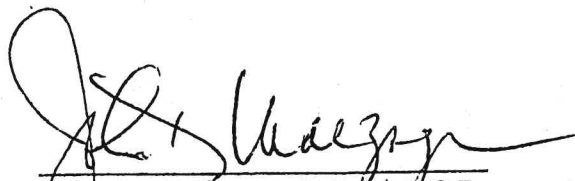


Open Space and Recreation Plan Element Plumsted Township Master Plan

**Township of Plumsted
Ocean County, New Jersey**

Prepared For:
Planning Board
Township of Plumsted
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Adopted by the Plumsted Township Planning Board on July 5, 2000. The original of this document was signed and sealed in accordance with N.J.A.C. 13:41-1.3 and is on file with the Plumsted Township Planning Board.

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Executive Summary

An Open Space and Recreation Plan (OSRP) is defined by the Green Acres Program section (New Jersey Department of Environmental Protection) as *"a local government's vision of open space and recreation. It should establish a philosophical and practical justification for the protection and preservation of open space and recreation opportunities. An OSRP provides a framework for implementation."*

This report, which has been prepared in accordance with the guidelines and requirements of the New Jersey Green Acres Program, consists of the guiding concepts of the Plumsted Township Open Space and Recreation Plan, an inventory of existing open space and recreation facilities, a needs analysis to determine the amount of open space required, a resource assessment of the Township's environmental resources and an action plan.

The open space inventory indicates that, at this time, there are significant areas of open space in Plumsted Township primarily for wildlife management and deed-restricted farms. However, there is a deficit of developed open space in terms of acreage despite the fact that the numbers of Township recreation facilities (such as ballfields, etc.) exceed the recommended standards. The "shared" recreational facilities owned by the Board of Education are not included in the inventory of recreational facilities.

The needs analysis also indicates that the population of the Township is not expected to increase substantially in the next ten years and therefore the active recreational needs can be easily addressed.

The Open Space and Recreation Plan proposes the acquisition of natural lands in a designated area within the northeast quadrant (i.e. the coastal divide target area) of the municipality to preserve a pristine area which serves as an aquifer recharge area and headwaters of streams of both the Barnegat Bay watershed and the Delaware River Basin. Other proposals include acquisitions or easements along stream corridors and the preservation of a railroad right-of-way for walking, biking and horseback riding.

1.0 Introduction and Background to Planning

Introduction

This plan has been prepared as the guiding document for Plumsted Township for future open space acquisitions and recreation development. The plan will also be utilized for the purpose of addressing New Jersey Green Acres requirements for Planning Incentive Grants and other funding programs.

Regional and Local Setting

Plumsted Township is comprised of almost 40.7 square miles (or 26,048 acres) of land area and is situated in the western section of Ocean County. The Township is bordered on the north by Upper Freehold Township of Monmouth County; on the East by Jackson Township (Ocean County); on the south by Manchester Township of Ocean County; and, on the west by New Hanover Township and North Hanover Township, both in Burlington County.

Plumsted Township is a rural municipality with its center in New Egypt. New Egypt is an approved and delineated designated town center pursuant to the New Jersey State Development and Redevelopment Plan. The remainder of the Township, outside of the jurisdiction of the Pinelands Commission, is designated as Planning Area 4 (Rural Planning Area).

The predominate land use in the Township is agriculture. The southern 45% of the land area of the municipality is within the Fort Dix Military Reservation. There are no major state highways through the Township and the road network consists of two lane County and municipal roadways.

Population

At the time of the 1990 Census, Plumsted Township had a total population of 6,005 persons. The Ocean County Planning Board estimates that the current population of the municipality is 7,150 persons in the year 2000. (The results of the year 2000 Census are not yet available; preliminary figures will be available in April or May of 2001.) The population density in 1999 was 173 persons per square mile compared to a density of 753 persons per square mile for Ocean County.

