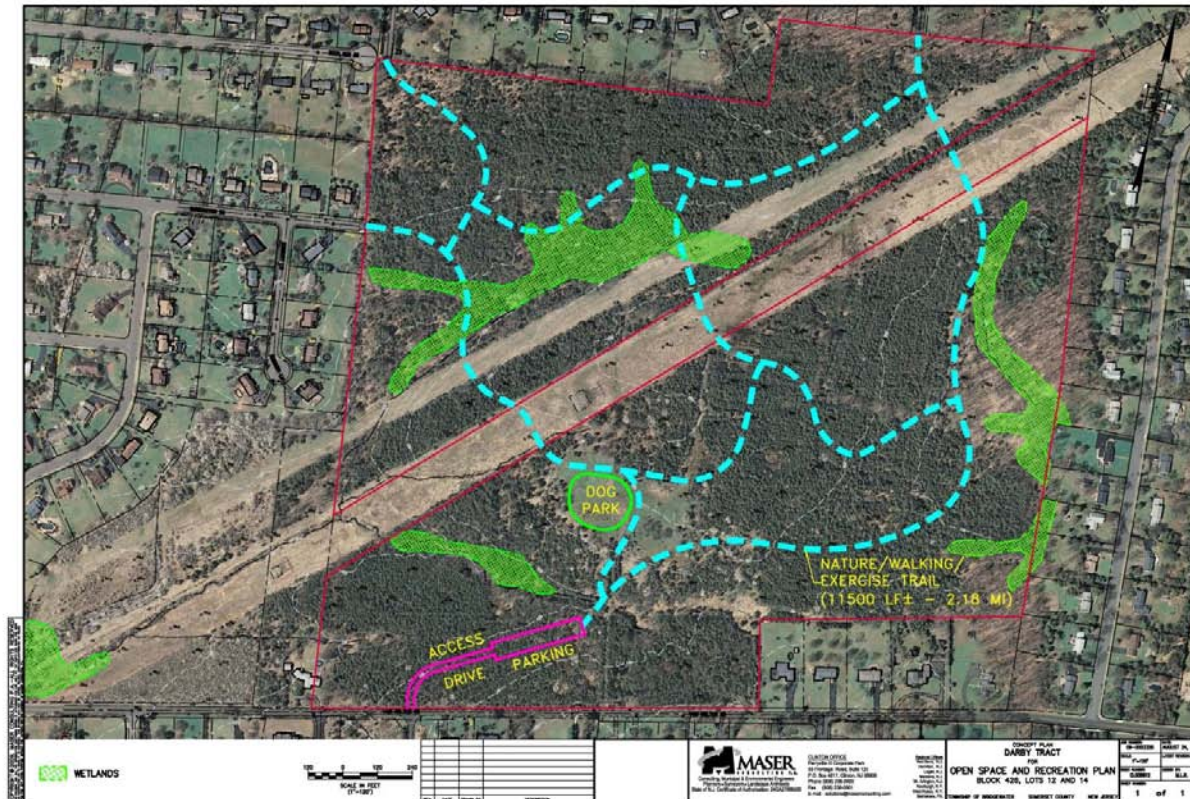
TOTAL \$1,245,000±

Note: This preliminary estimate is for the construction cost associated with the proposed improvements and is approximate and is not intended to represent the exact quantities to be constructed. These prices are approximate only and may not necessarily represent the actual costs.

Municipal Complex











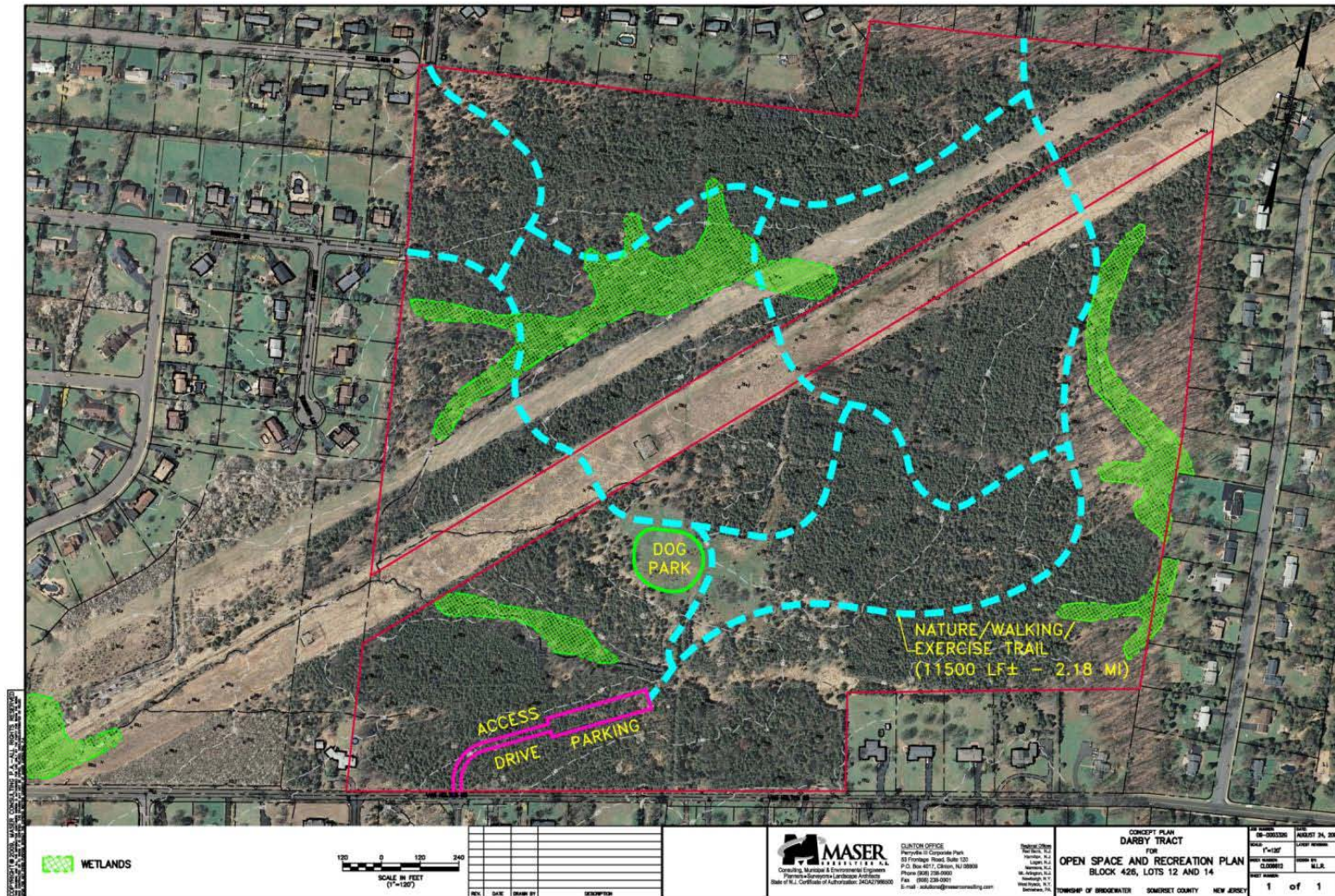
Township of *Bridgewater* Open Space and Recreation Master Plan Update

- Opportunities:
 - Multiple Access Points
 - Pedestrian Links
 - Accessible to School
 - Large Tract of Land
- Constraints:
 - Wetland Areas
 - Powerline Easement Bisects Site
 - Heavy Dense Successional Woods
 - Environmentally Constrained
- Ideas:
 - Nature/Walking/Exercise Trails/Cross Country Course
 - Dog Park
 - Multiple Pedestrian Trail Links to Existing Roads
 - Parking with Access from Van Holten Road



Darby Tract (110 Ac.)







Township of
Bridgewater Open Space and Recreation Master Plan Update

- Preliminary Projected Costs:

- Trail Network for 10,000 lf \$100,000-\$400,000
- Dog Park \$25,000
- Parking \$75,000

