



# OPEN SPACE AND RECREATION PLAN

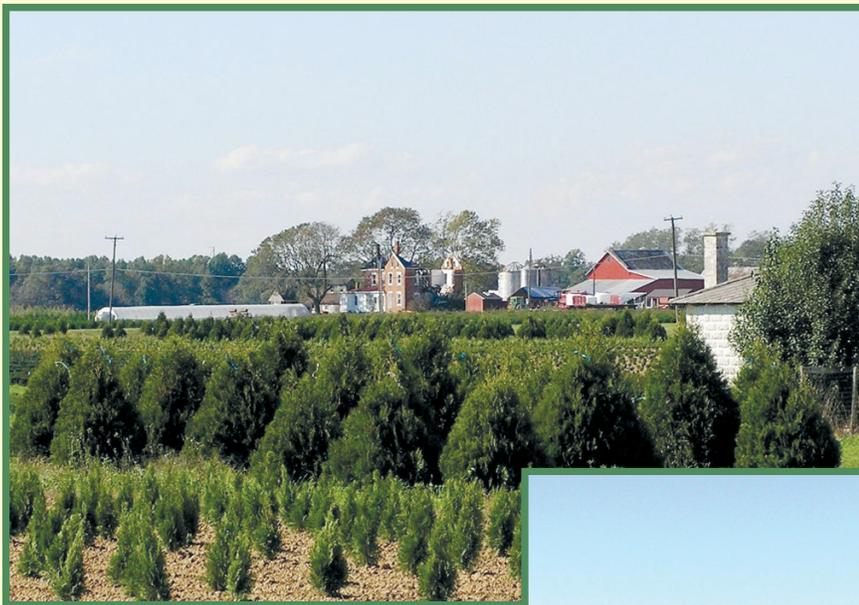


for the **TOWNSHIP** of



# UPPER DEERFIELD

CUMBERLAND COUNTY, NEW JERSEY



prepared by:



**Delaware Valley  
Regional Planning  
Commission**

with:

**The Open Space Committee  
of Upper Deerfield Township**

**2007**



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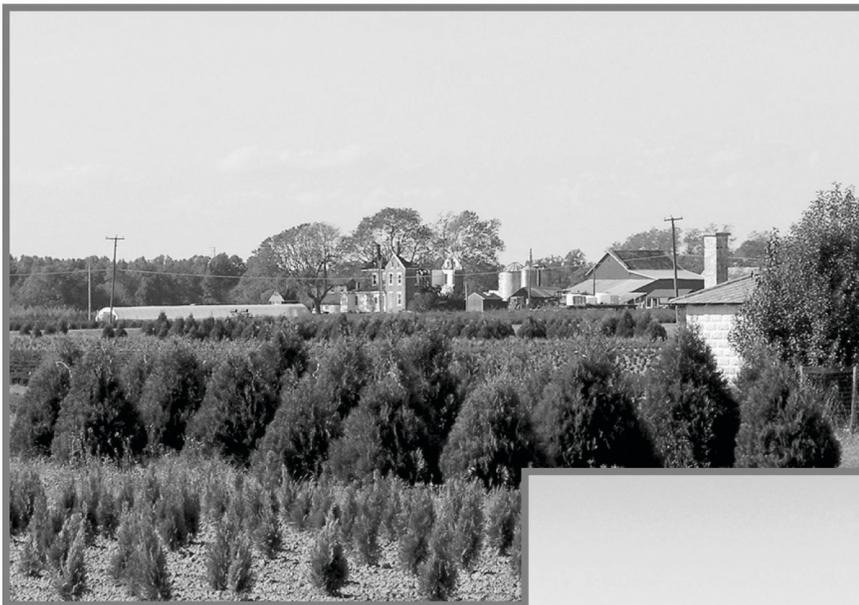


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Created in 1965, the Delaware Valley Regional Planning Commission (DVRPC) is an interstate, intercounty, and intercity agency that provides continuing, comprehensive, and coordinated planning to shape a vision for the future growth of the Delaware Valley region. The region includes Bucks, Chester, Delaware, and Montgomery counties, as well as the City of Philadelphia in Pennsylvania; and Burlington, Camden, Gloucester, and Mercer counties in New Jersey. DVRPC provides technical assistance and services; conducts high priority studies that respond to the requests and demands of member state and local governments; fosters cooperation among various constituents to forge a consensus on diverse regional issues; determines and meets the needs of the private sector; and practices public outreach efforts to promote two-way communication and public awareness of regional issues and the Commission.



The DVRPC logo is adapted from the official seal of the Commission and is designed as a stylized image of the Delaware Valley. The outer ring symbolizes the region as a whole while the diagonal bar signifies the Delaware River flowing through it. The two adjoining crescents represent the Commonwealth of Pennsylvania and the State of New Jersey. The logo combines these elements to depict the areas served by DVRPC.

DVRPC is funded by a variety of funding sources including federal grants from the U.S. Department of Transportation's Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) The Pennsylvania and New Jersey departments of transportation, as well as by DVRPC's state and local member governments. The authors, however, are solely responsible for this report's findings and conclusions, which may not represent the official views of policies of the funding agencies.

DVRPC fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. DVRPC's website may be translated into Spanish, Russian, and Traditional Chinese online by visiting [www.dvrpc.org](http://www.dvrpc.org). Publications and other public documents can be made available in alternative languages or formats, if requested. For more information, please call (215) 238-2871.

This report was funded by the Association of New Jersey Environmental Commissions (ANJEC) Smart Growth Assistance Grant Program, funded by the Geraldine R. Dodge Foundation, and by the Township of Upper Deerfield. The authors are solely responsible for the report's findings and conclusions, which may not represent the official views or policies of the non-township funding agency.

*Cover Photos: The Carroll J. Ansink farm in Upper Deerfield Township. Seeley Lake. Sources: DVRPC*



# TABLE OF CONTENTS

**ACKNOWLEDGEMENTS ..... V**

**PUBLIC MEETINGS ..... VI**

**SECTION 1: EXECUTIVE SUMMARY ..... 1**

**SECTION 2: COMMUNITY RESOURCES IN UPPER DEERFIELD TOWNSHIP ..... 3**

**2.1 Introduction..... 3**

**2.2 Natural Resources..... 4**

**2.3 Historic Resources ..... 9**

**2.4 The Built Environment..... 15**

**SECTION 3: GOALS OF THE OPEN SPACE PROGRAM IN UPPER DEERFIELD TOWNSHIP..... 21**

**3.1 Municipal, County, Regional, And State Plan Consistency ..... 22**

**3.2 History of the Upper Deerfield Township Open Space Program..... 29**

**SECTION 4: INVENTORY OF OPEN SPACE RESOURCES IN UPPER DEERFIELD TOWNSHIP..... 31**

**4.1 Public Land..... 31**

**4.2: Private Land..... 33**

**4.3: Preserved Land in Upper Deerfield Township – Summary..... 35**

**4.4 Upper Deerfield Township Potential Open Space Inventory ..... 35**

**SECTION 5: ACTIVE RECREATION NEEDS IN UPPER DEERFIELD TOWNSHIP . 37**

**SECTION 6: OPEN SPACE NEEDS IN UPPER DEERFIELD TOWNSHIP ..... 41**

**SECTION 7: A SYSTEM OF OPEN SPACE FOR UPPER DEERFIELD TOWNSHIP .. 47**

<b>SECTION 8: LAND PRESERVATION RECOMMENDATIONS .....</b>	<b>51</b>
<b>SECTION 9: ACTION PROGRAM AND RECOMMENDATIONS.....</b>	<b>89</b>
<b>SECTION 10: PRESERVATION TOOLS, FUNDING SOURCES, AND POTENTIAL PARTNERS .....</b>	<b>93</b>
<b>10.1 Preservation Tools .....</b>	<b>93</b>
<b>10.2 Funding Sources.....</b>	<b>96</b>
<b>10.3 Potential Partners in Open Space Preservation.....</b>	<b>99</b>
<b>SECTION 11: GREENWAYS AND TRAILS – PLANNING AND DESIGN RESOURCES .....</b>	<b>101</b>
<b>SECTION 12: SOURCES OF INFORMATION .....</b>	<b>103</b>
<b>APPENDICES .....</b>	<b>105</b>
<b>A. Upper Deerfield Open Space, Recreation, &amp; Farmland Preservation Planning Survey</b>	
<b>B. Active Recreation Needs Analysis</b>	
<b>C. Cohansey River Conservation Zone (from the <i>NJ Wildlife Action Plan</i>)</b>	
<b>D. Cohansey Important Bird Area Map</b>	
<b>E. Upper Deerfield Parcel Data Tables For Reference (all parcels in the township)</b>	
<b>1. Tax-Exempt Properties (Classes 15A, 15C, 15D, 15E, &amp; 15F)</b>	
<b>2. Vacant Properties (Class 1)</b>	
<b>3. Developed Properties over 5 Acres (Classes 2, 4A &amp; 4B)</b>	
<b>4. Farmland-Assessed Properties (Class 3A/3B)</b>	

**TABLES**

<b>1. Upper Deerfield Schools .....</b>	<b>16</b>
<b>2. Breakdown of Upper Deerfield School Enrollment by Age .....</b>	<b>17</b>
<b>3. Upper Deerfield Township Recreation and Open Space Inventory June 2007 .....</b>	<b>32</b>
<b>4. Active Recreation Lands Assessment – Current and Needed Facilities .....</b>	<b>40</b>



- 1. 2002 Aerial Photo & 2005 Township Parcels**
- 2. Land Use/ Land Cover (2002)**
- 3. Natural Features & Historic Resources**
- 4. Landscape Project Habitat Priorities**
- 5. Groundwater Recharge**
- 6. Zoning**
- 7. State Planning Areas**
- 8. Agricultural Development and Sewer Service Areas**
- 9. Existing Open Space (2005)**
- 10. Greenways System**

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## ACKNOWLEDGEMENTS

Funding for the preparation of this Open Space and Recreation Plan for the Township of Upper Deerfield was provided by:

- The Association of New Jersey Environmental Commissions (ANJEC) Smart Growth Assistance Grant Program, funded by the Geraldine R. Dodge Foundation
- The Township of Upper Deerfield

*Members of the Planning Board of Upper Deerfield Township*

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*Special Thanks to:*

Robert Brewer and Matthew Pisarski of the Cumberland County Planning Department for assistance with information, GIS parcel data, and support at several meetings,

Timothy Brill, Agricultural Retention Program Manager, of the New Jersey State Agricultural Development Committee Farmland Preservation Program,

Laura Szwak of the New Jersey Conservation Foundation,

Beth Ciuzio of New Jersey Audubon Society,

Matt Blake of the American Littoral Society,

Members of the staff of Upper Deerfield Township, especially Township Administrator Roy Spoltore and Open Space Committee Secretary Teresa Warburton.

Recreation Committee members Ken Lavine and George Joyce for input on active recreation,

Members of the Upper Deerfield Township Environmental Commission for a wide variety of assistance,

Blake Maloney for organizing all meetings, obtaining grant support, reporting to the funder, publicizing the project, keeping projects on track, and generally fostering Upper

Deerfield's planning and environmental protection, and  
Upper Deerfield's Planning Board and Township Committee members for their support  
of the project and commitment to township planning for land preservation.

The following DVRPC staff members made significant contributions to this report:

Patty Elkis, AICP, PP – Associate Director, Comprehensive Planning – Project Manager  
Suzanne McCarthy, Manager of Environmental Planning – Research and writing  
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Becky Maule, Graphic Designer - Cover Design  
Carl Barbee, Reprographics Manager - Printing & Production  
Special thanks to DVRPC intern Laura Goldberg for photographs.

Special appreciation is extended to the Morris Land Conservancy for assistance in the original  
formation of DVRPC's program of Open Space and Recreation Planning for Municipalities. The  
Morris Land Conservancy plan style was the original model for Open Space & Recreation Plans  
produced by DVRPC, which also meet guidelines of the New Jersey Department of  
Environmental Protection's Green Acres Program.



## **PUBLIC MEETINGS**

All regular meetings of the Open Space and Recreation Committee were open to the public.  
Meetings were held August 29 and October 2, 2006, and January 23, March 28, May 23, and  
August 1, 2007.

A well-publicized and well-attended meeting for the public was held on June 27, 2007 at which  
components of the Open Space & Recreation Plan were presented and public input was sought.

On October 10, 2007 the Plan was formally presented to the Planning Board during the public  
portion of its meeting, and community comment and questions were solicited.

The Open Space and Recreation Plan was adopted by the Upper Deerfield Planning Board as an  
Element of the Township's Master Plan at its regular meeting on November 14, 2007.



## SECTION 1: EXECUTIVE SUMMARY

Upper Deerfield Township occupies 31.8 square miles in the northwest corner of Cumberland County in southern New Jersey. It is a farming community consisting of large farms that raise corn, hay, soybeans, and vegetables and, especially, nursery ornamental plants. Residential growth has occurred in the more forested southwestern section of the township that adjoins the City of Bridgeton. Route 77 traverses the township from north to south, running through the center of the municipality. The historic village of Deerfield, officially “Deerfield Street,” is located on this road, in the northern part of the township. Seabrook, the village area remaining from the extensive Seabrook Farms holdings, is at the center of the township, where the township hall, township schools and a large recreation complex are located.

The township’s western border is the Cohansey River, which begins just north of Upper Deerfield in Alloway Township. Several tributary streams to the Cohansey run westward from the slightly higher ground of Route 77 to join the river. At some junctures are lakes – Bostwick, Seeley, and Sunset specifically. Silver Lake is located along one of the tributaries. On the northeastern and eastern sides of the township are small streams that flow to Muddy Run, a large tributary of another river system – the Maurice River.

Upper Deerfield has exceptionally rich soils and agriculture has always been the dominant land use in the township. Its landscape of farms, fields, and stream corridors provides habitat for endangered and threatened species such as bald eagle, Cooper’s hawk, barred owl, and savannah sparrow and other grassland bird species, as well as box turtle and Fowlers toad. A large part of the western half of the township is designated as the Cohansey Conservation Zone in the *New Jersey Wildlife Action Plan*. The New Jersey Audubon Society has also established the Cohansey Important Birding Area designation for this area.

Newer residential subdivisions in Upper Deerfield Township have been built primarily in the township’s southwestern quadrant. These are fairly densely developed, rather than sprawling, but they have been built or are scheduled to be built in the area where remaining upland forest was located. Today farming occurs throughout the remaining three-fourths of the township. Although Upper Deerfield’s growth has not been that rapid over the past ten years, 1,575 units of housing have been built or approved since the start of 2006. This growth plus the township’s proximity to Bridgeton, the availability of water and sewer in the southwestern section and parts of the center of the township, and its affordable land values have led to increased concerns about future overdevelopment and impacts on its farming industry.

Upper Deerfield does not have any limited-access roads within its boundaries but it isn’t far from an interchange with Route 55 to the east, which is a major corridor in South Jersey and easily reached on Route 56. It is not quite as close to the New Jersey Turnpike, I-295, and the Delaware Memorial Bridge to the west, but these heavily traveled roadways are easily reached via Routes 40 and 49.

In 2002, just over 60 percent of Upper Deerfield's acreage was cleared agricultural land, 15 percent was developed land, 18.6 percent was forest, and 5.5 percent was wetlands and open water. These percentages will change slightly due to construction of new subdivisions through the end of 2007.

Throughout Upper Deerfield there are 3,511 acres of preserved land, or 17 percent of Upper Deerfield Township's land area. Of this, 3,093 acres are permanently preserved farmland and 418 acres are preserved open space including 99 acres of active recreation space. These sites are used by Upper Deerfield Township in its sports program, serving 1,100 children from the regional communities served by each sports league.

Preservation of open space and farmland in Upper Deerfield has been financed primarily through the Cumberland County Open Space and Farmland Preservation Trust Fund, based on a one cent tax per \$100 of assessed property value. The Upper Deerfield Township governing body recently approved an allocation of \$50,000 from its general budget to a dedicated Open Space and Farmland Preservation fund and plans to continue this allocation in future years. The township is also considering the necessity and desirability of establishing a local open space/farmland preservation tax through voter referendum. In 2006, both an Open Space Committee and an Agricultural Advisory Committee were established to oversee the development of an *Open Space & Recreation Plan* and of a *Farmland Preservation Plan*, respectively, which will focus local efforts to preserve additional lands.

This *Open Space & Recreation Plan* recommends a system of greenways to protect Upper Deerfield Township's waterways and wetlands. Greenways will buffer the streams from encroaching development and stormwater runoff. Greenways will also provide wildlife corridors, which will allow for movement of wildlife across a fragmented landscape. A system of multi-use trails may fit within some of these greenways and would serve as a means to connect established and future parks throughout the township, connecting people to the land resources. These trails would link residential areas to recreation facilities and important habitats. Further, they would facilitate movement between recreational and school sites, and residential areas.

Specific Greenway recommendations are described in the Land Preservation Recommendations chapter, which includes the inventories of all larger properties within each greenway or greenway connector. The recommendations are mapped on the *Proposed Greenways* map.

An inventory of all existing and preserved open space, made up of vacant properties, farmland-assessed properties, tax-exempt properties, preserved farmland, and developed properties greater than five acres, is located in the Plan's Appendices. These properties are depicted on the *Existing Open Space Map*.

A key feature of the Plan is the Action Program that describes the next steps towards implementing the *Open Space and Recreation Plan*. One of the first recommendations is to adopt the Plan as part of the Township's Master Plan. The next step for the Open Space Committee is to prioritize the greenways themselves and to identify specific property priorities based on the objectives and goals outlined in the Plan.



## SECTION 2: COMMUNITY RESOURCES IN UPPER DEERFIELD TOWNSHIP

### 2.1 INTRODUCTION

Upper Deerfield is a primarily rural township located in southern New Jersey in the northern corner of Cumberland County. It is bordered on the west by Hopewell Township, on the northwest by Alloway Township, on the north by Upper Pittsgrove Township, to the northeast by Pittsgrove Township, on the east by Deerfield Township and, finally, by Fairfield Township and the City of Bridgeton to the South<sup>1</sup>. Upper Deerfield Township comprises 31.8 sq miles or 20,352 acres of land, of which approximately 1% is classified as surface water.

Upper Deerfield is bisected by New Jersey Route 77. This state road is primarily a north-south route that intersects with Route 56, which runs east for seven miles to Vineland and connects there to Route 55, a limited access freeway. Route 77 also intersects with Route 49 below Bridgeton, which goes to Millville in the east and, to the west, to connections with Interstate 295, the New Jersey Turnpike, and the Delaware Memorial Bridge to Wilmington, Delaware.

Population growth in Upper Deerfield, although small, has been faster than in Cumberland County as a whole. Between the 1990 and 2000 censuses, Upper Deerfield grew at an average annual rate of 0.9% while the county grew at 0.6%. The total population for the township, as of 2000, was 7,556 individuals. The County has 146,438 residents. Almost 40% of the Township population is considered rural.

Residential development is concentrated on the southwest side of the township between Route 77, which runs through the center of the township, and the Cohansey River. This area has been especially attractive because of its buildable soils, availability of public water and sewer, proximity to Carll's Corner and Bridgeton shopping and other facilities, and attractive wooded bluffs adjoining the Cohansey River. The amount of land currently (spring 2007) approved for development is 878 acres (1,575 housing units), some of which has been constructed or is currently under construction.

Upper Deerfield is a community with a gently rolling topography and many scenic vistas across its open lands. It is the peaceful beauty of this agricultural landscape, with its proximity to shopping and other amenities on the southern end of the township and in Bridgeton that is attracting new residents to Upper Deerfield Township.

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<sup>1</sup> *Upper Deerfield Environmental Resource Inventory*, from which the summary of Natural Resources and other facts is drawn.

## 2.2 NATURAL RESOURCES

### Geology

Upper Deerfield Township is situated in New Jersey's Atlantic Coastal Plain, which was formed approximately 140 million years ago. The Coastal Plain is subdivided between Inner and Outer regions. The Inner Plain formations, which make up 15% of the state, are quite fertile. The Outer Coastal Plain comprises 45% of the entire state of New Jersey and its soils generally become less fertile as one moves eastward away from the Inner Plain. The Outer Coastal Plain was also formed more recently than the Inner Coastal Plain.

Upper Deerfield Township is located entirely within the Outer Coastal Plain. There are 14 layers of tilted sands, silts, gravels, and clays beneath Upper Deerfield. The porous sandy layers contain significant quantities of water and are wedged between nonporous clays. The uppermost layer is the Cohansey Formation. This formation consists primarily of nearshore light-colored marine deposits that are medium to coarse-grained stratified quartz sand locally mixed with clay laminae. This is the same formation that is found in the New Jersey Pine Barrens.

### Soils

Soil is the foundation for all land uses. A region's soils define what kind of vegetation is possible, influence agricultural uses, and restrict how land can be developed for other purposes. Additionally, soil is a natural resource that cannot be replenished on the human time scale and therefore, must be conserved through land conservation strategies.

Parent material of soils in Upper Deerfield consists of marine and fluvial deposited clays, silts, sands, and gravels of the Cohansey Formation. Bases are generally leached out of the soils in Upper Deerfield due to the moderate amount of rain that the area generally receives, resulting in soils that are sometimes acidic. However, the best quality soils – those termed "Prime Farmland" – occupy 76% or approximately 15,000 acres of the Township. "Prime Farmland" has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

The Sassafras Soil Series appears most frequently in Upper Deerfield Township. These soils support natural vegetation consisting of mixed oaks and scattered pines. They are easily worked for crops, have a low natural fertility, and respond to fertilization.

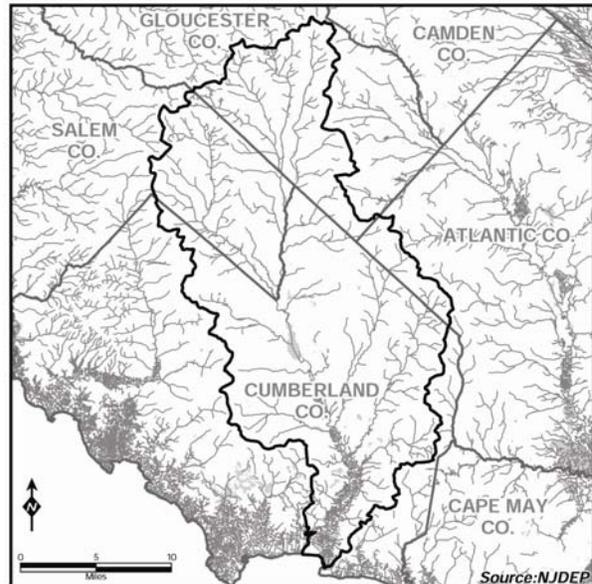
### Streams, Lakes, Wetlands, and Vernal Pools

Upper Deerfield is primarily situated in the Cohansey and Maurice River watersheds which are tributaries to the Delaware Bay. The Cohansey River forms the township's western border and is approximately 30 miles long, originating north of Upper Deerfield in central Salem County. It drains approximately 108 square miles on the north shore of the Delaware Bay. Three out of more than 20 impoundments on the Cohansey River form lakes in Upper Deerfield: Bostwick Lake (currently drained due to a collapsed dam), Seeley Lake and Sunset Lake. Silver Lake was

also formed by damming and is located along Loper Run, a tributary to the Cohanse River. Combined, these major surface waters cover about 200 acres.

Streams that flow into the Cohanse River from Upper Deerfield include the Clark Branch, Stretch's Run, Harrow Run, Parsonage Run, Foster Run, Loper Run, Cornwell Run, and tributaries that first drain into the Indian Fields Branch. Together, these streams drain approximately 74% of the township.

The Maurice River does not actually flow through Upper Deerfield, but the headwaters for some of its tributaries, including Indian run, Muddy Run, and Mill Creek, begin in the eastern portion of Upper Deerfield and drain approximately 26% of the township. The Maurice River is approximately 50 miles long and drains much of the southern Pine Barrens to the Delaware Bay. Nearly 30 miles of the Maurice River is designated as a National Wild and Scenic River, a nomination given to rivers possessing outstandingly remarkable scenic, recreational, geologic, fish and wildlife, historic, cultural, or other similar values. Wild and Scenic Rivers are preserved in their free flowing condition and cannot be dammed.



Source: DVRPC

*Maurice River watershed*

Wetlands support unique communities that serve as natural water filters and incubators for many beneficial species. The source of water for a wetland can be a stream or lake edge, as well as groundwater that rises close to the land surface. The Township's wetlands primarily follow the major stream corridors of Upper Deerfield, and are thus long and narrow.

Vernal pools are bodies of water that appear during wet spring weather. These pools are highly important sites for certain rare species of amphibians (obligate breeders). The New Jersey Division of Fish and Wildlife is currently conducting a vernal pond research project, which started in 2001, to identify, map, and certify vernal ponds throughout the state. Once a vernal pond is certified, regulations require that a 75-foot buffer be maintained around the pond and no construction permits are approved near the site. Nine vernal pools have been identified in Upper Deerfield, eight of which are west of Route 77, with a concentration of them adjacent to Sunset Lake. There are undoubtedly several more such pools in the township that are not listed on the Vernal Pool database. A survey of listed and unlisted sites is needed.

**Map 3: Natural Features & Historic Resources** depicts these resources.

**Flood Hazard Areas**

Flood Hazard Areas are the 100-year floodplains and adjacent flood fringe areas that hold and carry excess water during overflow of the normal stream channel. These areas require protection in order to prevent serious loss to residents. Equally important is the preservation of the environmentally sensitive aquatic ecosystem that is found along the stream corridors. Floodplains also remove and mitigate various pollutants through filtering.

A floodplain is defined in the state of New Jersey as the area inundated by the 100-year flood increased by 25% in order to account for the affects of future development in the watershed. A 100-year flood is a flood that has a 1% chance of occurring in any given year. The US Federal Emergency Management Agency (FEMA) defines a flood plain in a similar manner to the state of New Jersey and has mapped floodplains throughout the country. The widest FEMA-mapped floodplains in Upper Deerfield extend along the Cohansey River and its tributaries from Harrow Run to above Sunset Lake.

**Groundwater Resources**

The township lies entirely atop the Kirkwood-Cohansey Formation, which is also an unconfined aquifer underlying the entire outer coastal plain, including the New Jersey Pine Barrens. An aquifer is recharged from precipitation that does not run off the surface into streams or evaporate into the atmosphere but, instead, percolates down through permeable soil. The capacity of the Kirkwood-Cohansey aquifer is estimated to be one of the largest in the United States, at 17 trillion gallons. Upper Deerfield sits on the western edge of the Kirkwood-Cohansey, which has a very slow underground flow toward the southeast.

The amount of rainwater that enters an aquifer is a function of many factors, including the nature and structure of the aquifer itself, climatic conditions, the nature of the soil, and the vegetation of an area. The New Jersey Geological Survey has developed a methodology to map and rank land areas throughout the state as to groundwater recharge, which is expressed as inches per year per acre. In Upper Deerfield, lands with recharge of greater than 11 inches per year are found in sizable patches, with the largest areas in the western half of the township and in its northeast corner. Additional patches of high recharge land can be found in the southeast “neck” of Upper Deerfield.

Recharge in Upper Deerfield is to the Kirkwood-Cohansey aquifer. The surficial nature of the Kirkwood-Cohansey makes it vulnerable to contamination from various land uses. Industrial chemicals, fuel spill runoff, agricultural chemicals used for crop production and residential landscaping, pesticides, and products of septic tank effluent have all been found in water from the aquifer, in various parts of southern New Jersey. However, only a few sites in Upper Deerfield have been found to have problems of groundwater contamination. See the Upper Deerfield Environmental Resource Inventory for more information on Known Contaminated Sites.

On high recharge lands, the amount of paving and other impervious cover has the most detrimental impact, although they are also usually the places that are most suitable for building because they are areas of well drained soils. These are also the regions where the dilution of

substances from septic systems, such as nitrates, may require a larger land area because the soils are usually more “porous.”

**Map 5: Groundwater Recharge** shows recharge levels throughout the township.

### Impairments to Streams

Streams are monitored by the NJDEP for levels of aquatic life and chemical pollutants. A higher quality stream will tend to have more diverse forms of aquatic life, particularly among invertebrates. There are five testing sites in Upper Deerfield Township, all of them in the Cohansey River watershed. These sites are tested to see if they meet water quality standards for their designated uses. Section 303(d) of the Clean Water Act requires states to list impaired water bodies. According to the 2004 Impaired Waters List, the Cohansey River at Seeley is non-attaining for phosphorus, pH, lead, and aquatic life; and Sunset Lake is also non-attaining for fecal coliform and fish-mercury. In 1998 Sunset Lake was determined to be eutrophic, a condition of excessive vegetative growth in lakes caused by high levels of phosphorous, typically due to agricultural runoff and other non-point source pollutants.

### Land Cover, Flora and Fauna

The township is primarily agricultural, with over 60% of the land devoted to that use and less than 15% devoted to urban/residential. Deciduous forest constitutes nearly 14% of the township and is the largest type of unimproved (non agricultural or urban) land cover. Covering more than 2,200 hundred acres of the Township, deciduous forests are dominated by a variety of species of oak trees. Smaller communities of shrub and coniferous forest also exist within the township. Much of the forested and emergent wetlands are found adjacent to surface waters in the Township.

There are four listed endangered or threatened plant species and four animal species that have been documented in the Township. Of the plants, swamp pink (*Helonias bullata*) was most recently recorded in the township in 2001. This wetland species is found primarily along the Atlantic Coastal Plain and is very susceptible to environmental disturbances such as changes in water table and canopy cover. The other species, Barret’s sedge, small yellow pond lily, pale beaked-rush, and dwarf azalea, were last recorded in the late 1930’s.

Statewide, the barred owl, Cooper’s hawk, and savannah sparrow are listed as threatened while the bald eagle is considered endangered. The presence of these animals has been recorded in Upper Deerfield. The forested and emergent wetlands have been identified as critical to the barred owl and Cooper’s hawk.



Photo by Michael Hogan

Swamp Pink in bloom

According to the US Fish and Wildlife Service there is a bald eagle nest within the township. In addition to being endangered within the state of New Jersey, the bald eagle is federally recognized as threatened.

### **The Landscape Project**

The Landscape Project, developed by the Endangered and Nongame Species Program within New Jersey's Division of Fish and Wildlife, documents the value of various types of habitats within the state. Land where surveys document the presence of endangered, threatened, and "special concern" species is deemed "critical habitat." Where surveys indicate the presence of habitat suitable for such species, but no survey documentation exists, the land is designated "suitable habitat." In other words, suitable habitat could contain endangered, threatened, or special concern species, but none have been documented there, while critical habitat contains a documented species from one of those lists.

Much of the critical habitat in Upper Deerfield is located west of Route 77, especially along the Cohansey River and its tributaries. Observed species include the bald eagle, barred owl and Coopers hawk. Much of the suitable habitat is to the east of Route 77. This land is primarily agricultural/grassland and can support the savannah sparrow and other grassland birds, as well as the bog turtle and Fowlers toad.



*Source: Wikimedia Commons, free license*

*A Barred Owl*

See **Map 4: Landscape Project Habitat Priorities** for a depiction of these habitats.

### **Cohansey River Important Bird Area**

Upper Deerfield contains within its borders part of a New Jersey Important Bird Area (IBA) – the Cohansey River IBA. The Cohansey River corridor has been designated as one of New Jersey's 114 Important Bird Areas.

The Important Bird Area Program is an offshoot of a worldwide initiative, begun by Birdlife International, to identify and protect outstanding habitat for birds. In North America, the IBA Program is carried out by chapters of the Audubon Society in forty-six states. The state IBA Programs have succeeded in protecting tens of thousands of acres of bird habitat and raised public awareness about habitat protection. In New Jersey, the New Jersey Audubon Society, in cooperation with the New Jersey Endangered and Non-game Species Program (ENSP) and the National Audubon Society, runs the Important Bird and Birding Area (IBBA) program. This program identifies not only Important Bird Areas, but also areas important for bird watching. See <http://www.njaudubon.org/Conservation/IBBA/> for additional information on New Jersey Important Bird Areas.

In New Jersey, for a site to qualify as an Important Bird Area, it must meet at least one of four primary criteria. These criteria include: the presence of species of conservation concern; the presence of “regional responsibility species;” the capacity to hold “significant congregations” of one or more bird species; and the presence of exceptionally high numbers of birds during migration relative to the surrounding areas. The NJ Audubon Society (NJAS) is working to complete Conservation Plans for each IBA in New Jersey, including the Cohansey River. A NJAS map of the Cohansey Important Bird Area is in *Appendix D* and the IBA boundaries within Upper Deerfield Township are also shown on **Map 3: Natural Features & Historic Resources**, along with part of the Burden Hill Important Bird Area that is located on the upper reaches of the Cohansey Creek, in Alloway Township.

Another recognition of the Cohansey’s importance is its inclusion as part of a Cohansey Conservation Zone in the *New Jersey Wildlife Action Plan*, issued in February 2007 by the NJDEP Endangered and Nongame Species Program. The zone’s characteristics are described in detail in the *Plan*. The resources under threat and the goals for the conservation zone are outlined in a chapter of the Plan. That Plan chapter is included here as *Appendix C*.

## 2.3 HISTORIC RESOURCES

Archeologists believe humans have inhabited Upper Deerfield Township for more than 8,000 years. When Europeans began exploring and recording information about the area, Native American groups were living in settled communities located on high ground in the fertile areas adjoining the waterways of the township. These early inhabitants of New Jersey called themselves the Lenape or “Original People.” The Lenape raised corn, tobacco, vegetable crops and fruit. They fished in the Cohansey River and along other smaller waterways, as well as along the Delaware bay shore. They also hunted in the extensive upland forests.

The first European arrivals in southern New Jersey were the Dutch who laid claim to the Delaware Valley in 1609, based on chartings by Henry Hudson, who had been in the employ of the Dutch East India Company. In 1623, Dutch Captain Cornelius Mey began exploring the Delaware River in detail and, on his second voyage, founded Fort Nassau as a defense and trading post on a site close to today’s Gloucester City, Camden County. An active trade with the Indians in furs, especially beaver and raccoon, was conducted from Fort Nassau. The fort was abandoned in 1652 when Fort Casimir was built on the west bank of the Delaware.

In 1633, Scandinavian settlers arrived in the Delaware Valley, although few initially settled on the east side of the Delaware River. In 1641, Peter Hollander Ridder, a Dutchman in the service of Sweden, was appointed as the second governor of the new Swedish colony and began negotiating with Native Americans for the rights to land between Raccoon Creek and Cape May. The Dutch and Swedish settlers were accustomed to water travel and founded their towns along the creeks and rivers of Gloucester and Salem counties as far upstream as boats could travel. They also created homesteads farther inland and hunted throughout the region, especially on the Delaware Bay wetlands, where large flocks of waterfowl congregate.

### **English Settlement**

In 1664, the Dutch ceded control of their New World holdings to the English and southern New Jersey became a proprietary colony. English and Irish Quakers began settling in the area in 1661. They renamed the large South River the “Delaware” in honor of Sir Thomas West, Lord de la Warr. With few supplies and little knowledge of the area, the English relied on the kindness of the Swedish settlers and on friendly trade with the Indian inhabitants.

Under British authority, the settlers designated most of southern New Jersey as the Province of West Jersey and divided land into 10 portions, or “tenths,” running from the Delaware River back into the Pineland forests. These lands were further divided and sold to individual settlers. In 1675, the Quaker, John Fenwick, who had received ten lots as his share of the 100 parts into which the territory had been divided, arrived in West New Jersey and established a colony that he called “Salem,” which means “peace.” Salem County at that time stretched from Oldmans Creek on the north to the Atlantic Ocean, encompassing all of what is now Salem, Cumberland, and Cape May counties. Cape May was established as a separate county in 1685.

Fenwick is believed to have explored the Cohansey River and to have chosen a site for a town on its banks, which he named “Cohansey” for the Indian chief, Cohanzick, with whom he negotiated the land. In 1683, colonists began arriving from New England and Long Island in search of better conditions and freedom of religion. These folks, who were largely Presbyterian and Baptist, settled on both sides of the Cohansey River below what is now Bridgeton. The area on the southern shore was called “Fairfield” and the village established on the northern bank was “Greenwich.”

Residents in the Fairfield area petitioned the proprietors of West New Jersey in 1697 to build a road that would connect with King’s Highway at Clarksboro (now part of East Greenwich Township in Gloucester County), so that they could more easily travel to the provincial capital of Burlington. This road was laid out along the route that is known today as Burlington Road in Upper Deerfield Township, where it travels north to Carlls Corner. At that point its route is part of Route 77 until, just past Big Oak Road, it branches off as Old Burlington Road. It is the oldest road in Cumberland County.

In 1748, Salem County was divided in two, with the lower part being named Cumberland in honor of the King’s brother, the Duke of Cumberland, victor over the Stuart claimant for the throne of England at Culloden Moor. An election determined that the county seat would be located at Cohanseys Bridge, the name later evolving into “Bridgeton.”

Upon its founding, Cumberland County consisted of six townships: Greenwich, Stow Creek, Hopewell, Fairfield, Deerfield, and Maurice River. It was not until 1922 that Deerfield Township separated into Upper Deerfield and Deerfield townships, upon a vote by the residents. This separation was probably due, as is usually the cause, by a desire to redress imbalances in the taxes one area was paying for another area. The original Upper Deerfield was incorporated on April 3, 1922, but lacked much of the territory on its eastern and southeastern sections. This region east of the old West Jersey Railroad bed was added in December 1925, following another vote of Deerfield Township residents.

Prior to the mid-19<sup>th</sup> century, the only village that really existed in Old Deerfield Township was that of Deerfield Street, also referred to in the early days as simply “Deerfield” or “the Street” but officially named “Deerfield Street” in 1803. During its peak in the last decades of the 19<sup>th</sup> century, this village had all the necessary amenities, including a post office, general stores, a butcher, a shoemaker, several wheelwright shops and blacksmiths, a dressmaker, two taverns, a feed mill, two churches, a school, a doctor, and a barber.



Source: DVRPC

*The 1877 Peacock House in Deerfield Street, a charming Victorian dwelling*

Other early settlements in Upper Deerfield corresponded with the establishment of mills, churches and, later, of train stations. Cedar Grove was the name of the small community associated with Seeley Lake and the mills located there, which were named Cedar Grove Mills by their new owner, Robert Ware, in 1876. Prior to that date, the area was known as “Seeley,” named for Ephraim Seeley and his son Josiah who had owned the mills in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Woodruff is just east of the Woodruff Methodist Church. It was also referred to as “Pleasant Grove” because of the Methodist Camp Meeting Grounds located there. Both Cedar Grove and Woodruff had post offices, a general store, and clusters of residences, but not much more. Finley Station and Carllsburg (now Carlls Corner) were largely railroad platforms for shipping goods in the 19<sup>th</sup> century, each with a general store and post office and some additional businesses.

### **Early Agriculture and Industry**

Early settlers found a land with large, virgin forests on high ground with good soils. The forests were harvested for timber, which was moved to market along the Cohansey and shipped by boat from Bridgeton to Philadelphia. The cleared land was then used for intensive agriculture. Early agriculture eventually depleted the land, but farmers often just cleared another tract for crops and left older fields as pasture or fallow growth. By the 19<sup>th</sup> century, when less land was available for this practice, some residents actually left the area to settle on new land opening in Ohio, as records from the Woodruff Methodist Church show. However, the use of local fertilizer and of the iron plow, developed in the 1790s, allowed farming on the light sandy loam of Upper Deerfield to become profitable again.

Marl was the local fertilizer. Marl, which was discovered in rich deposits throughout southern New Jersey in the 19<sup>th</sup> century, including in adjacent Hopewell Township, is a type of soil, heavy in calcium and carbonated lime, that was used as commercial fertilizer and excavated and exported throughout the Delaware Valley until replaced by chemical fertilizers.

In the 17<sup>th</sup>, 18<sup>th</sup>, and early 19<sup>th</sup> centuries, nearly all agriculture was local because shipping goods, as well as people, was done almost entirely by water. In 1860 a railroad line came to Bridgeton, with freight platforms at Husted Station, Finley Station, and Carllsburg. This revolutionized the shipping of goods, allowing surplus agricultural products to be sent to Philadelphia and leading to an increase in the acreage under cultivation in Upper Deerfield.

By the 1800s, many sawmills and gristmills had been built throughout Cumberland County. The mills were powered by damming the smaller tributaries to form millponds and lakes. Indeed, all southern New Jersey lakes are man-made and were formed in this way. A dam forming Seeley Lake was first built in the early 1700s and a gristmill was erected by Jonathan Fithian by 1748. The area later included two sawmills and a factory for canning tomatoes. Sunset Lake was also the site of a substantial mill. Russell's Mill at Silver Lake was a gristmill and there was also a gristmill at Bostwick Lake – the Harris Mill.

### Seabrook Farms

Although some small industries have existed in Upper Deerfield, the main business of the township has always been agriculture. In the 20<sup>th</sup> century, agriculture moved to a scientific and much expanded phase with the development of Seabrook Farms, which began operations in 1917. The brainchild of C.F. Seabrook, this giant agricultural enterprise grew from an original holding of 60 acres to encompass nearly 20,000 acres of land scattered throughout Cumberland and Salem counties and serving as the world's largest "truck farm." It was headquartered in Upper Deerfield Township and drew people from all over the world as farm and processing plant workers. Divided into 9 divisions for growing crops, Seabrook Farms Company also conducted extensive research on crops, fertilization, insect controls, irrigation, efficient harvesting, and all aspects of processing and packing food. It also had extensive acreage in orchards and in flower bulbs, along with ten acres of greenhouses, and its Farm Center on Parsonage Road was the largest single area in the world under glass at the time.

Seabrook Farms Company went fully out of business in 1959, due largely to C.F. Seabrook's unwillingness to relinquish control to his sons. Despite the negative impact of losing such a large operation, the township benefited from the 50 years of Seabrook Farms' presence. The Company had a lasting effect on agriculture in Upper Deerfield and on the nature of the



Source: DVRPC

*The KMT Freezer Facility*

municipality as a whole. Many of the ornamental tree and shrub farm operations are legacies of the Koster Nursery that was a partner of Seabrook Farms. Flower and vegetable farms are still prevalent in the community. The large packing plants in the township were originally built by Seabrook and now package fruit juices and other products under the ownership of Clement Pappas & Co. Seabrook Brothers & Sons is a freezing and packaging facility established by the grandsons and great-grandsons of C.F. Seabrook.

Various patterns of housing that exist today are the result of initiatives undertaken by Seabrook Farms in order to provide housing for company workers. Carll's Corner Village was one of the first such clusters of housing, after those built on Parsonage Road in Seabrook. Many other forms and locations of housing were developed over the years, especially to accommodate workers during World War II. At one point just after the end of the war, there was so much housing that the Seabrook Housing Corporation was formed to manage and maintain it. Much of this housing is now gone, but there are two such areas in Seabrook itself that date from the company's days.



Source: DVRPC

Seabrook housing

One of the principal legacies of Seabrook Farms was the draw it provided for people from many parts of the world to move to Upper Deerfield. From the earliest days, invitations were extended to nurserymen, other agriculturalists, and workers in Holland, Italy, and Jamaica, and to displaced persons after World War II such as Estonians, Latvians, Lithuanians, Poles, and Germans. Workers also migrated from other parts of the U.S., such as Appalachian residents escaping mining and African-Americans moving from the South.

Japanese-Americans formed a large group (nearly 3,000 people) that moved to Upper Deerfield from internment camps on the west coast of the U.S. and Arkansas between 1944 and 1946. They were joined after the war ended by young Japanese-American men who had volunteered to serve in the armed forces and were finally accepted into it in 1943. Although several members of the community returned to California in 1946 to reclaim property and their former lives, many Japanese-Americans bought homes, farms, and businesses in and around Cumberland County and are an integral part of the Upper Deerfield community today.

### Historic Sites

Although Upper Deerfield has not retained many pre-revolutionary buildings, it does have a few examples of colonial architecture and also has some excellent 19<sup>th</sup> century structures. The 1771 Deerfield Presbyterian Church on Deerfield Pike is the only surviving building that is on the

National Register. The Deerfield Pike Toll Gate House was also listed but the building itself is now gone and only the foundation remains. These sites are included on **Map 3: Natural Features & Historic Resources**.

Other buildings listed on the Cumberland County Historical Society Register include most of those on the following list. Excellent descriptions of these properties are given in F. Alan Palmer's history of Upper Deerfield, *This Place Called Home*, published by the Township in 1985.

Peck-Shoemaker House, 1760

Dan Nichols House (Uriah B. Fox Residence), c. 1790

Dr. Gelsten Farm, early 19<sup>th</sup> century

Old Presbyterian Parsonage, 1819

Coles Homestead and Corn Crib – c. 1750, not registered

Josiah Seeley House – 1779-85, listed in Historic American Buildings Survey

Ware-Padgett-Shull House – c. 1855

Leake-Peacock Farm – 1747

Johnson Milk House – 1920

Ansink-Van Lier House – mid-19<sup>th</sup> century

Frederick S. Moore House – 1892

Husted Station Depot – 1860, moved to present location in 1956

Hannan-Ackley-Palmer House – 1896, not registered

There are other houses and churches in Upper Deerfield that may have been added to the County Register since 1985 and there are houses in Deerfield Street village and at other sites in the township that merit consideration for the Register and for active historic preservation. There is no historic district in Upper Deerfield.



Source: DVRPC

*The Leake-Peacock Farm house, 1747*

## 2.4 THE BUILT ENVIRONMENT

Open space preservation is dictated most directly from its relationship with the built environment. There are two significant built up areas in Upper Deerfield. One is located near the geographic center of the town along Route 77 and is known as Seabrook. The other is in the southwest portion of the town adjacent to Bridgeton. This latter area is close to many of the ecologically sensitive areas identified in the Environmental Resource Inventory.

### Land Use

Land use within the township is over 60% agricultural with urban areas covering less than 15% of the township. Urbanized areas are primarily divided between residential areas with small individual building footprints and commercial or warehousing buildings with large building footprints and accompanying parking lots. An additional 5% of the land area is wetlands, with the remaining areas classified as forested land. Total area for the township is approximately 31.8 square miles.

### Population

As of the 2000 census there were 7,556 individuals residing in 2,881 households in the township. Nearly 25% of the population was considered minority (non-white). Of the total, 40% of the population was considered rural. Population growth overall has been slow. Between 1990 and 2000 the township grew at an average of 0.9% per year. Between 2000 and 2005, growth remained modest at 4.3%, with 7,882 individuals shown as residing in Upper Deerfield Township. Other statistics from the 2,000 census include 14% of the population as being below poverty level. Population over age 65 is also 14%.

### Housing

The majority of Upper Deerfield's population lives in the southwest portion of the township adjacent to Bridgeton. Across the township there were 2,881 housing units reported in the 2000 Census. An overwhelming 84% were living in single-family detached housing. Just under 1% were residing in mobile homes and the remainder of housing was in the form of attached or multi-unit structures. Over 66% of homes were owner-occupied and 4% were vacant. The median reported value for single-family owner-occupied homes in 2000 was \$116,000. Adjusted for inflation this is equivalent to \$136,000 in 2006 dollars. For comparison, the median single-family detached home value for Cumberland County as a whole was \$91,200 in 2000.

### Transportation

New Jersey Route 77 is the primary arterial in the township. For most of its length this north-south road bisects the town through its geographic center. At Carlls Corner it bends southwest towards Bridgeton after intersecting with Centerton Road and Route 56.

In the 2000 Census, nearly 60% of the households reported having access to two or more automobiles. However, on the opposite end of the spectrum, nearly 14% of households reported

having no reliable access to an automobile. These figures are close to, but slightly above, national figures.

Upper Deerfield is served by two New Jersey Transit Buses. Bus 410 travels from Bridgeton to Philadelphia following Route 77 within the township, making about 11 trips in each direction every weekday. Bus 553 travels between Upper Deerfield and Atlantic City along Route 56/Landis Avenue within the township, making 36 trips in each direction each weekday.

Upper Deerfield has two freight railroad corridors traversing its land. One is the east-bound Vineland Branch line running from Bridgeton across Upper Deerfield to Vineland. The other is the Deerfield Running Branch, a 3.3-mile line between the switch near Bridgeton and Parsonage Road in Seabrook. This line was acquired by the township in 1983 and is leased to the South Jersey Rail Line Co., the principal owners of which are Seabrook Brothers & Sons and Clement Pappas & Co., two of the shippers who utilize the line. There is a very wide right-of-way along this railroad line, which makes a walking or bike path a possibility. Such projects have been successfully accommodated along railroad lines in other parts of the state and region.

The old Bridgeton Rail line that ran from Glassboro south to Bridgeton ceased operation several years ago. The old railroad bed still exists, however, and has the potential to become a trail, if current owners along the line were willing to grant easements. Such a trail would link distant parts of the township together for pedestrian or cycling use, as do other rail-to-trail projects throughout the state and region. Unfortunately, all ownership of the right-of-way was relinquished long ago to local owners, which makes such a project more complicated.

**Schools**

The Upper Deerfield School District contains three public schools serving grades Pre-K to 8<sup>th</sup>. Students in grades 9-12 are sent to the Cumberland Regional High School, also located in Upper Deerfield, but servicing seven other communities as well. Pre-K through 8<sup>th</sup> Grade schools are located next to each other in the Seabrook section of the town. The High School is located in between Seabrook and Bridgeton near the intersection of Silver Lake Road and Old Deerfield Pike.

*Table 1: Upper Deerfield Schools*

<i>School</i>	<i>Grades</i>	<i>Enrollment</i>	<i>Address</i>
C.F. Seabrook Elementary School	Pre-K to 3 <sup>rd</sup>	484	1373 Highway #77, Seabrook, NJ 08302
Elizabeth F. Moore Elementary School	4 <sup>th</sup> to 5 <sup>th</sup>	188	
Woodruff School	6 <sup>th</sup> to 8 <sup>th</sup>	310	
Cumberland Regional High School*	9 <sup>th</sup> to 12 <sup>th</sup>	1408	90 Silver Lake Road Seabrook, NJ 08302
*Also serves students from Deerfield Township, Fairfield Township, Greenwich Township, Hopewell Township, Shiloh Borough and Stow Creek Township			

Source: US Census

*Table 2: Breakdown of Upper Deerfield School Enrollment by Age*

<b>SCHOOL ENROLLMENT</b>	<b>#</b>	<b>%</b>
<b>Total population 3 years and over, enrolled in school</b>	<b>2,214</b>	<b>100</b>
Nursery school, preschool	145	6.5
Kindergarten	157	7.1
Elementary school (grades 1-8)	1,035	46.7
High school (grades 9-12)	557	25.2
College or advanced higher education	320	14.5

Source: US Census



Source: DVRPC

*The Woodruff and Seabrook Elementary Schools*

### **Water and Sewer**

The Upper Deerfield Sewer and Water Department provides service to the built up areas in the central and southern portions of the township. The approved sewer service area is located south of Northville Road adjacent to Route 77 and in all developed areas adjacent to Bridgeton and Route 56 to Deerfield Township. It is depicted on **Map 8: Agricultural Development and Sewer Service Areas**. A sewage treatment plant operated by the Cumberland County Utility Authority is located on Water Street in Bridgeton, which discharges to the Cohanse River. Residents in predominantly agricultural areas of Upper Deerfield rely on private wells and septic systems.