Land Use

As previously noted, Plumsted Township is a rural and agricultural community. The Fort Dix Military Reservation comprises 11,693 acres or essentially the southern half of the Township. Approximately 70% of the municipality, outside of the military property, consisted in 1994 of undeveloped lands such as agricultural and vacant lands and public open space. Agriculture comprised 6,954 acres in 1994, the time of the last land use study, followed by residential land use, which totaled 4,038 acres. Commercial and industrial uses encompassed 166 acres or 1% of the

land area of the municipality in 1994. Many of the retail commercial uses are situated in New Egypt, the economic center of the region.

Current Open Space Activities

Open Space Tax

The Plumsted voters approved a dedicated open space tax in November 1998 to provide a steady source of funding for open space preservation. The current open space tax rate is \$ 0.01 per \$100 dollars of assessed value.

Farmland Preservation

The first farm preserved in Ocean County by the Ocean County Agriculture Development Board was the Hallock U-Pick Farm in Plumsted Township in 1991. The table provided below, entitled "*Farmland Preservation 1991 to Present, Plumsted Township, Ocean County, New Jersey*", indicates the number of Plumsted farms and acres of farmland entered into the County's Farmland Preservation Program. The data in the table indicates that almost 1800 acres were preserved in fourteen farms between 1991 and 1999 in Plumsted Township. In addition there are three farms currently awaiting settlement on the sale of development rights (pending applications) and another eleven applicants have preliminary approval from the County farmland preservation program (current applications.) If all of the current and pending applications are approved, the Township will more than double the number of farms and add 40% to the number of acres permanently preserved in Plumsted. The preserved acreage plus the pending and current applications represent almost ten percent (10%) of the total land area of Plumsted Township and 18% of the non-military portion of the municipality. The majority of the preserved farms in Ocean County at this time are located in Plumsted Township.

**Farmland Preservation 1991 To Present
Plumsted Township, Ocean County, New Jersey**

Years	No. of Farms	Acres
1991-1995	4	869
1996-1999	10	924
Subtotal	14	1793
2000		
Pending Applications	3	183
Current Applications	12	566
Subtotal	15	749
Total	29	2542

Source: Ocean County Planning Board – Farmland Preservation Program, February 2000.

Master Plan and Zoning

In August 1999 the Plumsted Township Planning Board adopted a Land Use Plan Amendment to the Plumsted Township Master Plan which recommended creation of a Recreation and Open Space Zone to recognize the existence of publicly owned lands for recreation and open space. The Land Use Amendment also recommended the expansion of the Farmland Preservation Zone and a reduction of the permitted residential densities of certain areas in the northeast quadrant of the Township. The Plumsted Township Committee implemented the recommended revisions to the Township Zoning and Land Use Regulations in late 1999.

New Jersey State Development and Redevelopment Plan

As previously noted, the NJ State Planning Commission approved Plumsted Township's petition for Town Center designation for New Egypt on July 24, 1996. In addition the New Jersey Office of State Planning has issued a determination that the 1995 Plumsted Township Master Plan and municipal land use regulations are generally consistent with the goals and policies of the NJ State Development and Redevelopment Plan.

Ocean County Natural Lands Trust Fund Program

The Ocean County Natural Lands Trust Advisory Committee prepared a report entitled "Recommendations for State Acquisition" (January 26, 2000) for submission to the State of New Jersey. The report recommended state acquisition in the Plumsted Township Coastal Divide Area due the uniqueness of the area given that the subject area straddles the inner and outer coastal plain divide. The report also cited the steep slopes and large expanse of mountain laurel of this part of Plumsted Township.

2.0 Open Space and Recreation Goals

The goals of the Open Space and Recreation Plan reflect the goals and objectives of the comprehensive 1995 Plumsted Township Master Plan. These goals are as follows:

Goals:

To promote the preservation of natural resources and environmentally sensitive areas of the Township.

To upgrade existing recreation facilities and provide new recreation facilities, both passive and active for the benefit of Township residents.

