

**KINNELON BOROUGH, MORRIS COUNTY**

**DECEMBER 2022**

# **OPEN SPACE AND RECREATION PLAN UPDATE**



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**PREPARED BY**

THE LAND CONSERVANCY OF NEW JERSEY  
& THE BOROUGH OF KINNELON OPEN SPACE ADVISORY COMMITTEE



# KINNELON BOROUGH, MORRIS COUNTY

**DECEMBER 28, 2022**

## **OPEN SPACE AND RECREATION PLAN UPDATE**

**PREPARED BY**



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Chapter 41, Title 13 of the State Board of Professional Planners

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Date: December 28, 2022

The Borough of Kinnelon Open Space and Recreation Plan Update  
was prepared with a grant from the  
New Jersey Highlands Water Protection and Planning Council

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# MUNICIPAL ACKNOWLEDGMENTS



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## **Historic Preservation Advisory Committee**

Thomas Kline, Borough Historian

**K100**  
**KINNELON**



**YEARS**

**1922-2022**

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## **COVER PHOTO**

Untermeyer Lake Preserve

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# EXECUTIVE SUMMARY



*Photo: Untermeyer Lake*

## **KINNELON CELEBRATING 100 YEARS!**

Kinnelon Borough completed its first Open Space Plan in 2005 and updated it in 2012. The 2012 Open Space and Recreation Plan Update was completed with heightened focus on the community's commitment to conservation of its natural resources. This involved detailed assessments of the open spaces and natural resources, as well as envisioning steps to build on the quality and quantity of the Borough's parks.

The Borough of Kinnelon has chosen to update the Open Space and Recreation Plan to showcase its accomplishments, ensure it continues to qualify for state funding through the Green Acres program, and to once again reaffirm its commitment to protecting land for recreation and natural resource conservation.

Since 2012, the Borough has:

- Preserved land to create a pocket park (2015)
- Preserved land on Pequannock border - Waughaw Greenway (2017)
- Preserved Untermeyer Lake (2017)
- Acquired land for the Kinnelon Emergency Shelter and Senior Community Center (2018)
- Completed a Critical Habitat & Conservation Management Plan (2020)
- Acquired and permanently protected Boonton Avenue Fields (2022)

At the time of the Borough's initial Open Space Plan in 2005 the Borough had 1,948 acres of preserved land. When the Borough updated its Plan in 2012, it had expanded its inventory of protected lands to 3,749 acres (29% of the municipality). Since that time, an **additional 342 acres has been preserved** in the Borough for a total of 3,994 permanently preserved acres (**35% of the municipality**).

Since 2012, the Borough has spent \$1,026,696 on parks and open space projects. It received \$1,850,000 from Morris County for open space acquisitions, \$954,114 from Morris County Historic Preservation Fund, \$150,000 from Morris County Municipal Utilities Authority, \$275,000 from Morris County Park Commission, and \$599,906 from Green Acres.

The Open Space and Recreation Plan Update identifies lands where recreation and preservation activities may be focused. A ten-year action program is proposed to guide the Borough's preservation efforts. This 2022 Update:

- Produces a targeted, site-specific action program.
- Reviews and updates the program goals.
- Includes within this report an open space map which identifies public and private lands in the municipality, showing all permanently preserved lands in the community.

This Plan Update will help guide future planning by providing a comprehensive framework for decision-making and implementation. Implementing the recommendations included in the Plan Update will preserve the environmental health, recreational opportunities, and aesthetic character of the Borough.

In Kinnelon:

- The Borough preserved **708 acres**;
- The City of Newark owns **119 acres**;
- Morris County maintains **909 acres**;
- New Jersey owns **2,160 acres**, and holds a **98-acre easement**.



*Photo: Butler Reservoir*

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# BENEFITS OF PRESERVED LAND

## ***Benefits of preserved land in Kinnelon include:***

- Contributes to quality of life
- Improves air and water quality
- Increases adjacent property value
- Encourages physical activity
- Provides storage of carbon in trees to combat climate change
- Maintains wildlife habitat, for both flora and fauna
- Helps to keep streams and rivers clean

When planned as a system, open space supports the community's **quality of life**, recreational programs and activities, and protects the agricultural, cultural, and natural resources.

Increased open space **fosters community**, encourages people to gather, and participate in recreational activity. Preserved land is productive and revenue producing. Households, local businesses, and governments benefit financially from the protection of open space.

**It is costly to replicate these benefits once the land is developed.**



*Photo: Fayson Lakes Beach, Basketball, & Tennis Courts*

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# BENEFITS OF PRESERVED LAND

## **PRESERVED LAND PERFORMS VALUABLE ECONOMIC SERVICES**

“Forested open space and wetlands are particularly valuable. Trees control erosion, help clean the air of pollutants, mitigate global warming by absorbing carbon dioxide and other greenhouse gases, and help shelter and cool homes...Wetlands serve as wildlife habitat, absorb storm and flood water, reduce pollutant and sediment loads in watershed runoff. These are all services society would have to pay for otherwise. Natural open space provides these services for free; in its absence, society must pay for them.”

*(The Economic Benefits of Parks and Recreation, Trust for Public Land)*

“Protected open space in the five-county region contributes an estimated \$133 million in annual cost savings and economic benefits through the provision of six ecosystem services: water supply, water quality, flood mitigation, wildlife habitat, air pollution removal, and the sequestration of carbon in yearly growth of trees on protected open space. This sum represents costs avoided by not having to artificially replace vital ecosystem services currently provided by protected open space within the five-county region.”

*(The Economic Value of Protected Open Space in Southeastern Pennsylvania, Delaware Valley Regional Planning Commission)*

## **PRESERVED LAND INCREASES ADJACENT PROPERTY VALUE**

“Home owners near parks and protected areas are repeatedly seen to have property values more than 20% higher than similar properties elsewhere. “

*(The Economics Associated with Outdoor Recreation, Natural Resources Conservation and Historic Preservation in the United States, National Fish and Wildlife Foundation)*

“By increasing the value of homes within a one-mile radius, protected open space also increases the amount of property taxes and transfer taxes that local governments and school districts receive.”

*(The Economic Value of Protected Open Space in Southeastern Pennsylvania, Delaware Valley Regional Planning Commission)*

Preserved lands “have been shown to bolster property values and make adjacent properties easier to sell.”

*(Economic Benefits of Trails and Greenways, Rails to Trails Conservancy)*

“The real estate market consistently demonstrates that many people are willing to pay a larger amount for property located close to parks and open space areas than for a home that does not offer this amenity.”

*(The Proximate Principle, John Crompton, National Recreation and Park Association)*



Photo: Talbot Field, Smoke Rise

# OPEN SPACE GOALS

## FROM THE 2012 OPEN SPACE & RECREATION PLAN

The Goals Section of the Open Space and Recreation Plan Update acts as a guide for the Borough of Kinnelon's open space program. The goals focus on protecting environmentally sensitive land, protecting water resources, and creating recreational opportunities for both natural resource-based and facility-based recreation. The following goals were targeted in the 2012 Open Space & Recreation Plan:

- **Preserve ground and surface water recharge areas** for the protection of both local and regional sources of drinking water
- **Preserve the rural character** and historic beauty of the Borough
- **Protect scenic vistas** and ridgelines in the Borough
- **Conserve forested land** for critical wildlife habitat and for continued health of watershed land
- Promote and **create a system of interconnected trails** and greenways that will link local neighborhoods with parks and natural areas, including the identification and retention of local unmarked trails in natural areas
- **Expand recreational areas and facilities**, including the development of a community center

The 2022 Open Space & Recreation Plan Update expands on the themes from the 2005 Plan and the 2012 goals, while also considering the advancements made throughout the last decade. This informs a series of new goals including: **Protect Water Quality, Maintain Rural Character, Preserve Critical Land & Habitat, Maintain Recreational Facilities, Build Accessibility, Maintain & Utilize Open Space, and Pursue Adequate Funding Sources.**

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# OPEN SPACE GOALS

## FOR THE 2022 OPEN SPACE & RECREATION PLAN

### **PROTECT WATER QUALITY**

Preserve ground and surface water recharge areas for the protection of both local and regional sources of drinking water while promoting land stewardship.

### **MAINTAIN RURAL CHARACTER**

Preserve the rural character and historic beauty of the Borough.

### **PRESERVE CRITICAL LAND AND HABITAT**

Protect and maintain scenic vistas, greenways, and ridgelines in the Borough, and conserve forested land for critical wildlife habitat and for continued ecological health.

### **MAINTAIN RECREATION FACILITIES**

Maintain recreational areas and facilities and develop the Kinnelon Emergency Shelter and Senior Community Center.

### **BUILD ACCESSIBILITY**

Promote and create a system of interconnected trails and greenways to link local neighborhoods with parks and natural areas, including the identification and retention of local unmarked trails in natural areas, while curating accessible and inclusive open spaces for all abilities.

### **MAINTAIN & UTILIZE OPEN SPACE LAND**

Incorporate best practices to sustainably manage existing open spaces, while encouraging better access and use of public lands.

### **PURSUE FUNDING TO ACQUIRE SIGNATURE PROPERTIES**

Pursue and secure funding to acquire signature properties in an effort to expand open space and recreation throughout the Borough.

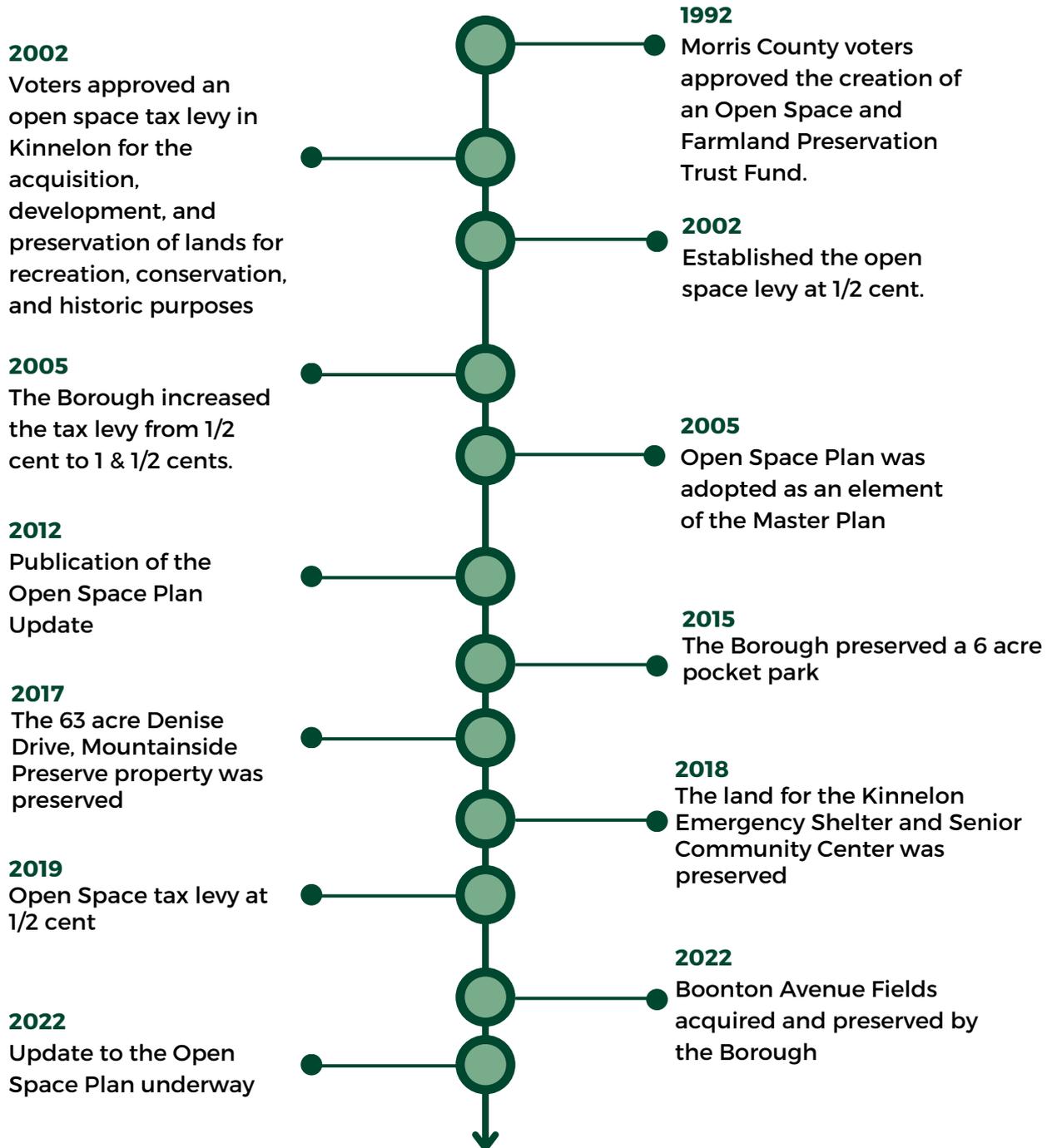
# HISTORY OF OPEN SPACE PRESERVATION IN THE BOROUGH OF KINNELON

Since before the inception of the Borough’s Open Space, Recreation, Farmland, and Historic Preservation Trust Fund (OSTF) in 1992, and the subsequent tax levy in 2002, the Borough made the preservation of open space a priority. The table below identifies these properties preserved between 1992 and 2012. The 2012 Open Space Plan includes a description of each of these projects.

Project Name	Acres	Year
Pyramid Mountain Natural Historic Area	7.35	1993
Pyramid Mountain Natural Historic Area	3.34	1995
Rock Pear Mountain	186.35	1995/1996
Buck Mountain	879.26	1997
Buck Mountain Easement	100	
Lake Valhalla Watershed	72	1998
Pyramid Mountain-Buck Mountain Connection	29.7	1998
Pyramid Mountain Natural Historic Area	34	2004
Silas Condict County Park Expansion I	514.96	2005
Silas Condict County Park Expansion II	444.15	2005
Silas Condict County Park Expansion III	296	2007
Koehler Pond	30	2009
Weber Tract	162	2011

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# HISTORY OF THE OPEN SPACE PROGRAM



# FUNDING LAND PRESERVATION

## MUNICIPAL

Kinnelon Borough established the municipal Open Space, Recreation, Farmland, and Historic Preservation Trust Fund (OSTF), following approval by the voters in November 2002. Ordinance #21-02 authorized the collection of the open space tax and set the tax levy at one-half cent per \$100 of assessed property value for:

- Acquisition of lands or easements for recreation and conservation.
- Development of lands acquired for recreation and conservation.
- Historic preservation of historic properties, structures, facilities, sites, areas, or objects.

In March 2005, Borough residents approved raising the tax levy from 1/2 cent to 1 and 1/2 cent. The current rate is 1/2 cent. As of December 31, 2021, Kinnelon Borough's Open Space Trust Fund had a balance of \$245,374. In 2022, the levy generated \$105,323. Since the program's inception, the levy has raised \$2,404,248 and the Borough has spent \$2,090,741.

## Municipal Trust: Preserved Land

From 2007 to 2022, the Borough expended \$1,887,946 for open space preservation.

Project Name	Acres	Purchase Price	Municipal Trust Fund	Year
Silas Condict County Park: Mountain Top Realty	296	\$1,983,300	\$575,000	2007
Weber Tract	162	\$2,800,000	\$286,250	2008
Pocket Park: Totowa Constructors	6.21	\$175,000	\$87,500	2015
Denise Drive, Mountainside Preserve*	63	\$1,600,000	\$150,000	2017
Kinnelon Emergency Shelter and Senior Community Center	9.89	\$1,047,946	\$747,946	2018
Boonton Avenue Recreational Facility & Fields	7.97	\$375,000	\$41,250	2022

*Differences are attributable to past payments and the use of the OSTF for park development & maintenance.*

\*There were two closings in 2017. The Borough contributed \$150,000 of the total \$1,600,000 to the 63-acre Denise Drive, Mountainside Preserve. It did not contribute municipal funds to the 117-acre, \$1,100,000 Untermyer Lake Preserve on Saw Mill Road.

Since the completion of the 2012 Open Space and Recreation Plan, the Borough has helped preserve the following **5 properties totaling over 204 acres**, as well as 10 additional acres.

**2015**

**6 acres straddling Boonton Avenue/Highlands Drive**

Former Owner: Totowa Constructors Inc.

*Composed of two forested parcels (with forested wetlands), a pocket park was preserved using the Borough's Green Acres Planning Incentive Grant along with the Open Space Trust Fund.*

**2017**

**63 acres on Denise Drive, Mountainside Preserve**

Former Owner: Bandanco Realty Development Co., LLC

*Facilitated by the Trust for Public Land, this \$1,600,000 acquisition provides the opportunity for new recreational paths for residents and visitors, while protecting water resources and natural habitats.*

**2017**

**117 acres on Saw Mill Road, Untermeyer Lake Preserve**

Former Owner: Bandanco Realty Development Co., LLC

*Part of a 180 acre, \$1,100,000 project, future plans include extending a bicycle trail through the site to connect both ends of the Waughaw Mountain Greenway. It provides habitat for the northern goshawk & bobcat.*

**2018**

**10 acres off of Boonton Avenue**

Former Owner: Pompton Plains Reformed Bible Church

*Following Hurricanes Sandy and Irene, it became clear that Kinnelon needed a shelter. The Kinnelon Emergency Shelter and Senior Community Center property is next to the Kinnelon Recreation Park baseball fields and will host community events and serve as a shelter during emergencies.*

**2022**

**8 acres on Boonton Avenue**

Former Owner: Town of Boonton

*The Borough had been leasing the Boonton Avenue Fields since 1974 for soccer games and practices. The property has access to Pyramid Mountain Trails and hikers can use the parking lot and bathroom facilities as a trailhead for the park.*

Funding Source	Grant Amount
Municipal Green Acres PI	\$183,750
County Open Space Grant	\$150,000
Municipal Open Space Trust	\$41,250



Photo: Playground at Boonton Avenue Fields

# COUNTY FUNDING

In 1992, Morris County voters approved the creation of an Open Space and Farmland Preservation Trust Fund. The Board of County Commissioners annually reviews and sets the current year's tax rate up to 2 cents of equalized property valuation. The levy for 2022 is currently set at 5/8 cent per \$100 of equalized assessed value.

Kinnelon has received grant funding for open space and historic preservation projects:

- Open Space - *The county has awarded 8 grants totaling \$5,692,500.*
- Historic Preservation - *L'Ecole, Kinnelon Museum has received 9 grants, totaling \$991,624.*

The County also provides funding for flood mitigation, farmland and trail construction. Kinnelon has not applied for funding through these programs.

## County Open Space Trust Grants

The Borough has preserved 8 properties with funding support from Morris County.

Project Name	Grant Amount	Acres	Block/Lot	Funding Year
Buck Mountain Addition (Farny Highlands Trail Link)	\$142,500	29.53	22701/101	1997
Kinnelon Recreation Park (Demuro Field Recreation Facility)	\$400,000	10.68	45502/120	1999
Pyramid Mountain Natural Historic Area (Pyramid Mountain Park Extension)	\$500,000	34.23	33401/103	2002
Koehler Pond (184 acres in Boonton and Rockaway Townships, Kinnelon Borough)	\$1,400,000	30	22801/103	2005
Weber Tract	\$1,400,000	162	10401/103, 104	2008
Denise Drive, Mountainside Preserve (Waughaw Mountain Greenway, Denise Drive)	\$1,350,000	62.83	57401/149	2016
Untermeyer Lake Preserve (Waughaw Mountain Greenway, Untermeyer Lake-Saw Mill Road)	\$350,000	116.83	57101/120	2016
Boonton Avenue Recreation Facility and Fields	\$150,000	8.17	34801/102	2020

Source: Morris County Preservation Trust Grant Awards

# Morris County Municipal Utilities Authority

## (MCMUA)

The MCMUA receives 5% of the Morris County Open Space Trust Fund contributions to purchase open space acquisitions that preserve water quality and contribute to groundwater recharge. As of September 2021, the MCMUA has purchased approximately 5,000 acres and has contributed approximately \$44 million to protect Morris County’s public water supply. Areas of high priority for preservation are where water recharge areas overlap with wellhead protection areas.

Four projects in the Borough have received \$750,000 in grant funding from the MCMUA. This has helped preserve 372 acres in Kinnelon.

Project Name	Amount (MCMUA)	Acres	Year
Koehler Pond (Boonton and Rockaway Townships, Kinnelon Borough)	\$300,000	184.38 (30 acres in Kinnelon)	2006
Weber Tract (Morris County Park Commission & Kinnelon Borough)	\$300,000	162	2008
Denise Drive, Mountainside Preserve (Waughaw Mountain Greenway, Denise Drive)	\$100,000	62.83	2016
Untermeyer Lake Preserve (Waughaw Mountain Greenway, Untermeyer Lake-Saw Mill Road)	\$50,000	116.83	2016

Source: MCMUA 2021 Open Space Plan

# Morris County Park Commission

## (MCPC)

The MCPC receives 15% of the County Trust Fund and is a steward to over 20,370 acres of parkland, as well as historic sites, arboreta, and 230+ miles of trails.

The Park Commission has funded 18 projects in Kinnelon, contributing \$8,891,577 to preserve 1,919 acres. The most recent acquisition was the Wheeler property on Brook Valley Terrace within the Waughaw Mountain Greenway.

# COUNTY FUNDING - MCPC

Project Name/Former Owner	Amount	Acres	Year
Mandelbaum Farm	\$1,465,100	247.50	1998
Bott	\$362,000	18.27	2003
Geary	\$275,000	10.01	2003
Killilea - D'Angelo	\$1,400,000	37.54	2003
Van Duyne	\$230,000	6.64	2003
Vinman Co. - Mandelbaum	\$86,200	16.50	2003
Mandelbaum/Woodmont	\$572,300	34	2003
Sunset Valley Golf Course - Holm	\$35,000	3.93	2005
Silas Condict Park - Pepperidge Tree Realty - Long Meadow	\$455,834	514.69	2005
Silas Condict Park - Pepperidge Tree Realty - Mountaintop	\$760,583	295.25	2005
Silas Condict Park - Pepperidge Tree Realty - Pepperidge	\$283,583	444.15	2005
Waughaw Mountain Greenway - Young/Schaal	\$172,977	27.54	2005
Waughaw Mountain Greenway - Shulman/Oliver	\$168,000	16.84	2005
Waughaw Mountain Greenway - Heirs of James W. Spe	\$90,000	13	2005
Waughaw Mountain Greenway - Brook Valley Vistas	\$1,600,000	33.4	2006
Waughaw Mountain Greenway - Geary, Dayton G.	\$160,000	25.6	2008
Weber Tract	\$500,000	162	2008
Untermeyer Lake Preserve	\$300,000	116.83	2016
Wheeler Property	\$275,000	12.49	2020

Source: Kinnelon Audits and 2012 Open Space Plan

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# TRUST FOR PUBLIC LAND NON-PROFIT PARTNER

## Denise Drive, Mountainside Preserve

The acquisition of Denise Drive, Mountainside Preserve was led by TPL with funding from Morris County and the Borough. This 63-acre property was purchased for \$1,600,000 as a mitigation site for the Kinnelon Emergency Shelter and Senior Community Center. Trails (foot traffic only) may be developed in the future.

Funding Partner	Amount	Year
Morris County Open Space Grant	\$1,350,000	2017
Morris County MUA	\$100,000	
Kinnelon Borough Trust Fund	\$150,000	

## Untermeyer Lake

The Untermeyer Lake property rests on 117 acres between Pequannock's Mountainside Park and Morris County's Waughaw Greenway.

Facilitated by TPL, the property offers the opportunity for new trails and mountain biking. The preserve protects critical watershed land and habitat for barred owl, northern goshawk, and bobcat. The Morris County Park Commission holds an easement on 80 acres for trails to link Mountainside Park and the Waughaw Greenway.

Totaling \$1.1 million, funding was provided by MCMUA, MCPC, a grant from the county trust fund, and \$300,000 from the Highlands Open Space Partnership Funding Program and \$100,000 from the Open Space Institute's Northeast Resilient Landscapes Fund.



*Photo: Untermeyer Lake,  
Trust for Public Land*

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# COUNTY HISTORIC FUND



*Photo: L'Ecole  
Kinnelon Museum*

## Historic Preservation

The Morris County Historic Preservation Trust Fund was created after voters approved a 2002 referendum to allow historic preservation funding through the county trust fund. Awards include acquisition, stabilization, rehabilitation, restoration, or preservation of historic resources by municipalities, qualified non-profits, and Morris County. Historic resources must be listed, or certified as eligible for listing, on the New Jersey and National Registers of Historic Places.

Kinnelon Borough has received nine grants, totaling \$991,824 to restore and rehabilitate the L'Ecole Kinnelon Museum. Listed on the National and State Register of Historic Places, L'Ecole was built in 1873 to serve as a one-room schoolhouse. It later became the home and office of Dr. Helen Miller, a pioneer in female cancer detection and screening.

Between 2011 and 2020, the Borough received grant funds to restore the exterior of the building including the porch and repairs to the roof, siding, and doors. Later grants were directed towards rehabilitation of the interior for utility upgrades, restrooms, and lighting/electrical improvements.

In July 2022, the L'Ecole Kinnelon Museum suffered a fire, which is currently under evaluation by the Borough. The Borough appreciates the dedication of local fire departments, police departments, and the Tri-Boro First Aid Squad in saving the historic building and its artifacts.