The Upper Deerfield Water Department draws water from the Kirkwood-Cohansey Aquifer. Water from the aquifer is described as generally slightly mineralized and soft. After iron and manganese removal, as well as pH adjustments, the water is of “excellent quality.”<sup>2</sup> The Upper Deerfield Water Department draws from two public wells. Accordingly, there are two public wellhead protection areas in the township. They are located along Route 77, in the central and southern portions of the township respectively. The township also has seven additional non-community wells serving institutional and private facilities.

Both of the public wells were found, via the Source Water Assessment Program (SWAP), to have a high *potential* for nutrient contamination and radioactive substances, as well as medium *potential* for pesticides and radon. This program only looked at potential and does not indicate actual groundwater contamination.<sup>3</sup> A study conducted by the USGS in 1997 found nitrates to be the most commonly detected contaminant in recently recharged groundwater in the Cohansey Aquifer. Inputs of nitrates from human sources typically come from fertilizer use and from effluent from cesspools and septic tanks and leaking sewer lines.

### **Parks and Recreation**

Upper Deerfield has well-developed recreation sites and programs and excellent access to recreation areas in adjacent municipalities. The Upper Deerfield Recreation Area is located at the intersection of Route 77 and Hoover Road near Seabrook. This area features baseball, softball, soccer, and football fields as well as tot lots. Lighting at the facility allows use of fields into the evenings. The Township Recreation Program serves approximately 1,000 youngsters. The Recreation Area was recently expanded with the addition of a 24-acre property contiguous to it and extending along Old Burlington Road. This will allow expansion of the football program, along with additional parking that is needed for the baseball/softball program. It will also enable establishment of a butterfly garden, walking trails, and, possibly, a nature center.

Other sports opportunities in the township include basketball which is available at the Upper Deerfield Township public schools complex. The Regional High School has sports facilities that can be used by non-school groups, upon appointment. It also has tennis courts that are used by the public.

See *Section 5.0: Active Recreational Analysis* for a more detailed description of active recreational programs and needs.

Upper Deerfield also has a sizeable and relatively new Senior Center located at the municipal complex, which provides several programs for seniors and which is available for use by other municipal groups as well.

In the southeast section of the township is a large parcel – over 100 acres – of municipally-owned open space along Irving Avenue, which is entirely forested and open to the public. There are some equestrian opportunities on this land and in a few other locations in the township. The township is considering adding additional trails for walking on this forest site.

<sup>2</sup> *Upper Deerfield Environmental Resource Inventory*, “4.5 Potable Water Supply,” p 11

<sup>3</sup> *ERI*, Section 4.6 “Contamination,” p12

Bostwick Lake is a recreational site in the northwest corner of the township where Upper Deerfield meets Alloway and Hopewell townships. The lake is owned by all three townships. Its Upper Deerfield side has a boat launch, camping facilities, and a picnic area although the lake is currently drained due to a faulty dam. Plans to repair the dam are underway.

In the southwestern part of the township, Sunset Lake is recognized as a fishing spot within Cumberland County. Access to the lake is provided via a boat launch in the adjoining 1,100-acre Bridgeton City Park. It also has a swimming beach staffed by lifeguards. Both the boat launch and the swimming beach are on land owned by the City of Bridgeton. The Bridgeton Park also features the Cohanzick Zoo.

Close to Upper Deerfield's northern border at the opposite end of the township is the 1,309-acre Parvin State Park, which is immediately south of Centerton Road/Route 553 in Salem County. Parvin State Park provides swimming, a nature center, and camping.



*Source: Caroline Owens*

*Sunset Lake*





*Source: DVRPC*

*Harmony Valley Nursery*



## SECTION 3: GOALS OF THE OPEN SPACE PROGRAM IN UPPER DEERFIELD TOWNSHIP

Preservation of open space must be planned just like any municipal infrastructure, such as roadways, sewers, or schools. Development of an Open Space and Recreation Plan, and the township governing body's commitment to carry out the Plan, are essential to maintain a community's character and to preserve and improve the quality of life for its residents.

The Upper Deerfield Township Open Space Committee has outlined the following **Open Space Goals** for the township. These goals and policies will guide the recommendations of the Open Space and Recreation Plan:

- Promote protection through public and private action of open space, important habitats, and environmentally sensitive areas such as stream corridors, wetlands, forests and fields, in order to maintain Upper Deerfield Township's biodiversity
- Link various areas of the township through a system of greenways, made available to the public through either acquisition or conservation easements
- Support passive recreational opportunities at key locations throughout the community
- Encourage the provision of trails and bikeways during the subdivision and site plan review process
- Protect surface water and drinking water quality
- Identify and protect historical resources
- Ensure that open space protection is an important focus in any planning for growth or development in Upper Deerfield Township
- Encourage farmland owners to preserve their lands in the permanent farmland preservation programs
- Explore the need for and plan the expansion of needed active recreational opportunities in the township
- Educate and inform the community about the need for open space protection and good stewardship.

### 3.1 MUNICIPAL, COUNTY, REGIONAL, AND STATE PLAN CONSISTENCY

#### *Upper Deerfield Township – Master Plan*

The goals and objectives of the Open Space and Recreation Plan are drawn from discussions with the Upper Deerfield Township Open Space Committee and from the Upper Deerfield Township Master Plan adopted in 1988. The Master Plan was updated in 1994, in June 2002 and again in July 2003 through the Reexamination Process, in which the earlier Goals for the township were carried forward.

It is the intention of the Open Space Committee that the Open Space and Recreation Plan will become an amendment to the Master Plan. Therefore, consistency between the documents is important.

There are three principal goals in the *Upper Deerfield Township Master Plan*, two of which can be partly achieved through open space/farmland preservation (Reexamination 2003, pp 2-3):

**“Goal #1** The preservation of the Township’s character and the physical features, both natural and manmade, from which it [the community’s character] emanates and is derived.”

**“Goal #2** Enhancement of the quality of life for all the community’s residents through the improvement of the Township’s ability to deal with development.”

The Reexamination Reports all reaffirm these goals. The 2002 and 2003 Reexaminations also reaffirm specific objectives and actions that were articulated in 1994. These include:

“Goal #1:

- The Planning Board should specifically review regulations aimed at preserving and protecting farming and farmland to see that they remain valid and fair to all.”

“Actions for Conservation and Open Spaces:

- The Planning Board should begin analyzing the effect of its zoning on landowners, farming and residential land uses generally.... The objective should be reworded to read: To discourage residential uses and preclude land use conflicts within agriculturally productive areas and maximize agricultural uses and techniques which will promote and foster continued farming of prime agricultural soils through creative planning,  
and
- The Planning Board should study the success and advisability of requiring on-site open space and recreation for various types of developments. It should decide what facilities should be provided and when depending on the environment and

population to be served...Perhaps developers could be required to provide off-tract improvements or contributions to the same instead of providing such facilities on-site.”

The 1988 Master Plan has a full chapter on the “Natural Setting” of the township, along with a chapter on “Agriculture,” one entitled “Conservation and Open Space Plan,” and a chapter labeled “The Recreation Plan.” The latter chapter deals with active recreation needs at that time. The “Conservation and Open Space Plan” includes good information on some of the issues affecting resource protection then and now and includes a map (Chapter IX, p. 7) showing recommended preservation along stream corridors. The same section (p. 8) lays out specific objectives for preservation of agricultural resources and the agricultural industry.

### *Open Space Plans of Adjacent Municipalities*

Of the townships surrounding Upper Deerfield, only Pittsgrove Township has a separate Open Space & Recreation Plan, although all the townships have as a Master Plan key goal the protection of environmental resources. Hopewell Township specifically mentions protection of the Cohansey River corridor in its Master Plan goals. Hopewell has also recently developed a Farmland Preservation Plan and has rewritten its Master Plan, as part of the steps it is taking to establish a Transfer of Development Rights program.

Deerfield and Pittsgrove Township have comprehensive Environmental Resource Inventories. Pittsgrove also has adopted a mandatory clustering requirement in Agricultural/Residential zones. Fairfield, Upper Pittsgrove, and Alloway townships and the City of Bridgeton have utilized fewer environmental planning tools although they all have established open space goals and taken various steps to document and protect their resources.

The concurrent and complimentary planning efforts going on in neighboring municipalities present opportunities for Upper Deerfield Township to collaborate with those communities in both greenway and farmland preservation, and in support of the region’s streams, landscapes, and farming industry.

### *Cumberland County Farmland Preservation Plan and the Western/ Southern Cumberland Region Strategic Plan*

Adopted by the Cumberland County Freeholders in 2005, the *Cumberland County Farmland Preservation Plan* is the official Plan for implementing the Farmland Preservation Program supervised by the Cumberland County Agricultural Development Board. Funding for farmland preservation in Cumberland County is generated by the Cumberland County Open Space Tax at a rate of one cent for every \$100 of assessed property value.

The plan provides information on farming and ways to protect the agricultural industry, lays out specific goals for farmland preservation, and identifies the Agricultural Development Areas of

the county, along with the criteria for their delineation. It also describes measures that municipalities can use to protect farmland and explains existing programs and sources of funding.

*The Western/Southern Cumberland Region Strategic Plan* is a Smart Growth plan that focuses on twelve municipalities in the county, including Upper Deerfield Township, in order to address future development. Its purpose is to find a balance between economic development and environmental protection, and to foster intermunicipal agreements between municipalities that will achieve these ends. The Strategies that are relevant to Open Space Protection, Recreation, and Farmland Preservation include focusing growth and economic development in Centers, enhancing the ecotourism industry, documenting historic sites and adopting ordinances to protect historic resources, and supporting the agricultural industry. A Center for Upper Deerfield is proposed as part of the Bridgeton Regional Center.



Source: DVRPC

*Farm Equipment on the Johnson Farm*

### *New Jersey State Development and Redevelopment Plan*

Upper Deerfield Township encompasses six different planning areas in the *New Jersey State Development and Redevelopment Plan* (the *State Plan*). They are the Metropolitan Planning Area (PA1), Suburban Planning Area (PA2), Fringe Planning Area (PA3), Rural Planning Area (PA4), Rural Environmentally Sensitive Planning Area (PA4B), and the Environmentally Sensitive Planning Area (PA5). See **Map 6: Zoning** and **Map 7: State Planning Areas** in the maps section.

In April 2004, the state began a “Cross Acceptance” process to reevaluate and update the *State Plan*. This process has continued and is being finalized in 2007. Some changes in the boundaries of the planning areas within Upper Deerfield Township have been proposed.

**Metropolitan Planning Areas (PA1)** are urban centers ranging from the largest cities in New Jersey to smaller ones such as Bridgeton, having a density of over 1,000 people per square mile, and providing water and sewer services.

The State Plan’s intent in the Metropolitan Planning Area is to:

- provide for much of the state’s future redevelopment;
- revitalize cities and towns;
- promote growth in compact forms;
- stabilize older suburbs;
- redesign areas of sprawl; and
- protect the character of existing stable communities.

The PA1 area in Upper Deerfield is in the southern end of the township adjoining the City of Bridgeton. It is bounded on the west by the Cohansey River and stretches eastward across and along part of Route 77 and along half of Route 56 – Landis Avenue. This area is within the approved sewer service area in Upper Deerfield. It has four Upper Deerfield land use zones within it including Business (B2), General Industry (G-I) and Residential (R2 and R3).

**Suburban Planning Areas (PA2)** are defined by their proximity to more densely developed areas and are usually located in proximity to or adjoining a metropolitan planning area or a “Center.” They are distinguished from those areas by the absence of the high intensity Centers themselves. Suburban Areas are also characterized by the availability of developable land, and low-density single-family housing.

The *State Plan*’s intent in the Suburban Planning Area is to

- “provide for much of the state’s future development;”
- “promote growth in Centers and other compact forms;”
- “protect the character of existing stable communities;”
- “protect natural resources;”
- “redesign areas of sprawl;”

- “reverse the current trend toward further sprawl; and”
- “revitalize cities and towns.” (p. 196)

The PA2 area in Upper Deerfield adjoins Route 77 on both sides up to Northville Road and Parsonage Run. This area is within the approved sewer service area. The region is zoned for Business (B1 and B2), General Industry (G-I), Residential (R1 and some R2 and R3), one area of higher density Residential (R4) in Seabrook, and Agriculture (A).

**Fringe Planning Areas (PA3)** are areas with less intense development but which, according to the *State Plan*, are able to accommodate growth. Within the Fringe Planning Area, the intention of the *State Plan* is to:

- “accommodate growth in Centers;”
- “revitalize cities and towns;”
- “protect the Environs primarily as open lands;”
- “protect the character of existing, stable communities;”
- “protect natural resources;”
- “provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas;” and
- “confine programmed sewers and public water services to Centers.” (p. 201)

Fringe Planning Areas are predominantly rural landscapes that are not prime agricultural or environmentally sensitive lands, with scattered small communities and freestanding residential, commercial, and industrial development. In fringe planning areas, large investments in water/sewer infrastructure and road networks have not occurred.

Upper Deerfield has one section that is within a Fringe Planning Area, located around the intersection of Finley Road and Old Deerfield Pike. This area is zoned by Upper Deerfield as Agriculture (A) except for a small part below Finley Road and west of the Railroad that is part of the General Industry zone (G-I).

**Rural Planning Areas (PA4)** contain large areas of farmland and other open land. The *State Plan’s* intent in Rural Planning Areas is to (p.208):

- “maintain the Environs as large contiguous areas of farmland and other lands”
- “revitalize cities and towns”
- “accommodate growth in Centers”
- “promote a viable agricultural industry”
- “protect the character of existing, stable communities;” and
- “confine programmed sewers and public water services to Centers.”

In these areas, the *State Plan* suggests the promotion of agriculture as a commercially viable enterprise and land use policies that support the continued existence of agriculture. It also suggests the provision of adequate water resources and large contiguous tracts of land with

minimal land use conflicts. The protection of natural resources within an agricultural framework is also important.

Upper Deerfield Township lands within the Rural Planning Area are located in the section of the township above Parsonage Run and Northville Road, along the eastern side of the Suburban Planning Area east of Route 77, and covering most of the southeast section of the township below the eastbound Railroad. These areas are zoned Agriculture (A) by Upper Deerfield with the following exceptions:

- An area in and around the village of Deerfield which is zoned Business (B2) and Residential (R1 and R2),
- A small amount of land on either side of Route 56 to the border with Deerfield Township that is zoned Business(B2) and Residential (R1 and R2), and
- Part of the southeastern section of the township where Upper Deerfield's Industrial zone (G-I) and Residential zone (R1) extend farther east than the adjoining PA2 boundary. In addition, the land along Indian Fields Branch below County Route 670 is zoned Residential (R2).

**Rural Environmentally Sensitive Areas (PA4B)** is a sub-area of the Rural Planning Area (PA4) and encompasses rural lands that have one or more environmentally sensitive feature such as a valuable ecosystem or wildlife habitat.

The State Plan's intent for PA4B areas is the same as for the Rural Planning Areas (PA4)

The PA4B area in Upper Deerfield is fairly extensive. It is all located along the northeastern border with Pittsgrove Township and part of the eastern border with Deerfield Township down to Richards Road. These areas are zoned as Agriculture (A) by Upper Deerfield except for a large section east of Husted Station Road, a smaller wedge of land between Centerton and Woodcraft Roads, and smaller areas along and south of Big Oak Road on the easternmost side of the township. These three regions are all zoned Residential (R1 and R2), reflecting existing use for the most part.

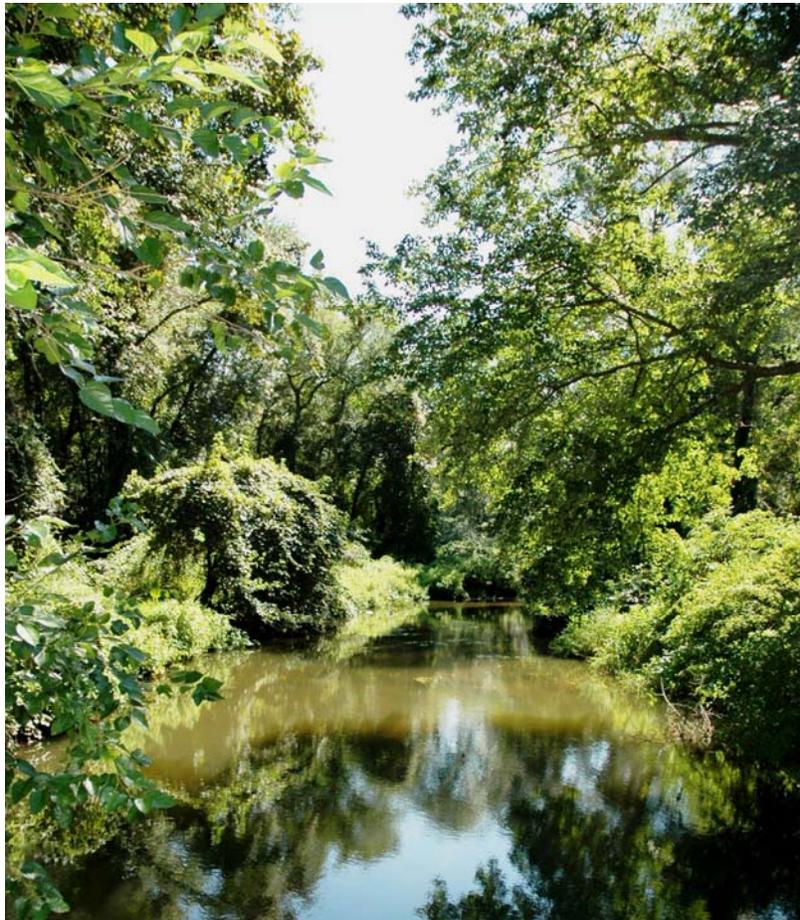
**Environmentally Sensitive Areas (PA5)** contain large contiguous land areas with valuable ecosystems, geological features, and wildlife habitats. The *State Plan's* intent in Environmentally Sensitive Areas is to (p. 217):

- “protect environmental resources through the protection of large contiguous areas of land”
- “accommodate growth in Centers”
- “protect the character of existing stable communities”
- “confine programmed sewers and public water services to Centers;” and
- “revitalize cities and towns.”

The PA5 area in Upper Deerfield Township is found in three areas: 1) along the full length of the Cohansey River; 2) as a node of largely wetlands extending from the Cohansey corridor eastward along and below Parsonage and Foster Runs; and 3) bordering Indian Run and Muddy Run on the northeast side of the township. These areas have a variety of zoning designations

including Agriculture (A) on the upper half of the Cohansey corridor and in the Indian Run corridor and the Parsonage-Foster Run node of wetlands. From Finley Road south and around most of Muddy Run, the land is zoned Residential (R1, R2, and R3).

Within Fringe and Suburban Planning Areas (PA3 and PA2), the goal of natural resource protection is explicitly stated. To achieve this, the *State Plan* suggests the conservation of continuous natural systems, the strategic location of open space, and the use of open space to reinforce community identity. Within all agricultural areas, efforts should be made to minimize agriculture's impacts on water resources and other sensitive features.



Source: DVRPC

*The Cohansey River*



### 3.2 HISTORY OF THE UPPER DEERFIELD TOWNSHIP OPEN SPACE PROGRAM

Upper Deerfield Township's governing body has adopted ordinances requiring the establishment of recreation areas or payment of a recreation contribution for all new development. The recreation contributions are calculated as a fee for each house constructed and are placed in the Township Recreation Trust Fund in order to support the expansion of recreational facilities and programs. A Recreation Committee makes recommendations for use of the trust fund and also oversees the parks and manages active recreation activities within Upper Deerfield Township. This group provided the active recreation data and information on recreation needs that are included in this Plan.

The Township Committee has established an Open Space Committee to oversee the development and implementation of an Open Space and Recreation Plan and to recommend parcels for preservation to the Township Committee. The Open Space Committee is composed of eight members including representatives from the Township Committee, Planning Board, Environmental Commission, and Recreation Commission. Other members of the Environmental Commission also participated in the planning meetings for the Open Space & Recreation Plan.

Upper Deerfield has also appointed an Agricultural Advisory Committee to develop a Farmland Preservation Plan for the township and to assist in furthering farmland preservation efforts. Three active farmers also sat on the Open Space Committee and provided connection to the Agricultural Advisory Committee (AAC) and the development of a Farmland Preservation Plan that the township was undertaking at the same time.

All meetings of the Open Space Committee were open to the public. Notification of major meetings was published in the newspaper of record for the township, the *Bridgeton News*. A survey was mailed to all home owners in August 2006, at the start of the Open Space & Recreation Planning project. This sought opinions on important resources to protect, on the township's effectiveness in protecting resources and open space, and solicited recommendations for action. The response was quite strong with 236 survey responses returned and compiled. A copy of the Survey is included here as **Appendix A**, along with a summary of survey responses.

Respondents generally expressed very strong support for protecting waterways and environmental resources. Many residents listed concerns about the amount of development occurring in Upper Deerfield and articulated how important its rural character is to them. When asked to rank various initiatives, the highest totals were for preservation of farmland, preservation of land for the protection of groundwater, preservation of forested land, and preservation of land for wildlife and plant habitats. Of specific areas to protect, the largest number of responses indicated lands around lakes in the township. When asked what recreation they participated in already, the leading answer was gardening, followed by walking and nature pathways (which were similar choices), bird watching, bicycling, and fishing.





*Source: DVRPC*

*Silver Lake*



## SECTION 4: INVENTORY OF OPEN SPACE RESOURCES IN UPPER DEERFIELD TOWNSHIP

This section of the Open Space and Recreation Plan describes the inventory of the open space lands within Upper Deerfield Township. Some of these lands are permanently protected as open space and will be noted.

The acreage numbers within this section of the report come from the property lists in the *Appendix*. **Map 9: Existing Open Space** details the location of these properties and has been developed using Arcview Geographic Information System software. As noted on the **Existing Open Space** map, the Cumberland County Planning Department produced the base parcel data, using tax data from the Upper Deerfield Township Tax Assessor's office for the year 2005. Information on preserved lands comes from the County Land Preservation Coordinator and from Upper Deerfield's Administrator.

Vacant lands, farm-assessed parcels and outdoor recreation sites are depicted on the **Existing Open Space** map, along with publicly owned property and any lands owned by charitable organizations. These are the lands that offer opportunities for open space preservation.

### 4.1 PUBLIC LAND

#### FEDERAL LAND

There are no federal lands in Upper Deerfield Township.

#### STATE LAND

Rutgers University owns 280 acres of land on 11 parcels in Upper Deerfield, including the site on which the Rutgers South Jersey Research Center (Agricultural Experiment) building is located (*Class 15F in the Appendix*). The other holdings are experimental agricultural fields.

The State of New Jersey also holds 2.46 acres on Cornwell Drive where it maintains an automobile inspection station operated by the Division of Motor Vehicles.

The State also owns the old Armory building on Route 77 just below Finley Station Road. It is no longer in active operation.

**COUNTY LAND**

Cumberland County owns three small parcels totaling three acres, located at two locations on Landis Avenue (*Class 15C in the Appendix*).

**MUNICIPAL LAND – TOWNSHIP OF UPPER DEERFIELD**

Upper Deerfield Township owns a total of 418 acres of land in the municipality (*Class 15C in the Appendix*) spread across 41 parcels. Several township-owned parcels are being used for conservation and recreation purposes and are listed in Table XX: Upper Deerfield Township’s Recreation and Open Space Inventory (ROSI). This includes the Irving Avenue woods in the southeast section of the township and several large parcels along the Cohansey River. These latter holdings include sizeable parcels next to Bostwick Lake, below Finley Lake, and at the end of Acorn Drive where Cornwell Run drains into the Cohansey River. A very large township parcel is located at the end of Silver Lake Road. The Recreational Complex encompasses a total of 105 acres located on Hoover Road between Route 77 and Old Burlington Road, including the recently acquired Munyon property consisting of 24 acres on Old Burlington Road that will provide room for additional active recreation fields as well as space for a possible indoor facility.

The township municipal complex is part of the 105-acre Recreational Complex and connected to it. It includes the municipal building and the senior citizens center. Other township-owned parcels include 2.6 acres on Northville Road across from the Rutgers Research Center, and 20 acres on Woodruff Road which is the old landfill.

All of these parcels are listed in the *Appendix* and shown on **Map 9: Existing Open Space (2005)**

*Table 3: Upper Deerfield Township Recreation and Open Space Inventory June 2007*

Description	Block	Lot	Area in Acres
Recreation Complex	803	9	74.6
Recreation Complex addition	803	1 & 10	24
Municipal Complex	803	3	6.4
Irving Avenue Woods	2701	41	110
Bostwick Lake	302	15	19
Finley Road	1101	2	13
Silver Lake Road	1401	2	96
Acorn Drive	1501	1	37
<b>Total</b>			<b>380.0</b>

Source: Cumberland County parcel data,

## Other Publicly Owned Property in Upper Deerfield Township

### *Upper Deerfield Township Board of Education*

The Board of Education in Upper Deerfield owns 71 acres of land on which the Upper Deerfield Township schools are located, along Route 77 (*Class 15C in the Appendix*). The township recently bought another 11.99 acres in that location, in partnership with the Board of Education.

### *Cumberland Regional School District*

The Cumberland Regional School District owns one large 140-acre parcel in Upper Deerfield located on Silver Lake Road on which the Regional High School sits (*Class 15A in the Appendix*).

## 4.2: PRIVATE LAND

### FARMLAND-ASSESSED PROPERTY

A total of 12,562 acres in Upper Deerfield Township are farmland-assessed (*Class 3A and 3B in the Appendix*). This acreage is found throughout the township on a total of 441 lots.

### PRESERVED FARMLAND

There are 28 preserved farms occupying 52 parcels that are permanently preserved through the New Jersey permanent preservation easement program. They total 3,093 acres. Currently there are three additional farms that are under contract for permanent preservation. These are the Orzechowski farm property, which is 28 acres in size, the Mooneyham farm (23 acres), and the 154-acre Henry farm. The majority of preserved farms are located in the northern half of the township above Big Oak Road, but there are four substantial parcels under permanent preservation in the southeastern quadrant of the township, totaling 62 acres.

Three parcels in Upper Deerfield Township, totaling 99 acres, are enrolled in the County 8-year Preservation Program. The 8-year preservation program requires farmers to voluntarily restrict development of their land for a period of eight years. Although landowners receive no direct compensation for enrollment in the



Source: DVRPC

*The Preserved Edgar Joyce Nursery*

program, they are eligible to receive grants for up to half the cost of conservation projects on their land, such as for erosion control, terrace systems and windbreak restoration.

**VACANT LAND - LAND WITH NO STRUCTURAL IMPROVEMENTS**

Upper Deerfield Township has a total of 1,232 acres of vacant land on 335 lots (*Class 1 in the Appendix*) as of the end of 2005.

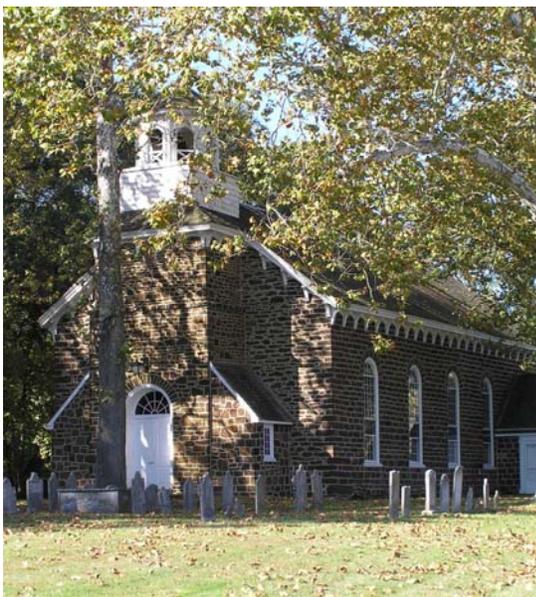
**CHURCH AND CHARITABLE PROPERTIES**

There are a total of 137 acres of property that are owned by churches and/or charitable organizations in Upper Deerfield Township (*Class 15D and 15E in the Appendix*). Most of these properties are small holdings. Two of the larger properties are the Seabrook House on Polk Lane (42 acres) and the Laurel Lawn Cemetery (33 acres) on Old Deerfield Pike.



*Seabrook Buddhist Temple*

*Source: DVRPC*



*Deerfield Presbyterian Church*

*Source: DVRPC*

### 4.3: PRESERVED LAND IN UPPER DEERFIELD TOWNSHIP – SUMMARY

Upper Deerfield Township consists of a total of 20,352 acres. Of this land, 3,511 acres, or 17.3 percent, is “open space” that is preserved either through farmland preservation or municipal ownership. These protected lands are summarized as follows:

Upper Deerfield-owned open space property	418 acres
Permanently preserved farmland	3,093 acres
<b>Total Preserved Lands:</b>	<b>3,511 acres (17.25%)</b>

### 4.4 UPPER DEERFIELD TOWNSHIP POTENTIAL OPEN SPACE INVENTORY

The Open Space Inventory is the list of lands in the municipality that the township should look towards 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 Upper Deerfield utilize a diverse inventory of lands to begin to prioritize properties for acquisition. This inventory includes:

Farm-assessed Land (without approved development and not permanently preserved )	8,973 acres
Vacant Land (without approved development)	1,062 acres
Developed Land over 5 acres	1,371 acres
<b>Total on Inventory</b>	<b>11,406 acres</b>

Of the 20,352 acres in Upper Deerfield Township, 11,406 are included on the inventory of available open space. This is 56 percent of the township that is potentially available for open space preservation. Over 79 percent of this land is farm-assessed property.





*Source: DVRPC*

*Upper Deerfield Municipal Building*



## **SECTION 5: ACTIVE RECREATION NEEDS IN UPPER DEERFIELD TOWNSHIP**

### **Existing Facilities**

#### Recreation Complex

Upper Deerfield's 99-acre Recreation Complex provides playing fields and other amenities that serve both Upper Deerfield residents and youth from other townships. The Complex is maintained through the Township, with assistance from the leagues that utilize the Complex. In addition, Upper Deerfield Township contributes \$10,000 per year for each of the three sports leagues for operating expenses.

Currently the Complex has eight baseball/softball fields, eight soccer fields, one football field and a practice field, a tot lot, and a quarter-mile senior walking path. Amenities at the Complex include lighting on four of the baseball/softball fields, a system of portable lights for the soccer fields, restroom facilities, and a concession stand.

The North Cumberland Little League program uses the baseball/softball fields and offers programs for T-ball (5- to 8-year-olds), Minors (8- to 10-year-olds), Majors (10- to 12-year-olds), Seniors (13- to 15-year-olds), and Big League (16- to 18-year-olds). Approximately 300 youngsters from Upper Deerfield and Deerfield townships participate in the program. There is also a Semi-Pro League with two teams for high school and older ages that uses the township fields.

The Cohansey Soccer League operates the soccer program for about 600 youngsters from Upper Deerfield, Deerfield, Hopewell, and Fairfield townships and the City of Bridgeton. The Footfall League serves both Upper Deerfield and Deerfield townships and includes the Cumberland Midget Football program, with about 200 youngsters, as well as the regular football program.

The quantity of fields at the complex was expanded with the addition in 2006 of 24 acres of land on Old Burlington Road. This provided additional parking space for the football and soccer programs, which was in short supply prior to the acquisition. The acreage provides room for at least one additional football playing field. There is also space for the addition of wildlife gardens or other nature study activities although there is no longer a building on the site for use as a Nature Center. The old house on the property was removed in 2007, due to its poor condition.

More playing fields are still needed in the township, primarily so that those at the Recreation Complex can be used by other organizations. Additionally, informal surveys of youth attending the Upper Deerfield Community Day in 2007 seem to indicate that only about one-fourth of township youngsters are involved in any sports program. Expansion of residential involvement is a priority for the Recreation Committee, which may increase the need for more playing space.

### Other Facilities

The Woodruff School has a playground, two outdoor basketball courts, four tennis courts, and an indoor gym/basketball court. A school basketball program has varsity and junior varsity teams for both girls and boys. The indoor court is also used by the Men's Basketball (Puffer) League on weekends. The outdoor basketball courts have been subject to damage on two occasions and their supervision and maintenance is problematic.

Cumberland Regional High School has facilities for a wide variety of sports activity but these are not part of, or generally open to, the township Recreational Program. The school has fields for soccer, field hockey, football, track, and baseball/softball, outdoor and indoor courts for basketball and tennis. The baseball/softball and soccer fields can be used by other organizations with permission and the four tennis courts are utilized by residents on weekends and in summer, to a degree.

Bridgeton provides some facilities that are used by Upper Deerfield residents. There is a large program for youth basketball at Bridgeton High School in the summer, which serves the entire region. A private pool, the Georgetown Pool, is available to Upper Deerfield residents who wish to join. Swimming, picnicking, a fishing pier, boat launch, and outdoor amphitheater are located at Sunset Lake in Bridgeton and are all open to those living in Upper Deerfield.



*Source: DVRPC*

*Soccer Fields at the Upper Deerfield Recreation Area*

## **Assessment and Analysis**

### Analysis

Assessing active recreational needs in a community can be done by utilizing methods developed by national and regional planning agencies. All such methods are approximations of need, based on certain assumptions about a community's residents, and most are designed for assessment in suburbanized municipalities or those becoming more urbanized. Although Upper Deerfield is not really in this category, these models can provide some guidance.

Two models seem appropriate for Upper Deerfield Township. One is a population-based analysis proposed by the National Recreation and Park Association and the other is an “adjusted” version of the New Jersey Balanced Land Use Guidelines as specified in the 2003-2007 New Jersey State Comprehensive Outdoor Recreation Plan (NJ SCORP), which is based on land use. The “adjustment” is by the Delaware Valley Regional Planning Commission and subtracts developed land from the calculations. These two analyses are shown in *Appendix B*.

### Active Recreation Lands Assessment

Upper Deerfield seems to be meeting current active recreation needs fully, based on both the assessment models and on community input. There is adequate land and enough facilities for the number of youth involved in the programs, and room to grow. Field numbers and other amenities are sufficient for current use and fields get rested and rejuvenated adequately. One additional football field is needed and two other fields would be helpful to allow Upper Deerfield to permit other organizations to play on its lands and to provide some additional practice sessions. These needs would require only four to five acres of additional land, preferably located near the current Recreational Complex.

Passive recreation sites are in shorter supply. In particular there is a need for more walking trails, some biking trails and, possibly, equestrian trails. When Bostwick Lake is restored, the facilities available there will reopen for residents’ use, but better access to all lakes is also needed. Given Upper Deerfield’s wealth of natural resources, especially within the Cohansey River corridor, and the popularity of birdwatching, as expressed in the Community Survey, some focus on developing trail linkages to good birding sites and/or developing a nature trail seems warranted.



Source: DVRPC

*Ballfields at the Upper Deerfield Recreation Area*

*Table 4* summarizes public recreation sites that are available to Upper Deerfield residents and those that are considered to be needed. This table is based on information provided by the Upper Deerfield Open Space Committee and the township’s Recreation Committee, input from citizens at meetings, and the community survey that is included as *Appendix A*.

**Table 4: Active Recreation Lands Assessment – Current and Needed Facilities**

Current Sites	Current Facilities	Additional Facilities - From Community Input
<b>Recreation Complex</b>		
	8 baseball/softball fields	1 baseball/softball field for use by other organizations and for practice
	1 football field	1 football field
	8 soccer fields	1 all-purpose field for use by other organizations and for practice
	1 tot lot	1 full playground
	1 ¼-mile walking trail	
<b>Upper Deerfield Schools</b>		
	2 outdoor basketball courts	
	1 indoor basketball court	
	1 playground	
<b>Bostwick Lake (jointly owned by Upper Deerfield, Alloway, and Hopewell townships)</b>		
	Boat launch	
	Picnic area	
	Camping (RVs, cabins, small tenting area)	
<b>Sunset Lake (Bridgeton-owned)</b>		
	Swimming beach	
	Fishing pier	
	Boat launch	
	Picnic area	
	Outdoor amphitheater	
<b>Cumberland Regional High School</b>		
	Soccer fields (used for annual tournament in June by municipality)	
	Baseball fields (used in summer by Semi-Pro Team)	
	4 Tennis courts	
	Other fields and indoor facilities used by school only	
<b>Miscellaneous Sites:</b>		
	<b>West Park Drive:</b> 1 tot lot	
	<b>Irving Ave Woods:</b> None	Walking trail; parking area
<b>Other Future Needs in the Township</b>		
		Walking trails
		Bike trails – off and on road
		Equestrian trails, possibly
		Access to Seeley Lake
		Possible birdwatching platforms or sites; possible nature trail



## **SECTION 6: OPEN SPACE NEEDS IN UPPER DEERFIELD TOWNSHIP**

- A. Passive recreation demand exceeds available opportunities**
- B. Trails and recreation areas linking people to nature are limited.**
- C. Endangered species habitat and wildlife corridors are threatened.**
- D. Stormwater runoff pollution and incomplete protection of stream/river corridors and lakes threatens the water quality of these treasures.**
- E. Forest areas are threatened by development and fragmentation.**
- F. Protection of the Cohansey River depends on coordination with neighboring townships, and other partners.**
- G. Productive agricultural lands are prime developable areas.**

### **Need A. Passive recreation demand exceeds available opportunities**

The survey of Upper Deerfield residents indicates a strong interest in walking, jogging, nature paths, and bird watching, as well as bicycling and fishing. With the exception of one walking trail at the Recreation Complex and a fishing dock at Sunset Lake, there are almost no facilities to meet this interest, although there is a boat launch and other facilities available at Bostwick Lake, which will reopen once the dam is repaired and the lake restored. There is no public access to Seeley Lake except for a small area on the Hopewell Township side, and there is very limited parking. The upland woods that might have provided walking paths in the past have undergone substantial residential development and there are few linkages in the municipality across its working farm fields.

Given the relative flatness of South Jersey topography, bicycling is a mode of transportation that works well and can link a community together. Good bike trails reduce the number of automobile trips and improve the health of residents. However, biking requires safe routes and marked roadways. Above all, land on which off-road bike trails can be located is a basic requirement.

### **Need B. Trails and recreation areas linking people to nature are limited**

Residential development in Upper Deerfield Township has increased over the past 15 years and is expected to continue in the next 5 years. Vacant lands and farmland are being replaced with medium density residential development. While much of this housing is going into the southwestern section of the township, which is the area supplied by sewer service and designated as part of a proposed Bridgeton Regional Center, the concentration of residents on smaller lots in this area calls for additional recreational opportunities close to their homes.

Lack of access to the natural world by residents leads to indifference and apathy while, at the same time, the need for both passive and active recreational opportunities is increased. Greenways that connect people to the outdoor world and provide areas for possible trail linkages between points in the community are missing in Upper Deerfield Township. These pathways will become increasingly important as the community becomes more developed.

Linking people to the natural world increases public health and promotes an “outdoor ethic” of respect and appreciation for natural areas. This, in turn, enhances stewardship of resources. It is also a necessity for maintaining public support of open space protection.

### **Need C. Endangered species habitat and wildlife corridors are threatened**

Upper Deerfield Township has wetland forest and grassland habitat that is designated as critical for a variety of rare bird species such as the bald eagle, Cooper’s hawk, barred owl, and vesper sparrow, according to the New Jersey Landscape Project Habitat Project (see the *Township of Upper Deerfield Environmental Resource Inventory* for more details). Other sites that could

support declining reptiles and amphibians, including the box turtle and Fowler's toad, are found in grassland and wetland areas, including the forested wetlands that line several stream corridors. Development along stream corridors in the southwest, forested section of the township, along Lopers Run and Cornwell Run, is extensive and increasing. Outside of the required buffer along creeks, development can fragment the landscape, eliminate critical habitat, and choke off wildlife migration routes.

There is also a continuing threat of development on open agricultural land – the grassland species habitat – if the farmland is not preserved, although Upper Deerfield has considerable acreage in permanent preservation. The township has instituted lower permitted densities in its agricultural zone and has recently been working on a clustering ordinance that would preserve open space/farmland as part of the development process.

#### **Need D. Stormwater runoff pollution and incomplete protection of stream/river corridors and lakes threatens the water quality of these treasures**

All of Upper Deerfield Township's major waterways suffer from water quality impairments. This is especially so within the Cohansy River corridor and in the lakes along it. Specific impairments occur in the ability of the river and streams to support diverse populations of aquatic wildlife. Most of the impairments are from siltation and high levels of phosphorus and fecal coliform. Excessive silt loads are usually imported into stream systems through stormwater runoff, and the high phosphorus levels carried by silt result primarily from high fertilizer loads on farm fields or on residential and commercial lawns. Runoff from cropland wastes valuable soil and impacts both the appearance and health of lakes and other waterways. Fecal coliform comes from animal waste, which can include domestic cattle, wild geese populations, and pet waste.

The best protection against stormwater runoff pollution is to create wide corridors of protected land along streams. These buffers reduce and can eliminate the pollutant loads and excess sediments carried by runoff. Buffer areas also provide potential passive recreational opportunities and travel corridors for wildlife. Although the phosphorus, nitrate, and fecal coliform impairments may have resulted from past farming activity, the amount of residential growth that is occurring in Upper Deerfield Township, especially during construction, can easily generate similar pollutant loads in stream and lake waters. Elimination of water quality impairments is essential for public health, as well as for retaining diverse fish and other aquatic wildlife populations.



Source: DVRPC

*Insufficient riparian buffer along the north side of Silver Lake*

Upper Deerfield's richest habitats are found along its stream corridors, some of which have beautiful but steeply sloping sides, such as along the Cohansey River. The areas along other streams and at the base of slopes are floodplains with wetlands that provide flood-mitigation functions. Access to these corridors is limited for residents. Protection of these corridors for both people and wildlife, and the provision of public access, where appropriate, is an essential step in Upper Deerfield's open space protection effort.

**Need E: Forest areas are threatened by development and fragmentation.**

The forested areas abutting the Cohansey River are popular sites for builders to place residential developments. Because of its agricultural focus, Upper Deerfield has less upland forest land than some communities, so it can ill afford to lose any of this limited but important habitat. Wetland forests are also fairly limited in the township, although they exist in nodes and along stream corridors. They have the advantage of New Jersey's strong wetland protection laws, but they are still easily impacted by surrounding land uses.

A large part of Upper Deerfield falls within a New Jersey Important Bird Area (IBA) – the Cohansey IBA, as designated by the New Jersey Audubon Society (see map in *Appendix D*). IBAs are defined as sites that provide essential habitat for one or more species of bird. IBAs contain both private and public land, and the areas may be protected or not protected from development. In order to qualify as an IBA, an area must support species that are at risk because they are of conservation concern (for example, threatened or endangered), not widely distributed, concentrated in one general habitat type or biome, or occur at high densities due to their congregatory behavior. The New Jersey Audubon Society is in the process of developing a Conservation Plan for the Cohansey IBA. Upper Deerfield's forests are key to the protection of this part of the IBA, which stretches in broad bands along the river.

**Need F: Protection of the Cohansey River depends on coordination with neighboring townships and other partners**

Upper Deerfield Township can protect land along the Cohansey River but needs to coordinate its efforts with its neighboring municipalities, especially Hopewell Township which controls most of the west bank of the Cohansey, in order to reduce impairments and provide or maintain the riparian buffers that are critical to river health. Alloway Township is another necessary partner because headwaters of the Cohansey are located there.

The Cohansey River corridor has been designated as a Conservation Zone of importance in the *New Jersey Wildlife Action Plan*, issued in 2004 and revised in early 2007. This document describes the significance of the corridor and outlines goals and actions for preserving habitat within its boundaries. As an area with state priority, coordination with other organizations and governments is critical to protection of the Cohansey. Upper Deerfield's initiatives can be greatly strengthened by involving and working closely with more partners.

Water quality of the Cohansey River and other streams in Upper Deerfield will require partnering with farm landowners on both sides of these waterways because a major impairment to area waters comes from siltation. Establishment or maintenance of forested buffers can be supported through a variety of US and New Jersey Department of Agriculture funding programs, but farmers need assistance in obtaining these funds and implementing the projects. This help is needed in all the surrounding townships as well as in Upper Deerfield.

### **Need G. Productive agricultural lands are prime developable areas**

Upper Deerfield Township's soils are some of the richest in New Jersey. As development moves onto unpreserved farmland, these valuable soils will be lost. If development sprawls across the farm landscape, agricultural operations will become increasingly difficult. The large amount of permanently preserved farmland in the community will help to protect agricultural operations. However, the pressure for residential development will continue due to Upper Deerfield's location and the amenities it offers. In addition, the upland prime soils found within Upper Deerfield are easy to build upon.

Agriculture has always been part of Upper Deerfield's identity and landscape. Old and new residents place a high value on the scenic aspects of the community, which are largely a function of its agricultural land use. While many residential subdivisions have been designed with buffers that reduce the impact of lost fields and open spaces, this loss cannot help but increase as the community grows. Preservation of agricultural land is critical for maintaining viewscapes, as well as for protecting the open "grassland" species of wildlife that exist in these areas. Most importantly, preservation of remaining agricultural lands will help to protect those farmers who continue to operate and will buttress the agricultural industry from some of the impacts of development.





*Source: DVRPC*

*Cohansey River near Bostwick Lake*



## **SECTION 7: A SYSTEM OF OPEN SPACE FOR UPPER DEERFIELD TOWNSHIP**

Open space is really another form of community infrastructure that needs to be designed and “built,” in the same way that utilities and roadways are conceived and laid out. When planned as a system, open space infrastructure has many benefits for a community, including greater preservation of habitat, conservation of renewable resources, increased opportunities for residents to keep fit and improve physical health, a counterbalance to growth and development in order to sustain economic vitality, and maintenance of community character.

This section explains how Upper Deerfield Township’s open space needs are addressed by the proposed system of Open Space. The proposed *Greenways System* map included in this document depicts this planned approach to open space preservation.

The Open Space System addresses township needs in the following ways:

**I. Greenways Protect Township Resources and Promote Public Appreciation, Increased Activity, and Resident Health**

**II. Critical Habitat Preservation Will Protect Threatened and Endangered Species**

**III. Water Quality of Rivers, Streams and Lakes Will Be Improved Through Protection of Buffers Along Waterways**

**IV. Water Quality and Quantity of Aquifer Sources of Drinking Water Are Enhanced by Land Preservation of Forests and Farmland**

**V. A System of Interconnected Multi-Use Trails Will Provide Linkages Between Neighborhoods, Schools, Businesses, and Outdoor Recreation**

**VI. Preservation of Farmland Will Enhance the Viability of Upper Deerfield’s Farm Industry and Its Valued Rural Landscape**

## **I. Greenways Protect Township Resources and Promote Public Appreciation, Increased Activity, and Resident Health**

The establishment of greenways along the stream corridors of Upper Deerfield Township accomplishes several aims. Greenways maintain important habitat for wildlife and provide corridors through which animal and plant species can move. They also protect stream waters from the impacts of stormwater runoff and help to stabilize streambanks and prevent their erosion. Greenways also aid in flood prevention and help to maintain the health of the complex biotic systems of wetlands.

Greenways along water also serve to connect people to the outdoors by providing potential sites for walking trails and, in some locations, for biking trails. A greenway system thus provides opportunities for the public, including school children, to learn through experience about the importance of the township's streams, floodplains, wetlands and open space. Additionally, it provides opportunities for activity through walking, hiking, and possibly biking. Given the problems with obesity in today's society, increased opportunities to use physical methods of mobility, rather than automobiles, are needed in every community.

Trails and greenways are not synonymous. A greenway encompasses the land within a linear region, connecting nodes of protected parkland or upland. There may never be adequate space or community support for a trail within the greenway. Trails can only be established on private lands with full landowner involvement and concurrence. Nevertheless, outlining a greenway protection system includes other measures besides acquisition and trail development. Providing stewardship education and information to private owners of greenway lands is equally important.

The most direct and long-lasting means of preserving stream corridors is to purchase the land making up these linear paths. However, the cost of doing so is often prohibitive. Where it is cost-effective and appropriate, direct acquisition should be considered. Where it is not feasible, other alternatives can be utilized. These include the donation or purchase of easements along the riparian corridor; developing a ranking method for acquisitions of open space properties and farmland areas that is higher for properties containing stream frontage and requiring maximum protection of wetland buffers in new residential and commercial development.

## **II. Critical Habitat Preservation Will Protect Threatened and Endangered Species**

Upper Deerfield Township has habitat that is designated as critical for endangered species including barred owls, Coopers hawks, and the wetland-dependent swamp pink plant. These species are documented along the Cohansey River corridor in the township and in forests adjoining the river, as well as on the eastern side of the township along Muddy Run tributaries. In addition, the Cohansey River corridor has three known bald eagle foraging locations and there is a bald eagle nesting in the township. Agricultural lands in much of Upper Deerfield are also classed as critical habitat for grassland-dependent species.

These species, and others, are what make the Cohansey River an important Conservation Zone, under the *New Jersey Wildlife Action Plan* (See **Appendix C**). This Plan also identifies the Western Cumberland County zone as having the least amount of public land in the Delaware Bay region.

These bird species are also the basis for the New Jersey Audubon Society designation of part of Upper Deerfield Township as an Important Bird Area (see *Appendix D*). A system of greenways that encompasses the stream channels and the lands adjoining them and their tributaries, combined with preservation of the larger forested parcels remaining in the township, will provide protection of the endangered species of the community and of the township's biodiversity.

### **III. Water Quality of Rivers, Streams and Lakes Will Be Improved through Protection of Buffers along Waterways**

Riparian buffers (forested stream banks) are the best protection of water quality in streams. Substantial forested buffers provide many functions including stabilization of stream banks, erosion prevention, and filtering of overland runoff. They also provide shade that keeps water temperatures stable, are a source of food for the aquatic life that is at the base of the food chain, and operate as corridors through which terrestrial wildlife can move.

The principal pollutants to Upper Deerfield's waterways are phosphorus, sediment, and fecal coliform. All the lakes in the township are affected by some or all of these pollutants, and others. Most arrive at streams and lakes through stormwater runoff from developed areas and farm fields. Well-developed buffers contain that flow and can even absorb a considerable amount of the contaminants. Greenways along stream corridors are a mechanism for retaining these buffers or, where they are absent, for restoring them.

The Rutgers Cooperative Extension Water Resources Program is currently preparing a Watershed Restoration Plan for the Upper Cohansey River (from headwaters to Seeley Lake) that focuses specifically on the causes of the water quality impairments of the river and the steps and means to reduce those impairments. The Plan is funded through NJDEP and is being developed in phases. Phase I, which measured conditions and analyzed sources, has just been completed and should be available by the end of 2007 to provide additional guidance and examples of buffer restoration.

### **IV. Water Quality and Quantity of Aquifer Sources of Drinking Water Are Enhanced by Land Preservation of Forests and Farmland**

Both public water and private wells in the township are drawing on the Kirkwood-Cohansey aquifer. While this is a rich aquifer, its resources, especially on its western side where Upper Deerfield is located, are not inexhaustible. Thus, it is important to the township's well-being and to its economy that maximum recharge of the aquifer be maintained.

The best recharge areas for replenishing groundwater are located in agricultural areas and on forested upland in Upper Deerfield and in general. Protecting these lands not only maintains the qualities that residents value but also helps conserve its water supply. Although greenways along stream corridors are positioned on soils that tend to provide less recharge, a greenway system that connects upland forest patches, in conjunction with the township's farmland preservation program, will provide protection to high recharge sites.

