GOALS OF THE OPEN SPACE PROGRAM

"Wise management of the remaining forests in Ringwood is essential for the preservation of the Borough's character and also for the protection of some of the region's best water and recreational resources."

– Natural Resources Inventory, "Vegetation" section

Goals of the Open Space Program

In 2010, the Open Space, Conservation, Recreational, Farmland, and Historical Advisory Committee (OSC) reconfirmed the goals of the *2004 Open Space and Recreation Plan (OSRP)*, setting a priority orders as follows:

- Water Quality: Protection of water resources, both groundwater and surface water.
- Quality of Life: Maintain the character of Ringwood and control development.
- Vistas: Preserve and protect scenic views, steep slopes and ridgelines.
- Trails: Establishment and enhancement of hiking trails and bicycling paths; to create "green corridors" linking neighborhoods to the parks and forests.
- Natural Resources: Preservation and protection of natural resources and the diverse wildlife habitat found in the Borough.
- Recreational Facilities: Expansion and better management of existing recreational fields and facilities.
- Historic Sites: Preservation of historically significant sites and landscapes in the community.
- Farmland: Preservation of farmland.

2004 Open Space and Recreation Plan

In 2004 the *Open Space and Recreation Plan (OSRP)* was adopted by the Planning Board as part of the *Master Plan*. Adoption of the Plan qualified the Borough to enroll in the New Jersey Green Acres Planning Incentive (PI) grant program and access funding available through this program. In formulating the *OSRP,* the OSC sought public comment on the open space program throughout the planning process. The OSC hosted a public hearing on the Plan and sent a survey to all residents with questions on recreational use, facilities, and open space acquisition priorities. Based upon the surveys, hearing, and public meetings, the OSC outlined a set of open space goals for the Borough. These goals and policies guided the recommendations of the *2004 OSRP*.

2010 Open Space and Recreation Plan Update

In September 2009 the Borough of Ringwood contracted with The Land Conservancy of New Jersey to update the *OSRP,* to review progress to date and reevaluate the Borough's

needs, goals and objectives. This *OSRP Update* will help the Borough meet Green Acres requirements, which call for an update every six years in order to maintain eligibility to participate in the PI program.

Public Hearing #1 – April 12, 2010

At a regular meeting of the Planning Board on April 12, 2010, a public hearing was held to solicit public input for the *OSRP Update.* Information was presented on why the *OSRP* is being updated, the goals and objectives of the 2004 *OSRP,* a draft of an Open Space Map showing how land is used in the Borough, and draft concepts for greenway and trails mapping. The meeting was then opened for comments from the Planning Board and the public. Highlights from the comment period included:

- Concern that the *OSRP Update* should be consistent with County planning documents
- Concern regarding potential loss of tax revenue when the municipality preserves land that formerly was part of the tax base
- Question about how land is prioritized and by whom
- Comment that the Borough would probably not be interested in acquiring isolated residential vacant lots that would serve only that neighborhood and not the larger community
- Comment that the Borough can receive County funding for a target property over the course of succeeding years; a project does not have to be entirely funded in one year
- Question about how property value is established: appraisal price, not tax levy determines the acquisition price.

Public Hearing #2 – June 28, 2010 – to be included in Final Plan

HISTORY OF THE OPEN SPACE PROGRAM

Preservation of open space must be planned just as any municipal infrastructure. Ongoing review and updating of an *Open Space and Recreation Plan,* and the governing body's commitment to implementing the Plan, are essential to maintaining a community's character, and to preserving and improving the quality of life for its residents.

History of the Open Space Program

On November 6, 2001, Ringwood voters approved a referendum for the establishment of a "Municipal Open Space, Recreation, Conservation, Farmland and Historical Preservation Trust Fund" (OSTF) that would be funded through a local property tax at the rate of $.01 per $100.00 of assessed value. On September 25, 2002, the Municipal Council of the Borough of Ringwood adopted Ordinance 2002-#17, establishing a 17-member Open Space, Conservation, Recreational, Farmland, and Historical Advisory Committee (OSC) to advise the Council regarding acquisition, maintenance, development and preservation of lands and other matters relating to the OSTF. In 2007, the Council adopted Ordinance 2007-#02 revising the composition of the committee to 11 members, including the Mayor, a councilmember, the chairs of the Planning Board, Board of Adjustment, Environment Commission, Economic Development Committee and Recreation Commission and four at-large members of the general public.

The tax collected annually from the inception of the Fund through 2009 is shown in the table below:

Year	Tax Amount
2002	82,412.29
2003	83,712.93
2004	85,733.09
2005	86,751.21
2006	91,829.19
2007	87,182.07
2008	87,225.78
2009	172,654.00

The total tax collected through 2009 is $777,500, and the balance as of May 19, 2010 is $126,390. Expenditures have included costs associated with land acquisition and with maintenance and improvements at existing active recreation facilities.