# STATE FUNDING

## New Jersey Green Acres Program

The Green Acres program, administered by the New Jersey Department of Environmental Protection (NJDEP), grants funds to counties and municipalities to preserve land for open space and recreation.

An advantage of having an Open Space Plan and a local tax for open space is that it qualifies the town for enrollment in the state's Planning Incentive (PI) program. The PI program offers 50% grants to municipalities that maintain a one-half cent open space levy and up-to-date Open Space Plan.

Kinnelon Borough received \$871,718 in grants from 1985-2005.

Project #	Type	Name	Amount	# of Payments	Grant / Loan	Year
1415-13-249	Development	Boonton Avenue Field	\$196,718	Multiple	Grant	1985
1415-90-002	Acquisition	Pyramid Mountain Park	\$375,000 / \$1,125,000	Multiple	Grant / Loan	1994
1415-02-039	Acquisition	Pyramid Mountain Park Extension	\$300,000	Single	Grant	2005
Planning Incentive Grant - awarded over multiple years:						
1415-05-026	Acquisition	Open Space Acquisition	\$2,106,000	Paid: \$1,785,092	Grant	multiple

Source: Green Acres Bureau

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# GREEN ACRES GRANTS

## Planning Incentive (PI) Program

The Borough of Kinnelon has participated in the state's PI program since the completion of their initial Open Space Plan in 2005. The Borough has preserved four properties with grants provided through the PI program. It had a balance of \$302,908, although the state has informed that the town that due to inactivity these remaining funds will be reallocated to other projects.

Project	PI Grants: Acquisition Funds / Due Diligence Reimbursement	Year
Weber	\$622,811	2008
Pocket Park (Totowa Constructors)	\$87,500 / \$5,658	2015
Kinnelon Emergency Shelter & Senior Community Center	\$300,000 / \$10,372	2018
Boonton Avenue Fields	\$183,750 / \$12,626	2022

Source: Green Acres Bureau

# PRESERVED LAND

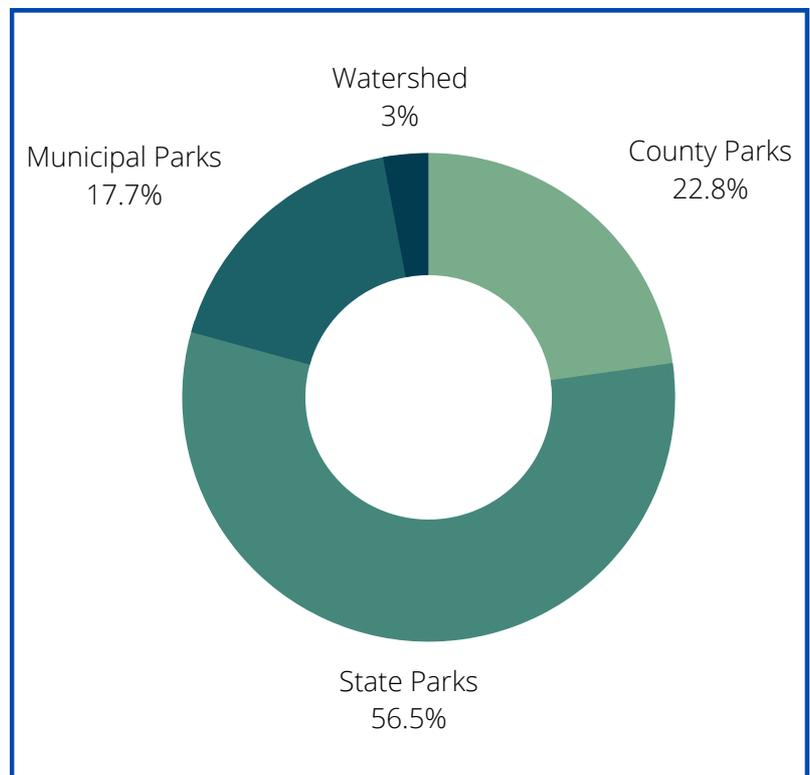
Kinnelon Borough has preserved **708 acres** for municipal parks, recreation and open space. Morris County maintains **909 acres** in the Pyramid Mountain Natural Historic Area, Silas Condict County Park, the Sunset Valley Golf Course, and the Waughaw Mountain Greenway. The state owns **2,160 acres** in two state parks (Buck Mountain and Pyramid Mountain) and also holds a **98 acre** easement on South Glen Road. The **119 acres** owned by the City of Newark is protected through a conservation easement held by the State.

**STATE PARKS**  
Buck Mountain and  
Pyramid Mountain

**COUNTY PARKS**  
Pyramid Mountain, Silas  
Condict, Sunset Valley,  
Waughaw Mountain Greeway

**WATERSHED**  
Newark Division of Water

**MUNICIPAL PARKS**  
Kinnelon Recreation Park,  
Municipal Field Complex,  
& Boonton Avenue Fields



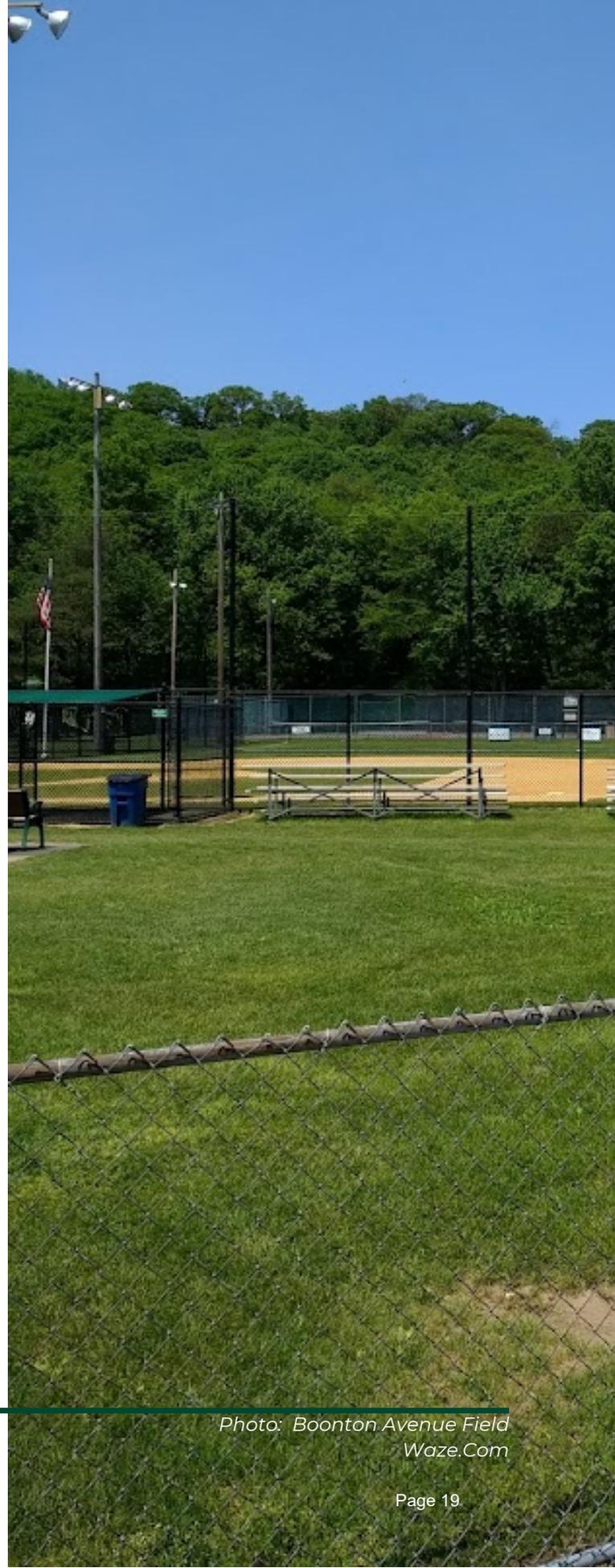
Source: NJ Tax Database (NJGIN) and the Borough Assessor

**3,994 acres permanently protected**  
**35% of the Borough**

# FROM 2012 TO NOW..

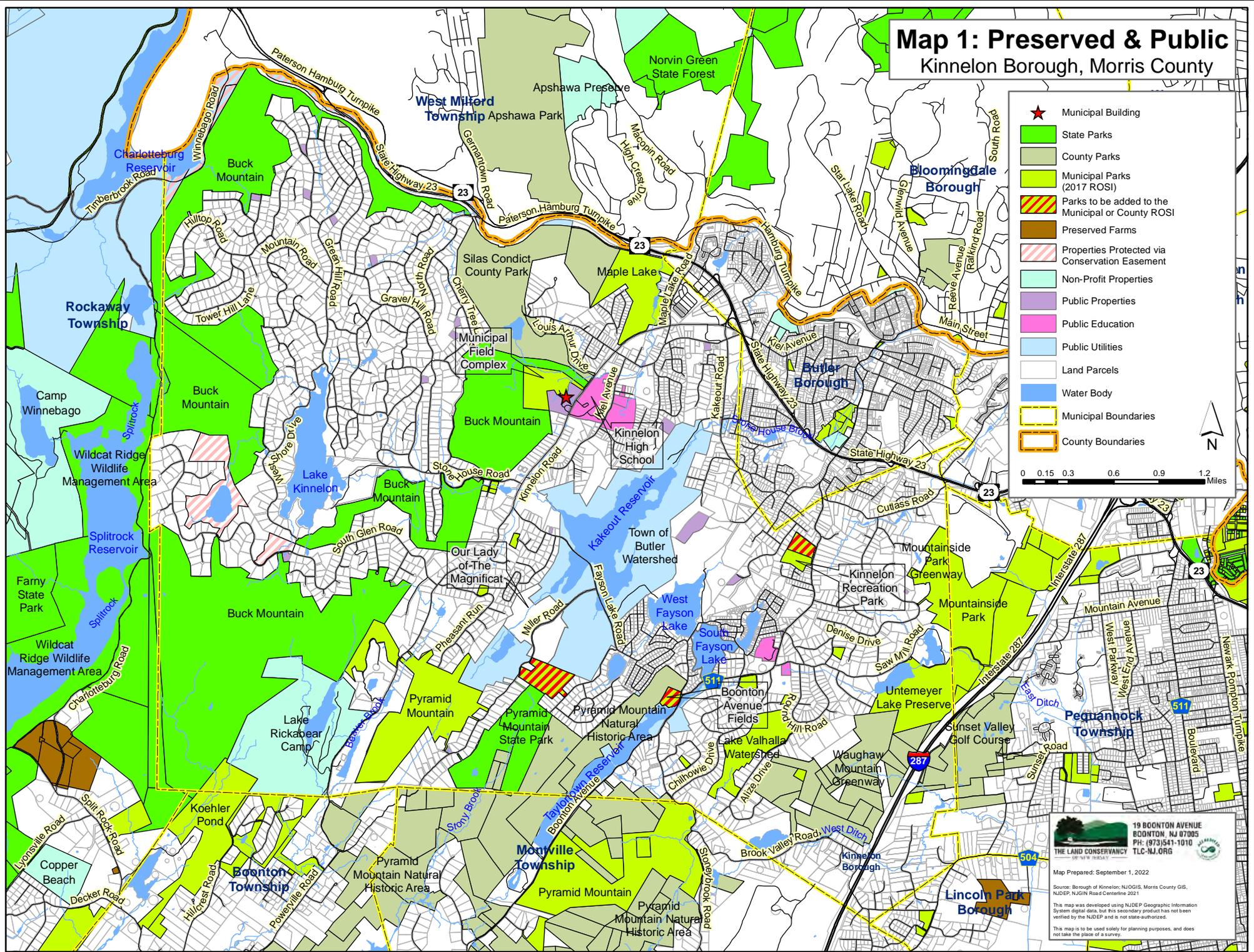
Kinnelon Borough has added over **214 acres** to its ROSI since the completion of its 2012 Open Space Plan. Five properties were protected in the intervening years by the Borough and its partners. Morris County added **102 acres**, of which 92 acres expanded the Waughaw Mountain Greenway along Brook Valley Road. The NJDEP permanently protected an additional **25 acres** of watershed land.

**As of August 2022, there are 3,994 acres of preserved land in Kinnelon, 342 more acres than at the time of the 2012 OSRP Update.**



*Photo: Boonton Avenue Field  
Waze.Com*

# Map 1: Preserved & Public Kinnelon Borough, Morris County



19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010

THE LAND CONSERVANCY TLC-NJ.ORG

Map Prepared: September 1, 2022

Source: Borough of Kinnelon; NJGIS; Morris County GIS; NJDEP; NJGIN Road Centerline 2021

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

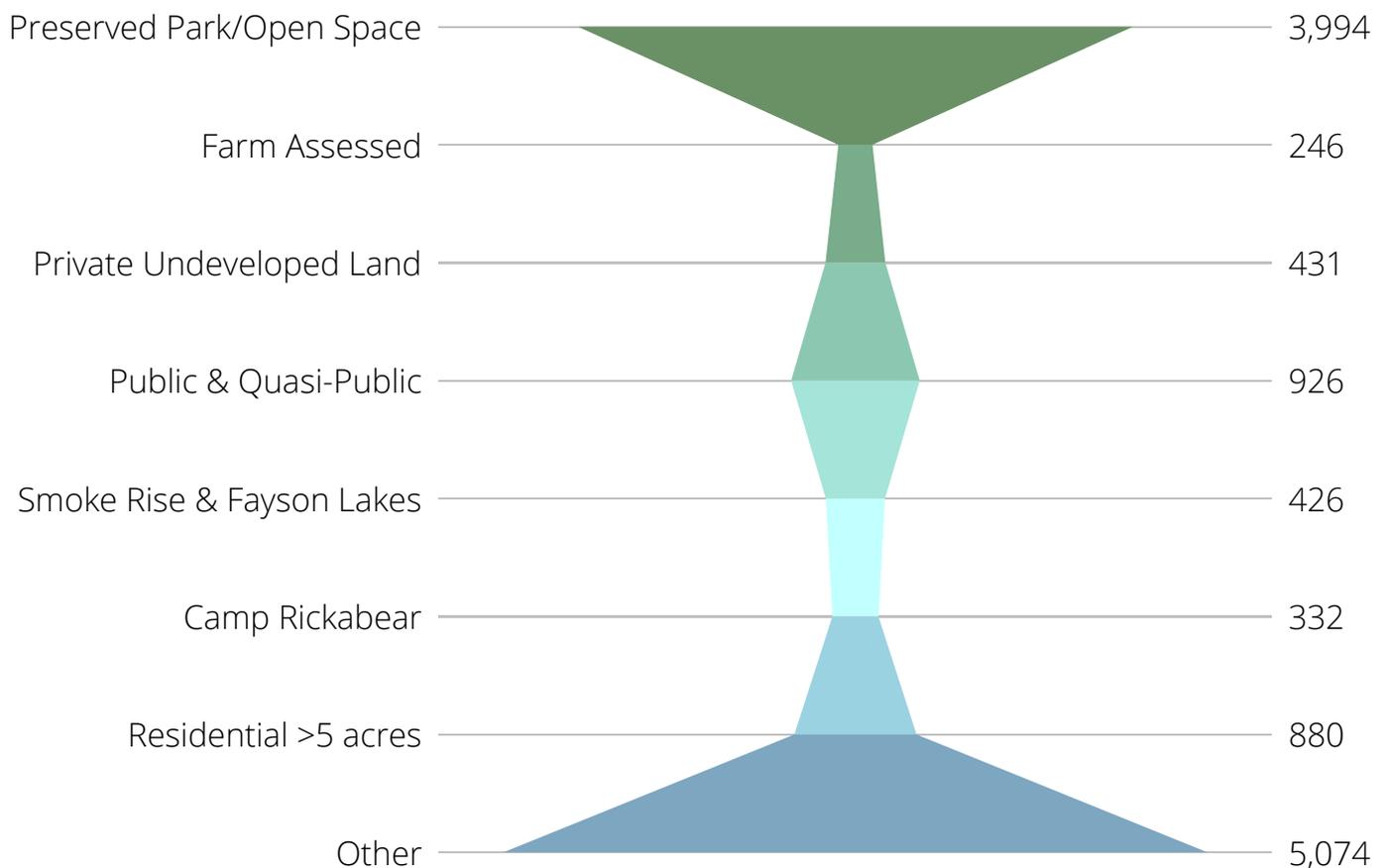
This map is to be used solely for planning purposes, and does not take the place of a survey.

# LAND USE

## Kinnelon Borough

There are 3,994 acres of preserved parks/open space in the Borough. This is balanced by residential neighborhoods, commerce, and public infrastructure (approximately 6,000 acres). Of the land which may be potentially looked at for open space, there are 256 acres of farm assessed land, 431 acres of undeveloped land, and 332 acres owned by the Girl Scouts as part of Camp Rickabear.

### Land Use in Kinnelon Borough



Source: NJ Tax Database (NJGIN) and the Borough Assessor

Acres

# PRIVATE & PUBLIC LAND

Kinnelon Borough owns **926 acres** of land, a portion of which is developed for municipal services, such as the municipal building and garage.

Six **utilities** own land in Kinnelon, including the Boonton Water Department, the Borough of Butler, Fayson Lake Water Company, Jersey Central Power & Light Company, City of Newark Department of Sewer & Water, and the Passaic Valley Water Company.

New York Susquehanna & Western Railroad owns **45 acres** in Kinnelon.

The Kinnelon Board of Education owns **74 acres** for the High School, Glenn L. Sisco School, Stonybrook School, Kiel School, and adjacent parking lots.



*Photo: Fayson Lakes*

## PRIVATE COMMUNITY ASSOCIATIONS

Both Fayson Lakes and Smoke Rise are private lake communities. Home to over 530 families, Fayson Lakes Association offers beaches, swimming, concessions, tennis/sports courts, playgrounds, hiking and mountain biking trails, boating and fishing. Smoke Rise has 920 homes on 2,500 acres. A gated community, Smoke Rise, has variety of recreational amenities centered on Lake Kinnelon with a large beach, boat docks, ice fishing, and horse stables. Each Association owns land in the Borough.

FAYSON LAKES ASSOCIATION	188
SMOKE RISE CLUB	238
<b>TOTAL</b>	<b>426 ACRES</b>

### Lake Reality

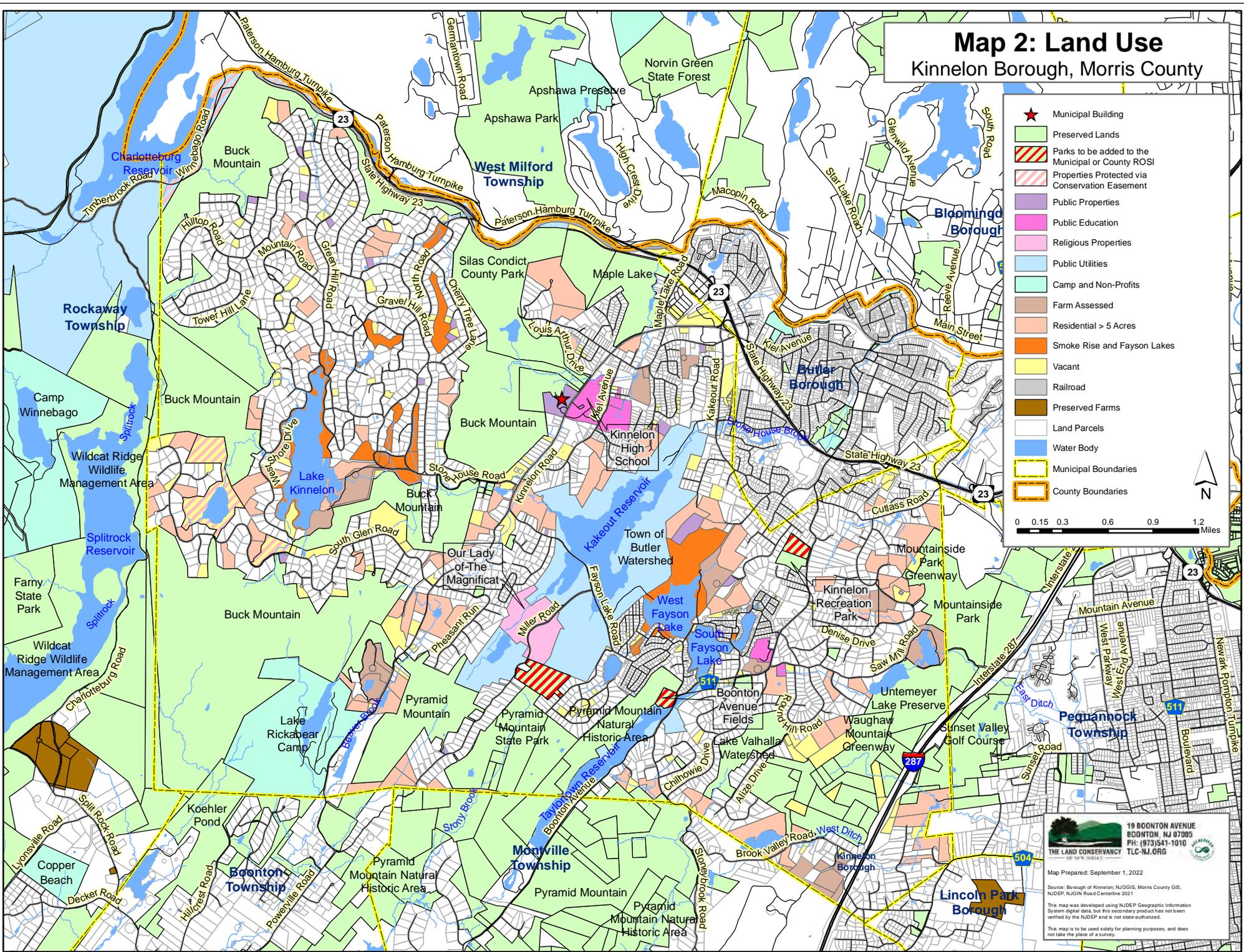
Lake Reality is a lake community south of Fayson Lakes managed by the Lake Reality Homeowners Association. Lake Reality residents can use the lake for swimming and boating, fishing and ice skating, and a limited number of non-resident memberships are available. The NYNJTC-maintained Kinnelon-Butler Trail skirts the southern end of Lake Reality.

### Stonybrook Highlands Association

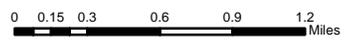
Located in southern Kinnelon, east of Taylortown, the Association maintains a pool for residents.

# Map 2: Land Use

## Kinnelon Borough, Morris County



- ★ Municipal Building
- Preserved Lands
- Parks to be added to the Municipal or County ROSI
- Properties Protected via Conservation Easement
- Public Properties
- Public Education
- Religious Properties
- Public Utilities
- Camp and Non-Profits
- Farm Assessed
- Residential > 5 Acres
- Smoke Rise and Fayson Lakes
- Vacant
- Railroad
- Land Parcels
- Water Body
- Municipal Boundaries
- County Boundaries



19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010

THE LAND CONSERVANCY TLC-NJ.ORG

Map Prepared: September 1, 2022

Source: Borough of Kinnelon; NJGIS, Morris County GIS, NJDEP, NJGIN Road Centerline 2021

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

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

# RECREATION RESOURCES

Kinnelon Borough is home to municipal, state, and federal parks and open space. There are nearly **4,000** acres of public land that is used for local sports programs, hiking, hunting, horseback riding, skiing, trail running, birdwatching, fishing, and other leisure activities.

*Photo: Kinnelon Recreation Area*



"Recreation activities are beneficial to one's health no matter where you do them, but they reach another level in the great outdoors. In addition to helping lower blood pressure and fight obesity, time spent playing in parks and other green spaces is associated with improved mental health and reduced stress.



Outdoor recreation also helps support the economy and drives awareness of important conservation issues. Responsible use of public lands helps make people care about what happens to these places. Research suggests that when kids play outdoors, it leads to greater environmental awareness later in life."

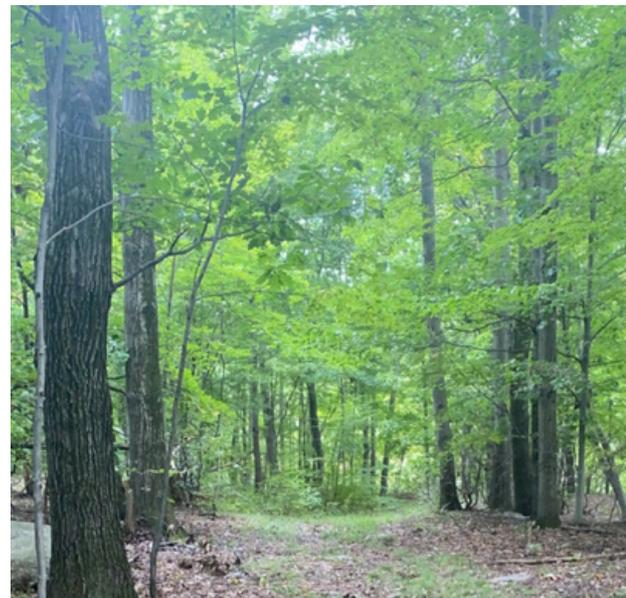
*The Wilderness Society*

# KINNELON RECREATION

Kinnelon Borough is home to scenic parks and open space which offer a wide variety of recreational activities. From state to county to municipal parks, Kinnelon gives its residents and visitors a wide variety of opportunities to stay active and enjoy the natural beauty of the Borough.