## **V. A System of Interconnected Multi-Use Trails Will Provide Linkages between Neighborhoods, Schools, Businesses, and Outdoor Recreation**

Where trails are possible, greenways can serve as connectors between community facilities and natural resources. While there are some trails in the newer residential developments in the southwest part of Upper Deerfield, there are few opportunities for walking or biking throughout the township as a whole. Bringing the public “outside” is an integral part of the open space and recreation program.

Upper Deerfield has some existing trail possibilities that would connect the southwestern residential areas to the township center and, potentially, to the schools and recreation complex. These are lands along railroad rights-of-way that are owned by the township. In addition, the old railroad bed that runs from north to south of the Bridgeton-Glassboro line provides an opportunity for a rail-to-trail conversion, although such a project will depend on the impacts on and cooperation of local landowners along this corridor. This railroad bed is almost entirely within private ownership. A greenway system will also provide some potential opportunities for trails that link the eastern and western sides of the township or link large township-owned sites such as the Irving Avenue woods to other forest patches.

Connecting schools physically to natural resources in a community has the added benefit of enabling study of those resources by students. Programs that monitor water quality, restore buffers, or study forests and farmland enhance understanding of a community by its youth. They can also be a valuable source of information about those resources to the township. Programs in both the elementary and high school where students can do some outdoor study are highly motivating. Township efforts to promote such programs will foster a sense of stewardship.

## **VI. Preservation of Farmland Will Enhance the Viability of Upper Deerfield’s Farm Industry and Its Valued Rural Landscape**

Because of the importance of farming to Upper Deerfield, the township is currently preparing a Farmland Preservation Plan to further its already substantial amount of preserved farms. This Plan will complement and enhance efforts to protect important wildlife habitats and open space and recreation. Additional efforts to work cooperatively with farmers and to support their habitat conservation efforts, especially along stream corridors, will strengthen the protection of the township’s natural resources.

Preserving farmland will also protect the farming industry itself, which is a fundamental aspect of Upper Deerfield’s character and quality. Opportunities for combining farming endeavors and the protection of significant and unique natural resources such those in Upper Deerfield, can be particularly valuable. This can take the form of agri-tourism and ecotourism, expansion of local food marketing, sponsorship of backyard habitats in residential areas in conjunction with nurseries, or other innovative ideas.





## SECTION 8: LAND PRESERVATION RECOMMENDATIONS

### *THE MAPS*

The Land Acquisition Recommendations listed in this section of the document give the details on the properties that fall within the delineated greenways. **Map 10: Greenways System**, included in the Map section of this Plan, illustrates the extended greenways connecting and preserving the parklands, natural areas, and waterways of the township. The map provides a vision for the township's open space preservation program.

The Greenways are broad-brush depictions of areas on which open space efforts should concentrate and are shown crossing developed properties and farmland, as well as vacant and publicly-owned land. However, they are not meant to imply that the township intends any specific action relevant to a particular property. Rather, they follow stream corridors, encompassing floodplains, upland forest nodes, and other environmentally sensitive features, and thus show the importance of these lands for good stewardship generally. The Greenways System map provides a starting point for focusing attention on lands that should be protected if and when opportunity arises.

### *THE RECOMMENDATIONS*

The following pages outline the blocks and lots of the largely undeveloped parcels that would create the several greenways envisioned on the **Greenways System** map. Introducing each list is a summary of the open space significance of the area as well as funding sources that could be used to preserve the properties if they become available.

It can be assumed that there are environmental objectives relative to any property included within a Greenway or Greenway Connector. However, the protection of a particular property and the achievement of environmental objectives can be obtained through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners. The township will work with willing landowners to find the most mutually beneficial approach to land protection.

A property's inclusion on the following Land Preservation Recommendations pages indicates only that the specific property is within one of the designated greenways or connectors. It does not imply that any particular action will be taken relative to the property, now or in the future. For developed residential properties, only those of five acres or more are listed in the Greenway property tables.

**Information on landowners** of specific parcels in the following inventories **comes from the tax records as of the end of year 2005**, which is the most recent update of the base parcel map

created by Cumberland County using Geographic Information Systems mapping. Records connected to the maps have not been updated **and may not be accurate as to ownership or mailing address**. Checking current tax records is essential before contacting landowners for any purpose.

Parcels that have received preliminary or final subdivision approval as of March 2007 are shown as striped areas on the **Existing Open Space (2005)** map, and the **Greenways System** map. Dotted parcels are lands on which a conceptual planning review has occurred but no formal site plan has been approved as of March 2007. Also, the parcel records in the inventories are annotated in the Status column if they have development or land preservation applications or approvals.

Some parcels may be included within more than one list. For example, a parcel within the Cohansey River Greenway may also fall partly into the Foster Run Greenway and therefore will be included in both Recommendation lists.

Explanation of Tax Class Column

- Class 1 = Vacant land
- Class 2 = Developed, residential property
- Classes 3B, 3A, or 3A/3B = Farmland-assessed
- Class 4 = Developed, commercial property
- Class 15 = Public (federal, state, county, municipal), school, church, and nonprofit organization property

**Greenways and Connectors**

- Cohansey River Greenway
- Clark Branch Greenway
- Stretch's Run Greenway
- Cohansey-Railroad Connector
- Harrow-Parsonage Loop Greenway
- Railroad Connector
- Foster Run Greenway
- East-West Connector
- Loper Loop Greenway
- Cornwell Run Greenway
- Indian Run Greenway
- Muddy Run Greenway
- Mill Creek loop Greenway
- Mill Creek Connector
- Indian Fields loop Greenway
- Bridgeton-Rail-to-Trail

## COHANSEY RIVER GREENWAY

**Open Space Significance:** This area encompasses extensive wetlands, floodplains, upstream forested wetlands, some remaining upland deciduous forest, and farmland.

Bald eagle nesting and foraging occurs within this greenway. Coopers hawk and barred owl are also documented for this river corridor. The bald eagle is a federally listed threatened species. Farmland parcels are designated as tier 3, 4, and 5 critical habitat for grassland-dependent species by the NJ DEP Landscape Project. The upland forests, wetland forests, and emergent wetlands within the corridor are also designated as being at the critical (rank 3, 4, and 5) levels. All upland forests also provide high groundwater recharge.

Preservation of this area would protect all the natural resource values just discussed and would serve as a corridor for movement of wildlife. It would also provide a corridor for possible trails and other connections between recently developed areas of the township and publicly held land along the corridor. It would, at the least, provide some points for increased access to the river by residents. Acquisition of a property that provides public access to Seeley Lake, on the Upper Deerfield side of the lake, along with some modest parking, should be considered.

**Potential Preservation Strategy:** Vacant parcels could be preserved using NJ Green Acres funding, Cumberland County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
302	1	3B	MEHAFFEY, CARL	271 CANHOUSE RD	ELMER NJ	08318	28.26	272 CENTER RD	
302	2	3B	JOYCE, E + SON INC A NJ CORP	111 COLEMAN RD	ELMER NJ	08318	56.54	260 CENTER RD	Perm. Preserv.
302	13.01	3B	JOYCE, GEORGE E. JR., + MARY ANN	147 FRIESBURG RD	BRIDGETON NJ	08302	31.11	210 FRIESBURG RD	
302	15	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	19.43	167 FRIESBURG RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
303	1	3B	WICKS, STANLEY W JR	53 PINDALE DR	BRIDGETON NJ	08302	16.52	144 FRIESBURG RD	
303	1.02	3B	WICKS, STANLEY W JR	53 PINDALE DR	BRIDGETON NJ	08302	9.25	154 FRIESBURG RD	
401	1	1	JOHNSON FARMS ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	3.78	50 BEALS MILL RD	Approvd. developm. (8 units)
401	2	3A	GRISCOM, JOHN THOMAS EST.	190 CENTER RD	BRIDGETON NJ	08302	120.15	190 CENTER RD	Perm. Preserv.
401	6	1	ROSENQUEST, ROBERT + LENORA	58 NEW ST	BRIDGETON NJ	08302	3.35	161 W DEERFIELD RD	
401	7	1	KILLE, HELEN SHILES	1097 GUM TREE CORNER RD	GREENWICH NJ	08323	3.94	167 W DEERFIELD RD	
401	8	1	SJ GAS CO ATT: TS KAVANAUGH	1 S JERSEY PLAZA RTE 54	FOLSOM N J	08037	0.07	175 W DEERFIELD RD	
403	1	3A	JOHNSON FARM ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	167.72	132 CENTER RD	
403	2	3B	MEHAFFEY, ROBERT + DEBRA	576 HARMONY RD	BRIDGETON NJ	08302	73.39	575 HARMONY RD	
403	5	3B	JOHNSON FARM ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	61.31	132 CENTER RD	
1002	2.04	3A	MEHAFFEY, ROBERT + DEBRA	576 HARMONY RD	BRIDGETON NJ	08302	8.35	576 HARMONY RD	
1002	3	3A	LOEW, FRANK E + LINDA S	20 CAKE RD	BRIDGETON NJ	08302	54.33	24 CAKE RD	
1002	4	3B	LOEW, FRANK E + LINDA S	20 CAKE RD	BRIDGETON NJ	08302	53.16	18 CAKE RD	
1002	6	3B	ALDRICH, RONALD S + SYLVIA CARBONNEAU, JOSEPH L + BARBARA H	21 CAKE RD	BRIDGETON NJ	08302	3.12	39 SEELEY RD	
1002	6.02	3A	ALDRICH, RONALD S + SYLVIA	PO BOX 205	DEERFIELD NJ	08313	5.83	23 SEELEY RD	
1002	6.04	3B	ALDRICH, RONALD S + SYLVIA	21 CAKE RD	BRIDGETON NJ	08302	4.7	35 SEELEY RD	
1002	10	1	UNASSIGNED LOT NUMBER 2003	UNKNOWN	UNKNOWN	00000	0.82	9 SEELEY RD	
1002	12	1	KASPER, BENJAMIN	PO BOX 2160	ST JAMES NY	11780	27.59	SEELEY RD (POND)	
1003	2	3B	SEABROOK BROS + SONS, INC	PO BOX 5103	SEABROOK N J	08302	239.49	225 FINLEY RD	
1003	8	3B	SEABROOK BROTHERS + SONS INC	PO BOX 5103	SEABROOK N J	08302	114.18	100 SEELEY RD	
1003	8.08	3B	MEHAFFEY, LINDA C COLSON	157 SEELEY ROAD	BRIDGETON NJ	08302	7.61	50 SEELEY RD	
1003	11.01	1	MEHAFFEY, LINDA C COLSON	157 SEELEY ROAD	BRIDGETON NJ	08302	0.53	42 SEELEY RD	
1003	15	3A	DOLSON, CHARLES	251 FINLEY RD	BRIDGETON NJ	08302	5.59	251 FINLEY RD	
1003	16	2	SEABROOK HOUSING CORPORATION	PO BOX 5128	SEABROOK N J	08302	12.77	281 FINLEY RD	
1003	16.02	3B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK NJ	08302	160.83	235 FINLEY RD	
1101	1	1	MEZIK, MAREK + BARBARA A	65 DUBOIS RD	BRIDGETON NJ	08302	5.76	FINLEY RD	
1101	2	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	11.85	FINLEY RD	
1101	4	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	1.42	292 FINLEY RD	
1101	5	2	VITTORINI, BRUCE W + DELORES M	98 DUBOIS RD	BRIDGETON NJ	08302	48.03	98 DUBOIS RD	
1101	5.03	3B	HEINY, KIP	80 DUBOIS ROAD	BRIDGETON NJ	08302	6.8	90 DUBOIS RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
1101	6	1	BURT, ALEXANDER III + NINA	8061 QUAKER NECK RD	CHESTERTOWN MD	21620	6.73	70 DUBOIS RD	
1101	6.01	1	HEINY, KIP H	80 DUBOIS ROAD	BRIDGETON NJ	08302	10.46	DUBOIS RD (REAR)	
1101	7	1	CATALANA, FRANK J & SHERRIL	76 EDWARD AVE	BRIDGETON NJ	08302	86.87	60 DUBOIS RD	
1101	8	3A	SMITH, OPAL	PO BOX 928	BRIDGETON NJ	08302	22.46	233 SILVER LAKE RD	
1101	8.04	2	DELP, KATHY D	PO BOX 403	BRIDGETON NJ	08302	7.16	229 SILVER LAKE RD	
1101	14	1	PASTORE, JOHN + ELIZABETH	10 SILVERBROOK DR	BRIDGETON NJ	08302	18.79	203 SILVER LAKE RD	
1102	1.01	3A	PACE, JOHN + CHERYL	83 DUBOIS RD	BRIDGETON NJ	08302	18.61	250 FINLEY RD	
1107	2.02	1	SILVER LAKE LLC	153 LOVE LANE	BRIDGETON NJ	08302	25.84	SILVER LAKE RD (LAKE)	
1401	1	1	STRATTON, WILLIAM W	84 DAVIS MILL RD	BRIDGETON NJ	08302	11.65	SILVER LAKE RD	
1401	2	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK, NJ	08302	71.24	LOVE LANE	
1401	2.05	2	SLONE, HELEN L & KLEIN, JAMES J	232 LOVE LANE	BRIDGETON NJ	08302	5.82	232 LOVE LANE	
1401	2.06	1	SLONE, HELEN LEE	232 LOVE LANE	BRIDGETON NJ	08302	2.79	236 LOVE LANE	
1401	4	1	UNASSIGNED LOT NUMBER (2005)	UNKNOWN	UNKNOWN	08302	31.07	BUTTON MILL RD	Built - Button Mill Woods III (19 units)
1401	6	1	GALLAGHER, DENNIS	103 W 16 H AVE	WILDWOOD NJ	08260	4.43	LOVE LANE (REAR)	
1501	1	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK, NJ	08302	36.82	46 ACORN DR	
1501	8	1	INTEGRITY LAND DEVELOPMENT INC	3205 HOLLOW RD	MALVERN PA	19355	68.39	BUTTONMILL RD	Built - Estates of U.D. (43 units) Approvd. Deve.opm. - Reserve at Sunset Lake (34.7 units)
1601	1	3B	MENSH, RAYMOND F + JUDY Y	60 W SUNSET DR	BRIDGETON NJ	08302	113.88	OLD DEERFIELD PIKE	
1705	4.01	15C	CITY OF BRIDGETON	E COMMERCE ST	BRIDGETON NJ	08302	42.93	66 PARK DR	
1706	1	15C	CITY OF BRIDGETON	E COMMERCE ST	BRIDGETON NJ	08302	11.75	61 PARK DR	
1706	2	1	LATTER-DAY SAINTS/TAX DEPT	50 EAST N TEMPLE ST	SALT LAKE CITY UT	84150	10.07	74 PARKVIEW HEIGHTS	
1706	2.01	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	0.22	53 PARK DR	

## CLARK BRANCH GREENWAY

**Open Space Significance:** Clark Branch flows to Bostwick Lake. Its lower reaches are part of the Cohansey Important Bird Area and there is preserved farmland along part of its length. A greenway along this stream could focus primarily on reducing land erosion and stormwater flows from the land area, which would help to protect Bostwick Lake and the Cohansey River.

**Potential Preservation Strategy:** Farm-assessed property could be preserved through Farmland Preservation Programs and farm enhancement programs could be used to fund restoration of wooded buffers along this creek. USDA-NRCS Farm Conservation Programs could be utilized to fund buffer restoration along the creek, where it is needed. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
301	3.01	3B	JOHNSON FARMS ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	24.55	82 TICES LANE	
301	10	3A	EACHUS, T GLENN + ELLA MAE	67 FRIESBURG RD	ELMER NJ	08318	86.50	67 FRIESBURG RD	Perm Preserved
301	11	3B	MCCRACKEN, DONALD J + HARRIET G	126 FRIESBURG RD	BRIDGETON NJ	08302	19.26	97 FRIESBURG RD	Perm Preserved
301	11.01	3A	SCHNEPP, JOSEPH A III + ANNA M	89 FRIESBURG RD	ELMER NJ	08318	19.87	89 FRIESBURG RD	
301	12	3B	NAABE, WILLIAM C SR + SARAHE	229 CENTER RD	ELMER NJ	08318	8.82	225 CENTER RD	
301	18.01	3A	RIO, NICHOLAS + SARILLEE	237 CENTER RD	ELMER NJ	08318	50.00	237 CENTER RD	
301	19	3A	MEHAFFEY, COOLIDGE	86 TICES LANE	ELMER NJ	08318	77.49	86 TICES LANE	Perm Preserved
302	2	3B	JOYCE, E + SON INC A NJ CORP	111 COLEMAN RD	ELMER NJ	08318	64.64	260 CENTER RD	Perm Preserved
302	9	3A	LANG, NEIL SR	230 CENTER RD	ELMER NJ	08318	8.54	238 CENTER RD	
302	13.01	3B	JOYCE, GEORGE E. JR., + MARY ANN	147 FRIESBURG RD	BRIDGETON NJ	08302	32.03	210 FRIESBURG RD	
302	15	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK N J	08302	20.04	167 FRIESBURG RD	Publicly owned

## STRETCH'S RUN GREENWAY

**Open Space Significance:** This greenway runs along Stretch's Run, a tributary of the Cohansey River. The lower reaches of the creek are within the Cohansey Important Bird Area. There is preserved farmland bordering the lower reaches of the creek, on the north side. The land along the south side of the creek is of high recharge value.

**Potential Preservation Strategy:** Like Clark Branch, this stream needs protection for purposes of water quality, primarily. The small number of vacant parcels located where the creek meets the Cohansey River could be preserved using NJ Green Acres funding, Cumberland County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property all along the south side of the creek could be preserved through Farmland Preservation Programs. USDA-NRCS Farm Conservation Programs could be utilized to fund buffer restoration along the creek, where/if needed. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
301	8	3A	SCHEESE, DONALD + JOAN	369 COHANSEY FRIESBURG RD	ELMER, NJ	08318	49.6	21 FRIESBURG RD	Perm preservation
401	2	3A	GRISCOM, JOHN THOMAS EST.	190 CENTER RD	BRIDGETON NJ	08302	120.15	190 CENTER RD	Perm preservation
401	3	3A	EVANOSKI, DAVID + PATRICIA	29 DEBORAH AVE	NEWCASTLE, DE	19720	18.97	160 CENTER RD	
401	4	15D	COMMUNITY FREE WILL BAPTIST CHURCH	2021 BURLINGTON RD	BRIDGETON NJ	08302	2.64	149 W DEERFIELD RD	
401	5	1	UNASSIGNED LOT NUMBER 2005	UNKNOWN	UNKNOWN	00000	3.04	153 W DEERFIELD RD	
401	6	1	ROSENQUEST, ROBERT + LENORA	58 NEW ST	BRIDGETON NJ	08302	3.35	161 W DEERFIELD RD	
401	3.02 & 22	3B	CAILLIAU, DONNA M	BOX 148	HANCOCKS BRIDGE NJ	08038	15.67	W DEERFIELD RD	
402	1	2	MILLS, WILLIAM C III + DOLLIE A	189 CENTER RD	BRIDGETON NJ	08302	7.27	189 CENTER RD	
402	1.02	1	CASTLE AGENCY LLC	228 S MAIN ST	WOODSTOWN NJ	08098	0.65	2 BEALS MILL RD	
402	1.03	1	WHEELER, PAUL L & VIRGINIA J	PO BOX 66	DEERFIELD STREET NJ	08313	0.67	104 FRIESBURG RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
402	3	3B	HAINES, CHAS W 11T, LARCHMONT FARMS	PO BOX 78	DEERFIELD NJ	08313	149.08	63 W DEERFIELD RD	
402	3.01	3B	GRISCOM, JOHN THOMAS	190 CENTER RD	BRIDGETON NJ	08302	0.59	179 CENTER RD	Perm preservation
402	4	3B	SCHEESE, DONALD	369 COHANSEY-FRIESBURG RD	ELMER NJ	08318	9.92	56 FRIESBURG RD	
402	4.01	2	LANG, CARL + DIANNE M	80 FRIESBURG RD	ELMER NJ	08318	7	80 FRIESBURG RD	
402	5	2	TAYLOR, GEORGE M JR + EVELYN	30 FRIESBURG RD	ELMER NJ	08318	20.77	30 FRIESBURG RD	
402	6	3B	VAN LIER, PHILIP E	PO BOX 35	DEERFIELD ST NJ	08313	54.52	1590 HIGHWAY 77	

## COHANSEY – RAILROAD CONNECTOR

**Open Space Significance:** This connector provides a greenway along a small unnamed stream that flows into the Cohansey River and is located halfway between Routes 540 and 689. The stream begins in farmland that is ranked as critical grassland-dependent species habitat. It then flows through critical upland forest for most of its length. The stream is entirely within the Cohansey Important Bird Area. The greenway crosses unpreserved farmland and connects to the Railroad Connector/Parsonage Loop just below Deerfield Street village. The west end of the stream is bounded by high value recharge land.

**Potential Preservation Strategy:** The forested upland area is important to protect because so much of this type of habitat has been lost in Upper Deerfield. The creek also needs protection for purposes of water quality. Farm-assessed property along its length could be preserved through Farmland Preservation Programs. USDA-NRCS Farm Conservation Programs could be utilized to fund buffer restoration along the creek, where/if needed. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
403	5	3B	JOHNSON FARM ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	61.31	132 CENTER RD	
404	4.02	3B	ACKLEY, JOAN	PO BOX 134	DEERFIELD NJ	08313	23.67	80 W DEERFIELD RD	
404	4.03	3B	ACKLEY, LILLIAN C/O DAVID ACKLEY	PO BOX 20	DEERFIELD NJ	08313	24.04	70 W DEERFIELD RD	
404	4.04	3B	ACKLEY, DAVID B + NANCY J	PO BOX 20	DEERFIELD NJ	08313	23.93	50 W DEERFIELD RD	
404	5	3A	ACKLEY, DAVID B + NANCY J	PO BOX 20	DEERFIELD NJ	08313	22.47	30 W DEERFIELD RD	
404	6	3A	BEHNKE, CAROLYN	PO BOX 15	DEERFIELD NJ	08313	15.17	12 W DEERFIELD RD	
404	29	3B	JOYCE, JAMES O	PO BOX 74	DEERFIELD NJ	08313	7.73	OLD DEERFIELD PIKE (REAR)	
404	31	3A	ALLISON, MARY EMMA W. TRUST	967 N LAKEVIEW DR	LOWELL IN	46356	43.57	575 OLD DEERFIELD PIKE	
404	32	3A	FOX, FRANK A	MAIN ST	DEERFIELD NJ	08313	58.43	565 OLD DEERFIELD PIKE	
404	33	3B	JOHNSON FARM ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	42.01	103 CENTER RD	
1706	1	15C	CITY OF BRIDGETON	E COMMERCE ST	BRIDGETON NJ	08302	11.75	61 PARK DR	
1706	2	1	LATTER-DAY SAINTS/TAX DEPT	50 EAST N TEMPLE ST	SALT LAKE CITY UT	84150	10.07	74 PARKVIEW HEIGHTS	
1706	2.01	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	0.22	53 PARK DR	Twp-owned

**HARROW – PARSONAGE LOOP GREENWAY**

**Open Space Significance:** Both of the streams in this greenway loop are within the Cohansey Important Bird Area with Harrow Run entirely within the IBA. Parsonage Run has two large areas of critical upland forest habitat on its south side and a long stretch of critical emergent wetlands along its lower end. It flows through critical forested wetlands before joining the Cohansey River. Both streams are surrounded by critical grassland-dependent species habitat for their entire lengths. These waterways are undoubtedly used for foraging and nesting by the species documented for the Cohansey River – the bald eagle, Coopers hawk, and barred owl, because of the proximity to the Cohansey and the variety of habitats adjoining these streams. Preservation of this area would protect all the natural resource values just discussed and would serve as a corridor for movement of wildlife.

The upstream ends of Harrow Run are located on or next to small Deerfield Street village properties and the stream is relatively close to the road, although it also flows through some preserved farm parcels. Parsonage Run is more wooded for its full length, even as it crosses Route 77 and the preserved farmland parcels on its eastern end. Both streams are bounded by high recharge value lands, especially on the eastern end of Parsonage Run.

**Potential Preservation Strategy:** The critical habitats are important to protect because of their high biodiversity value. Vacant parcels could be preserved using NJ Green Acres funding, Cumberland County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property along its length could be preserved through Farmland Preservation Programs. USDA-NRCS Farm Conservation Programs could be utilized to fund buffer restoration along both creeks, where it is needed. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The upstream reaches of Harrow Run cannot easily be protected through acquisition of land or easements because of the small size of the properties it traverses. However, development and distribution of good stewardship information could be valuable in that area.

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Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
404	28	1	BEHNKE, CAROLINE A	PO BOX 15	DEERFIELD NJ	08313	3.67	577 OLD DEERFIELD PIKE	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
404	30	1	ALLISON, MARY EMMA W. TRUST	967 N LAKEVIEW DR	LOWELL IN	46356	0.81	581 OLD DEERFIELD PIKE	
404	31	3A	ALLISON, MARY EMMA W. TRUST	967 N LAKEVIEW DR	LOWELL IN	46356	43.57	575 OLD DEERFIELD PIKE	
404	32	3A	FOX, FRANK A	MAIN ST	DEERFIELD NJ	08313	58.43	565 OLD DEERFIELD PIKE	
404	35	3A	MEHAFFEY, G DOUGLAS & LINDA	157 SEELEY RD	BRIDGETON NJ	08302	117.75	157-159-SEELEY RD	Perm preservation
404	37	15D	DEERFIELD PRESB CHURCH	557 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	5.58	557 OLD DEERFIELD PIKE	
405	1	15E	DEERFIELD PRESB CHURCH	530 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	6.77	OLD DEERFIELD PIKE	
406	16.01						9.23		
406	20	3A	WETHERINGTON, JEFFREY D + KATHLEEN	554 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	40.93	554 OLD DEERFIELD PIKE	
406	21	3B	WETHERINGTON, JEFFREY D+ KATHLEEN A	554 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	1.53	19 POLK LANE	
406	22	3B	WETHERINGTON, JEFFREY D & KATHLEEN	554 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	1.55	13 POLK LANE	
406	25	3B	FOX, FRANK A	MAIN ST	DEERFIELD NJ	08313	2.07	534 OLD DEERFIELD PIKE	
406	26	1	SEABROOK HOUSING CORPORATION	PO BOX 5128	SEABROOK NJ	08302	0.73	5 POLK LANE	
406	26.01	15D	DEERFIELD PRESB CHURCH	530 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	0.59	3 OLD DEERFIELD PIKE	
406	26.02	1	SEABROOK HOUSING CORPORATION	PO BOX 5128	SEABROOK NJ	08302	0.77	9 POLK LANE	
406	27	15D	DEERFIELD PRESB CHURCH	530 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	1.88	530 OLD DEERFIELD PIKE	
501	9	3A	BROCK, EDWARD + ANGELINA	4189 ROUTE 9	FREEHOLD NJ	07728	116.26	55 POLK LANE	Perm preservation
501	9.01	15F	SEABROOK HOUSE	PO BOX 55	SEABROOK NJ	08302	36.45	125 POLK LANE	
501	9.03	3B	BERNSTEIN, MICHAEL + LUCINDA	68 HITCHNER AVE	BRIDGETON NJ	08302	12.51	111 POLK LANE	
501	9.04	3B	BROCK, EDWARD + ANGELINA	4189 ROUTE 9	FREEHOLD NJ	07728	9.9	95 POLK LANE	Perm preservation
501	9.07	3A	COMER, ROBERT L & DOROTHY A	99 POLK LANE	BRIDGETON NJ	08302	9.62	99 POLK LANE	
501	9.08	3B	BERNSTEIN, MICHAEL + LUCINDA	68 HITCHNER AVE	BRIDGETON NJ	08302	13.78	105 POLK LANE	
502	1	3A	FLOOD, EDWARD T JR + ANN DEBORAH	1417 HIGHWAY 77	BRIDGETON, NJ	08302	15.66	1417 HIGHWAY 77	
502	1.02	3B	BROCK, EDWARD + ANGELINE	4189 ROUTE 9	FREEHOLD NJ	07728	49.22	1429 HIGHWAY 77	Perm preservation
502	1.03	2	BRODO, ROBERT J + LAUREN M	1409 HIGHWAY 77	BRIDGETON NJ	08302	5.87	1409 HIGHWAY 77	
502	3	3A	MILLIKEN, ROBERT + DOROTHY	39 NORTHVILLE RD	BRIDGETON NJ	08302	42.69	39 NORTHVILLE RD	
502	3.01	2	SCHMIDT, MAX + KATHLEEN	PO BOX 193	DEERFIELD NJ	08313	8.38	21 NORTHVILLE RD	
502	6	1	FORD, BEN LEWIS + ZELAHIVES	50 NORTHVILLE RD	BRIDGETON NJ	08302	0.9	15 NORTHVILLE RD	
502	7	15D	SEABROOK BUDDHIST CHURCH	9 NORTHVILLE RD	BRIDGETON NJ	08302	6.24	9 NORTHVILLE RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
502	11	3B	BROCK, EDWARD + ANGELINA	4189 ROUTE 9	FREEHOLD NJ	07728	41.11	100 POLK LANE	Perm preservation
502	16	3B	SEABROOK INVESTMENT PARTNERS LP	PO BOX 5103	SEABROOK NJ	08302	132.69	81 NORTHVILLE RD	Perm preservation
502	16.01	3B	BROCK, EDWARD + ANGELINA	4189 ROUTE 9	FREEHOLD NJ	07728	14.63	100 POLK LANE	Perm preservation
502	16.02	3A	SEABROOK, WILLIAM E + LOU ANN	152 POLK LANE	BRIDGETON NJ	08302	41.23	152 POLK LANE	
502	17	15F	SEABROOK HOUSE INC	PO BOX 5055	SEABROOK NJ	08302	2.9	136 POLK LANE	
813	5	3A	HOOGENDORN, JOHN E	1393 HIGHWAY 77	BRIDGETON NJ	08302	7.58	1393 HIGHWAY 77	
901	1	3B	HLUCHY, ROBERT F + JOYCEL	313 SPTSWOOD GRVL HILL RD	MONROE TWP NJ	08831	68.98	1410 HIGHWAY 77	Perm preservation
901	1.04	1	HOLLYVIEW DEVELOPMENT CORP I	118-35 QUEENS BLVD 9TH FL	FOREST HILLS NY	11375	38.37	1380 HIGHWAY 77	
901	6 & 7	1	KMT PROPERTIES LLC	1210 ROUTE 40	WOODSTOWN NJ	08098	10.88	21 N PARSONAGE RD	
901	7								
901	10	3B	HLUCHY, ROBERT E	313 SPTSWOOD GRVL HILL RD	MONROE TWP NJ	08831	109.28	484 OLD DEERFIELD PIKE	Perm preservation
902	1	3B	ACHEE, R GRAY	RR 3 BOX 308	WOODSTOWN NJ	08098	41.62	1092 PARSONAGE RD	
902	2	1	PAPPAS, CLEMENT + CO, INC	10 N PARSONAGE RD	BRIDGETON, NJ	08302	2.92	14 N PARSONAGE	
904	2	3B	SEABROOK BROS + SONS, INC	P O BOX 5103	SEABROOK NJ	08302	194.75	OLD DEERFIELD PIKE	
1001	2	3A	COLES, FRANK S + HANNAH M	135 SEELEY RD	BRIDGETON NJ	08302	85.03	135 SEELEY RD	Perm preservation
1001	2.01						6.19		
1001	5	3A	LARUE, HOWARD D II	5 CAKE RD	BRIDGETON NJ	08302	10.68	91 SEELEY RD	
1001	5.01	3B	LOEW, FRANK E & LINDA S	20 CAKE ROAD	BRIDGETON NJ	08302	1.87	9 CAKE RD	
1001	5.02	3B	LOEW, FRANK E & LINDA S	20 CAKE RD	BRIDGETON NJ	08302	28.33	11 CAKE RD	
1001	6	1	PRATT, BARBARA W	77 SEELEY RD	BRIDGETON NJ	08302	2.73	SEELEY RD	
1002	4	3B	LOEW, FRANK E & LINDA S	20 CAKE RD	BRIDGETON NJ	08302	53.16	18 CAKE RD	
1003	1	3A	MEHAFFEY, DOUGLAS G	PO BOX 92	DEERFIELD NJ	08313	55.22	509 OLD DEERFIELD PIKE	
1003	2	3B	SEABROOK BROS + SONS, INC	PO BOX 5103	SEABROOK NJ	08302	239.49	225 FINLEY RD	
1003	7.01						71.35		
1003	7.03	3B	MEHAFFEY, DOUGLAS K + MICHELE R	459 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	18.85	435 OLD DEERFIELD PIKE	
1003	7.04	3A	MEHAFFEY, DOUGLAS K + MICHELE R	459 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	32.21	459 OLD DEERFIELD PIKE	
1003	8	3B	SEABROOK BROTHERS + SONS INC	PO BOX 5103	SEABROOK NJ	08302	114.19	100 SEELEY RD	

## RAILROAD CONNECTOR

**Open Space Significance:** Located along the Deerfield Running Branch railroad right-of-way (ROW) from Loper Loop northward, this greenway connector is already owned by Upper Deerfield Township. The ROW passes through some critical upland forest habitat and continues to the railroad endpoint at the Clement Pappas plant. It connects there to the Harrow – Parsonage Loop. This connector is part of a potential pedestrian/bike route.

**Potential Preservation Strategy:** The forested upland area along this connector is important to protect, because so much of this type of habitat has been lost in Upper Deerfield. The main objective here will be to investigate the best means of developing a trail for use by residents, which will entail looking at the connections and endpoints and their relationship to the adjoining business properties.

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Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
402	21.01	3A	RUSSELL, BEVERAN + VELAN	PO BOX 131	DEERFIELD NJ	08313	8.58	21 W DEERFIELD RD	
404	6	3A	BEHNKE, CAROLYN	PO BOX 15	DEERFIELD NJ	08313	15.17	12 W DEERFIELD RD	
404	12.01	1	UHLAND, DAVID R + GAIL M	PO BOX 115	DEERFIELD NJ	08313	0.49	W DEERFIELD RD	
404	21.01	1	JOYCE, CHARLES E + JAMES O	PO BOX 74	DEERFIELD ST. NJ	08313	0.78	OLD DEERFIELD PIKE	
404	24	3B	CASPER, TODD + MARGRET	181 POLK LANE	BRIDGETON NJ	08302	5.84	593 OLD DEERFIELD PIKE	
404	28	1	BEHNKE, CAROLINE A	PO BOX 15	DEERFIELD NJ	08313	3.67	577 OLD DEERFIELD PIKE	
404	29	3B	JOYCE, JAMES O	PO BOX 74	DEERFIELD NJ	08313	7.73	OLD DEERFIELD PIKE (REAR)	
404	30	1	ALLISON, MARY EMMA W. TRUST	967 N LAKEVIEW DR	LOWELL IN	46356	0.81	581 OLD DEERFIELD PIKE	
404	31	3A	ALLISON, MARY EMMA W. TRUST	967 N LAKEVIEW DR	LOWELL IN	46356	43.57	575 OLD DEERFIELD PIKE	
406	20	3A	WETHERINGTON, JEFFREY D + KATHLEEN	554 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	40.93	554 OLD DEERFIELD PIKE	
406	22	3B	WETHERINGTON, JEFFREY D & KATHLEEN	554 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	1.55	13 POLK LANE	
406	25	3B	FOX, FRANK A	MAIN ST	DEERFIELD NJ	08313	2.07	534 OLD DEERFIELD PIKE	
406	26	1	SEABROOK HOUSING CORPORATION	PO BOX 5128	SEABROOK N J	08302	0.73	5 POLK LANE	
406	26.02	1	SEABROOK HOUSING CORPORATION	PO BOX 5128	SEABROOK NJ	08302	0.77	9 POLK LANE	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
901	6	1	KMT PROPERTIES LLC	1210 ROUTE 40	WOODSTOWN NJ	08098	1.1	21 N PARSONAGE RD	
901	7	1	KMT PROPERTIES LLC	1210 ROUTE 40	WOODSTOWN NJ	08098	1.1	21 N PARSONAGE RD	
901	10	3B	HLUCHY, ROBERT E	313 SPTSWOOD GRVL HILL RD	MONROE TWP NJ	08831	109.28	484 OLD DEERFIELD PIKE	Perm. Preservation
901	4 & 5	1	KMT PROPERTIES LLC	1210 ROUTE 40	WOODSTOWN NJ	08098	19.02	5 N PARSONAGE RD	
905	1	4B	PAPPAS, CLEMENT + CO, INC	10 N PARSONAGE RD	BRIDGETON, NJ	08302	41.92	1045 PARSONAGE RD	
905	2	4B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK NJ	08302	14.08	1031 PARSONAGE RD	
905	6	1	NATURE'S CHOICE CORPORATION	1111 SPRINGFIELD RD 2- FL	UNION NJ	07083	49.42	1350 HIGHWAY 77	
905	7	4A	NATURE'S CHOICE CORPORATION	1111 SPRINGFIELD RD 2- FL	UNION NJ	07083	48.34	1310 HIGHWAY 77	
905	8	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	3.48	1322 HIGHWAY 77	Publicly-owned
905	8.01	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK N J	08302	7.2	1324 HIGHWAY 77	Publicly-owned
905	8.02	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	3.48	1322 HIGHWAY 77	Publicly-owned
905	9	3B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK NJ	08302	78.23	85 FINLEY RD	
905	10	3B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK N J	08302	27.44	53 FOSTER RD	
905	11	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK N J	08302	9.79	1324 HIGHWAY 77	Publicly-owned
905	12	3B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK N J	08302	2.92	53 FOSTER RD	
1108	7	3B	SEABROOK BROTHERS + SONS	PO BOX 5103	SEABROOK NJ	08302	155.93	FINLEY RD	
1201	1	4A	ENCH, ROBERT + BENJAMIN KASPER	129 HUNTER ST	N BABYLON NY	11703	142.82	1274 + 1276 HIGHWAY 77	
1205	1.01	1	SALEM/CUMBERLAND GAME CONS	11 GLENVIEW TERRACE	BRIDGETON NJ	08302	2.34	86 FINLEY RD	
1205	1.02	3B	SASSO, VINCENT + PETER MCCUSKER	184 CLAY PITTS RD	GREENLAWN NY	11740	8.63	FINLEY RD	

## FOSTER RUN GREENWAY

**Open Space Significance:** Foster Run branches off from Parsonage Run. It flows across unpreserved farmland, crosses the Railroad Connector and Route 77, and continues to the Recreation Complex. A very large parcel of critical upland forest is located immediately south of the stream. Forested wetlands are located at the stream's confluence with Parsonage Run. There are three vernal pools located along its length and in the upland forest adjoining it. Headwaters of Foster Run are located on the east side of Route 77 in forested areas of farmland that is critical grassland-dependent species habitat. The stream west of Route 77 is within the Cohamsey Important Bird Area.

Preservation of this stream corridor and of the forested land south of the stream is important to the protection of the Cohamsey corridor, since this habitat is utilized by the same species as are found there. The large amount of upland forest is also important to preserve because so much of this type of habitat has been lost in Upper Deerfield. The potential connection of this area to the Recreation Complex through some type of trail development for residents makes this a high value area for preservation.

**Potential Preservation Strategy:** Farm-assessed property along the length of Foster Run could be preserved through Farmland Preservation Programs. Vacant parcels and the large upland forest parcels could be preserved using NJ Green Acres funding, Cumberland County Open Space funds, and/or Municipal Open Space funds, as well as farmland preservation funds. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

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Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
802	1	3B	WENGER, JAMES N + BARBARA J	569 NIXON AVE	BRIDGETON NJ	08302	159.77	BIG OAK RD	Perm Preservation
803	1	2	MUNYAN, LINWOOD JR + JEAN D	50 OLD BURLINGTON RD	BRIDGETON NJ	08302	13.61	52 OLD BURLINGTON RD	
803	2	2	MUNYAN, LINWOOD JR + JEAN D	50 OLD BURLINGTON RD	BRIDGETON NJ	08302	10.35	50 OLD BURLINGTON RD	
803	5.01	3B	CHIARI, JOHN F III + OVERSTREET, RON	167-169 OLD BURLINGTON RD	BRIDGETON NJ	08302	34.66	1321 OLD BURLINGTON RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
803	5.01	3B	CHIARI, JOHN F III + OVERSTREET, RON	167-169 OLD BURLINGTON RD	BRIDGETON NJ	08302	34.66	1321 OLD BURLINGTON RD	
803	3	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK N J	08302	6.41	2 + 10 HOOVER RD	Publicly-owned
803	6	15C	UPPER DEERFIELD TWP, MUN BLDG	PO BOX 5098	SEABROOK, NJ	08302	1.95	92 OLD BURLINGTON RD	Publicly-owned
803	8	4A	CHIARI ENTERPRISES INC	PO BOX 5005	SEABROOK NJ	08302	8.11	1317 HIGHWAY 77	
803	9	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	65.09	26 + 50 HOOVER RD	
803	10	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	10.75	80 OLD BURLINGTON RD	
904	2	3B	SEABROOK BROS + SONS, INC	P O BOX 5103	SEABROOK N J	08302	194.75	OLD DEERFIELD PIKE	
905	1	4B	PAPPAS, CLEMENT + CO, INC	10 N PARSONAGE RD	BRIDGETON, NJ	08302	41.92	1045 PARSONAGE RD	
905	2	4B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK NJ	08302	14.08	1031 PARSONAGE RD	
905	6	1	NATURE'S CHOICE CORPORATION	1111 SPRINGFIELD RD 2-FL	UNION NJ	07083	49.42	1350 HIGHWAY 77	
905	7	4A	NATURE'S CHOICE CORPORATION	1111 SPRINGFIELD RD 2-FL	UNION NJ	07083	48.34	1310 HIGHWAY 77	
905	9	3B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK NJ	08302	78.23	85 FINLEY RD	
905	10	3B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK N J	08302	27.44	53 FOSTER RD	
905	12	3B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK N J	08302	2.92	53 FOSTER RD	
905	8 & 8.02	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	3.48	1322 HIGHWAY 77	
905	8.01	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK N J	08302	7.2	1324 HIGHWAY 77	
905	11	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK N J	08302	9.79	1324 HIGHWAY 77	
1003	2	3B	SEABROOK BROS + SONS, INC	PO BOX 5103	SEABROOK N J	08302	239.49	225 FINLEY RD	
1003	7.03	3B	MEHAFFEY, DOUGLAS K + MICHELE R	459 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	18.85	435 OLD DEERFIELD PIKE	

**EAST – WEST CONNECTOR**

**Open Space Significance:** This connector is designed to link the west and east sides of the township. It crosses from the Recreation Complex, traveling across preserved farmland, critical grassland-dependent species habitat, and critical upland forest next to and within the Muddy Run Greenway. The objective here is to investigate the possibility of pedestrian movement between the Foster Run and Muddy Run Greenways and to strengthen protection of the critical habitats along the way.

**Potential Preservation Strategy:** Farm-assessed property along this Connector’s length could be preserved through Farmland Preservation Programs. Discussion with farm owners about possible access across or alongside their land could be initiated. Stewardship information about the critical habitats should be developed and distributed. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
708	7	2	HOFFMAN, JAMES R + MARYANN	41 FOX RD	BRIDGETON NJ	08302	5.84	41 FOX RD	
708	8	1	WALTI, ALEX C/O JANNONE, GLADYS	2610 HERITAGE FARM DR	WILMINGTON DE	19808	11.35	NORTHVILLE RD (REAR)	
708	5.03	3B	HENRY, HARRIET ET ALS	360 CENTERTON RD	BRIDGETON NJ	08302	151.3	370 CENTERTON RD	
801	10	3A	DUBOIS, HENRY + STEVEN	872 BURLINGTON RD	PITTSBURGH NJ	08318	54.99	111 OLD BURLINGTON RD	Perm. Preservation
708	9	3B	HOPEWELL, NURSERY	54 HARMONY RD	BRIDGETON NJ	08302	80.21	104 WEBER RD	Perm. Preservation
801	11	3B	DUBOIS, HENRY D + STEVEN J	872 BURLINGTON RD	PITTSBURGH, NJ	08318	67.35	FOX RD	Perm. Preservation

## LOPER RUN LOOP

**Open Space Significance:** This greenway starts at the Cohansey River, travels through a large parcel owned by Upper Deerfield Township, goes along Silver Lake and a corner of the High School property, turns south along the Deerfield Running Branch Railroad right-of-way (ROW) to the boundary of the township with Bridgeton, and turns west along that boundary until it meets Sunset Lake.

On the north end of the loop (the Silver Lake end) and also on the south end (along the township border) there are many small developed properties and more housing is scheduled to be built. The north end already has a walking trail and some land along the lake. Any possibility for a walking trail would serve the passive recreation needs of residents in this populous southwest area of the township. It may not be possible to close the loop completely, but a good percentage of the area could accommodate pedestrian access, especially along the railroad ROW. The railroad ROW would also link to the proposed town center and entertainment district outlined in the township's redevelopment plan. The Loop's connection to the high school property also has benefits for pedestrian access by students living in the neighborhood.

The Silver Lake end of this loop and Loper Run itself are within the Cohansey Important Bird Area. This stream also needs water quality improvement. The lake is accessible from Silver Lake Road but the north lake bank is very narrow, due to the road, and the lake is poorly buffered on both sides. The lake water quality is also poor. The main objective of the Loop is to investigate the potential for new pedestrian trails and connections to existing ones. Doing so will offer an opportunity to identify measures to improve water quality through restoration of buffers, retrofits of stormwater runoff structures, and distribution of important stewardship information to residents of the area.

**Potential Preservation Strategy:** Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance. Engaging local residents around the lake and along the stream as volunteers in water quality management efforts could be productive, along with working with students from the high school.

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Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
1101	8.04	2	DELP, KATHY D	PO BOX 403	BRIDGETON NJ	08302	7.16	229 SILVER LAKE RD	
1106	11	1	WRONIUK, MICHELLE KELLY	811 LANDIS AVENUE	BRIDGETON NJ	08302	0.36	22 SILVER BROOK DR	
1106	12	1	HURSEY, D EDWIN	165 SPRUCE ST	BRIDGETON NJ	08302	0.44	24 SILVER BROOK DR	
1106	14	1	AKILLI, OZKAN & MELIKE	75 ORILLA DR	BRIDGETON NJ	08302	0.49	28 SILVER BROOK DR	
1106	16	1	UNASSIGNED LOT NUMBER	UNKNOWN	UNKNOWN	00000	0.49	SILVER BROOK DR	
1107	2	2	STUTZMANN, RICHARD & BARBARA	2 ABBEY RD	BRIDGETON NJ	08302	11.38	2 ABBEY RD	
1107	2.02	1	SILVER LAKE LLC	153 LOVE LANE	BRIDGETON NJ	08302	25.84	SILVER LAKE RD (LAKE)	
1107	2.08	2	KELLEY, TOMMY + ARDELINDA BRUNO, FRANK P JR + MARLENE L	285 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	5.89	285 OLD DEERFIELD PIKE	
1107	3	3B		185 SILVER LAKE RD	BRIDGETON NJ	08302	1.09	176 SILVER LAKE RD	
1107	7	1	HOWARD, ELIZABETH	PO BOX 202	DEERFIELD NJ	08313	0.83	SILVER LAKE RD (REAR)	
1107	15	15D	HOPE FREE WILL BAPT CHURCH	908 PORCHTOWN RD	FRANKLINVILLE NJ	08322	2.7	152 SILVER LAKE RD	
1107	17	2	COCOVE, RALPH A + ANNA M	301 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	11.26	301 OLD DEERFIELD PIKE	
1108	6	3A	OVERDEVEST, EDWARD J	310 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	50.89	316 OLD DEERFIELD PIKE	8-Year Farmland Prog
1108	7	3B	SEABROOK BROTHERS + SONS	PO BOX 5103	SEABROOK NJ	08302	155.93	FINLEY RD	
1109	2	3A	TURNER, E JUDDSON & VERNA	261 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	17.38	266 OLD DEERFIELD PIKE	
1109	4	15A	CUMBERLAND REG SCH DIST	PO BOX 5115	SEABROOK NJ	08302	140.26	90 SILVER LAKE RD	
1205	1	3B	SASSO, VINCENT + MCCUSKER, PETER	184 CLAY PITTS RD	GREENLAWN NY	11740	73.58	HIGHWAY 77	
1205	1.02	3B	SASSO, VINCENT + PETER MCCUSKER	184 CLAY PITTS RD	GREENLAWN NY	11740	8.63	FINLEY RD	
1205	3	1	UNASSIGNED LOT NUMBER 2000	UNKNOWN	UNKNOWN	00000	11.61	SILVER LAKE RD	
1205	3.01	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	9.47	SILVER LAKE RD (REAR)	Publicly-owned
1205	3.02	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	3.65	SILVER LAKE TO FINLEY RD	Publicly-owned
1207	1.1.01, 2.3	3B	DALESSIO, MARY ANNE J	PO BOX 1691	QUOGUE NY	11959	87.33	HIGHWAY 77 & LOVE LANE	
1207	1.01	3B	DALESSIO, MARY ANNE J	PO BOX 1691	QUOGUE NY	11959	35.64	HIGHWAY 77 & LOVE LANE	
1207	3	3B	DALESSIO, MARY ANNE J	PO BOX 1691	QUOGUE NY	11959	2.19	HIGHWAY 77 & LOVE LANE	
1207	3.01	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	2.89	LOVE LANE TO SILVER LAKE	Publicly-owned
1208	1	3B	PROVIDENT DEVELOPMENT LLC	562-B LIPPINCOTT DR	MARLTON NJ	08053	128.66	HIGHWAY 77&LOVE LANE	
1208	1.02	3B	BENCH REALTY	129 HUNTER AVE	NORTH BABYLON	11703	52.58	CORNWELL DR	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
					NY				
1208	1.04	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098 500 ALLOWAY-ALDINE RD	SEABROOK NJ	08302	5.46	CORNWELL DR THRU LOVE LN	Publicly-owned
1208	1.05	4A	ENGLISH, MARION + CHERYL M		ELMER NJ	08318	10.35	40 LOVE LANE	
1208	3	15C	ST OF NJ, DEPT OF LAW + PUBLIC SAF	25 MARKET ST	TRENTON N J	08625	1.23	104 CORNWELL DR	State-owned
1208	3.01	15C	ST OF NJ, DEPT OF LAW + PUBLIC SAF	25 MARKET ST	TRENTON N J	08625	1.23	102 CORNWELL DR	State-owned
1301	1	3B	BENCH REALTY	129 HUNTER AVE	NORTH BABYLON NY	11703	217.15	LOVE LANE	Apprvd. Developm - Sanctuary (184 units)
1301	1.09	1	PLUMMER, C BARRY & CARLA A	180 RICHARDS RD	BRIDGETON NJ	08302	2.67	110 CORNWELL DR	
1401	2.05	2	SLONE, HELEN L & KLEIN, JAMES J	232 LOVE LANE	BRIDGETON NJ	08302	5.82	232 LOVE LANE	
1401	2.06	1	SLONE, HELEN LEE	232 LOVE LANE	BRIDGETON NJ	08302	2.79	236 LOVE LANE	
1706	2	1	LATTER-DAY SAINTS/TAX DEPT	50 EAST N TEMPLE ST	SALT LAKE CITY UTAH	84150	10.07	74 PARKVIEW HEIGHTS	
1706	7	1	RILEY, DOROTHY	30 PARKVIEW HEIGHTS	BRIDGETON NJ	08302	0.41	28 PARKVIEW HEIGHTS	
1801	38	1	WILSON, GERALD	25 ALBERTSON AVE	BRIDGETON NJ	08302	0.81	30 LAUREL HEIGHTS DR	
1807	66	1	BRANDT, JASON	2171 WEST OAK RD UNIT A	VINELAND NJ	08360	0.65	40 LAUREL HEIGHTS DR	
1808	1	15C	UPPER DEERFIELD TWP INTEGRITY LAND DEVELOPMENT INC	PO BOX 5098	SEABROOK NJ	08302	1.15	LAUREL HEIGHTS DR	Publicly-owned
1808	2	3A	NICOSIA, IRENE + EVELYN YANCOSKIE	650 STREAM RIDGE LANE	TREVOS PA	19053	9.37	77 LAUREL HEIGHTS DR	
1808	3	1		55 RICHARDS RD	BRIDGETON NJ	08302	20.97	LAUREL HEIGHTS DR (REAR)	
1808	16	1	GRIMES, TAURUS	810 CHESTNUT AVE	BRIDGETON NJ	08302	1.85	LAUREL HEIGHTS DR (REAR)	
1808	17	1	DALESSIO, MARY ANNE	PO BOX 1691	QUOGUE NY	11959	27.45	119 LAUREL HEIGHTS DR	
1808	19	2	WILLE, PAUL T & GERALDINE E	718 CHESTNUT AVE	BRIDGETON NJ	08302	13.18	LAUREL HEIGHTS DR (REAR)	
1808	36	15D	SEVENTH DAY ADV CHUR % J FELIP	33 LOGAN ST	BRIDGETON NJ	08302	3.74	36 OLD DEERFIELD PIKE	
1808	39.02	1	TUTHILL, BUDDY A	24 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	1.67	26 OLD DEERFIELD PIKE	
1901	8	1	FOUNDERS REALTY III C/O LAUREL PLAZA	349 CHANTICLEER	CHERRY HILL NJ	08003	13.15	1000 TO 1020 N PEARL ST	
1901	15	3B	SASSO, VINCENT + MCCUSKER, PETER	184 CLAY PITTS RD	GREENLAWN NY	11740	33.36	65 CORNWELL DR	
1901	16	1	NICOSIA, IRENE + EVELYN YANCOSKIE	55 RICHARDS RD	BRIDGETON NJ	08302	10.11	N PEARL ST (REAR)	
2901	3.4,7,1 1,12	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	8.24	CITY LINE TO SEABROOK	Publicly-owned

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2901	8	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	13.24		Publicly-owned
2901	9	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	6.38		Publicly-owned
2901	10	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	1.36		Publicly-owned

**CORNWELL RUN GREENWAY**

**Open Space Significance:** This greenway runs along Cornwell Run, which is within a heavily developed section of the township, with additional development scheduled to occur. The greenway connects the township-owned parcel along the Cohanse River to Loper Loop Greenway and to the railroad right-of-way. A parcel to the south of Cornwell Run, which is under construction, has four vernal pools, shown on maps, that are probably on the lower elevations of the site. This part of the Cohanse has bluffs and steep slopes. The stream and the forested areas along it are part of the Cohanse Important Bird Area.