The Borough is enrolled in the New Jersey Green Acres Planning Incentive (PI) grant program and has access to funding through this program. One purpose of this *OSRP Update* is to maintain eligibility to participate in the PI program by meeting Green Acres requirements to update OSRP's *"every six years as part of the reexamination of the master plan as required every six years under the Municipal Land Use Law." (Open Space and Recreation Plan Guidelines, March 2009)*

Open Space Preservation in the Borough of Ringwood

To date, OSTF funds have been partnered with other funding sources, such as the Passaic County Open Space Fund, the North Jersey District Water Supply Commission, and NJDEP Green Acres grants, to purchase of the following properties:

Final Project Name	Former Owner	Acres	Closing Date	Block/Lot	Project Cost
Wanaque/Monksville **Watershed Preservation Partnership Project I**	Raykov	51.73	2/17/2006	400/5.03	$499,000.00
Jerry Wyckoff Natural Preserve	Falciglia	7.18	3/16/2007	877/15	$600,000.00
Martini Field	Martini	2.5	3/20/2007	719/1	$289,000.00
Wanaque/Monksville **Watershed Preservation Partnership Project II** - Stonetown Road	Stonetown Road	30.024	6/30/2008	100/16	$150,000.00
Wyanokie Greenway Link	Levkovitz	160	7/25/2008	200.03/1	$4,000,000.0
Wanaque/Monksville **Watershed Preservation Partnership Project III** - Wanaque Gateway	Kohn	3.54	12/31/2008	311/6.01	$80,000.00
Wanaque/Monksville **Watershed Preservation Partnership Project IV** - Tranquility Connector	Wogisch	31.43	1/23/2009	400/2.01 & 400/8.02	$1,300,000.00

For each of the properties the following funding sources and partners contributed:

		FUNDING SOURCE:					
Project name	**Project Cost**	**State Direct**	**Municipal PI Funding from Green Acres**	**County Open Space Grant**	**Municipal OS Trust**	**WPP***	**Final Owner**
Raykov	$499,000			$250,000	$49,000	$200,000	Passaic County
Falciglia	$600,000		$300,000	$250,000	$50,000		Borough of Ringwood
Martini	$289,000		$179,000	$110,000			Borough of Ringwood
Stonetown Road	$150,000					$150,000	NJDWSC*
Levkovitz	$4,000,000	$2,000,000	$1,000,000	$1,000,000			NJDEP*
Kohn	80,000			$60,000	$20,000		NJDWSC
Wogisch	$1,300,000		$243,750	$1,056,250			Borough of Ringwood

**WPP: Watershed Preservation Partnership, described more fully below in the Project Descriptions*
NJDWSC: North Jersey District Water Supply Commission
NJDEP: New Jersey Department of Environmental Protection

Open Space Project Descriptions

The 52 acre property, formerly owned by Raykov, was preserved in 2007 and is the first of four properties preserved in the Borough as part of the unique Watershed Preservation Partnership (WPP). The WPP was formed to purchase critical watershed lands to protect the Wanaque and Monksville Reservoirs and includes the Borough, Passaic County, North Jersey District Water Supply Commission (NJDWSC), United Water New Jersey, The Land Conservancy of New Jersey, and the Palisades Interstate Park Commission (PIPC). This reservoir system is New Jersey's largest source of drinking water. Much of the watershed that drains into the reservoirs is in private ownership, at risk of being developed for a variety of industrial, commercial and residential uses. The development of any portion of these properties could have a dramatic long-term effect on the water quality, quantity, and treatment expenses of water for people who receive their drinking water from the Wanaque and Monksville Reservoir system. Located off of Margaret King Avenue in Ringwood, the former Raykov property includes a stream that flows to the reservoir. Funding for the $499,000 purchase was provided by Passaic County ($250,000), NJDWSC ($150,000), United Water ($50,000) and Ringwood Borough ($49,000 from its Municipal Open Space Fund). The Land Conservancy managed the project and negotiated the contract with the seller. Passaic County owns the property as an addition to Tranquility Ridge County Park and Palisades Interstate Park Commission manages the property.

The Jerry Wyckoff Natural Preserve property is a highly visible 7-acre parcel along Skyline Drive which was purchased and protected by the Borough to maintain the rugged, rural character of Ringwood, and to ensure the site's use is compatible with the long-term protection of water quality for the Wanaque Reservoir. It is the first open space initiative led exclusively by the Borough. Once slated for a one-hundred unit Assisted Living Complex, this wooded and steeply sloped commercially-zoned parcel would have been the site of the largest building in Ringwood. Located at the entrance to the center of town from Route 287, the property is a natural plateau accessible from Fieldstone Drive, capable of serving as both a scenic overlook and public gathering place for outdoor ceremonies and community events. The Preserve is named for the first chair of the Ringwood Environmental Commission

Martini Field is a 2.5 acre acquisition funded in part by the Passaic County Open Space Trust Fund and is now used by the Borough for much-needed active recreational field space. Located in the Skyline Lakes section of the Borough, this property supports additional soccer practice fields, a playground and small parking lot.

In 2008 the WPP added two properties as part of their initiative to permanently protect the reservoirs. The first, Stonetown Road, is 30 acres and was purchased in June. Six months later, the WPP preserved the former Kohn property in the Borough (3.54 acres) which is now known as the Wanaque Gateway property in Ringwood. The protection of these two sites continues the Borough's long term effort to protect the reservoirs. These properties are now owned by the North Jersey District Water Supply Commission. Composed of forested wetlands and steep slopes, the former Kohn Property property is traversed by a tributary of the Pompton River that eventually empties into the Wanaque Reservoir. Flanked by commercial enterprises on contiguous lots to either side, it was also under serious threat of

development. Although small in size, this property has a 14-18 inch average groundwater recharge rate over the majority of the site.