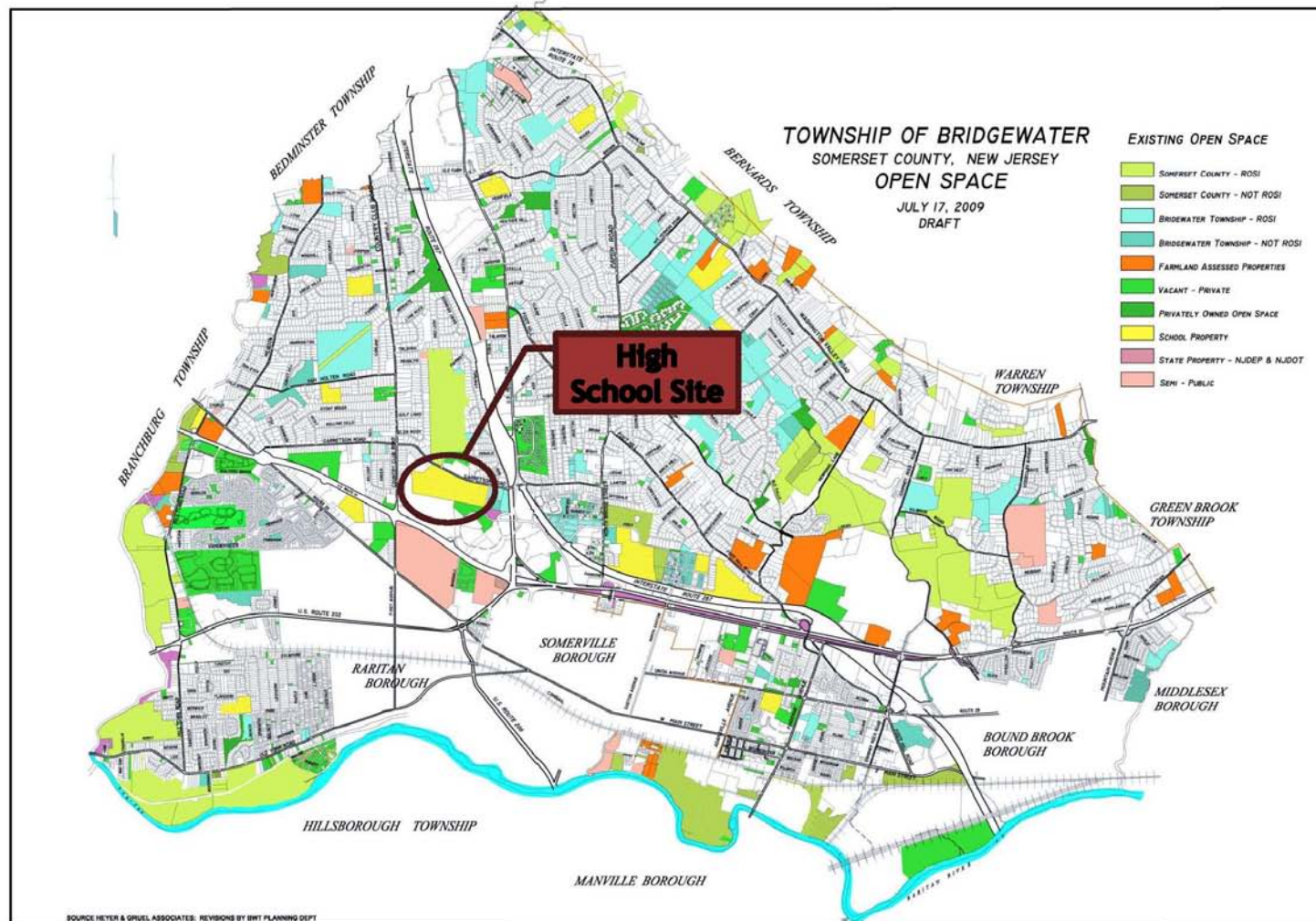
TOTAL \$200,000-\$500,000



Note: This preliminary estimate is for the construction cost associated with the proposed improvements and is approximate and is not intended to represent the exact quantities to be constructed. These prices are approximate only and may not necessarily represent the actual costs.

Darby Tract







Township of *Bridgewater* Open Space and Recreation Master Plan Update

- Opportunities:

- Easy Access
- Existing Parking
- Available Open Area

- Constraints:

- Sloping Topography

- Ideas:

- Multiple Lighted Turf Multi-Purpose Fields
- Walking Paths



High School Site - Adjacent to Bldg. 100





Township of
Bridgewater Bridgewater Raritan High School

Bridgewater-Raritan Sports Complex





Township of
Bridgewater Open Space and Recreation Master Plan Update

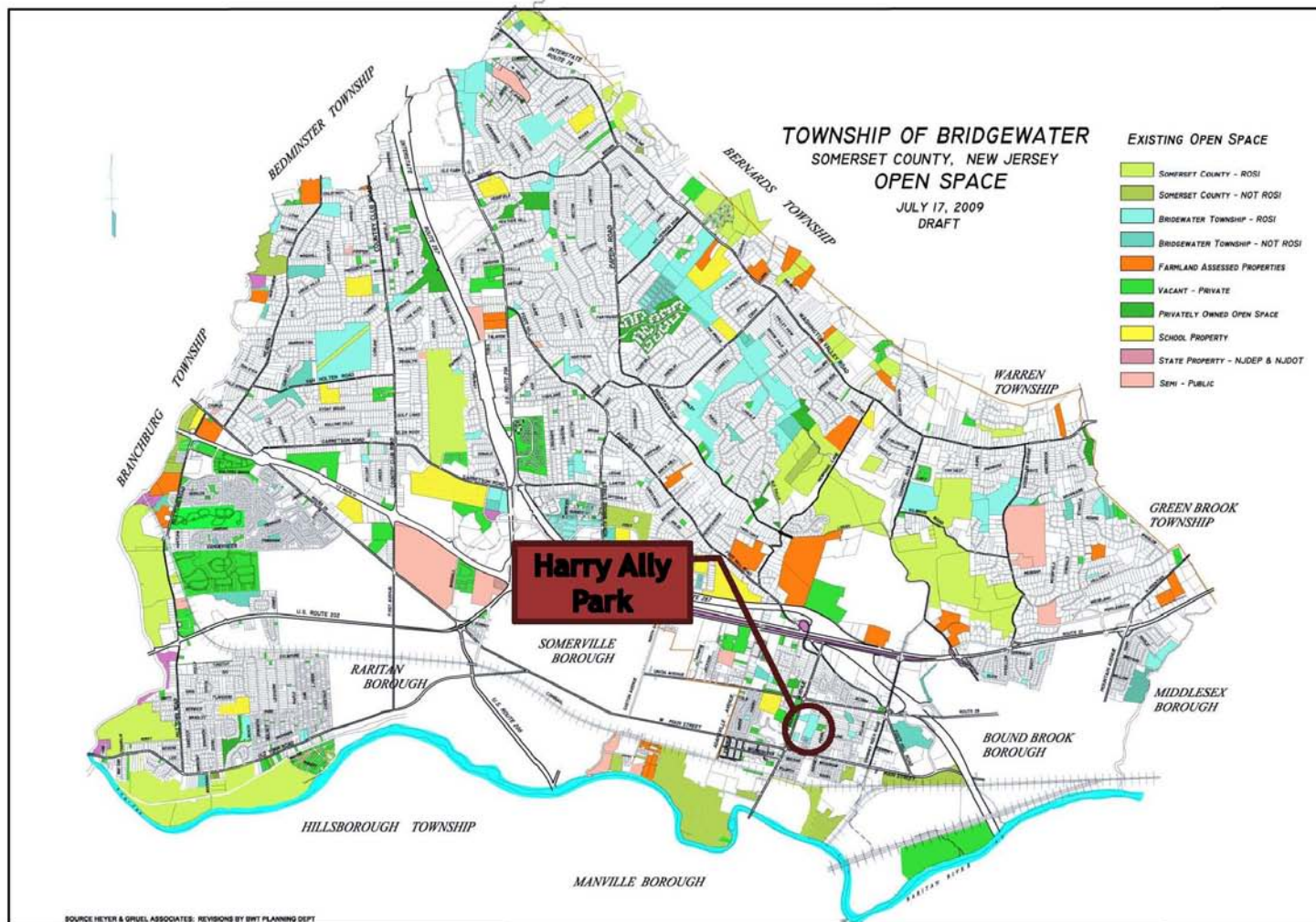
- Preliminary Projected Costs:
 - Lighted Multi-Purpose Artificial Turf Fields
\$1,000,000-1,500,000/Field
 - Walking Paths
\$50,000

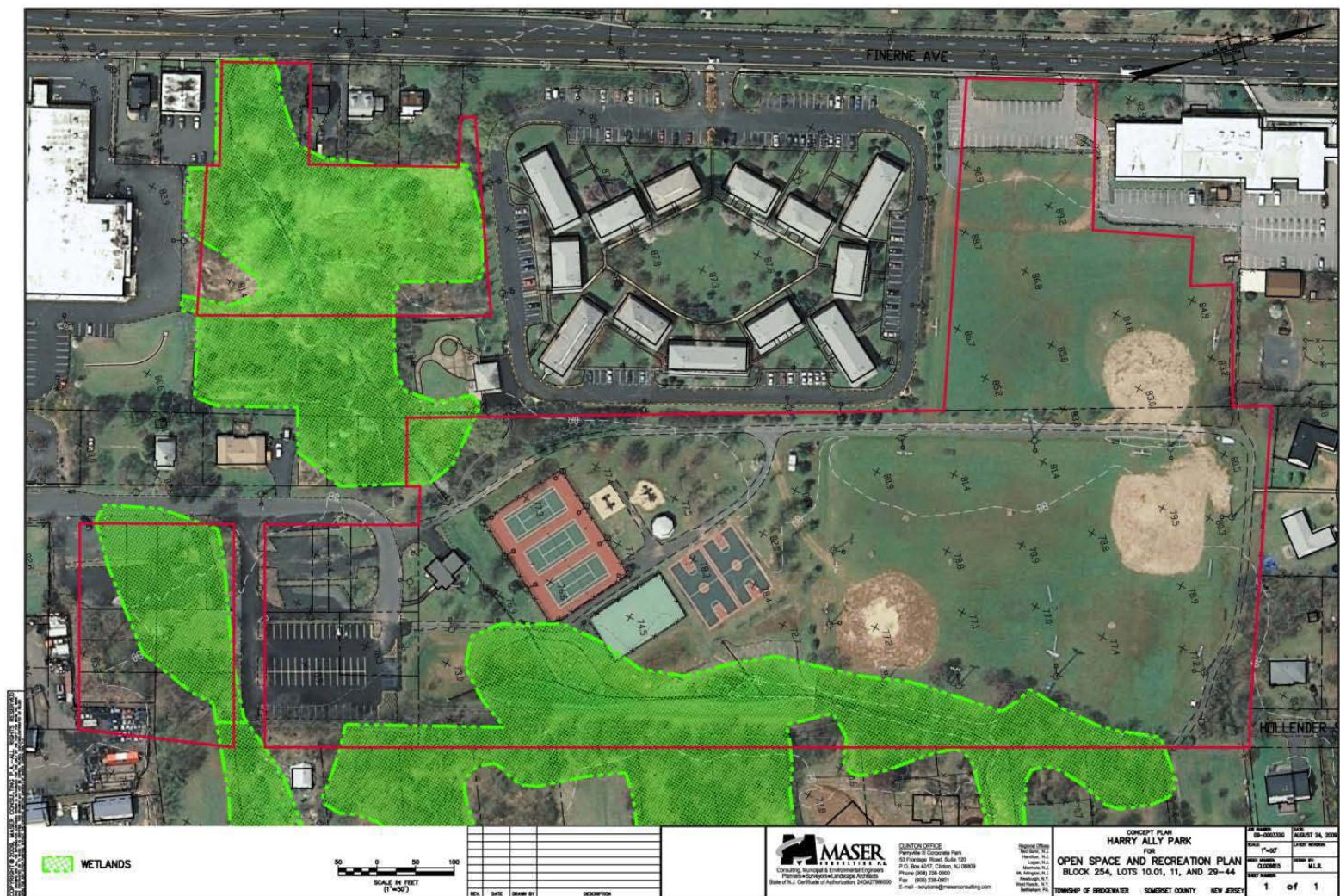
Total \$1,050,000-\$6,050,000

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High School Site - Adjacent to Bldg. 1000