The forested upland area along this stream has been lost to development. It is important to get maximum protection of the floodplains along the Cohanse at the base of the bluffs and to promote stewardship of the steep slopes. Water quality is an issue, as well, but the main objective here is to develop and distribute good educational information to the residents within the greenway, especially about protecting trees and buffers along the stream and protecting the slopes. It would also be beneficial to look for opportunities to increase access to the stream itself.

**Potential Preservation Strategy:** Vacant parcels could be preserved using NJ Green Acres funding, Cumberland County Open Space funds, and/or Municipal Open Space conservation funds. Easements could be pursued for undeveloped portions of those properties listed as residential. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

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Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
1301	1	3B	BENCH REALTY	129 HUNTER AVE	NORTH BABYLON NY	11703	217.15	LOVE LANE	Apprvd. Developm. - Sanctuary (184 units)
1301	37	15E	LAUREL LAWN CEM ASSOC	134 W BROAD ST	BRIDGETON NJ	08302	33.05	170 OLD DEERFIELD PIKE	
1503	28	1	HAWK, DEAN & INGRID	6 MERRITT AVE	BRIDGETON NJ	08302	5.22	9 BUTTON MILL RD	
1503	28-01	1	KELLAR, FRED + SANDRA	381 PAYNE RD	LEXINGTON NC	27295	5.4	260 CORNWELL DR	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
1503	28.04	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	0.16	5 BUTTON MILL RD	Publicly-owned
1503	28.05	1	MODRI, RYAN & STEFANIE T HAWK MODRI	4 PARK AVE	NATICK MA	01760	6.36	31 ACORN DRIVE	
1503	30	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	1.69	240 CORNWELL DR	Publicly-owned
1503	31	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	0.33	234 CORNWELL DR	Publicly-owned
1503	33	1	MCGOWAN, JACK + HELEN	221 CORNWELL DR	BRIDGETON NJ	08302	0.24	220 CORNWELL DR	
1503	34	1	MCGOWAN, JACK + HELEN	221 CORNWELL DR	BRIDGETON NJ	08302	0.23	216 CORNWELL DR	
1503	35	1	LAYMAN, LEWIS D + RUTH	217 CORNWELL DR	BRIDGETON NJ	08302	0.3	212 CORNWELL DR	
1503	36	1	MCGOWAN, JACK + LAYMAN, LEWIS	221 CORNWELL DR	BRIDGETON NJ	08302	0.79	210 CORNWELL DR	
1509	1	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK N J	08302	0.26	HOOD DR	Publicly-owned
1601	1	3B	MENSH, RAYMOND F + JUDY Y	60 W SUNSET DR	BRIDGETON NJ	08302	113.88	OLD DEERFIELD PIKE	Approval developm. - Reserve at Sunset Lake (347 units)
1801	5	1	MERIT CONSTRUCTION, LLC	1175 MORTON AVENUE	PITTSBURGE NJ	08318	0.82	78 ROBERTS AVE	
1801	16	1	DILEONARDO, ANGELO + JEANNA	200 CORNWELL DR	BRIDGETON NJ	08302	1.81	CORNWELL DR	
1801	17.01	1	DILEONARDO, ANGELO + JEANNA	200 CORNWELL DR	BRIDGETON NJ	08302	2.07	CORNWELL DR	
1801	18	1	BENCH REALTY	129 HUNTER AVE	BABYLON NY	11703	0.97	LAUREL HEIGHTS DR	
1801	19	1	TANIMAE, TARMO + CAROL	34 WESTWARD DR	BRIDGETON NJ	08302	0.99	CORNWELL DR	

**INDIAN RUN GREENWAY**

**Open Space Significance:** Indian Run is a headwater stream of the Maurice River system and flows into Parvin Lake. It is located on the northeast side of Upper Deerfield. The stream has critical upland forest along its southern side which is also high value recharge land. The stream flows through non-preserved farmland, some of which is critical grassland-dependent species habitat. The greenway is close to and partially crosses the land owned by Rutgers and it meets the Bridgeton Rail-to-Trail pathway.

**Potential Preservation Strategy:** The forested upland area within this greenway is important to protect, because so much of this type of habitat has been lost in Upper Deerfield. The creek also needs protection for purposes of water quality, especially because of its potential impact on the water of Parvin Lake. Farm-assessed properties along its length could be preserved through Farmland Preservation Programs. USDA-NRCS Farm Conservation Programs could be utilized to fund buffer restoration along the creek, where/if needed. Stewardship information should be developed and distributed to residents in the area about the stream and about the critical habitats. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

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Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
202	7	3A	HETZELL, NEAL L.	320 OLD BURLINGTON RD	ELMER NJ	08318	15.51	320 OLD BURLINGTON RD	
202	8.01	3B	JOHNSON FARMS ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	70.9	155 DEERFIELD RD	
501	7	3A	E BROCK LIMITED	16 CEDAR DR	COLTS NECK NJ	07722	21.23	124 DEERFIELD RD	
501	8	1	GECK, ANTON	32A INDEPENDENCE PKWY	WHITING NJ	08759	0.95	160 DEERFIELD RD	
501	9.06	3B	KEENE, LONA	64 AMERICAN AVE	BRIDGETON NJ	08302	23.79	300 OLD BURLINGTON RD	
601	1	3B	CASPER, TODD K & MARGRET L	181 POLK LANE	BRIDGETON NJ	08302	6.96	311 OLD BURLINGTON RD	
601	2	1	BROWN, RAYMOND L & JORDAN, YVETTE A	193 DEERFIELD RD	ELMER NJ	08318	1.6	213 POLK LANE	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
601	4	15F	SEABROOK HOUSE INC	33 POLK LN PO BOX 5055	SEABROOK NJ	08302	2.37	223 POLK LANE	
602	1	3A	BACON, JOHN F JR	84 HALBE LANE WEST	CAPE MAY COURT HOUSE NJ	08210	63.34	331 OLD BURLINGTON RD	
602	4	3B	PARKELL, LINDA GARRISON	243 OLIVET RD	PITTSGROVE, NJ	08318	6.31	DEERFIELD RD	
602	5	3A	BERGER, PETER + KATHLEEN	227 DEERFIELD RD	ELMER NJ	08318	17.51	227 DEERFIELD RD	
602	7	3B	PARKELL, LINDA GARRISON	243 OLIVET RD	PITTSGROVE, NJ	08318	21.87	215 DEERFIELD RD	
602	7.01	2	ARNOLD, ALLEN W & PATRICIA ANN	229 DEERFIELD ROAD	ELMER NJ	08318	19.82	229 DEERFIELD RD	
602	8	3B	PARKELL, LINDA GARRISON	243 OLIVET RD	PITTSGROVE, NJ	08318	6.26	215 DEERFIELD RD	
602	10	1	GRINER, DAVID PATRICK & MICHELE	197 DEERFIELD ROAD	ELMER NJ	08318	0.76	195 DEERFIELD RD	
602	12	1	BENCH REALTY	129 HUNTER AVE	NORTH BABYLON NY	11703	1.2	185 DEERFIELD RD	

## MUDDY RUN GREENWAY

**Open Space Significance:** Muddy Run is another headwater stream of the Maurice River system and also flows into Parvin Lake. It, too, is located on the northeast side of Upper Deerfield. The stream flows through critical upland forest and some critical forested wetlands. It crosses one preserved farm and other non-preserved farmland.

**Potential Preservation Strategy:** The forested upland area is important to protect, because so much of this type of habitat has been lost in Upper Deerfield. The creek also needs protection for purposes of water quality. Farm-assessed property along its length could be preserved through Farmland Preservation Programs. USDA-NRCS Farm Conservation Programs could be utilized to fund buffer restoration along the creek, where/if needed. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

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Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
606	3	2	MARCUS, DAVID M & CHRISTOPHER	76 HUSTED STATION RD	ELMER NJ	08318	52.38	76 HUSTED STATION RD	
606	4	3A	BALL, LAYNE G & SANDRA MORRISSEY	129 WEBER RD	ELMER NJ	08318	7.85	129 WEBER RD	
606	5	2	MUNYON, HARRY M & JACKLYN R	143 WEBER RD	ELMER NJ	08318	16.37	143 WEBER RD	
606	6	3A	GARTON, JEFFREY E SR + DEBORAH L	115 WEBER RD	ELMER NJ	08318	19.81	115 WEBER RD	
607	4	3B	MITCHELL, JOSEPH + ALBERTINE	390 DEERFIELD RD	PITTSBURGH NJ	08318	48	WOODRUFF RD (REAR)	
607	11	2	YAMAMOTO, JOSEPH + NANCY YOKO	77 HUSTED STATION RD	ELMER NJ	08318	10.99	77 HUSTED STATION RD	
607	12	1	YAMAMOTO, JOSEPH + NANCY YOKO	77 HUSTED STATION RD	ELMER NJ	08318	5.51	71 HUSTED STATION RD	
607	13	3B	PALISCHAK, MICHAEL P	9 EDGEWOOD RD	SICKLERVILLE NJ	08081	47.36	63 HUSTED STATION RD	Perm preservation
607	16.01	3A	MOONEYHAM, CARL + GERALDINE	PO BOX 88	DEERFIELD NJ	08313	10.19	508 CENTERTON RD	
607	16.05	3A	MOONEYHAM, CARL + GERALDINE	PO BOX 88	DEERFIELD NJ	08313	21.77	510 CENTERTON RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
607	18	3B	GARRISON, STELLA S	761 CENTERTON RD	PITTSBORO NJ	08318	17.37	520 CENTERTON RD	
708	2.04	3A	COMLEY, GEORGE E + HELEN	140 WEBER RD	ELMER NJ	08318	49.23	140 WEBER RD	
708	3	3A	HAYES, GARRETT P	PO BOX 2141	ORMOND BEACH FL	32175	34.06	10 HUSTED STATION RD	
708	5.03	3B	HENRY, HARRIET ET ALS	360 CENTERTON RD	BRIDGETON NJ	08302	151.3	370 CENTERTON RD	
708	9	3B	HOPEWELL NURSERY	54 HARMONY RD	BRIDGETON NJ	08302	80.21	104 WEBER RD	Perm preservation
708	9.01	2	JONES, JOHN D + COLLEEN H	112 WEBER RD	ELMER NJ	08318	4.98	112 WEBER RD	
708	10	1	OKUPNIAK, RICHARD & JOYCE	LA TOUR SHIBA KOEN II #26	TOKYO, JAPAN	10500	9.15	NORTHVILLE RD	

## MILL CREEK LOOP GREENWAY

**Open Space Significance:** This greenway is located on the east side of the township from the upland forest just above Parvins Mill Road, straight south to the area of wooded upland and wetlands adjoining Mill Creek. There is no preserved farmland in the area. Mill Creek is a tributary in the Maurice River system. The greenway links two forest patches together that currently provide protection to the creek.

**Potential Preservation Strategy:** The forested upland area is important to protect, because so much of this type of habitat has been lost in Upper Deerfield. The creek also needs protection for purposes of water quality. Farm-assessed property along its length could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2201	4.02	3A	HOBBS, MARY ELIZABETH	142 RICHARDS ROAD	BRIDGETON NJ	08302	9.45	142 RICHARDS RD	
2201	4.03	3A	BOWDEN, FIRTH III + ELIZABETH	154 RICHARDS RD	BRIDGETON NJ	08302	18.18	154 RICHARDS RD	
2201	7	1	KRUPA, WILLIAM C. JR. + SISTINE	410 PARVINS MILL RD	BRIDGETON NJ	08302	19.72	PARVINS MILL RD	
2201	7.01	1	BRAM, JOSEFINE	160 RICHARDS RD	BRIDGETON NJ	08302	10.25	164 RICHARDS RD	
2201	7.02	1	PUENTES, ANTONIO & ROSALBLA	781 GARTON RD	BRIDGETON NJ	08302	2.32	RICHARDS RD (REAR)	
2201	7.05	2	EWING, WILLIAM A JR & BARBARA J	75 PARVINS MILL RD	BRIDGETON NJ	08302	12.31	75 PARVINS MILL RD	
2201	10	3B	BLAIR, GEORGE HJR, ET AL	344 ROSENHAYN AVE	BRIDGETON NJ	08302	27.97	PARVINS MILL RD	
2201	11	3B	BLAIR, GEORGE HJR, ET AL	344 ROSENHAYN AVE	BRIDGETON NJ	08302	41.41	PARVINS MILL RD	
2201	13	2	EZZO, BONNIE CHAMPION	85 PARVINS MILL ROAD	BRIDGETON NJ	08302	5.04	85 PARVINS MILL RD	
2201	13.01	2	BREEDEN, ARNOLD + JUSTINA	91 PARVINS MILL RD	BRIDGETON NJ	08302	5.56	91 PARVINS MILL RD	
2301	11	1	H.M. DEANGELIS	1117 CENTERTON ROAD	PITTSBORO NJ	08318	15.85	292 LANDIS AVE	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2301	13	3A	BLAIR, GEORGE H JR, ET AL	344 ROSENHAYN AVE	BRIDGETON NJ	08302	13.1	66 PARVINS MILL RD	
2302	6	3A	YANKELL, SAM + JUDD Y MENS	60 W SUNSET PINE DR	BRIDGETON NJ	08302	32.4	319 LANDIS AVE	
2302	9	3A	YANKELL, SAM + JUDD Y MENS	60 W SUNSET PINE DR	BRIDGETON NJ	08302	32.4	319 LANDIS AVE	
2302	10	3B	MAISCH, BARBARA J + ABELSON, LYNN	109 MERION RD	CHERRY HILL NJ	08034	24.23	LANDIS AVE	
2302	11	3B	MAISCH, BARBARA J + ABELSON, LYNN	109 MERION RD	CHERRY HILL NJ	08034	17.85	LANDIS AVE	
2302	13	3A	MCCARSON, WALTER H + TERRIL	39 S WOODRUFF RD	BRIDGETON, NJ	08302	10.99	39 S WOODRUFF RD	
2603	7	3B	WOODRUFF, ROBERT A SR & J ALAN	353 COHANSEY-FRIESBURG RD	ELMER NJ	08318	50.2	45 S WOODRUFF RD	
2604	1	3B	WOODRUFF, ROBERT + ALAN	353 COHANSEY-FRIESBURG RD	ELMER NJ	08318	22.59	67 S WOODRUFF RD	
2604	4	3B	WOODRUFF, ROBERT ET ALS	353 COHANSEY-FRIESBURG RD	ELMER NJ	08318	12.91	GEORGE'S LANE	
2604	4.01	3B	PISARSKI, MARY S	533 GARTON RD	BRIDGETON NJ	08302	17.11	GARTON RD (REAR)	
2604	7	3A	CHEW, ROBERT A + NELLIE A	97 S WOODRUFF RD	BRIDGETON NJ	08302	14.48	97 S WOODRUFF RD	
2604	8	3A	REGALBUTO, SAMUEL R III & CARYN M	PO BOX 222	ROSENHAYN NJ	08352	39.84	375 ROSENHAYN AVE	
2604	9	3A	CHEW, ROBERT A + NELLIE A	97 S WOODRUFF RD	BRIDGETON NJ	08302	7.13	77 S WOODRUFF RD	
2604	9.04	1	CZELADA, MYRON + PARASKEWA	109 S WOODRUFF RD	BRIDGETON NJ	08302	0.81	111 S WOODRUFF RD	
2604	9.05	2	PACE, TYSON A	115 S WOODRUFF RD	BRIDGETON NJ	08302	5.78	115 S WOODRUFF RD	
2604	10.01	2	WILLIAMS, EDDY	42 WOODBIN CIRCLE	ELKTON MD	21921	11.6	GARTON RD (REAR)	
2604	11	3B	PISARSKI, MARY S	533 GARTON RD	BRIDGETON NJ	08302	13.02	GEORGE'S LANE	

## INDIAN FIELDS LOOP GREENWAY

**Open Space Significance:** The Indian Fields Loop runs eastward along Indian Fields Branch and its wetlands, on the southern border of Upper Deerfield with Fairfield Township. It then turns north along the stream and crosses critical grassland-dependent species habitat on farmland. It then turns westward and travels across some preserved farmland that is wooded to the township-owned Irving Ave. woods. From there it turns south along a small tributary before connecting to Indian Fields again.

This Loop connects the township open space to Indian Fields Branch, which has a large amount of wooded land on its south side (the Fairfield side). Some small properties on the western end of Indian Fields Branch, on the Upper Deerfield side, could make it difficult to protect the full Loop. The Irving Avenue woods are high value recharge land.

**Potential Preservation Strategy:** The forested upland area is important to protect, because so much of this type of habitat has been lost in Upper Deerfield. The creek also needs protection for purposes of water quality. Farm-assessed property along its length could be preserved through Farmland Preservation Programs. NRCS Farm Programs could be utilized to fund buffer restoration along the creek, where/if needed. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. Stewardship information on both water quality and the grassland habitat could be developed and distributed to residents along Indian Fields Branch and in the critical farmland on the east side of the Loop. The township could also coordinate its efforts with Fairfield Township and explore the possibility of a loop trail for residents to enjoy. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2701	3	3B	MARINO, EARL P & EVERETT S	13 WASHINGTON ST	BRIDGETON NJ	08302	6.85	184 ROSENHAYN AVE	Apprxd. developm. – Sherwood Forest (16 units)
2701	4	3A	LUPTON, RONALD M + JANICE C	194 ROSENHAYN AVE	BRIDGETON NJ	08302	9.29	194 ROSENHAYN AVE	
2701	5	3A	LUPTON, RONALD + JANICE	194 ROSENHAYN AVE	BRIDGETON NJ	08302	4.59	196 ROSENHAYN AVE	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2701	6	2	PERRY, PERCILLA EST	200 ROSENHAYN AVE	BRIDGETON NJ	08302	5.51	200 ROSENHAYN AVE	
2701	10	2	LEWIS, WILLIAM C	210 ROSENHAYN AVE	BRIDGETON NJ	08302	10.43	210 ROSENHAYN AVE	
2701	29	2	NICHOLS, MARION	168 S WOODRUFF RD	BRIDGETON NJ	08302	5.37	168 S WOODRUFF RD	
2701	30	2	RIITTER, WILLIAM H JR + ANNA F	178 S WOODRUFF RD	BRIDGETON NJ	08302	24.76	178 S WOODRUFF RD	
2701	31	3A	LAWRENCE, SHIRLEY ANN	57 LEBANON RD	BRIDGETON NJ	08302	16.1	57 LEBANON RD	
2701	31.01	3A	PICCIONI, LOUIS + BONNIE L	85 LEBANON RD	BRIDGETON NJ	08302	13.94	85 LEBANON RD	
2701	31.02	3B	PICCIONI, LOUIS + BONNIE	85 LEBANON RD	BRIDGETON NJ	08302	17.48	71 LEBANON RD	
2701	33	3A	KRISTOVICH, JERRY BLAISE + SHIRLEY	298 ROSENHAYN AVE	BRIDGETON NJ	08302	115.69	298 ROSENHAYN AVE	Perm. Preservation
2701	38	3A	CARR, JOHN G & JENNIFER A ALLEN	23 LEBANON RD	BRIDGETON NJ	08302	44.16	23 LEBANON RD	
2701	39	2	BIANCO, FRANK	625 IRVING AVE	BRIDGETON NJ	08302	22.41	625 IRVING AVE	
2701	40	2	BIANCO, MICHAEL	PO BOX 1041	BRIDGETON NJ	08302	25.56	619 IRVING AVE	
2701	41	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	106.16	615 IRVING AVE	
2701	42	1	SMITH, EUGENE + DARLENE	609 IRVING AVE	BRIDGETON NJ	08302	4.56	607 IRVING AVE	
2701	43	3A	TABLE, EDWARD PAUL	591 IRVING AVE	BRIDGETON NJ	08302	26.94	591 IRVING AVE	
2701	47	3B	TABLE, EDWARD PAUL	591 IRVING AVE	BRIDGETON NJ	08302	5.33	IRVING AVE (REAR)	
2701	51	3A	BRUCK, WILLIAM W + BRENDA P	563 IRVING AVE	BRIDGETON NJ	08302	26.22	563 IRVING AVE	
2701	52	3B	HORTON, OLAF + DORIS	588 IRVING AVE	BRIDGETON NJ	08302	7.59	549 IRVING AVE	
2701	53	3A	PEDRICK, LEONARD C JR & PATRICIA A	547 IRVING AVE	BRIDGETON NJ	08302	21.96	547 IRVING AVE	Sherwood Forest developm.
2702	27	1	PETRUNIS, ANTHONY J	140 ROSENHAYN AVE	BRIDGETON NJ	08302	1.17	JUSTIN AVE	
2703	41	2	GELORMINI, JOSEPH + VINCENT	75 FERN RD	BRIDGETON NJ	08302	9.9	75 FERN RD	
2704	9.01	1	CASPER, BRIAN	PO BOX 592	ROSENHAYN NJ	08352	9.29	87 FERN RD	
2705	1	1	KIERNIESKY, BRYAN MARK	2 HARRISON ST	MILLVILLE NJ	08332	0.27	570 IRVING AVE	
2705	3	15C	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	1.69	574 IRVING AVE	Publicly-owned
2705	5	1	UNASSIGNED LOT NUMBER 2001	UNKNOWN	UNKNOWN	00000	3.14	576 IRVING AVE	
2705	12	1	BIANCO, FRANK, MICHAEL + ANDREW	600 IRVING AVE	BRIDGETON NJ	08302	0.68	596 IRVING AVE	
2705	14	1	BIANCO, ANDREW, MIKE + FRANK	600 IRVING AVE	BRIDGETON NJ	08302	3.98	606 IRVING AVE	
2705	15	1	BIANCO BROS	600 IRVING AVE	BRIDGETON NJ	08302	1.46	IRVING AVE (REAR)	
2705	16	1	BIANCO BROS	600 IRVING AVE	BRIDGETON NJ	08302	0.37	IRVING AVE (REAR)	
2705	17	1	BIANCO, ANDREW, MIKE + FRANK	600 IRVING AVE	BRIDGETON NJ	08302	5.23	IRVING AVE (REAR)	
2705	18	4A	TABLE, EDWARD + MARGARET	620 IRVING AVE	BRIDGETON NJ	08302	6.97	620 IRVING AVE	
2705	23	2	SYRING, ROBERT J	642 IRVING AVE	BRIDGETON NJ	08302	7.57	648 IRVING AVE	
2705	25 & 25.01	2	FORCELLA, ANTOINETTE V	7336 CHINABERRY CT	PORT RICHEY FL	34668	6.99	660 IRVING AVE	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2705	37	1	STARKEY, JOHN P + JUNE A	387 CENTERTON RD	SEABROOK NJ	08302	1.96	690 IRVING AVE	
2705	41	1	DAVIS, AMZIE + WYNDER, ELLA	123 BRIDGETON AVE	BRIDGETON NJ	08302	0.76	696 IRVING AVE	
2705	42	1	MAYERFELD FARMS + SUPPLY CO INC	PO BOX 249	NORMA NJ	08347	0.28	698 IRVING AVE	
2705	43	1	SOUTH STATE INC	PO BOX 68	BRIDGETON NJ	08302	0.83	700 IRVING AVE	
2705	44	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	2.41	IRVING AVE (REAR)	Publicly-owned
2705	45	1	SOUTH STATE INC	PO BOX 68	BRIDGETON NJ	08302	0.98	704 IRVING AVE	
2705	51	1	SOUTH STATE INC GEN CON	BOX 68	BRIDGETON NJ	08302	11.83	720 IRVING AVE	
2705	51	1	SOUTH STATE INC GEN CON	BOX 68	BRIDGETON NJ	08302	11.83	720 IRVING AVE	
2705	52	3B	BRIDGETON FARMS ASSOC%G.CRAMER LAW	PO BOX 83	MANASQUAN NJ	08736	16.86	730 IRVING AVE	
2706	14	3A	HOWARD, PATRICIA	84 LEBANON RD	BRIDGETON NJ	08302	30.55	84 LEBANON RD	
2802	15	1	MORGAN, ROLAND MURRAY	1597 JACKSON DR	VINELAND NJ	08360	0.66	709 IRVING AVE	
2802	16	3A	JOHNSON, JAMES R + DIANA L	211 S WOODRUFF RD	BRIDGETON NJ	08302	16	211 S WOODRUFF RD	
2802	17	1	PIERCE, BELLA C/O PIERCE, GERALDINE	124 OLD BURLINGTON RD	BRIDGETON NJ	08302	1.9	207 S WOODRUFF RD	
2802	18	3A	RUSSO, MICHAEL + ELIZABETH	100 LEBANON RD	BRIDGETON NJ	08302	4.9	100 LEBANON RD	
2803	10.03	3B	RUSSO, JAMES J + DORIS T	193 S WOODRUFF RD	BRIDGETON NJ	08302	10.91	183 S WOODRUFF RD	

## MILL CREEK CONNECTOR

**Open Space Significance:** This Connector joins together the Mill Creek and Indian Fields Loops. It runs across unreserved farmland and one wooded parcel.

**Potential Preservation Strategy:** The forested upland area is important to protect, because so much of this type of habitat has been lost in Upper Deerfield. The creek also needs protection for purposes of water quality. Farm-assessed property along the Connector's length could be preserved through Farmland Preservation Programs. The Upper Deerfield Township Planning Board could require set-asides for passive recreation, including walking and bike paths, in any new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

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Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2701	29	2	NICHOLS, MARION	168 S WOODRUFF RD	BRIDGETON NJ	08302	5.37	168 S WOODRUFF RD	
2701	30	2	RITTER, WILLIAM H JR + ANNA F	178 S WOODRUFF RD	BRIDGETON NJ	08302	24.76	178 S WOODRUFF RD	
2803	2	3B	REED, PATRICIA ANNE & J WOODRUFF	1604 SHIPLEY RD	WILMINGTON DE	19803	31.71	172 CARMEL RD	
2803	4	3A	GIORNO, BRENDA LEE	159 LEBANON RD	BRIDGETON NJ	08302	31.52	161 LEBANON RD	
2803	5	3B	PIPTONE, SALVATORE A JR + DEBORAH	152 CARMEL RD	BRIDGETON NJ	08302	9.68	154 CARMEL RD	
2803	5.02	3A	RAPETTI, LEE R + HELEN M	160 CARMEL RD	BRIDGETON NJ	08302	6.44	160 CARMEL RD	
2803	7	3A	PIPTONE, SALVATORE A JR + DEBORAH	152 CARMEL RD	BRIDGETON NJ	08302	14.32	152 CARMEL ROAD	
2803	8	3B	REED, PATRICIA ANNE & J WOODRUFF	1604 SHIPLEY RD	WILMINGTON DE	19803	29.29	161 S WOODRUFF RD	
2803	10	3B	VEALE, VIRGINIA	50 ROGERS AVE	BRIDGETON NJ	08302	43.34	135 LEBANON RD	
2803	10.02	3A	NESTLER, STEVEN & ANNETTE	177 S WOODRUFF ROAD	BRIDGETON NJ	08302	6.05	177 S WOODRUFF RD	
2803	10.03	3B	RUSSO, JAMES J + DORIS T	193 S WOODRUFF RD	BRIDGETON NJ	08302	10.91	183 S WOODRUFF RD	
2804	1.02	3B	GIANARIS, GEORGE D + CAROL	106 S WOODRUFF RD	BRIDGETON NJ	08302	37.07	ROSENHAYN AVE	
2804	2	3A	CASTELLINI, GLORIA JEAN	3814 S LINCOLN AVE	VINELAND NJ	08361	56.25	155 CARMEL RD	

## BRIDGETON RAIL-TO-TRAIL CORRIDOR

**Open Space Significance:** This rail bed of the defunct Glassboro – Bridgeton railroad line links the area of Husted Station on the northeast side of the township (and Pittsgrove Township near Parvin State Park) all the way to Carll’s Corner and Bridgeton. The pathway largely crosses farmland, some of which is preserved, until it nears the intersection of Routes 77 and 56 where more housing on small lots is found alongside the corridor. A pedestrian/bike trail along this corridor would help pull together the disparate areas of the township and facilitate non-motorized movement that is not currently available. The corridor intersects with the East-West Connector.

Development of trails like this has been highly successful in other communities so long as landowners agree and are part of the planning process. Concerns about intrusions on property and other problems must be addressed and workable solutions found. Two sets of parcel data are given here. The first lists ownership of the rail bed itself. The second gives only block and lot information for all the parcels touched by the “greenway” along this corridor, which is wider than the rail bed and wider than any real trail would be. These are the properties that would be most affected and whose owners would need to be involved in decision-making. No owner information is provided because of the length of the second list.

The Bridgeton Rail-To-Trail corridor is included on Cumberland County’s bike path plan map, along with many on-road bike routes. Because this would be an off-road corridor, it has many advantages for safer cycling. However, the rail bed is currently quite overgrown and serves as a wide hedgerow between farm fields.

**Potential Preservation Strategy:** Vacant parcels could be preserved using NJ Green Acres funding, Cumberland County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

**Owners of rail bed property:**

Block	Lot	Owner	Owner Address	City/State	ZIP	Location
606	8	? NO DATA	?			
706	1	MCCAFFERY, THOMAS J JR & CARMELLA T	256 SWEETMANS LANE	ENGLISHTOWN NJ	07726	BIG OAK RD
706	3	LOVELL, JULIUS	31 RICHARDS RD	BRIDGETON NJ	08302	31 RICHARDS RD

Block	Lot	Owner	Owner Address	City/State	ZIP	Location
706	4.01	YANCOSKIE, EVELYN M	216 N ORMOND AVENUE	HAVERTOWN PA	19083	47 RICHARDS RD
707	5	KIM SOD CO	27 HICKORY LANE	BRIDGETON NJ	08302	FOX RD (REAR)
707	6	ONDRUSH, PHILIP III	19 CRAWFORDS CORNER RD	HOLMDEL NJ	07733	CENTERTON RD
708	5.03	HENRY, HARRIET ET ALS	360 CENTERTON RD	BRIDGETON NJ	08302	370 CENTERTON RD
708	7	HOFFMAN, JAMES R + MARYANN	41 FOX RD	BRIDGETON NJ	08302	41 FOX RD
708	8	WALTI, ALEX C/O JANNONE, GLADYS	2610 HERITAGE FARM DR	WILMINGTON DE	19808	NORTHVILLE RD (REAR)
708	9	HOPEWELL NURSERY	54 HARMONY RD	BRIDGETON NJ	08302	104 WEBER RD
1202	1	WENGER, JAMES + BARBARA	569 NIXON AVE	BRIDGETON NJ	08302	HIGHWAY 77
1203	1.01	SMITH, MCMAHON PATRICIA	14 RICHARDS RD	BRIDGETON NJ	08302	14 RICHARDS RD
1206	2	PADGETT, PAUL M SR + MARJORIE D	1107 HIGHWAY 77	BRIDGETON NJ	08302	1107 HIGHWAY 77
1206	3	CARLL'S CORNER PROFESSIONAL ASSOC	PO BOX 277	BRIDGETON NJ	08302	1099 HIGHWAY 77
1206	4	EQUITABLE REALTY & INSURANCE AGENCY	1103 HIGHWAY 77	BRIDGETON NJ	08302	1103-1105 HIGHWAY 77
1902	1	BURNT MILL ASSOC. ATT: A/P 688992	200 HOLLEDER PKY	ROCHESTER NY	14615	1061A & 1061B N PEARL ST
1902	10	BETTER MATERIALS CORPORATION	PO BOX 196	PENNS PARK PA	18943	N PEARL ST (REAR)
1903	3	VINELAND CONSTRUCTION CO	71 W PARK AVE	VINELAND NJ	08360	1748 S BURLINGTON RD
1903	3.01	B+S PARTNERSHIP A NJ GENERAL PART.	71 W PARK AVE	VINELAND NJ	08360	3 LANDIS AVE
2001	1	MALHAN, SANJAY	22 PARTRIDGE COURT	BRIDGETON NJ	08302	2 LANDIS AVE
2001	2	TOWN & COUNTRY FUEL INC	PO BOX 380	SHILOH NJ	08553	8 LANDIS AVE
2001	2.01	PRAMUKHRUPA REALTY INC	1134 BIBS ROAD APT6 3	VOORHEES NJ	08043	10 LANDIS AVE
2001	3	HUDSON, HARTLEY F + ADELE	14 CENTERTON RD	BRIDGETON NJ	08302	14 CENTERTON RD
2001	4	HILDRETH, BESSIE C	16 CENTERTON RD	BRIDGETON NJ	08302	16 CENTERTON RD
2001	4.01	HUDSON, HARTLEY + ADELE	2014 S BURLINGTON RD	BRIDGETON NJ	08302	2014 S BURLINGTON RD
2001	5	HUDSON, HARTLEY + ADELE	816 CENTERTON RD	BRIDGETON NJ	08302	2016 BURLINGTON RD
2002	15	KOWALSKI, STAN + MARIA	19 BERMUDA AVE	BRIDGETON NJ	08302	19 BERMUDA AVE
2002	16	KOWALSKI, STAN + MARIA	19 BERMUDA AVE	BRIDGETON NJ	08302	19 BERMUDA AVE
2002	17	DIONISI, ROSALIA	17 BERMUDA AVE	BRIDGETON NJ	08302	17 BERMUDA AVE
2002	18	KENELIA, PATRICIA	15 BERMUDA AVE	BRIDGETON NJ	08302	15 BERMUDA AVE
2002	19	DUSCHLBAUER, LEOPOLD + CHRISTINE	13 BERMUDA AVE	BRIDGETON NJ	08302	13 BERMUDA AVE
2002	20	SHAMAN, EDMUND & JUDIITH	11 BERMUDA AVE	BRIDGETON NJ	08302	11 BERMUDA AVE
2002	21	KRISTOVICH, REGINA L	9 BERMUDA AVE	BRIDGETON NJ	08302	9 BERMUDA AVE
2002	22	MERK, ERICH + KUNIGUNDI	31 HILDRETH AVE	BRIDGETON NJ	08302	7 BERMUDA AVE
2002	23	MERK, ERICH + KUNIGUNDI	31 HILDRETH AVE	BRIDGETON NJ	08302	31 HILDRETH AVE
2012	1	DUBOIS, GARY FREDRICK ET ALS	317 GREEN GROVE ROAD	WAYSIDE NJ	07712	FINLEY RD
2012	1.02	EQUITABLE REALTY INC	1103 HIGHWAY 77	BRIDGETON, NJ	08302	22 FINLEY RD
2101	6	CONRAIL PROPERTY TAX DEPARTMENT	PO BOX 8499	PHILADELPHIA PA	19101	21 FINLEY RD TO RICHARDS

### Properties Adjacent to Rail Bed

Block	Lot	Acres	Location	Notes
602	6	46.38	259 DEERFIELD RD	State-owned
602	6.01	2.46	281 DEERFIELD RD	
603	3	51.9	365 DEERFIELD RD	State-owned
604	1	4.13	206 NORTHVILLE RD	
604	1.01	0.77	212 NORTHVILLE RD	
604	1.02	1.18	210 NORTHVILLE RD	
604	13	3.54	214 NORTHVILLE RD (REAR)	
604	14	0.95	216 NORTHVILLE RD (REAR)	
604	15	1.02	218 NORTHVILLE RD (REAR)	
604	16	1.13	220 NORTHVILLE RD (REAR)	
604	17	1.11	222 NORTHVILLE RD (REAR)	
604	25	11.79	NORTHVILLE RD (REAR)	
604	26	8.94	NORTHVILLE RD (REAR)	
604	28	7.42	NORTHVILLE RD	
604	34	6.96	NORTHVILLE RD	
604	36	5.43	91 WEBER RD	
604	37	6.31	95 WEBER RD	
605	1	3.25	285 DEERFIELD RD	
605	1.01	5.36	291 DEERFIELD RD	
606	1	1.94	128 HUSTED STATION RD	
606	1.01	0.9	134 HUSTED STATION RD	
606	2	18.57	120 HUSTED STATION RD	
606	3	52.38	76 HUSTED STATION RD	
606	6	19.81	115 WEBER RD	
606	7	3.98	103 WEBER RD	
606	8	14.91		
607	1	1.25	276 DEERFIELD RD	
607	1.01	0.77	278 DEERFIELD RD	
607	1.02	0.21	HUSTED STATION RD	
607	1.03	0.73	280 DEERFIELD RD	
607	2	9.76	286 DEERFIELD RD	
707	5	81.58	FOX RD (REAR)	

Block	Lot	Acres	Location	Notes
707	6	66.51	CENTERTON RD	
801	1.01	6.04	88 WEBER RD	
801	1.02	5.85	92 WEBER RD	
801	1.03	4.34	96 WEBER RD	
801	5	11.88	NORTHVILLE RD (REAR)	
801	6	7.77	125 OLD BURLINGTON RD	
801	9	0.85	OLD BURLINGTON RD (REAR)	
801	10	54.99	111 OLD BURLINGTON RD	Perm preservation
801	11	67.35	FOX RD	Perm preservation
802	1	159.77	BIG OAK RD	Perm preservation
1202	9	1.91	15 RICHARDS RD	
1203	1	2.32	23 FINLEY RD	
1203	2	0.94	25 FINLEY RD	
1203	2.01	1	10 RICHARDS RD	
1203	2.02	1.27	6 RICHARDS RD	
1203	2.03	1.05	27 FINLEY RD	
1204	1.02	1.01	24 FINLEY RD	
1206	1	8.02	1147 HIGHWAY 77	
1206	1.01	25.95	1167 HIGHWAY 77	
1206	1.02	4.54	1117 TO 1123 HIGHWAY 77	
1206	1.03	8.1	1137 HIGHWAY 77	
1206	1.04	5.55	1127 HIGHWAY 77	
1208	1.01	11.75	1130 HIGHWAY 77	
1209	1	3.15	1102-1116 HIGHWAY 77	
1209	1 & 2	1.92	1090 HIGHWAY 77	
1209	1	1.03	24-36 OAKLAND ST	
1209	1	1.2		
1209	2	0.14		
1901	2.02	11.7	9TO47 CORNWELL+1070 PEARL	
1901	2.04	0.43	N PEARL ST	
1901	3	0.36	N PEARL ST	
1901	4	6.09	1040 N PEARL ST	

Block	Lot	Acres	Location	Notes
1901	4.02	0.82	1050 N PEARL ST	
1901	4.03	1.2	1056 N PEARL ST	
1901	5	1.33	1034 N PEARL ST	
1901	5.01	0.35	1036 N PEARL ST	
1901	6	0.81	1028-1030 N PEARL ST	
1901	7	1.25	1024-1026 N PEARL ST	
1901	8	13.15	1000 TO 1020 N PEARL ST	
1902	2	0.12	1059 N PEARL ST	
1902	3	0.18	1057 N PEARL ST	
1902	3.01	0.82	1039 N PEARL ST	
1902	4	0.7	1033 N PEARL ST	
1902	5	1.09	1025 N PEARL ST	
1902	6	0.76	1015 N PEARL ST	
1902	7	0.75	1007 N PEARL ST	
1902	8	1.11	997-1001 N PEARL ST	
1903	1	16.99	1700 S BURLINGTON RD	
1903	2	10.85	1724 S BURLINGTON RD	
1903	2.01	5.71	1740 S BURLINGTON RD	
1903	4	0.93	9 LANDIS AVE	
1903	4.01	0.45		
1904	1	0.38	CORNWELL+HIGHWAY 77	
2001	6	0.35	2019 S BURLINGTON RD	
2001	7	0.13	2015 S BURLINGTON RD	
2001	9	0.7	20 CENTERTON RD	
2001	11	0.68	44 CENTERTON RD	
2001	12	0.53	46 CENTERTON RD	
2002	1	1.46	56 CENTERTON RD	
2002	1.01	0.35	5 NORTHWEST AVE	
2002	2	0.95	58 CENTERTON RD	
2002	3	1.02	60 CENTERTON RD	

Block	Lot	Acres	Location	Notes
2002	4	0.55	62 CENTERTON RD	
2002	6	2.02	68 CENTERTON RD	
2002	7	0.92	74 CENTERTON RD	
2002	8	3.1	76 CENTERTON RD	
2002	9	1.23	84 CENTERTON RD	
2005	1	0.17	1014 MONROE ST	
2005	1.01	0.19	1012 MONROE ST	
2005	8	0.26	26 HILDRETH AVE	
2005	9	0.33	30 HILDRETH AVE	
2007	1	0.23	33 N CENTRAL AVE	
2007	2	0.22	31 N CENTRAL AVE	
2007	5	0.27	1013 MONROE ST	
2007	6	0.27	1009 MONROE ST	
2008	1	0.45	35 HILTON AVE	
2008	2	0.32	31 HILTON AVE	
2008	5	0.23	30 + 32 N CENTRAL AVE	
2008	6	0.29	30 + 32 N CENTRAL AVE	
2008	7	0.3	28 N CENTRAL AVE	
2010	1	0.49	36 HILTON AVE	
2010	2	0.27	2048 GRANT AVE	
2010	3	0.26	2046 GRANT AVE	
2010	4	0.24	36 HILTON AVE	
2010	5	0.24	32 + 34 HILTON AVE	
2010	6	0.11	32 + 34 HILTON AVE	
2101	1	5.77	15 FINLEY RD	
2101	2.01	26.75	FINLEY & CENTERTON RD	
2101	5	0.92	19 FINLEY RD	
3001	1	2.68		

OPEN SPACE SHOULD NOT BE A MEMORY BUT PRESERVED FOR  
OUR CHILDREN AND GRAND CHILDREN SO THAT WHEN THEY  
LOOK OUT A WINDOW THEY WILL SEE A VISTA THAT  
NATURE HAS CREATED .



*Source: Ann Lavine*



## SECTION 9: ACTION PROGRAM AND RECOMMENDATIONS

The Action Program suggests projects that Upper Deerfield Township should pursue to implement the *Open Space and Recreation Plan*. The activities listed for the first year after adoption of the plan are the most urgent and will further Upper Deerfield Township's Open Space program immediately. The "three year" recommendations are very important but will take more time to complete. The "five year" projects are important, but should take place in the appropriate time frame, as opportunities arise. The *Open Space and Recreation Plan* is not a static document. The Action Program should be updated every year, and progress or changes should be reported to the governing body.

### *First Year*

- Adopt the Open Space and Recreation Plan as an Element of the Upper Deerfield Township Master Plan.
- Submit the final Open Space and Recreation Plan to Green Acres for the state's Planning Incentive Program.
- Review and prioritize the greenways delineated in the Open Space and Recreation Plan. Visit the greenways and develop strategies for preservation as needed along the greenways. Identify properties highlighted in the Open Space and Recreation Plan for acquisition, conservation easements, and other actions. Visit the properties, meet with owners to discuss conservation options, and decide which one(s), and in what order, to submit for municipal, county and state preservation funding.
- Work in close cooperation with the Upper Deerfield Agricultural Advisory Committee to support farmland preservation, especially on farm properties located within greenways. At the same time, establish a program to assist farmers in participating in conservation funding programs that support voluntary stream buffer restoration.
- Enact critical area ordinances to protect stream corridors throughout the entire township, along with surveyed vernal pools, floodplains, and high groundwater recharge lands, primarily to limit or control new construction affecting these areas. This should be done as a collaborative effort of the Planning Board, Township Committee, and the Environmental Commission.
- Consider placing an open space/farmland/historic preservation tax initiative on the ballot. Work with the Environmental Commission, Recreation Committee and Agricultural

Advisory Committee to develop information on the effects of such a tax, including the financial benefits.

- Consider revising the township’s cluster ordinance, using a conservation design model such as “Growing Greener” to provide greater protection and better design of the open space/farmland on a site. Require that the conserved open space or farmland be linked to greenways or to contiguous farmland and especially to permanently protected farms whenever possible.
- Begin exploring the possibility of trail development that would link natural, historic, and community resources together. Start work on assessing community attitudes and involving other community groups. This project could be undertaken by the Recreation Committee in conjunction with the Environmental Commission, as well as the Open Space and Agricultural Advisory Committees.
- Work with the New Jersey Audubon Society to formulate and implement recommendations pertaining to the Cohansey Important Birding Area.
- Work with Rutgers University on developing and implementing the Upper Cohansey Restoration Plan.
- Begin working with neighboring municipalities, especially Hopewell and Alloway townships, and also the City of Bridgeton, to coordinate open space efforts, particularly focused on the Cohansey River Conservation Zone and Important Bird Area.

*Within Three Years*

- Acquire land adjacent to the township’s waterways to protect stream corridors and greenways and to provide public access, especially to the lakes. Consider acquiring a property along Seeley Lake to enable public access. Work toward the establishment of greenway connecting corridors as envisioned on the Greenways map.
- Work with private landowners with property within the Greenways to place conservation easements on their holdings.
- Work with the Recreation Committee to identify additional lands for a modest increase in active recreation fields.
- Begin working with established organizations to explore development of the Bridgeton rail-to-trail route through Upper Deerfield.

- Work with the local organization of Sunset Lake to identify additional sites along township streams and the Cohansey River for canoe/kayak and boat access and maintenance.
- Work with adjoining municipalities to coordinate and enhance preservation efforts and protective ordinances.
- Implement recommendations of a township Agricultural Advisory Committee and/or a working group made up of Upper Deerfield Township farmers and farmers from adjoining municipalities regarding methods to support and enhance the farming industry in the region.
- Establish a program to assist farmland owners in utilizing USDA programs that finance habitat and buffer restoration along streams.
- Review the Open Space Plan annually to update the properties and information and to reflect any changing plans of the Township. Submit the update to Green Acres.

#### *Within Five Years*

- Discuss the preservation priorities of other nonprofits active in the area to form partnerships.
- Develop a multiple use trail plan that links new and existing parklands.
- Pursue the identification and listing of Upper Deerfield Township historic sites and place unlisted sites on the state and federal registers.
- Identify ways to encourage and support the Upper Deerfield and the Cumberland Regional School Districts to educate about and possibly monitor streams in the township, in order to expand awareness of the important natural resources in the community and to increase stewardship of greenway corridors. Help to publicize findings by students. Explore collaboration with local groups and with college programs as a means of obtaining professional help with such programs.
- Explore eco-tourism options pertaining to the Cohansey River and the important agricultural lands that support grassland-dependent species in the area.
- Work with the Agricultural Advisory Committee to explore agri-tourism and other agriculture-enhancing options that strengthen farming and its economic impact in the township.





*Source: DVRPC*

*Casper's Nursery*



## SECTION 10: PRESERVATION TOOLS, FUNDING SOURCES, AND POTENTIAL PARTNERS

This section is a listing of the tools and funding sources available to preserve open space. It is not an exhaustive listing, but it includes the most commonly used and most successful techniques.

### 10.1 PRESERVATION TOOLS

#### *Fee Simple Acquisition*

Usually, the most expensive way to preserve property is direct acquisition through fee simple. The title to the property changes hands from one owner to another. A disadvantage to this approach is the need to have the full purchase price available at the closing. Government agencies may not be able to raise the funds in time before an owner decides to sell the property to another buyer.

#### *Municipal Preservation Tools*

Upper Deerfield may wish to establish an *Open Space and Farmland Preservation Trust*, utilizing tax revenue of \$.01 to \$.10 per \$100 of assessed value to fund the Trust. This would provide the township with a dedicated source of funding and would qualify it for state funding through the Planning Incentive Grant Program of Green Acres and the State Agricultural Development Board. There are other ways in which the township can establish a dedicated fund for land preservation, however, including allocating funds from the regular budget each year.

One preservation tool at the disposal of the municipality is *tax foreclosure*. If a parcel falls under Upper Deerfield Township's ownership through tax foreclosure, the municipality may want to consider holding the property as part of its lands for recreation and conservation purposes if it falls within an identified greenway corridor. Periodic examination of properties with *tax liens* upon them may also yield opportunities for the municipality to purchase the lien and preserve the land for environmental or recreational uses.

An *official greenways map* is another tool available to a municipality. An official greenways map is essentially an ordinance, in map form, that designates existing and proposed areas for protection. Once adopted, the official greenways map gives notice to property owners and developers of the municipality's intentions to preserve the areas for flood control, streambank stabilization, provision of wildlife habitat, and/or recreational facilities. The official map usually comes into play at the time a land development or subdivision is proposed. The municipality then has the option, for up to one year after final plan approval, to negotiate various ways to keep the land open, using all the conventional land preservation methods. However, unless otherwise

agreed upon, the law specifically states that the property owner is entitled to full market compensation.