Kinnelon has a number of outdoor recreational facilities that are used by municipal athletic leagues, schools, and residents. Recreation programs and events are hosted by the Recreation Committee, not-for-profit sports teams, and community groups. The Borough's dedication to the outdoors and healthy living supports ample recreational and athletic opportunities.

Kinnelon Borough's Recreation Committee is comprised of volunteers and operates under the advisory of the Recreation Director. They work in conjunction with community athletic leagues, the Kinnelon Soccer Club, and the Board of Education to support the recreational and sports programs in town.



*Photos: Kinnelon Recreational Field; Kinnelon High School; Weber Tract*

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# WESTERN KINNELON

## **Farny State Park - Buck Mountain**

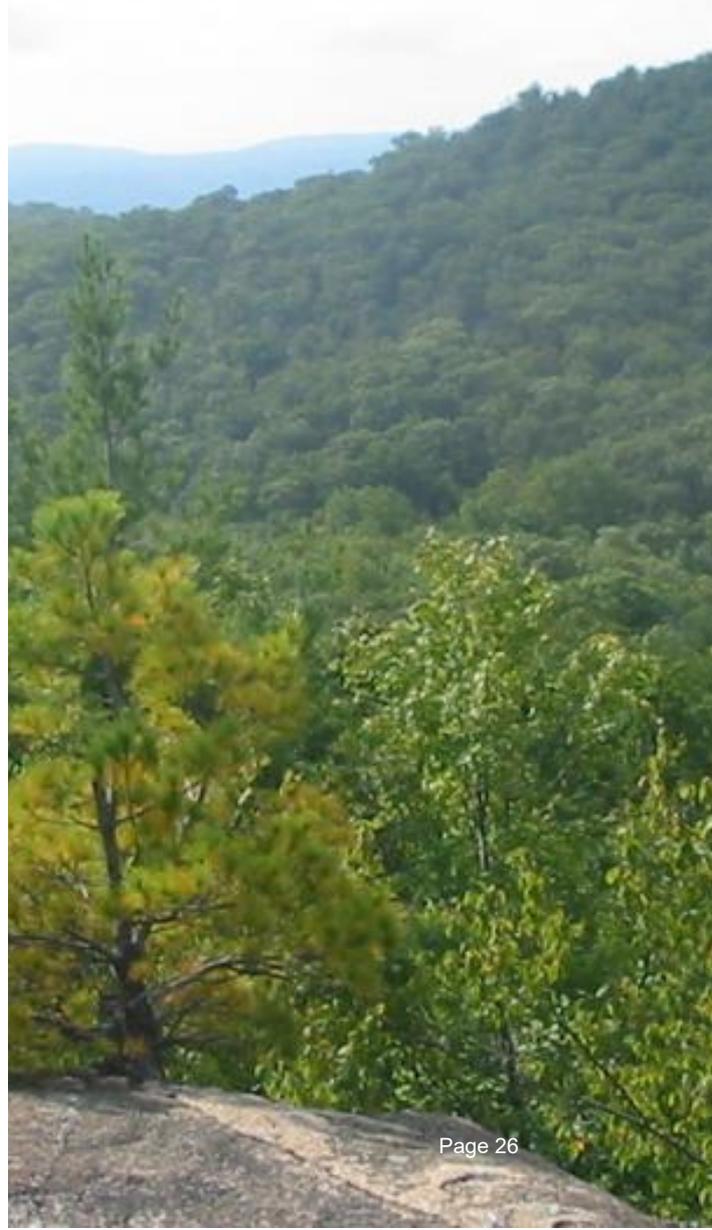
On the western side of Kinnelon sits Farny State Park, home to numerous trails, forests, and magnificent views of open water and wetlands. The Buck Mountain section of Farny State Park occupies the southwestern portion of Kinnelon and is divided from western sections of the park by the Pequannock Watershed lands around Splitrock Reservoir. Owned by the New Jersey Department of Environmental Protection (NJDEP) and managed by the County Commission, Buck Mountain totals 854 acres. Farny State Park offers hiking, boating, kayaking, birdwatching, fishing, and hunting.

## **Koehler Pond**

In the southwestern portion of Kinnelon, straddling Boonton Township and Rockaway Township, is the 185-acre Koehler Pond, acquired as municipal open space. Funds to preserve this property were provided by local open space preservation funds from the three towns, The Land Conservancy of New Jersey, New Jersey Green Acres, the Morris County Open Space Trust, and Morris County Municipal Utilities Authority. The Koehler Pond property includes woodlands, wetlands, trails, and native vegetation.

## **Newark-Pequannock Watershed**

The City of Newark owns approximately 35,000 acres across six municipalities, including Kinnelon, which encompass the Newark-Pequannock Watershed. This area was purchased in 1900 and has been the source of drinking water for residents in Newark and the surrounding region. The City's Division of Water and Sewer Utilities owns the land in Kinnelon and are under an easement held by the state's Division of Parks and Forestry.





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# SOUTHERN KINNELON

## **Pyramid Mountain**

Kinnelon, Morris County, and the State of New Jersey each own land in the borough known as Pyramid Mountain. The Pyramid Mountain Natural Historic Area, managed by the County Park Commission, totals 1,675 acres in Kinnelon and Montville Township. The highest point in the park is 934 feet with views of the New York City skyline. Unique to Pyramid Mountain are several glacial erratics including Tripod Rock, a 180-ton boulder balanced on three smaller boulders.

The Pyramid Mountain Greenway extends along the southern edge of Kinnelon, from the western boundary to Taylortown Reservoir and encompasses state, municipal and county open space. This includes the Buck Mountain section of Farny State Park on the west, Pyramid Mountain Natural Historic Area to the east, and municipal properties, including Koehler Pond, Rock Pear Natural Area, and 30 acres of municipal land that join Buck Mountain with Kinnelon Road.

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*Photo: Pyramid Mountain Trailhead*

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# NORTHERN KINNELON

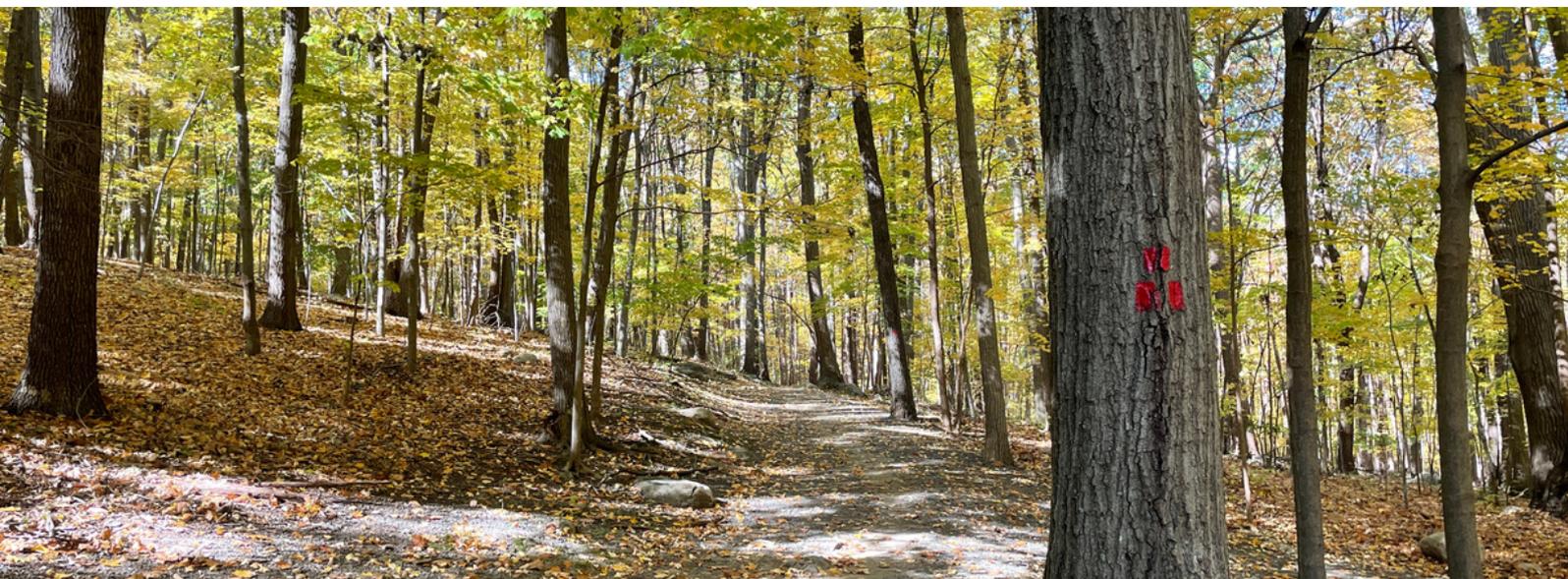
## **Silas Condict County Park**

Along the northern border of Kinnelon with West Milford Township sits Silas Condict County Park and a municipally-owned property known as the Weber tract near Maple Lake. Silas Condict County Park is a 1,513-acre park with over 9 miles of trails, with several scenic overlooks. The park offers hiking, fishing, equestrian trails, paddle boating, cross-country skiing, and sledding. There are reservable picnic sites, tents, and a shelter, and an athletic field. The park's main attraction is the picturesque seven-acre lake partially lined with weeping cherry trees.

## **Weber Tract**

Located at 10 Maple Lake Road and Kinnelon Rd, the Weber tract was a 2008 acquisition funded by the State of New Jersey's Green Acres Program adjacent to Maple Lake. Kinnelon owns approximately 107 acres of the 170-acre tract, with the Morris County Park Commission (MCPC) retaining the remaining land where it borders Silas Condict Park.

The property provides a buffer to the Pequannock River and protects habitat for threatened & endangered species. The MCPC is planning a trail to the property to further resource-based recreational opportunities.



*Photo: Silas Condict County Park*

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# EASTERN KINNELON

Eastern Kinnelon boasts multiple municipal and county parks and recreational areas, including the Waughaw Mountain Greenway, Mountainside Park Greenway, Untermeyer Lake Preserve, Lake Valhalla Watershed, and Sunset Valley Golf Course.

## GREENWAYS IN EASTERN KINNELON

### **Waughaw Mountain Greenway**

The portion of Morris County's Waughaw Mountain Greenway in Kinnelon has several unmarked paths for hunting. The paths connect with Brook Valley Road and Franklin Lane and have been mapped by the Morris County Park Commission. This area in the southeast portion of Kinnelon Borough contains several preserved undeveloped parcels acquired by the County and one municipal-owned property at Bald Hill. The area also has several large tracts of vacant land that include Untermeyer Lake and a forested ridgeline at an elevation of 800 feet.

### **Denise Drive, Mountainside Preserve**

To the north of the Waughaw Mountain Greenway lies Mountainside Preserve off of Denise Drive. Preserved in 2017, it borders Pequannock Township's Mountainside Preserve which offers a series of established trails.

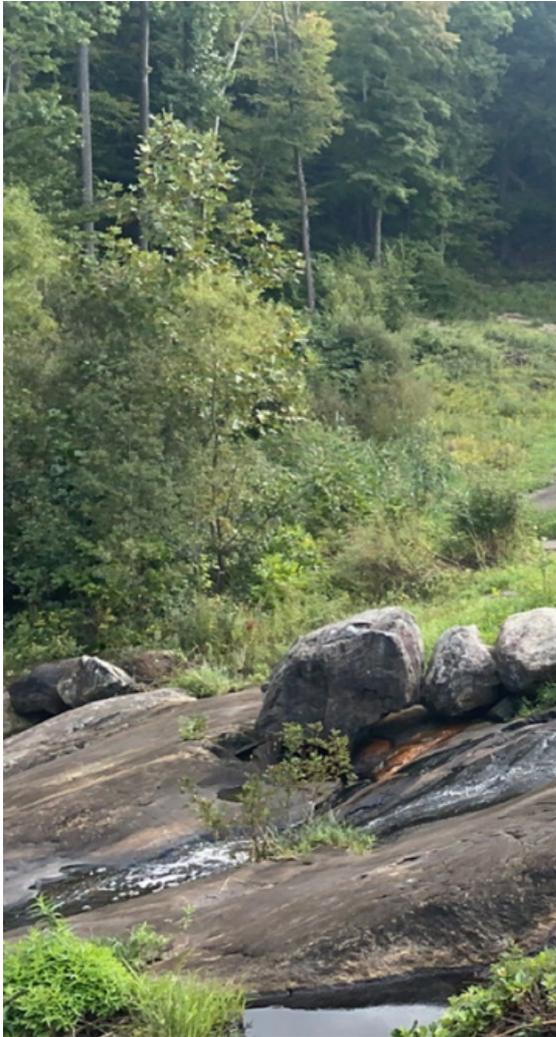
In 2021, Kinnelon Borough constructed improvements to the trails in Mountainside Preserve. The trails were simplified to red, blue, and orange trails, with each trail being approximately 2 miles long. The changes implement similar practices which are used in the Ramapo Valley County Reservations. These were done to address rises in visitation rates.



Photo: Waughaw Mountain Greenway  
MorrisCountyNJ.gov, 2017

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## WATERSHEDS IN EASTERN KINNELON



*Photo: Untermeier Lake Preserve*

### **Lake Valhalla Watershed**

The Lake Valhalla Watershed property sits immediately west of the Waughaw Mountain Greenway in eastern Kinnelon. The 72-acre, hardwood swamp in Kinnelon was donated to the Borough with assistance from The Land Conservancy of New Jersey and The Nature Conservancy in 1998. The watershed also has a stream that runs through its southern portion.

### **Untermeier Lake Preserve**

Untermeier Lake Preserve is within the county-owned Waughaw Mountain Greenway. Kinnelon has owned and managed the properties on which it sits since 2017. The lake itself is 14 acres, and the entire property is 116 acres, which contains lands that are among the most environmentally sensitive in the region.

### **SUNSET VALLEY GOLF COURSE**

Sunset Valley Golf Course is a public golf course mainly situated in Pompton Plains, though a portion is within Kinnelon's borders. Totaling nearly 6,500 yards of greens, the land on which the golf course resides has been preserved by the Morris County Park Commission.



*Photo: Sunset Valley Golf Course  
SunsetValleyGC.com*

# MUNICIPAL FACILITIES

## **Kinnelon Recreation Park**

Located at 50 Boonton Avenue, the Kinnelon Recreation Park hosts two softball fields, one baseball field, one large all-purpose field, a basketball court, and a field house with a kitchen, restrooms, and storage room. This park is positioned between residential areas south of Route 23, making it accessible to the public and Kinnelon's athletic leagues. Due to a lack of overhead lighting, this field is used exclusively in the daytime, and not available for evening practices or games,

## **Boonton Avenue Recreational Facility and Fields**

The Boonton Avenue Field was purchased by the Borough in 2022 following many years in which it leased the property from the Town of Boonton. The property has a recreation facilities, including tennis and pickleball courts, batting cages, practice pitching mound, and a playground. The park also includes restrooms and a kitchen. It is adjacent to Pyramid Mountain, and hikers often park and access the trails from Boonton Avenue Fields.

## **Municipal Field Complex**

Located at 130 Kinnelon Road, the Borough's Municipal Field Complex offers an all-purpose field, used for football, lacrosse, and flag football, a basketball court, and a field house with a kitchen, restrooms, and storage room.

## **Kinnelon Emergency Shelter and Senior Community Center**

The Kinnelon Emergency Shelter and Senior Community Center will be designed as a multi-purpose facility to serve Kinnelon's approximately 10,200 residents. The facility is immediately adjacent to the Borough's existing baseball fields, with the project layout designed to take advantage of the adjacent athletic facility. This has been the culmination of many years of searching for a property that was suitable for a community center and shelter, as well as (grass) athletic fields.

Following Hurricane Irene in 2011 and Hurricane Sandy in 2012, it became very evident that Kinnelon's lack of a specialized shelter facility makes it very difficult to tend to and shelter those residents that become either displaced from their homes or in need of some form of care. As such, this facility is intended to meet that need of the community for any future catastrophic or severe weather events. The extension of the water and sewer lines to the site are to begin in 2023.

# MUNICIPAL RECREATION

The Kinnelon Recreation Committee oversees over 2,000 registrations per year for sports programs, summer camp, and non-sports programs in the municipality. This includes development, promotion, field/facility preparations, and conducting program and post-program reviews. As of 2022, Kinnelon Recreation sports programs are limited to Kinnelon residents only.

Kinnelon Recreation programs are hosted at a number of municipally-owned and school-owned properties. Travel sports programs use other town facilities for tournaments and games, but practices are hosted within Kinnelon. All youth basketball leagues and clinics, wrestling, and men's basketball league are hosted in school facilities, and the summer camp is held at Stonybrook School. The Board of Education will also use the municipal fields for football, baseball, and school activities throughout the year. The Kinnelon Recreation Department has rented the Morris County Park Commission turf fields for spring lacrosse.

Kinnelon hosts a variety of sports for community members of all ages. In addition to these sports programs, the Borough offers clinics for children ages 5-12 for lacrosse, soccer, softball, basketball, Junior Colts Football, and volleyball.



Photo: Boonton Avenue Field

# MUNICIPAL SPORTS

Sport	Season	Age Range	Estimated Enrollment 2022
Baseball	Spring/Summer	5-18	320
Baseball Travel	Year Round	8-18	60
Basketball	Winter	8-18	300
Basketball (Men's League)	Year Round	Adult	50
Basketball Travel	Winter	12 & under	60
Cheer	Fall	12 & under	80
Cross-County	Fall	5-12	50
Flag Football	Fall	5-7	40
Football	Fall	5-12	130
Hockey	Winter	12 & under	35
Lacrosse	Winter/Spring	12 & under	225
Pickleball	Spring/Summer/Fall	Adult	30
Soccer	Fall	8-18	250
Softball Travel	Year Round	12 & under	30
Tennis	Year Round	5-18	50
Wrestling	Winter	5-18	60

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# BOARD OF EDUCATION

## **Kinnelon School District**

The Kinnelon School District has four schools – the Kiel School (PreK-Grade 2), Stonybrook Elementary School (K-Grade 5), Pearl R. Miller Middle School (Grades 6-8), and Kinnelon High School (Grades 9-12). The Board of Education facilities include multiple gymnasiums and multipurpose fields, and the high school has a track and turf field.



*Photo: Kinnelon High School Turf Field*

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# PRIVATE RECREATION

## **Kinnelon Soccer Club**

The Kinnelon Soccer Club is a private, not-for-profit soccer club that operates independently of the Recreation Department. The Club uses the Boonton Avenue Fields, High School, Recreation Park, Fields at the Pearl Miller School and Stonybrook Elementary School. It also uses the Croatian Highlands Fields in neighboring Montville.

## **Butler Stars Softball**

The Butler Stars Softball program, a regional program, will occasionally share the softball fields, as many Kinnelon residents participate in this league.

## **Homeowners Associations**

Kinnelon has two private lake homeowner's associations – Fayson Lakes and Smoke Rise. Fayson Lakes and Smoke Rise Lake offer activities such as horseback riding, swimming, boating, and a variety of recreational clubs/programs to their members.

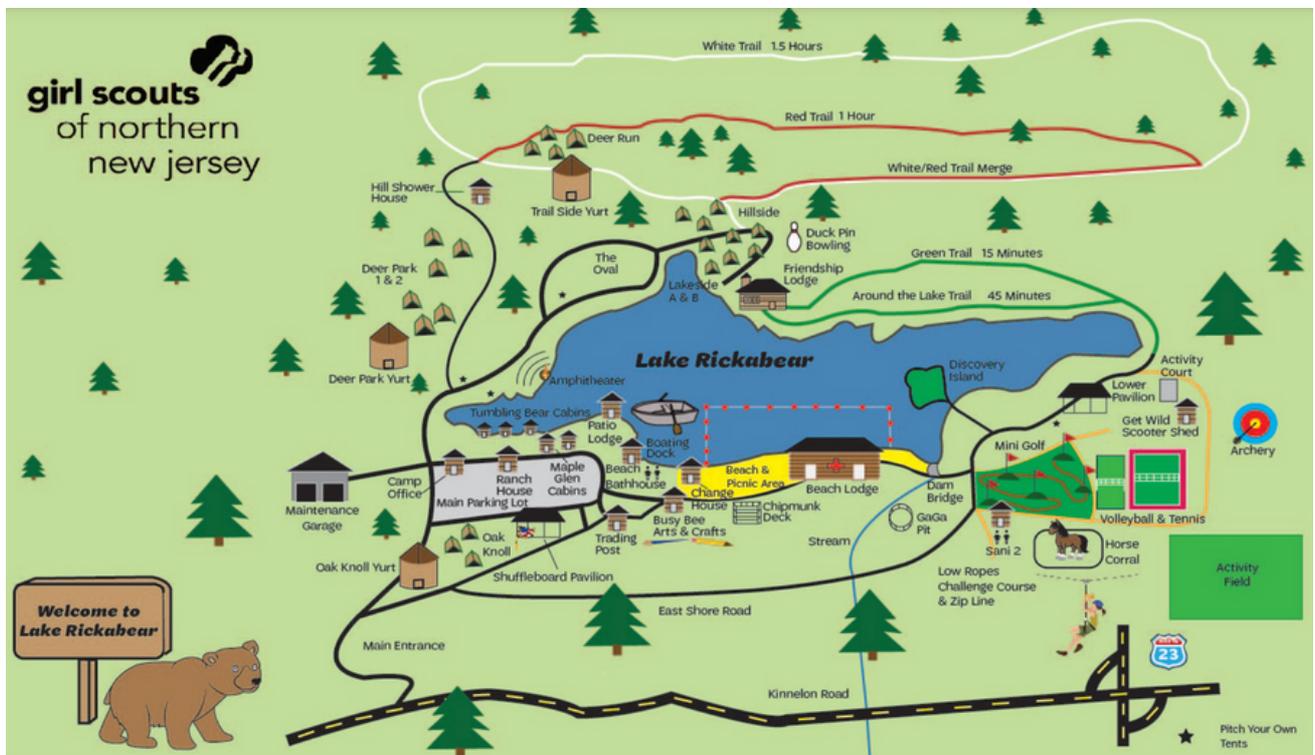
# NON-PROFIT RECREATION

## Lake Rickabear Camp

The Lenni Lenape Girl Scout Council owns the 332-acre Camp Rickabear property off of Kinnelon Road. Lake Rickabear Camp offers a 40-acre spring-fed lake used for boating, swimming, and paddle boarding. The camp also includes amenities such as lodging, an amphitheater, campfire sites, and resource-based open space. Campers enjoy recreation activities such as rock climbing, horseback riding, zip-lining, golfing, and a myriad of sporting activities.



Photo: Lake Rickabear



Photos: Lake Rickabear  
Girls Scouts of Northern NJ

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# HISTORIC AND CULTURAL RESOURCES

Kinnelon Borough has a well-documented history long before its founding in 1922. Nestled between the Fanny and Waughaw Mountains, this area connects to the Pequannock, Rockaway, and Pompton Rivers and is an important source of water for the state. Great glaciers traversed the area carving paths through mountains and valleys. The original group of inhabitants, the Lenni Lenape people, lived, hunted, and farmed here.

The first European settlers, the Dutch, were attracted to this region for its potential in the fur trade. Arent Schuyler led the first group of settlers here, buying a patent for the land in 1696 from the Lenni Lenape. In 1739, the area was named Pequannock Township after the river. The name is likely of Indian origin.

English settlers migrated to the area as the surrounding mountains were found to be rich in iron ore. Many founding families of the community such as the Ogdens, Stickles, Deckers, and Earles began their own iron forges, but the most prosperous was started by Peter Hasenclever.

Hasenclever established the Charlottesburg Furnace circa 1765. It became the most prosperous in the area until conflict with British rule started in 1776. Many local workers had to abandon their trades to join the Revolutionary War effort. The Furnace was destroyed in the fighting and never rebuilt, leaving local people to instead invest their efforts in farming. Though it did not enter the Borough, the Morris Canal provided the main mode of transporting goods after its completion in 1828 until the Boonton rail line was added in 1867.

Separated from Pequannock Township in 1922, the Borough gains its name from Francis S. Kinney, a founding citizen. Kinnelon's rural atmosphere and scenic beauty have persisted to this day, with the Borough celebrating its 100-year anniversary this year.