Objectives:

- To encourage public acquisition of land for open space preservation through the use of local, County, State, Federal and non-profit grants and funding sources;
- To encourage bike paths, walking/hiking trails, picnic areas, wildlife corridors and fishing areas in the design of future parks and the upgrading of existing ones;

- To improve Oakford Lake Park facilities at the park and in adjoining areas prevent future eutrophication and promote shoreline stabilization;
- To encourage the development of bike paths and the development of Oakford Lake Park with funding assistance from the NJ Green Acres Program;
- To improve the senior citizen pavilion at the Brindletown Road recreation facility.
- To encourage the development of neighborhood parks within areas of new residential development;
- To encourage open space preservation within areas of new residential development; and,
- To encourage recreational development, including golf courses.

This plan has been prepared to establish a specific action program to increase the amount of open space and recreation facilities in Plumsted Township. The guiding concepts of the municipal acquisition program, which are more specific than the goals and objectives articulated above, are established for purposes of the Green Trust Planning Incentive Acquisition Program Grants. The guiding concepts for are as follows:

- Plumsted Township will seek to acquire environmentally sensitive areas such as steep slopes, woodlands, aquifer recharge areas and areas containing unique environmental features;
- Plumsted Township will seek to acquire fee simple ownership or easements along major stream corridors for public access and recreational opportunities such as hiking and biking;
- Plumsted Township will seek to acquire easements to establish links between existing open space areas;
- Plumsted Township will seek to acquire fee simple ownership or easement to all or portions of the former Union Transportation Railroad right- of -way;
- Plumsted Township will seek to acquire future active recreation sites;
- Plumsted Township will seek to acquire sites in key locations in imminent danger of development; and,
- Plumsted Township will seek to acquire smaller properties to be added or in coordination with other county or state open space initiatives.

3.0 Open Space and Recreation Inventory

This section documents the existing public open space and recreation resources and opportunities in Plumsted Township. The properties and facilities discussed in the section are shown on Figure 4, Open Space and Recreation Plan.

At this time, there are approximately 736 acres (or 1.15 square miles) of open space and recreation lands in Plumsted Township, in public ownership, excluding the Fort

Dix Military Reservation. This acreage equals 2.8% of the total area of Plumsted Township and 5% of the non-military portion of the municipality.

Public Lands

Federal

There are no Federally owned open space and recreation facilities in Plumsted Township. The Fort Dix Military Reservation (U.S. Army) is the largest single land holding in the Township. Fort Dix comprises 11,693 acres in the southern part of the Township. The basic military training function of the Fort Dix for the US Army has been terminated and the base now contains a federal corrections facility and a hospital. The NJ National Guard and Army Reserve continue to utilize the facilities of Fort Dix for training. Residents of Plumsted Township are permitted to use "by appointment" Brindle Lake Park, a military recreation facility situated in Fort Dix.

State of New Jersey

The State of New Jersey holds approximately 619 acres in Plumsted Township, which consists of the Lebanon State Forest (33 acres) and Colliers Mill Wildlife Management Area (586 acres). The Lebanon State Forest tract is situated in the southern most portion of the Township below Fort Dix. Colliers Mills is a 12,420-acre preserve in Jackson and Plumsted Townships, which is primarily available for hunting.

Ocean County

There are no Ocean County active recreation parks in Plumsted Township. The Ocean County Natural Lands Trust holds approximately 23 acres for conservation purposes in the northeast quadrant of the municipality. In addition the County Lands Trust, NJ Green Acres and Plumsted Township are under contract to jointly purchase the "Doherty tract" (Block 55 Lots 137.01 and 139.04) which consists of approximately 59 acres. The tract is to officially be purchased by Plumsted Township and may be transferred immediately to the State of New Jersey for the Colliers Wildlife Management Area

Municipal

Plumsted Township has two open space and recreation parcels in the developed area of the Township - Brindletown Road Park and Oakford Lake Park.