The township may want to develop educational materials for large property owners that describe various financial approaches to preserving land. For example, some owners may want to work out an arrangement where they sell blocks of their land over time (*installment sale*) to the township or to some other preservation partner. Other landowners may sell their land to the township at a *bargain sale* to receive deductions for a charitable contribution on federal income tax. *Donations* of property may also be considered charitable contributions. *Leasing arrangements* with the owner allows the municipality to purchase the property and lease it back to the owner. This arrangement works when the property is not needed for immediate public use. Owners who want to remain on their property can sell a *life estate*. All of these techniques accomplish the township's goal of retaining large properties without the prohibitive expenses of direct acquisition.

### ***Other Non-Direct Acquisition: Easements***

Another effective tool for preserving land is an easement. An easement grants an entity such as the township the right to use another's property for a specific purpose. There are many kinds of easements designed for many purposes. Easements most appropriate for land in the Township of Upper Deerfield include:

- Trail easements: the right to traverse a specific path through a property
- Scenic easements: the right to maintain a view and ensure that view, usually from a roadway, is maintained
- Conservation easements: purchase of the development rights to a property to preserve the natural landscape of the site. These can be of the whole property or of a part of it; and
- Agriculture easements: purchase of the development rights to the property to preserve the agricultural use of the site

The advantages of easements include the lower costs to the buyer to acquire a particular use on a piece of property. Conservation easements generally cost from 70 percent to 80 percent of the fair market value of the land. Trail easements may be used appropriately to create greenways along and around water bodies.

Another advantage of easements is that the land remains in private ownership. The township will still collect property taxes from the owner. The amount and type of easement right that is sold will typically lessen the owner's tax liability.

Written into the deed, an easement will be associated with a tract of land despite any ownership change. Public access is not necessarily a condition for an easement.

Easements can provide a conservation solution for the municipality and the private landowner. They represent a flexible tool that can be written to satisfy public uses as well as a private landowner's needs.

### ***Bonding***

The municipality can issue bonds to borrow money to pay for acquisitions. Funds from a dedicated source of funding, such as an Open Space/Farmland Preservation Trust could be used for the five percent down payment to issue bonds as well as for debt service over time. General obligation bonds require voter approval and can impair the tax credit of the municipality. The consistent, dedicated revenue from an Open Space/Farmland Preservation Trust makes revenue bonds an attractive alternative, but these bonds typically have a higher interest rate than the general obligation bonds.

### ***Installment Purchases***

For large purchases of land, the municipality may work out an arrangement with a landowner that allows an incremental purchase over time. The property owner receives the purchase price over a specified time period, as well as interest on the unpaid, negotiated balance. Funds from a municipal Open Space/Farmland Preservation Trust can be committed for this payment. This arrangement may result in tax benefits for the seller. The township benefits by not being obligated to pay the full price of the land in one payment. Cumberland County is currently investigating the development of an Installment Purchase program for its acquisitions of property and easements.

### ***Lease-Back Agreement***

If the land is not needed for immediate use, the township can purchase a piece of property and lease it back to the owner or another entity for use. Partial reimbursement of the purchase price can be repaid through rental fees, and maintenance costs are reduced. A variation of this technique is the use of life estate rights. The township would purchase a piece of property and allow the seller to continue to live on the property for a specified amount of time or until death. This technique is most useful when the township identifies an important tract and wants to ensure its availability in the future. The landowner may realize estate tax advantages through these methods.

### ***Donation/Bargain Sale***

Selling land to a nonprofit organization or to a municipality will provide tax advantages to the owner. Landowners who own property that has escalated in value may reduce their capital gains liabilities through donating the property or selling it at a bargain sale for less than the appraised value. Estate taxes may also be reduced with proper planning. Conservation easements are effective tools for estate planning. The township may want to discuss land priorities with a nonprofit land trust. The land trust can contact owners to discuss general tax advantages of donations and bargain sales. These are cost effective methods of obtaining open space.

### ***Long-term Lease***

The township may be able to negotiate a long-term lease with a landowner unwilling to transfer complete ownership. This method may be a useful option for trail easements or athletic fields.

The township will have to weigh the cost advantages of long-term rental payments over outright acquisition costs against lack of full and long-term control of the property.

### *Eminent Domain*

The township has the right to condemn and acquire privately owned property for a public purpose, with acquisition at fair market value. However, this technique should be considered only in rare situations, such as when negotiation options have been exhausted. For one thing, the total cost of the property is likely to be considerably higher than a negotiated price because of increased legal fees and court determination of the land value. In addition, this “tool” is often unpopular with residents or viewed with suspicion, especially if there is any possibility that the acquired property may be turned over to private ownership, such as with some redevelopment or economic development plans.

### *Zoning*

Open space benefits may be achieved through the use of municipal tools, such as cluster zoning and mandatory conservation design. These techniques allow the same or greater density on a tract of land but reduce individual lot sizes. They can be an attractive incentive to developers since they will spend less on construction and infrastructure costs. The remaining land becomes dedicated open space at no cost to the municipality. The dedicated open space resulting from these techniques should be monitored to ensure that the open space values are maintained. If these lands are not under conservation easement restrictions, the township should consider that action. Any open space dedicated as part of a developer’s agreement should be placed under a conservation easement. The township may also want to require the establishment of an endowment or trust supplied with funds, to be used to maintain the easement.

Protective zoning is another tool that can be used to limit development in environmentally sensitive areas, such as aquifer recharge zones, wetlands, steep slopes, stream corridors, and natural and historic sites. See the DVRPC website for a description of municipal natural resource protection tools and sample ordinances from within the region:

[www.dvrpc.org/planning/community/protectiontools.htm](http://www.dvrpc.org/planning/community/protectiontools.htm).

## **10.2 FUNDING SOURCES**

To accomplish all of its open space goals, Upper Deerfield Township will have to seek funding support from a variety of sources. Reference in the following entries to Green Acres funding and other State resources will only be accurate if the Garden State Preservation Trust, which is the source of State monies, is renewed by ballot referendum in 2007. Presumably, if the Trust is renewed, the programs that have existed over recent years will continue in their current form.

See also the discussion of establishing a municipal Open Space/Farmland Preservation Trust fund in Upper Deerfield under *9.1 Preservation Tools, Municipal Preservation Tools*.

### ***Nonprofit Land Conservation Organizations***

Nonprofit land conservation organizations are eligible for nonprofit grants from the state Green Acres program. Nonprofit grants may total \$500,000 and require a dollar for dollar match. Land trust associations are good partners for land acquisition in the sensitive and natural areas in the township. These organizations have experienced staff who are knowledgeable about benefits to a landowner interested in preserving property as well as strategies for open space preservation. Nonprofit land trusts can also “sign on” to the township’s *Open Space and Recreation Plan* registered with Green Acres. This process makes nonprofits eligible for Green Acres’ funding to acquire land important to the township.

### ***Historic Preservation***

A total of \$6 million a year has been available from the state Green Acres program for historic preservation projects. Coordinating historic preservation and open space goals would promote access to this funding. Renewal of the Garden State Preservation Trust in 2007 would maintain and possibly expand these funds.

### ***State Land Management Agencies***

The state is a likely partner to help the township protect large resources. The New Jersey Division of Parks and Forestry and the Division of Fish and Wildlife have access to Green Acres funds. The Garden State Preservation Trust Act, passed in 1999 and the source of Green Acres funds, includes funding for historic preservation, farmland preservation, and public parkland acquisition. Almost a third of the public parkland allocation goes to state land management agencies, with the rest to municipalities and nonprofit organizations. The township needs to communicate its open space priorities to the state land managers and make a case for state acquisition of large sites.

### ***New Jersey Green Acres and State Agricultural Development Committee***

The Green Acres program provides funding assistance for the acquisition of township park and recreation areas listed in the *Open Space and Recreation Plan*. Through its Planning Incentive Program, Green Acres will provide a grant that will cover up to 50 percent of the land acquisition costs of a particular tract.

The State Agricultural Development Committee (SADC) operates similarly to Green Acres. SADC provides funding for farmland preservation and farmland enhancement projects. SADC coordinates its operations at the state, county and local levels.

### ***Federal Land & Water Conservation Fund***

Federal funding from the Land & Water Conservation Fund is channeled through the Conservation and Reinvestment Act (CARA). This is a comprehensive, bipartisan effort to provide money to New Jersey for a variety of purposes including open space acquisition, urban park and recreation recovery, coastal conservation, wildlife conservation, historic preservation,

payment in lieu of taxes, and conservation easement/species recovery efforts. Large, environmentally significant areas will be likely candidates for funding and will most likely be distributed through the Green Acres program.

### ***Cumberland County Open Space and Farmland Preservation Trust***

Cumberland County residents pay \$.01 cent for every \$100 of assessed property value to a dedicated trust to preserve open space and farmland. This generates over \$500,000 per year. Those county funds are leveraged with state funds from the Garden State Preservation Trust.

### ***Transportation Enhancements Program of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: a Legacy for Users (SAFETEA-LU)***

Transportation Enhancements is a set-aside of federal highway and transit funds for the funding of projects designed to mitigate the impacts of transportation facilities on the environment and to enhance community character. Examples include bicycle and pedestrian trails, restoration of historic train stations, downtown streetscape improvements, roadside beautification, and preservation of scenic vistas. The amount of funding for these purposes is substantial, and funds for trail development and enhancement and for land acquisition are available. An eligible project must show that the trail is part of the community's overall transportation system. Funds can be used for improvements such as signage, bike racks, and surfacing, as well as acquisition of land through easement or fee simple.

### ***National Recreational Trails Act Projects***

The New Jersey Department of Environmental Protection, Division of Parks and Forestry, Office of Natural Lands Management administers this trail development program. Funds are available to public agencies and nonprofit organizations. Proposed trails must be located on land that is publicly owned or privately owned with a government agency holding an easement or lease for public access. A special category of funding is dedicated to enhancement of National Recreation Trails.

### ***Environmental Infrastructure Trust***

The New Jersey Environmental Infrastructure Financing Program administered by the New Jersey Department of Environmental Protection provides low interest loans to acquire open space that will preserve water quality. This program is a partnership between the New Jersey Environmental Infrastructure Trust and Green Acres. The mission of the Trust is to assist in achieving a cleaner and healthier environment by providing low interest financing for projects that enhance and protect ground and surface water resources, and ensure the safety of drinking water supplies.

### 10.3 POTENTIAL PARTNERS IN OPEN SPACE PRESERVATION

Several regional efforts to preserve open space and provide stewardship activities are relevant to Upper Deerfield Township. These regional initiatives include the following participants:

- **New Jersey Natural Lands Trust.** The NJ Natural Lands Trust was created in 1968 by the state legislature as an independent agency. The Trust's mission is to preserve land in its natural state to protect wildlife habitat and provide residents with passive recreation. The Trust preserves land primarily by donations of title in fee simple or conservation easements. The Trust manages its properties to conserve endangered species habitat, rare natural features, and significant ecosystems.
- **County of Cumberland Office of Land Preservation.** This agency houses the County Agricultural Development Board and administers the open space and farmland preservation program in Cumberland County. County funding for farmland preservation and open space comes from the Cumberland County Farmland Preservation Trust.
- **Delaware Valley Regional Planning Commission.** DVRPC is a regional planning organization focused on wise land use within the Delaware Valley. DVRPC has developed a program of open space planning and advising for municipalities in southern New Jersey and has helped Upper Deerfield Township compile its Open Space and Recreation Plan.
- **The Nature Conservancy.** The Nature Conservancy's mission is to preserve plants, animals, and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive. They have been awarded funds from the Doris Duke Charitable Foundation to acquire and preserve endangered species habitat in New Jersey.
- **New Jersey Conservation Foundation.** The Foundation's mission is to promote conservation of land and natural resources throughout New Jersey. The Foundation supports local municipalities in their efforts to establish or increase Open Space and Farmland Preservation Funds and conduct multi-municipal preservation efforts. It also supports efforts by local land trusts to acquire specific properties.
- **New Jersey Division of Fish and Wildlife, New Jersey Department of Environmental Protection.** The New Jersey Division of Fish and Wildlife manages many of the properties that have been preserved by the State Department of Environmental Protection and will also accept donations of title in fee simple of certain properties. Such donations are usually acquisitions made with Green Acres funding by land trusts or other nonprofit private conservation organizations.
- **New Jersey State Forest Service, NJDEP.** The New Jersey State Forest Service offers to owners of private woodlands written guidance and financial assistance to protect and improve timber, wildlife, fish, soils, water recreation and aesthetic values of their forested lands. This program was authorized by Congress in the 1990 Farm Bill and administered by

the United States Department of Agriculture (USDA) Forest Service and the National Association of State Foresters.

- **Rails to Trails Conservancy.** This national conservation organization focuses its efforts on converting old railroad beds into trails. The railroad bed running through the center of the township, if abandoned, would represent an opportunity for additional outdoor recreation. The trail could also connect preserved parkland.
- **South Jersey Land & Water Trust.** South Jersey Land & Water Trust is a regional land trust and watershed association whose mission is to protect and preserve the natural, cultural, and historic heritage of southern New Jersey. South Jersey Land Trust preserves land through fee simple acquisition and conservation easements. The organization also assists state, county and local entities in open space planning, acquisition, and management.
- **State Agricultural Development Committee.** Through coordination with county Agricultural Development Boards, local governments, and nonprofit organizations, the State Agricultural Development Committee administers the state farmland preservation program. The farmland preservation program includes the purchase of agricultural easements, the purchase in fee simple of entire farmland properties (to be auctioned off with an agricultural easement), and the acceptance of donations of agricultural easements.
- **Stewart Land Trust.** This small trust provides funding for land acquisition in Atlantic, Cape May, Cumberland, Gloucester, and Ocean counties. To be eligible, a property must either contain water or be adjacent to water. The Stewart Trust was established in the 1950s with the goal of preserving wildlife habitat and has assets of \$5 million. The Trust provides support for the acquisition of properties that can be purchased solely with Stewart Trust funds. Title to any such acquired property is held in perpetuity by the Trust. Bostwick Lake was acquired by Upper Deerfield Township with funding from the Stewart Trust.





## SECTION 11: GREENWAYS AND TRAILS – PLANNING AND DESIGN RESOURCES

Association of New Jersey Environmental Commissions (ANJEC). *Pathways for the Garden State: A Local Government Guide to Planning Walkable, Bikeable Communities*. Mendham, NJ, ANJEC, 2004. Beginning manual for planning trails and bikepaths in both developed and suburbanized communities, with specific New Jersey references and examples. [www.anjec.org](http://www.anjec.org).

Chester County Planning Commission. *Trail & Path Planning. A Guide for Municipalities*. Chester County Board of Commissioners, [West Chester, PA], 2007. [www.chesco.org/planning](http://www.chesco.org/planning)

Delaware Valley Regional Planning Commission. *Inter-Municipal Cooperation Alternatives. Report 4. Inter-Municipal Greenway Planning*. Phila., PA, DVRPC, January 2001. An introductory “how-to” guide for elected and appointed officials on developing greenways in cooperation with neighboring municipalities.

Flink, Charles A., Kristine Olka, and Robert M. Searns with the Rails-to-Trails Conservancy. *Trails for the Twenty-First Century. Planning, Design, and Management Manual for Multi-Use Trails*. Washington, DC, Island Press, 2001. Comprehensive manual on all aspects of planning, design, and management of multi-use trails. Many resources at Conservancy website: [www.railtrails.org](http://www.railtrails.org) and at its information website: <http://www.trailsandgreenways.org/>.

Johnson, Russ. Edited by Andrew W. Johnson and Anna M. Brinich. *Creating Connections. The Pennsylvania Greenways and Trails How-To Manual*. Pennsylvania Greenways Partnership, 1998. Available from Pennsylvania Environmental Council/1211 Chestnut St., Suite 900/Phila., PA 19107/1-800-322-9214 or [pecphila@libertynet.org](mailto:pecphila@libertynet.org). Basic reference on planning and developing greenways and trails.

The following resources are from the NJ National Recreational Trails Act Projects grant application at the website:

[http://www.state.nj.us/dep/parksandforests/natural/2005\\_rtp\\_grant\\_package.pdf](http://www.state.nj.us/dep/parksandforests/natural/2005_rtp_grant_package.pdf):

- American Association of State Highway and Transportation Officials. *Guide for the Development of Bicycle Facilities*. (AASHTO Guide), 1999. Order Processing, PO Box 96716, Washington DC 20090-6716. Phone: 1-800-231-3475. Recommended for the construction of new bicycle paths.
- Demrow, C. and Salisbury D. for the Appalachian Mountain Club. *The Complete Guide to Trail Building and Maintenance*. Learn tools and techniques to build and maintain woodland trails. [www.outdoors.org/Publications/](http://www.outdoors.org/Publications/)

- National Center for Bicycling and Walking. *Bicycle and Pedestrian Design Guides* and links to other publications. The Center's mission is to create bicycle-friendly and walkable communities. Phone: 202-463- 6625. [www.bikewalk.org](http://www.bikewalk.org)
- New Jersey Department of Transportation. *Bicycle Compatible Roadways and Bikeways: Planning and Design Guidelines*. Updated 1999. NJDOT, PO Box 600, Trenton, NJ 08625-0600. Includes design treatments for bicycle pathways and design guidelines for bicycle facilities. [www.state.nj.us/transportation/publicat/bike\\_guidelines.htm](http://www.state.nj.us/transportation/publicat/bike_guidelines.htm)
- Rathke, D, and Baughman, M. for Minnesota Extension Service, University of Minnesota. *Recreational Trail Design and Construction*. 1997. Phone: 800-876-8636. [www.extension.umn.edu/distribution/naturalresources/DD6371.html](http://www.extension.umn.edu/distribution/naturalresources/DD6371.html).
- U.S. Architectural and Transportation Barriers Compliance Board. *Recommendations for Accessibility Guidelines: Outdoor Developed Areas*. September 1999. 1331 F Street NW, Suite 1000, Washington, DC 20004-1111. Trail specifications and design for access by people with disabilities. [www.access-board.gov/](http://www.access-board.gov/)
- U.S. Forest Service. *Trails Construction and Maintenance Notebook*. 2000. Missoula Technology and Development Center, Building 1, Fort Missoula, Missoula, MT 59804-7294. Phone: 406-329-3978. An all-purpose field reference.

Other Websites:

- Federal Highway Administration web site for the Recreational Trails Program. [www.fhwa.dot.gov/environment/rectrails/index.htm](http://www.fhwa.dot.gov/environment/rectrails/index.htm)
- American Trails, a non-profit organization focused on the creation of trail systems by fostering communication and complementary action. At the American Trails website go to "Resources & Archives." [www.AmericanTrails.org](http://www.AmericanTrails.org)





## SECTION 12: SOURCES OF INFORMATION

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Cumberland County Planning Department. *Western/Southern Cumberland Region Strategic Plan*. Prepared by Orth – Rodgers Associates, Inc. 2005.

Elmer, Lucius Q. *History of the Early Settlement and Progress of Cumberland County, New Jersey*. Bridgeton, NJ, George F. Nixon, Publisher. 1869.

Honigfeld, Harriet B. *Charting a Course for the Delaware Bay Watershed*. Bamboo Brook, NJ: The New Jersey Conservation Foundation, 1997.

Kraft, Herbert C. *The Lenape. Archaeology, History, and Ethnography*. Newark: New Jersey Historical Society, 1986.

Mertes, James D., et al. *Park, Recreation, Open Space and Greenway Guidelines*. Ashburn, VA: National Recreation and Park Association, 1996.

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Morris Land Conservancy with the Township of East Greenwich Open Space Committee. *Open Space and Recreation Plan for the Township of East Greenwich, Gloucester County, New Jersey*. January 2003.

New Jersey Audubon Society, Important Bird Breeding Areas:  
<http://www.njaudubon.org/Conservation/IBBA/>.

NJ Department of Environmental Protection

- [www.state.nj.us/dep/gis](http://www.state.nj.us/dep/gis) – For Geographic Information System maps and table data.
- Division of Fish & Wildlife, Endangered & Non-Game Species Program. *New Jersey*

*Wildlife Action Plan*. Sept, 2004. Revised February 2007.  
[http://www.nj.gov/dep/fgw/ensp/wap/pdf/wap\\_draft.pdf](http://www.nj.gov/dep/fgw/ensp/wap/pdf/wap_draft.pdf)

- Division of Water Quality: [www.state.nj.us/dep/dwq](http://www.state.nj.us/dep/dwq)  
 Niles, L.J., M. Valent, J. Tash, and J. Myers. *New Jersey's The Landscape Project: Wildlife Habitat Mapping for Community Land-use Planning and Endangered species Conservation*. Project report. Endangered and Nongame Species Program, New Jersey Division of Fish & Wildlife, New Jersey Department of Environmental Protection. 2001.

New Jersey State Planning Commission. *The New Jersey State Development and Redevelopment Plan*. Trenton, NJ: 2001.

Palmer, F. Alan. *This Place Called Home. An Illustrated History of the Township of Upper Deerfield in the County of Cumberland State of new Jersey*. Published by the Upper Deerfield Township Committee, 1985.

Rutgers Cooperative Extension, Water Resources Program: [www.water.rutgers.edu](http://www.water.rutgers.edu)

United State Census Bureau. United States Census 2000.  
<http://www.census.gov/main/www/cen2000.html>

United States Department of Agriculture: [www.nrcs.usda.gov/programs/eqip/](http://www.nrcs.usda.gov/programs/eqip/) and  
[www.nrcs.usda.gov/programs/crp/](http://www.nrcs.usda.gov/programs/crp/).

Upper Deerfield Township Planning Board. *The Master Plan of the Township of Upper Deerfield*. Seabrook, NJ, 1988.

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## APPENDICES

- A. **Upper Deerfield Resident Questionnaire and Summary of Responses**
- B. **Active Recreation Analysis**
- C. **Cohansey River Conservation Zone, from the *New Jersey Wildlife Action Plan***
- D. **Cohansey River Important Bird Area Map**
- E. **Upper Deerfield Parcel Data Tables for Reference**
  - 1. **Tax Exempt Properties (Classes 15A, 15C, 15D, 15E, & 15F)**
  - 2. **Vacant Properties (Class 1)**
  - 3. **Developed Properties over 5 Acres (Classes 2, 4A, & 4B)**
  - 4. **All Farmland-Assessed Properties (Class 3A/3B)**

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## Upper Deerfield Open Space, Recreation, & Farmland Preservation Planning Survey

The Township of Upper Deerfield is preparing an Open Space and Recreation Plan and a Farmland Preservation Plan. This survey is to ask your opinions about protecting natural resources, preserving open space and farmland, and providing recreational opportunities in Upper Deerfield. To help shape the community's future, **PLEASE COMPLETE AND RETURN THIS SURVEY BY SEPT. 10, 2006.**

You are also welcome to attend meetings of the Open Space and Agricultural Advisory Committees. ALL MEETINGS ARE OPEN TO THE PUBLIC. Times are posted at the Municipal Building, and published in the newspaper and on the township website.

1) How many years have you lived in Upper Deerfield?

- Less than 5 years       5 – 10       10 – 20       20 – 40       more than 40 years

2) What is your vision of Upper Deerfield Township for the future? Specifically, what do you want Upper Deerfield to look like in

5 Years:

\_\_\_\_\_  
\_\_\_\_\_

10 Years:

\_\_\_\_\_  
\_\_\_\_\_

20 Years:

\_\_\_\_\_  
\_\_\_\_\_

3) As Upper Deerfield works to achieve the following goals, how would you rank them in order of importance (1 being the most important and 3, or 4, the least important)?

\_\_\_ protecting the environment (lakes, rivers, streams, water sources, habitat)

\_\_\_ economic growth

\_\_\_ preservation of town history, character

\_\_\_ \_\_\_\_\_ (fill in another goal)

4a) What do you see as Upper Deerfield's strengths (advantages or assets), in regard to open space, recreation, and farmland preservation?

\_\_\_\_\_  
\_\_\_\_\_

4b) What do you view as Upper Deerfield's weaknesses (shortcomings or limitations), in regard to open space, recreation, and farmland preservation?

\_\_\_\_\_  
\_\_\_\_\_

5a) Would you support a dedicated tax as a means of funding the acquisition of land for open space and recreation or for preservation of farmland in Upper Deerfield?

- YES       NO       Undecided

5b) If yes, what amount would you support as the most effective and appropriate amount per \$100 of assessed property value?

\_\_ 1 cent    \_\_ 2 cents    \_\_ 3 cents    \_\_ 5 cents    \_\_ 7 cents    other: \_\_ cents (please specify amount)

6) What outdoor recreational activities are you or a household member currently involved in?

- |  |                                      |   |  |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Baseball/Softball | <input type="checkbox"/> Golf        | <input type="checkbox"/> Walking        | <input type="checkbox"/> Bird Watching             |
| <input type="checkbox"/> Basketball        | <input type="checkbox"/> Playgrounds | <input type="checkbox"/> Jogging        | <input type="checkbox"/> Nature Pathways           |
| <input type="checkbox"/> Soccer            | <input type="checkbox"/> Picnics     | <input type="checkbox"/> Bicycling      | <input type="checkbox"/> Gardening (vegetables)    |
| <input type="checkbox"/> Football          | <input type="checkbox"/> Hunting     | <input type="checkbox"/> Roller Blading | <input type="checkbox"/> Gardening (ornamentals)   |
| <input type="checkbox"/> Swimming          | <input type="checkbox"/> Fishing     | <input type="checkbox"/> Skateboarding  | <input type="checkbox"/> Boating/Canoeing/Kayaking |
| <input type="checkbox"/> Tennis            | <input type="checkbox"/> _____       | <input type="checkbox"/> _____          | <input type="checkbox"/> _____                     |

---

7) Are there any recreation or leisure activities that you DO NOT take part in now, but WOULD LIKE to start doing regularly within Upper Deerfield Township?

\_\_\_\_\_

\_\_\_\_\_

---

8) Using each number only once, please rank the following initiatives from 1 to 10, with 10 being the highest priority and 1 being the lowest:

- \_\_\_\_\_ Preservation of land for active recreation areas (such as playing fields and playgrounds)
- \_\_\_\_\_ Preservation of land for passive recreation (walking, running, hiking, and fishing)
- \_\_\_\_\_ Preservation of scenic vistas (overlooks, scenic byways)
- \_\_\_\_\_ Preservation of land to create greenways to link recreation areas, natural areas, and local neighborhoods, and to provide possible trail corridors
- \_\_\_\_\_ Preservation of forested lands
- \_\_\_\_\_ Preservation of farmland to protect agriculture, preserve prime agricultural soils, and retain the rural quality of life in Upper Deerfield
- \_\_\_\_\_ Preservation of land with historical value
- \_\_\_\_\_ Preservation of land for protection of, or access to, surface water (streams, lakes, wetlands)
- \_\_\_\_\_ Preservation of land for the protection of groundwater, including drinking water resources
- \_\_\_\_\_ Preservation of land for wildlife and plant habitats

---

9) Are there any specific areas within the Township that you think are critically important to preserve? Please describe:

\_\_\_\_\_

\_\_\_\_\_

---

10) Do you have any additional opinions or comments on open space, recreation, and farmland preservation in Upper Deerfield Township?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**If you have additional comments and need more space, just attach another sheet of paper at the back.**

Please return completed survey to the municipal building by dropping it off at the Clerk's office, mailing it back with your tax payment, or faxing to 856-451-1379. *Thank you for taking the time to complete this survey.*

**UPPER DEERFIELD OPEN SPACE, RECREATION,  
& FARMLAND PRESERVATION PLANNING SURVEY**

**SUMMARY OF RESULTS**

**12/12/06**

The survey was distributed to Upper Deerfield residents with their tax bills in August 2006. Residents were asked to return the completed survey with their tax payment or drop off the survey at the municipal building. Surveys were also distributed at public meetings held during July and in early September 2006. A total of 236 surveys were completed by residents.

**Question 1:** How many years have you lived in Upper Deerfield?

5yrs = 24

5-10 yrs = 17

10-20 yrs = 37

20-40 yrs = 74

>50 yrs = 76

Total = 228 respondents answered this question.

**Question 2:** What is your vision of Upper Deerfield Township for the future? Specifically, what do you want Upper Deerfield to look like in:

**5 Years:**

Responses repeatedly stressed “less development;” “no more housing unless for seniors;” “preserve farmland, open space, woodlots;” “no more loss of woods or farmland;” “stay as is;” and “keep rural.” A smaller number of repeated responses were more specific: “mixture of commerce and recreation;” “more recreation for adults and seniors;” “more business growth;” “stay as is with some expansion of retail;” “more affordable housing for seniors;” and “fill empty stores at Carll’s corner.”

**10 Years:**

The majority of responses said “same as” 5 Years answer. The second most numerous response was “limit growth,” followed by “keep agricultural/rural character.” A few responses mentioned a need for more restaurants, for parks and walking paths, and for modest business growth.

**20 Years:**

The majority of responses said “same as” previous (5 Years and 10 years). Many others said “keep as is;” keep farmland, country living;” “maintain open space but some additional stores;” and “keep balance between open areas and commercial growth.” A few responses mentioned keeping/expanding business along route 77 but qualified that by saying to keep open areas everywhere else.

**Question 3:** As Upper Deerfield works to achieve the following goals, how would you rank them in order of importance (1 being the most important and 3, or 4, the least important)?

	<b>Ranked #1</b>	<b>#2</b>	<b>#3</b>	<b>#4</b>
a) Protecting the environment (lakes, rivers, streams, water sources, habitat)	171	29	8	2
b) Economic growth	13	55	105	24
c) Preservation of town history, character	24	104	85	14

d) Other (fill in another goal): Control sprawl; Stop development; Preserve farmland; Invest in schools; Need library/indoor facility for kids; Protect trees; and Reduce taxes.

Clearly protection of environmental resources ranked highest of the three choices. Economic growth and preservation of town history and character were evenly split as ranking second. Write in goals were reflective of many comments made elsewhere in the survey.

**Question 4a):** What do you see as Upper Deerfield’s strengths (advantages or assets), in regard to open space, recreation, and farmland preservation?

A large number of respondents listed “a great place to live.” Other repeated answers were “the farmland” or “the amount of preserved farmland,” or “rural character.” A number of respondents listed “lots of active recreation” and “ample open space.” Some specific answers (given by at least three respondents) were “lakes;” wildlife;” and “township government.”

**Question 4b):** What do you view as Upper Deerfield’s weaknesses (shortcomings or limitations), in regard to open space, recreation, and farmland preservation?

Over and over, respondents listed “too many houses being built” and “to much development.” Other frequent responses were “not enough open space [vs. recreation and farmland];” “loss of open space;” “vulnerability to development pressure.” A repeated response was some variation on the idea that Upper Deerfield lacks the laws or regulations, the Master Plan statements, or the leadership strength to limit development and to protect forests, waterways, open space, farmland. It was also mentioned several times that developers have too much power or are running the show. A specific response, by more than two respondents, was “lack of an [indoor] recreation building.”

**Question 5a):** Would you support a dedicated tax as a means of funding the acquisition of land for open space and recreation for preservation of farmland in upper Deerfield?

**Results:**

Yes = 117

No = 43

Undecided = 71

No response = 5

Total # of answers to this question = 230

**Question 5b):** If yes, what amount would you support as the most effective and appropriate amount per \$100 of assessed property value?

**Results:**

36 – checked off 1 cent

30 - checked off 2 cents

11 - checked off 3 cents

25 - checked off 5 cents

8 - checked off 7 cents

1 – wrote in 10 cents for “other”

1 – wrote in 4 cents for “other”

Total # of answers given: 112

Comments written in next to “other” or if “undecided” or “no” was checked: “whatever it takes;” “1 cent to start;” “would need more info;” “don’t really know;” “only for agriculture;” “no more taxes;” “take from existing funds.”

**Question 6):** What outdoor recreational activities are you or a household member currently involved in?

**Results:**

	Activity	# of Checks	% of Total Checks
1	Baseball/Softball	36	3.07
2	Basketball	18	1.54
3	Soccer	20	1.71
4	Football	12	1.02
5	Swimming	68	5.81
6	Tennis	20	1.71
7	Golf	35	2.99
8	Playgrounds	30	2.56
9	Picnics	48	4.10
10	Hunting	34	2.90
11	Fishing	73	6.23
12	Walking	160	13.66
13	Jogging	39	3.33
14	Bicycling	82	7.00
15	Roller Blading	12	1.02
16	Skateboarding	7	0.60
17	Bird Watching	96	8.20
18	Nature Pathways	86	7.34
19	Gardening (vegetables)	107	9.14
20	Gardening (ornamentals)	110	9.39
21	Boating/Canoeing/Kayaking	71	6.06
22	Write-in (value)	7	0.60
	<b>Totals</b>	1171	100.00

**Question 7):** Are there any recreation or leisure activities that you DO NOT take part in now, but WOULD LIKE to start doing regularly within Upper Deerfield Township?

**Results and (# who listed specifically):**

- NO (32)
- Walking (10) - “safe walking; “on trails” and “on a track” were some qualifying words
- Nature walks (8) – “in woods,” also
- Bicycling (8)
- Swimming (7)
- Playground (3)
- Tennis (3)
- Movies (3) – “need movie theater”
- Horseback riding (1) – “need horse trails”
- Golf (2)
- Skateboarding (2)
- Hunting (2)

**Question 8):** Using each number only once, please rank the following initiatives from 1 to 10, with 10 being the highest priority and 1 being the lowest:

Total Rank  
Value

- 8a)** 1,088 Preservation of land for active recreation areas (such as playing fields and playgrounds)
- 8b)** 1,167 Preservation of land for passive recreation (walking, running, hiking, and fishing)
- 8c)** 983 Preservation of scenic vistas (overlooks, scenic byways)

- |  |  |
|--|--|
| <p>Total Rank<br/>Value</p> <p><b>8d)</b> <u>1,039</u></p> <p><b>8e)</b> <u>1,337</u></p> <p><b>8f)</b> <u>1,406</u></p> <p><b>8g)</b> <u>1,130</u></p> <p><b>8h)</b> <u>1,253</u></p> <p><b>8i)</b> <u>1,376</u></p> <p><b>8j)</b> <u>1,277</u></p> | <p>Preservation of land to create greenways to link recreation areas, natural areas, and local neighborhoods, and to provide possible trail corridors</p> <p>Preservation of forested lands</p> <p>Preservation of farmland to protect agriculture, preserve prime agricultural soils, and retain the rural quality of life in Upper Deerfield</p> <p>Preservation of land with historical value</p> <p>Preservation of land for protection of, or access to, surface water (streams, lakes, wetlands)</p> <p>Preservation of land for the protection of groundwater, including drinking water resources</p> <p>Preservation of land for wildlife and plant habitats</p> |
|--|--|

**Summary:** Preservation of farmland ranked highest (1,406). Preservation of land for protection of groundwater (1,376) was a close second and preservation of forested lands (1,337) followed as third. Preservation of land for wildlife and habitats (1,277) and for protection of or access to surface water (1,253) ranked fourth and fifth.

**Question 9):** Are there any specific areas within the Township that you think are critically important to preserve? Please describe.

Areas/categories specifically mentioned and (# of specific mentions)

- |  |   |
|--|---|
| <p>Wetlands (9)</p> <p>Land along/around Streams/lakes generally (16)</p> <p>Woodlands/forests (31) - Buttermill Area woods mentioned specifically</p> <p>Areas along Cohansy River (5)</p> <p>Farmland (21)</p> <p>Area around Sunset Lake (25)</p> <p>Area around Silver Lake (11)</p> <p>Area around Bostwick lake (7)</p> <p>Area around Seeley Pond/Lake (6)</p> <p>Area along tributaries to lakes (3)</p> | <p>Indian Run area mentioned specifically (1)</p> <p>Powell property at Cornwell &amp; Old Deerfield Pike (5)</p> <p>Land between Sunset Lake &amp; Old Deerfield Pike (6)</p> <p>Land along Old Deerfield Pike (3)</p> <p>Recreation parks &amp; fields (5)</p> <p>Ballfields (3)</p> <p>Deerfield Street historical homes (2)</p> <p>Deerfield Presbyterian Church land (1)</p> <p>Southern area of township (10)</p> |
|--|---|

**Question 10):** Do you have any additional opinions or comments on open space, recreation, and farmland preservation in Upper Deerfield Township?

Many respondents left this question unanswered. The comments given were dominated, again, by statements such as “stop development,” “stop the building,” “preserve as fast as can,” “get busy on open space,” “keep farmland,” “stand up to developers,” and the like. Saving/protecting trees was mentioned here directly by 6 respondents who had not entered that answer in question 9.

There were 5 comments that were essentially negative about farmland preservation – “stop giving farmers free money;” “we should not waste money on farmland preservation;” and two comments that were in favor of more food production and fewer nurseries. The other comment that was made by 12 respondents pertained to controlling taxes – “no more taxes,” “Thank you for the 0 tax rate;” “I’m a senior...in need of tax relief;” and “do whatever it takes to lower taxes” are examples.

Other specific comments made here had also been listed at least once in answer to a previous question (by a different respondent). These included “need for senior housing;” “more senior activities;” “control runoff pollution to waterways” and “control farm runoff;” “use abandoned railroads for trails;” “need a good playground;” and “increase landscaping and the appearance of the entrance to the township. Specific suggestions made here that did not appear in any other surveys or in answers to other questions included “[prohibit] seizing citizens property,” “TDR program needed” (by 2 respondents), “cluster ordinance needed” (by one respondent), and “recycling center [needed]” (by two).

## ACTIVE RECREATION NEEDS ANALYSIS

### Population-based Analysis

Population-based recreational open space assessments and needs grow out of work done by the National Recreation and Park Association (NRPA). NRPA uses a systematic planning approach that takes into account the unique needs, desires, and resources of communities as well as changing environmental, social, economic, and demographic trends. This approach analyzes the types of parks and facilities required for each individual community, along with the amount of acreage required to site those kinds of parks and facilities. According to NRPA standards, a suburban community should aim to provide 12 acres of active recreation lands per 1,000 residents.

Comparing NRPA's acre recommendations to Upper Deerfield's 2005 US Census estimated population of 7,882 people, the Desired Active Parkland for Upper Deerfield is 94.58 acres. Because the township currently has a 99-acre Recreation Complex, among other holdings, it more than meets this recommendation and, indeed, has an Active Parkland surplus of 4.5 acres in the Complex alone.

A predicted population of 12,000 at Build-Out would generate a recommendation for Desired Active Parkland of 144 acres. When all of Upper Deerfield's open space holdings are added to the Recreation Complex acreage, the township meets this recommendation already. Those holdings include the Irving Ave. woods, parcels along the Cohansey River, and parcels near the high school.

*Table B.1* on the following page lists NRPA's specific recreation-amenities population recommendations for Upper Deerfield's current, and predicted populations. For example, an indoor pool can be supported by a community of 20,000 people. A community of 12,000 might be too small for an indoor pool, and public and/or private resources may be wasted in building such an expensive and elaborate facility.

### New Jersey's Balanced Land Use Guidelines

The State Comprehensive Outdoor Recreation Plan (NJ SCORP) calculates the recreation open space *minimum* requirements for federal, state, county, and municipal governments, which it publishes as the Balanced Land Use Guidelines. These measures regard land as a finite resource for which there are legitimate, competing uses. This approach does not take into account current or forecasted population or the intensity of development patterns. The Balanced Land Use Guidelines are shown in the tables below – *Tables B2 and B3*. This approach recognizes that environmentally sensitive lands are usually unsuitable for tennis courts, ball fields, basketball courts, and other active recreation facilities, but may be suitable and should be preserved in federal, state, county, and municipal park systems and conservation areas. The 3% guideline for municipalities is calculated based on total land area minus undevelopable land (wetlands, waterways, and open waters).

**Table B.1.: Recommended Recreation Facilities per NRPA Population Standards**

Activity/Facility	Recommended Space Requirements	No. of units per Population	2005 US Census Estimated Population – 7882 people	Build-Out * Population 12,000 people
Trails	Variable	1 system per region	•	•
Tennis	2 acres	1 court per 2,000	•••	••••••
Basketball	5,040-7,280 sq ft	1 per 5,000	•	••
Volleyball	4,000 sq ft	1 per 5,000	•	••
Baseball	3.0 - 3.85 acres	1 per 5,000	•	••
Softball	1.5 - 2.0 acres	1 per 5,000	•	••
Soccer	1.7 - 2.1 acres	1 per 10,000	•	•
Multiple Recreation Court (basketball, volleyball, tennis)	9,840 sq ft	1 per 10,000		•
Indoor Swimming Pool	0.5 - 2 acres	1 per 20,000		
Handball	800 sq ft	1 per 20,000		
Ice Hockey	22,000 sq ft	1 per 100,000		
Field Hockey	1.5 acres	1 per 20,000		
Football	1.5 acres	1 per 20,000		
1/4 mile Running Track	4.3 acres	1 per 20,000		

Sources: NRPA Population Standards, US Census

**Table B.2: NJ Balanced Land Use Guidelines**

Category	Standard
Federal	4% of the total land area of the state
State	10% of the total land area of the state
County	7% of the developable area of the county
Municipal	3% of the developable area of the municipality

Source: NJ SCORP

**Table B.3: NJ Balanced Land Use Guidelines for Upper Deerfield Township**

NJDEP Land Cover	Acres
Total Land Area	20,352
(-) Undevelopable Land (wetlands, open water, waterways)	(3,241)
<i>Developable Land</i>	17,111
<b>3% Municipal Goal</b>	<b>513</b>

Source: NJ SCORP

and DVRPC

Upper Deerfield’s 418 acres of preserved open space achieves over 80% of this goal of 513 acres.

## COHANSEY RIVER CONSERVATION ZONE

**From the *NJ Wildlife Action Plan*, issued by the NJ Dept of Environmental Protection, Division of Fish & Wildlife, Endangered and Nongame Species Program, 02/16/07**

[http://www.nj.gov/dep/fgw/ensp/wap/pdf/wap\\_draft.pdf](http://www.nj.gov/dep/fgw/ensp/wap/pdf/wap_draft.pdf)

**COHANSEY RIVER****F. Conservation Zones, Assessments, and Strategies within the Delaware Bay Landscape****1. Cohansey River**

- a. Habitats*
- b. Wildlife of Greatest Conservation Need*
- c. Threats to Wildlife and Habitats*
- d. Conservation Goals*
- e. Conservation Actions*
- f. Potential Partnerships to Deliver Conservation*
- g. Monitoring success*

**a. Habitats**

This Conservation Zone in western Cumberland County encompasses the Cohansey River and its associated marshes and grasslands (Figure 12). The rich farmlands along the river system are an extension of predominant habitats of Salem County. Not all habitats classified as grassland are suitable for grassland birds, as agricultural uses often create unsuitable conditions for early succession wildlife. The region has some stands of wild rice marshes, tidal marshes, freshwater wetlands, and upland pine-oak forest.

This zone has the least amount of public land in the Delaware Bay region, with approximately less than 405 hectares (1.5 sq. mi.). However, there are significant opportunities for preserving farmland and maintaining vast areas of tidal marsh.

**b. Wildlife of Greatest Conservation Need**

The Cohansey River region supports one federal threatened, five state endangered, seven state threatened, and 48 special concern and regional priority wildlife species. The bald eagle is the federal threatened species. Northern harriers, red-shouldered hawks, vesper sparrows, Cope's gray tree frogs, and bronze coppers are among the state endangered wildlife. State threatened species include barred owls, bobolinks, Cooper's hawks, grasshopper sparrows, ospreys, redheaded woodpeckers, and savannah sparrows. Special concern wildlife includes grassland birds, scrub-shrub birds, forest passerines, reptiles and amphibians. In addition, summer populations of forest-dwelling bat species, potentially including the federal endangered Indiana bat, are suspected to occur in the Cohansey River zone.

The Cohansey River area is notable for supporting one of the densest bald eagle populations in the state for both nesting and wintering eagles. As part of the Atlantic Flyway, the habitats along the river are also important to the migration of songbirds, water birds, and raptors. Hardwood swamps and the mosaic of forest and agricultural land are habitat for bald eagles, migrating raptors and passerines, Cooper's and broad-winged hawks, and eastern box turtle. The grasslands are

particularly valuable habitat for nesting grassland birds, supporting six listed grassland bird species. Marshes, tidal wetlands, and other wetlands are habitat for rails, northern harriers, bronze coppers, and rare damselflies and dragonflies. Tables DB9 - DB14 identify the species of greatest conservation need within this zone.

### **c. Threats to the Wildlife and Habitats of the Cohansey River**

For complete literature review on the impacts of habitat loss and fragmentation, please see New Jersey's Landscape Project Report, Attachment A or visit our website:

[www.njfishandwildlife.com/ensp/landscape/lp\\_report.pdf](http://www.njfishandwildlife.com/ensp/landscape/lp_report.pdf).

The Cohansey zone of the Delaware Bay landscape region remains a relatively rural area dominated by agriculture. However, critical wildlife habitat is threatened in a number of ways: fragmentation and loss of grasslands due to development expansion from Bridgeton; intensive agriculture methods that don't allow grassland birds to nest successfully; and conversion of grasslands and annual agriculture fields to nursery stock sites. The Cohansey River and its associated wetlands and forest patches are critical to the regional and statewide bald eagle nesting and wintering population, and are threatened by development associated with a growing human population, as well as potential heavy uses of the river for recreation and transportation. Furthermore, this zone contains very little publicly-owned land, so long-term protection will be a challenge. Landowner incentives and easements will be important conservation tools here. Also see Section I-E "Threats to Wildlife and Habitats" (page 17) of this document.

### **d. Conservation Goals**

- Protect, enhance, and restore critical habitats as identified by the Landscape Project, focusing on habitat for bald eagle, osprey and northern harrier populations, and grassland bird and scrub-shrub bird communities. Identify areas where 2,000-3,000 ha (7.7 – 11.5 square miles) of grassland and early-successional habitats can be managed for viable grassland bird populations.
- Inventory and monitor all endangered, threatened and special concern wildlife in this zone.
- Prevent, stabilize, and reverse declines of grassland bird and scrub-shrub bird species.
- Maintain and enhance populations of nesting and wintering bald eagles, ospreys and northern harriers.
- Monitor, maintain, and enhance populations of breeding, migratory and wintering waterfowl of conservation concern.
- Identify and survey habitats for presence of rare invertebrate wildlife, including damselflies and dragonflies.
- Maintain ecological integrity of natural communities and regional biodiversity by controlling invasive species and overabundant wildlife.
- Protect water quality and the availability of wetland habitats.
- Identify and protect summer roosting habitat for Indiana bats and other forest-dwelling bat species.
- Promote public education and awareness, wildlife conservation, and viewing.

### **f. Potential Partnerships to Deliver Conservation**

#### Private Landowners

- Encourage farmers to preserve farmland through conservation easements and Transfer of Development Rights (TDRs) through partnerships with NJ DEP's Green Acres, The Nature Conservancy–NJ Chapter, NJ State Agriculture Development Committee (NJ SADC), NJ Farm Bureau, local land trusts, and local municipalities for the conservation of bog turtle, forest and grassland bird populations.

- Use landowner incentive programs (DFW's LIP; USDA's NRCS programs; and USFWS' Partners for Fish and Wildlife) to encourage private landowners to manage for endangered and threatened species found on their property through restoration, protection or management activities.

### Public

- Expand volunteer Citizen Scientist recruitment and activities.
  - Collaborate with conservation groups (NJ Audubon Society, The Nature Conservancy, NJ Conservation Foundation) and other environmental, member-based organizations to recruit and train Citizen Scientists to locate, survey, and monitor wildlife habitats and populations in a systematic manner to achieve short- and longterm monitoring goals.
  - Involve Citizen Scientists in management projects and protection projects, such as protection and posting of bald eagle nesting areas and installing new osprey nest structures.
  - Recruit North American Butterfly Association volunteers to conduct surveys for lepidoptera species.
  - Promote backyard habitat management for migratory raptors and passerines. Collaborate with NJ Audubon Society to educate public on the effects of feral cats on wildlife species of conservation concern.

### Wildlife Professionals

- Collaborate with researchers in New York, Pennsylvania, Delaware, and West Virginia to develop best management practices and conservation plans for grassland and scrubshrub/ open field birds.
- Collaborate with researchers in Delaware, Maryland, Virginia, New York, and Pennsylvania to develop best management practices and conservation plans for bald eagle nesting, foraging and wintering areas.
- Consult with entomologists to design and conduct surveys for bronze coppers in wet meadows, marshes, fens, and other appropriate habitats.

### Conservation Organizations

- Partner with watershed and conservation organizations such as NJ Audubon Society (NJAS) and The Nature Conservancy (TNC) to protect and enhance habitats for rare species.
  - Protect and enhance grassland bird habitats.
  - Protect bald eagle, osprey, and raptor nesting, foraging, and wintering areas.
  - Install new osprey nest structures.
- Consult with conservation and watershed organizations to develop educational programs such as classroom curricula and wildlife festivals.
- Encourage the use of the Landscape Project's critical habitat mapping to guide land acquisition by conservation organizations through programs such as Green Acres, State Agricultural Development Committee (SADC) Farmland Preservation, and local land trusts.

### Local Government, Other State and Federal Agencies

- Partner with local, state, and federal government agencies, including municipal and county planning boards, USDA's Natural Resources Conservation Service (NRCS), US Fish and Wildlife Service (USFWS), and the Department of Community Affairs (DCA), Office of Smart Growth to protect, enhance, and create habitats, and to protect NJ's native wildlife.
  - NJ Department of Environmental Protection's (DEP) Division of Fish and Wildlife (DFW) to maintain and protect bald eagle, osprey, and grassland bird nesting and foraging sites.

- DFW, conservation organizations, and land trusts to identify key lands for acquisition and conservation.
- DFW and DEP's Division of Parks and Forestry (DPF) to pursue identification and mapping of significant natural vegetative communities, particularly on public lands and lands that serve as wildlife corridors, and integrate these in the Landscape Project.
- DFW to develop a plan to protect sensitive endangered/threatened species areas from disturbance.
- DFW to share site information and expertise with state and federal law enforcement to increase surveillance of bald eagle sites.
- DFW and conservation organizations to work with the DEP's Land Use Regulation Program (LURP) to protect vernal pools and appropriately classify wetlands for spotted turtle, special concern amphibian, and bronze copper populations.
- Expand efforts to create habitat and implement best management practices for grassland birds, forest passerines and raptors, and scrub-shrub birds on state lands and with natural resource managers, county and municipal utility authorities and planners.
- Work with Division of Watershed Management and other DEP agencies to establish larger buffers for riparian and floodplain areas.
- DFW to work with state and county mosquito commissions to reduce the use of deleterious insecticides and biological controls at known amphibian breeding sites.
- DFW to work with USFWS and other state, federal, and non-governmental partners to implement North American Waterfowl Management Plan as appropriate.
- DFW to work with USFWS and other state and federal partners to implement the American Woodcock Management Plan, seeking areas where such management complements rare species management.
- DFW to work with federal and state agencies, including USFWS, USCG, National Oceanic and Atmospheric Administration, NJ Bureau of Emergency Response, and NJ Office of Natural Resources Restoration (NRCS) to plan for and assist with emergency oil spill response.
- DFW and DPF to work with the USFWS to develop effective plans to eradicate invasive non-indigenous plants on federal and state lands that are threatening critical wildlife habitats.
  - DFW to work with USDA through NRCS and the WHIP program to control purple loosestrife, Japanese sedge and other invasive plants in critical wildlife habitats.
- DFW to determine groundwater recharge areas for vernal pools with the DEP's Division of Water Quality (DWQ) and the NJ Geological Survey. Expand efforts with DWQ to minimize impacts on water quality and conduct hydrological monitoring in these areas. DFW to work with DEP's Bureau of Water Monitoring and Standards to recommend appropriate stream classifications.
- DFW to lead in the development of educational materials for private landowners about wildlife of greatest conservation need and their habitats.
- DFW, conservation organizations, and park commissions to expand public outreach through on-site programs and wildlife viewing opportunities.
- DEP to encourage the use of the Landscape Project's critical habitat mapping to guide habitat protection and land acquisition by federal, state, and local governments through programs such as DEP's Green Acres Program, State Agricultural Development Committee Farmland Preservation, local land trusts, and through mitigation.
- DEP to encourage the use of the Landscape Project's critical habitat mapping to guide land use planning and zoning decisions by planning agencies at the federal, state, and local level.