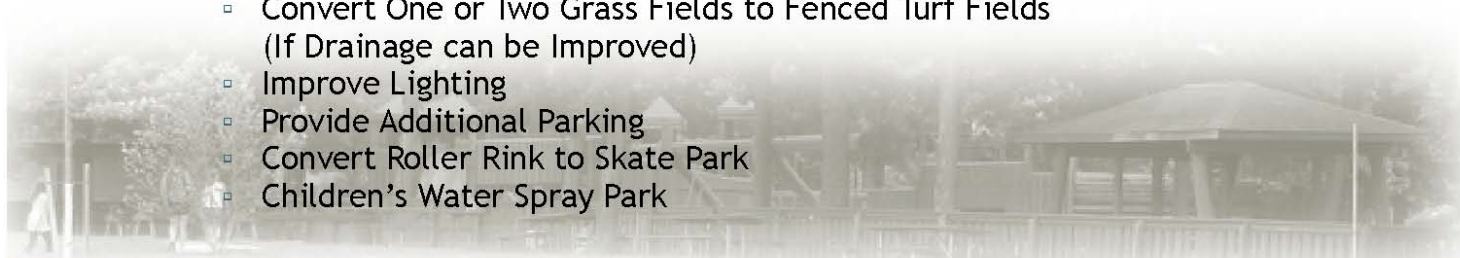






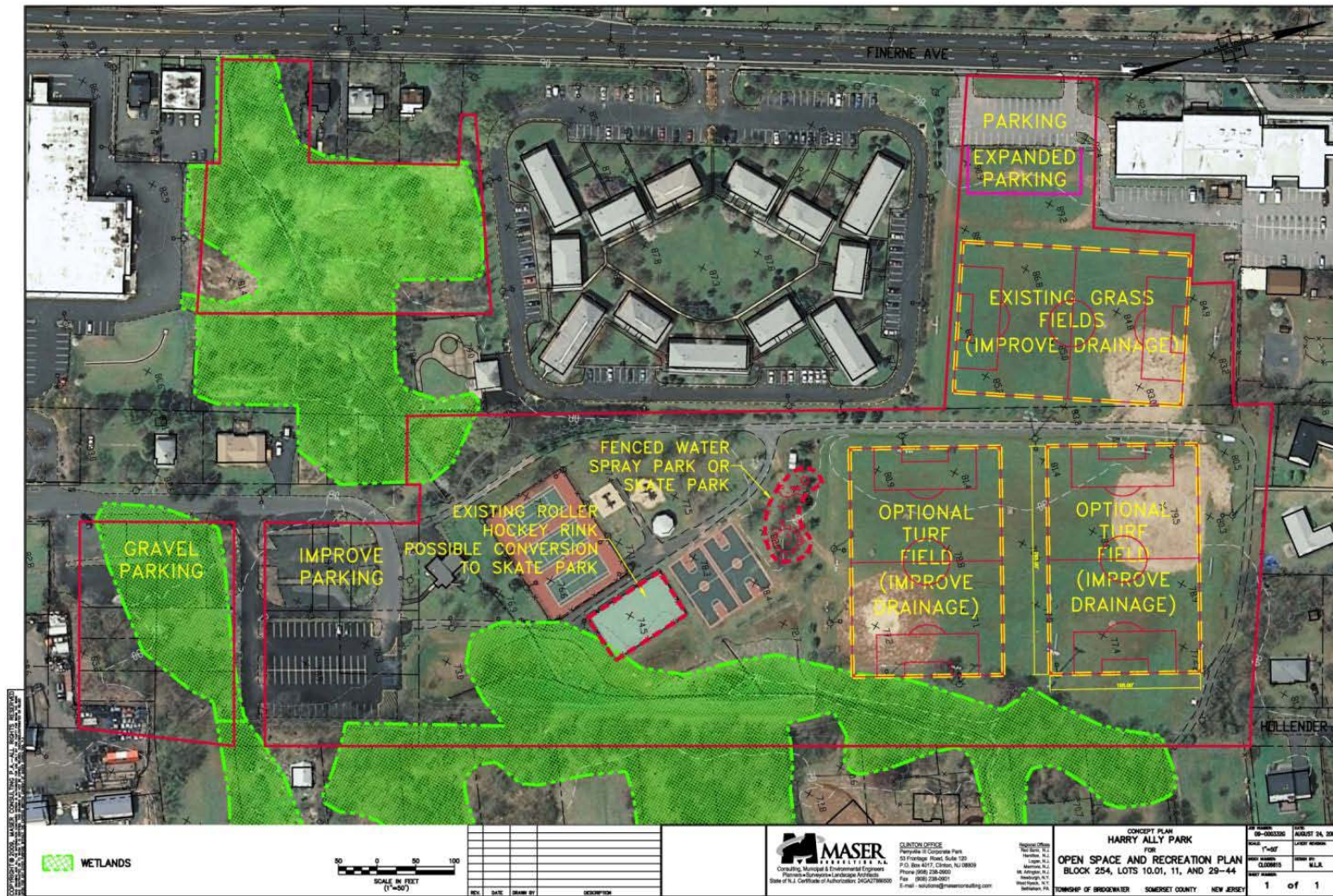
Township of *Bridgewater* Open Space and Recreation Master Plan Update

- Opportunities:
 - Easy Access/Pedestrian Links
 - Existing Lighting in Place
 - Underutilized Area can be Improved
 - Drainage Improvements can Increase Usage
 - Available Areas to Expand/Improve Parking
- Constraints:
 - Limited Available Open Space
 - Subject to Wet Conditions
 - Limited Parking
- Ideas:
 - Convert One or Two Grass Fields to Fenced Turf Fields (If Drainage can be Improved)
 - Improve Lighting
 - Provide Additional Parking
 - Convert Roller Rink to Skate Park
 - Children's Water Spray Park



Harry Ally Park (15 Ac.)







Township of *Bridgewater* Open Space and Recreation Master Plan Update

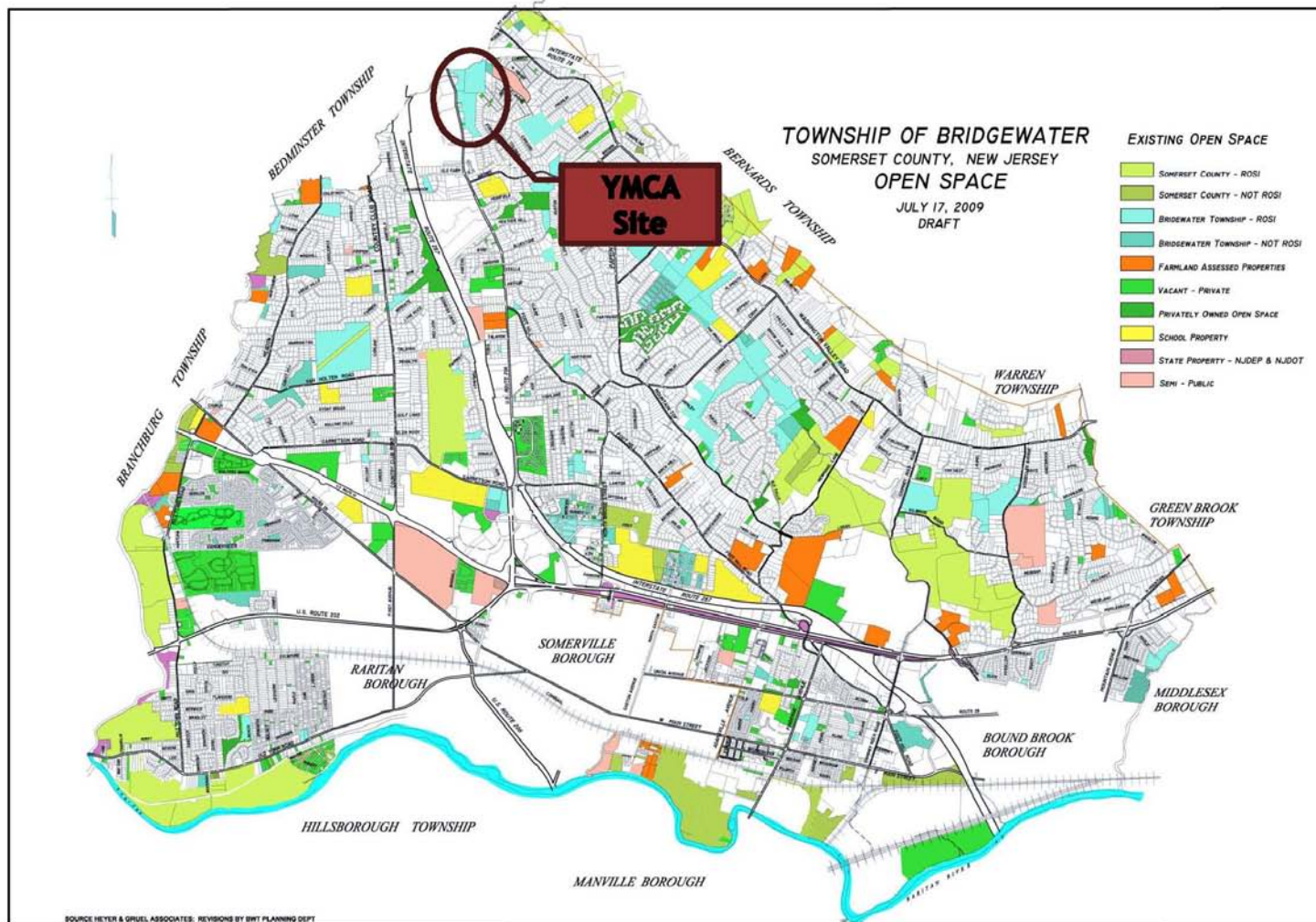
- Preliminary Projected Costs:

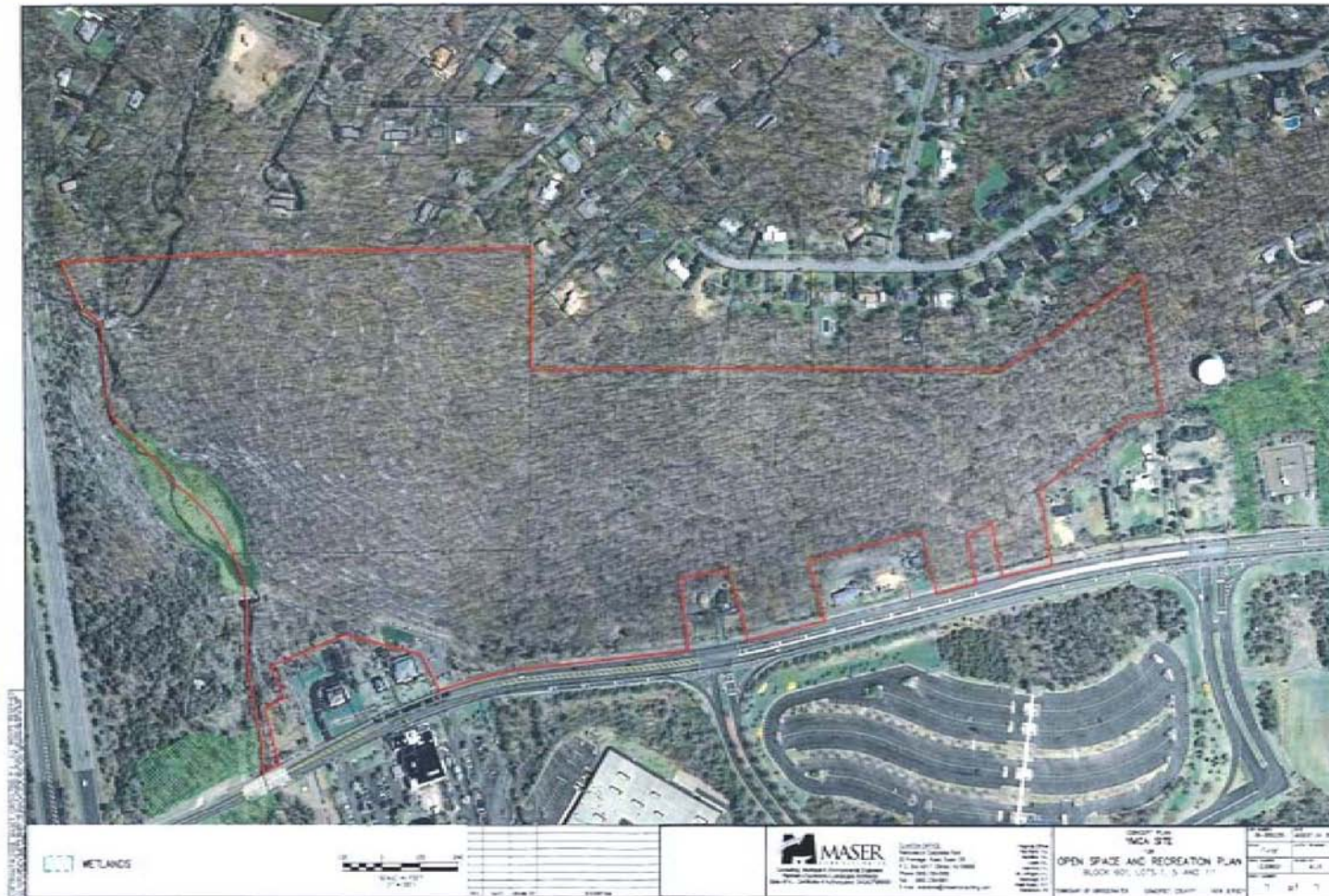
▫ Convert Existing Grass Field to Artificial Turf	\$1,500,000+
▫ Improve/Expand Parking Lot	\$60,000
▫ Improve Drainage	\$50,000 - \$150,000/Field
▫ Improve Lighting	\$50,000-\$110,000/Field
▫ Water Spray Park	\$255,000
▫ Skate Park	\$275,000
TOTAL	\$2,250,000 - \$3,850,000

Note: This preliminary estimate is for the construction cost associated with the proposed improvements and is approximate and is not intended to represent the exact quantities to be constructed. These prices are approximate only and may not necessarily represent the actual costs.

Harry Ally Park









Township of

Bridgewater Open Space and Recreation Master Plan Update

- **Opportunities:**

- Easy Access to Major Road (Rt. 202/206)
- Large Tract
- Neighborhood Pedestrian Links
- Views

- **Constraints:**

- Very Steep Topography
- Heavily Wooded
- Wetlands Areas

- **Ideas:**

- Nature/Walking/Exercise Trails
- Parking with Access to Rt. 202/206
- Bird Watching Blinds

YMCA/Schwabe (63 Ac.)





Township of
Bridgewater Open Space and Recreation Master Plan Update

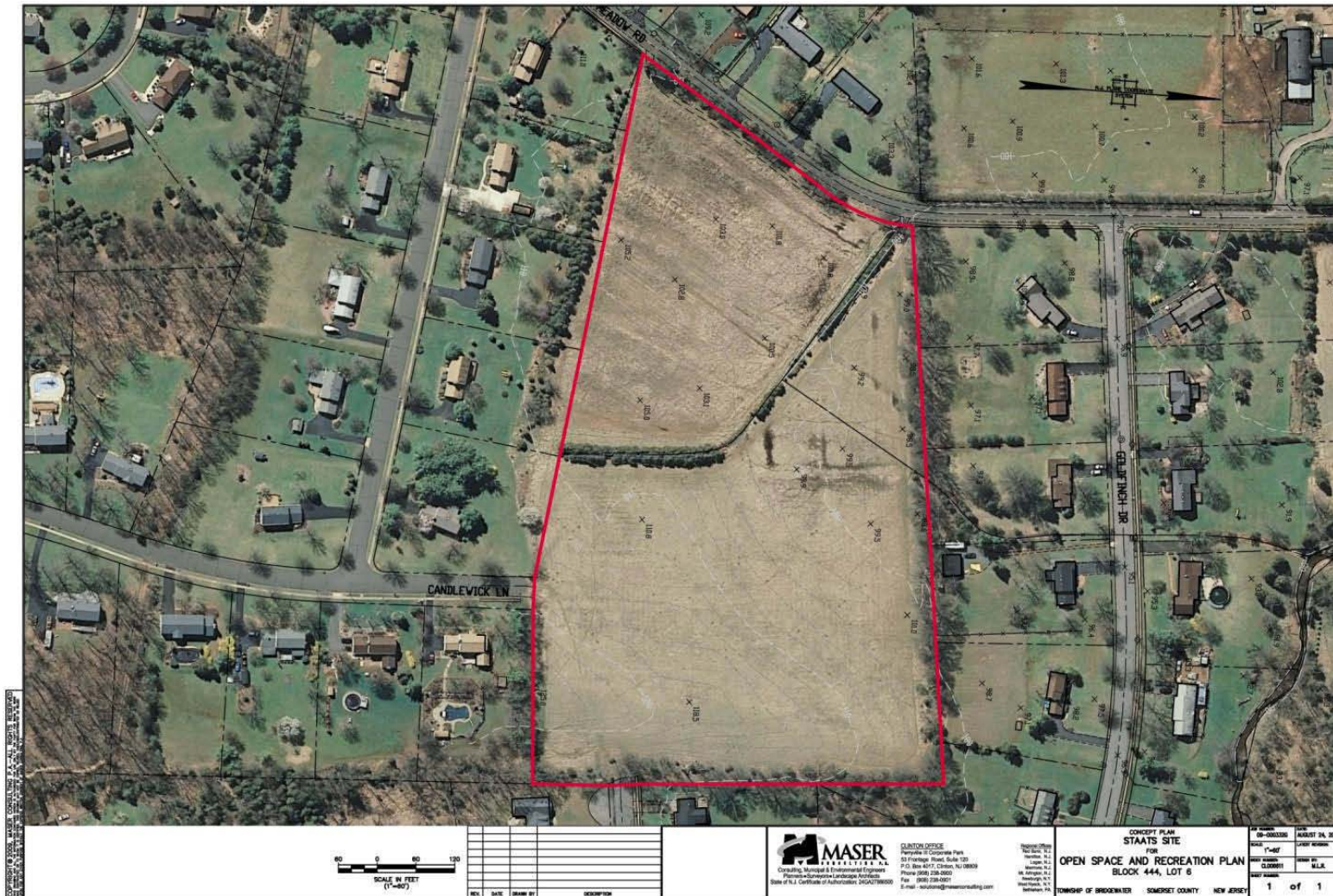
- Preliminary Projected Costs:
 - Trails 8,100 lf± \$150,000-\$325,000
 - Parking \$40,000
 - Bird Watching Blinds \$7,500-\$10,000

TOTAL \$200,000-\$375,000

Note: This preliminary estimate is for the construction cost associated with the proposed improvements and is approximate and is not intended to represent the exact quantities to be constructed. These prices are approximate only and may not necessarily represent the actual costs.

YMCA/Schwabe







Township of

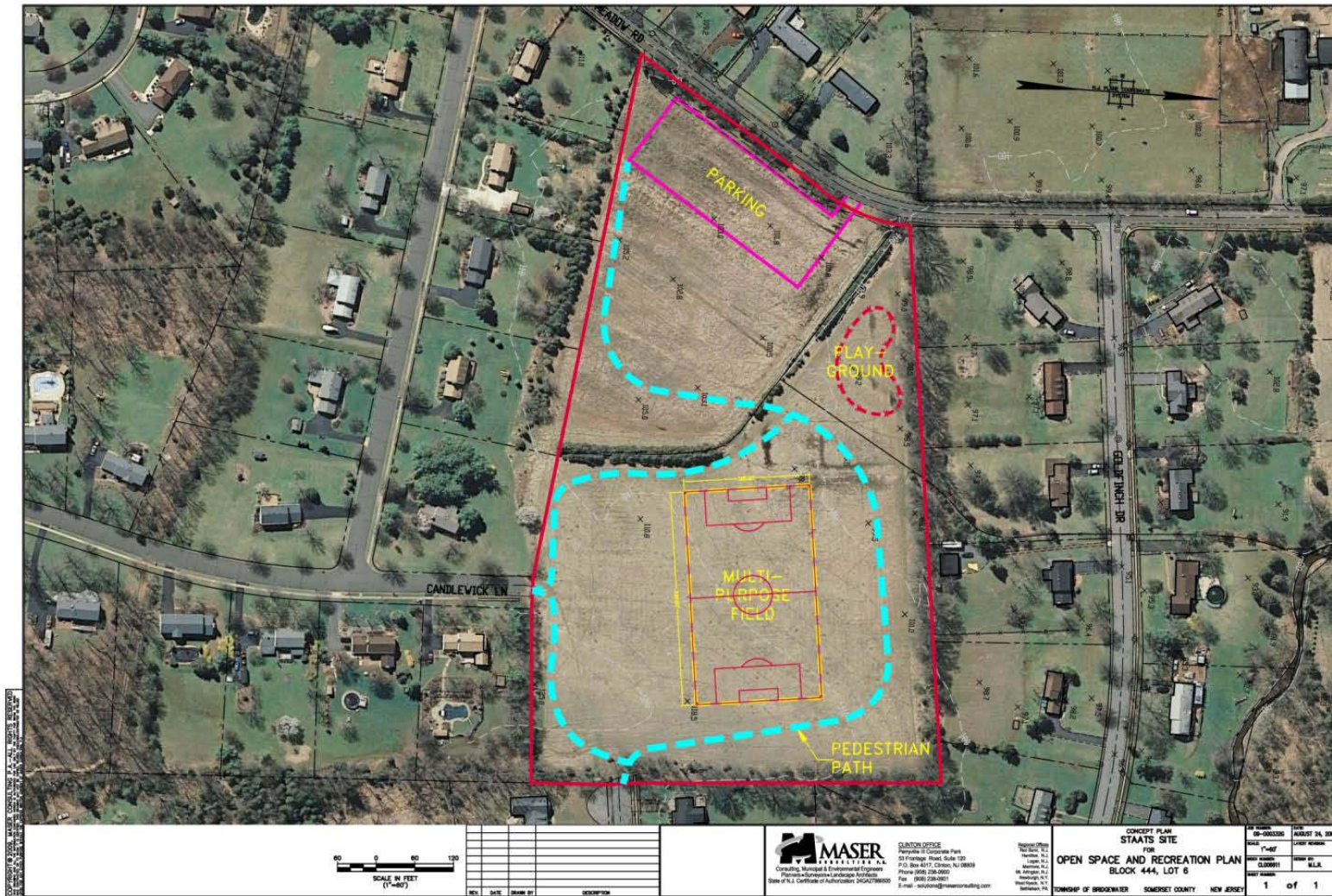
Bridgewater Open Space and Recreation Master Plan Update