The Brindletown Road Sports Complex, approximately 32 acres in area, contains seven baseball/softball fields, one football/soccer field, four tennis courts, three volleyball courts, a tot lot, a picnic area, one basketball court and parking area. The complex is located east of Oakford Lake and within walking distance of the New Egypt commercial area. The Oakford Lake area, approximately three acres in size, is situated along the banks of the Crosswicks Creek. The park contains a gazebo for concerts, events and entertainment, a tot lot and grass sitting areas along the lake. The lake is available for outdoor ice skating, fishing (approximately 500 feet of available shoreline) and boating. Oakford Lake is 8.3 acres in area. Plumsted

Township recently installed a pedestrian walkway over the Lake with a Local Aid for Centers grant to upgrade pedestrian circulation in New Egypt.

Educational Facilities

The New Egypt Elementary, Middle and High Schools contain some active recreation fields. While the usage of the fields is under the jurisdiction of the Board of Education, the Township has a shared service agreement with the Board of Education for "community use" of the facilities. These facilities are not included in the inventory of recreational facilities used in the "needs analysis."

Private Open Space and Recreation

There are no major private recreation facilities in Plumsted Township.

A summary of the open space and recreation lands in Plumsted Township is provided below:

Plumsted Township Open Space and Recreation Areas June 2000

<u>Agency</u>	<u>Park Name</u>	<u>Acres</u>
State of New Jersey	Colliers Mill	586
	Lebanon State Forest	33
Ocean County	Conservation area	23
	Doherty tract (pending)	59
Plumsted Township	Brindletown Rd Rec. Complex	32
	Oakford Lake Park	3
TOTAL		736

4.0 Open Space and Recreation Needs Analysis

One method of determining the adequacy of the municipality's current supply of recreation and open space is to examine the number of acres of land relative to the population. The National Recreation and Park Association (NRPA) recommends a total of 6.25 to 10 acres of developed open space per 1,000 population. The recommended acreage is to be divided among a system of municipal parks of varying sizes. Based on the current population of 7,150 persons (unofficial projection by the Ocean County Planning Board), Plumsted should have between 45 and 72 acres of developed recreation areas. In the year 2010 Plumsted should

have, according to the planning standard, between 51 and 82 acres based on a projected population of 8,157 persons.¹

Plumsted has 35 acres of developed open space/recreation and therefore, according to the standards, has a deficit in the range of 10 to 37 acres in the year 2000 with the deficit increasing slightly to 16 to 47 acres by the year 2010. Therefore Plumsted, based on the recreation standards, requires additional developed recreation lands to meet the open space standards for the present and in 2010.

In addition, to maintaining the rural character of the community and preserving and protecting the natural resources of the community, which are articulated in the Plan goals, the Open Space Plan must also concentrate on the preservation of natural features. The focus of the Plumsted Township Open Space and Recreation Plan is to target open space which addresses active and passive recreation needs, preserves the natural features of the municipality, provides interconnections between the existing open space parcels and protects linear corridors along the streams within the Township. The Action Plan in Section 6 reflects the goals and objectives of the Plan.

Needs Analysis Recreation Facilities Plumsted Township

Facility	NRPA Standard Per Population	Current Facilities	Yr. 2000 Requirements	Year 2010 Requirements	Yr. 2010 (Deficit) or Surplus
Baseball Fields	1/5,000	5	2	2	3
Softball Fields	1/5,000	1	1	2	(1)
Little League Fields	1/20,000	1	0	0	1
Football Fields	1/20,000	1 see note 1	0	0	1
Soccer Fields	1/10,000	0 see note 1	0	0	0
Basketball Courts	1/5,000	1	1	2	(1)
Tennis Courts	1/2000	4	4	4	0
Volleyball Courts	1/5,000	3	1	2	1
Field Hockey	1/20,000	0	0	0	0
Golf- 9 hole	1/25,000	0	0	0	0
Golf Driving Range	1/50,000	0	0	0	0
Golf- 18 hole	1/50,000	0	0	0	0
Swimming Pool	1/20,000	0	0	0	0
Running Track	1/20,000	0	0	0	0
Trail	1/sys per region	0	0	0	0
Community Center	1/25,000	0	0	0	0

Note 1: Shared football/soccer field

¹ Unofficial projection by the Ocean County Planning Board, prepared April 2000.