# DESIGNATED HISTORIC SITES

## LISTED ON THE STATE AND NATIONAL REGISTERS

Name	Location	National Register	State Register
Frederick's House	6 Duchess Drive	10/18/1979	5/18/1979
L'Ecole	25 Kiel Avenue	4/8/2015	COE: 1/27/2011
New Jersey Midland Railway/New York, Susquehanna and Western Historic District	Portion located in the vicinity of State Hwy 23 in Kinnelon Borough.	X	SHPO Opinion: 7/18/2016
Pennsylvania-New Jersey Interconnection Bushkill to Roseland Transmission Line	Extends from Essex County, Roseland Borough to Warren County, Hardwick Township	X	SHPO Opinion: 9/9/2011
St. Hubert's Chapel	Chapel Island in Lake Kinnelon	X	COE: 5/11/2018
C.J. Van Ness House	66 Brook Valley Road	X	DOE: 9/28/1981

*"History evolves after a while," said former Borough historian Lucy Meyer, "but it is the important aspects that have stayed consistent." Meyer describes them as, "..the natural beauty of the borough, the reservoirs and open spaces and the volunteer efforts from people that have deep roots in the community."*

*As reported by Carol Fletcher, Suburban Trends  
Kinnelon Borough website*

# HISTORIC LEGACY THE MEAD FAMILY

*Photo: Butternut Tree  
The Smoke Rise & Kinnelon Blog*

## L'ECOLE, KINNELON MUSEUM

Originally Meadtown Schoolhouse, L'Ecole was constructed in 1839 by the Mead family. Relocated in 1873, the one-room schoolhouse was expanded to hold 50 students. The school ceased operation in 1924 when a larger, two-room schoolhouse was built nearby. The school was repurposed in 1930 when a New York doctor, Helen Miller, began to visit the town and purchased it in 1935, calling it L'Ecole, the French word for school. By 1954, Miller established part of her practice on the property through L'Ecole's main building and then constructed a second medical office on the property in 1963. When Miller passed in 1991, she donated L'Ecole to the Borough and it is now the Kinnelon Museum. L'Ecole has been lovingly rehabilitated using funds from Morris County and the Open Space Trust Fund.



Borough of Kinnelon - Open Space & Recreation Plan Update



## BUTTERNUT TREE

The historic Butternut Tree stood on the site of the old Mead Farm, which is now the Kinnelon Mall. The Butternut Tree was estimated to be 250-years old and 80 feet high, one of the oldest and tallest of the species in the state. Nuts from this tree were used by indigenous peoples and early colonists for nourishment and dyes. In the 1970s, it became a local symbol representing deep and strong community roots, gaining a feature on the town's seal and on police uniforms. The tree was uprooted on July 25, 2018, after a strong rain storm, and the 1978 plaque pictured above was removed. The tree survives through its saplings at the Kinnelon Museum.

*Photo: Meadtown Classroom Exhibit at L'Ecole  
Kinnelon Museum*

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# HISTORIC SITES

## MOUNT EVERGREEN CEMETERY

Mount Evergreen is the final resting place of Kinnelon war veterans. Originally, the land was a personal burial ground for the Miller family until the Borough petitioned that a portion of the site become a public cemetery. The cemetery is split down the middle by a fence with the left half containing Miller family descendants such as Pearl R. Miller, for whom the local middle school is named after. The right half contains 24 war veterans: ten are from World War I, twelve are from World War II, one from the Cold War, and one from the Korean War.



*Photo: Mount Evergreen Cemetery Plaque  
Hidden New Jersey*



## FREDERICK'S HOUSE

*Photo: Frederick's House*

This 1730s Dutchstone farmhouse was built by the Fredericks family. The Fredericks were one of the town's (and East Coast region) earliest settlers. The family lived off the land, farming vegetables and raising livestock. Their farm hosted many generations of Fredericks and was occupied by the family until the early 1900s. The family graveyard in Fayson Lakes contains labeled headstones from as early as 1803 and many unmarked stones which could be from earlier years.

# HISTORIC INFRASTRUCTURE

## NEW JERSEY MIDLAND RAILWAY/NEW YORK, SUSQUEHANNA & WESTERN RAILROAD HISTORIC DISTRICT

The New Jersey Midland formed in the 1870s as a consolidation of smaller railroads with the intention to connect Paterson, New Jersey to the coal fields in Scranton, Pennsylvania. Companies funding its construction collapsed during the Panic of 1837 but construction was later resumed. By 1881, the New Jersey Midland merged with the New York, Susquehanna & Western Railroad and joined a rail system that was over 400 miles long. It remains in use to this day.



## PENNSYLVANIA- NEW JERSEY INTERCONNECTION BUSHKILL TO ROSELAND TRANSMISSION LINE

Finished in 1932, the Pennsylvania-New Jersey Interconnection (PNJ) is a series of electrical transmission lines and towers spanning 210 miles. The PNJ represents a large step in providing reliable electricity to a wide range of Pennsylvania and New Jersey residents. This new system met the demand of a large consumer base and its ability to handle usage of that capacity informed the design of modern towers.



Photos: New Jersey Railway (Map and Station)  
IDYLEASE: A Historic Landmark

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# HISTORIC SMOKE RISE

*Photo: St. Hubert's Chapel  
Jersey's Best*

## ST. HUBERT'S CHAPEL



The stone structure of St. Hubert's Chapel rises from the middle of Kinnelon Lake, sitting on an island all its own. It was built in 1886 by Francis S. Kinney for personal use by the Kinney family. It was officially consecrated by the Bishop of Newark in 1889. Kinney commissioned Louis C. Tiffany, son of the famous Tiffany & Co. founder, to design the interior. Tiffany's design choices were ornate, pulling from gothic, medieval European, and Byzantine influences. The chapel contains a signature Tiffany stained glass window along with a clam shell-shaped holy water font, multiple plaster reliefs of saints, a stained glass and jewel encrusted mosaic altar, a mosaic marble floor, and a large oak façade with a stag's head carved into it. It also contains eight stained glass windows purchased from the son of William Gibson, who is believed to have opened the first US stained glass studio in 1833 in New York City. By 1957, the church had fallen out of use and was damaged by vandals. Formed in 1991, the St. Hubert's Chapel Conservation Committee is spearheaded by Borough historian and lead conservator, Tom Kline. Restoration to the chapel is ongoing.

## THE KINNEY COTTAGE

In 1885, tobacco magnate Francis S. Kinney began purchasing woodlots and some farms in present-day Kinnelon. The family found its fortune in cigarette manufacturing, making what today amounts to \$150 million dollars after merging Kinney Tobacco with another tobacco giant, Duke American Tobacco, in 1890. Francis Kinney steadily increased his property to 5,000 acres and constructed an 80-room, four-story home with thirteen chimneys which he called "the Cottage." It overlooked Lake Kinnelon from what is now Smoke Rise. He employed over one hundred people to upkeep his land and the livestock. He constructed a watch tower in 1904 to survey his estate, which he referred to as "Kinney Lawn". This name stuck with residents when naming the Borough in 1922 after separating from Pequannock.

# PLANNING REVIEW

## Municipal Planning

### 1958 Master Plan

The **1958 Master Plan** included a comprehensive inventory of the different land uses within Kinnelon Borough and provided several recommendations to guide future zoning regulations and development.

At this time, approximately 81% of the Borough (9,824 acres) comprised undeveloped land that was either vacant or used for agricultural or recreational purposes. 32% of these undeveloped lands (6,589 acres) were considered unsuitable for urban development because they had slopes greater than 20%, and an additional 95 acres were located in swamps.

The Master Plan noted that, “the irregular topography of Kinnelon is one the Borough’s most valuable assets. The numerous lakes and reservoirs which dot the landscape and the panoramic views provided by hillside sites have encouraged a very high quality type of residential development” (p. 6).

### 2015 Master Plan Reexamination Report

Several updates to the 1958 Master Plan reportedly were prepared in 1988, 1994, 2000 and 2015. The **2015 Master Plan Reexamination Report** included the following key goals and recommendations related to open space and recreation:

- **Goal #1:** "To provide additional recreational facilities and improve existing recreation facilities and programming." The report noted that the existing fields in Kinnelon are insufficient in terms of number and quality and often suffer from overscheduling of activities.
- **Goal #2:** "To provide a community center to serve the recreational and social needs of Kinnelon residents of all ages." The report suggested that a 10-acre church-owned property on Boonton Avenue could be one possible location to establish both recreational fields (Goal #1) and a community center (Goal #2).
- **Goal #6:** "To preserve and maintain the green character and wooded nature of Kinnelon." To accomplish this, the Borough’s zoning regulations should ensure proper regulation of building size, impervious surface cover, tree removal, and steep slope protection.
- **Goal #10:** "To preserve the historic features of the Borough as an integral part of the community’s unique character." The Borough should use the county’s list of historically significant properties and districts as the basis for establishing a historic preservation element.

## **2007 Stormwater Management Plan**

The purpose of this plan is to address groundwater recharge, stormwater quantity, and stormwater quality impacts by incorporating design and performance standards for new major development (defined as projects that disturb one or more acre of land). In addition to several proposed standards, the plan encourages the use of nonstructural stormwater management strategies and Best Management Practices (BMPs) and recommends a Mitigation Plan for projects granted waivers from the design/performance criteria.

## **2012 Open Space & Recreation Plan Update**

Between the first Open Space and Recreation Plan in 2005 and the updated plan in 2012, an additional 1,801 acres had been preserved in Kinnelon for a total of 3,749 permanently preserved acres, or 29% of the municipality. The 2012 Open Space Plan Update prioritized five greenways in Kinnelon for continued open space preservation: North Kinnelon Greenway Loop, Pyramid Mountain/Buck Mountain Greenway, Lake Conservation Area, Waughaw Mountain Greenway, and the Mountainside Greenway.

## **2017 Highlands Environmental Resource Inventory**

“The purpose of the **Highlands Environmental Resource Inventory** is to provide a framework that supports the efforts of the Borough of Kinnelon to bring its planning documents into conformance with the Regional Master Plan ... It provides critical support to the Conservation Plan Element of the municipal master plan related to implementation of resource protection requirements in the land use ordinance and health codes of the Borough of Kinnelon”.

## **2018 Housing Element and Fair Share Plan**

As part of the Fair Share Housing agreement with the Borough and approved by the Court, the Borough was required to:

- Adopt an accessory apartment ordinance to construct 10 housing units.
- Establish a mixed-use development affordable housing overlay zone at the Kinnelon Mall property.

## **2020 Critical Habitat Conservation & Management Plan**

The purpose of the Critical Habitat Conservation and Management Plan (CHCMP) is to guide municipal planning officials and professionals, including the engineer and planner, to incorporate standards and criteria for the protection, conservation and management of Critical Habitat. The CHCMP was adopted as an Element of Kinnelon’s municipal Master Plan and brings the Borough into conformance with the Highlands Regional Master Plan. Development applications in Kinnelon meeting certain applicability trigger review by the Highlands Council in order to ensure the protection of Critical Habitat.

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# County Planning



## 1988

### **Open Space Element**

The **1988 Open Space Element** of the County Master Plan provides a framework so that open space can be preserved while offering a balance between natural resource protections, adequate recreation space, and other competing land uses.

The Open Space Element centers its vision on three basic principles:

1. Enhancement of the quality of life.
2. Protection of the environment
3. Expansion of recreational opportunity.

## 2014

### **Preservation Trust Fund: Analysis and Strategy Report**

This report was drafted to review projects completed since the inception of the County Trust Fund in 1992 and provide recommendations where future investment in land acquisition, historic resource preservation, park development, and farmland preservation is needed.

Based on the potential future projects outlined for each of the programs by municipalities, land trust non-profits, and historic preservation non-profits, the report recommended continuing to fund the Morris County Preservation Trust Fund. As of May 2014, Kinnelon Borough had utilized county trust funds totaling \$10,304,971 to preserve 1,538 acres of land, or 12.5% of its jurisdiction.

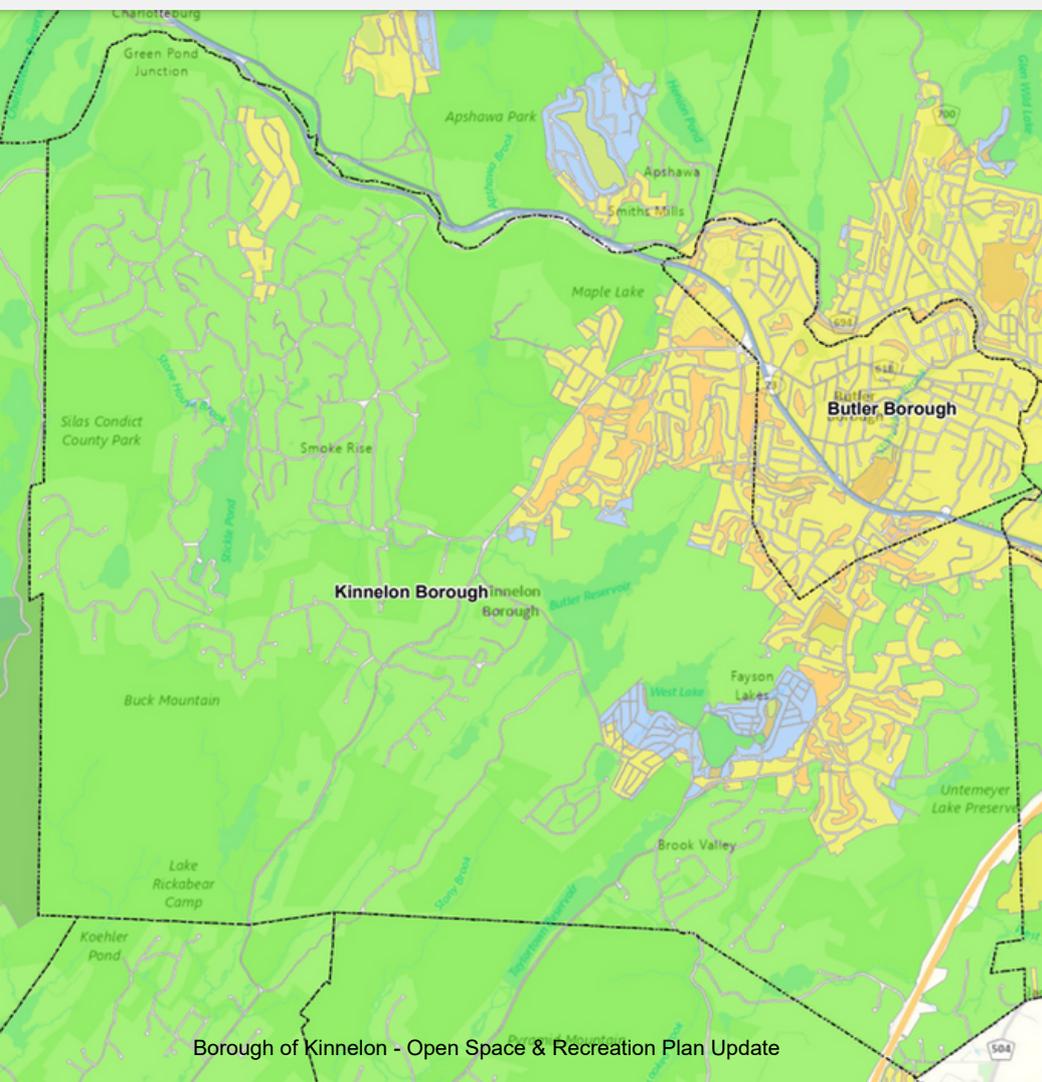
# Regional Planning

## 2008 Highlands Regional Master Plan

The New Jersey Highlands Region, an area of 859,358 acres in the northwestern portion of the State, includes 88 municipalities and portions of seven counties. Recognizing the necessity to protect and preserve environmental resources and drinking water supplies within this region, the State Legislature enacted the Highlands Water Protection and Planning Act in 2004. The **2008 Highlands Regional Master Plan** (RMP) identifies all lands within the Region as either a "Preservation Area" (in which conformance with the RMP is mandatory) or in a "Planning Area" (conformance is voluntary). 97.4% of Kinnelon Borough (11,984 acres) is located within the Preservation Area and 2.6% (325 acres) are located in the Planning Area. The RMP also assigns overlay zones as a guideline for future land uses, four of which are located within Kinnelon:

- Protection Zone - 10,574 acres (86%)
- Existing Community Zone - 1,150 acres (9%)
- Existing Community-Environmentally Constrained Subzone - 324 acres (3%)
- Lake Community Subzone - 261 acres (2%)

Finally, the RMP also identifies 5,293 acres of Moderate and High Conservation Priority Areas within Kinnelon Borough and nine Special Environmental Zone (SEZ) totaling 855 acres.



### Highlands Region Overlay Zones

-  Protection Zone
-  Wildlife Management Zone
-  Existing Community Zone
-  Existing Community Environmentally Constrained Subzone
-  Lake Community Subzone

---

# State Planning

## 2001 New Jersey State Development and Redevelopment Plan

Because Kinnelon Borough has opted to conform to the Highlands RMP in both the Preservation and Planning Areas, the RMP supersedes the State Development and Redevelopment Plan as a regional planning tool for the entirety of Kinnelon Borough.

## 2009 New Jersey Trails Plan Update

The **2009 New Jersey Trails Plan** provides a needs assessment of trail maintenance, funding, and ability to handle multiple users. The Plan prioritizes trail enhancement through the development of “community pathways”, which includes having a recreational trail within a 10-minute walk of every state resident. The existing trail network within Kinnelon's park system fits within state priorities (including, for example, the trails within Pyramid Mountain, Silas Condict Park, and Kakeout Reservoir).

## 2018-2022 New Jersey Statewide Comprehensive Outdoor Recreation Plan

The recent update to the Statewide Comprehensive Outdoor Recreation Plan (SCORP) discusses the opportunities and challenges facing the state's land preservation efforts. The 2018 SCORP provides an inventory of available open space, as well as forecasted demand for open space. Goals are to:



Encourage open space and recreation planning by local governments and conservation organizations



Implement open space and recreation planning policies and projects that are consistent with DEP goals.



Effectively use funds from the Preserve New Jersey Act, Land and Water Conservation Fund, Forest Legacy Program and other sources of funding which may become available.

The SCORP recommends strategies for state-municipal cooperation through funding assistance, regional partnerships, and technical/consulting assistance. These collaborative initiatives entail broad public participation and include creating environmental education facilities and programs as a main action item.

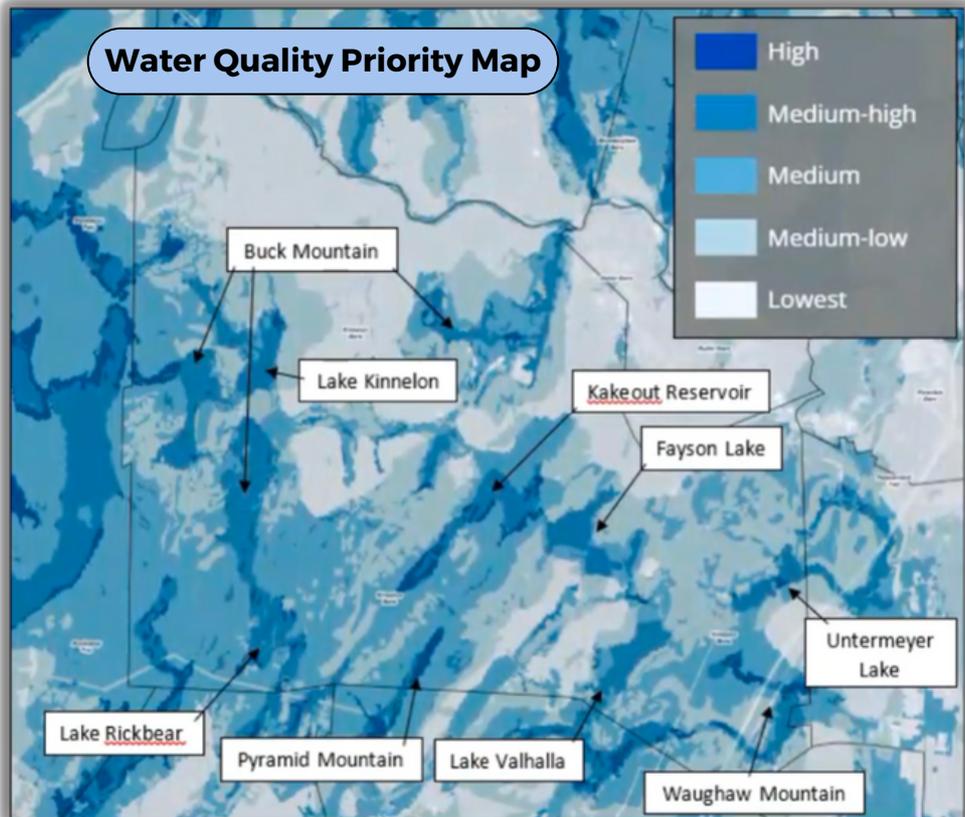
# New Jersey Conservation Blueprint

This online source provides a live, customizable map to help identify land parcels by preservation priority. The map focuses on agriculture, water quality, ecological integrity, and community open space.

**Water Quality** In Kinnelon Borough, the water quality priorities map identifies lands for the protection of clean drinking water, healthy watersheds, and sustainable wildlife habitats based on the location of wetlands, groundwater recharge, headwaters, floodplains, impervious surfaces, and vernal pools. Areas in natural cover where water can recharge aquifers are highly ranked. Wetland areas are also favored in this ranking, along with floodplains and land areas surrounding small headwater streams. In Kinnelon Borough, the lands of high priority and medium-high priority are located within Buck Mountain and Pyramid Mountain State Parks, Lake Kinnelon, Lake Rickabear Camp, Kakeout Reservoir, Fayson Lake, Lake Valhalla Watershed, the Waughaw Mountain Greenway, and the Untermeyer Lake Preserve.

## **Ecological Priority**

Lands in Kinnelon identified by the Conservation Blueprint as high ecological priorities include the parcels surrounding Bucks Mountain State Park, Pyramid Mountain (municipal park), Silas Condict County Park, Kakeout Reservoir, the Waughaw Mountain Greenway, and the Untermeyer Lake Preserve.



New Jersey Conservation Blueprint  
NJMaps.Com

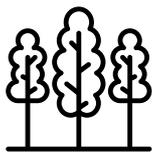
**Community Green Space** Lands that are important for protecting the health of both people and wildlife are considered priorities for community green space. This includes natural and agricultural lands in close proximity to homes, and undeveloped lands in floodplains. In Kinnelon Borough, the lands of high priority and highest priority are located in the vicinity of Bucks Mountain, Lake Kinnelon, Kakeout and Taylortown Reservoirs, Fayson Lake, Lake Valhalla Watershed, the Waughaw Mountain Greenway, and the Untermeyer Lake Preserve.

# Recommendations

Building from the 2005 OSRP and 2012 Update, the Borough continued their recommendations on expanding trails and greenways to connect existing park space. In this Plan Update, the Borough builds upon these recommendations to expand the preservation of woodlands, critical watershed lands, and wildlife habitat. The Borough will continue to prioritize the protection of its cultural and historic sites and structures.

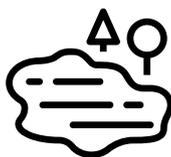
People live in Kinnelon for its outdoor lifestyle and accessibility to not only trails and lakes, but the ability to jump onto Route 23 or Route 287 and head into the city. Preservation of the municipality's natural beauty, rugged landscape, and history as living parts of the community contribute to maintaining the Borough's high quality of life and scenic landscape.

Priorities for preservation include the protection of:



## Woodlands

Forests cover nearly 60% of the land in Kinnelon. Trees can mitigate climate change. By capturing and storing carbon, forests remove significant volumes of carbon dioxide from the atmosphere.



## Critical Watershed Lands

Land in Kinnelon is critical to preserving water quality and quantity. Nearly all of the Borough is located in the Highlands Preservation Area, with the Highlands Region as the source of drinking water for over 2 million residents.



## Wildlife Habitat

Home to 28 threatened & endangered species, wildlife habitat is organic to the fabric of the unique ecology of the community. Stewardship and protection of these natural areas will sustain the special habitat these species require.



## Trails & Greenways

Kinnelon is committed to healthy lifestyles and living. Providing trails and walking paths for residents to experience its beautiful open spaces is integrated into the outdoor ethic of the community.

---

# WOODLAND PROTECTION

“ Trees are a renewable resource that can replenish themselves. ”



Photo: Silas Conduct County Park  
Take A Hike: U.S.