- Opportunities:
 - Neighborhood Pedestrian Links
 - Existing Wooded Buffers
 - Open Interior Areas
 - Access to Existing Stream
- Constraints:
 - Limited Access
 - Modest Land Area
 - Potential Wet Areas/Riparian Buffers
- Ideas:
 - Grass Multi-Purpose Field
 - Small Playground
 - Parking with Access from Meadow Road



Staats (13 Ac.)







Township of *Bridgewater* Open Space and Recreation Master Plan Update

- Preliminary Projected Costs:

- One Grass Multi-Purpose Field

200' x 330'

\$250,000

- Parking

\$35,000

- Pedestrian/Bike Path

1,800 lf

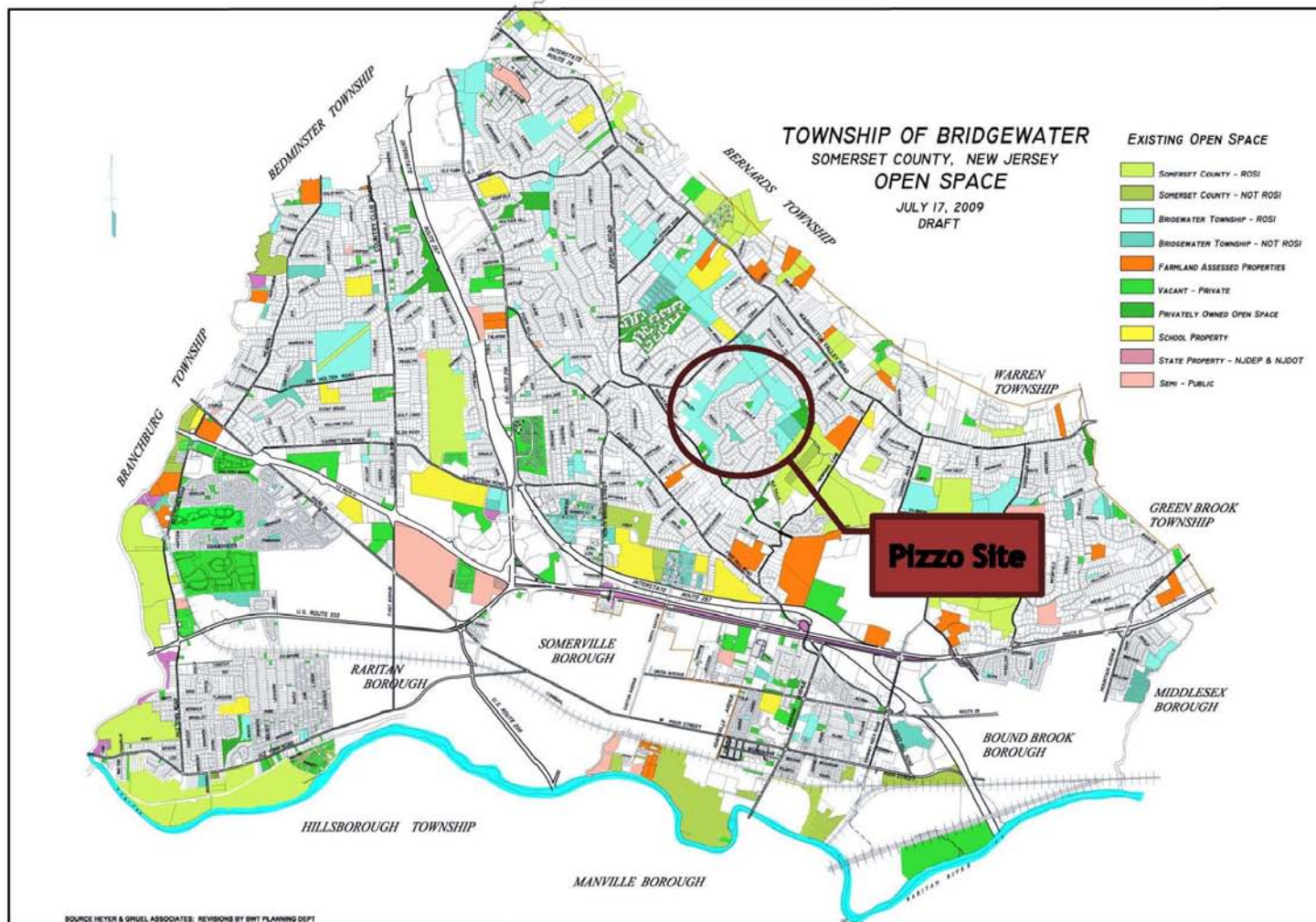
\$20,000-\$75,000

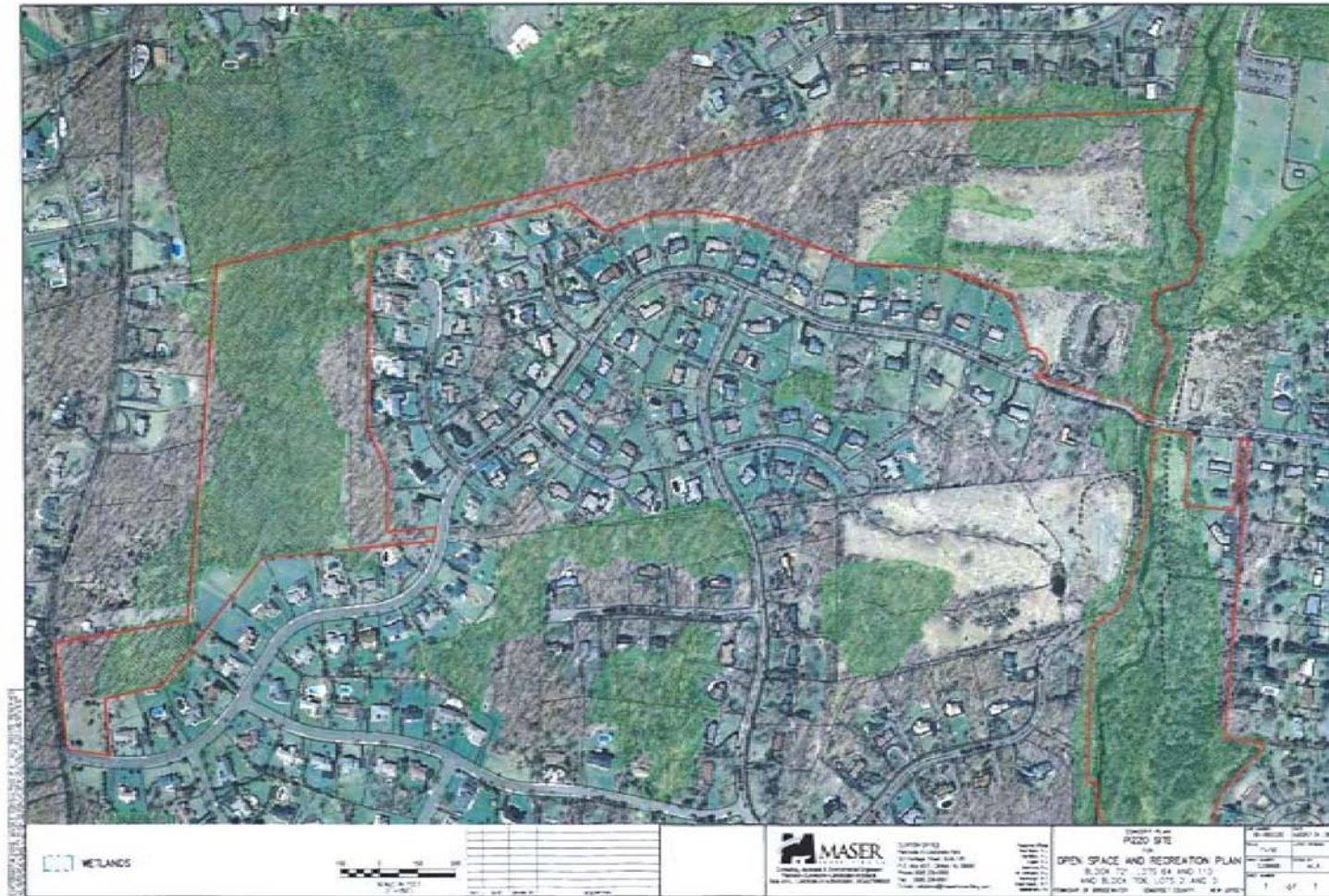
TOTAL \$305,000-\$360,000

Note: This preliminary estimate is for the construction cost associated with the proposed improvements and is approximate and is not intended to represent the exact quantities to be constructed. These prices are approximate only and may not necessarily represent the actual costs.