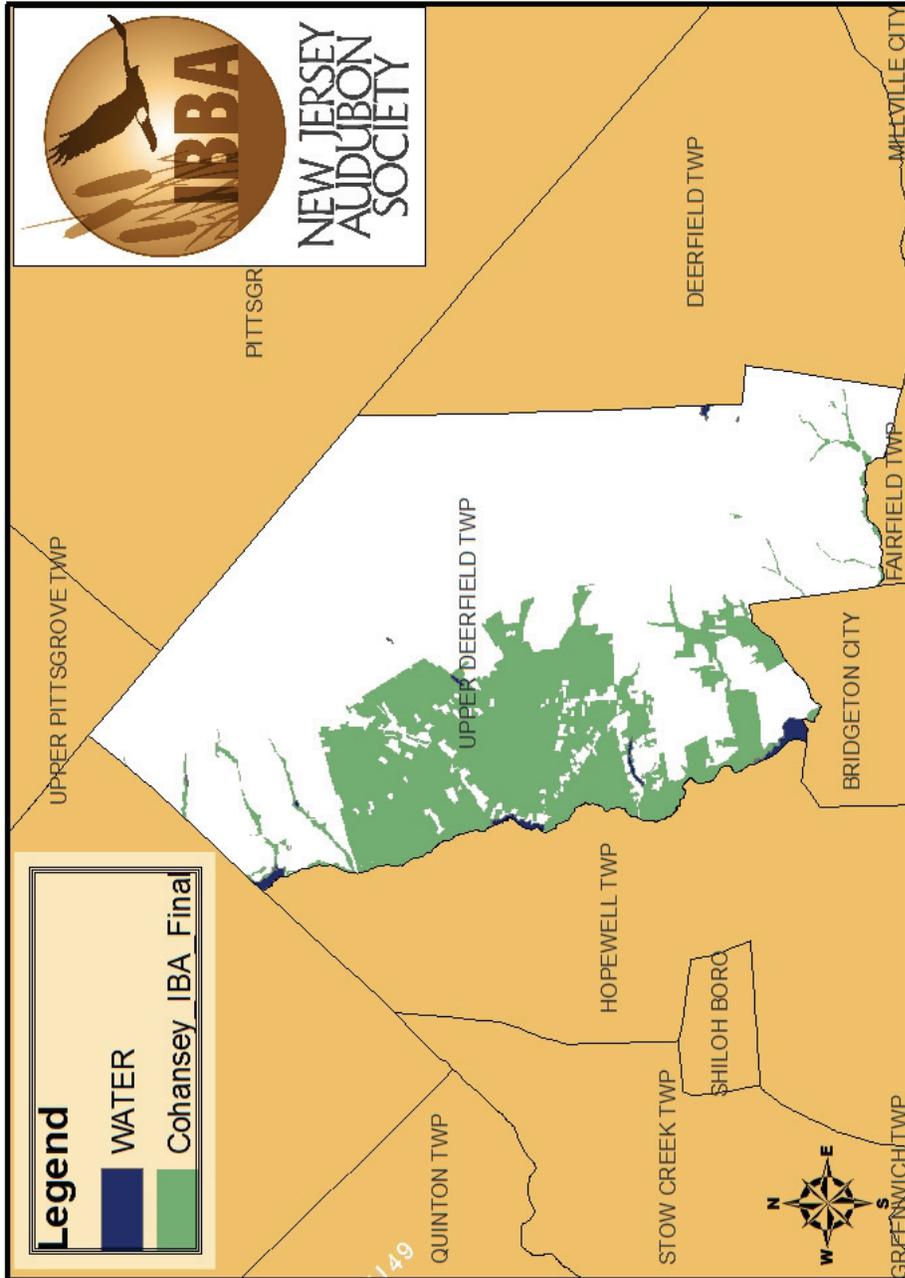
**g. Monitoring Success**

- Conduct habitat assessment and monitor habitat changes over time; monitor efficacy of habitat management and restoration efforts on a site-by-site basis.
- Annually monitor abundance, productivity, distribution, and trends of bald eagle, osprey (biannually), and grassland bird and scrub-shrub bird populations. Compare vegetation parameters and populations between managed/protected sites and non-managed sites to provide feedback into management strategies.
- Monitor contaminant levels in Cohansey River and Stow Creek fish that may impact bald eagle and osprey populations.
- Monitor species abundance of migratory raptors at key marsh-edge locations to determine trends in migration counts.
- Monitor populations of breeding, migratory and wintering waterfowl of conservation concern.
- Continue the long-term monitoring of reptile and amphibian populations through the Herp Atlas Project, Calling Amphibian Monitoring Program, and volunteer coverboard surveys.
- Employ/implement adaptive management techniques for the goals and conservation actions established for species of greatest conservation need. Review effectiveness of research and management, and improve techniques as necessary.

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COHANSEY IMPORTANT BIRD AREA MAP

Cohansey River Corridor



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**APPENDIX E**

**UPPER DEERFIELD PARCEL DATA TABLES FOR REFERENCE  
(all parcels in the township)**

**1. PARCEL DATA TABLES: TAX EXEMPT PROPERTIES (CLASSES 15a, 15c, 15d, 15e, & 15f)**

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location
<b>Schools</b>								
1109	4	15A	CUMBERLAND REG SCH DIST	PO BOX 5115	SEABROOK NJ	08302	140.26	90 SILVER LAKE RD
812	2	15A	UPPER DEERFIELD BD OF ED	1373 HIGHWAY 77	SEABROOK NJ	08302	8.92	1361 HIGHWAY 77
813	2	15A	UPPER DEERFIELD BD OF ED	1373 HIGHWAY 77	SEABROOK NJ	08302	18.74	1385 HIGHWAY 77
813	3	15A	UPPER DEERFIELD BD OF ED	1373 HIGHWAY 77	SEABROOK NJ	08302	8.38	1373 HIGHWAY 77
813	4	15A	UPPER DEERFIELD BD OF ED	1373 HIGHWAY 77	SEABROOK NJ	08302	0.45	1369 HIGHWAY 77
813	11	15A	UPPER DEERFIELD TWP BD OF EDUCATION	1373 HIGHWAY 77	SEABROOK NJ	08302	34.7	22 NORTHVILLE RD
<b>City of Bridgeton</b>								
1705	4.01	15C	CITY OF BRIDGETON	E COMMERCE ST	BRIDGETON NJ	08302	42.93	66 PARK DR
1706	1	15C	CITY OF BRIDGETON	E COMMERCE ST	BRIDGETON NJ	08302	11.75	61 PARK DR
<b>Cumberland County</b>								
2401	30	15C	CUMBERLAND COUNTY	790 E COMMERCE ST	BRIDGETON NJ	08302	0.71	170 LANDIS AVE
2501	1	15C	CUMBERLAND COUNTY	790 E COMMERCE ST	BRIDGETON NJ	08302	0.52	25 LANDIS AVE
2501	92	15C	CUMBERLAND COUNTY	790 E COMMERCE ST	BRIDGETON NJ	08302	1.89	185 LANDIS AVE (REAR)
406	4.02	15F	CUMBERLAND SOIL CONSERVATION DIST	PO BOX 144	DEERFIELD NJ	08313	1.19	1516 HIGHWAY 77
<b>State of New Jersey</b>								
1208	3	15C	ST OF NJ, DEPT OF LAW + PUBLIC SAF	25 MARKET ST	TRENTON NJ	08625	1.23	104 CORNWELL DR
1208	3.01	15C	ST OF NJ, DEPT OF LAW + PUBLIC SAF	25 MARKET ST	TRENTON NJ	08625	1.23	102 CORNWELL DR
604	31.01	15F	RUTGERS S.J. RESEARCH CTR	BLDG. 4115 LIVINGSTON CAM	NEW BRUNSWICK NJ	08903	0.83	217 OLD BURLINGTON RD
502	2	15F	RUTGERS UNIVERSITY	REAL ESTATE OFFICE	NEW BRUNSWICK NJ	08903	43.41	121 NORTHVILLE RD
502	2.01	15F	RUTGERS UNIVERSITY	BLDG. 4115 LIVINGSTON CAM	NEW BRUNSWICK NJ	08903	0.83	214 OLD BURLINGTON RD
601	6	15F	RUTGERS UNIVERSITY	BLDG. 4115 LIVINGSTON CAM	NEW BRUNSWICK NJ	08903	4.44	295 OLD BURLINGTON RD
602	6	15F	RUTGERS UNIVERSITY	REAL ESTATE OFFICE	NEW BRUNSWICK NJ	08903	46.38	259 DEERFIELD RD
603	1	15F	RUTGERS UNIVERSITY	BLDG. 4115 LIVINGSTON CAMPUS	NEW BRUNSWICK NJ	08903	34.04	285 OLD BURLINGTON RD

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location
603	2	15F	RUTGERS UNIVERSITY	REAL ESTATE OFFICE	NEW BRUNSWICK NJ	08903	58.04	255 OLD BURLINGTON RD
603	2.01	15F	RUTGERS UNIVERSITY	REAL ESTATE OFFICE	NEW BRUNSWICK NJ	08903	4.41	175 NORTHVILLE RD
603	2.02	15F	RUTGERS UNIVERSITY	PO BOX 1089	PISCATAWAY NJ	08854	0.77	261 OLD BURLINGTON RD
603	3	15F	RUTGERS UNIVERSITY	REAL ESTATE OFFICE	NEW BRUNSWICK NJ	08903	51.9	365 DEERFIELD RD
604	31	15F	RUTGERS UNIVERSITY	REAL ESTATE OFFICE	NEW BRUNSWICK NJ	08903	27.75	130 NORTHVILLE RD
823	1	15F	RUTGERS UNIVERSITY	REAL ESTATE OFFICE	NEW BRUNSWICK NJ	08903	8.2	OLD BURLINGTON RD
<b>Fire Companies</b>								
404	10,11,12	15C	UPPER DEERFIELD FIRE CO 1	HIGHWAY 77	DEERFIELD NJ	08313	0.41	1542 HIGHWAY 77
902	7	15C	SEABROOK VOLUNTEER FIRE CO	PO BOX 83	SEABROOK NJ	08302	1.84	90 FOSTER RD
1901	15.01	15C	UPPER DEERFIELD FIRE CO 3	69 CORNWELL DR	BRIDGETON NJ	08302	0.71	69 CORNWELL DR
<b>Township of Upper Deerfield</b>								
302	15	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	19.43	167 FRIESBURG RD
604	19	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	0.54	182 NORTHVILLE RD (REAR)
705	5	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	19.86	294 WOODRUFF RD
803	3	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	6.41	2 + 10 HOOVER RD
803	6	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK, NJ	08302	1.95	92 OLD BURLINGTON RD
803	9	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	65.09	26 + 50 HOOVER RD
803	10	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	10.75	80 OLD BURLINGTON RD
903	1	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	29720	0.74	2 N PARSONAGE RD
905	8.01	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	7.2	1324 HIGHWAY 77
905	11	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	9.79	1324 HIGHWAY 77
905	8 & 8.02	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	3.48	1322 HIGHWAY 77
1101	2	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	11.85	FINLEY RD
1101	4	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	1.42	292 FINLEY RD
1101	37	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	0.3	2 SILVER LAKE RD
1105	47	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	0.96	2 QUAIL RIDGE DR
1205	3.01	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	9.47	SILVER LAKE RD (REAR)
1205	3.02	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	3.65	SILVER LAKE TO FINLEY RD
1207	3.01	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	2.89	LOVE LANE TO SILVER LAKE
1208	1.03	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	2.66	56 LOVE LANE (REAR)

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location
1208	1.04	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	5.46	CORNWELL DR THRU LOVE LN
1401	2	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK, NJ	08302	71.24	LOVE LANE
1501	1	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK, NJ	08302	36.82	46 ACORN DR
1503	28.04	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	0.16	5 BUTTON MILL RD
1503	30	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	1.69	240 CORNWELL DR
1503	31	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	0.33	234 CORNWELL DR
1504	77.01	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	1.24	22 GRANADA DR
1507	11	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK N J	08302	0.09	DAWSON DR
1509	1	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK N J	08302	0.26	HOOD DR
1704	10	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK N J	08302	0.74	40 N PARK DR
1705	4	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK N J	08302	0.2	SUNSET LAKE RD
1706	2.01	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	0.22	53 PARK DR
1808	1	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	1.15	LAUREL HEIGHTS DR
1901	2.06	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	0.07	1052 HIGHWAY (REAR)
1904	1	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	0.38	CORNWELL+HIGHWAY 77
2102	6.01	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	1.93	FRANMAR DR (REAR)
2501	27	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK N J	08302	0.54	2 BIRDSALL DR
2701	41	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	106.16	615 IRVING AVE
2705	3	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	1.69	574 IRVING AVE
2705	44	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	2.41	IRVING AVE (REAR)
2901	3,4 & 7-12	15C	UPPER DEERFIELD TOWNSHIP	PO BOX 5098	SEABROOK NJ	08302	8.24	CITY LINE TO SEABROOK
<b>Churches and Cemeteries</b>								
1109	2.01	15D	BETHEL BAPT CHURCH	131 LOVE LANE	BRIDGETON NJ	08302	1.17	129 LOVE LANE
1109	3	15D	BETHEL BAPT CHURCH	131 LOVE LANE	BRIDGETON NJ	08302	0.83	131 LOVE LANE
708	2.03	15D	CENTERTON CON JEHOVAH'S WITNESS	26 HUSTED STATION RD	BRIDGETON NJ	08302	1.35	26 HUSTED STATION RD
2502	1	15D	CHRIST LUTHERAN CHURCH	35 BANK ST	BRIDGETON, NJ	08302	0.54	69 ORILLIA DR
402	19	15D	COMM FREE WILL BAPT CHCH	2021 BURLINGTON RD	BRIDGETON NJ	08302	0.26	1546 HIGHWAY 77
401	4	15D	COMMUNITY FREE WILL BAPTIST CHURCH	2021 BURLINGTON RD	BRIDGETON NJ	08302	2.64	149 W DEERFIELD RD
202	18	15D	DEERFIELD METHODIST CHURCH	PO BOX 77	DEERFIELD STREET NJ	08313	3.65	1555 HIGHWAY 77
202	18	15D	DEERFIELD METHODIST CHURCH	PO BOX 77	DEERFIELD STREET NJ	08313	3.65	1555 HIGHWAY 77

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location
404	37	15D	DEERFIELD PRESB CHURCH	557 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	5.58	557 OLD DEERFIELD PIKE
405	1	15E	DEERFIELD PRESB CHURCH	530 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	6.77	OLD DEERFIELD PIKE
406	26.01	15D	DEERFIELD PRESB CHURCH	530 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	0.59	3 OLD DEERFIELD PIKE
406	27	15D	DEERFIELD PRESB CHURCH	530 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	1.88	530 OLD DEERFIELD PIKE
2706	13.06	15D	DOWNTOWN CONGREGATION OF JEHOVAH'S	8 HARTZ DRIVE	BRIDGETON NJ	08302	4.91	691 IRVING AVE
822	1	15D	ESTONIAN LUTH CHURCH	128 OLD BURLINGTON RD	BRIDGETON NJ	08302	1.77	128 OLD BURLINGTON RD
822	6.01	15D	ESTONIAN LUTH CHURCH	128 OLD BURLINGTON RD	BRIDGETON NJ	08302	1.88	134 OLD BURLINGTON RD
604	4	15D	FIRST BAPTIST C/O REV ROBT WILLIAMS	PO BOX 58	DEERFIELD NJ	08313	0.97	194 NORTHVILLE RD
1601	3	15D	FIRST WESLEYAN CHURCH	200 LAUREL HEIGHTS DR	BRIDGETON NJ	08302	0.93	115 OLD DEERFIELD PIKE
1601	4	15D	FIRST WESLEYAN CHURCH	200 LAUREL HTS DR	BRIDGETON NJ	08302	0.4	113 OLD DEERFIELD PIKE
1701	19	15D	FIRST WESLEYAN CHURCH	200 LAUREL HTS DR	BRIDGETON, NJ	08302	1.56	200 LAUREL HEIGHTS DR
702	1	15D	GOOD NEWS ASSEMBLY OF GOD	6 HOLLY AVE	BRIDGETON NJ	08302	0.55	190 BIG OAK RD
702	3	15D	GOOD NEWS ASSEMBLY OF GOD	9 HORTON ST	BRIDGETON NJ	08302	0.84	6 HOLLY AVE
702	10	15D	GOOD NEWS ASSEMBLY OF GOD	9 HORTON AVE	BRIDGETON NJ	08302	0.51	7 HORTON AVE
702	10.01	15D	GOOD NEWS ASSEMBLY OF GOD	9 HORTON AVE	BRIDGETON NJ	08302	0.53	9 HORTON AVE
1107	15	15D	HOPE FREE WILL BAPT CHRCH	908 PORCHTOWN RD	FRANKLINVILLE NJ	08322	2.7	152 SILVER LAKE RD
706	5	15D	METH PARSONAGE C/O JOSEPH NICOSIA	37 RICHARDS RD	BRIDGETON NJ	08302	3.64	252 CENTERTON RD (CHURCH)
502	7	15D	SEABROOK BUDDHIST CHURCH	9 NORTHVILLE RD	BRIDGETON NJ	08302	6.24	9 NORTHVILLE RD
1808	36	15D	SEVENTH DAY ADV CHUR % J FELIP	33 LOGAN ST	BRIDGETON NJ	08302	3.74	36 OLD DEERFIELD PIKE
2105	1	15D	WOODRUFF METH CHUR	256 LANDIS AVE	BRIDGETON NJ	08302	3.75	258 LANDIS AVE
2401	45	15D	WOODRUFF METH PARS	4 E FINLEY RD	BRIDGETON NJ	08302	0.57	4 E FINLEY RD
706	6	15E	FRIENDSHIP CEMETERY CO C/O L MUNYON	37 RICHARDS RD	BRIDGETON NJ	08302	1.31	260 CENTERTON RD
1301	37	15E	LAUREL LAWN CEM ASSOC	134 W BROAD ST	BRIDGETON NJ	08302	33.05	170 OLD DEERFIELD PIKE
<b>Tax-exempt Organizations</b>								
1708	9.01	15F	DEVEREUX FOUNDATION	186 ROADSTOWN RD	BRIDGETON NJ	08302	1.84	28 PARK DR
1803	6	15F	DEVEREUX FOUNDATION	186 ROADSTOWN RD	BRIDGETON NJ	08302	0.57	50 ROBERTS AVE
501	9.01	15F	SEABROOK HOUSE	PO BOX 55	SEABROOK NJ	08302	36.45	125 POLK LANE
501	14	15F	SEABROOK HOUSE, INC	PO BOX 5055	SEABROOK NJ	08302	0.91	133 POLK LANE
502	17	15F	SEABROOK HOUSE INC	PO BOX 5055	SEABROOK NJ	08302	2.9	136 POLK LANE
601	4	15F	SEABROOK HOUSE INC	33 POLK LN PO BOX 5055	SEABROOK NJ	08302	2.37	223 POLK LANE

**2. PARCEL DATA TABLES: VACANT PROPERTIES (Class 1)**

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
102	8	1	TURNER, ROBERT L + ADDIE J	228 CANHOUSE RD	ELMER NJ	08318	0.53	TICES LANE (REAR)	
301	15	1	FEASTER, JOHN G + MARY JANE	231 CENTER RD	ELMER NJ	08318	0.44	227 CENTER RD	
401	1	1	JOHNSON FARMS ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	3.78	50 BEALS MILL RD	
401	6	1	ROSENQUEST, ROBERT + LENORA	58 NEW ST	BRIDGETON NJ	08302	3.35	161 W DEERFIELD RD	
401	7	1	KILLE, HELEN SHILES	1097 GUM TREE CORNER ROAD	GREENWICH NJ	08323	3.94	167 W DEERFIELD RD	
401	8	1	SIGAS CO ATT: TS KAVANAUGH	1 S JERSEY PLAZA RTE 54	FOLSOM N J	08037	0.07	175 W DEERFIELD RD	
402	1.01	1	MILOREY, FRANK R + ANN G	4 BEALS MILL RD	ELMER NJ	08318	1.04	4 BEALS MILL RD	
402	1.02	1	CASTLE AGENCY LLC	228 S MAIN ST	WOODSTOWN NJ	08098	0.65	2 BEALS MILL RD	
402	1.03	1	WHEELER, PAUL L + VIRGINIA J	PO BOX 66	DEERFIELD STREET NJ	08313	0.67	104 FRIESBURG RD	
404	12.01	1	UHLAND, DAVID R + GAIL M	PO BOX 115	DEERFIELD NJ	08313	0.49	W DEERFIELD RD	
404	21.01	1	JOYCE, CHARLES E + JAMES O	PO BOX 74	DEERFIELD ST. NJ	08313	0.78	OLD DEERFIELD PIKE	
404	26	1	JOYCE, CHARLES + FAYE	DEERFIELD-COHANSEY RD	DEERFIELD NJ	08313	0.08	589 OLD DEERFIELD PIKE	
404	28	1	BEHNKE, CAROLINE A	PO BOX 15	DEEFIELD NJ	08313	3.67	577 OLD DEERFIELD PIKE	
404	30	1	ALLISON, MARY EMMA W. TRUST	967 N LAKEVIEW DR	LOWELL IN	46356	0.81	581 OLD DEERFIELD PIKE	
406	4.01	1	WERKHEISER, FREDERICK J SR & SANDRA	39 WILLIS LANE	CEDARVILLE NJ	08311	0.51	1518 HIGHWAY 77	
406	26	1	SEABROOK HOUSING CORPORATION	PO BOX 5128	SEABROOK N J	08302	0.73	5 POLK LANE	
406	26.02	1	SEABROOK HOUSING CORPORATION	PO BOX 5128	SEABROOK NJ	08302	0.77	9 POLK LANE	
501	1	1	PETERSON, C DALLAS + ARLENE M	11 SHADOWBROOK DR	BRIDGETON NJ	08302	1.09	1541 HIGHWAY 77	
501	8	1	GECK, ANTON	32A INDEPENDENCE PKWY	WHITING NJ	08759	0.95	160 DEERFIELD RD	
502	6	1	FORD, BEN LEWIS + ZELAHIVES	50 NORTHVILLE RD	BRIDGETON NJ	08302	0.9	15 NORTHVILLE RD	
601	2	1	BROWN, RAYMOND L & JORDAN, YVETTE A	193 DEERFIELD RD	ELMER NJ	08318	1.6	213 POLK LANE	
602	6.01	1	DUN-RITE SAND & GRAVEL COMPANY	573 E GRANT AVE	VINELAND NJ	08360	2.46	281 DEERFIELD RD	
602	6.02	1	COUNTRY RD BIBLE CHURCH INC	188 HUSTED STATION ROAD	PITTSBORO NJ	08318	0.36	DEERFIELD RD (REAR)	
602	10	1	GRINER, DAVID PATRICK & MICHELE	197 DEERFIELD ROAD	ELMER NJ	08318	0.76	195 DEERFIELD RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
602	12	1	BENCH REALTY	129 HUNTER AVE	NORTH BABYLON NY	11703	1.2	185 DEERFIELD RD	
603	5	1	DAWSON, REUBEN	192 NORTHVILLE RD	BRIDGETON NJ	08302	2.97	185 NORTHVILLE RD	
603	7	1	GIBBONS, SAMMIE + DOREEN	PO BOX 1708	BRIDGETON NJ	08302	5.24	179 NORTHVILLE RD	
604	1	1	NOCK, ALONZO + BRIGETT	150 N PEARL ST	BRIDGETON NJ	08302	4.13	206 NORTHVILLE RD	
604	6	1	BITTLE, JEANNIE	91 BRIARWOOD DR	WINDSOR CT	06095	0.29	NORTHVILLE RD	
604	6.01	1	BITTLE, JENNIE	91 BRIARWOOD DRIVE	WINDSOR, CONN	06095	0.53	190 NORTHVILLE RD	
604	8	1	UPPER DEERFIELD TWP	PO BOX 5098	SEABROOK NJ	08302	2.13	184 NORTHVILLE RD	
604	13	1	WESTCOTT, JOSIAH D + VENETTA A	PO BOX 60	DEERFIELD NJ	08313	3.54	214 NORTHVILLE RD (REAR)	
604	14	1	WESTCOTT, JOSIAH D + VENETTA A	PO BOX 60	DEERFIELD NJ	08313	0.95	216 NORTHVILLE RD (REAR)	
604	16	1	WESTCOTT, JOSIAH D + VENETTA	PO BOX 60	DEERFIELD NJ	08313	1.13	220 NORTHVILLE RD (REAR)	
604	17	1	BRIGMAN, LUCILLE % RUBY	144 JOHN ST APT 212	LAKWOOD NJ	08701	1.11	222 NORTHVILLE RD (REAR)	
604	21	1	HILL, HOWARD	PO BOX 58	DEERFIELD NJ	08313	1.05	NORTHVILLE RD	
604	26	1	MILLER, HOWARD + REBECCA H	33 SCHEPPS VALLEY	SALEM NJ	08079	8.94	NORTHVILLE RD (REAR)	
604	27	1	GARTON, ELLA C % J. CIARLEGLIO	114G ST. NE	WASHINGTON DC	20002	20.05	160 NORTHVILLE RD	
604	30	1	TOUT, TIM & ELSIE	148 NORTHVILLE ROAD	BRIDGETON NJ	08302	5.79	148 NORTHVILLE RD	
605	1	1	BEHRENS, EARL & JANICE M	439 THREE BRIDGE RD	NEWFIELD NJ	08344	3.25	285 DEERFIELD RD	
605	1.01	1	BEHRENS, EARL & JANICE M	439 THREE BRIDGE RD	NEWFIELD NJ	08344	5.36	291 DEERFIELD RD	
605	1.02	1	MURRAY, LAWRENCE	128 HUSTED STATION RD	ELMER NJ	08318	0.12	DEERFIELD RD	
607	1.02	1	MURRAY, LAWRENCE	128 HUSTED STATION RD	ELMER NJ	08318	0.21	HUSTED STATION RD	
607	8.02	1	BRANCH, KENNETH D + DONNA MARIE	87 HUSTED STATION RD	ELMER NJ	08318	2.5	89 HUSTED STATION RD	
607	10	1	PARZYCK, RAYMOND & GLORIA	85 HUSTED STATION RD	ELMER NJ	08318	5.5	81 HUSTED STATION RD	
607	12	1	YAMAMOTO, JOSEPH + NANCY YOKO	77 HUSTED STATION RD	ELMER NJ	08318	5.51	71 HUSTED STATION RD	
607	14.01	1	CSASZAR, JOSEPH	430 CENTERTON RD	BRIDGETON NJ	08302	2.51	11 HUSTED STATION RD	
608	1.01	1	NERON, JOHN D	531 CENTERTON RD	PITTSBORO NJ	08318	8.02E-03	531 CENTERTON RD	
608	2	1	WHITSON, JACK & GARY & JANN & BRAD	99 DEALTOWN RD	PITTSBORO NJ	08318	7.37	481 CENTERTON RD	
608	5.01	1	COBB, NORMAN + DOROTHY	8 PINDALE DR	BRIDGETON NJ	08302	0.5	461 CENTERTON RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
608	12	1	LINTON, PHYLLIS + H. PATSCHORKE	14 PINDALE DR C/O	BRIDGETON NJ	08302	0.96	PINDALE DR	
701	8	1	BRACALIELLO, GARY + GAYLE	7 PINDALE DR	BRIDGETON NJ	08302	6.82	445 CENTERTON RD	
701	14	1	GARDNER, FREDERICK W	197 BIG OAK RD	BRIDGETON NJ	08302	1.19	193 BIG OAK RD	
701	17	1	VOHLAND, KURT	192 BIG OAK RD	BRIDGETON NJ	08302	1.96	185 BIG OAK RD	
702	10.02	1	MARTIN, DAVID + RITA	13 HORTON AVE	BRIDGETON NJ	08302	0.51	11 HORTON AVE	
703	5	1	GRASSER, ADAM + MARTHA	865 GARTON RD	BRIDGETON NJ	08302	0.85	GARTON RD	
703	6	1	GRASSER, BARBARA M	863 GARTON RD	BRIDGETON NJ	08302	0.84	GARTON RD	
703	7	1	DAVIS, DANAY M III & PATRICIA A	853 GARTON RD	BRIDGETON NJ	08302	0.56	GARTON RD (REAR)	
703	8	1	DAVIS, DANAY M III & PATRICIA A	853 GARTON RD	BRIDGETON NJ	08302	0.51	GARTON RD (REAR)	
703	9	1	DAVIS, DANAY M III + PATRICIA A	853 GARTON RD	BRIDGETON NJ	08302	1.09	GARTON RD	
703	10	1	BONANNO, JOHN + DORIS	851 GARTON RD	BRIDGETON NJ	08302	0.51	GARTON RD (REAR)	
703	10.01	1	DAVIS, DANAY M III + PATRICIA	853 GARTON RD	BRIDGETON NJ	08302	0.25	GARTON RD	
703	11	1	CARMAN, ROBERT A + GAINES, DIANA E	849 GARTON RD	BRIDGETON NJ	08302	0.54	GARTON RD	
704	1	1	YANCOSKIE, EVELYN M	216 N ORMOND AVENUE	HAVERTOWN PA	19083	1.69	243 CENTERTON RD	
704	2.05	1	MAURER, WILLIAM & LORI	18 DOGWOOD DR	BRIDGETON NJ	08302	4.79	81 RICHARDS RD	
705	1.03	1	PEDRICK, LOUIS E + PEGGY J	348 WOODRUFF RD	BRIDGETON NJ	08302	1.09	350 WOODRUFF RD	
705	6.02	1	SMITH, TRUDI	286 WOODRUFF RD	BRIDGETON NJ	08302	0.54	288 WOODRUFF RD	
707	5	1	KIM SOD CO	27 HICKORY LANE	BRIDGETON NJ	08302	81.58	FOX RD (REAR)	
708	8	1	WALTI, ALEX C/O JANNONE, GLADYS	2610 HERITAGE FARM DR #26	WILMINGTON DE	19808	11.35	NORTHVILLE RD (REAR)	
708	10	1	OKUPNIAK, RICHARD & JOYCE	LA TOUR SHIBA KOEN II	TOKYO, JAPAN	10500	9.15	NORTHVILLE RD	
801	3.03	1	MCGONIGAL, KENNETH C + NANCY G	139 OLD BURLINGTON RD	BRIDGETON NJ	08302	0.28	141 OLD BURLINGTON RD	
801	3.05	1	CHIARI, JOHN A	114 OLD BURLINGTON RD	BRIDGETON NJ	08302	3.06	52 WEBER RD	
803	5.04	1	CAMILLI, LOUIS J & DONNA B	91 FOX ROAD	BRIDGETON NJ	08302	2.09	1259 HIGHWAY 77	
804	2	1	ACHEE, C.J.	PO BOX 128	SEABROOK NJ	08302	3.68	15 HOOVER RD	Built - Button Mill Woods III
804	3	1	ACHEE, C.J.	PO BOX 128	SEABROOK NJ	08302	4.3	25 HOOVER RD	
804	4	1	ACHEE, C.J.	PO BOX 128	SEABROOK NJ	08302	0.57	10 MACARTHUR DR	(11 units)
805	3	1	FARMERS+MERCHANTS NATL BK	S LAUREL ST	BRIDGETON NJ	08302	2.53	1331 HIGHWAY 77	
812	3	1	SEABROOK COMMUNITY SERVICES	PO BOX 192	DEERFIELD NJ	08313	0.44	1023 E. PARSONAGE RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
822	4	1	OVERSTREET, RONALD +JOHN CHIARI III	129 OLD BURLINGTON RD	BRIDGETON NJ	08302	17	138 OLD BURLINGTON RD	
822	6.1	1	CHIARI, JOHN III + BREYA	167-169 OLD BURLINGTON RD	BRIDGETON NJ	08302	5.48	36 WEBER RD	
822	6.12	1	STANKER, BRIAN & CHRISTINA H	732B S VALLEY AVE	VINELAND NJ	08360	7.52	156 OLD BURLINGTON RD	
822	7.02	1	DEMASSE, LARRY + DREMA	76 NORTHVILLE RD	BRIDGETON NJ	08302	0.91	4 WEBER RD	
901	1.04	1	HOLLYVIEW DEVELOPMENT CORP I	118-35 QUEENS BLVD 9TH FL	FOREST HILLS NY	11375	38.37	1380 HIGHWAY 77	
901	5	1	KMT PROPERTIES LLC	1210 ROUTE 40	WOODSTOWN NJ	08098	19.02	5 N PARSONAGE RD	
901	6	1	KMT PROPERTIES LLC	1210 ROUTE 40	WOODSTOWN NJ	08098	1.1	21 N PARSONAGE RD	
902	2	1	PAPPAS, CLEMENT + CO, INC	10 N PARSONAGE RD	BRIDGETON, NJ	08302	2.92	14 N PARSONAGE	
902	9	1	1082 PARSONAGE ROAD LLC %P. BEHREN	PO BOX 918	ELMER NJ	08318	3.92	1082 PARSONAGE RD	
904	1	1	PAPPAS, CLEMENT + CO, INC	10 N PARSONAGE RD	BRIDGETON, NJ	08302	0.39	1055 PARSONAGE RD	
904	4.01	1	ROBINSON JOAN	22 N MAIN ST	SHILOH NJ	08353	1.22	143 FINLEY RD	
905	5	1	ACHEE, CATHERINE GRAY	PO BOX 5128	SEABROOK NJ	08302	1.94	1368 HIGHWAY 77	
905	6	1	NATURE'S CHOICE CORPORATION	1111 SPRINGFIELD RD 2-FL	UNION NJ	07083	49.42	1350 HIGHWAY 77	
914	6	1	ATKINSON, MARY JOAN	581 IRVING AVE	MILLVILLE NJ	08332	0.14	1815 FOURTH AVE	
915	6	1	NAKAI, KEVIN MICHAEL SR	ONE MEADOW WOOD DR	BRIDGETON NJ	08302	0.14	1807 FOURTH AVE	
1001	6	1	PRATT, BARBARA W	77 SEELEY RD	BRIDGETON NJ	08302	2.73	SEELEY RD	
1002	10	1	UNASSIGNED LOT NUMBER 2003	UNKNOWN	UNKNOWN	00000	0.82	9 SEELEY RD	
1002	12	1	KASPER, BENJAMIN	PO BOX 2160	ST JAMES NY	11780	27.59	SEELEY RD (POND)	
1003	8.07	1	WEIST, MICHAEL	76 SEELEY RD	BRIDGETON NJ	08302	1.11	74 SEELEY RD	
1003	9.01	1	WEIST, MICHAEL	76 SEELEY RD	BRIDGETON NJ	08302	1.17	78 SEELEY RD	
1003	11.01	1	MEHAFFEY, LINDA C COLSON	157 SEELEY ROAD	BRIDGETON NJ	08302	0.53	42 SEELEY RD	
1101	1	1	MEZIK, MAREK & BARBARA A	65 DUBOIS RD	BRIDGETON NJ	08302	5.76	FINLEY RD	
1101	6	1	BURT, ALEXANDER III + NINA	8061 QUAKER NECK RD	CHESTERTOWN MD	21620	6.73	70 DUBOIS RD	
1101	6.01	1	HEINY, KIP H	80 DUBOIS ROAD	BRIDGETON NJ	08302	10.46	DUBOIS RD (REAR)	
1101	7	1	CATALANA, FRANK J & SHERRIL	76 EDWARD AVE	BRIDGETON NJ	08302	86.87	60 DUBOIS RD	
1101	13	1	PASTORE, JOHN + ELIZABETH	10 SILVERBROOK DR	BRIDGETON NJ	08302	24.68	203 SILVER LAKE RD	W/ 1101/21 -
1101	14	1	PASTORE, JOHN + ELIZABETH	10 SILVERBROOK DR	BRIDGETON NJ	08302	18.79	203 SILVER LAKE RD	Approvd.