The 150-acre Wyanokie Greenway Link, preserved in 2008, is located along Westbrook Mountain, between Norvin Green State Forest, Long Pond Iron Works State Park and the historic Tory Rocks property. Together these properties create an important habitat corridor for wildlife, including threatened and endangered species. This property helps to bridge the 4,365-acre Norvin Green State Forest and the 175-acre Long Pond Iron Works State Park. The greenway connects directly to the 17,953-acre New York's Sterling Forest State Park along the route of the Highlands Trail, a Millennium Legacy Trail (one of only 50 in the United States). The Highlands Trail, which is nearly completed, extends 150 miles (241 km) between the Hudson and Delaware Rivers. The Wyanokie Highlands boast a network of historic hiking trails and dramatic scenic overlooks, as well as significant ecological values.

Ideally situated between Tranquility Ridge County Park (1,300 acres) and Long Pond Ironworks State Park (352 acres), the former 32-acre Wogisch property is located near the intersection of Greenwood Lake Turnpike and Margaret King Avenue, providing high visibility and easy access to this property. A project supported by the Watershed Preservation Partnership, this tract is part of the water supply lands of the Monksville and Wanaque Reservoirs, which provide water to millions of New Jersey residents. Well-designed, wide logging trails, created and maintained by the former owners, offer meandering hiking and bicycling paths for individuals to enjoy magnificent rock outcroppings, mature forests and expansive views of the Monksville Reservoir. Contained within the Beech Road Ridge Natural Heritage Priority Site, this mature forest is replete with towering hardwood trees, massive rock formations, dramatic slopes, and naturally occurring beds of ferns and wildflowers.

PLANNING CONSISTENCY

The *Open Space and Recreation Plan Update (OSRP Update)* is consistent with the goals and objectives of the Borough *Master Plan* and other policies within the Borough. It promotes the drinking water and natural resource protection goals of the Highlands Water Protection and Planning Act, and aligns with the *Passaic County Open Space and Recreation Master Plan.* By remaining consistent with State, regional, County and municipal planning tools, the *OSRP Update* will serve to strengthen the Borough's open space program and allow greater continuity with other municipalities, government agencies and nonprofit organizations working to protect and preserve open space in Ringwood and the surrounding region.

Borough of Ringwood – Master Plan

The goals and objectives of the original *OSRP* were drawn from the Borough of Ringwood *Master Plan's* 1998 Reexamination Report and from discussions with the Borough of Ringwood Open Space, Conservation, Recreation, Farmland, and Historical Advisory Committee. Since a goal is for the *OSRP Update* to become a element of the *Master Plan*, consistency between the two documents is important. The 1998 goals were amended in the 2006 Periodic Reexamination Report, which was adopted June 12, 2006. The updated goals that align with the intent of the Open Space Trust Fund and the mandates of the Open Space Committee include:

- Stewardship over the lands and waters to ensure these resources remain available for present and current generations
- Protect the character and sense of place resulting from the natural topography, woodlands and waters.
- Incorporate policies and strategies that respond to the premises, intent and purpose of the Highlands *Regional Master Plan*
- Provide a future land use pattern that preserves large contiguous areas of open lands
- Discourage the extension of growth-inducing infrastructure into areas of fragile environmental resources.
- Retain view of hills, valleys, ridgelines, woodlands, lakes, stream corridors, floodplains and other natural areas.
- Protect environmental resources, including but not limited to steep slopes, ridgelines, water resources, viewsheds, forests and other vegetation, habitats for threatened and endangered species and unique natural systems.
- Promote protection of biological diversity through maintenance of large contiguous open space tracts and corridors of recreation

- Continue acquisition of important open space, using the Borough's open space tax and other sources of funding
- Promote resource management standards
- Identify and manage stream corridor buffers, thereby protecting water quality, wildlife corridors and opportunities for passive and active recreation
- Adopt aquifer management programs, including wellhead protection, and standards such as impervious coverage limitations to protect groundwater recharge areas
- Protect watershed lands and drainage basin of reservoir lands as a source of potable water
- Minimize impacts of transportation systems on the environment
- Utilize the Borough's natural resources to attract visitors
- Provide appropriate and balanced public open space and recreational facilities, including development of new private and public recreation facilities to serve the different residential neighborhood
- Update and maintain a recreation and open space master plan to establish and enhance recreational lands and public open space, including linkages through greenways, hiking trails, bikeways, waterways and pathways, and establish areas of unique recreational, scenic or environmental value as the highest priority for public acquisition
- Support passive recreation as a method to help preserve environmentally sensitive lands

In addition in the *2006 Periodic Reexamination Report* recommended that the *OSRP* be updated to address the need and opportunities for municipal parkland and recreation improvements, including indoor recreation.

Passaic County Open Space and Recreation Master Plan

The *Passaic County Open Space and Recreation Master Plan* identifies goals and objectives consistent with those stated by the Borough of Ringwood Open Space Committee. The following were identified by Passaic County as goals and objectives for the County open space program.