5.0 Resource Assessment

The extent and location of the natural features will guide the municipality in terms of its open space and recreation plan since such natural resources provide a variety of recreational opportunities. In addition acquisition of such areas will protect the environmental quality of the Township.

Streams and lakes

Plumsted Township is drained by a number of streams. The land uses within the watershed of each stream affect the quality of the water in the streams, the flow levels and ability of the streams to provide a wildlife and plant habitat. The protection of the corridors along the streams is an open space strategy, which provides benefits for water quality, wildlife, and flood mitigation. The stream corridors can also be a linear park or "greenway" for walking trails, natural resource interpretation and other recreation opportunities.

The major stream corridors in Plumsted Township are tributaries of the Crosswicks Creek and the Lahaway Creek. The major lake in Plumsted Township, outside of the military reservation, is Oakford Lake, which is already bordered by a municipal Park and 8.3 acres in size. Figure 1, Lakes and Streams, shows the major streams and lakes in Plumsted Township.

Flood prone areas

Flood prone areas are lands that are subject to flooding due to the overflowing of stream channels, inadequate drainage facilities, drainage restrictions and other reasons. Floodprone areas are regulated through the National Flood Insurance Program and typically border stream and creeks. Acquisition of such areas can provide flood mitigation benefits and address recreational opportunities. Figure 2, Floodprone Areas, identifies the floodprone areas of the municipality.

Freshwater Wetlands

Freshwater wetlands are areas that are characterized by hydric vegetation, hydric soils, and hydrology that result in a high water table. Such areas are saturated or covered by shallow standing water at some point during the year. Wetlands are usually but not always, situated adjacent to streams or lakes. Most of the wetlands in Plumsted are located along streams and lakes. Floodwater is stored in wetlands and gradually released back into the stream, minimizing the destructive force of surging stormwater. Wetlands also serve to purify runoff by acting as a settling basin for pollutants, organic matter and sediments. Wetlands vegetation aids in catching organic matter and sediment before they are released into adjacent waterways. Nutrients are retained in the wetlands for many residing organisms and aquatic life.

Wetlands serve as nesting, breeding, watering and feeding habitats areas for much wildlife, including many endangered species. During periods of minimal rainfall, wetlands replenish water supplies, thus ensuring stable stream flows for water-dwelling organisms. Due to the many critical functions of freshwater wetlands, it is crucial that such areas be protected. Figure 3, Freshwater Wetlands, indicates the freshwater wetlands areas based on generalized mapping from the NJ Department of Environmental Protection.

Steep Slopes

Plumsted lies on the dividing line between the Inner and Outer Coastal Plain. The ridgeline runs generally from northeast to the southwest. In one particular area, the northeast quadrant of the municipality, between Route 537 and Hawkins Road, elevations rise to approximately 225 feet and there are some steep slope areas. This area is known as the "stone hills of Plumsted" (i.e. "coastal divide" area) and is discussed in the Plumsted Township Natural Resource Inventory (NRI). The NRI indicates that the "stone hills are part of a long ridge or 'cuesta' which has a steep side and a sloping one." The area has been described in the NRI as unique in Ocean County.

6.0 Action Plan

This report has addressed the Plumsted Township goals for open space and recreation, and inventoried the existing municipal recreation facilities and County and State open space. The report has also analyzed the current and future recreation and open space needs of Plumsted Township. The Action Plan will outline the specific Township actions, which will be required to address the identified open space and recreation needs.