*Forests play a critical role for the global environment, population and economy. Besides alleviating the effects of climate change and natural disasters, they represent some of the richest biological areas on Earth. They also provide food, renewable raw materials for many of our products, and livelihoods for millions of people.*

*Programme for the Endorsement of Forest Certification.*

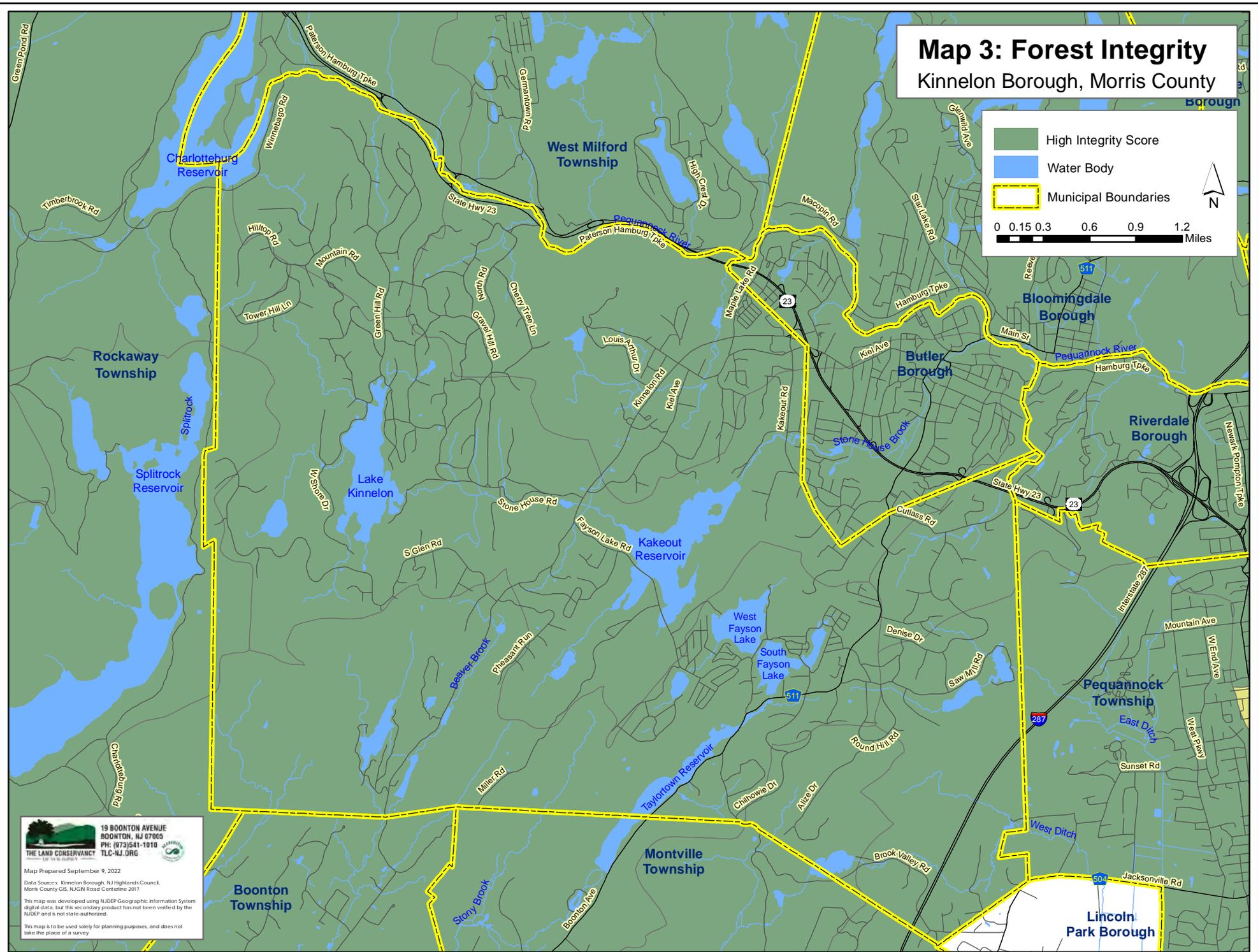
Forests represent nearly 60% of Kinnelon's land cover. 94% of all trees in the Borough are deciduous with more than 50% crown closure. Using the resources of the Highlands Council, the integrity of the forest in Kinnelon can be mapped (Map 3), and covers nearly the full extent of the Borough. These forests and wetlands serve as natural filtration systems protecting the integrity of the region's water supplies. Fragmentation of the forest will result in isolation, forest patches, and a loss in habitat - all preventable risks in the Borough.

# Map 3: Forest Integrity

## Kinnelon Borough, Morris County

High Integrity Score  
 Water Body  
 Municipal Boundaries

0 0.15 0.3 0.6 0.9 1.2 Miles



19 BOONTON AVENUE  
 BOONTON, NJ 07003  
 PH: (973)541-1010  
 THE LAND CONSERVANCY TLC-NJ.ORG

Map Prepared September 9, 2022  
 Data Sources: Kinnelon Borough, NJ Highlands Council,  
 Morris County GIS, NJGN Road Centerline 2017

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

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

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# WATERSHED LANDS

The **2021 Open Space Acquisition and Stewardship Plan** completed by the Morris County Municipal Utilities Authority (MCMUA) identifies priority areas for preservation for watershed protection. **Four projects in the Borough have received \$750,000 in grant funding from the MCMUA. This has helped preserve 372 acres in Kinnelon.** In 2017, the MCMUA funded the Waughaw Mountain Greenway (Denise Drive) and the Untermeyer Lake Preserve on Saw Mill Road Tract. Earlier projects include the Weber Tract with the Morris County Park Commission and Borough in 2008 and the 184 Koehler Pond acquisition in 2005 with the Borough, Rockaway and Boonton Townships.

## 372

**acres of Open Space property funded  
by the Morris County Municipal Utilities  
Authority**

Most of Kinnelon is dependent upon private wells for their water supply. There are three water companies serving limited areas of the Borough - the Fayson Lakes Water Company, Kinnelon Water Department and Butler Water Department. Within the Borough, the Kakeout (Butler) Reservoir west of Fayson Lakes provides water primarily to the Borough of Butler. Also partially within the Borough is the Taylortown Reservoir servicing Boonton Town and Township. Just over Kinnelon's western border is Jersey City's Split Rock Reservoir. Within the Pequannock River Basin, the Oak Ridge, Clinton, and Charlotteburg Reservoirs, and Echo Lake, are regulated surface water bodies utilized for water supply by the City of Newark. Charlotteburg Reservoir is partially located in Kinnelon Borough, near Smoke Rise.

The basins of the Pompton, Pequannock, Wanaque, and Ramapo Rivers are all located within Kinnelon and the Pequannock River is its major water course. The northern half of the Borough drains directly into either the Pequannock or its tributary, Stone House Brook. Only the southeastern corner of the Borough drains to the Pompton River. The southern part of Kinnelon is part the Upper Passaic, Whippany, and Rockaway Watersheds.

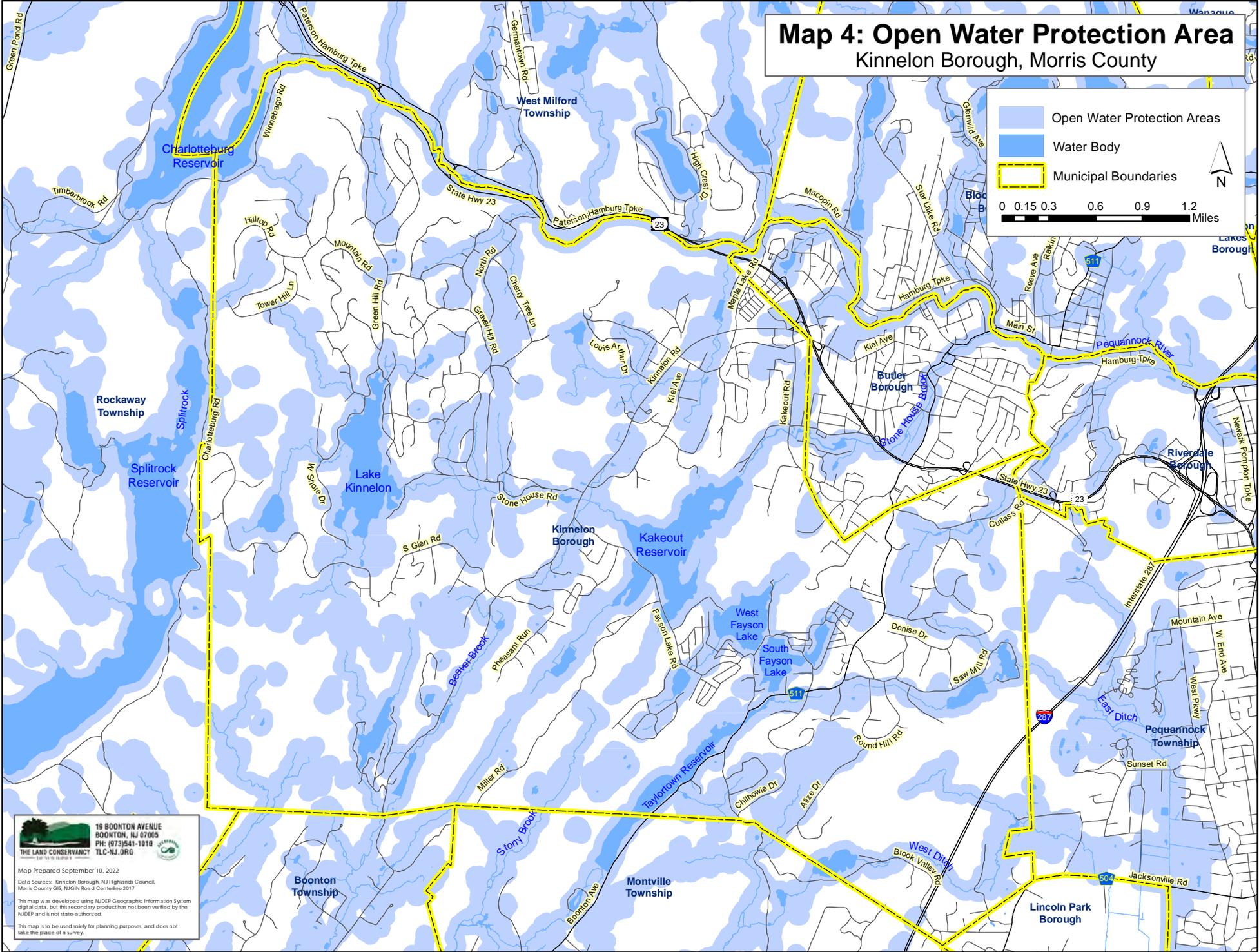
The Highlands Open Water Protection Area is a 300 foot buffer around springs, streams, wetlands, and surface water. The vegetated corridors adjacent to these lakes, streams, rivers and wetlands are effective and important tools to protect water quality and stream health. (*Map 4*)

# Map 4: Open Water Protection Area

## Kinnelon Borough, Morris County

Open Water Protection Areas  
 Water Body  
 Municipal Boundaries

N  
0 0.15 0.3 0.6 0.9 1.2 Miles




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**BOONTON, NJ 07005**  
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**THE LAND CONSERVANCY TLC-NJ.ORG**

Map Prepared September 10, 2022  
 Data Sources: Kinnelon Borough, NJ Highlands Council, Morris County GIS, NJGIN Road Centerline 2017  
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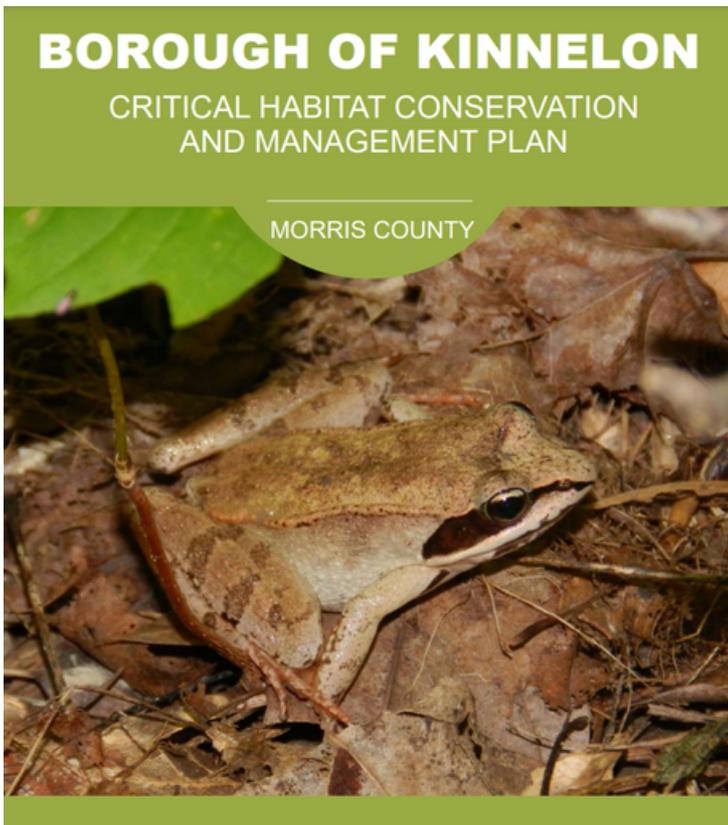
# WILDLIFE HABITAT

The 2020 **Critical Habitat Conservation and Management Plan** (CHCMP) is a guide for municipal planning officials and professionals to incorporate standards and criteria for the protection, conservation and management of Critical Habitat.

The CHCMP identified **28 rare, threatened, and endangered species** within the Borough and found that due to the extent of Critical Wildlife Habitat, nearly all of Kinnelon is identified as having Critical Habitat. (Map 5)

The report also outlines conservation strategies, including Low Impact Development Best Management Practices aimed to:

- Avoid the disturbance of Critical Habitat
- Minimize impacts to Critical Habitat; and
- Mitigate all adverse modification to Critical Habitat so that there is no net loss of habitat value.



Kinnelon Borough was the first community in the Highlands Region to prepare a CHCMP and did so in order to build the Kinnelon Emergency Shelter and Senior Community Center (one of its goals in the **2012 Open Space and Recreation Plan**).

As a condition for permitting the shelter and community center, the Highlands Council required Kinnelon to prepare and adopt the CHCMP as a formal element into its municipal Master Plan, thereby bringing the Borough into conformance with the Highlands Regional Master Plan.

The CHCMP also calls for Kinnelon Borough to adopt a "Highlands Referral Ordinance." Development applications in Kinnelon meeting certain applicability trigger review by the Highlands Council in order to ensure the protection of Critical Habitat.



August 12, 2020

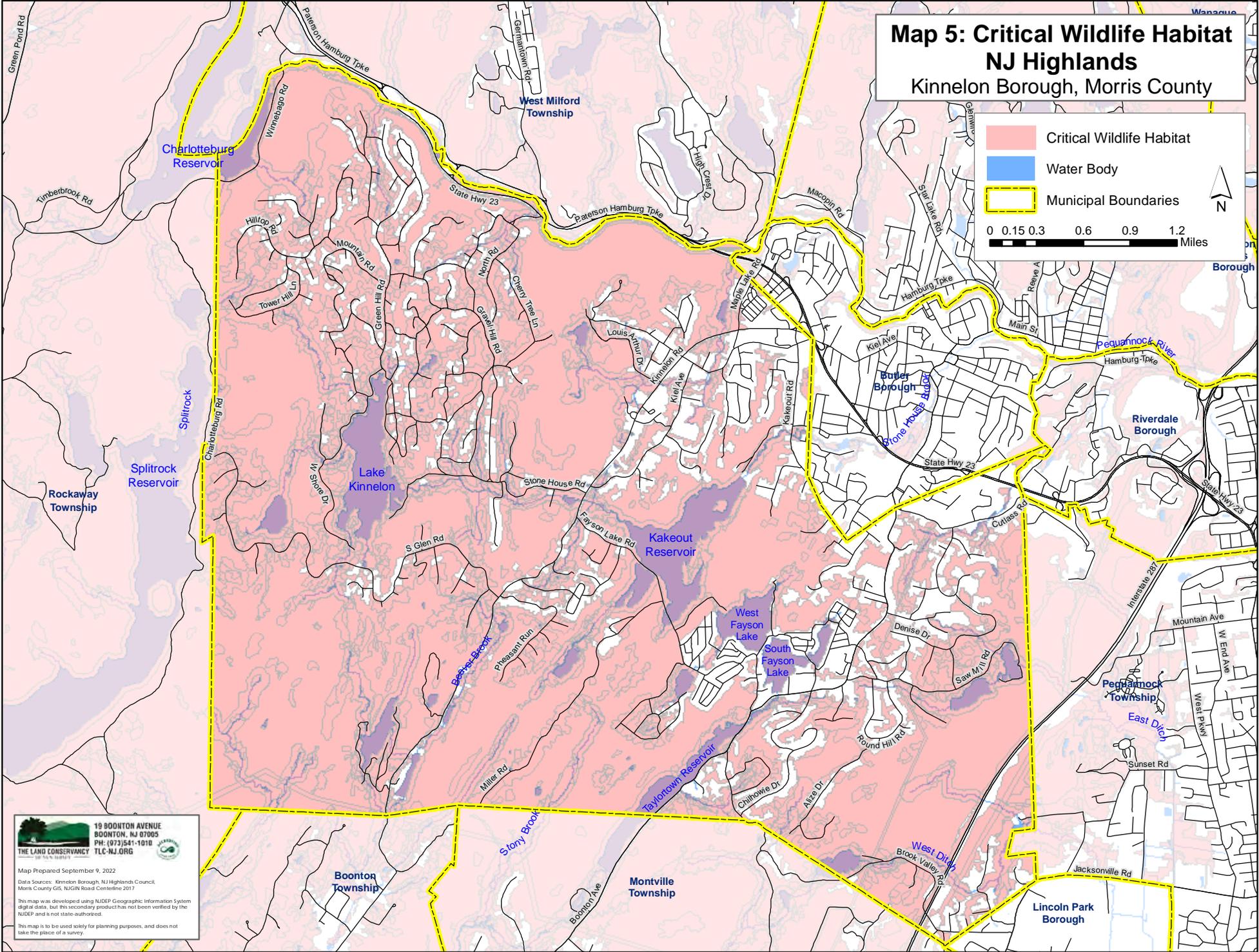


# Map 5: Critical Wildlife Habitat NJ Highlands Kinnelon Borough, Morris County

Critical Wildlife Habitat  
 Water Body  
 Municipal Boundaries

N

0 0.15 0.3 0.6 0.9 1.2 Miles



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Map Prepared September 9, 2022  
 Data Sources: Kinnelon Borough, NJ Highlands Council,  
 Morris County GIS, NJGIN Road Centerline 2017

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# GREENWAYS

The greenway vision for Kinnelon builds a system of open space that meets the goals of the Borough to protect its natural resources and provide connectivity between open spaces for the enjoyment of all.

**Greenways** have been part of Kinnelon's open space planning since its initial Open Space Plan in 2005. The Borough has prioritized these areas and, over the course of its program, has partnered with the county, state, and non-profit organizations to permanently protect these lands. The greenways outlined below, and on the accompanying map, provides the vision and location for future acquisitions in the Borough. The focus of the open space program continues to be to protect and connect land for wildlife, water, and people.

- 
- 1 Lake Conservation Area**

This area contains Kakeout (Butler) Reservoir, Fayson Lakes and Lake Reality. The reservoir serves as public water supply for Butler, Kinnelon and West Milford; fishing is allowed here by permit, and hiking trails flank its banks.
  - 2 Mountainside Greenway**

This greenway encompasses Mountainside Park and Greenway on the eastern side of Kinnelon which was preserved in 2017. This land is adjacent to Pequannock's Mountainside Park, which offers a series of established trails.
  - 3 North Kinnelon Greenway Loop**

This greenway encompasses the Maple Lake (Weber Tract), Silas Condict County Park and the Silas Condict expansion area that forms a periphery of open space around the Smoke Rise community; the properties with conservation easements around New Pond and below Lake Kinnelon; and the Municipal Complex.
  - 4 Pyramid Mountain / Buck Mountain Greenway**

This greenway extends along the southern edge of Kinnelon, from the western boundary to Taylortown Reservoir, to Farny State Park on the west, and Pyramid Mountain Natural Historic Area to the east.
  - 5 Waughaw Mountain Greenway**

On the southeast corner of Kinnelon, encompassing several parcels acquired by the Morris County Park Commission (MCPC) for parkland, the Waughaw Mountain Greenway is identified by the Highlands RMP as Special Environmental Zone. This includes the Untermeyer Lake Preserve acquired in 2017.

## Value of Greenways & Trails

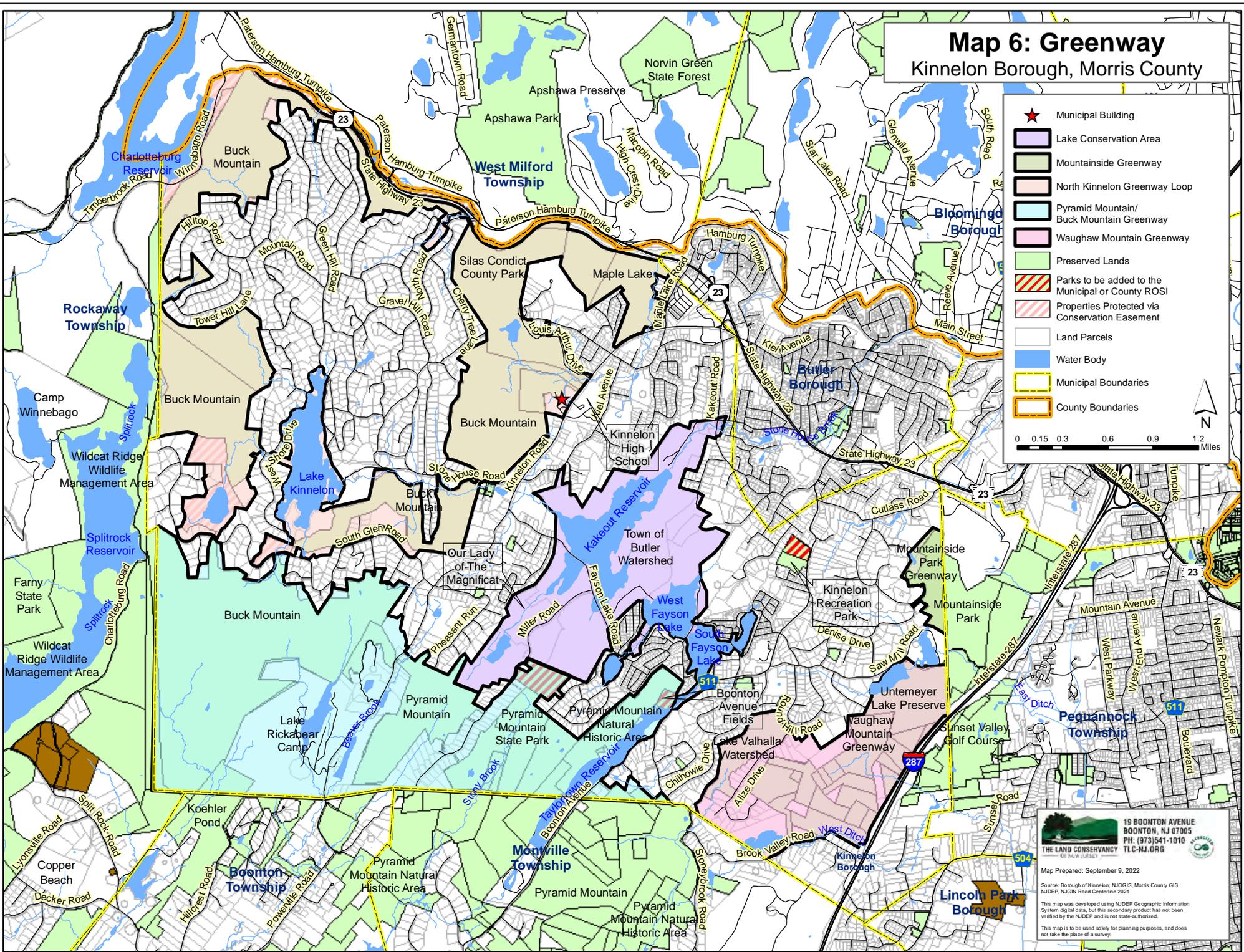
East Coast Greenway Alliance, ASLA Conference (2016)

-  *Trails boost spending in "trail towns" and influence relocations.*
-  *Walkable, bikeable communities are a more desirable, attractive place to live.*
-  *Homes near trails sell faster for more money.*
-  *Trails increase community tax revenues.*
-  *Trails create healthy opportunities, lowering barriers to physical activity.*

# Map 6: Greenway

## Kinnelon Borough, Morris County

-  Municipal Building
-  Lake Conservation Area
-  Mountainside Greenway
-  North Kinnelon Greenway Loop
-  Pyramid Mountain/ Buck Mountain Greenway
-  Waughaw Mountain Greenway
-  Preserved Lands
-  Parks to be added to the Municipal or County ROSI
-  Properties Protected via Conservation Easement
-  Land Parcels
-  Water Body
-  Municipal Boundaries
-  County Boundaries




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Map Prepared: September 9, 2022  
 Source: Borough of Kinnelon; NJGIS, Morris County GIS, NJDEP, NJGIN Road Centerline 2021  
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# TRAILS

Trails provide public health, economic, and transportation benefits. They reflect a community's identity and connect people to places they want to go and see. In Kinnelon, major trails connect to the Borough's parks and preserved land, as well as important water bodies. This ecological diversity offers scenic pedestrian access.

## Current Major Trails

---

- 1 Farny State Park / Buck Mountain**

Expanding from Rockaway Townships' trail system in Farny State Park and the Wildcat Ridge Wildlife Management area are a series of trails connecting to Buck Mountain in Kinnelon. This includes the Split Rock Loop Trail, Blue and Orange Trails.
- 2 Silas Condict County Park / Buck Mountain**

Silas Condict County Park maintains a looped trail system, offering scenic hiking for pedestrians surrounding Cantys Lake located within the county park. To the south, the White Trail extends to Buck Mountain.
- 3 Pyramid Mountain State Park / Kakeout Reservoir**

Connecting Boonton Township, Montville Township, and Kinnelon Borough, Pyramid Mountain State Park's trail system are expansive. In Kinnelon, the White Trail leads to Pyramid Mountain Natural Historic Area and the Boonton Avenue Fields. Further west, this trail network loops around the Kakeout Reservoir.
- 4 Mountainside Park / Untermeyer Lake / Waughaw Mountain**

On the eastern border of the Borough, Mountainside Park's trail system in Pequannock Township abuts Kinnelon's trails in the Untermeyer Lake Preserve and the Waughaw Mountain Greenway. These trails are heavily wooded with access to Untermeyer Lake and Sawmill Pond.