- Preservation of *"open space to protect critical environmental resources, such as wetlands, floodplains, steep slopes, and stream and river corridors" (p. 3-1).*
- Preservation of *"cultural, historical, and archaeological lands" (p. 3-1).*
- Promotion of *"greenways and pathways for pedestrian and bike recreation" (p. 3-1).*
- Protection and preservation of *"drinking water source supply lands" (p. 3-1).*
- Upgrading and improvement of *"recreational facilities and open space in the Passaic County Park System" (p. 3-1).*

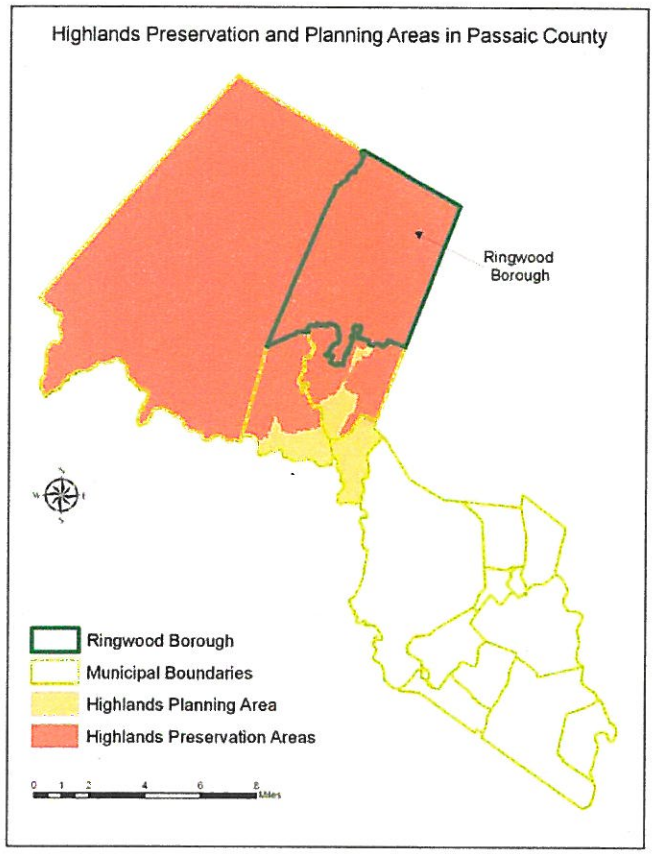
Highlands Regional Master Plan

The Highlands Water Protection and Planning Act, signed into law in August 2004, is designed to preserve open space and protect water and other natural resources in the Highlands Region delineated by the Act (see *Highlands Preservation and Planning Areas in Passaic County Map* below). The Act also called for the creation of a Highlands Council, which is charged with carrying out the provisions of the Act, including the development of a regional master plan. The *Highlands Regional Master*

Plan (RMP) was adopted by the Highlands Council on July 17, 2008, and became effective on September 8, 2008. The Highlands Water Protection and Planning Act divides the Highlands into Preservation Areas, where conformance to the *RMP* is mandatory, and Planning Areas, where conformance is voluntary. The Borough of Ringwood falls entirely within the Preservation Area.

The region-wide goals of the *RMP* are to:

- Protect, restore, and enhance the quality and quantity of surface and groundwaters
- Preserve farmland and historic sites and other historic resources
- Preserve outdoor recreation opportunities, including hunting and fishing, on publicly owned land
- Promote conservation of water resources, and
- Promote brownfield remediation and redevelopment