Figure 4 is entitled, "Plumsted Township Recreation and Open Space Plan" shows the location of existing recreation and open space sites in the Township, as well as, potential areas for dedications, acquisition and easements. The plan represents the municipality's "vision" for the future open space network in Plumsted. The Plan delineates the existing recreation and open space inventory, which was detailed in Section 3.0 of this report. The Plan also outlines, in map form, the locations and types of areas Plumsted will focus or consider for fee-simple open space acquisition or purchase of conservation easements. The most important component of the Open Space Plan is the proposed acquisition of natural lands in the northeast quadrant of the Township in the "Coastal Divide" target area and in the "Lakewood Road" target area. The acreage of the vacant lands in the Coastal Divide target area is approximately 287 acres. The "Lakewood Road" target area, located in the north central sector of the Township, consists of wooded and undeveloped lots which adjoin or are located in the immediate vicinity of a Township-owned tract. The

municipal parcel is a former landfill site, which Plumsted Township proposes, in conjunction with the lots to be acquired, for future Township open space. The parcels to be acquired are approximately 120 acres in area. The Plan identifies properties, for potential acquisition within each specific target area, which are listed in the Appendix.

Another potential type of area for future open space is the various stream corridors throughout the Township to protect the water quality of the community, provide wildlife habitat and to provide areas for future hiking/biking trails. A third potential type of open space acquisition is the former Union Transportation railroad right-of-way, which is located to the northwest of New Egypt. The right-of-way is shown as a future "linear accessway" for walking, biking and horseback riding.

Based upon the existing inventory of open space and recreation facilities in Plumsted and the goals of the Plan, the following actions are recommended:

1. Acquisition of additional lands for active recreation.
2. Seek funding from the New Jersey Department of Environmental Protection Green Acres Program for development of additional recreation facilities to address open space and facility deficiencies itemized in the Needs Analysis.
3. Preserve open lands in the northeast quadrant ("coastal divide" area) to protect the steep slopes and this unique area.
4. Acquire open space for greenways along stream corridors to expand hiking opportunities and to protect the streams and freshwater wetlands areas, which ultimately protect the water quality for the community.
5. Acquire conservation and access easements to provide linkages between existing open space areas; and,
6. Acquire ownership or easement rights to the former railroad right-of-way.

Appendix

I. Properties within the "Coastal Divide" Target Area:

Block 55

Lots 53, 61, 77, 76, 78, 92, 94, 95, 97, 99, 102, 103.01, 111-126, 128, 129, 130, 132, 133-136, 138, 154, 156, 159.02, 175, 177, 183, 185.01, 186 190, 193, and 196.01.

II. Properties within the "Lakewood Road" Target Area:

Block 43

Lots 30-45, 47. Lots 48 and 49 are Township -owned.

**Open Space Inventory
Township of Plumsted
(Acres)**

<u>Block</u>	<u>Lot</u>	<u>State of New Jersey</u>	<u>Ocean County Natural Lands</u>	<u>Plumsted Township</u>
1	71			31.86
37	1,2			2 +/-
	10,25			
38	1,2,3,63			1 +/-
46	20	25.85		
47	1	22.47		
	9	14.61		
48	3	1.48		
55	93		23.0	
	137.01, 139.04		59.4*	
	155	43.55		
	160	7.50		
	161	7.50		
	162	14.45		
	169	6.69		
	170	86.44		
	171	6.86		
	172	13.40		
	178	6.72		
76	25	27.55		
	28	6.46		
	57	51.42		
	76	61.66		
79	9	60.89		
	19	6.12		
	22	10.49		
	23	33.60		
	26	8.95		
	27	11.91		
80	15	50.00		
93	1	33.14		
<u>Grand Totals</u>		619.71	82.4	34.86

* Pending

Prepared by Bay Pointe Engineering Associates, Inc. June 2000. Based on the Plumsted Township Natural Resources Inventory (1995) and the Plumsted Township Recreation and Open Space Inventory (1993).