Staats









Township of *Bridgewater* Open Space and Recreation Master Plan Update

- Opportunities:

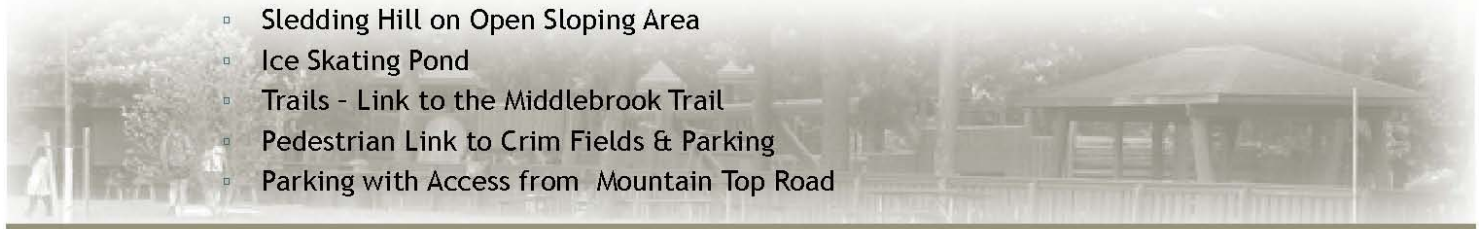
- Pedestrian Neighborhood Links
- Proximity to Existing Crim Road Fields
- Adjacent to Existing Middlebrook Trail
- Sloping Topography

- Constraints:

- Irregular Shape
- Limited Access
- Extensive Wetlands
- Sloping Topography
- Heavily Wooded

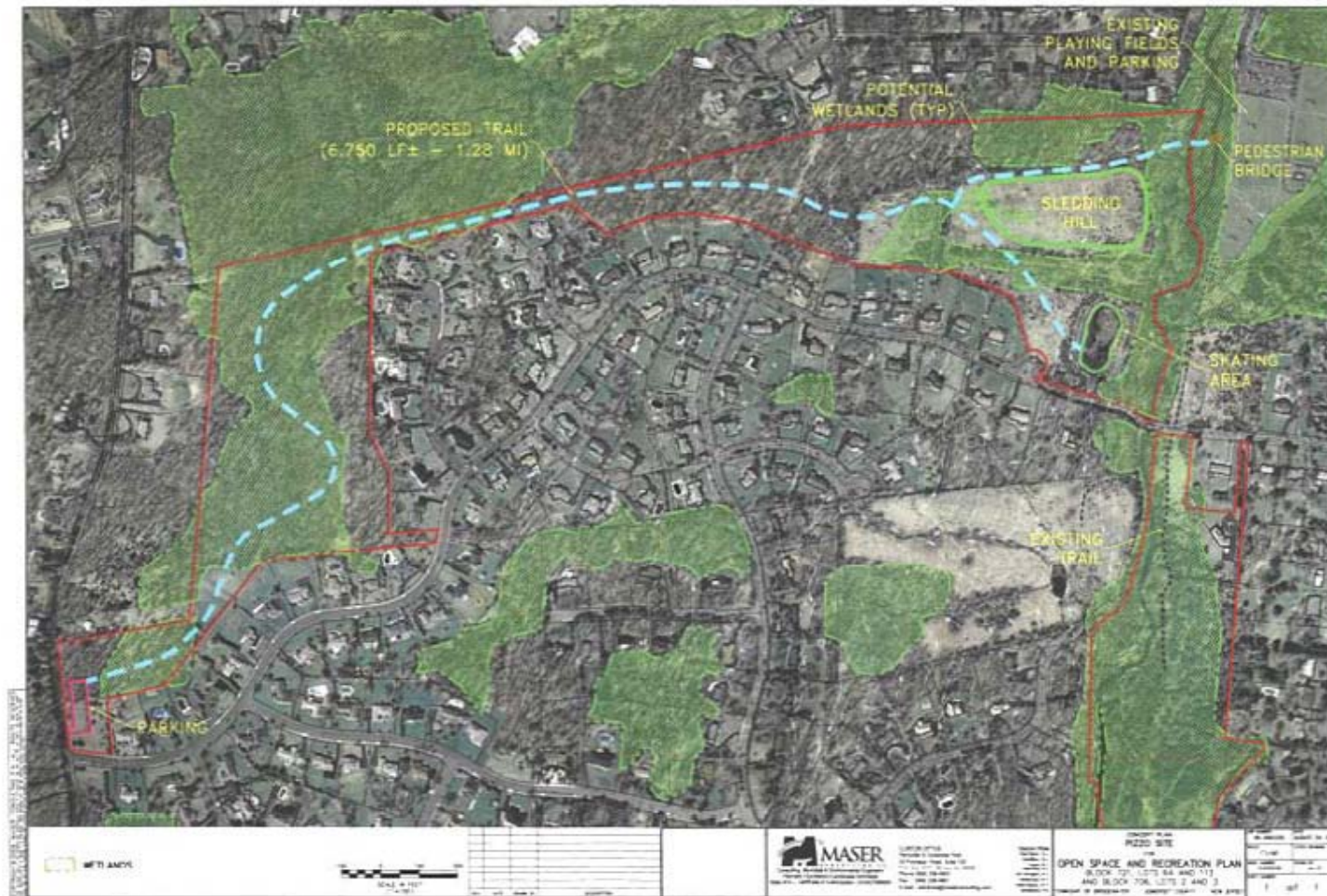
- Ideas:

- Sledding Hill on Open Sloping Area
- Ice Skating Pond
- Trails - Link to the Middlebrook Trail
- Pedestrian Link to Crim Fields & Parking
- Parking with Access from Mountain Top Road



Pizzo (85 Ac.)







Township of
Bridgewater Open Space and Recreation Master Plan Update

- Preliminary Projected Costs:

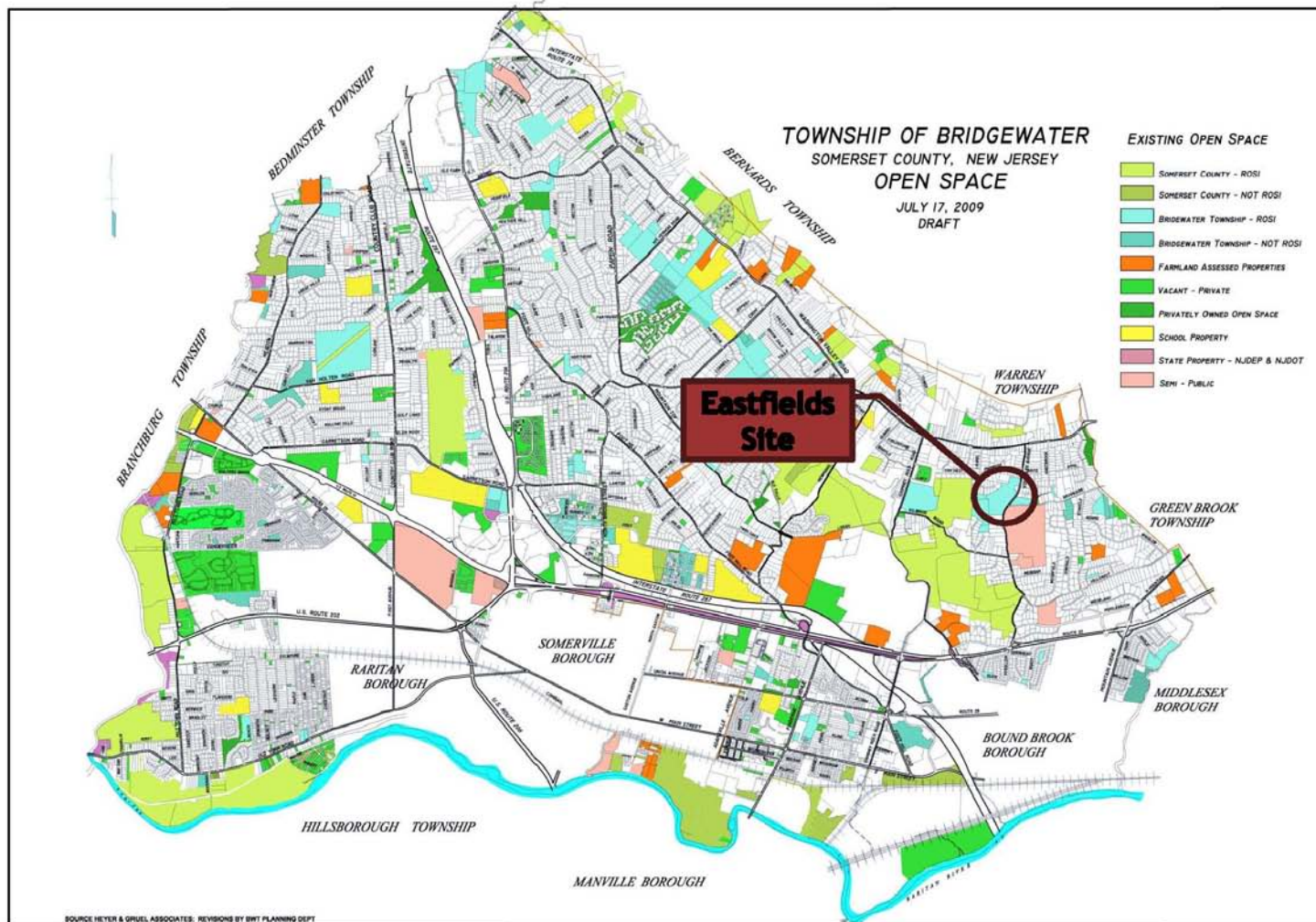
▫ Skating Pond	\$15,000-20,000
▫ Sledding Hill	\$5,000-10,000
▫ Trail 6,000 lf	\$60,000-\$240,000
▫ Parking	\$55,000

TOTAL \$135,000-\$325,000

Note: This preliminary estimate is for the construction cost associated with the proposed improvements and is approximate and is not intended to represent the exact quantities to be constructed. These prices are approximate only and may not necessarily represent the actual costs.

Pizzo







Township of

Bridgewater Open Space and Recreation Master Plan Update

- **Opportunities:**

- Connection to the Existing Middlebrook Trail
- Access to Brook
- Pedestrian Links to Neighborhood

- **Constraints:**

- Extensive Wetlands
- Limited Access
- Potential Riparian Buffers

- **Ideas:**

- Trails & Connection to Middlebrook Trail
- Reflection - Meditation Garden
- Pedestrian Bridge over Brook
- Observation Platforms
- Benches
- Parking with Access from Vosseller Avenue



Eastfields (24.5 Ac.)