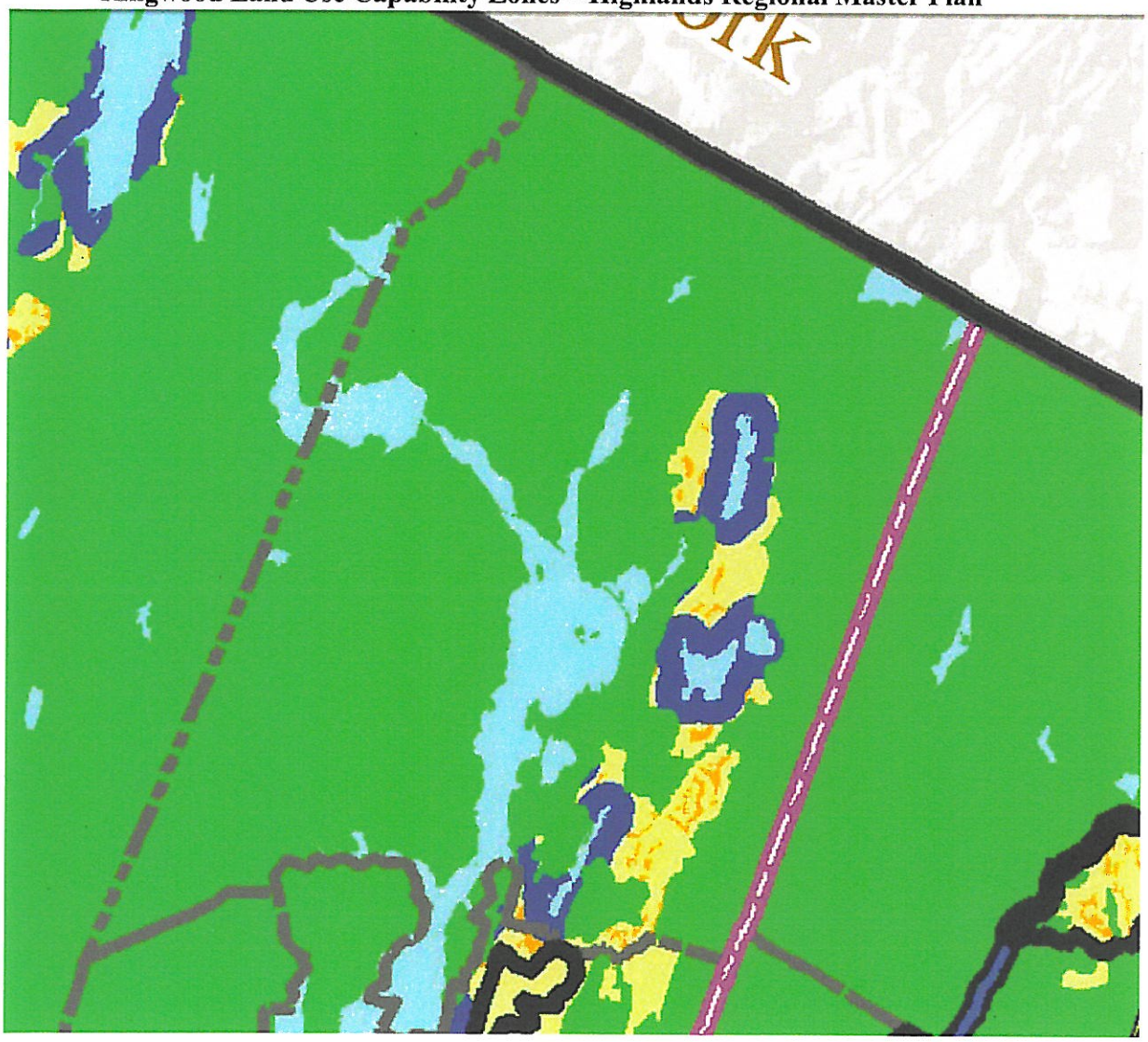


The *RMP* creates Highlands Land Use Capability Zones and Sub-Zones. These Zones are intended as overlays to existing zoning, helping to distinguish between resource constrained lands and lands with existing patterns of development that may or may not accommodate additional growth. Ringwood includes areas identified with the following four (out of seven) zones. (See *Land Use Capability Map* below.)

- *Protection Zone (PZ)* – contains high resource value lands, with acquisition a priority and development activities extremely limited. The majority of Ringwood, 16,123 acres, is classified as PZ. This includes all the land west and northwest of Wanaque Reservoir and forms a ring around the Existing Community and Lake Community Zones in the eastern portion of the Borough.
- *Existing Community Zone (ECZ)* – areas of concentrated development with limited environmental constraints and possible existing infrastructure capable of supporting development and redevelopment. Ringwood Borough has 733 acres of ECZ, located entirely in the eastern portion of the Borough.

- *Existing Community Zone – Environmentally constrained sub-Zone (ECZ-EC)* – contains significant environmental features that should be protected from further fragmentation. Ringwood Borough includes 322 acres of ECZ-EC sprinkled throughout the ECZ.
- *Lake Community sub-Zone (LCZ)* – identifies community development around lakes within the ECZ and within 1,000 feet of lakes greater than 10 acres in size and institutes policies to protect water quality, resource features, shoreline development recreation, scenic quality and community character. Ringwood Borough has 850 acres of LCA located around Skyline, Erskine and Cupsaw lakes.

Ringwood Land Use Capability Zones – Highlands Regional Master Plan



Regional Master Plan
Overlay Zone Designation

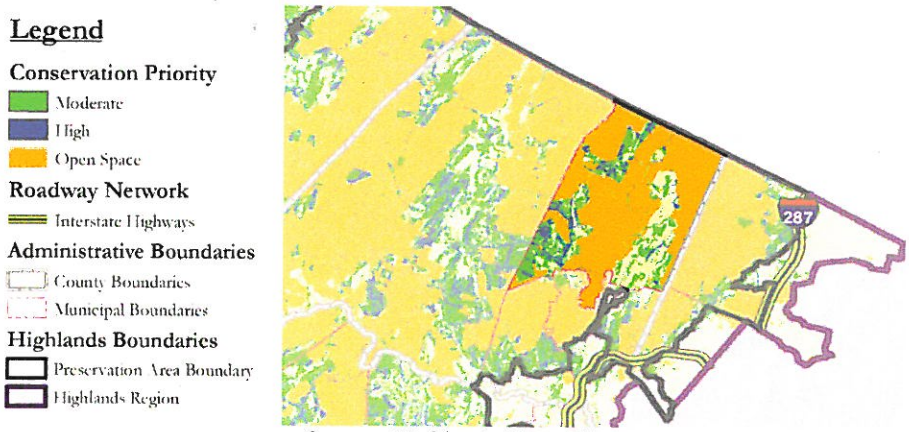
Zone	Sub-Zone
Protection	Lake Community
Conservation	Conservation Constrained
Existing Community	Existing Community Constrained

Source: Highlands Council

The *RMP* also identifies *Conservation Priority Areas* (CPA) within the Highlands region, which are lands having a high priority for preservation due to exceptional water and ecological resource value, and *Special Environmental Zones* (SEZ), which have the highest priority for preservation and for which development is expressly prohibited. The CPAs are measured for 33 ecological indicators and ranked high, moderate and low based on how many of the indicators are present. Ringwood Borough contains 3,284 acres of CPAs and 148 acres of SEZ. The *Conservation Priority Areas Map* below identifies the unprotected lands in Ringwood that contain high or moderate CPAs. The greenways identified in this Plan encompass many of these areas. (See *Greenway Map* in *Maps* section)