FIGURE 3
FRESHWATER WETLANDS
GARDEN STATE GREEN ACRES PRESERVATION FUND
PLANNING INCENTIVE GRANT PROGRAM
PLUMSTED TOWNSHIP
OCEAN COUNTY, NJ



MAP SOURCES: PLUMSTED TOWNSHIP TAX LIST ROSTER
N.J.D.E.P. GIS RESOURCE DATA
BASEMAP PREPARED BY: BAY PONTE ENGINEERING ASSOCIATES, INC.
JUNE 23, 2009
BASEMAP REFERENCES: TOWNSHIP OF PLUMSTED 1999 TAX MAPS

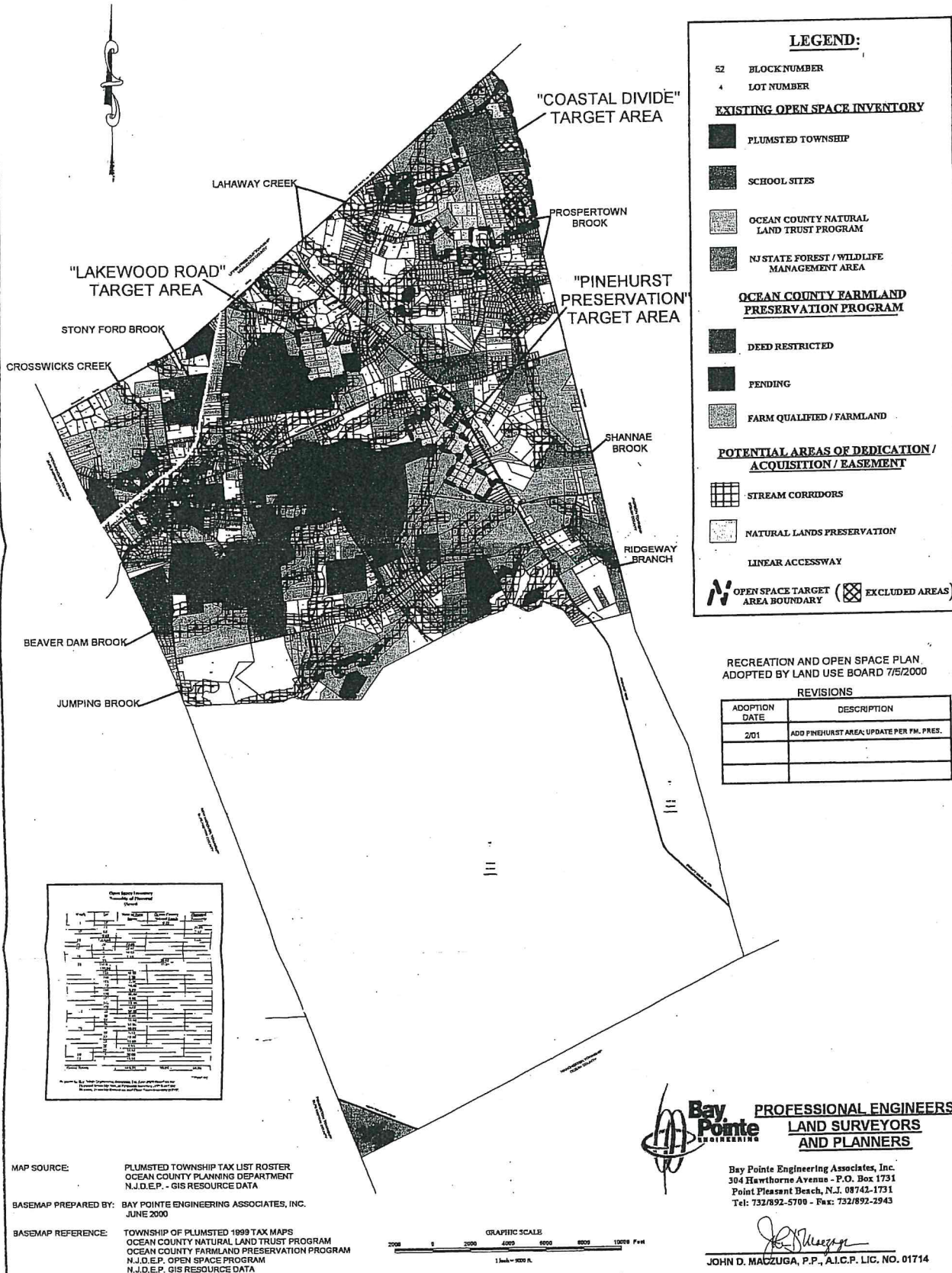


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FIGURE 4
RECREATION AND OPEN SPACE PLAN
GARDEN STATE GREEN ACRES PRESERVATION FUND
PLANNING INCENTIVE GRANT PROGRAM
PLUMSTED TOWNSHIP
Ocean County, New Jersey
JULY 5, 2000