## Proposed Trails

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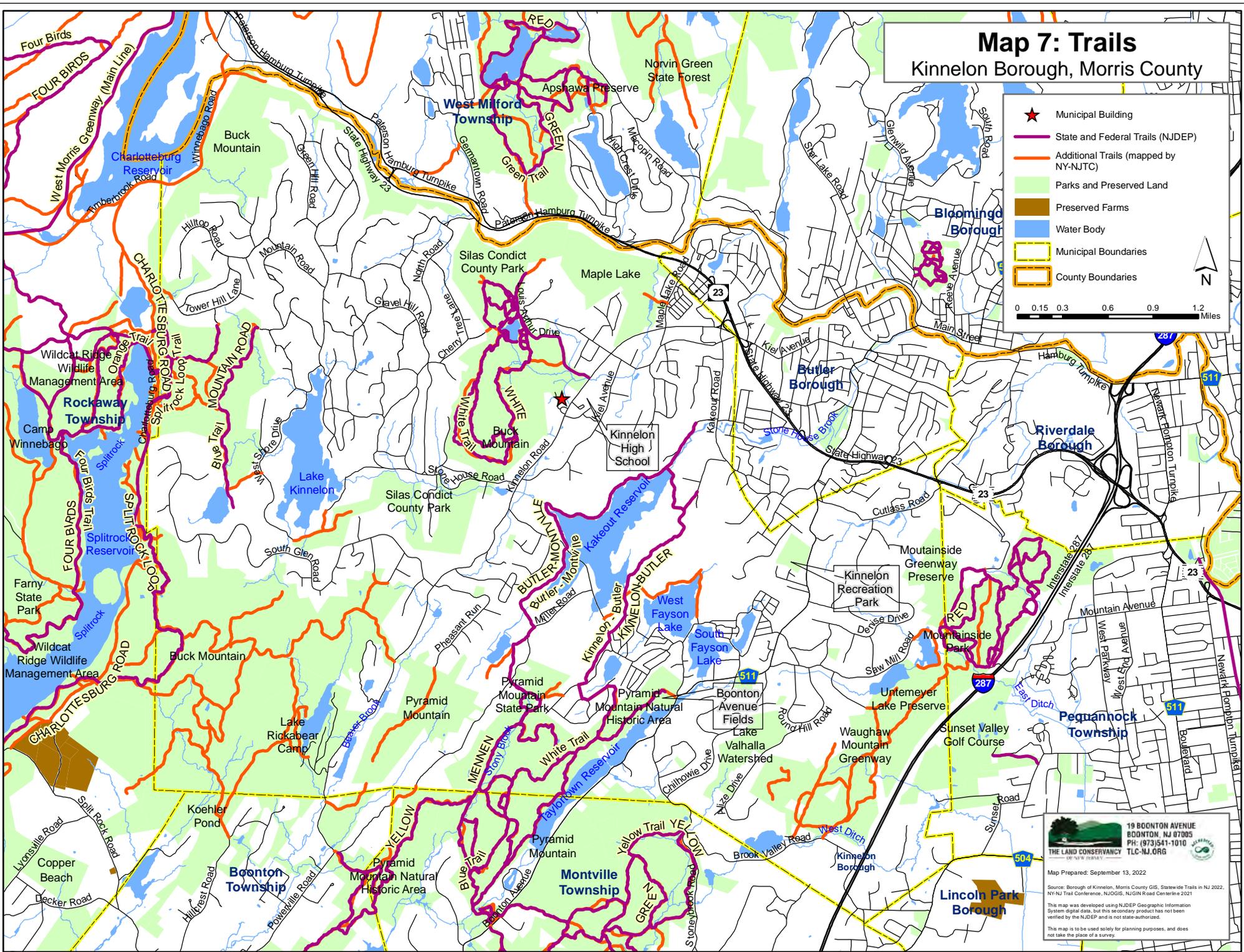
- 1** **Untermeyer Lake Preserve:** The Morris County Park Commission holds an easement on 80 acres of this property for trails to link Mountainside Park in Pequannock and the County's Waughaw Greenway. The Park Commission will be putting in trails for mountain bikes and hiking. Engineering schematics have been drafted.
- 2** The Borough is interested in pursuing a trail grant for Untermeyer Lake to expand hiking opportunities in this section of the town.
- 3** Future trails, for hiking only, are planned for the Mountainside Greenway Preserve. Mountainside on Denise Drive is restricted to foot traffic only, as it was the forest mitigation site for the development of the Kinnelon Emergency Shelter and Senior Community Center.

# Map 7: Trails

## Kinnelon Borough, Morris County

-  Municipal Building
-  State and Federal Trails (NJDEP)
-  Additional Trails (mapped by NY-NJTC)
-  Parks and Preserved Land
-  Preserved Farms
-  Water Body
-  Municipal Boundaries
-  County Boundaries

0 0.15 0.3 0.6 0.9 1.2 Miles

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BOONTON, NJ 07005  
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Map Prepared: September 13, 2022

Source: Borough of Kinnelon, Morris County GIS; Statewide Trails in NJ 2022, NY-NJ Trail Conference, NJOGIS, NJGIN Road Centerline 2021

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

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

# ACTION PLAN

The Open Space and Recreation Plan Update offers an updated set of strategies and a timetable to implement the goals and recommendations for the Borough. The action program suggests specific tasks that the town may undertake in order to implement the Plan Update.



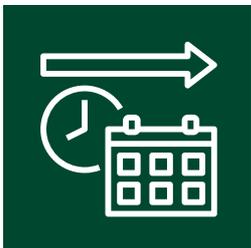
## Short Term

Within one year, Kinnelon Borough should formally adopt the *Open Space and Recreation Plan Update* as an Element of the Master Plan and submit it to Green Acres to secure additional support through the state program.



## Mid-Term

Construct the Kinnelon Emergency Shelter and Senior Community Center to provide emergency shelter to residents that become displaced from their homes or are in an emergency situation. Secure funding with county, state, and other nonprofit organizations to accomplish this task.



## Long Term

Kinnelon Borough should focus on large-scale decisions and programs for both acquisition and stewardship, working within the municipality and with neighboring towns.

Ongoing efforts in Kinnelon Borough should include educating residents on the benefits of land preservation, ensuring cultural and historic sites are preserved, and prioritizing trail development in the community. Publicizing successful projects, and maintaining up-to-date target lists will aid in this effort.

# ACTION ITEMS

Preservation	Partnerships	Funding	Recreation & Trails
With the Council Open Space Committee, develop and refine the ranking system for prioritizing land acquisition projects. Develop tree planting initiatives to improve air quality on preserved open space.	Discuss preservation priorities with local non-profit organizations, including the Trust for Public Land, The Land Conservancy of New Jersey, & Sustainable Jersey.	The next time the municipality updates its ROSI, include the recently preserved Boonton Avenue Recreation Fields.	Construct the Kinnelon Emergency Shelter and Senior Community Center, along with any associated recreation facility improvements. Limit light pollution with these future developments.
Reach out to owners of forested lands to permanently protect their lands.	Provide mapping to state and county agencies, and the NY-NJ Trails Conference, to expand and connect trails in Kinnelon Borough.	Reapply to NJDEP Green Acres to renew funding in the Borough's PI grant.	Explore whether to allow multi-use trails in municipal public open space.
Identify those properties within the Waughaw Mountain Greenway to pursue in partnership with the County Park Commission.	Meet with NJDEP Green Acres and Morris County to discuss state and county priorities in Kinnelon Borough.	Apply as needed to the Morris County Preservation Trust Fund for funding for both acquisition and trail development; Maximize the use of external funding.	Consider applying to the Highlands Council for a planning grant for lake management to prevent degradation of open waters.
Pursue and complete properties in foreclosure that have an open space or historic benefit, especially within the established state, county and municipal greenways.	Coordinate with neighboring municipalities to coordinate land preservation, trail initiatives, & protection of shared natural and recreational resources.	Continue the Open Space Trust Fund to purchase additional lands & support any debt services for future acquisitions. <b>Maintain 1/2 cent to qualify for Green Acres funding.</b>	Identify where trail easements would complete connectivity between open space properties.

*The Open Space Advisory Committee will be renamed to the Sustainability & Open Space Advisory Committee effective 1/1/2023.*

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# APPENDIX

## Land Use and Preserved/Public Lands

- 62** 2017 Recreation and Open Space Inventory (ROSI)
- 63** Preserved Land: State, County, Private
- 66** Public Land
- 67** Quasi-Public Land
- 69** Lake Communities / Private Recreation
- 71** Undeveloped / Vacant Land
- 74** Farm Assessed Land
- 75** Residential (> 5 acres) / Religious (> 10 acres)

## Recreation Open Space Inventory (2017)

Block	Lot	Location	Owner	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)	ROSI Acres	ROSI Key	ROSI Name
10801	102	130 KINNELON RD	KINNELON BORO	11	49.02	58.73	42.58	42.58	1	Municipal Field Complex
33701	114	21 DECKER TER	KINNELON BORO	157	22.02	2.49	2.49	2.49	2	Open Space
22701	101	KINNELON RD, BUCK MTN	KINNELON BORO	300.01	14.01	29.80	31.02	29.8	3	Buck Mountain Addition
22801	103	KINNELON RD, WEST OF	KINNELON BORO	300	3	30.00	31.71	30	4	Koehler Pond
45502	120	50 BOONTON AVE	KINNELON BORO	34	392.10	10.68	10.58	10.68	5	Kinnelon Recreation Park
33501	101	MILLER RD, ROCK PEAR MTN	KINNELON BORO	57	85	195.68	197.07	197.614	6	Rock Pear Mtn Natural Ar
56504	111	5 GEOFFREY DR/REC AREA	KINNELON BORO	88.03	82	3.00	2.92	3	7	Open Space
56302	106	HIDDEN ACRES DR/REC AREA	KINNELON BORO	89	147	1.45	1.59	1.45	8	Open Space
56201	109	8 WOOD CHASE LN	KINNELON BORO	93.02	4	1.84	1.78	1.84	9	Open Space
10401	104	MAPLE LAKE RD/KINNELON RD	KINNELON BORO	11	204	100.00	100.90	100	10	Weber
56601	101	ALIZE DR	KINNELON BORO	89.01	1.02	70.97	71.43	70.97	11	Lake Valhalla Watershed
33704	137	PHEASANT RUN REC AREA	KINNELON BORO	57	68.06	2.84	2.55	2.84	12	Open Space
56302	119	BOONTON AVE/HIGHLANDS DR	KINNELON BORO	89	1	6.07	6.00	6.21	13	Veterans Memorial Park
57401	149	DENISE DR	KINNELON BORO	57401	149	69.16	62.83	62.83	14	Mtnside Greenway Pres
57101	120	99 SAW MILL RD	KINNELON BORO	57101	120	114.61	116.84	116.83	15	Untermeyer Lake Pres
56601	126	ALIZE DR, EAST OF	KINNELON BORO	89	56	2.76	2.67	2.76	16	Waghaw Mtn Greenway
57001	102	ROUTE 287, EAST OF	KINNELON BORO	89.10	98	5.08	5.06	5.08	17	Open Space
22401	109	20 STONEHOUSE/ 4 FORGE RD	KINNELON BORO	30.01	29	1.00	1.56	1.00	18	Open Space
22401	102	7 FORGE RD	KINNELON BORO	30.01	37	1.00	0.95	1.00	19	Open Space
22401	108	8 FORGE RD	KINNELON BORO	30.01	30	1.00	0.81	1.00	20	Open Space
<b>UPDATE ROSI TO IDENTIFY AS FEE (WAS FORMERLY LEASED):</b>										
34801	102	180 BOONTON AVE	KINNELON BORO	58	112.02	8.17	7.93	7.97	1	Boonton Ave Rec Facility
<b>TO BE ADDED TO MUNICIPAL ROSI:</b>										
45502	119	46 BOONTON AVE	KINNELON BORO	34	392	11.00	10.79	9.89		Shelter & Community Ctr
<b>Total (ROSI 2022):</b>						<b>727.34</b>	<b>712.07</b>	<b>707.84</b>		
<b>TO BE CONVEYED TO MORRIS COUNTY AND ADDED TO THE COUNTY ROSI:</b>										
34401	103	MILLER RD PYRAMID MTN	KINNELON BORO	58	118	34.23	32.62			Pyramid Mtn Natural Historic Area

## Preserved Land

Block	Lot	Class	Location	Owner	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)	Name
34201	114	15C	MILLER RD	MORRIS COUNTY PARK COMM	58	132	6.00	4.83	Pyramid Mtn Ntrl Hist Area
34201	115	15C	MILLER RD	MORRIS COUNTY PARK COMM	58	131	5.82	5.86	Pyramid Mtn Ntrl Hist Area
34201	116	15C	MILLER RD	MORRIS COUNTY PARK COMM	58	130	5.00	6.04	Pyramid Mtn Ntrl Hist Area
34501	102	15C	BOONTON AVE RES - W	MORRIS COUNTY PARK COMM	58	112.01	58.10	58.28	Pyramid Mtn Ntrl Hist Area
34501	103	15C	BOONTON AVE RES - W	MORRIS COUNTY PARK COMM	58	112.03	16.00	17.43	Pyramid Mtn Ntrl Hist Area
34801	101	15C	BOONTON AVE RES - W	MORRIS COUNTY PARK COMM	58	112	98.06	98.06	Pyramid Mtn Ntrl Hist Area
56101	109	15C	BROOK VALLEY RD	MORRIS COUNTY PARK COMM	79	1	10.69	7.69	Pyramid Mtn Ntrl Hist Area
56101	110	15C		MORRIS COUNTY PARK COMM			-	1.84	Pyramid Mtn Ntrl Hist Area
56101	110	15C	BOONTON AVE	MORRIS COUNTY PARK COMM	79	7	11.00	8.83	Pyramid Mtn Ntrl Hist Area
<b>TO BE CONVEYED TO MORRIS COUNTY AND ADDED TO THE COUNTY ROSI:</b>									Pyramid Mtn Ntrl Hist Area
34401	103	15C	MILLER RD - PYRAMID MTN	KINNELON BOROUGH	58	118	34.23	32.62	
<b>Total MCPC (Pyramid Mountain Natural Historic Area):</b>							<b>244.90</b>	<b>241.48</b>	
10401	101	15C	100 WM LEWIS ARTHUR DR	MORRIS COUNTY PARK COMMISSIO	11	79.01	265.08	255.41	Silas Condict County Park
10401	103	15C	RICKER ROAD, REAR OF	MORRIS COUNTY PARK COMMISSIO	11	204.01	62.00	63.95	Silas Condict County Park
<b>Total MCPC (Silas Condict County Park):</b>							<b>327.08</b>	<b>319.36</b>	
57001	104	15C	ROUTE 287, EAST OF	MORRIS COUNTY PARK COMM	89.10	101	4.94	4.41	Sunset Valley Golf Course
57001	105	15C	ROUTE 287, EAST OF	MORRIS COUNTY PARK COMM	89.10	103	34.42	27.41	Sunset Valley Golf Course
57001	106	15C	BROOK VALLEY RD	MORRIS COUNTY PARK COMM	89.10	107	9.88	9.41	Sunset Valley Golf Course
<b>Total MCPC (Sunset Valley Golf Course):</b>							<b>49.24</b>	<b>41.23</b>	
56601	124	15C	14-A BROOK VALLEY TER	MORRIS COUNTY PARK COMM	89	55	12.49	12.49	Waughaw Mtn Greenway
56601	125	15C	ALIZE DR	MORRIS COUNTY PARK COMM	89	55.01	33.40	33.42	Waughaw Mtn Greenway
56601	127	15C	BROOK VALLEY RD	MORRIS COUNTY PARK COMM	89	57	25.63	26.08	Waughaw Mtn Greenway
56702	102	15C	BROOK VALLEY RD	MORRIS COUNTY PARK COMM	89	62	37.54	39.10	Waughaw Mtn Greenway
56801	101	15C	BROOK VALLEY RD	MORRIS COUNTY PARK COMM	89	108	13.03	12.88	Waughaw Mtn Greenway
56801	102	15C	BROOK VALLEY RD	MORRIS COUNTY PARK COMM	89	109	16.84	16.84	Waughaw Mtn Greenway
56801	103	15C	BROOK VALLEY RD	MORRIS COUNTY PARK COMM	89	111	8.83	7.22	Waughaw Mtn Greenway
56801	104	15C	BROOK VALLEY RD, REAR	MORRIS COUNTY PARK COMM	89	124	8.79	9.45	Waughaw Mtn Greenway
56801	107	15C	ROUTE 287	MORRIS COUNTY PARK COMM	89	84.01	7.47	7.44	Waughaw Mtn Greenway
56801	108	15C	ROUTE 287	MORRIS COUNTY PARK COMM	89	84.02	10.01	10.52	Waughaw Mtn Greenway
56801	109	15C	ROUTE 287	MORRIS COUNTY PARK COMM	89	59	18.27	17.59	Waughaw Mtn Greenway
56801	111	15C	BROOK VALLEY RD	MORRIS COUNTY PARK COMM	89	118.01	17.20	18.73	Waughaw Mtn Greenway
56801	112	15C	BROOK VALLEY RD	MORRIS COUNTY PARK COMM	89	118	16.50	16.39	Waughaw Mtn Greenway
56801	113	15C	BROOK VALLEY RD	MORRIS COUNTY PARK COMM	89	112	63.76	63.06	Waughaw Mtn Greenway
56801	115	15C	BROOK VALLEY RD	MORRIS COUNTY PARK COMM	89	116	7.50	7.71	Waughaw Mtn Greenway
56801	116	15C	BROOK VALLEY RD	MORRIS COUNTY PARK COMM	89	115	3.75	3.97	Waughaw Mtn Greenway

## Preserved Land

Block	Lot	Class	Location	Owner	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)	Name
56801	117	15C	BROOK VALLEY RD	MORRIS COUNTY PARK COMM	89	114	3.75	3.95	Waughaw Mtn Greenway
<b>Total MCPC (Waughaw Mountain Greenway):</b>							<b>304.75</b>	<b>306.82</b>	
10801	101	15C	SPICE BUSH RD	NEW JERSEY STATE DEP	11	12	258.45	258.45	Buck Mountain
12201	101	15C	ROBINS LN	NEW JERSEY STATE DEP	30	1.03	158.89	167.37	Buck Mountain
12301	101	15C	WEST OF GREEN HILL RD	NJ DEP & MORRIS CNTY	26	115	493.70	470.05	Buck Mountain
12301	106	15C	WATER SUPPLY	NEW JERSEY STATE DEP	30	4	26.18	4.29	Buck Mountain
<i>Previously owned by Jersey City MUA and protected with an easement held by the NJDEP</i>									
12301	107	15C	JOHANNA WAY	NEW JERSEY STATE DEP	30	1	263.41	246.16	Buck Mountain
22801	101	15C	WATER SUPPLY	NEW JERSEY STATE DEP	300	5	126.00	20.22	Buck Mountain
<i>Previously owned by Jersey City MUA and protected with an easement held by the NJDEP</i>									
22801	102	15C	SOUTH GLEN RD BUCK MTN	NEW JERSEY STATE DEP	300	1.01	879.26	853.55	Buck Mountain
<b>Total NJDEP (Buck Mountain State Park):</b>							<b>2,205.88</b>	<b>2,020.09</b>	
34201	113	15C	MILLER RD	NEW JERSEY STATE DEP	58	128	62.30	59.05	Pyramid Mtn State Park
34501	101	15C	MILLER RD	NEW JERSEY STATE DEP	58	123	73.12	80.79	Pyramid Mtn State Park
<b>Total NJDEP (Pyramid Mountain State Park):</b>							<b>135.42</b>	<b>139.84</b>	
							<b>MCPC:</b>	<b>925.96</b>	<b>908.88</b>
							<b>NJDEP:</b>	<b>2,341.30</b>	<b>2,159.93</b>
<b>State and County Land:</b>							<b>3,267.27</b>	<b>3,068.81</b>	
10104	102	4A	ROUTE 23	NEWARK, DIV SWR & WTR SPLY	11	200	9.24	3.07	
11208	102	1	ROUTE 23	NEWARK, DIV SWR & WTR SPLY	2	4	3.11	1.38	
12301	102	1	SMOKE RISE	NEWARK, DIV SWR & WTR SPLY	26	119	8.40	7.41	
12301	103	1	KINNELON BORO	NEWARK, DIV SWR & WTR SPLY	26	117	6.93	7.58	
12301	104	1	KINNELON BORO	NEWARK, DIV SWR & WTR SPLY	26	118	84.60	67.11	
12302	101	1	ROUTE 23	NEWARK, DIV SWR & WTR SPLY	1.01	1	15.00	12.53	
12303	101	1	ROUTE 23	NEWARK, DIV SWR & WTR SPLY	1.02	1	9.00	3.23	
12303	101	1	ROUTE 23	NEWARK, DIV SWR & WTR SPLY	1.02	1	9.00	5.71	
12304	101	1	ROUTE 23	NEWARK, DIV SWR & WTR SPLY	1.03	1	7.00	10.76	
<b>Newark, Division of Water:</b>							<b>152.28</b>	<b>118.79</b>	
<i>Protected with an easement held by the NJDEP</i>									
23101	107	1	122 SOUTH GLEN RD	GRANDVIEW HMWNRS ASSOC	30.01	48	14.73	14.71	
23201	150	1	180 SOUTH GLEN RD	GRANDVIEW HMWNRS ASSOC	30.01	55	84.16	84.04	
<b>Private Conservation Easement:</b>							<b>98.89</b>	<b>98.75</b>	
<i>Protected in 1997 with an easement held by the NJDEP</i>									

## Preserved Land

Block	Lot	Class	Location	Owner	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)	Name
							244.90	241.48	Pyramid Mtn Ntrl Hist Area
							327.08	319.36	Silas Condict County Park
							49.24	41.23	Sunset Valley Golf Course
							304.75	306.82	Waughaw Mtn Greenway
							<b>925.96</b>	<b>908.88</b>	<b>Morris County Park Commission:</b>
							2,205.88	2,020.09	Buck Mountain
							135.42	139.84	Pyramid Mtn State Park
							98.89	98.75	Conservation Easement held by NJDEP
							<b>2,440.19</b>	<b>2,258.68</b>	<b>State of New Jersey:</b>
							<b>707.84</b>	<b>707.84</b>	<b>Municipal Parks (ROSI):</b>
							<b>152.28</b>	<b>118.79</b>	<b>Newark, Division of Water:</b>
							<b>4,226.26</b>	<b>3,994.19</b>	<b>Total Preserved Land:</b>

**Public**

Block	Lot	Class	Location	Owner	Description	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)
10801	102	15C	130 KINNELON RD	KINNELON BOROUGH	MUNICIPAL BLDG	11	49.02	16.15	16.91
11103	101	15C	3 SLEEPY HOLLOW RD	KINNELON BOROUGH	VACANT LAND	13	3	1.30	1.27
11205	113	15C	29 CHERRY TREE LN	KINNELON BOROUGH	VACANT LAND	10	28	1.46	1.45
11205	119	15C	43 CHERRY TREE LN	KINNELON BOROUGH	VACANT LAND	10	21	1.67	1.69
11301	121	15C	367 ECHO VALLEY LN	KINNELON BOROUGH	VACANT LAND	3	23	1.81	1.83
11906	105	15C	56 GREEN HILL RD	KINNELON BOROUGH	VACANT LAND	26	97	1.99	2.00
11907	117	15C	436 PEPPERIDGE TREE LN	KINNELON BOROUGH	VACANT LAND	24	7	1.36	1.35
12001	108	15C	73 GREEN HILL/3KENT BROOK	KINNELON BOROUGH	VACANT LAND	26	109	1.26	1.25
12004	101	15C	17 UNDERCLIFF RD	KINNELON BOROUGH	VACANT LAND	26	115.36	1.63	1.67
23004	101	15C	127 SOUTH GLEN RD	KINNELON BOROUGH	VACANT LAND (DTN BASIN)	300.05	9	1.86	1.85
33601	122	15C	PHEASANT RUN	KINNELON BOROUGH	FIRE POND LOT	57	68.27	1.44	1.46
34003	108	15C	DAISY CT	KINNELON BOROUGH	FIRE POND LOT	57	85.09	0.53	0.57
34608	121.01	15C	GLENROCK DR / CLIFF TRL	KINNELON BOROUGH	VACANT LAND	58	111.02	0.27	0.29
34608	121.02	15C	GLENROCK DR / CLIFF TRL	KINNELON BOROUGH	VACANT LAND	58	111.03	0.09	0.09
34706	129	15C	14 BIRCHWOOD TRL	KINNELON BOROUGH	VACANT LAND	58	33	0.23	0.23
44903	103	15C	96 FAYSON LAKES RD	KINNELON BOROUGH	VACANT LAND	34	197	0.55	0.59
45001	112	15C	70 KIEL AVE	KINNELON BOROUGH	FUTURE PUMP STATION	211	168.07	0.29	0.30
45104	112	15C	40-A LINCOLN RD	KINNELON BOROUGH	WATER TANK	104	14.01	4.37	4.40
45205	137	15C	25 KIEL AVE MUSEUM	KINNELON BOROUGH	L'ECOLE	34	57	1.44	1.41
45207	103	15C	163 KAKEOUT RD	KINNELON BOROUGH	PUMPING STATION	34	90.01	0.33	0.31
45702	102	15C	DANIEL LN	KINNELON BOROUGH	FIRE POND LOT	34	461.01	2.57	2.52
46001	103	15C	TINTLE RD, WEST OF	KINNELON BOROUGH	VACANT LAND	34	458	10.20	12.29
57401	147	15C	68 DENISE DR	KINNELON BOROUGH	WATER TANK	88	45.39	0.40	0.40
					<b>Total (Kinnelon Borough):</b>			<b>53.19</b>	<b>56.13</b>
45601	147	15C	BOONTON AVE/COLONIAL LN	MORRIS CNTY / KINNELON BORO	VACANT LAND			0.22	0.18
45610	119	15C	BOONTON AVE/COLONIAL LN	MORRIS CNTY / KINNELON BORO	VACANT LAND			0.29	0.30
					<b>Total (Kinnelon &amp; Morris County):</b>			<b>0.51</b>	<b>0.48</b>
					<b>Total (Public):</b>			<b>53.70</b>	<b>56.61</b>