There are only five parcels called out as SEZs, and two of these have already been preserved: the former Wogisch property – now preserved as municipal open space – adjacent to State land and Tranquility Ridge County Park, and a parcel of land along Skyline Drive now preserved as State parkland. The other SEZ parcels include a residential lot in eastern Ringwood, adjacent to State parkland, and the farm assessed properties around Harrison Mountain Lake along the Borough's western border. (*Highlands Environmental Resource Inventory for Ringwood Borough)*

Ringwood Conservation Priority Areas



Source: Highlands Council]

Garden State Greenways

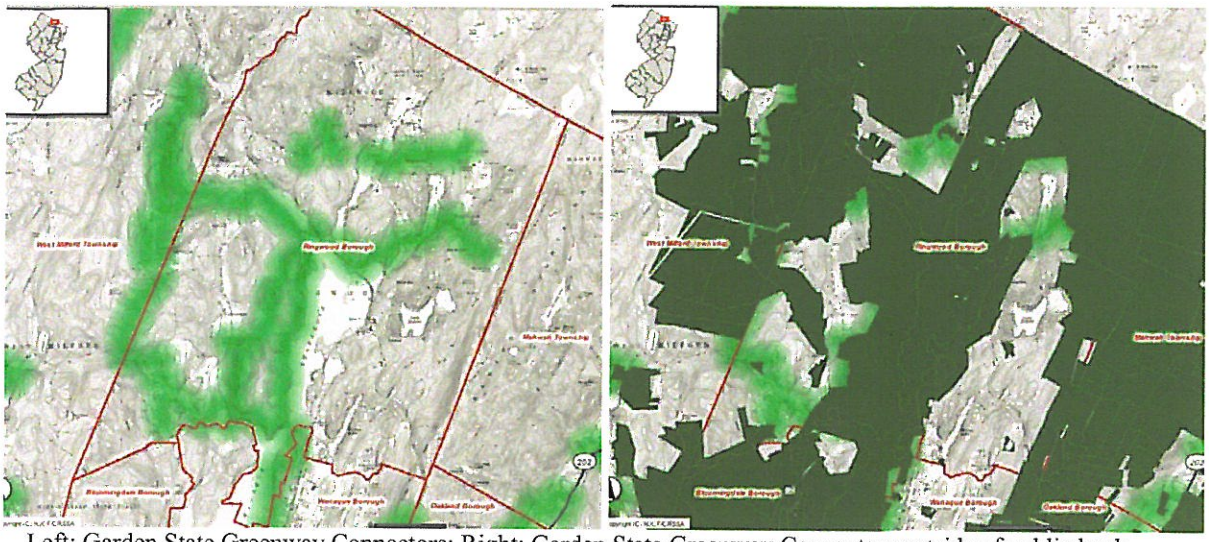
As a tool for open space planning, *Garden State Greenways* helps municipalities working to preserve the best natural and recreational resources determine where to get started. The Garden State Greenways is a vision for a statewide system of interconnected natural lands, or greenways, in New Jersey. The project defines greenways as "hubs" and "connectors."

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

In Ringwood, the predominant greenways landscape is upland forest hub, with a smattering of wetlands within these forested areas. The majority of the upland forest hub areas and the majority of greenway connectors lie within already public lands. However, in Ringwood's unpreserved areas, there remain hubs of upland forest and wetlands; Garden State Greenways identifies potential connectors in these areas that would tie together noncontiguous parcels of public land. (See *Garden State Greenways maps* below). Connectors identified in still unpreserved areas include:

- Through the West Brook area, between Norvin Green State Forest in the vicinity of Manaticut Point on the West Milford border and the New Jersey Audubon Society's Weis Ecology Center, the southern portion of Norvin Green and North Jersey District Water Supply Commission (NJDWSC) land near the Wanaque border.
- From the Passaic River Coalition's Tory Tract to NJDWSC land east of Stonetown Road.
- From the Passaic River Coalition's Highlands Meadow property (adjacent to Long Pond Ironworks State Park and Waterview properties to County, NJDWC, municipal and State land west of Daret Road along Greenwood Lake Turnpike
- South of Cupsaw Lake, between NJDWSC land on the west and Ringwood State Park on the east