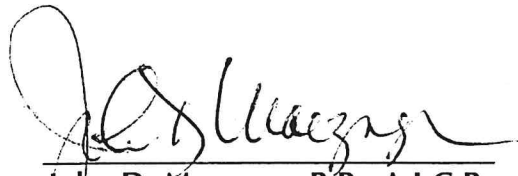
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Amendment to the Open Space and Recreation Plan Element Plumsted Township Master Plan

**Township of Plumsted
Ocean County, NJ**

Prepared For:
Planning Board
Township of Plumsted
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Adopted by the Plumsted Township Planning Board on March 5, 2001. The original of this document was signed and sealed in accordance with N.J.A.C. 13:41-1.3 and is on file with the Plumsted Township Planning Board.

AMENDMENT TO THE RECREATION AND OPEN SPACE PLAN ELEMENT

PLUMSTED TOWNSHIP MASTER PLAN

The Plumsted Township Land Use Board seeks to amend the Open Space and Recreation Plan Element of the Plumsted Township Master Plan adopted by the Land Use Board on July 5, 2000. The amendment would add the "Pinehurst Preservation Area" to the list of areas of the Township to be targeted for open space acquisition and preservation.

The "Pinehurst Preservation Area" is comprised exclusively of vacant heavily wooded properties. This newly targeted preservation area is situated generally to the west of Pinehurst Road (Rt. 539) between Collier's Mill Road and Lakewood Road (Rt. 528). The properties lack direct access to the existing road system and are contiguous with a large area of farm preserved and farm qualified property to the west. It is anticipated that these farm qualified properties will be included in the Farmland Preservation Plan presently being developed.

The intent of this amendment is to provide for the potential acquisition of approximately 200 contiguous acres of heavily wooded land for permanent preservation. In addition to preservation of this scarce resource (wooded land), the preservation of this area will serve to protect and provide a buffer between existing development and the large contiguous area of farmland to the west.

The Pinehurst Preservation Area consists of the following properties on the Plumsted Township Tax Maps: Block 77, Lots 8, 9, 10 – 20, 30, 36, 37, 45 – 57, 61, 64, 65, 73, 74, 95, 96, 103 and 108. The "Pinehurst Preservation" Target Area has been added to Figure 4, the Recreation and Open Space Plan.


**AMENDMENT TO THE OPEN SPACE AND RECREATION PLAN ELEMENT
PLUMSTED TOWNSHIP MASTER PLAN**

**TOWNSHIP OF PLUMSTED
OCEAN COUNTY, NEW JERSEY**

March 2003

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Adopted by the Plumsted Township Land Use Board on April 7, 2003 and re-adopted, without revision, on May 19, 2003. The original of this document was signed and sealed in accordance with statutes and is on file with the Clerk of the Township of Plumsted.

**AMENDMENT TO THE OPEN SPACE AND RECREATION PLAN ELEMENT
PLUMSTED TOWNSHIP MASTER PLAN**

The Plumsted Township Land Use Board seeks to amend the Open Space and Recreation Plan Element of the Plumsted Township Master Plan adopted by the Land Use Board on July 5, 2000 and amended in February 2001. The amendment would add Lot 11, Block 37 to the list of areas in the Township to be targeted for open space acquisition and preservation. The parcel is located between an existing municipal lakefront recreation area (Lot 10) and another parcel, which Plumsted Township is in the process of acquiring through foreclosure (Lot 12).

The acquisition will allow Plumsted Township to expand the Oakford Lake recreation area and expand water-oriented recreational opportunities.