## Quasi-Public

Block	Lot	Class	Location	Owner	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)	Description
45002	152	15A	115 KIEL AVE & 117	KINNELON BOARD OF ED	134	136	23.15	22.94	KIEL SCHOOL
45002	153	15A	109 KIEL AVE	KINNELON BOROUGH	134	133	2.77	3.77	GLENN L SISCO SCHOOL
45002	155	15A	3 LOUIS LN	KINNELON BOARD OF ED	134	131	0.42	0.46	GARAGE
45002	161	15A	4 LOUIS LN	KINNELON BOARD OF ED	134	127	0.52	0.54	PARKING LOT
45003	108	15A	121 KINNELON RD	KINNELON BOARD OF ED	111	49.02	31.46	31.76	HIGH SCHOOL
45610	123	15A	118 BOONTON AVE	KINNELON BOARD OF ED	70	20	11.51	11.68	STONYBROOK SCHOOL
56302	101	15A	SAW MILL RD	KINNELON BOARD OF ED	89	133	3.04	2.90	
<b>Total (Public Education):</b>							<b>72.87</b>	<b>74.05</b>	
34801	103	2	BOONTON AVE RESERVOIR	BOONTON WATER DEPT	58	112.04	67.62	66.50	
56301	101	1	BOONTON AVE RESERVOIR	BOONTON WATER DEPT	93	37	9.39	6.33	
56301	148	1	BOONTON AVE RESERVOIR	BOONTON WATER DEPT	93	38	12.29	10.59	
<b>Total (Boonton Water):</b>							<b>89.30</b>	<b>83.41</b>	
33801	101	1	FAYSON LAKES RD	BUTLER, BOROUGH OF	57	1	57.00	62.18	
33901	101	1	MILLER RD	BUTLER, BOROUGH OF	57	91	68.94	67.85	
34401	101	1	FAYSON LAKES RD	BUTLER, BOROUGH OF	58	116	105.00	101.19	
45301	110	1	100 CASCADE WAY	BUTLER, BOROUGH OF	37	18	0.36	0.44	
45303	101	1	KAKEOUT RD LAGOON	BUTLER, BOROUGH OF	38	1	1.68	1.86	
46001	101	1	BUTLER RESERVOIR	BUTLER, BOROUGH OF	34	183.01	427.42	423.08	
<b>Total (Butler Borough):</b>							<b>660.40</b>	<b>656.60</b>	
34703	108	1	RIDGE TRL / ARROWHEAD TRL	FAYSON LAKE WATER CO			0.04	0.04	
34706	134	4A	41 CLIFF TRL WATER TANK	FAYSON LAKE WATER CO	58	28	0.44	0.45	
45802	134	1	BOONTON AVE FILTER PLANT	FAYSON LAKE WATER CO	61	33	0.36	0.39	
45803	107	1	BOONTON AVE FILTER PLANT	FAYSON LAKE WATER CO	61	34	0.30	0.32	
46002	102	1	SOUTH FAYSON LAKE	FAYSON LAKE WATER CO	61	1.03	3.77	3.88	
<b>Total (Fayson Lakes Water):</b>							<b>4.91</b>	<b>5.08</b>	
10401	106	4A	ROUTE 23	JERSEY CTRL POWER & LIGHT CO	11	93.02	0.07	0.09	
56703	128	1	BROOK VALLEY RD	JERSEY CTRL POWER & LIGHT CO	91	16	1.18	0.54	
<b>Total (JCP&amp;L):</b>							<b>1.25</b>	<b>0.62</b>	
10103	102	1	ROUTE 23	NEWARK, DIV SWR & WTR SPLY	100	2	<b>0.85</b>	<b>0.87</b>	
10104	103	1	ROUTE 23	PASSAIC VALLEY WATER COMM	11	202	0.25	0.30	
10401	105	4A	WATERSHED	PASSAIC VALLEY WATER COMM	11	93.01	4.00	4.00	
<b>Total (Passaic Valley Water):</b>							<b>4.25</b>	<b>4.30</b>	

**Quasi-Public**

Block	Lot	Class	Location	Owner	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)	Description
10102	102	5B	CLASS 2 R R PROP	N Y SUSQ & WESTERN R R CORP	2	2	22.86	44.69	
					<b>Total (Utilities and Railroad):</b>		<b>783.82</b>	<b>795.58</b>	
					<b>Total (Quasi-Public)</b>		<b>856.69</b>	<b>869.63</b>	
					(Education, Utilities and Railroad)				
					<b>Total (Public and Quasi-Public):</b>		<b>910.39</b>	<b>926.24</b>	

## Lake Communities and Private Recreation

Block	Lot	Class	Location	Owner	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)
45606	107	1	LAGOON TRL LAGOON	FAYSON LAKES ASSN INC	74	10	0.46	0.68
45613	101	1	EAST FAYSON LAKE	FAYSON LAKES ASSN INC	69	1	26.92	11.84
45614	104	1	CABOT LN LAGOON	FAYSON LAKES ASSN INC	67	6	0.85	0.83
45710	101	1	SOUTH FAYSON LAKE ISLAND	FAYSON LAKES ASSN INC	61	65	2.74	0.54
45802	118	1	SOUTH POINT TER	FAYSON LAKES ASSN INC			0.03	0.02
45903	108	1	TOBOGGAN TRL/WESTCREST TL	FAYSON LAKES ASSN INC			0.03	0.03
45912	109	1	WATERS EDGE	FAYSON LAKES ASSN INC	48	8.01	3.39	3.74
45914	101	1	CLUBHOUSE TRL/DUCHESS DR	FAYSON LAKES ASSN INC	34	236	0.48	0.27
45914	103	2	10 CLUBHOUSE TRL	FAYSON LAKES ASSN INC	34	230	4.00	2.23
46001	104	1	WEST FAYSON LAKE	FAYSON LAKES ASSN INC	34	221	133.66	132.63
46002	101	1	SOUTH FAYSON LAKE	FAYSON LAKES ASSN INC	61	1	28.50	35.50
					<b>Total (Fayson Lakes):</b>		<b>201.06</b>	<b>188.30</b>
11208	101	1	ROUTE 23 SOUTH	SMOKE RISE CLUB, INC			0.19	0.23
22401	111	1	STONEHOUSE/KINNELON RD	SMOKE RISE CLUB, INC	30.01	28.04	0.15	0.23
11402	150	1	HOOT OWL LAKE	SMOKE RISE CLUB, INC	8	11	0.37	0.41
11106	101	1	PERIMETER RD	SMOKE RISE CLUB, INC	94	1	1.22	1.30
11402	154	1	HOOT OWL LAKE	SMOKE RISE CLUB, INC	8	9.02	3.09	2.15
11601	105	1	779 WEST SHORE DR	SMOKE RISE CLUB, INC	30	1.60	4.30	4.70
11106	103	1	PERIMETER RD	SMOKE RISE CLUB, INC	94	3	5.68	5.66
11103	119	1	SLEEPY HOLLOW RD	SMOKE RISE CLUB, INC	13	8	5.70	5.67
11401	129	1	GREEN HILL RD	SMOKE RISE CLUB, INC	22	4	6.83	6.65
11103	120	1	SLEEPY HOLLOW RD	SMOKE RISE CLUB, INC	13	7	7.75	7.64
11202	102	1	NORTH RD	SMOKE RISE CLUB, INC	6	6	8.42	8.01
11105	123	1	OLD COW PASTURE LN	SMOKE RISE CLUB, INC	15	5	11.73	8.24
11402	106	1	BRUSH HILL RD	SMOKE RISE CLUB, INC	8	1	11.42	11.67
11601	103	1	LAKE KINNELON	SMOKE RISE CLUB, INC	30	1.61	19.00	17.53
11205	104	1	CHERRY TREE LN, REAR OF	SMOKE RISE CLUB, INC	10	37	22.54	22.05
11601	104	1	LAKE KINNELON	SMOKE RISE CLUB, INC	30	1.30	29.00	27.87
11204	101	1	CHERRY TREE TER	SMOKE RISE CLUB, INC	5	1	0.05	1.01
11106	102	4A	10 PERIMETER RD	SMOKE RISE CLUB, INC	94	2	3.38	3.44
11407	116	4A	VILLAGE AREA	SMOKE RISE CLUB, INC	17	2	8.41	8.36
11107	101	4A	STONEHOUSE RD	SMOKE RISE CLUB, INC	30	1.10	8.06	8.54
11601	102	4A	LAKE KINNELON CHAPEL	SMOKE RISE CLUB, INC	30	1.65	0.50	40.94
11601	101	4A	LAKE KINNELON BEACH	SMOKE RISE CLUB, INC	30	1.01	46.69	45.74
					<b>Total (Smoke Rise):</b>		<b>204.48</b>	<b>238.05</b>
					<b>Total (Fayson Lakes &amp; Smoke Rise):</b>		<b>405.54</b>	<b>426.35</b>

**Lake Communities and Private Recreation**

Block	Lot	Class	Location	Owner	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)
22801	104	15F	414 KINNELON RD	LENNI-LENAPE GIRL SCOUT COUNCIL INC	300.01	7.01	315.58	332.45
						<b>Total (Camp):</b>	<b>315.58</b>	<b>332.45</b>

## Vacant (Undeveloped)

Block	Lot	Class	Location	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)
10101	103	1	ROUTE 23	99	5	2.68	1.54
10103	101	1	1660 ROUTE 23	100	1	2.50	2.70
10104	104	1	ROUTE 23	11	203	6.60	4.40
10201	103	1	ROUTE 23	133	14	2.86	3.08
10201	104	1	KINNELON RD	133	8.01	12.58	11.81
10201	107	1	WILSHIRE TER			4.63	4.88
10902	102	1	170 KINNELON RD			7.60	7.66
10902	104	1	158 KINNELON RD	11	15.02	1.30	1.45
10902	111	1	144 KINNELON RD	11	15.09	1.30	1.27
11102	114	1	38 FOX LEDGE RD	14	4	1.38	1.42
11104	111	1	11 SPICE BUSH RD	12	21	2.06	1.94
11201	103	1	46 NORTH RD	3	1.05	1.57	1.52
11205	112	1	25 CHERRY TREE LN	10	29	1.28	1.28
11205	118	1	41 CHERRY TREE LN	10	22	1.80	1.86
11205	131	1	8 NORTH RD	10	9	1.24	1.16
11301	135	1	398 SKI TRL	3	42	2.14	2.20
11302	120	1	12 GRAVEL HILL RD	7	1	3.25	3.19
11401	118	1	72 EAST LAKE RD	22	15	1.21	1.36
11402	120.01	1	9 HEMLOCK TER	8	48	1.83	1.81
11402	133	1	47 FOX TER	8	31	1.35	1.33
11502	102	1	785 WEST SHORE DR	30	1.57	3.49	3.42
11503	108	1	829 WEST SHORE DR	30	1.62	8.40	8.27
11505	105	1	1 TALBOT DR	30	59.03	2.03	1.71
11701	103	1	15 BEECHWOOD LN	29	30	2.08	2.11
11701	104	1	11 BEECHWOOD LN	29	29	1.43	1.48
11702	109	1	TAMARACK DR	26.05	16	1.55	1.53
11703	101	1	TAMARACK DR	26.08	15	1.29	1.43
11703	102	1	TAMARACK DR	26.08	14	1.51	1.28
11806	121	1	630 MOUNTAIN RD	28	5	3.57	3.68
11807	103	1	640 MOUNTAIN RD			1.44	1.27
11903	102	1	2 KENT BROOK TER	27	2	1.46	1.57
11904	120	1	435 PEPPERIDGE TREE LN	27	16	2.40	2.37
11906	102	1	62 GREEN HILL RD	26	100	2.45	2.47
11907	104	1	471 LAUREL LN	24	20	1.33	1.36
12001	101	1	87 GREEN HILL RD	26	115.05	8.15	8.14
12102	102	1	3 BLACK OAK LN	26.02	115.46	1.77	1.81
12102	109	1	5 UNDERCLIFF TER	26.02	115.66	1.67	1.66
22401	105	1	208 KINNELON RD, REAR OF	30.01	25	5.00	4.84

## Vacant (Undeveloped)

Block	Lot	Class	Location	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)
22401	110	1	8 STONEHOUSE RD	30.01	28.02	3.00	2.98
22501	117	1	KINNELON RD	30.01	15.05	1.86	1.95
22601	104	1	25 REAGAN WAY	300.01	14.04	15.61	15.61
22601	110	1	19 REAGAN WAY	300.01	15.07	3.58	3.68
22701	108	1	354 KINNELON RD	300.01	10.01	1.97	1.53
22901	104	1	22 SOUTH GLEN RD	30.01	4	2.79	2.48
22901	105	1	26 SOUTH GLEN RD	30.01	5	25.76	25.90
22901	109	1	46 SO GLEN/3 QUAIL CT	30.01	9	1.50	1.61
22901	131	1	110 SOUTH GLEN RD	30.01	45	6.12	6.64
22901	133	1	118 SOUTH GLEN RD	30.01	47	1.39	1.38
23003	104	1	4 THOMAS RD/TEMP REC AREA	300.03	27	3.06	3.06
23003	112	1	3 SKYLINE TER	300.03	5	3.48	3.45
23003	130	1	19 MICA DR	300.03	23	1.38	1.49
23201	104	1	15 SAN FILIPPO WAY	300.08	4	3.66	3.65
23201	117	1	215 SOUTH GLEN RD REC LOT	300.08	17	2.79	2.79
23201	129	1	240 SOUTH GLEN RD	30.01	76	4.89	4.89
23201	130	1	236 SOUTH GLEN RD	30.01	75	4.30	4.30
23201	136	1	14 NICHOLAS DR	30.01	69	2.17	2.17
33401	102	1	325 KINNELON RD	57	71.02	1.81	1.79
33601	102	1	309 KINNELON RD	57	70.02	1.38	1.29
33701	101	1	KINNELON RD	157	24	9.27	9.18
34101	113	1	MILLER RD END OF	57	84.11	1.22	1.65
34605	106	1	REALITY DR	56	7	1.85	1.90
34606	101	1	GLENROCK DR	55	10	1.04	1.06
34606	103	1	LYNNBROOK RD	55	8	1.67	1.54
34607	105	1	REALITY DR	54	5	1.43	1.37
34607	106	1	11 GLENROCK DR	54	4	1.02	1.01
34608	101	1	LAKE REALITY	58	63	14.48	9.07
34706	155	1	29 FAYSON LAKES RD	58	4.01	1.02	1.06
44901	110	1	146 KIEL AVE	111	26	5.40	5.12
45201	101	1	39 KINNELON RD	33	9.01	1.28	1.50
45205	138	1	15-17 KIEL AVE			1.64	1.44
45301	103	1	KAKEOUT RD	37	3	11.50	11.85
45401	101	1	KAKEOUT RD	34	442	5.00	4.69
45403	117	1	8 PINE HILL RD	34	429	4.75	4.81
45702	117	1	MOUNTAINSIDE TRL	34	265	1.72	1.75
45912	108	1	WATERS EDGE	48	8	2.00	1.54
56101	117	1	9 VISTA CT	79	6.04	3.95	3.45

## Vacant (Undeveloped)

Block	Lot	Class	Location	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)
56201	103	1	14 BENT TREE LN	93.02	11	1.52	1.53
56301	127	1	36 HIGHLANDS DR	93	17	2.60	2.52
56401	101	1	15 SAW MILL RD	89	132.33	2.04	2.00
56403	101	1	7-A ALIZE DR /REC AREA	89	132.16	2.24	2.23
56502	135	1	77 BOONTON AVE	88	35	1.00	1.10
56601	111	1	BROOKVALLEY RD			-	1.03
56601	128	1	ALIZE DR / ROUND HILL RD	89	121	10.66	10.18
56601	129	1	9 ALIZE DR	89	151	1.48	1.45
56601	130	1	11 ALIZE DR	89	151.01	5.52	5.08
56701	101	1	BROOK VALLEY RD	92	1	15.72	15.72
56702	101	1	BROOK VALLEY RD	89	60	6.00	5.81
56703	107	1	190-A BROOK VALLEY RD	91	13	2.00	1.62
56703	122	1	4 ELIZABETH DR	91	9.03	1.67	1.26
56801	105	1	SAW MILL RD	89	123	10.00	9.04
56801	106	1	JACKSONVILLE RD	89	97.02	2.65	2.48
56801	110	1	BROOK VALLEY RD	89	113	3.56	3.70
56801	114	1	SAW MILL RD	89	120	18.20	19.13
56801	116	1	BROOK VALLEY RD	89	115	3.75	3.97
56904	134	1	JACKSONVILLE RD	89.10	84	3.87	3.76
56904	137	1	VOORHIS RD	89.10	86.10	5.73	4.81
56904	155	1	298 JACKSONVILLE RD	89.10	93.01	2.77	3.01
57001	101	1	JACKSONVILLE RD	89.10	97.01	3.43	2.64
57101	113	1	18 AMIRA LN	88	45.06	1.95	1.95
57401	146	1	66 DENISE DR	88	45.30	4.97	4.97
57401	151	1	CUTLASS RD	88	5.01	6.00	5.51
57501	120	1	18 CARL PL	86	39.06	2.55	2.55
57501	121	1	14 CARL PL	86	39.07	2.34	2.34
57501	122	1	ROUTE 23	86	86	1.30	1.25
57601	101	1	LEAD MINE HILL RD	87	13	2.26	1.81
57601	102	1	LEAD MINE HILL RD	87	10	5.10	5.72
<b>Total (Undeveloped Land) &gt; 1 acre:</b>						<b>407.77</b>	<b>395.08</b>

## Farm Assessed

Block	Lot	Class	Location	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)
11505	103	3B	1 TALBOT DR	30	59	25.00	54.43
22701	102	3B	KINNELON RD	300.01	11.02	5.98	6.08
22701	103	3B	344-C KINNELON RD	300.01	11	15.35	16.22
22701	105	3B	KINNELON RD	300.01	11.01	13.19	13.67
45002	105	3B	63 KIEL AVE	134	7	14.11	15.09
45002	106	3B	61 KIEL AVE	134	7.02	1.69	1.69
45205	147	3B	3 BANTA CT	34	52.02	7.48	8.64
45610	124	3B	130 BOONTON AVE	70	3	6.50	7.59
46001	105	3B	60 DANIEL LN	34	460	36.30	25.63
56703	117	3B	15 ELIZABETH DR	91	19.05	3.00	3.04
56703	119	3B	18 ELIZABETH DR	91	19.07	10.12	12.13
56703	120	3B	12 ELIZABETH DR	91	19.02	2.19	2.44
56703	121	3B	8 ELIZABETH DR	91	19.01	1.94	1.76
56703	127	3B	BROOK VALLEY RD	91	6.01	3.73	3.56
56703	127.01	3B	BROOK VALLEY RD	56703	127.01	1.43	1.34
56703	127.02	3B	BROOK VALLEY RD	91	18	16.69	14.78
57101	119	3B	135 SAW MILL RD			37.65	40.90
57201	110	3B	43 GRACEVIEW DR			7.21	12.94
57201	111	3B	30 GRACEVIEW DR			3.65	3.87
				<b>Total (Farmland):</b>		<b>213.20</b>	<b>245.81</b>

## Residential > 5 acres and Religious > 10 acres

Block	Lot	Class	CodeDescri	Location	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)
10401	102	2	RESIDENTIAL	14 SHEEP ROCK RD	11	100.01	46.25	45.68
10602	112	2	RESIDENTIAL	54 RICKER RD	11	110.03	10.39	10.47
10702	106	2	RESIDENTIAL	33 RICKER RD	11	92	9.50	9.39
11104	104	2	RESIDENTIAL	7 SMOKE RISE RD	12	31	6.30	5.98
11104	106	2	RESIDENTIAL	31 SPICE BUSH RD	12	26	5.53	5.32
11301	129	2	RESIDENTIAL	3 DEER TRL	3	31	5.17	5.09
11301	130	2	RESIDENTIAL	4 DEER TRL	3	32	6.88	6.93
11301	133	2	RESIDENTIAL	394 SKI TRL	3	40	8.60	8.63
11402	142	2	RESIDENTIAL	23 BRUSH HILL RD	8	29	4.80	5.00
11407	107	2	RESIDENTIAL	3 BRUSH HILL TER	17	10.01	5.23	5.20
11501	104	2	RESIDENTIAL	794 WEST SHORE DR	30	1.35	15.66	15.68
11501	109	2	RESIDENTIAL	814 WEST SHORE DR	30	1.40	5.19	5.11
11502	101	2	RESIDENTIAL	783 WEST SHORE DR	30	1.58	5.72	5.90
11502	106	2	RESIDENTIAL	793 WEST SHORE DR	30	1.53	5.33	5.35
11505	102	2	RESIDENTIAL	1 TALBOT DR	30	59.04	2.00	15.26
11505	104	2	RESIDENTIAL	1 BALLEEN WAY	30	59.01	6.50	6.61
11701	110	2	RESIDENTIAL	8 GREEN HILL RD	29	23	5.88	5.87
11703	128	2	RESIDENTIAL	12 JOANNA WAY	26.08	1.20	5.73	5.72
11703	129	2	RESIDENTIAL	10 JOANNA WAY	26.08	1.21	5.50	5.52
11806	118	2	RESIDENTIAL	4 BEECHWOOD TER	28	14	7.08	7.27
11901	122	2	RESIDENTIAL	18 PEPPERIDGE TREE TER	3	88	5.48	5.07
11906	109	2	RESIDENTIAL	8 HAZELWOOD LN	26	93.01	6.16	5.77
11906	111	2	RESIDENTIAL	7 HAZELWOOD LN	26	93.03	8.35	8.36
12001	102	2	RESIDENTIAL	85 GREEN HILL RD	26	115.04	6.50	6.60
22401	113	2	RESIDENTIAL	184 KINNELON RD	30.01	28.03	7.50	7.26
22401	118	2	RESIDENTIAL	208 KINNELON RD	30.01	23	5.37	5.40
22501	101	2	RESIDENTIAL	214-A KINNELON RD	30.01	21	7.13	7.14
22501	119	2	RESIDENTIAL	6 SOUTH GLEN RD	30.01	14.06	5.24	5.15
22501	120	2	RESIDENTIAL	8 SOUTH GLEN RD	30.01	14.07	7.94	6.36
22601	103	2	RESIDENTIAL	16 REAGAN WAY	300.01	14.03	5.41	5.41
22601	105	2	RESIDENTIAL	21 REAGAN WAY	300.01	14.05	9.88	9.88
22601	108	2	RESIDENTIAL	274 KINNELON RD	300.01	15.01	6.29	6.16
22701	107	2	RESIDENTIAL	350 KINNELON RD	300.01	11.03	7.50	8.07
22701	109	2	RESIDENTIAL	358 KINNELON RD	300.01	8.01	5.49	5.97
23003	123	2	RESIDENTIAL	59 SOUTH GLEN RD	300.03	16	6.84	6.68
23101	105	2	RESIDENTIAL	156 SOUTH GLEN RD	30.01	50	6.04	6.04
23101	106	2	RESIDENTIAL	152 SOUTH GLEN RD	30.01	49	5.79	5.78
23102	102	2	RESIDENTIAL	179 SOUTH GLEN RD	300.07	12	6.96	6.96

**Residential > 5 acres and Religious > 10 acres**

Block	Lot	Class	CodeDescri	Location	Prior Block	Prior Lot	Acres (Tax Data)	Acres (GIS)
23201	110	2	RESIDENTIAL	203 SOUTH GLEN RD	300.08	10	5.89	5.88
23201	114	2	RESIDENTIAL	10 ANDREW LN	300.08	14	5.30	5.31
23201	121	2	RESIDENTIAL	15 FELKAY CT	300.08	21	5.35	5.35
23201	131	2	RESIDENTIAL	232 SOUTH GLEN RD	30.01	74	10.28	10.28
23201	142	2	RESIDENTIAL	216 SOUTH GLEN RD	30.01	63	6.42	6.42
23201	147	2	RESIDENTIAL	196 SOUTH GLEN RD	30.01	59	5.13	5.11
33301	106	2	RESIDENTIAL	435 KINNELON RD	57	82	8.78	8.85
33401	105	2	RESIDENTIAL	341 KINNELON RD	57	75	7.40	8.05
33401	106	2	RESIDENTIAL	357 KINNELON RD	57	76	13.00	12.17
33601	107	2	RESIDENTIAL	275-A KINNELON RD	57	69	26.82	27.29
33601	121	2	RESIDENTIAL	29 PHEASANT RUN	57	69.04	6.90	6.68
34101	111	2	RESIDENTIAL	172 MILLER RD	57	84.09	8.43	8.03
34101	112	2	RESIDENTIAL	176 MILLER RD	57	84.10	11.44	11.39
34201	125	2	RESIDENTIAL	163 MILLER RD	58	127.08	3.58	8.52
44902	112	2	RESIDENTIAL	9-B ERIC DR	34	181	5.04	5.47
44902	113	2	RESIDENTIAL	9 ERIC DR	34	180	18.73	18.40
44902	128	2	RESIDENTIAL	133 KIEL AVE	34	164	6.27	5.87
44903	105	2	RESIDENTIAL	100 FAYSON LAKES RD	34	195	6.01	7.22
44903	111	2	RESIDENTIAL	116 FAYSON LAKES RD	34	190	26.22	25.78
45001	116	2	RESIDENTIAL	10 PARKSIDE LN	211	168.03	6.30	6.38
45104	113	2	RESIDENTIAL	27 HARRISON RD	104	12	5.41	5.48
45104	114	2	RESIDENTIAL	33 HARRISON RD	104	14	6.98	6.70
45104	115	2	RESIDENTIAL	31 HARRISON RD	104	13	6.10	6.19
45403	133	2	RESIDENTIAL	67 TINTLE RD	34	427.02	11.92	12.01
45403	134	2	RESIDENTIAL	65 TINTLE RD	34	427.05	5.16	5.40
45702	104	2	RESIDENTIAL	51 DANIEL LN	34	461.16	7.84	8.85
45702	105	2	RESIDENTIAL	47 DANIEL LN	34	461.15	10.69	10.64
46001	102	2	RESIDENTIAL	27 BIRCH RD	34	457	14.21	17.18
46001	106	2	RESIDENTIAL	53 TINTLE RD	34	467	19.77	22.59
56101	107	2	RESIDENTIAL	284 BROOK VALLEY RD	79	2.11	8.36	8.19
56101	116	2	RESIDENTIAL	5 VISTA CT	79	6.03	4.41	5.56
56203	101	2	RESIDENTIAL	241 BROOK VALLEY RD	89	51	5.91	5.64
56302	102	2	RESIDENTIAL	1 SAW MILL RD	89	134	13.00	13.65
56403	109	2	RESIDENTIAL	4 CARRIAGE WAY	89	122	10.74	11.02
56403	110	2	RESIDENTIAL	5 CARRIAGE WAY	89	128.08	10.36	10.36
56403	127	2	RESIDENTIAL	11 FRANKLIN LN	89	128.01	4.35	6.09
56404	106	2	RESIDENTIAL	53 SAW MILL RD	89	126.04	7.28	7.28
56601	110	2	RESIDENTIAL	4 RAINE TREE CT	89.01	9	7.10	6.18



# PUBLIC PARTICIPATION

## Community Outreach

The Borough's Open Space Committee discussed the goals, direction, and development of the Plan Update at each of its meetings. The public was invited and welcomed to participate.