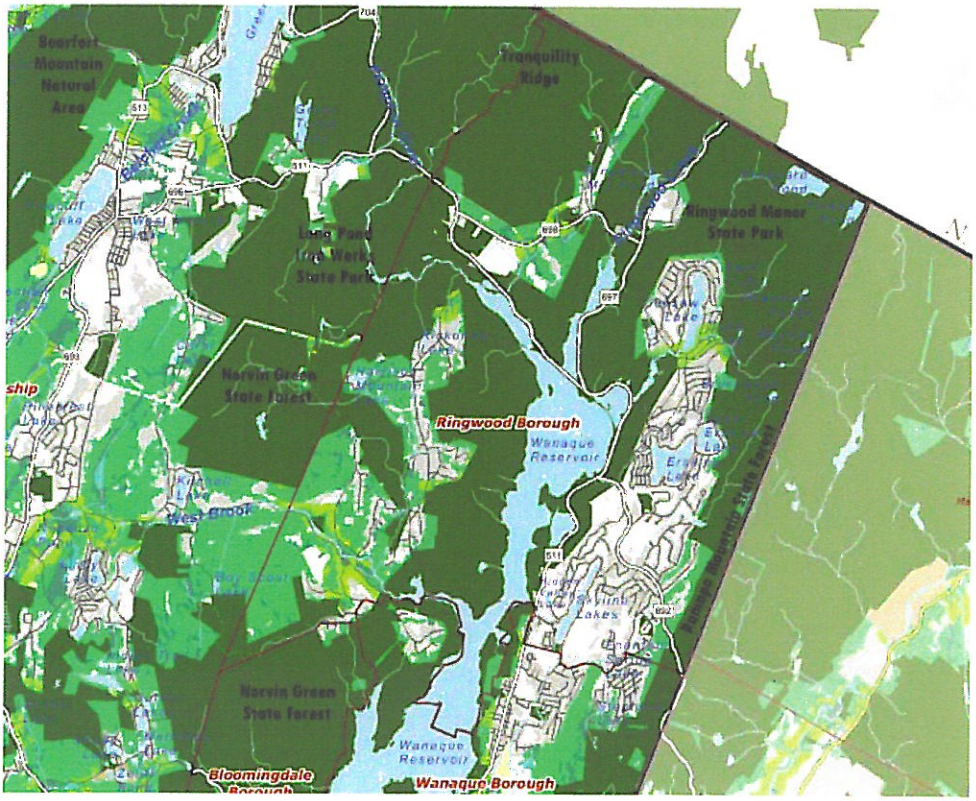
The above areas have been taken into account in the development of the *Greenway Map* included in the Maps section of this Plan, through proposed greenways or trails.



Left: Garden State Greenway Connectors; Right: Garden State Greenway Connectors outside of public lands

Source: Garden State Greenways

Garden State Greenways Map



Source: Garden State Greenways

INVENTORY OF OUTDOOR RESOURCES IN THE BOROUGH OF RINGWOOD

"Parks are at the center of a community's character, they reflect and strengthen the sense of place and identity that makes these places fit for people."

– The Conservation Foundation, 1972

This section of the *Open Space and Recreation Plan Update* inventories the open space lands in Ringwood Borough as depicted on the *Open Space Map*. The *Open Space Map* was developed with ESRI's ArcGIS 9.3 software. Acreages may vary slightly from the Borough's tax records, as they were calculated using the ArcGIS software, and are included within the *Parcel Data Tables* in the *Appendix*. Property information was gathered from the New Jersey County Tax Boards database (2010) and confirmed by the Borough Tax Assessor, where necessary. The vacant lands and outdoor recreation sites listed below may have structures or other improvements on them, but could have potential for open space acquisition.

Preserved Land

State Parks and Open Space

New Jersey Department of Environmental Protection (Class 15C)

The Department of Environmental Protection owns 5,239[1] acres of land throughout the Borough. The majority of the land is part of the Ringwood State Park system along the northern and eastern borders of town. The Department also owns Ramapo Mountain State Forest along the eastern border, and the Long Pond Ironworks State Park and Norvin Green State Forest along the western border.

Since 2004, the State of New Jersey has increased their holdings by 139 acres, expanding lands for protection of water quality and wildlife habitat.

[1] *Block 601, Lot 8 is owned by the NJDEP. The entire 146 acre parcel been listed on the Borough of Ringwood's ROSI since 2000. The Borough leases 22 acres of the site for active recreation purposes. This property is used by the Borough as part of C. Wm. Hoffman Park. On the Open Space Map it is shown as light green (ROSI) since a portion of it is listed on the ROSI. For recording purposes in the inventory it is listed as state owned for the preserved land inventory and its acreage recorded here.*

County Parks and Open Space
County of Passaic Land (Class 15C)
Passaic County owns 1,333 acres of land, off Beech Road and Margaret King Avenue, in the northwestern corner of the Borough. This is part of Tranquility Ridge County Park.

Since 2004, the County of Passaic has increased their holdings by 33 acres.

Bergen County (Class 15C)
Bergen County owns 36 acres of land in the Ramapo Mountains along the Ringwood border with Mahwah Township. Two lots (Block 752, Lots 9 and 10, totaling 5 acres) are part of Ramapo Mountain State Forest. The larger lot (Block 831, Lot 14, 31 acres) adjoins the Boy Scout of America Camp Yaw Paw and was purchased and is used for recreation and camping purposes.

Since 2004, the County of Bergen has increased their public land holdings by 5 acres.

Municipal Park Land – Borough of Ringwood
Preserved Municipal Open Space (Class 15C)
The Borough of Ringwood owns 188 acres of land that is listed on Ringwood's Recreation and Open Space Inventory (ROSI) filed with Green Acres These Borough-owned parcels are found scattered throughout town and range in acreage.

Since 2004, the Borough has purchased and preserved an additional 41 acres of land for recreation and conservation purposes.

Non-Profit Preserved Land
Passaic River Coalition (Class 15F)
The Passaic River Coalition (PRC) owns 410 acres, including the 300-acre Tory Tract on Burnt Meadow Road and two properties along Greenwood Lake Turnpike – a 16-acre former farm property known as Highlands Meadow and 69 wooded acres known as Waterview.

New Jersey Conservation Foundation (Class 15F)
New Jersey Conservation Foundation (NJCF) owns 12 wooded acres along the West Brook.