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
1101	18	1	PASTORE, JOHN J	800 ELMER ST	VINELAND NJ	08360	6.61	46 DUBOIS RD	developm - Silver Lake Estates (49 u)
1101	25.02	1	MORRISON, JOSEPH C	22 CEDARBROOK AVE	BRIDGETON NJ	08302	1.32	22 DUBOIS RD	
1103	2	1	MCGILL, JOAN	3 QUAIL RIDGE DR	BRIDGETON NJ	08302	0.46	4 PARTRIDGE CT	
1103	9	1	CHAPPIUS, RICHARD & ANN	45 HITCHNER AVE	BRIDGETON NJ	08302	0.48	12 PARTRIDGE CT	
1105	1	1	LASTER, MILES + CAROLE	26 SILVERBROOK DR	BRIDGETON NJ	08302	0.86	1 SILVER BROOK DR	
1105	2	1	LASTER, MILES + CAROLE	26 SILVERBROOK DR	BRIDGETON NJ	08302	0.56	3 SILVER BROOK DR	
1105	19	1	LORENC, RONALD + BARBARA	37 SILVER BROOK DR	BRIDGETON NJ	08302	0.54	37 SILVER BROOK DR	
1105	29	1	TRAVIS, BARBARA	28 PARTRIDGE CT	BRIDGETON NJ	08302	0.56	30 PARTRIDGE CT	
1106	11	1	WRONIUK, MICHELLE KELLY	811 LANDIS AVENUE	BRIDGETON NJ	08302	0.36	22 SILVER BROOK DR	
1106	12	1	HURSEY, D EDWIN	165 SPRUCE ST	BRIDGETON NJ	08302	0.44	24 SILVER BROOK DR	
1106	14	1	AKILLI, OZKAN & MELIKE	75 ORILLA DR	BRIDGETON NJ	08302	0.49	28 SILVER BROOK DR	
1106	21	1	GAGE, ELAINE ELMER	44 SILVERBROOK DR	BRIDGETON NJ	08302	0.44	42 SILVER BROOK DR	
1106	26	1	CLARK, RODGER + ARLENE	167 LOVE LANE	BRIDGETON NJ	08302	0.49	171 LOVE LANE	
1107	2.02	1	SILVER LAKE LLC	153 LOVE LANE	BRIDGETON NJ	08302	25.84	SILVER LAKE RD (LAKE)	
1107	7	1	HOWARD, ELIZABETH	PO BOX 202	DEERFIELD NJ	08313	0.83	SILVER LAKE RD (REAR)	
1202	6	1	COLONIAL BANK	85 W BROAD ST	BRIDGETON NJ	08302	2.05	4 BIG OAK RD	
1205	1.01	1	SALEM/CUMBERLAND GAME CONS ASSOC	11 GLENVIEW TERRACE	BRIDGETON NJ	08302	2.34	86 FINLEY RD	
1206	3	1	CARLU'S CORNER PROFESSIONAL ASSOC	PO BOX 277	BRIDGETON NJ	08302	1.3	1099 HIGHWAY 77	
1208	1.01	1	WAL-MART REAL ESTATE BUSINESS TRUST	702 S.W. 8TH ST	BENTONVILLE AR	72716	11.75	1130 HIGHWAY 77	
1208	7	1	CORNWALL ASSOCIATES LLC	PO BOX 828	BROOKLANDVILLE, MD	21022	3.72	64 CORNWELL DR	
1208	8	1	RSP MEDICAL LLC	1138 TERNS LANDING RD	PITTSBORO NJ	08318	1.95	70 CORNWELL DR	
1209	1	1	WAWA, INC	260 W BALTIMORE PIKE	WAWA PA	19063	1.92	1090 HIGHWAY 77	
1301	1.03	1	FROLIO, JOSEPH + JOAN	188 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	1.52	192 OLD DEERFIELD PIKE	
1301	1.09	1	PLUMMER, C BARRY & CARLA A	180 RICHARDS RD	BRIDGETON NJ	08302	2.67	110 CORNWELL DR	
1301	29	1	BURKE, DAVID J + HENNELE T	13 MERLIN DR	BRIDGETON NJ	08302	0.24	3 MERLIN DR	
1301	33.01	1	SERRANO, RENE + FRANCISCA ASCENCIO	11 MERLIN DR	BRIDGETON NJ	08302	0.56	MERLIN DR (REAR)	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
1401	1	1	STRATTON, WILLIAM W	84 DAVIS MILL RD	BRIDGETON NJ	08302	11.65	SILVER LAKE RD	
1401	2.06	1	SLONE, HELEN LEE	232 LOVE LANE	BRIDGETON NJ	08302	2.79	236 LOVE LANE	
1401	6	1	GALLAGHER, DENNIS	103 W 16 H AVE	WILDWOOD NJ	08260	4.43	LOVE LANE (REAR)	
1501	8	1	INTEGRITY LAND DEVELOPMENT INC	3205 HOLLOW RD	MALVERN PA	19355	68.39	BUTTONMILL RD	Built – Estates of U. D. (43 u)
1501	21	1	ELMER, WILBUR	10 OAK HILL DR	BRIDGETON NJ	08302	0.28	12 OAK HILL DR	
1503	4	1	KARKOCHA, CYNTHIA	97 W DAWSON DR	BRIDGETON NJ	08302	0.22	95 W DAWSON DR	
1503	5	1	KARKOCHA, CYNTHIA	97 W DAWSON DR	BRIDGETON NJ	08302	0.11	95 W DAWSON DR	
1503	5.01	1	DURAND, ROBERT + LORRAINE	91 W DAWSON DR	BRIDGETON NJ	08302	0.09	93 W DAWSON DR	
1503	6	1	DURAND, ROBERT + LORRAINE	91 W DAWSON DR	BRIDGETON NJ	08302	0.22	93 W DAWSON DR	
1503	16	1	OLBRICH, KENNETH D + LUCRETIA J	9 ACORN DR	BRIDGETON NJ	08302	0.22	5 ACORN DR	
1503	28	1	HAWK, DEAN + INGRID	6 MERRITT AVE	BRIDGETON NJ	08302	5.22	9 BUTTON MILL RD	
1503	28.01	1	KELLAR, FRED + SANDRA	381 PAYNE RD	LEXINGTON NC	27295	5.4	260 CORNWELL DR	
1503	28.05	1	MODRI, RYAN + STEFANIE T HAWK	4 PARK AVE	NATICK MA	01760	6.36	31 ACORN DRIVE	
1503	33	1	MCGOWAN, JACK + HELEN	221 CORNWELL DR	BRIDGETON NJ	08302	0.24	220 CORNWELL DR	
1503	34	1	MCGOWAN, JACK + HELEN	221 CORNWELL DR	BRIDGETON NJ	08302	0.23	216 CORNWELL DR	
1503	35	1	LAYMAN, LEWIS D + RUTH	217 CORNWELL DR	BRIDGETON NJ	08302	0.3	212 CORNWELL DR	
1503	36	1	MCGOWAN, JACK + LAYMAN, LEWIS	221 CORNWELL DR	BRIDGETON NJ	08302	0.79	210 CORNWELL DR	
1504	8	1	DELEONARDIS, JOHN + JUDITH	29 GRANADA DR	BRIDGETON, NJ	08302	4.95	OLD DEERFIELD PIKE	
1504	9	1	DELEONARDIS, JOHN + JUDITH	29 GRANADA DRIVE	BRIDGETON, NJ	08302	0.43	211 OLD DEERFIELD PIKE	
1504	11	1	WALLACE, DORIS	203 OLD DEERFIELD PIKE	BRIDGETON N J	08302	0.48	205 OLD DEERFIELD PIKE	
1504	19	1	CHINNICI, DENNIS & CUMBA, AMARILIS	12 DAWSON DR	BRIDGETON NJ	08302	0.14	DAWSON DR	
1504	28	1	DICKSON, ROBERT JR	44 DAWSON DR	BRIDGETON NJ	08302	0.54	42 DAWSON DR	
1504	38	1	GUTOWSKI, VERONICA M	5 GRANADA DR	BRIDGETON NJ	08302	0.49	3 GRANADA DR	
1504	40	1	GUTOWSKI, VERONICA M	5 GRANADA DR	BRIDGETON NJ	08302	0.49	7 GRANADA DR	
1504	68	1	LORENC, RONALD B + BARBARAF	33 SILVERBROOK DR	BRIDGETON NJ	08302	0.59	10 TUNBRIDGE DR	
1507	14	1	LOWRY, JOSEPH + EVA TRUST	12 SCHOOLHOUSE LANE	BRIDGETON NJ	08302	0.49	31 DAWSON DR	
1507	18	1	KRATZER, KENNETH J JR + LINDA A	11 DAWSON DR	BRIDGETON NJ	08302	0.16	13 DAWSON DR	
1508	14	1	DEHART, HARVEY J. F.	22 BUTTON MILL RD	BRIDGETON NJ	08302	0.33	14 BUTTON MILL RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
1701	2	1	KHAN, AFTAB + RAHIMUNNISA	81 W SUNSET PINE DR	BRIDGETON NJ	08302	0.95	77 W SUNSET PINE DR	
1702	11	1	BASOLIS, RONALD E JR + ELIZABETH	10 DOGWOOD DR	BRIDGETON NJ	08302	0.92	49 W SUNSET PINE DR	
1702	12	1	BASOLIS, RONALD E JR + ELIZABETH	10 DOGWOOD DR	BRIDGETON NJ	08302	1.06	53 W SUNSET PINE DR	
1703	19	1	TOMLINSON, ALLAN + MARY	39 DOGWOOD DR	BRIDGETON NJ	08302	0.24	56 SUNSET LAKE RD	
1705	12	1	DAVIS, CHESTER + DIANE	29 SUNSET LAKE RD	BRIDGETON NJ	08302	0.17	29 SUNSET LAKE RD	
1705	23	1	COX, WILLIAM + BARBARA	23 SUNSET LAKE RD	BRIDGETON NJ	08302	0.32	23 SUNSET LAKE RD	
1706	2	1	LATTER-DAY SAINTS/TAX DEPT	50 EAST N TEMPLE ST	SALT LAKE CITY UTAH	84150	10.07	74 PARKVIEW HEIGHTS	
1706	7	1	RILEY, DOROTHY	30 PARKVIEW HEIGHTS	BRIDGETON NJ	08302	0.41	28 PARKVIEW HEIGHTS	
1707	5	1	BLANDINO, THOMAS & DENISE	37 PARK DR	BRIDGETON NJ	08302	0.07	PARK DR (REAR)	
1707	14	1	TERRIGNO, ANTONIO D + ROBIN M	564 BURLINGTON RD	BRIDGETON NJ	08302	1.07	31 OLD DEERFIELD PIKE	
1707	15	1	TERRIGNO, ANTONIO D + ROBIN M	564 BURLINGTON RD	BRIDGETON NJ	08302	0.85	27 OLD DEERFIELD PIKE	
1708	7.01	1	WEBER, DOUGLAS A + PATRICIA A	11 N PARK DR	BRIDGETON NJ	08302	0.51	13 N PARK DR	
1708	25	1	YOLICH, GEORGE + CHARYTYNA	20 PAMELA DR	BRIDGETON NJ	08302	0.35	18 PAMELA DR	
1801	5	1	MERIT CONSTRUCTION, LLC	1175 MORTON AVENUE	PITTSBURGH PA	15201	0.82	78 ROBERTS AVE	
1801	11	1	SAVERINE, DOUGLAS + LISA	11 PLEASANT DR	BRIDGETON NJ	08302	0.09	9 PLEASANT DR	
1801	16	1	DILEONARDO, ANGELO + JEANNA	200 CORNWELL DR	BRIDGETON NJ	08302	1.81	CORNWELL DR	
1801	17.01	1	DILEONARDO, ANGELO + JEANNA	200 CORNWELL DR	BRIDGETON NJ	08302	2.07	CORNWELL DR	
1801	18	1	BENCH REALTY	129 HUNTER AVE	BABYLON NY	11703	0.97	LAUREL HEIGHTS DR	
1801	19	1	TANIMAE, TARMO + CAROL	34 WESTWARD DR	BRIDGETON NJ	08302	0.99	CORNWELL DR	
1801	38	1	WILSON, GERALD	25 ALBERTSON AVE	BRIDGETON NJ	08302	0.81	30 LAUREL HEIGHTS DR	
1802	12	1	ELBIRN, HARRY + BARBARA	PO BOX 351	BRIDGETON NJ	08302	0.65	10 ROBERTS AVE	
1807	33	1	VIRUNURM, HAROLD + SELMA	126 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	0.31	126 OLD DEERFIELD PIKE	
1807	66	1	BRANDT, JASON	2171 WEST OAK RD UNIT A	VINELAND NJ	08360	0.65	40 LAUREL HEIGHTS DR	
1808	3	1	NICOSIA, IRENE + EVELYN YANCOSKIE	55 RICHARDS RD	BRIDGETON NJ	08302	20.97	LAUREL HEIGHTS DR (REAR)	
1808	4	1	DALESSIO, MARY ANN	PO BOX 1691	QUOGUE NY	11959	1.14	97 LAUREL HEIGHTS DR	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
1808	8	1	MORRONI, HAZEL % K WILLIAMS	171 JOHN ST	MILLVILLE NJ	08332	0.91	111 LAUREL HEIGHTS DR	
1808	16	1	GRIMES, TAURUS	810 CHESTNUT AVE	BRIDGETON NJ	08302	1.85	LAUREL HEIGHTS DR (REAR)	
1808	17	1	DALESSIO, MARY ANNE	PO BOX 1691	QUOGUE NY	11959	27.45	119 LAUREL HEIGHTS DR	
1808	39.02	1	TUTHILL, BUDDY A	24 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	1.67	26 OLD DEERFIELD PIKE	
1901	2	1	MCDONALDS CORP	PO BOX 182777	COLUMBUS OH	43218	10.67	CORNWELL DR (REAR)	
1901	2.05	1	BOESZ, CHRISTINE FOUNDERS REALTY III C/O LAUREL	2320 ACACIA ROAD	PORT REPUBLIC MD	20676	4.01	53 CORNWELL DR	
1901	8	1	PLAZA	349 CHANTICLEER	CHERRY HILL NJ	08003	13.15	1000 TO 1020 N PEARL ST	
1901	9	1	MINOTOLA NATIONAL BANK	1748 S LINCOLN AVE	VINELAND NJ	08361	3.24	950 N PEARL ST	
1901	12	1	BELL, JAMES N & MARY	392 LANSING DRIVE	MANTUA NJ	08051	0.29	N PEARL ST (REAR)	
1901	13	1	THE ITALIAN-AMERICAN POTCAL CLUB	LOGAN ST	BRIDGETON NJ	08302	1.1	N PEARL ST (REAR)	
1901	16	1	NICOSIA, IRENE + EVELYN YANCOSKIE	55 RICHARDS RD	BRIDGETON NJ	08302	10.11	N PEARL ST (REAR)	W/ 1901/15 - Appr developm - Bristol Ponds (180 u)
1902	9	1	DAILEY, TOM	N PEARL ST	BRIDGETON NJ	08302	0.25	N PEARL ST (REAR)	
1902	10	1	BETTER MATERIALS CORPORATION	PO BOX 196	PENNS PARK PA	18943	3.72	N PEARL ST (REAR)	
2001	2.01	1	PRAMUKHRUPA REALTY INC	1134 BIBS ROAD APT 6 3	VOORHEES NJ	08043	0.59	10 LANDIS AVE	
2001	5	1	HUDSON, HARTLEY + ADELE	816 CENTERTON RD	BRIDGETON NJ	08302	0.12	2016 BURLINGTON RD	
2001	6	1	DRAGOTTA, PLACIDO IV & HUDSON HARTL	PO BOX 392	BRIDGETON NJ	08302	0.35	2019 S BURLINGTON RD	
2001	8	1	HOLT, ARVILLA	168 LANDIS AVE	BRIDGETON NJ	08302	0.43	18 CENTERTON RD	
2001	9	1	TYLER, FRANK + ROBIN	40 CENTERTON RD	BRIDGETON NJ	08302	0.7	20 CENTERTON RD	
2002	22	1	MERK, ERICH + KUNIGUNDI	31 HILDRETH AVE	BRIDGETON NJ	08302	0.23	7 BERMUDA AVE	
2003	2	1	RICHTER, HORST + KATHE	21 HILDRETH AVE	BRIDGETON NJ	08302	0.16	19 HILDRETH AVE	
2003	12	1	MINAKATA, CALVIN M	8 VALLEY AVE	BRIDGETON NJ	08302	0.19	6 VALLEY AVE	
2004	1	1	FRAZER, JOHN A & NANCY P	34 BURT ST	BRIDGETON NJ	08302	0.75	120 CENTERTON RD	
2005	2	1	YILMAZ, YAVUZ	22 HILDRETH AVE	BRIDGETON NJ	08302	0.19	1010 MONROE ST	
2006	4	1	MILLER, HOWARD JR MRS % M HAIR	PO BOX 235	ELMER NJ	08318	0.2	138 CENTERTON RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2006	8	1	DOOLEY, TAMMY M	12 HILDRETH AVE	BRIDGETON NJ	08302	0.14	2007 GRANT AVE	
2007	7	1	HLW HOLDINGS LLC % INGRID HAWK	6 MERRIT AVE	BRIDGETON NJ	08302	0.29	1111 MONROE ST	
2008	3	1	WOLKOW, BEVERLY J + VICTOR	2036 GRANT AVE C/O FORD	BRIDGETON NJ	08302	0.34	29 HILTON AVE	
2009	4	1	CHANN, PETER + ROSALIE	17 HILTON AVE	BRIDGETON NJ	08302	0.25	19 HILTON AVE	
2009	6	1	WILLIAMS, JANE	15 HILTON AVE	BRIDGETON NJ	08302	0.29	13 HILTON AVE	
2009	8	1	BOWEN, SHARON+LINDA WULDERK	164 CENTERTON RD	BRIDGETON NJ	08302	0.36	158 CENTERTON RD	
2010	4	1	ZARYCHTA, NAOMI R	36 HILTON AVE	BRIDGETON NJ	08302	0.24	36 HILTON AVE	
2012	1.02	1	EQUITABLE REALTY INC	1103 HIGHWAY 77	BRIDGETON, NJ	08302	8.31	22 FINLEY RD	
2012	2.05	1	TRUETT, JAMES D & GRACE M	4 FINLEY RD	BRIDGETON NJ	08302	0.55	4 FINLEY RD	
2012	2.07	1	KING, WILLIAM E JR & PATTY R CONRAIL PROPERTY TAX	2 CARDINAL DRIVE	BRIDGETON NJ	08302	1.32	6 CARDINAL LANE 21 FINLEY RD TO RICHARDS	
2101	6	1	DEPARTMENT	PO BOX 8499	PHILADELPHIA PA	19101	1.62	RICHARDS	
2102	12	1	SAUL, CHARLES JR	6 FRANMAR DR	BRIDGETON NJ	08302	0.34	8 FRANMAR DR	
2104	2	1	IRELAND, DAVID M + JOYCE	17 JERECO DR	BRIDGETON NJ	08302	0.4	29 FRANMAR DR	
2201	7	1	KRUPA, WILLIAM C. JR. + SISTINE	410 PARVINS MILL RD	BRIDGETON NJ	08302	19.72	PARVINS MILL RD	
2201	7.01	1	BRAM, JOSEFINE	160 RICHARDS RD	BRIDGETON NJ	08302	10.25	164 RICHARDS RD	
2201	7.02	1	PUENTES, ANTONIO & ROSALBA DENSON, DERRINGER A & DONETTA M	781 GARTON RD	BRIDGETON NJ	08302	2.32	RICHARDS RD (REAR)	
2201	7.03	1	BERMUDEZ, VICTOR N JR + HELEN	805 GARTON RD	BRIDGETON NJ	08302	1.07	RICHARDS RD (REAR)	
2201	7.04	1	COCCARO, JEFFREY	421 RICHARDS RD	BRIDGETON NJ	08302	0.79	RICHARDS RD (REAR)	
2301	2	1	BRIAN K CREITZ SR BUILDERS LLC	1 NORTH DRIVE	BEESLEYS POINT NJ	08223	0.75	268 LANDIS AVE	
2301	10.01	1	GRINER, FERDINAND A + JOANN M	5451 ROUTE 38	PENNSAUKEN NJ	08810	0.75	284 LANDIS AVE	
2301	11	1	H.M. DEANGELIS MARCUS, DAVID & MENDOLERA, SHERRY	24 PARVINS MILL RD	BRIDGETON NJ	08302	0.45	28 PARVINS MILL RD	
2301	21	1	JONUZI, MURTEZAN	1117 CENTERTON ROAD	PITTSBORO NJ	08318	15.85	292 LANDIS AVE	
2301	25	1	MEREDICK, DONNA + D. MARINO	76 HUSTED STATION RD	ELMER NJ	08318	6.6	342 LANDIS AVE	
2301	26.01	1	HARRIS, KENNETH W & MARY	540 N VICTORIA AVE	VENTNOR NJ	08406	2.11	PARVINS MILL RD (REAR)	
2301	26.03	1	WASELSKI, BARBARA + LEONARD	733 CLOVER HILL DR	BRIDGETON NJ	08302	0.48	PARVINS MILL RD (REAR)	
2301	26.04	1		727 CLOVER HILL DR	BRIDGETON NJ	08302	0.43	PARVINS MILL RD (REAR)	
				55 ARCADIA PLACE	VINELAND NJ	08360	0.49	PARVINS MILL RD (REAR)	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2302	10	1	NJ BELL TELE CO PROPERTY TAX DEPT	PO BOX 152206	IRVING TX	75015	0.23	313 LANDIS AVE	
2401	12.01	1	RAYMOND, NANCY C	100 LANDIS AVE	BRIDGETON NJ	08302	2.96	65 CENTERTON RD	
2401	17.04	1	DILLON, JAMES L + DOROTHY L	1021 S HIGHLAND AVE	BRIDGETON NJ	08302	2.84	1031 S HIGHLAND AVE	
2401	22	1	OLSON, MARY	142 LANDIS AVE	BRIDGETON NJ	08302	0.48	144 LANDIS AVE	
2401	36	1	QUEIN, NANA GWENDOLYN	180 LANDIS AVE	BRIDGETON NJ	08302	0.38	180 LANDIS AVE	
2401	41.01	1	CATALANA, FRANK	76 EDWARD AVE	BRIDGETON NJ	08302	0.97	218 LANDIS AVE	
2401	48	1	BRANCH, KENNETH D & DONNA M	87 HUSTED STATION RD	ELMER NJ	08318	10.03	11 ROSEMONT AVE	
2402	10	1	CURLEY, THOMAS + REGINA	14 EMERALD LANE	BRIDGETON NJ	08302	0.52	16 EMERALD LANE	
2501	6	1	CHIARELLI, GIANFRANCO & VALENTINA	256 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	11.83	1779 S BURLINGTON RD	
2501	63	1	SMA INC C/O S MAHFAR	13 CHANTICLARE DR	MANHASSET NY	11030	0.26	149 LANDIS AVE	
2602	1	1	ATLANTIC CITY ELEC CO	5100 HARDING HWY	MAYSLANDING NJ	08330	13.44	1623 S BURLINGTON RD	
2602	3	1	TAYLOR, GEORGE M JR + EVELYN	30 FRIESBURG RD	ELMER NJ	08318	18.75	239 ROSENHAYN AVE	
2602	4	1	TAYLOR, GEORGE M JR + EVELYN	30 FRIESBURG RD	ELMER NJ	08318	6.31	239 ROSENHAYN AVE	
2602	16.01	1	VAN METER, KENNETH A	261 ROSENHAYN AVE	BRIDGETON NJ	08302	4.89	265 ROSENHAYN AVE	
2602	34	1	REGALBUTO, PAUL + MARYANN	782 LEBANON RD	MILLVILLE NJ	08332	0.36	MARINO DR	
2602	35	1	MARINO, EARL P + JANICE	173 ROSENHAYN AVE	BRIDGETON NJ	08302	0.35	171 ROSENHAYN AVE	
2603	2	1	WALKER, DAVID + KING ROXANNE	619 GARTON RD	BRIDGETON, NJ	08302	0.1	GARTON RD (REAR)	
2603	3	1	ZIGMOND, JOHN	609 GARTON RD	BRIDGETON NJ	08302	1.24	GARTON RD (REAR)	
2604	1	1	ATLANTIC CITY ELEC CO	5100 HARDING HWY	MAYSLANDING NJ	08330	0.77	53 S WOODRUFF RD	
2604	2	1	HOTCHKISS JOHN D & ANN J	63 S WOODRUFF RD	BRIDGETON NJ	08302	3.02	57 S WOODRUFF RD	
2604	9.04	1	CZELADA, MYRON + PARASKEWA	109 S WOODRUFF RD	BRIDGETON NJ	08302	0.81	111 S WOODRUFF RD	
2604	13	1	ATLANTIC CITY ELEC	5100 HARDING HWY	MAYSLANDING NJ	08330	1.12	GEORGE'S LANE	
2604	14	1	MERIT CONSTRUCTION LLC	1175 MORTON AVE	PITTSBORO NJ	08318	2.29	GEORGE'S LANE	
2605	1	1	GRACEMARK PARTNERS LP	100 SUMMERHILL RD	SPOTSWOOD NJ	08884	0.17	349 ROSENHAYN AVE	
2701	17	1	HOWARD, JAMES BRYAN & CAMILLE	236 ROSENHAYN AVE	BRIDGETON NJ	08302	0.57	232 ROSENHAYN AVE	
2701	35	1	SIMMONS, DONALD + JANICE	37 LEBANON RD	BRIDGETON NJ	08302	2.02	33 LEBANON RD	
2701	42	1	SMITH, EUGENE + DARLENE	609 IRVING AVE	BRIDGETON NJ	08302	4.56	607 IRVING AVE	
2702	15	1	BUIRCH, WARREN + FLORENCE	19 JUSTIN AVE	BRIDGETON NJ	08302	0.45	17 JUSTIN AVE	
2702	25	1	RITTER, THEODORE H + JOAN S	25 VICTORY RD	BRIDGETON NJ	08302	9.69	VICTORY RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2702	27	1	PETRUNIS, ANTHONY J	140 ROSENHAYN AVE	BRIDGETON NJ	08302	1.17	JUSTIN AVE	
2703	1	1	DANIELS, HAROLD + MARIE	27 VICTORY RD	BRIDGETON NJ	08302	0.12	35 VICTORY RD	
2703	5	1	WILSON, ARNOLD EST.%V. DAVIS	47 VICTORY RD	BRIDGETON NJ	08302	0.2	43 VICTORY RD	
2703	9	1	PIERCE, LEON + CATHERINE	1388 BRIDGETON MILLY PIKE	MILLVILLE NJ	08332	0.22	51 VICTORY RD	
2703	14	1	NOWAK, FRANK	65 VICTORY RD	BRIDGETON NJ	08302	1.04	67 VICTORY RD	
2703	22	1	HENDERSON, BETTY K	40 VICTORY RD	BRIDGETON NJ	08302	0.18	38 VICTORY RD	
2703	28	1	STELL, ELAINE + WILLIAM	52 VICTORY RD	BRIDGETON NJ	08302	0.2	51 LIBERTY RD	
2703	33	1	VALERI, MARIE	36 LIBERY RD	BRIDGETON NJ	08302	0.12	36 LIBERTY RD	
2703	37	1	TIMBERMAN, CHARLES + LYNN	49 FERN RD	BRIDGETON NJ	08302	0.24	47 FERN RD	
2703	40	1	PETRUNIS, GERTRUDE E	140 ROSENHAYN AVENUE	BRIDGETON NJ	08302	7.79	71 FERN RD	
2704	2	1	BONNER, WILLIE A + SHELIA D	519 N BURLINGTON RD	BRIDGETON NJ	08302	1.41	S BURLINGTON RD (REAR)	
2704	3	1	WEBER, AUDREY A	5 HILLTOP DR	BRIDGETON, NJ	08302	0.4	S BURLINGTON RD (REAR)	
2704	4	1	DEKATCH, STEPHEN ROBERT	11 HILLTOP DR	BRIDGETON NJ	08302	0.06	9 HILLTOP DR	
2704	7	1	GRBIC, LEE + DEBORAH	70 FERN RD	BRIDGETON NJ	08302	0.25	FERN RD	
2704	8.01	1	UNKNOWN	UNKNOWN	UNKNOWN	00000	0.89	FERN RD (REAR)	
2704	9.01	1	CASPER, BRIAN	PO BOX 592	ROSENHAYN NJ	08352	9.29	87 FERN RD	
2705	1	1	KIERNIESKY, BRYAN MARK	2 HARRISON ST	MILLVILLE NJ	08332	0.27	570 IRVING AVE	
2705	12	1	BIANCO, FRANK, MICHAEL + ANDREW	600 IRVING AVE	BRIDGETON NJ	08302	0.68	596 IRVING AVE	
2705	14	1	BIANCO, ANDREW, MIKE + FRANK	600 IRVING AVE	BRIDGETON NJ	08302	3.98	606 IRVING AVE	
2705	15	1	BIANCO BROS	600 IRVING AVE	BRIDGETON NJ	08302	1.46	IRVING AVE (REAR)	
2705	16	1	BIANCO BROS	600 IRVING AVE	BRIDGETON NJ	08302	0.37	IRVING AVE (REAR)	
2705	17	1	BIANCO, ANDREW, MIKE + FRANK	600 IRVING AVE	BRIDGETON NJ	08302	5.23	IRVING AVE (REAR)	
2705	37	1	STARKEY, JOHN P + JUNE A	387 CENTERTON RD	SEABROOK NJ	08302	0.18	690 IRVING AVE	
2705	41	1	DAVIS, AMZIE + WYNDR, ELLA	123 BRIDGETON AVE	BRIDGETON NJ	08302	0.76	696 IRVING AVE	
2705	42	1	MAYERFELD FARMS + SUPPLY CO INC	PO BOX 249	NORMA NJ	08347	0.28	698 IRVING AVE	
2705	43	1	SOUTH STATE INC	PO BOX 68	BRIDGETON NJ	08302	0.83	700 IRVING AVE	
2705	45	1	SOUTH STATE INC	PO BOX 68	BRIDGETON NJ	08302	0.98	704 IRVING AVE	
2705	48	1	RIGGS, DOREATHA	712 IRVING AVE	BRIDGETON NJ	08302	0.36	710 IRVING AVE	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2705	51	1	SOUTH STATE INC GEN CON	BOX 68	BRIDGETON NJ	08302	11.83	720 IRVING AVE	
2801	4	1	UNKNOWN OWNER	UNKNOWN	UNKNOWN	00000	21.34	IRVING AVE (REAR)	
2802	2	1	SAMUELSON, MARTA J	153 N 4TH ST	STEUBENVILLE OH	43952	1.87	IRVING AVE	
2802	14	1	MORGAN, ROLAND MURRAY	1597 JACKSON DR	VINELAND NJ	08360	0.81	711 IRVING AVE	
2802	15	1	MORGAN, ROLAND MURRAY PIERCE, BELLA C/O PIERCE, GERALDINE	1597 JACKSON DR	VINELAND NJ	08360	0.66	709 IRVING AVE	
2802	17	1		124 OLD BURLINGTON RD	BRIDGETON NJ	08302	1.9	207 S WOODRUFF RD	
2803	3	1	ROBBINS, VAN R + PROVIDENCE	339 WOODRUFF CARMEL RD	BRIDGETON NJ	08302	3.23	CARMEL RD (REAR)	
2803	3.01	1	BLIEMEGER, LILLIAN + LORAINÉ	BOX 218 LEBANON RD	BRIDGETON NJ	08302	0.14	CARMEL RD (REAR)	

**3. PARCEL DATA TABLES: DEVELOPED PROPERTIES OVER 5 ACRES (Classes 2, 4A, & 4B)**

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location
402	1	2	MILLS, WILLIAM C III + DOLLIE A	189 CENTER RD	BRIDGETON NJ	08302	7.27	189 CENTER RD
402	4.01	2	LANG, CARL + DIANNE M	80 FRIESBURG RD	ELMER NJ	08318	7	80 FRIESBURG RD
402	5	2	TAYLOR, GEORGE M JR + EVELYN	30 FRIESBURG RD	ELMER NJ	08318	20.77	30 FRIESBURG RD
402	21	2	PETERSEN, BRADLEY G + DAWN MARIE	PO BOX 106	DEERFIELD NJ	08313	71.8	43 W DEERFIELD RD
502	1.03	2	BRODO, ROBERT J + LAUREN M	1409 HIGHWAY 77	BRIDGETON NJ	08302	5.87	1409 HIGHWAY 77
502	3.01	2	SCHMIDT, MAX + KATHLEEN	PO BOX 193	DEERFIELD NJ	08313	8.38	21 NORTHVILLE RD
602	7.01	2	ARNOLD, ALLEN W + PATRICIA ANN	229 DEERFIELD ROAD	ELMER NJ	08318	19.82	229 DEERFIELD RD
604	39	2	CHIARI, MAMIE L	39 WEBER RD	BRIDGETON NJ	08302	23.58	39 WEBER RD
606	3	2	MARCUS, DAVID M + CHRISTOPHER	76 HUSTED STATION RD	ELMER NJ	08318	52.38	76 HUSTED STATION RD
606	5	2	MUNYON, HARRY M + JACKLYN R	143 WEBER RD	ELMER NJ	08318	16.37	143 WEBER RD
607	11	2	YAMAMOTO, JOSEPH + NANCY YOKO	77 HUSTED STATION RD	ELMER NJ	08318	10.99	77 HUSTED STATION RD
701	8.02	2	SUSINI, BRIAN + CARMEN	441 CENTERTON RD	BRIDGETON NJ	08302	7.68	441 CENTERTON RD
703	16	2	LOPER, CHARLES DENNIS + ANGELIKA	147 RICHARDS RD	BRIDGETON NJ	08302	5.88	147 RICHARDS RD
703	20	2	WAGNER, ERHARDT S + SIGRID E	28 NORTHVILLE RD	BRIDGETON NJ	08302	5.38	129 RICHARDS RD
706	3	2	LOVELL, JULIUS	31 RICHARDS RD	BRIDGETON NJ	08302	12.25	31 RICHARDS RD
707	4.02	2	TAYLOR, DELBERT K JR	316 CENTERTON RD	BRIDGETON NJ	08302	8.76	316 CENTERTON RD
708	7	2	HOFFMAN, JAMES R + MARYANN	41 FOX RD	BRIDGETON NJ	08302	5.84	41 FOX RD
802	2	2	SEABROOK HOUSING CORPORATION	PO BOX 5128	SEABROOK NJ	08302	7.19	23-41 BIG OAK RD
803	1	2	MUNYAN, LINWOOD JR + JEAN D	50 OLD BURLINGTON RD	BRIDGETON NJ	08302	13.61	52 OLD BURLINGTON RD
803	2	2	MUNYAN, LINWOOD JR + JEAN D	50 OLD BURLINGTON RD	BRIDGETON NJ	08302	10.35	50 OLD BURLINGTON RD
803	8	4A	CHIARI ENTERPRISES INC	PO BOX 5005	SEABROOK NJ	08302	8.11	1317 HIGHWAY 77
813	9	2	OTT, WILLIAM + MARY	38 NORTHVILLE RD	BRIDGETON NJ	08302	5.3	38 NORTHVILLE RD
822	5	2	GANNON, CLIFTON + HELEN	106 OLD BURLINGTON RD	BRIDGETON NJ	08302	5.15	106 OLD BURLINGTON RD
822	6.08	2	PLUMMER, GEORGE + SUSAN	12 WEBER RD	BRIDGETON NJ	08302	10.73	12 WEBER RD
822	6.09	2	LEWIS, DAVID + MARY	26 WEBER RD	BRIDGETON NJ	08302	6.3	26 WEBER RD
822	6.11	2	ACEVEDO, NICASIO + SANDRA STANKER, CHRISTOPHER & ELIZABETH	162 OLD BURLINGTON RD	BRIDGETON NJ	08302	12.57	162 OLD BURLINGTON RD
822	6.13	2	A	148 OLD BURLINGTON RD	BRIDGETON NJ	08302	6.63	148 OLD BURLINGTON RD
823	4	2	MELVIN, GERALD E + DONNA	27 WEBER RD	BRIDGETON NJ	08302	6.54	27 WEBER RD

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location
823	4.01	2	ABBOTT, EDWARD R & CAROLYN R	9 WEBER RD	BRIDGETON NJ	08302	8.99	9 WEBER RD
902	8	4A	PAPPAS, CLEMENT + CO, INC	10 N PARSONAGE RD	BRIDGETON, NJ	08302	13.81	10 N PARSONAGE RD
905	1	4B	PAPPAS, CLEMENT + CO, INC	10 N PARSONAGE RD	BRIDGETON, NJ	08302	41.92	1045 PARSONAGE RD
905	2	4B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK NJ	08302	14.08	1031 PARSONAGE RD
905	7	4A	NATURE'S CHOICE CORPORATION	1111 SPRINGFIELD RD 2-FL	UNION NJ	07083	48.34	1310 HIGHWAY 77
1001	4.02	2	ZIMMERMAN, JAMES B + SUSAN T	17 CAKE RD	BRIDGETON, NJ	08302	5.29	17 CAKE RD
1003	16	2	SEABROOK HOUSING CORPORATION	PO BOX 5128	SEABROOK NJ	08302	12.77	281 FINLEY RD
1101	5	2	VITTORINI, BRUCE W + DELORES M	98 DUBOIS RD	BRIDGETON NJ	08302	48.03	98 DUBOIS RD
1101	8.04	2	DELP, KATHY D	PO BOX 403	BRIDGETON NJ	08302	7.16	229 SILVER LAKE RD
1101	14.01	2	BENZ, LAWRENCE & WENDY CRUZAN	40 DUBOIS RD	BRIDGETON NJ	08302	6.82	40 DUBOIS RD
1102	1.14	2	HOWARD, DOUGLAS V III + SUSAN G	347 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	14.27	347 OLD DEERFIELD PIKE
1102	2.03	2	HALL, GEGORY M + IVI H	200 FINLEY RD	BRIDGETON NJ	08302	7.53	200 FINLEY RD
1102	2.04	2	BOSCO, ROBERT + SANDRA	190 FINLEY RD	BRIDGETON NJ	08302	7.28	190 FINLEY RD
1102	6	2	BIERBRUNNER, RAYMOND + P BENDER	353 OLD DEERFIELD PK REAR	BRIDGETON NJ	08302	6.01	353 OLD DEERFIELD PK REAR
1105	24.01	2	BASILE, BRUNO A + MARGARET	181 LOVE LANE	BRIDGETON NJ	08302	6.52	181 LOVE LANE
1107	1	2	CLARK, ROGER + ARLENE	167 LOVE LANE	BRIDGETON NJ	08302	6.06	167 LOVE LANE
1107	2	2	STUTZMANN, RICHARD & BARBARA	2 ABBEY RD	BRIDGETON NJ	08302	11.38	2 ABBEY RD
1107	2.03	2	DAILEY, THOMAS J	461 N PEARL ST	BRIDGETON NJ	08302	6.12	149 LOVE LANE
1107	2.08	2	KELLEY, TOMMY + ARDELINDA	285 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	5.89	285 OLD DEERFIELD PIKE
1107	17	2	COCOVE, RALPH A + ANNA M SR	301 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	11.26	301 OLD DEERFIELD PIKE
1108	5	2	BALDWIN, DONNIE + MYRNA	304 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	5.14	304 OLD DEERFIELD PIKE
1108	7.01	2	GLEVDURA, GEORGE + PATRICIA	140 FINLEY RD	BRIDGETON NJ	08302	7.75	140 FINLEY RD
1201	1	4A	ENCH, ROBERT + BENJAMIN KASPER	129 HUNTER ST	N BABYLON NY	11703	142.82	1274 + 1276 HIGHWAY 77
1208	1.05	4A	ENGLISH, MARION + CHERYL M	500 ALLOWAY-ALDINE RD	ELMER NJ	08318	10.35	40 LOVE LANE
1208	4	4A	GILMAR ASSOCIATES, LLC	PO BOX 828	BROOKLANDVILLE MD	21022	20.57	12-54 CORNWELL DR
1401	2.02	2	MULFORD, ROBERT A + JOAN	222 LOVE LANE	BRIDGETON NJ	08302	5.5	222 LOVE LANE
1401	2.05	2	SLONE, HELEN L & KLEIN, JAMES J	232 LOVE LANE	BRIDGETON NJ	08302	5.82	232 LOVE LANE
1808	2.01	2	HO, HING DUEN + HOO QAM	645 WATER ST., SUITE 17A	NEW YORK, NY	10002	5.21	85 LAUREL HEIGHTS DR
1808	19	2	WILLE, PAUL T & GERALDINE E	718 CHESTNUT AVE	BRIDGETON NJ	08302	13.18	LAUREL HEIGHTS DR (REAR) 9TO47 CORNWELL+1070
1901	2.02	4A	CARLL'S CORNER REAL ESTATE LLC	30 JELLIFF LANE	SOUTHPORT CT	06890	11.7	PEARL

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location
1901	4	4A	MAXPHADA CORPORATION	5256 RT 130	BORDENTOWN NJ	08505	6.09	1040 N PEARL ST
1903	1	4A	BETTER MATERIALS CORPORATION	PO BOX 196	PENNS PARK PA	18943	16.99	1700 S BURLINGTON RD
1903	2	4A	CHIARELLI, GIANFRANCO + VALENTINA	256 OLD DEERFIELD PIKE	BRIDGETON, NJ	08302	10.85	1724 S BURLINGTON RD
2201	4	2	WATERMAN, WILLIAM J + SUSAN M	150 RICHARDS RD	BRIDGETON NJ	08302	5.98	150 RICHARDS RD
2201	12	2	EWING, WILLIAM A JR & BARBARA J	75 PARVINS MILL RD	BRIDGETON NJ	08302	12.31	75 PARVINS MILL RD
2201	13	2	EZZO, BONNIE CHAMPION	85 PARVINS MILL ROAD	BRIDGETON NJ	08302	5.04	85 PARVINS MILL RD
2201	13.01	2	BREEDEN, ARNOLD + JUSTINA	91 PARVINS MILL RD	BRIDGETON NJ	08302	5.56	91 PARVINS MILL RD
2401	12	2	WOODRUFF, VINCENT B + JONI	73 CENTERTON RD	BRIDGETON NJ	08302	5.48	73 CENTERTON RD
2501	4	2	CHEW, LEO MRS	69 LANDIS AVE	BRIDGETON NJ	08302	12.05	69 LANDIS AVE
2501	7	4A	QUINN BROADCASTING INC	415 NORTH HIGH STREET	MILLVILLE NJ	08332	22.29	1771 S BURLINGTON RD
2501	99	2	WARBURTON, JEREMY R	217 LANDIS AVE	BRIDGETON NJ	08302	13.22	217 LANDIS AVE
2501	99	2	WARBURTON, JEREMY R	217 LANDIS AVE	BRIDGETON NJ	08302	13.22	217 LANDIS AVE
2601	1	2	ANTHONY J PETRUNIS CREDIT SHELTER	196 EAST COMMERCE STREET	BRIDGETON NJ	08302	6.67	131 ROSENHAYN AVE
2601	2	4A	ATLANTIC ELECTRIC CO	5100 HARDING HWY	MAYSLANDING NJ	08330	45.55	1636 S BURLINGTON RD
2602	2	4A	ATLANTIC CITY ELEC CO	5100 HARDING HWY	MAYSLANDING NJ	08330	108.79	1659 S BURLINGTON RD
2602	25.01	2	BRIGIO, FRANK D	199 ROSENHAYN AVE	BRIDGETON NJ	08302	6.65	199 ROSENHAYN AVE
2602	25.02	2	BRIGIO, FRANK D + CAROL	199 ROSENHAYN AVE	BRIDGETON NJ	08302	7.17	201 ROSENHAYN AVE
2602	25.03	2	ARNO, ROCCO J + DEBRA L	191 ROSENHAYN AVE	BRIDGETON NJ	08302	7.2	191 ROSENHAYN AVE
2602	27	2	KAUTH, ANNA ESTATE	1 JUSTIN AVE	BRIDGETON NJ	08302	10.7	179 ROSENHAYN AVE
2604	9.05	2	PACE, TYSON A	115 S WOODRUFF RD	BRIDGETON NJ	08302	5.78	115 S WOODRUFF RD
2604	10.01	2	WILLIAMS, EDDY	42 WOODBIN CIRCLE	ELKTON MD	21921	11.6	GARTON RD (REAR)
2701	6	2	PERRY, PERCILLA EST	200 ROSENHAYN AVE	BRIDGETON NJ	08302	5.51	200 ROSENHAYN AVE
2701	10	2	LEWIS, WILLIAM C	210 ROSENHAYN AVE	BRIDGETON NJ	08302	10.43	210 ROSENHAYN AVE
2701	23	2	BERNSTEIN, STANLEY	300 ROSENHAYN AVE	BRIDGETON NJ	08302	6.29	300 ROSENHAYN AVE
2701	24.02	2	ROWE, ROY C	314 ROSENHAYN AVE	BRIDGETON NJ	08302	5.01	314 ROSENHAYN AVE
2701	29	2	NICHOLS, MARION	168 S WOODRUFF RD	BRIDGETON NJ	08302	5.37	168 S WOODRUFF RD
2701	30	2	RITTER, WILLIAM H JR + ANNA F	178 S WOODRUFF RD	BRIDGETON NJ	08302	24.76	178 S WOODRUFF RD
2701	39	2	BIANCO, FRANK	625 IRVING AVE	BRIDGETON NJ	08302	22.41	625 IRVING AVE
2701	40	2	BIANCO, MICHAEL	PO BOX 1041	BRIDGETON NJ	08302	25.56	619 IRVING AVE
2702	32	2	WADDELL, JAN V & RONALD	421 SHILOH PIKE	BRIDGETON NJ	08302	6.52	144 ROSENHAYN AVE
2703	41	2	GELORMINI, JOSEPH + VINCENT	75 FERN RD	BRIDGETON NJ	08302	9.9	75 FERN RD

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location
2705	18	4A	TABLE, EDWARD + MARGARET	620 IRVING AVE	BRIDGETON NJ	08302	6.97	620 IRVING AVE
2705	23	2	SYRING, ROBERT J	642 IRVING AVE	BRIDGETON NJ	08302	7.57	648 IRVING AVE
2705	25,25.01	2	FORCELLA, ANTOINETTE V	7336 CHINABERRY CT	PORT RICHEY FL	34668	5.81	660 IRVING AVE
2706	13.07	2	BOSS, WM, JOANNE, RICHARD + GRACE	66 LEBANON RD	BRIDGETON NJ	08302	5.51	66 LEBANON RD
2706	13.08	2	MAYO, ANTHONY + PAULETTE	60 LEBANON RD	BRIDGETON NJ	08302	5.25	60 LEBANON RD
2802	3	2	GOULD, IONA	763 IRVING AVE	BRIDGETON NJ	08302	7.1	763 IRVING AVE
2803	10.01	2	EDMONSON, CLAYTON & CYNTHIA	117 LEBANON RD	BRIDGETON NJ	08302	5.79	117 LEBANON RD
2804	1.01	2	GIANARIS, GEORGE III	364 ROSENHAYN AVE	BRIDGETON NJ	08302	5.05	364 ROSENHAYN AVE

**4. PARCEL DATA TABLES: FARMLAND-ASSESSED PROPERTIES (Class 3A/3B)**

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
101	1	3B	COOMBS, GEORGE A + SON, INC	20 HIGHWAY 77	ELMER, N J	08318	0.63	1774 HIGHWAY 77	
102	1	3B	COOMBS, GEORGE A + SONS INC	20 HIGHWAY 77	ELMER N J	08318	11.09	1764 HIGHWAY 77	
102	2	3B	JOYCE, E + SON INC A NJ CORP	111 COLEMAN RD	ELMER NJ	08318	27.11	1754 HIGHWAY 77	Perm preservation.
102	3	3A	TICE, LEON M & ARLENE G & MILTON C	1714 HIGHWAY 77	ELMER NJ	08318	90.8	1714 HIGHWAY 77	Perm preservation
102	4	3A	ANSINK, CARROLL J	25 SILVERBROOK DR	BRIDGETON NJ	08302	58.74	31 TICES LANE	Perm preservation.
102	5	3B	MCNAUGHTON, WILLIAM J + GAIL A	351 KRESSON RD	CHERRY HILL NJ	08304	54.07	49 TICES LANE	
102	6	3B	INDIAN MILLS NURSERY INC	351 KRESSON RD	CHERRY HILL N J	08034	9.53	75 TICES LANE	
102	7	3B	SLOAT, ROBERT K + FRANCES C	148 STOCKINGTON RD	WOODSTOWN NJ	08098	12.98	85 TICES LANE	Perm preservation
103	1	3B	COOMBS, GEORGE A + SON INC	20 HIGHWAY 77	ELMER NJ	08318	36.42	1775 HIGHWAY 77	
103	2	3A	MYERS, HARRISON M & ELIZABETH C	20 NEWKIRK STATION RD	ELMER NJ	08318	137.26	1739,1741,1743 HWY 77	Perm preservation
103	4	3A	GARRISON, STELLA S	761 CENTERTON RD	PITTSBORO NJ	08318	100.4	75 GRIERS LANE	
103	5	3B	DUBOIS, HENRY & STEVE	872 BURLINGTON RD	PITTSBORO NJ	08318	1.36	111 GRIERS LANE	
201	1	3A	JOHNSON FARM ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	173.52	1637 HIGHWAY 77	Perm preservation.
201	1.01	3A	JOHNSON FARM ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	11.66	1633 HIGHWAY 77	
201	3	3B	JOHNSON, DONALD & NANCY	PO BOX 122	DEERFIELD ST NJ	08313	79.5	100 GRIERS LANE	
201	5	3B	GARRISON, DONALD C + LOUISE E	981 BURLINGTON RD	PITTSBORO NJ	08318	27.42	OLIVET RD	Perm preservation.
201	6	3B	DUBOIS, HENRY D & STEVEN J	872 BURLINGTON RD	PITTSBORO NJ	08318	1.54	GRIERS LANE (TWP.LINE)	
202	1	3A	JOHNSON FARM ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	197.08	HIGHWAY 77	
202	4	3B	GARRISON, DONALD C + LOUISE E	981 BURLINGTON RD	PITTSBORO NJ	08318	6.47	OLIVET RD	Perm preservation.
202	5	3B	GARRISON, DONALD C + LOUISE E	981 BURLINGTON RD	PITTSBORO NJ	08318	22.8	350 OLD BURLINGTON RD	Perm preservation.
202	6	3A	DICKINSON, BEVERLY ET AL	340+342 OLD BURLINGTON RD	ELMER NJ	08318	9.15	340+342 OLD BURLINGTON RD	
202	7	3A	HETZELL, NEAL L.	320 OLD BURLINGTON RD	ELMER NJ	08318	15.51	320 OLD BURLINGTON RD	
202	8	3A	MOORE, JOHN W	129 DEERFIELD RD	ELMER NJ	08318	49.44	129 DEERFIELD RD	
202	8.01	3B	JOHNSON FARMS ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	70.9	155 DEERFIELD RD	
202	10	3A	JOHNSON FARMS ENTERPRISES	PO BOX 65	DEERFIELD ST NJ	08313	84.16	97 DEERFIELD RD	
301	1	3A	JOHNSON, ALBERT	PO BOX 65	DEERFIELD NJ	08313	60.8	1686 HIGHWAY 77	
301	3	3B	JOHNSON FARM ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	81.05	1642 HIGHWAY 77	Perm preservation.
301	3.01	3B	JOHNSON FARMS ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	24.44	82 TICES LANE	
301	4	3B	JOHNSON FARM ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	56.65	1624 HIGHWAY 77	Perm preservation.