In addition, the Borough hosted two public meetings on the Open Space and Recreation Plan Update. The purpose of these meetings was to provide an opportunity for residents and community stakeholders to listen and provide recommendations regarding open space and recreation.

The public meetings were announced on the municipal website. Copies of the report were available at the municipal building.

The first public meeting was held as part of the Planning Board meeting on December 28, 2022, and the second public meeting was hosted by the Borough Council on January 19, 2023.

## Agendas, Handouts, Presentations

- 79** Open Space Committee Meeting Minutes - February 9, 2022
- 81** Public Meetings Agendas: December 28, 2022 Planning Board  
January 19, 2023 Borough Council
- 84** Public Meetings Handout & Presentation

**BOROUGH OF KINNELON**  
**OPEN SPACE ADVISORY COMMITTEE**  
**JOINT MEETING WITH COUNCIL OPEN SPACE/ENVIRONMENTAL COMMITTEE MEMBERS**  
**Meeting Minutes**  
**February 9, 2022**

Meeting Called to Order (Time 7:31pm) (Meeting held via Zoom)

**Roll Call:** Attending: Mayor J. Freda, Chairperson T. Roselius, Vice Chairperson R. Roy, Council Liaison Randall Charles, S. Spinelli, Environmental Committee Liaison S. Simptner, Land Conservancy Liaison L. Gloshinski

**Absent:** G. Sisco

**Guests:** Barbara Heskins Davis, Charles Daniel, Thomas Ott, Lauren Ebersol, Jessica Zelenak

**Hearing from the Public** – None

**Reorganization Meeting:** R. Charles made a motion and S. Spinelli seconded to appoint T. Roselius as Chairperson; all in favor, none opposed. S. Spinelli made a motion and T. Roselius seconded to appoint R. Roy as Vice Chairperson; all in favor, none opposed.

**Presentation by Barbara Heskins Davis from The Land Conservancy:** The Open Space Plan is now 10 years old. Has to be updated every 10 years in order to qualify for Green Acres funding. Working on plan now; should have draft in the spring. Link to 2005 and 2012 Open Space Plans on line at: [www.kinnelonboro.org/open-space-advisory-committee](http://www.kinnelonboro.org/open-space-advisory-committee).

Green Acres really wants 2 maps- they want you to show the existing inventory of preserved lands and the potential for open space. Showed current maps on screen. Must update the ROSI any time you apply for grants. Need to review goals for boro from the 2012 plan--still want to consider as a priority? The Land Conservancy suggests adding to goals-1) Stewarding the land and water for ecological health and resiliency; 2) Climate resiliency projects; 3) Continue to ensure adequate funding to secure significant properties in the boro.

In order to get some grants, need goal recommendations: KCC Shelter instead of Senior Center (or both?) Expand recreational areas? Green ways (interconnected to adjacent towns as well)? Maintenance of lakes and dams? Lake Rickabear if status of Girl Scouts changes? Climate change which affects natural resources? Preserve woodlands, especially native species? Reforestation? Contact forester-reach out re: arbor day-plant seedlings? More utilization of property we already have-i.e., dog park? Community garden? Barbara will send updated goal statement to T. Roselius.

**Various Committee Reports:**

Council: R. Charles-Nothing new to report.

Planning Board Committee: T. Roselius-Critical Habitat Conservation and Management Plan-the only NJ township to have one; used as a prototype.

Environmental Committee: T. Ott-Investigating how to support Earth Day, K100 & K-Fresh. Distribute recyclable bags, organize a site walk re: proposed paving areas.

L'Ecole: R. Roy-1) Internal site work starting soon.

**Old Business:**

Green Acres Planning Incentive Grant (“PIG”)-Boro currently acquiring property-trying to tie up loose ends for August 1<sup>st</sup> deadline. Current balance approx. \$504,000.00. Boro has not acquired any property since 2017-grant funding good for 2 years; if not used it is lost. Would have to apply again from scratch. There is a stewardship grant available if boro is interested in pursuing-all grants are 50% matching.

New Pond- Nothing new to report.

Town Wide Trail Plan and Open Space Site Visits-On hold.

Dog Park-Nothing new to report.

ROSI-Don't have to update until new agreement.

KCC-Nothing new to report.

Weber Dam-Boro engineer now working on getting resolved due to conflict of interest with owner's attorneys.

**New Business:** T. Roselius-Discussion of merging the Open Space Committee with the Environmental Committee due to quorum issues. Thomas Ott will bring it up with his committee. Would have to draft up ordinance.

**Next Meeting:** Wednesday, April 13, 2022 – 7:30 pm

**Adjournment:** Time 8:43 on a motion by R. Roy and seconded by S. Simptner, all in favor, none opposed.

**KINNELON PLANNING BOARD SPECIAL MEETING**  
**AGENDA**  
**December 28, 2022 at 7pm**

1. Meeting to Order: **Reading of the Legal Notice**
2. Roll Call: **Mayor Freda \_\_ Councilman Yago\_\_ Dr. Savino\_\_**  
**Mr. Chirido\_\_ Mrs. Smialek \_\_ Mr. Schwartz\_\_ Mrs. Roselius\_\_ Mr. Lockwood \_\_**  
**Mr. Tombalakian \_\_ Ms. Caldwell \_\_\_\_ Mr. Boorady \_\_\_\_ Ms. Davis \_\_\_\_\_**
3. **Public Hearing of the Reexamination of Municipal Master Plan, Adoption of Reexamination Report & Updated Land Use Element**
4. **Public Meeting and Adoption of the Open Space and Recreation Plan 2022 Update.**
5. Public Portion:
6. Announcement of Dates: **Planning Board Reorganization meeting will be January 5, 2023 at 7pm.**
7. Approval of the minutes: **December 1, 2022**
8. Resolutions to be acted on: **#821 24 Hour Fitness Access Sign**
9. Adjourn

REGULAR MEETING AGENDA  
OF THE GOVERNING BODY OF  
THE BOROUGH OF KINNELON, KINNELON NEW JERSEY  
January 19, 2023 – 7:00 p.m.

*The below action items are subject to change and are provided hereto as a courtesy.*

*Each of the below records is subject to change and/or amendment by the Governing Body prior to adoption*

1. **CALL TO ORDER by Mayor James Freda**
2. **MOMENT OF SILENCE IN HONOR OF OUR TROOPS, POLICE and FIRST RESPONERS:**
3. **SALUTE TO THE FLAG:**
4. **SUNSHINE NOTICE:**
5. **ROLL CALL:**

Councilman William Yago	Councilman Vincent Russo
Councilman Anthony Chirido	Councilman Randel Charles
Councilman Sean Mabey	Councilman Eric Harriz
6. **LAND CONSERVANCY Barbara Heskins-** Power point Presentation Open Space & Recreation
7. **TREASURER' REPORT: January 19, 2022**
8. **MAYOR'S REPORT:**

Discussion and vote on Borough Attorney
9. **COUNCIL COMMITTEE REPORTS:**

FINANCE, PUBLIC SAFTY- A. CHIRDO  
ORDINANCE, LIBRARY & COORIDINATING – V. RUSSO  
UTILITIES, TECHNOLOGY - R. CHARLES  
OPEN SPACE – W. YAGO  
RECREATION, PUBLIC WORKS – S. MABEY  
PERSONNEL - HARRIZ
10. **HEARING FROM THE PUBLIC:**
11. **PAYMENT OF BILLS: January 19, 2022**
12. **CONSENT AGENDA:**
  - a. Resolution: 01.34.23 Adoption of the Mel's Cyber JIF Cybersecurity
13. **OLD BUSINESS:**

No Old Business
14. **NEW BUSINESS:**
  - a. Introduction Ord 01.23 Amending Article I, Section 119-1 "Recreation Fees" of Chapter 119 "Fees" of the Borough of Kinnelon
  - b. Introduction Ord 02.23 Amending Article V "Departments, Boards and Commissions" of Chapter 4 "Administrative Organization" and Chapter 123 "Fire Prevention" of the Borough of Kinnelon
15. **TAX COLLECTORS REPORT and INVESTMENT OFFICER'S REPORT:**

16. **DISTRICT SCHOOL PAYMENT: \$3,321,495.67**

17. **APPOINTMENTS:** Historical- Caryl Keyser -Alternate #2 (12/31/23)  
James Roselius (12/31/25)  
Scot Simptner (Liaison SOSAC (12/31/23)  
Planning Board - Tim Lockwood (Liaison to PL BD 12/31/23)

18. **ADJOURNMENT:**

# KINNELON BOROUGH

## 2022 OPEN SPACE & RECREATION PLAN UPDATE

The Borough of Kinnelon is updating the Open Space and Recreation Plan to showcase its accomplishments, ensure it continues to qualify for state funding through the Green Acres program, and to reaffirm its commitment to protecting land for recreation and natural resource conservation. Kinnelon completed its first Open Space Plan in 2005 and updated it in 2012.

As of August 2022, there are **3,994 acres of preserved land in Kinnelon**, 342 more acres than at the time of the 2012 Plan Update.



### OPEN SPACE & RECREATION GOALS

#### PROTECT

Water Quality

Rural Character & Historic Beauty

Critical Land & Habitat

#### MAINTAIN

Recreational Facilities

Accessibility & Trails

Open Space Lands

#### SECURE

Funding to Acquire Signature Properties

#### 2005

Tax levy increased from 1/2 cent to 1 & 1/2 cents. Open Space Plan was adopted as an element of the Master Plan.

#### 2017

63-acre Denise Drive, Mountainside Preserve property was preserved.

#### 2019

Open Space tax levy was set at 1/2 cent.

#### 2002

Following a voter referendum, the open space levy was established at 1/2 cent.

#### 2015

The Borough preserved a 6 acre pocket park.

#### 2018

The land for the Kinnelon Emergency Shelter and Senior Community Center was preserved.

#### 2022

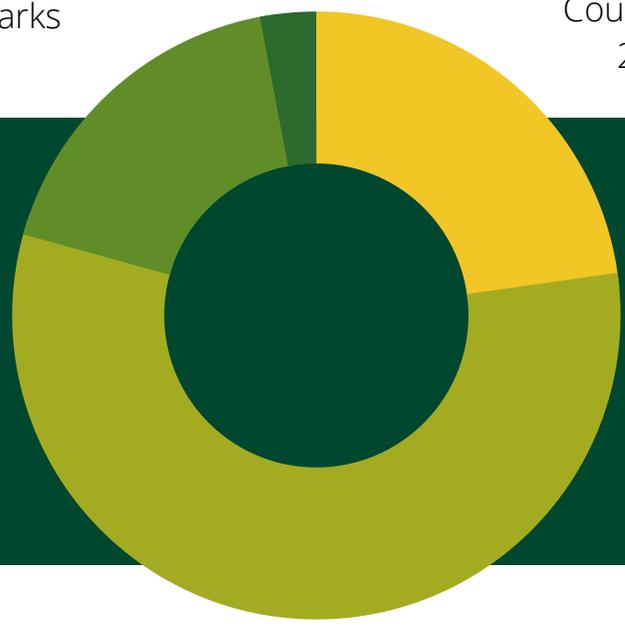
Boonton Avenue Fields was acquired and preserved.



Municipal Parks  
17.7%

Watershed  
3%

County Parks  
22.8%



### In Kinnelon:

- Borough has preserved **708 acres**
- City of Newark owns **119 acres**
- Morris County maintains **909 acres**
- New Jersey owns **2,160 acres** and holds a **98-acre** easement

State Parks  
56.5%

## RECOMMENDATIONS

Priorities for preservation include the protection of:



### Woodlands

Forests cover nearly 60% of the land in Kinnelon. Trees can mitigate climate change. By capturing and storing carbon, forests remove significant volumes of carbon dioxide from the atmosphere.



### Critical Watershed Lands

Land in Kinnelon is critical to preserving water quality and quantity. Nearly all of the Borough is located in the Highlands Preservation Area, with the Highlands Region as a source of drinking water for over 2 million residents.



### Wildlife Habitat

Home to 28 threatened & endangered species, wildlife habitat is organic to the fabric of the unique ecology of the community. Stewardship and protection of these natural areas will sustain the special habitat these species require.

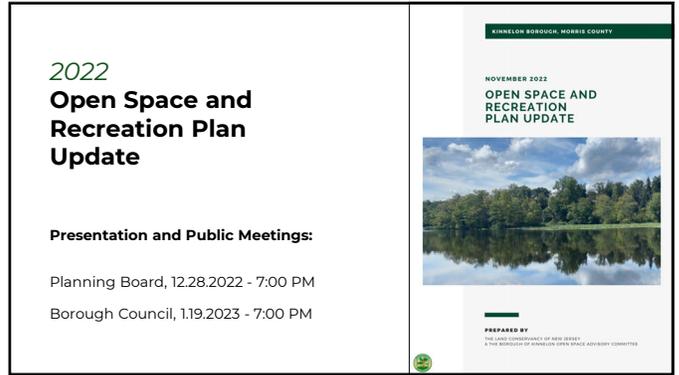


### Trails & Greenways

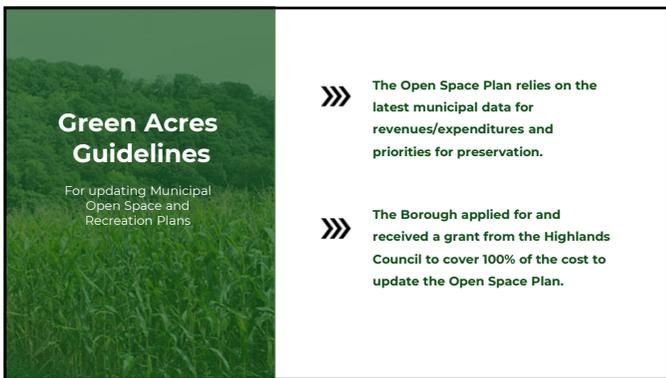
Kinnelon is committed to healthy lifestyles and living. Providing trails and walking paths for residents to experience its beautiful open spaces is integrated into the outdoor ethic of the community.



1



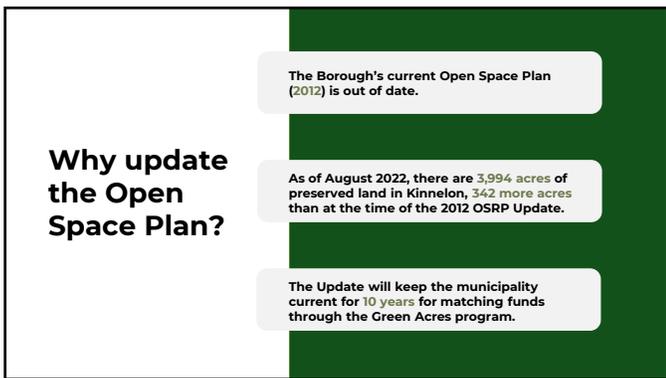
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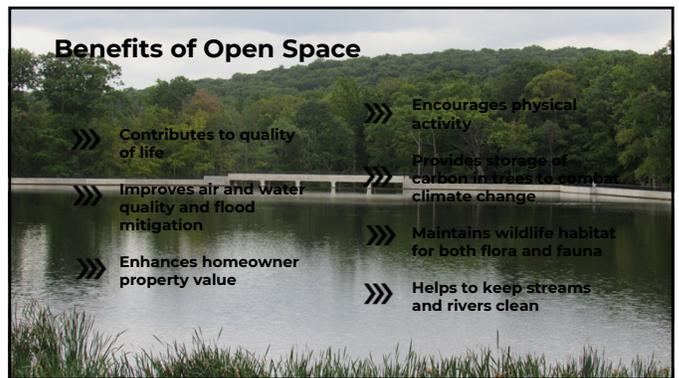
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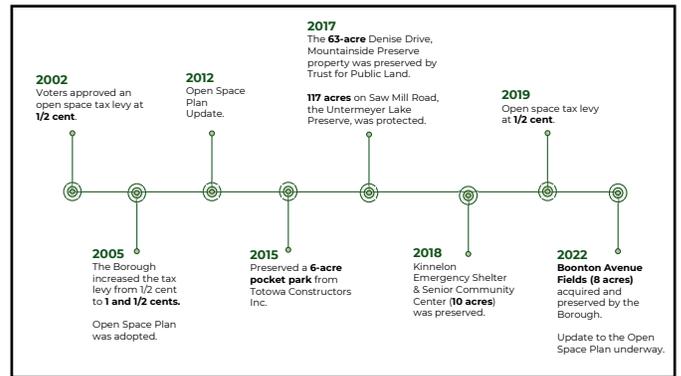


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### 2022 Open Space Goals

- Protect Water Quality
- Maintain Rural Character
- Preserve Critical Land & Habitat
- Maintain Recreational Facilities
- Build Accessibility
- Maintain & Utilize Open Space Lands
- Pursue Funding to Acquire Signature Properties

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#### Community Meetings

Two public meetings that address the open space program, its outcomes, and future priorities.

#### Open Space Program History

Description of the Municipal Open Space Trust Fund, state and county grants received by the town, and local financing for open space.

#### Open Space Inventory

A record of preserved, public, and private land in the community and their potential for open space.

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### Open Space Funding

New Jersey	Morris County	Kinnelon
<p><b>NJDEP Green Acres</b> \$871,718</p> <p><b>Planning Incentive Grant</b> \$1,785,092</p>	<p><b>Open Space and Farmland Preservation Trust Fund</b> \$5,692,500</p> <p><b>Municipal Utilities Authority</b> \$750,000</p> <p><b>Park Commission</b> \$8,891,577</p>	<p><b>Open Space Trust Fund Balance (Dec 2021)</b> \$245,374</p> <p><b>Levy generated (2022)</b> \$105,323</p> <p>Since the program's inception, the levy raised \$2,404,248</p> <p><b>Borough has spent</b> \$2,090,741</p>

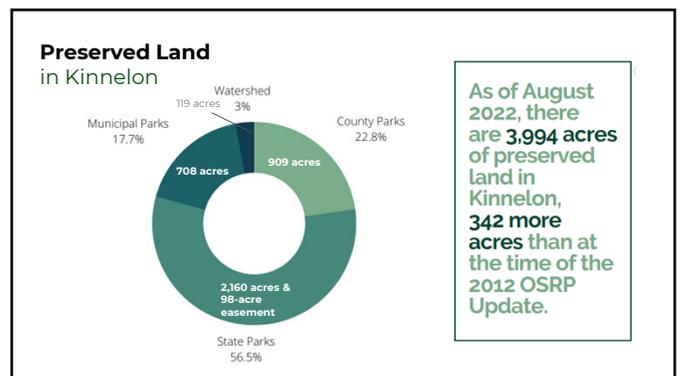
10

### Open Space Funding

Project Name	Acres	Purchase Price	Municipal Trust Fund	Year
Silas Condict County Park; Mountain top Realty	296	\$1,983,300	\$575,000	2007
Weber Tract	162	\$2,800,000	\$286,250	2008
Pocket Park; Totowa Constructors	6.21	\$175,000	\$87,500	2015
Denise Drive, Mountainside Preserve*	63	\$1,600,000	\$150,000	2017
Kinnelon Emergency Shelter and Senior Community Center	9.89	\$1,047,946	\$747,946	2018
Boonton Avenue Recreational Facility & Fields	7.97	\$375,000	\$41,250	2022

From 2007 to 2022, the Borough expended **\$1,887,946** to preserve over **545 acres** of open space.

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### Recommendations

Priorities for preservation include the protection of:



**Woodlands**  
Forests cover nearly 60% of the land in Kinnelon. Trees can mitigate climate change. By capturing and storing carbon, forests remove significant volumes of carbon dioxide from the atmosphere.



**Critical Watershed Lands**  
Land in Kinnelon is critical to preserving water quality and quantity. Nearly all of the Borough is located in the Highlands Preservation Area, with the Highlands Region as the source of drinking water for over 2 million residents.



**Wildlife Habitat**  
Home to 28 threatened & endangered species, wildlife habitat is organic to the fabric of the unique ecology of the community. Stewardship and protection of these natural areas will sustain the special habitat these species require.



**Trails & Greenways**  
Kinnelon is committed to healthy lifestyles and living. Providing trails and walking paths for residents to experience its beautiful open spaces is integrated into the outdoor ethic of the community.

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## WOODLAND PROTECTION



Forests represent nearly **60% of Kinnelon's land cover**.

These forests and wetlands serve as **natural filtration systems** protecting the integrity of the region's water supplies.

Fragmentation of the forest will result in isolation, forest patches, and a loss in habitat - all preventable risks in the Borough.

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## WATERSHED LANDS

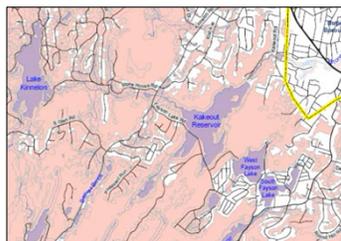
The 2021 MCMUA Open Space Acquisition and Stewardship Plan identifies priority areas for preservation for watershed protection.

Four projects in the Borough received \$750,000 in grant funding from the MCMUA. This has helped preserve **372 acres** in Kinnelon.



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## WILDLIFE HABITAT



The Critical Habitat Conservation & Management Plan identified **28** rare, threatened, and endangered species within the Borough.

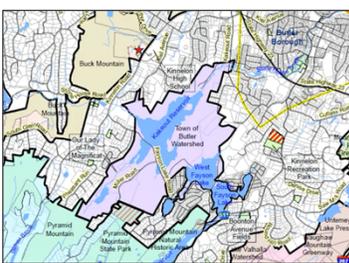
**Nearly all of Kinnelon** is identified as having Critical Habitat.

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## GREENWAYS

Kinnelon continues to prioritize greenways:

- Lake Conservation Area
- Mountainside Greenway
- North Kinnelon Greenway Loop
- Pyramid Mountain / Buck Mountain Greenway
- Waughaw Mountain Greenway



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## Trails in Kinnelon



**EXISTING TRAILS:**

- Fanny State Park / Buck Mountain
- Silas Condict County Park / Buck Mountain
- Pyramid Mountain State Park / Kakeout Reservoir
- Mountainside Park / Untermeyer Lake / Waughaw Mountain

**PROPOSED TRAILS:**

- Untermeyer Lake Preserve
- Untermeyer Lake
- Mountainside Greenway Preserve (Denise Drive)

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### Kinnelon Borough Next Steps



-  **Short Term**  
Adopt and Submit to Green Acres
-  **Mid Term**  
Construct the Emergency Shelter & Senior Community Center
-  **Long Term**  
Focus on potential acquisitions and stewardship

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### Thank You

**Barbara Heskins Davis, PP, AICP**  
*The Land Conservancy of New Jersey*  
[bhdavis@tlc-nj.org](mailto:bhdavis@tlc-nj.org)

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