New Jersey Audubon Society (Class 15F)
New Jersey Audubon Society (NJAS) owns 148 acres, which are the site of the Weis Ecology Center in the southwestern corner of the Borough, adjacent to Norvin Green State Forest

Since 2004, non-profit land holdings have increased by 142 acres. Both NJAS and PRC have preserved additional land in the intervening years.

North Jersey District Water Supply Commission (Class 1)
The North Jersey District Water Supply Commission (NJDWSC) owns 4,784 acres of land which are protected from development and held for water conservation and water quality

purposes. These lands are permanently protected through a conservation easement held by the NJDEP.

Since 2004 the NJDWSC has increased their preserved lands holdings by 87 acres.

Public and Private Lands

Municipal Owned (Class 15C)
There are 357 acres of unpreserved municipal land of which several parcels are used for the municipal building and garage, library, water tanks and other public functions. Several of the properties are vacant, including a 189 acre property off Van Dunk Road, adjacent to Tranquility Ridge County Park and a portion of Ringwood State Park and a 35 acre property on the other side of Peters Mine Road. One or both of these properties were used as dumping grounds by the Ford Motor Company and have been undergoing cleanup for several years. In addition, the area is the site of former mines.

Public School – Board of Education of Ringwood (Class 15A)
The Board of Education owns 95 acres on ten different holdings in the Borough. The parcels include the facilities of Peter Cooper School, Robert Erskine School, E.G. Hewitt School, and the Martin J. Ryerson Middle School. The Board of Education also owns the 17-acre Stonetown Complex, which is used for recreational programs including softball, baseball, and soccer.

Private Recreational Land (Tax Exempt) (Class 15F)
The Community Association of Highlands owns a 5 acre parcel on Snake Den Road, which is used as a private pool. This Olympic size, stream-fed freshwater pool is located adjacent to Norvin Green State Forest and to New Jersey Audubon's Weis Ecology Center. In 1935, the swimming pool was carved out of the hillside. Today the Highlands Pool is a 501(c)3 non-profit community-owned and operated facility, formed and managed by local residents.

The Northern New Jersey Council of the Boy Scouts of America owns 31 acres of land in the Ramapo Mountain as part of Camp Yaw Paw. Bergen County owns an adjoining 31 acres to this property.

Church and Charitable Property (Class 15D)
The Borough of Ringwood contains 125 acres of church or charitable property. The Franciscan Sisters of Ringwood own the largest parcel, 94 acres off Sloatsburg Road.

Vacant Land (Class 1)
The Borough of Ringwood contains a total of 1,013 acres of privately held vacant land. These properties are not developed and are potential areas for open space preservation.

Residential Property – Lots greater than 2 acres (Class 2)
Residential lots greater than 2 acres have potential for open space preservation as well. These parcels total to 805 acres in Ringwood.

Farmland Assessed Property (Class 3A and 3B)
There are 549 acres of farmland assessed property in the Borough. The largest parcel of land is 263 acres along the flank of Saddle Mountain on the western border of town.

Commercial and Industrial Property – Lots greater than 2 acres (Class 4A & 4B)
There are several industrial and commercial lots greater than two acres in the Borough of Ringwood, these lots total 344 acres.

Preserved Lands in Ringwood Borough

Ringwood Borough contains **12,150 acres** of permanently protected open space, parks and recreation areas. This includes state, county, non-profit, and local parks and facilities, making up approximately 68% of the Borough's 17,939 acres (28 square miles).

State Parks and Open Space	5,239 acres
Passaic County Parks and Open Space	1,333 acres
Bergen County Open Space	36 acres
Municipal Open Space (ROSI)	188 acres
Non-Profit Preserved Lands	570 acres
NJDWSC Lands	4,784 acres
Total Preserved Lands:	12,150 acres

In 2004, the Open Space and Recreation Plan listed 11,548 acres of permanently protected open space. The total amount of preserved land has increased by 602 acres.

Ringwood Borough Open Space Inventory

The Open Space Inventory is the list of lands in the municipality that Ringwood Borough should look toward when planning for open space preservation. This list is comprehensive and includes property that is not traditionally thought of as "open space." In order to increase the amount of preserved land within the municipality, the *Open Space and Recreation Plan* recommends that Ringwood utilize a diverse inventory of lands to begin to prioritize properties for acquisition. This inventory includes:

Boy Scouts of America	31 acres
Undeveloped Land (Class 1)	1,013 acres
Farmland (Class 3A/3B)	549 acres
Inventory of Land (Subtotal I)	**1,593 acres**

The Borough may also look to preserve land that is already developed, but either the entire property, or a portion of that property may be suitable for recreation or conservation. These lands may include property which is privately owned and is greater than 2 acres in size:

Municipal Land	357 acres
Community Association of Highlands	5 acres
Church and Charitable Land	125 acres
Residential Land	805 acres
Commercial and Industrial Land	344 acres
Inventory of Land (Subtotal II)	**1,636 acres**

Of the 17,939 acres in Ringwood Borough, 1,593 acres, or 9% of the municipality, are undeveloped and are potentially available for open space preservation. Utilizing an expanded definition of potential open space to include parcels which may have structures on them, an additional 1,636 acres, for a total of 3,229 acres (or 18% of the Borough), potentially may be available for open space preservation.