Township of *Bridgewater* Open Space and Recreation Master Plan Update

- Preliminary Projected Costs:

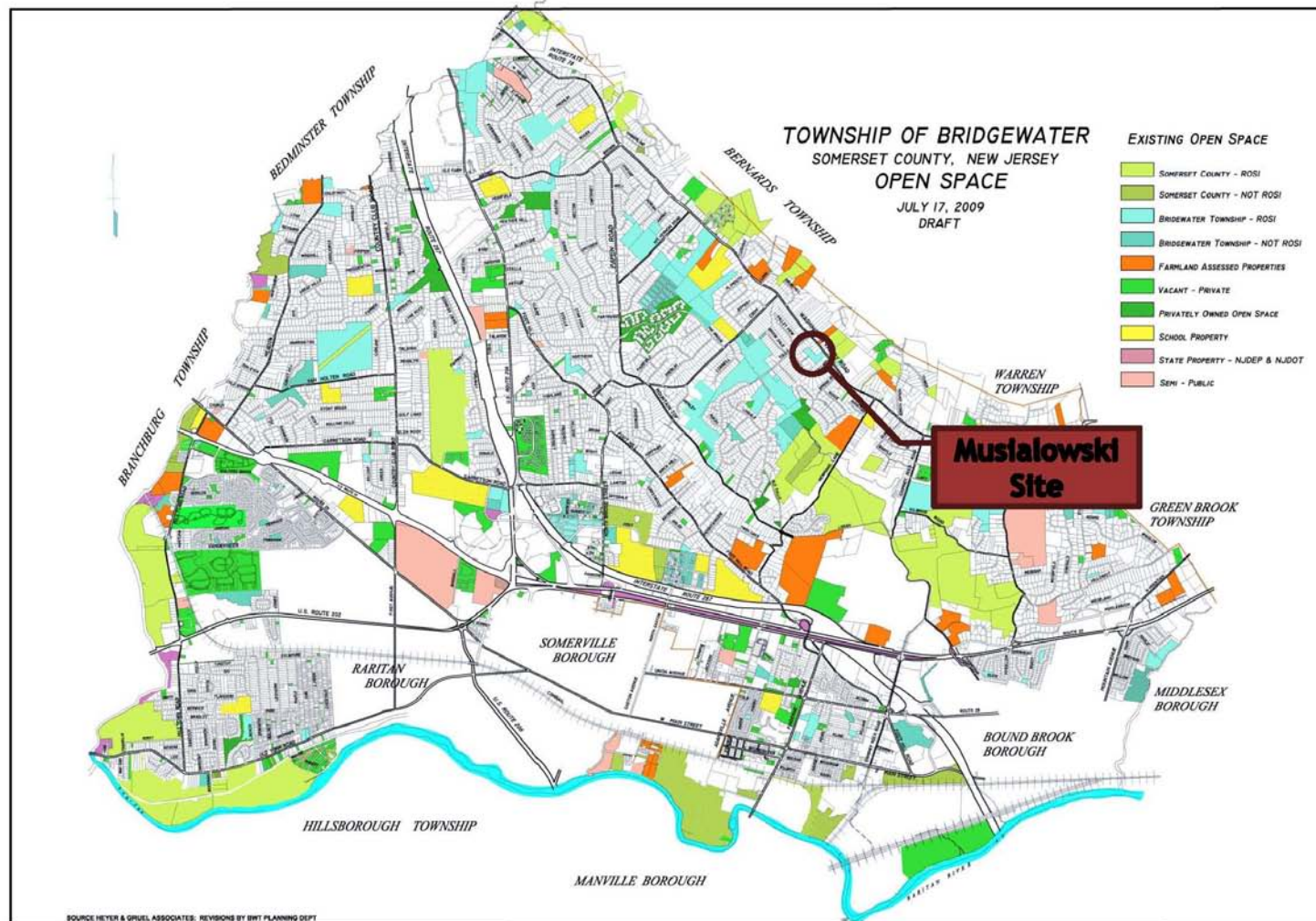
▫ Reflection-Meditation Garden	\$20,000-\$50,000
▫ Pedestrian Bridge	\$40,000
▫ Trails 3,400 lf	\$34,000-\$136,000
▫ Observation Platforms	\$35,000
▫ Parking	\$30,000
▫ Benches 10 - 20	\$8,000-\$20,000

TOTAL \$209,000-\$311,000

Note: This preliminary estimate is for the construction cost associated with the proposed improvements and is approximate and is not intended to represent the exact quantities to be constructed. These prices are approximate only and may not necessarily represent the actual costs.

Eastfields









Township of *Bridgewater* Open Space and Recreation Master Plan Update

- **Opportunities:**

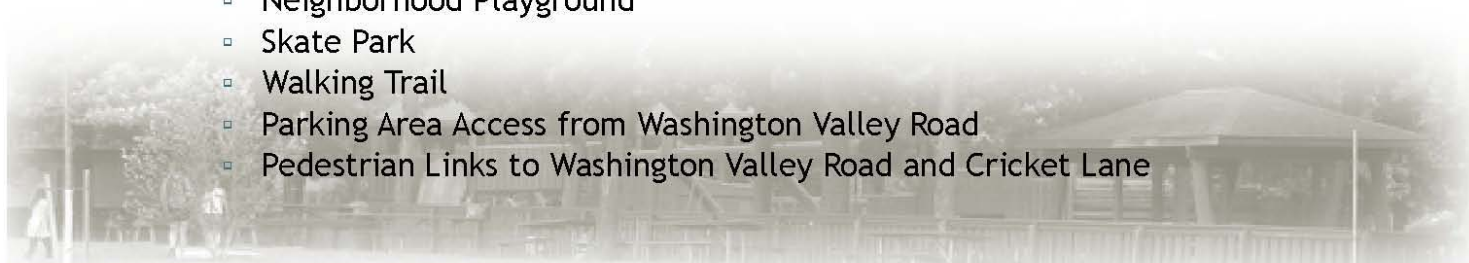
- Easy Access/Pedestrian Links
- Topography Provides Opportunity for Variety of Levels/More Interest
- Existing Wooded Buffer
- Open Interior Areas

- **Constraints:**

- Irregular Land Shape
- Sloping Land

- **Ideas:**

- Neighborhood Playground
- Skate Park
- Walking Trail
- Parking Area Access from Washington Valley Road
- Pedestrian Links to Washington Valley Road and Cricket Lane



Musialowski (5± Ac.)







- Preliminary Projected Costs:

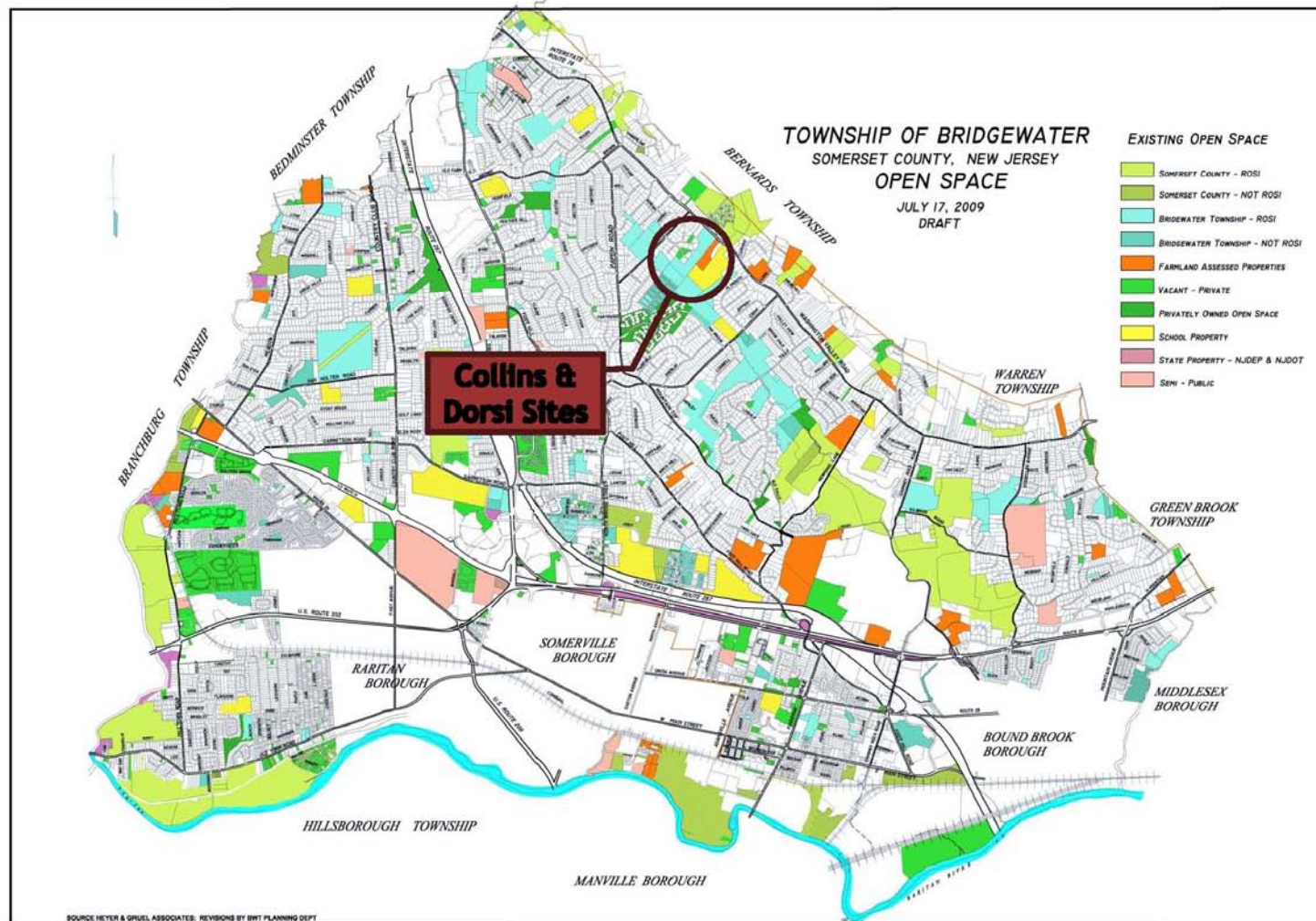
▫ Neighborhood Playground (w/fencing)	\$200,000
▫ Pedestrian Path 2,000 lf	\$25,000-\$80,000
▫ Parking	\$50,000
▫ Benches/Tables	\$5,000--\$10,000
▫ Skate Park	\$250,000

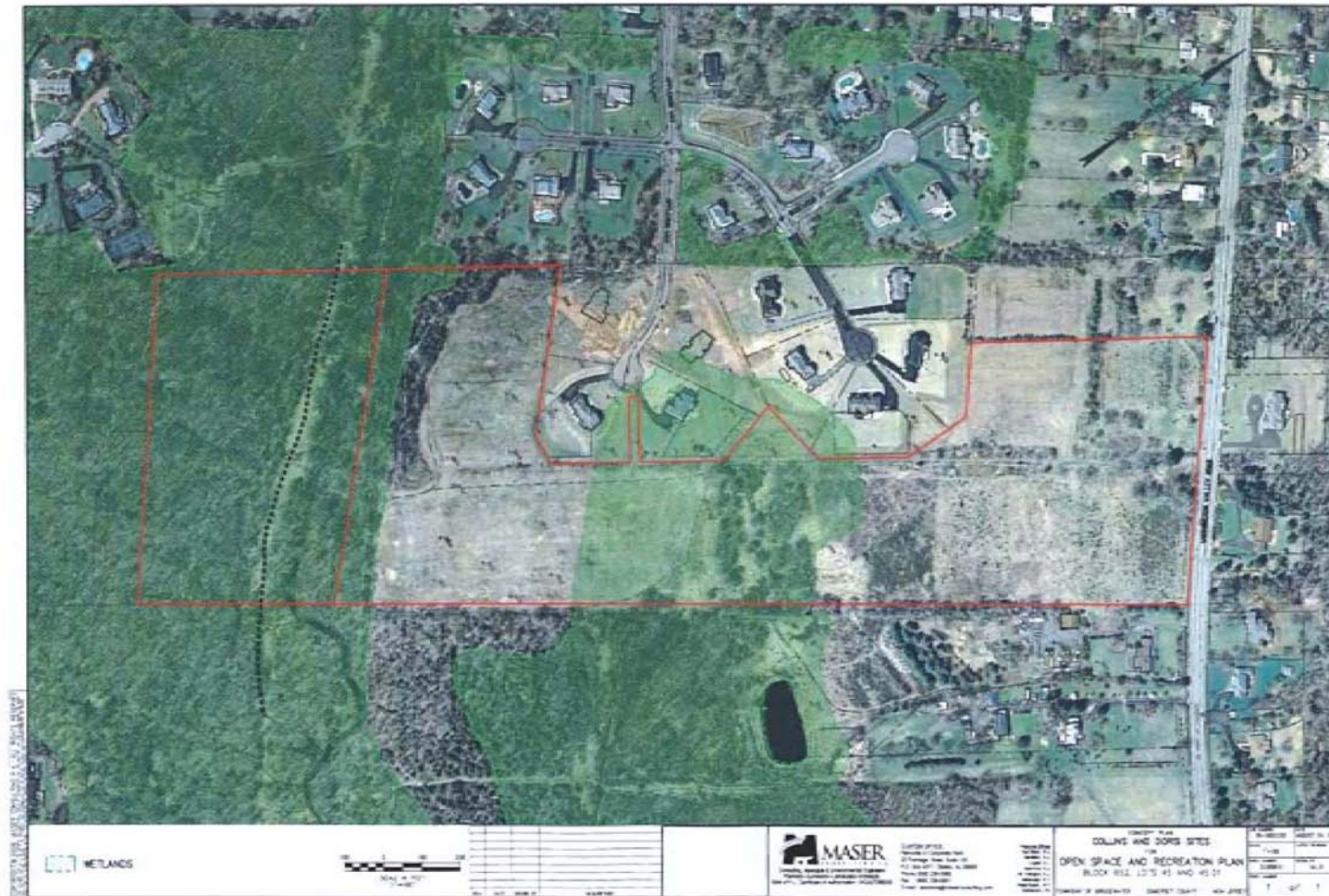
TOTAL \$280,000 - \$590,000

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Musialowski









Township of *Bridgewater* Open Space and Recreation Master Plan Update

- Opportunities:

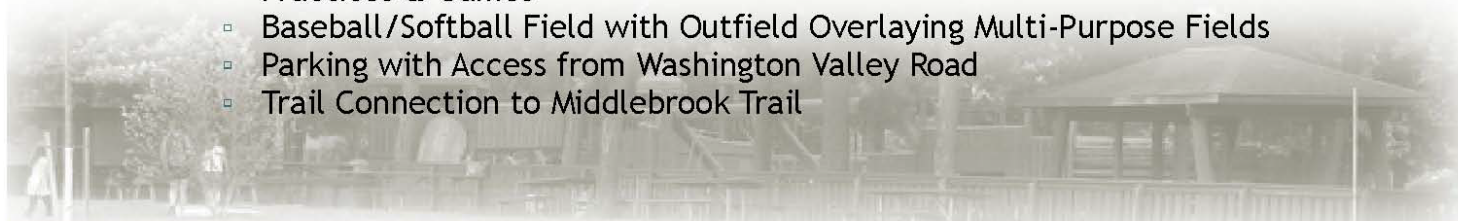
- Easy Access from Washington Valley Road (Collins)
- Open Dry Area Near Washington Valley Road
- Proximity to the Existing Middlebrook Trail

- Constraints:

- Limited Accessibility to Dorsi (Rear)
- Extensive Wetlands
- Sloping Topography
- Irregular Land Shape

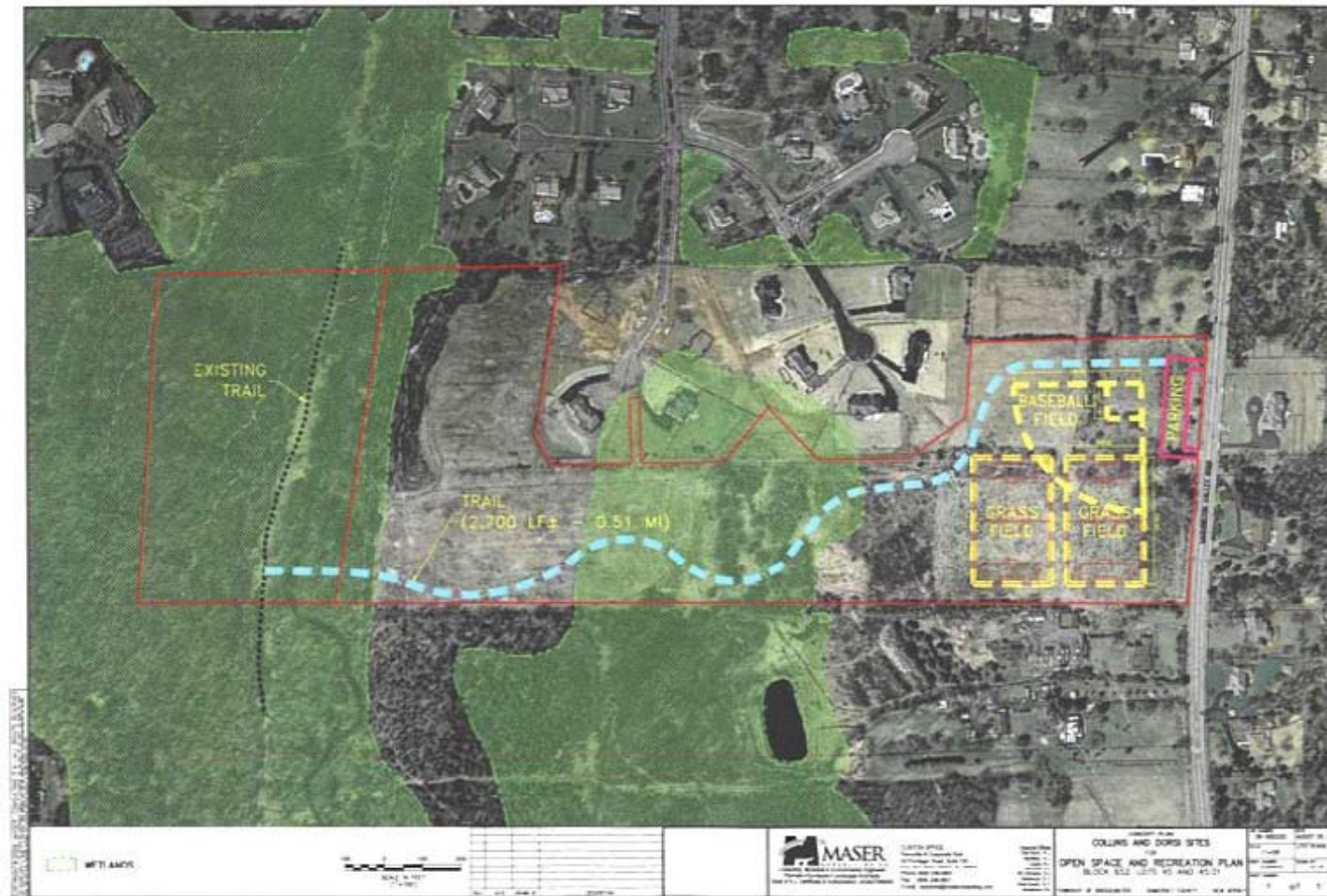
- Ideas:

- Grass Multipurpose Fields for Soccer, Lacrosse, Field Hockey, General Practices & Games
- Baseball/Softball Field with Outfield Overlaying Multi-Purpose Fields
- Parking with Access from Washington Valley Road
- Trail Connection to Middlebrook Trail



Collins/Dorsi (40 Ac.)







- Preliminary Projected Costs:

- Two Grass Multi-Purpose Fields

200' x 330' \$500,000

- One Grass Baseball/Softball Field \$250,000

- Parking \$50,000

- Trail Connection 2,500 lf \$25,000-\$100,000

TOTAL \$825,000-\$900,000

Note: This preliminary estimate is for the construction cost associated with the proposed improvements and is approximate and is not intended to represent the exact quantities to be constructed. These prices are approximate only and may not necessarily represent the actual costs.

Collins/Dorsi