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
301	8	3A	SCHEESE, DONALD + JOAN	369 COHANSEY FRIESBURG RD	ELMER, NJ	08318	49.6	21 FRIESBURG RD	
301	10	3A	EACHUS, T GLENN + ELLA MAE	67 FRIESBURG RD	ELMER NJ	08318	86.78	67 FRIESBURG RD	
301	11	3B	MCCRACKEN, DONALD J + HARRIET G	126 FRIESBURG RD	BRIDGETON NJ	08302	21.26	97 FRIESBURG RD	Perm preservation.
301	11.01	3A	SCHNEPP, JOSEPH A III + ANNA M	89 FRIESBURG RD	ELMER NJ	08318	20.4	89 FRIESBURG RD	
301	12	3B	NAABE, WILLIAM CSR + SARAHE	229 CENTER RD	ELMER NJ	08318	8.02	225 CENTER RD	
301	12.01	3A	WESNER, MARVA E	219 CENTER RD	ELMER NJ	08318	4.95	219 CENTER RD	
301	12.03	3A	BLAKE, STEPHEN + KATHLEEN	107 FRIESBURG RD	ELMER NJ	08318	3.26	107 FRIESBURG RD	
301	18	3B	MEHAFFEY, GILMER C SR & JR + ADDISO	TICES LANE	ELMER NJ	08318	26.64	275 CENTER RD	Perm preservation.
301	18.01	3A	RIO, NICHOLAS + SARILEE	237 CENTER RD	ELMER NJ	08318	51.23	237 CENTER RD	
301	18.02	3B	RIO, NICHOLAS J + SARILEE R ET ALS	237 CENTER RD	ELMER NJ	08318	9.26	CENTER RD	
301	19	3A	MEHAFFEY, COOLIDGE	86 TICES LANE	ELMER NJ	08318	79.83	86 TICES LANE	
301	21	3A	SLOAT, ROBERT K + FRANCES C	148 STOCKINGTON RD	WOODSTOWN NJ	08098	42.66	90 TICES LANE	
301	22	3A	INDIAN MILLS NURSERY INC	351 KRESSON RD	CHERRY HILL N J	08034	98.35	62 TICES LANE	
301	23	3B	ANSINK, CARROLL J	25 SILVERBROOK DR	BRIDGETON NJ	08302	13.68	24 TICES LANE	
302	1	3B	MEHAFFEY, CARL	271 CANHOUSE RD	ELMER NJ	08318	28.26	272 CENTER RD	
302	2	3B	JOYCE, E + SON INC A NJ CORP	111 COLEMAN RD	ELMER NJ	08318	56.54	260 CENTER RD	Perm preservation.
302	9	3A	LANG, NEIL SR	230 CENTER RD	ELMER NJ	08318	9.25	238 CENTER RD	
302	13	3A	JOYCE, GEORGE E. JR., + MARY ANN	147 FRIESBURG RD	BRIDGETON NJ	08302	5.56	147 FRIESBURG RD	
302	13.01	3B	JOYCE, GEORGE E. JR., + MARY ANN	147 FRIESBURG RD	BRIDGETON NJ	08302	37.43	210 FRIESBURG RD	
302	13.01	3B	JOYCE, GEORGE E. JR., + MARY ANN	147 FRIESBURG RD	BRIDGETON NJ	08302	37.43	210 FRIESBURG RD	
303	1	3B	WICKS, STANLEY W JR	53 PINDALE DR	BRIDGETON NJ	08302	16.51	144 FRIESBURG RD	Appr. Develop. - Steliga Home (8 u)
303	1.02	3B	WICKS, STANLEY W JR	53 PINDALE DR	BRIDGETON NJ	08302	9.25	154 FRIESBURG RD	
303	4.01	3A	MCCRACKEN, DONALD + HARRIET	126 FRIESBURG RD	BRIDGETON NJ	08302	1.96	126 FRIESBURG RD	
303	5.01	3A	MCCRACKEN, DONALD J + HARRIET	126 FRIESBURG RD	BRIDGETON NJ	08302	4.24	116 FRIESBURG RD	
304	1	3B	JOYCE, GEORGE + MARY ANN JR	147 FRIESBURG RD	BRIDGETON NJ	08302	0.54	106 FRIESBURG RD	
401	2	3A	GRISCOM, JOHN THOMAS EST.	190 CENTER RD	BRIDGETON NJ	08302	120.15	190 CENTER RD	
401	3	3A	EVANOSKI, DAVID + PATRICIA	29 DEBORAH AVE	NEWCASTLE, DELAWARE	19720	18.97	160 CENTER RD	
401	3.02	3B	CAILLIAU, DONNA M	BOX 148	HANCOCKS BRIDGE NJ	08038	15.67	W DEERFIELD RD	
402	3.01	3B	GRISCOM, JOHN THOMAS	190 CENTER RD	BRIDGETON NJ	08302	0.59	179 CENTER RD	Perm preservation.
402	4	3B	SCHEESE, DONALD	369 COHANSEY-FRIESBURG RD	ELMER NJ	08318	9.92	56 FRIESBURG RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
402	6	3B	VAN LIER, PHILIP E	PO BOX 35	DEERFIELD ST NJ	08313	54.52	1590 HIGHWAY 77	
402	10	3A	VAN LIER, PHILIP E	PO BOX 35	DEERFIELD ST NJ	08313	3.93	1574 HIGHWAY 77	
402	21.01	3A	RUSSELL, BEVERAN + VELAN	PO BOX 131	DEERFIELD NJ	08313	8.58	21 W DEERFIELD RD	
402	22	3B	HAINES, CHAS W 11T, LARCHMONT FARMS	PO BOX 78	DEERFIELD NJ	08313	0.51	63 W DEERFIELD RD	
402	23	3B	KILLE, HELEN SHILES	1097 GUMTREE CORNER ROAD	GREENWICH NJ	08323	5.61	109 W DEERFIELD RD	
402	3,22	3B	HAINES, CHAS W 11T, LARCHMONT FARMS	PO BOX 78	DEERFIELD NJ	08313	149.08	63 W DEERFIELD RD	
403	3	3A	MEHAFFEY, ROBERT + DEBRA	576 HARMONY RD	BRIDGETON NJ	08302	43.03	567 HARMONY RD	
403	4	3A	MOONEYHAM, LYNN + SHIRLEY ANN	560 HARMONY RD	BRIDGETON NJ	08302	43.93	545 HARMONY RD	
403	5	3B	JOHNSON FARM ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	61.31	132 CENTER RD	
403	6	3A	MEHAFFEY, DOUGLAS + MICHELE	459 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	25.06	86 CENTER RD	
403	7	3B	MEHAFFEY, DOUGLAS G	PO BOX 92	DEERFIELD NJ	08313	19.23	511 HARMONY RD	
403	1 & 5	3A	JOHNSON FARM ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	167.72	132 CENTER RD	
403	2 & 2.01	3B	MEHAFFEY, ROBERT + DEBRA	576 HARMONY RD	BRIDGETON NJ	08302	73.39	575 HARMONY RD	
404	1	3B	JOHNSON FARM ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	10.07	131 CENTER RD	
404	4	3A	ACKLEY, ALLEN D JR & JOAN M ACKLEY	50 WOODLAND BLVD	ORMOND BEACH FL	32174	11.04	92 W DEERFIELD RD	
404	4.01	3B	ACKLEY, LILLIAN S/O DAVID ACKLEY	PO BOX 20	DEERFIELD NJ	08313	1.97	40 W DEERFIELD RD	
404	4.02	3B	ACKLEY, JOAN	PO BOX 134	DEERFIELD NJ	08313	23.67	80 W DEERFIELD RD	
404	4.03	3B	ACKLEY, LILLIAN C/O DAVID ACKLEY	PO BOX 20	DEERFIELD NJ	08313	24.04	70 W DEERFIELD RD	
404	4.04	3B	ACKLEY, DAVID B + NANCY J	PO BOX 20	DEERFIELD NJ	08313	23.93	50 W DEERFIELD RD	
404	5	3A	ACKLEY, DAVID B + NANCY J	PO BOX 20	DEERFIELD NJ	08313	22.47	30 W DEERFIELD RD	
404	5.02	3A	ACKLEY, DAVID B + NANCY J	PO BOX 20	DEERFIELD NJ	08313	1.95	36 W DEERFIELD RD	
404	6	3A	BEHNKE, CAROLYN	PO BOX 15	DEERFIELD NJ	08313	15.17	12 W DEERFIELD RD	
404	24	3B	CASPER, TODD + MARGRET	181 POLK LANE	BRIDGETON NJ	08302	5.84	593 OLD DEERFIELD PIKE	
404	29	3B	JOYCE, JAMES O	PO BOX 74	DEERFIELD NJ	08313	7.73	OLD DEERFIELD PIKE (REAR)	
404	31	3A	ALLISON, MARY EMMA W. TRUST	967 N LAKEVIEW DR	LOWELL IN	46356	43.57	575 OLD DEERFIELD PIKE	
404	32	3A	FOX, FRANK A	MAIN ST	DEERFIELD NJ	08313	58.43	565 OLD DEERFIELD PIKE	
404	33	3B	JOHNSON FARM ENTERPRISES	PO BOX 65	DEERFIELD NJ	08313	42.01	103 CENTER RD	
404	34	3B	JOHNSON, DONALD M JR + DAVID K	112 CENTER RD	BRIDGETON NJ	08302	33.48	89 CENTER RD	
404	35	3A	MEHAFFEY, G DOUGLAS & LINDA	157 SEELEY RD	BRIDGETON NJ	08302	117.75	157-159 SEELEY RD	
406	13	3B	CASPER, KENNETH + JACQUELINE	566 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	3.24	1500 HIGHWAY 77	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
406	20	3A	WETHERINGTON, JEFFREY D + KATHLEEN	554 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	40.93	554 OLD DEERFIELD PIKE	
406	21	3B	WETHERINGTON, JEFFREY D+ KATHLEEN A	554 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	1.53	19 POLK LANE	
406	22	3B	WETHERINGTON, JEFFREY D & KATHLEEN	554 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	1.55	13 POLK LANE	
406	25	3B	FOX, FRANK A	MAIN ST	DEERFIELD NJ	08313	2.07	534 OLD DEERFIELD PIKE	
501	3	3B	STOMS, LEWIS M SR + DOROTHY T	PO BOX 32	DEERFIELD NJ	08313	8.91	1535 HIGHWAY 77	
501	4	3A	CATTELL, MAILLARD ET ALS	PO BOX 54	DEERFIELD NJ	08313	47.76	28 DEERFIELD RD	
501	5	3B	CATTELL, MAILLARD, RHETTA, EMILY	PO BOX 54	DEERFIELD NJ	08313	34.39	54 DEERFIELD RD	
501	6	3A	BROCK, ED JR % BROCK FARMS INC	4189 ROUTE 9	FREEHOLD NJ	07728	62.42	80 DEERFIELD RD	
501	7	3A	E BROCK LIMITED	16 CEDAR DR	COLTS NECK NJ	07722	21.23	124 DEERFIELD RD	
501	7.01	3A	E BROCK LIMITED LLC	16 CEDAR AVE	COLTS NECK NJ	07722	20.98	110 DEERFIELD RD	
501	9	3A	BROCK, EDWARD + ANGELINA	4189 ROUTE 9	FREEHOLD NJ	07728	116.26	55 POLK LANE	
501	9	3A	BROCK, EDWARD + ANGELINA	4189 ROUTE 9	FREEHOLD NJ	07728	116.26	55 POLK LANE	
501	9.02	3B	BROCK, EDWARD M SR + ANGELINA	4189 ROUTE 9	FREEHOLD NJ	07728	63.72	155 POLK LANE	
501	9.03	3B	BERNSTEIN, MICHAEL + LUCINDA	68 HITCHNER AVE	BRIDGETON NJ	08302	12.51	111 POLK LANE	
501	9.04	3B	BROCK, EDWARD + ANGELINA	4189 ROUTE 9	FREEHOLD NJ	07728	9.9	95 POLK LANE	Perm preservation
501	9.06	3B	KEENE, LONA	64 AMERICAN AVE	BRIDGETON NJ	08302	23.79	300 OLD BURLINGTON RD	
501	9.07	3A	COMER, ROBERT L & DOROTHY A	99 POLK LANE	BRIDGETON NJ	08302	9.62	99 POLK LANE	
501	9.08	3B	BERNSTEIN, MICHAEL + LUCINDA	68 HITCHNER AVE	BRIDGETON NJ	08302	13.78	105 POLK LANE	
501	17	3A	CASPER, TODD K + MARGRET L	181 POLK LANE	BRIDGETON NJ	08302	5.8	181 POLK LANE	
502	1	3A	FLOOD, EDWARD T JR + ANN DEBORAH	1417 HIGHWAY 77	BRIDGETON, NJ	08302	15.66	1417 HIGHWAY 77	
502	1.01	3B	BROCK, EDWARD + ANGELINE	4189 ROUTE 9	FREEHOLD NJ	07728	47.38	1447 HIGHWAY 77	Perm preservation
502	1.02	3B	BROCK, EDWARD + ANGELINE	4189 ROUTE 9	FREEHOLD NJ	07728	49.22	1429 HIGHWAY 77	Perm preservation
502	3	3A	MILLIKEN, ROBERT + DOROTHY	39 NORTHVILLE RD	BRIDGETON NJ	08302	42.69	39 NORTHVILLE RD	
502	11	3B	BROCK, EDWARD + ANGELINA	4189 ROUTE 9	FREEHOLD NJ	07728	41.11	100 POLK LANE	and Lot 16.01 Perm. preserve.
502	16	3B	SEABROOK INVESTMENT PARTNERS LP	PO BOX 5103	SEABROOK NJ	08302	132.69	81 NORTHVILLE RD	Perm preservation
502	16.02	3A	SEABROOK, WILLIAM E + LOU ANN	152 POLK LANE	BRIDGETON NJ	08302	41.23	152 POLK LANE	
502	18	3A	ARCOLEO, LINDA % BROCK FARMS INC	4189 ROUTE 9	FREEHOLD NJ	07728	33.79	50 POLK LANE	
502	19	3B	DUBOIS, HENRY + STEVEN	872 BURLINGTON RD	PITTSBURGH NJ	08318	101.45	170 POLK LANE	Perm preservation
601	1	3B	CASPER, TODD K & MARGRET L	181 POLK LANE	BRIDGETON NJ	08302	6.96	311 OLD BURLINGTON RD	
601	1.01	3B	CASPER, TODD K & MARGRET L	181 POLK LANE	BRIDGETON NJ	08302	7.56	303 OLD BURLINGTON RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
602	1	3A	BACON, JOHN F JR	84 HALBE LANE WEST	CAPE MAY COURT HOUSE NJ	08210	63.34	331 OLD BURLINGTON RD	
602	3	3B	GARRISON, ROGER	1026 BURLINGTON RD	PITTSBORO, NJ	08318	17.42	365 OLD BURLINGTON RD	
602	4	3B	PARKELL, LINDA GARRISON	243 OLIVET RD	PITTSBORO, NJ	08318	6.31	DEERFIELD RD	
602	4.01	3B	GARRISON, DONALD + LOUISE	981 BURLINGTON RD	PITTSBORO, NJ	08318	1.3	DEERFIELD RD	Perm preservation
602	4.02	3B	GARRISON, DONALD + LOUISE	981 BURLINGTON RD	PITTSBORO, NJ	08318	0.64	OLD BURLINGTON RD (REAR)	Perm preservation
602	5	3A	BERGER, PETER + KATHLEEN	227 DEERFIELD RD	ELMER NJ	08318	17.51	227 DEERFIELD RD	
602	7	3B	PARKELL, LINDA GARRISON	243 OLIVET RD	PITTSBORO, NJ	08318	21.87	215 DEERFIELD RD	
602	7	3B	PARKELL, LINDA GARRISON	243 OLIVET RD	PITTSBORO, NJ	08318	21.87	215 DEERFIELD RD	
602	8	3B	PARKELL, LINDA GARRISON	243 OLIVET RD	PITTSBORO, NJ	08318	6.26	215 DEERFIELD RD	
603	8	3A	GARTON, ELLA C % J. CIARLEGLIO	114G ST. NE	WASHINGTON DC	20002	35.03	235 OLD BURLINGTON RD	
603	9	3B	GARTON, MRS WILBERT % J. CIARLEGLIO	1114 G STREET, NE	WASHINGTON DC	20002	1.78	235 OLD BURLINGTON RD	
604	25	3B	TUPPER, ALMA C/O K. CASS, EXEC	655 BYBERRY ROAD	HUNTINGDON VALLEY PA	19006	11.79	NORTHVILLE RD (REAR)	
604	28	3B	HOPEWELL NURSERY INC	54 HARMONY RD	BRIDGETON NJ	08302	7.42	NORTHVILLE RD	
604	32	3A	GOSBIN, CHARLES + SHERRY	144 NORTHVILLE ROAD	BRIDGETON NJ	08302	26.22	144 NORTHVILLE RD	
604	33	3B	GARTON, JEFFREY E + DEBORAH L	115 WEBER RD	ELMER NJ	08318	15.54	NORTHVILLE RD	
604	34	3B	GARTON, JEFFREY E SR + DEBORAH L	115 WEBER RD	ELMER NJ	08318	6.96	NORTHVILLE RD	
604	35	3B	SEPER, LOUIS L ET ALS	1003 COLUMBIA AVE	NEWFIELD NJ	08344	6.54	87 WEBER RD	
604	36	3B	SEPER, LOUIS ET ALS	1003 COLUMBIA AVE	NEWFIELD NJ	08344	5.43	91 WEBER RD	
604	37	3B	SEPER, LOUIS ET ALS	1003 COLUMBIA AVE	NEWFIELD NJ	08344	6.31	95 WEBER RD	
604	39.01	3A	CHIARI, DONALD	65 WEBER RD	BRIDGETON NJ	08302	29.6	65 WEBER RD	
605	3	3B	TUPPER, ALMA C/O K. CASS, EXEC	655 BYBERRY ROAD	HUNTINGDON VALLEY PA	19006	0.06	309 DEERFIELD RD	
606	2	3B	TUPPER, ALMA C/O K. CASS, EXEC	655 BYBERRY ROAD	HUNTINGDON VALLEY PA	19006	18.57	120 HUSTED STATION RD	
606	4	3A	BALL, LAYNE G & SANDRA MORRISSEY	129 WEBER RD	ELMER NJ	08318	7.85	129 WEBER RD	
606	6	3A	GARTON, JEFFREY E SR + DEBORAH L	115 WEBER RD	ELMER NJ	08318	19.81	115 WEBER RD	
607	2	3B	KANDLE, WARREN E JR	161 HUSTED STATION RD	PITTSBORO, NJ	08318	9.76	286 DEERFIELD RD	
607	3	3A	TUPPER, ALMA C/O K. CASS, EXEC	655 BYBERRY ROAD	HUNTINGDON VALLEY PA	19006	35.61	121 HUSTED STATION RD	
607	4	3B	MITCHELL, JOSEPH + ALBERTINE	390 DEERFIELD RD	PITTSBORO, NJ	08318	48	WOODRUFF RD (REAR)	
607	13	3B	PALISCHAK, MICHAEL P	9 EDGEWOOD RD	SICKLERVILLE NJ	08081	47.36	63 HUSTED STATION RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
607	14	3A	ORZECZOWSKI, DOROTHY	466 CENTERTON RD	BRIDGETON NJ	08302	29.97	466 CENTERTON RD	
607	16	3A	EXEL, DAVID + TERRY L	500 CENTERTON RD	BRIDGETON, NJ	08302	11.06	500 CENTERTON RD	
607	16.01	3A	MOONEYHAM, CARL + GERALDINE	PO BOX 88	DEERFIELD NJ	08313	10.19	508 CENTERTON RD	
607	16.03	3A	GERBER, WILLIAM J + CECLIA M	488 CENTERTON RD	BRIDGETON NJ	08302	9.3	488 CENTERTON RD	
607	16.04	3A	MOONEYHAM, CARL + GERALDINE A	PO BOX 88	DEERFIELD NJ	08313	5.99	504 CENTERTON RD	
607	16.05	3A	MOONEYHAM, CARL + GERALDINE	PO BOX 88	DEERFIELD NJ	08313	21.77	510 CENTERTON RD	
607	18	3B	GARRISON, STELLA S	761 CENTERTON RD	PITTSBURGH NJ	08318	17.37	520 CENTERTON RD	
701	10	3A	HOPEWELL NURSERY	54 HARMONY RD	BRIDGETON NJ	08302	206.91	309 & 331 WOODRUFF RD	
701	10.01	3A	CENTERTON NURSERY INC	345 WOODRUFF RD	BRIDGETON NJ	08302	83.69	345 WOODRUFF RD	
701	11	3B	BARBER, GEORGE + JOAN	879 GARTON RD	BRIDGETON NJ	08302	5.51	BIG OAK RD (REAR)	
701	11.01	3A	BARBER, JOHN + ANGELINE	404 BIG OAK RD	BRIDGETON NJ	08302	7.52	201 BIG OAK RD	
703	1	3B	FOX, WILBERT	103 RICHARDS RD	BRIDGETON NJ	08302	24.91	150 BIG OAK RD	
703	2	3B	BARBER, JOHN A + ANGELINE M	404 BIG OAK RD	BRIDGETON NJ	08302	10.61	BIG OAK RD	
703	2.01	3B	BARBER, GEORGE + JOAN	879 GARTON RD	BRIDGETON NJ	08302	6.63	160 BIG OAK RD	
703	2.02	3A	HOROWITZ, MICHAEL E + SHELLI L	166 BIG OAK RD	BRIDGETON NJ	08302	11.39	166 BIG OAK RD	
703	12	3B	KRUPA, GREGORY A	428 RICHARDS RD	BRIDGETON NJ	08302	3.9	GARTON RD	
703	14.02	3A	COLLE, ANTHONY + DEBORAH D	173 RICHARDS RD	BRIDGETON, NJ	08302	17.55	173 RICHARDS RD	
703	15	3A	SEEL, ELFRIEDE	155 RICHARDS RD	BRIDGETON NJ	08302	21.49	155 RICHARDS RD	
703	18	3A	HICKE, KONRAD + JUDITH	141 RICHARDS RD	BRIDGETON NJ	08302	17.33	141 RICHARDS RD	
703	21	3A	FOX, GLENDON + HAROLD	123 RICHARDS RD	BRIDGETON NJ	08302	7.75	111 RICHARDS RD	
703	21.01	3A	FOX, GLENDON W SR + GRACE ELIZABETH	123 RICHARDS RD	BRIDGETON NJ	08302	17.02	123 RICHARDS RD	
704	2	3B	BIANCHI, MARILYN + SULLO, JOHN	259 CENTERTON RD	BRIDGETON NJ	08302	5.96	251 CENTERTON RD	
704	2.01	3A	BIANCHI, CHARLES R + MARILYN T	259 CENTERTON RD	BRIDGETON NJ	08302	16.64	91 RICHARDS RD	
704	5	3A	PATERNO, THERESA A	287 CENTERTON RD	BRIDGETON, NJ	08302	2.28	287 CENTERTON RD	
704	5.02	3B	GOOD NEWS ASSEMBLY OF GOD	6 HOLLY AVE	BRIDGETON NJ	08302	11.01	BIG OAK RD	
704	5.03	3B	PATERNO, THERESA A	287 CENTERTON RD	BRIDGETON NJ	08302	7.13	CENTERTON RD	
704	5.04	3A	BIEDERMAN, CLIFTON E + JANET L	263 CENTERTON RD	BRIDGETON NJ	08302	9.96	263 CENTERTON RD	
704	6	3A	FOX, WILBERT	103 RICHARDS RD	BRIDGETON NJ	08302	19.1	138 BIG OAK RD	
704	7	3A	FOX, WILBERT + ROSE	103 RICHARDS RD	BRIDGETON NJ	08302	34.53	103 RICHARDS RD	
705	3	3B	HENRY, HARRIET ET ALS	360 CENTERTON RD	BRIDGETON NJ	08302	19.2	CENTERTON RD	
705	4	3A	TUCCILLO, LAURA A + VICTOR A SCHULZ	353 CENTERTON RD	BRIDGETON NJ	08302	11.95	353 CENTERTON RD	
705	13	3B	FOX, HAROLD + GLENDON	123 RICHARDS RD	BRIDGETON NJ	08302	22.58	CENTERTON-BIG OAK	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
705	15	3A	ZIEFLE, WILLIAM J + DORIS J	317 CENTERTON RD	BRIDGETON NJ	08302	11.5	317 CENTERTON RD	
706	1	3B	MCCAFFERY, THOMAS J JR & CARMELLA T	256 SWEETMANS LANE	ENGLISHTOWN NJ	07726	35.43	BIG OAK RD	
706	2	3B	UHLAND, LEO J JR + CHERYL R	77 COTTAGE AVE	BRIDGETON NJ	08302	16.5	280 BIG OAK RD	
706	4	3A	NICOSIA, IRENE F	37 RICHARDS RD	BRIDGETON NJ	08302	31.29	55 RICHARDS RD	
706	4.01	3B	YANCOSKIE, EVELYN M	216 N ORMOND AVENUE	HAVERTOWN PA	19083	24.49	47 RICHARDS RD	
707	2	3B	KIM SOD CO	27 HICKORY LANE	BRIDGETON NJ	08302	54.18	340 CENTERTON RD	
707	6	3B	ONDRUSH, PHILIP III	19 CRAWFORDS CORNER RD	HOLMDEL NJ	07733	66.51	CENTERTON RD	
708	2.04	3A	COMLEY, GEORGE E + HELEN	140 WEBER RD	ELMER NJ	08318	49.23	140 WEBER RD	
708	3	3A	HAYES, GARRETT P	PO BOX 2141	ORMOND BEACH FL	32175	34.06	10 HUSTED STATION RD	
708	4	3B	G + G COMMUNICATIONS, INC	1601 COLES MILL RD	FRANKLINVILLE NJ	08322	14.96	382 CENTERTON RD	
708	5.03	3B	HENRY, HARRIET ET ALS	360 CENTERTON RD	BRIDGETON NJ	08302	151.3	370 CENTERTON RD	
708	6	3A	GRIFFIE, FRANK F JR + MELISSA	350 CENTERTON RD	BRIDGETON NJ	08302	8.18	350 CENTERTON RD	
708	6.01	3A	CAMILLI, LOUIS + DONNA	91 FOX RD	BRIDGETON NJ	08302	11.25	91 FOX RD	
708	6.02	3A	SAUL, WILLIAM + JOE ANNE	81 FOX RD	BRIDGETON NJ	08302	7.72	81 FOX RD	
708	6.03	3A	CHURCH, ROBERT G + KIMBERLY A	12 CARDINAL DR	GOSHEN NJ	08210	9.71	71 FOX RD	
708	9	3B	HOPEWELL NURSERY	54 HARMONY RD	BRIDGTEON NJ	08302	80.21	104 WEBER RD	Perm preservation
801	1	3B	SEPER, LOUIS L + JANET M	1003 COLUMBIA AVE	NEWFIELD NJ	08344	7.13	84 WEBER RD	
801	1.01	3B	SEPER, LOUIS L + JANET M	1003 COLUMBIA AVE	NEWFIELD NJ	08344	6.04	88 WEBER RD	
801	1.02	3B	SEPER, LOUIS L + JANET M	1003 COLUMBIA AVE	NEWFIELD NJ	08344	5.85	92 WEBER RD	
801	1.03	3B	SEPER, LOUIS L + JANET M	1003 COLUMBIA AVE	NEWFIELD NJ	08344	4.34	96 WEBER RD	
801	2	3B	OVERSTREET, RONALD J + CHIARI, JOHN	129 OLD BURLINGTON RD	BRIDGETON NJ	08302	43.56	70 WEBER RD	
801	3	3A	OVERSTREET, RONALD J & JOHN CHIARI	129 OLD BURLINGTON RD	BRIDGETON NJ	08302	14.72	157 OLD BURLINGTON RD	
801	5	3B	DARICK, WARREN + DOROTHY	125 OLD BURLINGTON RD	BRIDGETON NJ	08302	11.88	NORTHVILLE RD (REAR)	
801	6	3A	DARICK, WARREN H	125 OLD BURLINGTON RD	BRIDGETON NJ	08302	7.77	125 OLD BURLINGTON RD	
801	7	3A	CHIARI, JOHN III + RON OVERSTREET	129 OLD BURLINGTON RD	BRIDGETON, NJ	08302	22.69	137 OLD BURLINGTON RD	
801	9	3B	DARICK, WARREN + DOROTHY	125 OLD BURLINGTON RD	BRIDGETON NJ	08302	0.85	OLD BURLINGTON RD (REAR)	
801	10	3A	DUBOIS, HENRY + STEVEN	872 BURLINGTON RD	PITTSBURG NJ	08318	54.99	111 OLD BURLINGTON RD	
801	10.01	3A	MOKUAU, HERMAN + KAREN HOPFER	117 OLD BURLINGTON RD	BRIDGETON NJ	08302	6.91	117 OLD BURLINGTON RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
801	11	3B	DUBOIS, HENRY D + STEVEN J	872 BURLINGTON RD	PITTSBORO, NJ	08318	67.35	FOX RD	Perm preservation
801	12	3B	DUBOIS, STEVEN J + HENRY D JR.	872 BURLINGTON RD	PITTSBORO, NJ	08318	5.68	79 OLD BURLINGTON RD	Perm preservation
802	1	3B	WENGER, JAMES N + BARBARA J	569 NIXON AVE	BRIDGETON NJ	08302	159.77	BIG OAK RD	Perm preservation
803	5.01	3B	CHIARI, JOHN F III + OVERSTREET, RON	167-169 OLD BURLINGTON RD	BRIDGETON NJ	08302	34.66	1321 OLD BURLINGTON RD	
803	5.03	3B	BENCH REALTY	129 HUNTER AVE	NORTH BABYLON NY	11703	34.47	HIGHWAY 77	
813	5	3A	HOOGENDORN, JOHN E	1393 HIGHWAY 77	BRIDGETON NJ	08302	7.58	1393 HIGHWAY 77	
813	10	3A	OTT, HAROLD	24 NORTHVILLE RD	BRIDGETON NJ	08302	12.13	24 NORTHVILLE RD	
820	1	3B	SEABROOK HOUSING CORPORATION	PO BOX 5128	SEABROOK N J	08302	0.33	HIGHWAY 77	Appr developm – Seabrook East (67 u)
822	6	3B	DUBOIS, STEVEN JR	872 BURLINGTON RD	PITTSBORO, NJ	08318	56.29	NORTHVILLE RD	Perm preservation
822	6.14	3A	DUBOIS, STEVEN JR	872 BURLINGTON RD	PITTSBORO, NJ	08318	49.14	55 HOOVER RD	
823	4.02	3A	STONE, SHARON L	86 NORTHVILLE RD	BRIDGETON NJ	08302	5.8	86 NORTHVILLE RD	
823	4.03	3A	STONE, OLLIE G & BETTY L	100 NORTHVILLE RD	BRIDGETON NJ	08302	6.13	100 NORTHVILLE RD	
901	1	3B	HLUCHY, ROBERT F + JOYCEL	313 SPTSWOOD GRVL HILL RD	MONROE TWP NJ	08831	68.98	1410 HIGHWAY 77	Perm preservation
901	1.03	3B	HLUCHY, ROBERT E	313 SPTSWOOD GRVL HILL RD	MONROE TWP NJ	08831	65.67	1450 HIGHWAY 77	Perm preservation
901	1.05	3B	GUNNISON VILLAGE, INC	PO BOX 5128	SEABROOK N J	08302	14.13	1370 HIGHWAY 77	
901	10	3B	HLUCHY, ROBERT E	313 SPTSWOOD GRVL HILL RD	MONROE TWP NJ	08831	109.28	484 OLD DEERFIELD PIKE	Perm preservation
902	1	3B	ACHEE, R GRAY	RR 3 BOX 308	WOODSTOWN NJ	08098	41.62	1092 PARSONAGE RD	
904	2	3B	SEABROOK BROS + SONS, INC	P O BOX 5103	SEABROOK N J	08302	194.75	OLD DEERFIELD PIKE	
904	5	3B	SEABROOK BROTHERS AND SONS	PO BOX 5103	SEABROOK NJ	08302	1.77	111 FINLEY RD	
904	7	3B	SEABROOK BROS + SONS, INC	PO BOX 5103	SEABROOK NJ	08302	2.1	366 OLD DEERFIELD PIKE	
904	8	3B	SEABROOK BROS + SONS, INC	PO BOX 5103	SEABROOK NJ	08302	2.1	366 OLD DEERFIELD PIKE	
905	4	3B	PAPPAS PROPERTIES LLC	10 N PARSONAGE RD CS 300	SEABROOK NJ	08302	6.82	HIGHWAY 77	
905	6.01	3B	MAJOR PETROLEUM INDUSTRIES	PO BOX 377	ROSENHAYN NJ	08352	8.25	1360 HIGHWAY 77	
905	9	3B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK NJ	08302	78.23	85 FINLEY RD	
905	12	3B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK N J	08302	2.92	53 FOSTER RD	
905	10,12	3B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK N J	08302	27.44	53 FOSTER RD	
1001	2	3A	COLES, FRANK S + HANNAH M	135 SEELEY RD	BRIDGETON NJ	08302	85.03	135 SEELEY RD	
1001	3	3B	MOONEYHAM, LYNN + SHIRLEY ANN	560 HARMONY RD	BRIDGETON NJ	08302	15.62	540 HARMONY RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
1001	4	3B	ALDRICH, RONALD + SYLVIA	21 CAKE RD	BRIDGETON NJ	08302	5.47	31 CAKE RD	
1001	4.01	3A	ALDRICH, RONALD S	21 CAKE RD	BRIDGETON NJ	08302	23.63	21 CAKE RD	
1001	5	3A	LARUE, HOWARD D II	5 CAKE RD	BRIDGETON NJ	08302	10.68	91 SEELEY RD	
1001	5.01	3B	LOEW, FRANK E & LINDA S	20 CAKE ROAD	BRIDGETON NJ	08302	1.87	9 CAKE RD	
1001	5.02	3B	LOEW, FRANK E & LINDA S	20 CAKE RD	BRIDGETON NJ	08302	28.33	11 CAKE RD	
1002	1	3A	MOONEYHAM, LYNN + SHIRLEY ANN	560 HARMONY RD	BRIDGETON NJ	08302	5.63	548 HARMONY RD	
1002	2	3A	MEHAFFEY, ROBERT + DEBRA	576 HARMONY RD	BRIDGETON NJ	08302	11.8	568 HARMONY RD	
1002	2.04	3A	MEHAFFEY, ROBERT + DEBRA	576 HARMONY RD	BRIDGETON NJ	08302	8.35	576 HARMONY RD	
1002	3	3A	LOEW, FRANK E + LINDA S	20 CAKE RD	BRIDGETON NJ	08302	54.33	24 CAKE RD	
1002	3.01	3A	LOEW, FRANK E & LINDA S	20 CAKE RD	BRIDGETON NJ	08302	2.02	20 CAKE RD	
1002	4	3B	LOEW, FRANK E & LINDA S	20 CAKE RD	BRIDGETON NJ	08302	53.16	18 CAKE RD	
1002	6	3B	ALDRICH, RONALD S + SYLVIA	21 CAKE RD	BRIDGETON NJ	08302	3.12	39 SEELEY RD	
1002	6.02	3A	CARBONNEAU, JOSEPH L + BARBARA H	PO BOX 205	DEERFIELD NJ	08313	5.83	23 SEELEY RD	
1002	6.04	3B	ALDRICH, RONALD S + SYLVIA	21 CAKE RD	BRIDGETON NJ	08302	4.7	35 SEELEY RD	
1003	1	3A	MEHAFFEY, DOUGLAS G	PO BOX 92	DEERFIELD NJ	08313	55.22	509 OLD DEERFIELD PIKE	
1003	2	3B	SEABROOK BROS + SONS, INC	PO BOX 5103	SEABROOK N J	08302	239.49	225 FINLEY RD	
1003	5	3A	TERRIZZI, URANIA	167 FINLEY RD	BRIDGETON NJ	08302	8.97	167 FINLEY RD	
1003	6	3B	SEABROOK BROTHERS + SONS INC	PO BOX 5103	SEABROOK NJ	08302	5.63	177 FINLEY RD	
1003	7	3B	MEHAFFEY, DOUGLAS G	PO BOX 92	DEERFIELD NJ	08313	41.43	479 OLD DEERFIELD PIKE	
1003	7.03	3B	MEHAFFEY, DOUGLAS K + MICHELE R	459 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	18.85	435 OLD DEERFIELD PIKE	
1003	7.04	3A	MEHAFFEY, DOUGLAS K + MICHELE R	459 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	32.21	459 OLD DEERFIELD PIKE	
1003	8	3B	SEABROOK BROTHERS + SONS INC	PO BOX 5103	SEABROOK N J	08302	114.19	100 SEELEY RD	
1003	8.08	3B	MEHAFFEY, LINDA C COLSON	157 SEELEY ROAD	BRIDGETON NJ	08302	7.61	50 SEELEY RD	
1003	15	3A	DOLSON, CHARLES	251 FINLEY RD	BRIDGETON NJ	08302	5.59	251 FINLEY RD	
1003	16.02	3B	SEABROOK BROS + SONS INC	PO BOX 5103	SEABROOK NJ	08302	160.83	235 FINLEY RD	
1101	5.03	3B	HEINY, KIP	80 DUBOIS ROAD	BRIDGETON NJ	08302	6.8	90 DUBOIS RD	
1101	8	3A	SMITH, OPAL	PO BOX 928	BRIDGETON NJ	08302	22.46	233 SILVER LAKE RD	
1101	10.04	3B	CRANMER, HARRISON B	1015 COMBS RD	MILLVILLE NJ	08332	25.21	217 SILVER LAKE RD	
1101	21	3A	BRUNO, FRANK P JR + MARLENE L	185 SILVER LAKE RD	BRIDGETON NJ	08302	44.71	185 SILVER LAKE RD	W/ 1101/13, 14, 18 - Appr developm - Silver Lake Estates (49 u)

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
1102	1	3B	DEERFIELD FAMLND PTRNSHP % G CRAMER	1125 PINE ROAD	MANASQUAN NJ	08736	40.59	OLD DEERFIELD PIKE	
1102	1.01	3A	PACE, JOHN + CHERYL	83 DUBOIS RD	BRIDGETON NJ	08302	18.61	250 FINLEY RD	
1102	1.03	3A	JARVE, MATI + CONSTANCE	35 DUBOIS RD	BRIDGETON NJ	08302	21.58	35 DUBOIS RD	
1102	1.1	3A	GAPPO, ELWOOD R	53 DUBOIS RD	BRIDGETON NJ	08302	5.54	53 DUBOIS RD	
1102	1.11	3A	SMITH, ROGER A	47 DUBOIS RD	BRIDGETON NJ	08302	6.44	47 DUBOIS RD	
1102	1.12	3A	BORK, STEVEN C + LISA K	41 DUBOIS RD	BRIDGETON NJ	08302	5.79	41 DUBOIS RD	
1102	2	3A	THARP, RICHARD J & CAROL SUE	230 FINLEY ROAD	BRIDGETON NJ	08302	12.37	230 FINLEY RD	
1102	2.01	3A	COOMBS, KATHERINE J	220 FINLEY ROAD	BRIDGETON NJ	08302	6.74	220 FINLEY RD	
1102	2.02	3A	DE MAIO, RONALD J.,JR. + CHERIR	208 FINLEY RD	BRIDGETON NJ	08302	7.9	208 FINLEY RD	
1102	3	3A	LEE, THOMAS + LORETTA DILKS	351 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	21.02	349-351 OLD DEERFIELD PK	
1102	4	3B	LEE, THOMAS + LORETTA DILKS	351 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	1.24	37 DUBOIS RD	
1102	7	3A	TERRIZZI, URANIA	167 FINLEY RD	BRIDGETON NJ	08302	3.68	180 FINLEY RD	
1102	12	3A	PACE, JOHN + CHERYL	83 DUBOIS RD	BRIDGETON, NJ	08302	3.6	83 DUBOIS RD	
1102	12.01	3B	PACE, JOHN + CHERYL	83 DUBOIS RD	BRIDGETON NJ	08302	5.82	240 FINLEY RD	
1107	3	3B	BRUNO, FRANK P JR + MARLENE L	185 SILVER LAKE RD	BRIDGETON NJ	08302	1.09	176 SILVER LAKE RD	
1108	6	3A	OVERDEVEST, EDWARD J	310 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	50.89	316 OLD DEERFIELD PIKE	
1108	7	3B	SEABROOK BROTHERS + SONS	PO BOX 5103	SEABROOK NJ	08302	155.93	FINLEY RD	
1108	7.02	3A	ROBBINS, GEORGE E + HESTER	148 FINLEY RD	BRIDGETON NJ	08302	7.13	148 FINLEY RD	
1109	2	3A	TURNER, E JUDSON & VERNA	261 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	17.38	266 OLD DEERFIELD PIKE	
1110	1	3A	TURNER, E JUDSON & VERNA	261 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	25.8	261 OLD DEERFIELD PIKE	
1110	3	3B	CARTER, ELAINE G + GEORGE GLASPEY	206 LOVE LANE	BRIDGETON NJ	08302	63.59	LOVE LANE	Built - Reserve at Button Mill (42 u)
1201	3	3B	ENCH, ROBERT + BENJAMIN KASPER	129 HUNTER AVE	NORTH BABYLON NY	11703	1.92	1262 HIGHWAY 77	
1202	1, 3	3B	WENGER, JAMES + BARBARA	569 NIXON AVE	BRIDGETON NJ	08302	129.56	HIGHWAY 77	
1205	1	3B	SASSO, VINCENT + MCCUSKER, PETER	184 CLAY PITTS RD	GREENLAWN NY	11740	73.58	HIGHWAY 77	
1205	1.02	3B	SASSO, VINCENT + PETER MCCUSKER	184 CLAY PITTS RD	GREENLAWN NY	11740	8.63	FINLEY RD	
1206	1	3B	GALETTO REALTY CO LP	317 W ELMER RD	VINELAND NJ	08360	8.02	1147 HIGHWAY 77	
1206	1.01	3B	SASSO, VINCENT + PETER MCCUSKER	184 CLAY PITTS RD	GREENLAWN NY	11740	25.95	1167 HIGHWAY 77	
1206	1.03	3B	GALETTO REALTY CO LP	317 W ELMER RD	VINELAND NJ	08360	8.1	1137 HIGHWAY 77	
1206	1.04	3B	UPPER DEERFIELD LEASING LLC	1117A HIGHWAY 77	BRIDGETON NJ	08302	5.55	1127 HIGHWAY 77	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
1207	1.01	3B	DALESSIO, MARY ANNE J	PO BOX 1691	QUOGUE NY	11959	35.64	HIGHWAY 77 & LOVE LANE	
1207	2	3B	DALESSIO, MARY ANNE J	PO BOX 1691	QUOGUE NY	11959	1.93	HIGHWAY 77 & LOVE LANE	
1207	3	3B	DALESSIO, MARY ANNE J	PO BOX 1691	QUOGUE NY	11959	2.19	HIGHWAY 77 & LOVE LANE	
1207	1,1.01,2,3	3B	DALESSIO, MARY ANNE J	PO BOX 1691	QUOGUE NY	11959	87.33	HIGHWAY 77 & LOVE LANE	
1208	1	3B	PROVIDENT DEVELOPMENT LLC	562-B LIPPINCOTT DR	MARLTON NJ	08053	128.66	HIGHWAY 77&LOVE LANE	
1208	1.02	3B	BENCH REALTY	129 HUNTER AVE	NORTH BABYLON NY	11703	52.58	CORNWELL DR	
1301	1	3B	BENCH REALTY	129 HUNTER AVE	NORTH BABYLON NY	11703	217.15	LOVE LANE	Appr developm. - Sanctuary (184 u)
1301	1.07	3B	IMMACULATE CONCEPTION THE CHURCH OF	312 N PEARL ST	BRIDGETON NJ	08302	19.79	70 LOVE LANE	
1504	5	3A	ROGERS, DONALD O + URVE	14 TUNBRIDGE DR	BRIDGETON NJ	08302	12.99	231 OLD DEERFIELD PIKE	
1601	1	3B	MENSH, RAYMOND F + JUDY Y	60 W SUNSET DR	BRIDGETON NJ	08302	113.88	OLD DEERFIELD PIKE	W/ 1601/2, 5 - Appr developm - Reserve at Sunset Lake (347 u)
1701	12	3A	MENSH, RAYMOND F + JUDY Y	60 W SUNSET PINE DR	BRIDGETON NJ	08302	0.64	60 W SUNSET PINE DR	
1708	19	3A	HASHER, ROBERT W.,SR	153 COOK LANE	BRIDGETON NJ	08302	6.7	51 OLD DEERFIELD PIKE	
1708	21	3A	DAVIS, JOAN L	81 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	9.27	81 OLD DEERFIELD PIKE	
1708	22	3B	DAVIS, JOAN L	81 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	1.1	83 OLD DEERFIELD PIKE	
1808	2	3A	INTEGRITY LAND DEVELOPMENT INC	650 STREAM RIDGE LANE	TREVOS PA	19053	9.37	77 LAUREL HEIGHTS DR	
1808	18	3B	DAVIS, JOAN L	81 DEERFIELD PIKE	BRIDGETON NJ	08302	14.64	149 LAUREL HEIGHTS DR	
1808	25	3B	DAVIS, JOAN L	81 DEERFIELD PIKE	BRIDGETON NJ	08302	0.79	82 OLD DEERFIELD PIKE	
1901	15	3B	SASSO, VINCENT + MCCUSKER, PETER	184 CLAY PITTS RD	GREENLAWN NY	11740	33.36	65 CORNWELL DR	W/ 1901/16 - Appr develop.- Bristol Ponds (180 u)
1903	2.01	3A	CHIARELLI, GIANFRANCO + VALENTINA	1740 BURLINGTON RD	BRIDGETON NJ	08302	5.71	1740 S BURLINGTON RD	
2012	1	3B	DUBOIS, GARY FREDRICK ET ALS	317 GREEN GROVE ROAD	WAYSIDE NJ	07712	14.29	FINLEY RD	
2101	1	3A	CREAMER, ALICE	15 FINLEY RD	BRIDGETON NJ	08302	5.77	15 FINLEY RD	
2101	2.01	3B	CREAMER, ALICE	15 FINLEY RD	BRIDGETON NJ	08302	26.75	FINLEY & CENTERTON RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2102	1	3B	CHIARELLI, JOHN + VAL	256 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	38.41	CENTERTON RD	
2102	1.05	3A	CHIARELLI, UBALDO + SANDRA	105 E FINLEY RD	BRIDGETON NJ	08302	5.83	105 E FINLEY RD	
2102	2	3A	FOX, WILBERT + ROSE	186 WOODRUFF RD	BRIDGETON NJ	08302	45.82	186 WOODRUFF RD	
2102	4	3A	CHIARELLI, PAOLO + DIANNA L	160 WOODRUFF RD	BRIDGETON NJ	08302	12.14	160 WOODRUFF RD	
2102	4.01	3A	BORTON, BRAD + CORRINE S	178 WOODRUFF RD	BRIDGETON NJ	08302	18.18	178 WOODRUFF RD	
2102	4.02	3A	SHEPPARD, LENORA	172 WOODRUFF RD	BRIDGETON NJ	08302	5.94	172 WOODRUFF RD	
2102	4.03	3A	CHIARELLI, JOHN	256 OLD DEERFIELD PIKE	BRIDGETON NJ	08302	12.5	166 WOODRUFF RD	
2102	6	3A	PRIEST, JOHN A SR & GERALDINE A	87 FINLEY RD	BRIDGETON NJ	08302	6.53	87 E FINLEY RD	
2201	1	3B	RENO, FRANK + CATHERINE	31 FRANMAR DR	BRIDGETON NJ	08302	47.24	WOODRUFF RD	
2201	2	3A	FOX, HAROLD H SR + MARTHA	120 RICHARDS RD	BRIDGETON NJ	08302	17.51	120 RICHARDS RD	
2201	3	3B	FOX, WILBERT	103 RICHARDS RD	BRIDGETON NJ	08302	19.93	130 RICHARDS RD	
2201	4.02	3A	HOBBS, MARY ELIZABETH	142 RICHARDS ROAD	BRIDGETON NJ	08302	9.45	142 RICHARDS RD	
2201	4.03	3A	BOWDEN, FIRTH III + ELIZABETH	154 RICHARDS RD	BRIDGETON NJ	08302	18.18	154 RICHARDS RD	
2201	6	3A	PLUMMER, BARRY + CARLA	180 RICHARDS RD	BRIDGETON NJ	08302	6.44	180 RICHARDS RD	
2201	6.01	3A	KLEMICK, JOHN R & MARY LYNN	60 OLD DEERFIELD PIKE	BRIDGETON, NJ	08302	6.67	168 RICHARDS RD	
2201	8	3B	FONES, KENNETH A	123 WOODRUFF RD	BRIDGETON NJ	08302	9.41	123 WOODRUFF RD	
2201	8.02	3A	STEEVER, DONALD	127 WOODRUFF RD	BRIDGETON NJ	08302	9.11	127 WOODRUFF RD	
2201	9	3B	DIORIO, JOSEPH + DARLENE	14 BRIARWOOD LN	BRIDGETON NJ	08302	31.3	19 PARVINS MILL RD	
2201	9.01	3B	DIORIO, JOSEPH J + DARLENE F	14 BRIARWOOD LN	BRIDGETON NJ	08302	8.6	PARVINS MILL RD	
2201	10	3B	BLAIR, GEORGE H JR, ET AL	344 ROSENHAYN AVE	BRIDGETON NJ	08302	27.97	PARVINS MILL RD	
2301	3	3B	DIORIO, JOSEPH + DARLENE	14 BRIARWOOD LN	BRIDGETON NJ	08302	1.5	274 LANDIS AVE	
2301	13	3A	BLAIR, GEORGE H JR, ET AL	344 ROSENHAYN AVE	BRIDGETON NJ	08302	13.1	66 PARVINS MILL RD	
2302	5	3B	WOODRUFF, ROBERT + ALAN	353 COHANSEY-FRIESBURG RD	ELMER NJ	08318	16.6	27 LANDIS AVE	
2302	5	3B	WOODRUFF, ROBERT + ALAN	353 COHANSEY-FRIESBURG RD	ELMER NJ	08318	16.6	27 LANDIS AVE	
2302	6	3A	MCCARSON, WALTER H + TERRIL	39 S WOODRUFF RD	BRIDGETON, NJ	08302	10.99	39 S WOODRUFF RD	
2302	8	3B	DIONISI, LEONARDO + ROSERIA	645 GARTON ROAD	BRIDGETON NJ	08302	3.33	LANDIS AVE	
2302	9	3A	YANKELL, SAM + JUDY Y MENSCH	60 W SUNSET PINE DR	BRIDGETON NJ	08302	32.4	319 LANDIS AVE	
2302	13.01	3B	GARRISON, LOIS	17 PLEASANTVIEW DRIVE	MILLVILLE NJ	08332	19.34	LANDIS AVE	
2302	14	3A	WOODRUFF, ROBERT A SR & J ALAN	353 COHANSEY-FRIESBURG RD	ELMER NJ	08318	21.64	17 S WOODRUFF RD	
2302	7,11	3B	MAISCH, BARBARA J + ABELSON, LYNN	109 MERION RD	CHERRY HILL N J	08034	24.23	LANDIS AVE	
2401	37	3A	SCHULLER, ROBERT	194 LANDIS AVE	BRIDGETON NJ	08302	17.5	194 LANDIS AVE	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2401	39	3B	WOODRUFF, ROBERT A SR & J ALAN	353 COHANSEY-FRIESBURG RD	ELMER NJ	08318	5.79	206 LANDIS AVE	
2401	44	3B	WOODRUFF, ROBERT + ALAN	353 COHANSEY-FRIESBURG RD	ELMER NJ	08318	16.09	240 LANDIS AVE	
2401	47	3A	APEL, SUSAN E & WDJECZKOWSKI, STAN	40 E FINLEY RD	BRIDGETON NJ	08302	38.31	40 E FINLEY RD	
2401	55	3A	WAMBOLD, LAMAR + ANNA	13 CLIFTON COURT	SOUDERTON PA	18964	33.74	161 CENTERTON RD	Appr devel.- Heritage Homes (12 u)
2401	57.03	3B	KRISTOVICH, JERRY + SHIRLEY	298 ROSENHAYN AVE	BRIDGETON NJ	08302	10.03	E FINLEY RD	
2401	57.04	3A	KLINE, MELVIN K	108 E FINLEY RD	BRIDGETON NJ	08302	10.19	108 E FINLEY RD	
2501	8.02	3B	SOUTH JERSEY TERMINAL LLC	3366 N MILL RD	VINELAND NJ	08360	13.74	1709 S BURLINGTON RD	
2501	62	3B	SMA INC C/O S MAHFAR	13 CHANTICLARE DR	MANHASSET NY	11030	50.46	125 LANDIS AVE	Appr devel. - Fairview (33 u)
2501	65	3A	COOK, CURTIS + JACQUELINE	147 LANDIS AVE	BRIDGETON NJ	08302	13.71	147 LANDIS AVE	
2501	78	3A	BRANTMAYER, THOMAS P	35 DANNA LANE	BRIDGETON NJ	08302	11.45	35 DANNA LANE	
2501	102	3B	WOODRUFF, ROBERT + ALAN	353 COHANSEY-FRIESBURG RD	ELMER NJ	08318	30.4	231 LANDIS AVE	
2501	103	3B	WOODRUFF, J ALAN + GRACE E	73 WATER ST CO WOODF OIL	BRIDGETON NJ	08302	54.12	S WOODRUFF RD	
2501	104	3B	WOODRUFF, ROBT+ MORRELL, J ALAN+GR	73 WATER ST	BRIDGETON NJ	08302	13.5	S WOODRUFF RD	
2602	7	3A	MORRIS, JOHN	58 S WOODRUFF RD	BRIDGETON NJ	08302	23.04	58 S WOODRUFF RD	
2602	13	3B	GIANARIS, GEORGE D + CAROL A	106 S WOODRUFF RD	BRIDGETON NJ	08302	6.93	341 ROSENHAYN AVE	
2602	14	3A	EDWARDS, JEAN C	301 ROSENHAYN AVE	BRIDGETON NJ	08302	21.79	301 ROSENHAYN AVE	
2602	14.01	3A	GIANARIS, GEORGE + CAROL	106 S WOODRUFF RD	BRIDGETON NJ	08302	9.33	106 S WOODRUFF RD	
2602	14.02	3B	TKACZYNSKI, BERNARD J	285 ROSENHAYN AVE	BRIDGETON NJ	08302	12.77	84 S WOODRUFF RD	
2602	14.03	3A	WHITESELL, SANDI LEE & TERESA M	90 S WOODRUFF RD	BRIDGETON NJ	08302	9.54	90 S WOODRUFF RD	
2602	14.04	3B	GIANARIS, GEORGE D	106 S WOODRUFF RD	BRIDGETON NJ	08302	12.82	325 ROSENHAYN AVE	
2602	14.05	3B	EDWARDS, JEAN	301 ROSENHAYN AVE	BRIDGETON NJ	08302	18.31	311 ROSENHAYN AVE	
2602	14.06	3A	TKACZYNSKI, BERNARD J	285 ROSENHAYN AVE	BRIDGETON NJ	08302	39.25	285 ROSENHAYN AVE	
2602	14.07	3B	TKACZYNSKI, BERNARD J	285 ROSENHAYN AVE	BRIDGETON, NJ	08302	19.57	275 ROSENHAYN AVE	
2602	15	3A	TKACZYNSKI, BERNARD J	285 ROSENHAYN AVE	BRIDGETON, NJ	08302	19.71	267 ROSENHAYN AVE	
2602	16	3A	VANMETER, KENNETH A	261 ROSENHAYN AVE	BRIDGETON NJ	08302	12.82	261 ROSENHAYN AVE	
2602	17	3A	MARTORANA, JOSEPH P	7 MARINO DRIVE	BRIDGETON NJ	08302	43	249 ROSENHAYN AVE	
2602	18	3B	SPROUSE, PAUL + FAIRY	227 ROSENHAYN AVE	BRIDGETON NJ	08302	6.69	229 ROSENHAYN AVE	
2602	5,6,7,01	3B	WOODRUFF, ROBERT A SR & J ALAN	353 COHANSEY-FRIESBURG RD	ELMER NJ	08318	30.81	ROSENHAYN AVE (REAR)	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2603	1	3B	WOODRUFF, ROBERT A SR & J ALAN	353 COHANSEY-FRIESBURG RD	ELMER NJ	08318	50.2	45 S WOODRUFF RD	
2603	4	3B	COLLELUORI, SHANNON	1106 ELBRIDGE ST	PHILADELPHIA PA	19111	0.7	GARTON RD (REAR)	
2604	4	3B	WOODRUFF, ROBERT + ALAN	353 COHANSEY-FRIESBURG RD	ELMER NJ	08318	22.59	67 S WOODRUFF RD	
2604	4.01	3B	WOODRUFF, ROBERT ET ALS	353 COHANSEY-FRIESBURG RD	ELMER NJ	08318	12.91	GEORGE'S LANE	
2604	7	3A	CHEW, ROBERT A + NELLIE A	97 S WOODRUFF RD	BRIDGETON NJ	08302	7.13	77 S WOODRUFF RD	
2604	8	3A	CHEW, ROBERT A + NELLIE A	97 S WOODRUFF RD	BRIDGETON NJ	08302	14.48	97 S WOODRUFF RD	
2604	10	3A	REGALBUTO, SAMUEL R III & CARYN M	PO BOX 222	ROSENHAYN NJ	08352	39.84	375 ROSENHAYN AVE	
2604	11	3B	PISARSKI, MARY S	533 GARTON RD	BRIDGETON NJ	08302	17.11	GARTON RD (REAR)	
2604	12	3B	PISARSKI, MARY S	533 GARTON RD	BRIDGETON NJ	08302	13.02	GEORGE'S LANE	Part in Deerfield Twp
2701	1	3B	MARINO, EARL P + EVERETT S	13 WASHINGTON ST	BRIDGETON NJ	08302	7.73	172 ROSENHAYN AVE	
2701	2	3B	MARINO, EARL P & EVERETT S	13 WASHINGTON ST	BRIDGETON NJ	08302	7.94	178 ROSENHAYN AVE	Conceptual devel.- Sherwood Forest (16 u)
2701	3	3B	MARINO, EARL P & EVERETT S	13 WASHINGTON ST	BRIDGETON NJ	08302	6.85	184 ROSENHAYN AVE	
2701	4	3A	LUPTON, RONALD M + JANICE C	194 ROSENHAYN AVE	BRIDGETON NJ	08302	9.29	194 ROSENHAYN AVE	
2701	5	3A	LUPTON, RONALD + JANICE	194 ROSENHAYN AVE	BRIDGETON NJ	08302	4.59	196 ROSENHAYN AVE	
2701	14	3A	PETRUNIS, JOHN M + LISA I	218 ROSENHAYN AVE	BRIDGETON NJ	08302	20.42	218 ROSENHAYN AVE	
2701	19	3A	E BROCK LP	4189 ROUTE 9 NORTH	FREEHOLD NJ	07728	33.25	240 ROSENHAYN AVE	
2701	20	3A	MARCANTONIS, LISA	256 ROSENHAYN AVE	BRIDGETON NJ	08302	5.69	256 ROSENHAYN AVE	
2701	21	3B	E BROCK LP	4189 ROUTE 9 NORTH	FREEHOLD NJ	07728	28.71	240 ROSENHAYN AVE	
2701	23.01	3B	CLARK, RODGER + ARLENE	167 LOVE LANE	BRIDGETON NJ	08302	5.04	302 ROSENHAYN AVE	
2701	23.02	3B	CLARK, RODGER + ARLENE	167 LOVE LANE	BRIDGETON NJ	08302	5.05	308 ROSENHAYN AVE	
2701	24	3A	ADAMS, ELLEN	320 ROSENHAYN AVE	BRIDGETON NJ	08302	6.3	320 ROSENHAYN AVE	
2701	24.01	3A	PIZZO, DOMINIC + ELSIE	144 S WOODRUFF RD	BRIDGETON NJ	08302	21.75	144 S WOODRUFF RD	
2701	25	3A	BLAIR, GEORGE + JOAN	344 ROSENHAYN AVE	BRIDGETON NJ	08302	7.99	344 ROSENHAYN AVE	
2701	31	3A	LAWRENCE, SHIRLEY ANN	57 LEBANON RD	BRIDGETON NJ	08302	16.1	57 LEBANON RD	
2701	31.01	3A	PICCIONI, LOUIS + BONNIE L	85 LEBANON RD	BRIDGETON NJ	08302	13.94	85 LEBANON RD	
2701	31.02	3B	PICCIONI, LOUIS + BONNIE	85 LEBANON RD	BRIDGETON NJ	08302	17.48	71 LEBANON RD	
2701	33	3A	KRISTOVICH, JERRY BLAISE + SHIRLEY	298 ROSENHAYN AVE	BRIDGETON NJ	08302	115.69	298 ROSENHAYN AVE	
2701	36	3A	HAMIDY, FRANCES	27 LEBANON RD	BRIDGETON NJ	08302	8.5	27 LEBANON RD	
2701	37	3A	ROMER, ROBERT + PAMELA	9 LEBANON RD	BRIDGETON NJ	08302	20.61	9 LEBANON RD	
2701	38	3A	CARR, JOHN G & JENNIFER A ALLEN	23 LEBANON RD	BRIDGETON NJ	08302	44.16	23 LEBANON RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2701	43	3A	TABLE, EDWARD PAUL	591 IRVING AVE	BRIDGETON NJ	08302	26.94	591 IRVING AVE	
2701	47	3B	TABLE, EDWARD PAUL	591 IRVING AVE	BRIDGETON NJ	08302	5.33	IRVING AVE (REAR)	
2701	51	3A	BRUCK, WILLIAM W & BRENDA P	563 IRVING AVE	BRIDGETON NJ	08302	26.22	563 IRVING AVE	
2701	52	3B	HORTON, OLAF + DORIS	588 IRVING AVE	BRIDGETON NJ	08302	7.59	549 IRVING AVE	
2701	53	3A	PEDRICK, LEONARD C JR & PATRICIA A	547 IRVING AVE	BRIDGETON NJ	08302	21.96	547 IRVING AVE	
2705	52	3B	BRIDGETON FARMS ASSOC%G.GRAMER LAW	PO BOX 83	MANASQUAN NJ	08736	16.86	730 IRVING AVE	
2706	13.01	3A	BACCHINI, CARLO + MARY C	40 LEBANON RD	BRIDGETON NJ	08302	6.57	40 LEBANON RD	
2706	13.02	3A	SHAPIRO, GARY + LYNN R	48 LEBANON RD	BRIDGETON NJ	08302	7.46	48 LEBANON RD	
2706	13.05	3A	RYAN, JAMES + DELORES	26 EAST AVE	BRIDGETON NJ	08302	5.36	681 IRVING AVE	
2706	14	3A	HOWARD, PATRICIA	84 LEBANON RD	BRIDGETON NJ	08302	30.55	84 LEBANON RD	
2801	3	3B	MITCHELL, GENEVA MASON	723 IRVING AVE	BRIDGETON NJ	08302	5.94	766 IRVING AVE	
2801	5	3A	BRIDGETON FARMS ASSOC%G.GRAMER LAW	PO BOX 83	MANASQUAN, NJ	08736	54.66	740 IRVING AVE	
2802	1	3A	FISHER, EDWARD W + TONI M	140 LEBANON RD	BRIDGETON NJ	08302	5.99	140 LEBANON RD	
2802	1.01	3A	LAMANTEER, ANTHONY SR ET ALS	22 ACORN DR	BRIDGETON NJ	08302	10.51	146 LEBANON RD	
2802	1.02	3A	RIDDLE, BARRY L + SHERRI	PO BOX 45	DEERFIELD NJ	08313	6.29	150 LEBANON RD	
2802	1.03	3B	LAMANTEER, CHARLES A & HELEN S	10 GRANADA DR	BRIDGETON NJ	08302	6.23	156 LEBANON RD	
2802	1.04	3B	LAMANTEER, CHARLES A	10 GRANADA DRIVE	BRIDGETON NJ	08302	9.76	164 LEBANON RD	
2802	4	3B	BROZEK, HELEN FRONCZ	125 BEECH ST	CRANFORD NJ	07016	15.96	108 LEBANON RD	
2802	4.01	3B	PIROG, ALBERT + MARY	451 KENYON AVE	MILLVILLE N J	08332	27.93	124 LEBANON RD	
2802	5	3A	MASON, CAROLYN + CALVIN B	725 IRVING AVE	BRIDGETON NJ	08302	37.16	737 IRVING AVE	
2802	16	3A	JOHNSON, JAMES R + DIANA L	211 S WOODRUFF RD	BRIDGETON NJ	08302	16	211 S WOODRUFF RD	
2802	18	3A	RUSSO, MICHAEL + ELIZABETH	100 LEBANON RD	BRIDGETON NJ	08302	4.9	100 LEBANON RD	
2803	2	3B	REED, PATRICIA ANNE & J WOODRUFF	1604 SHIPLEY RD	WILMINGTON DE	19803	31.71	172 CARMEL RD	
2803	4	3A	GIORNO, BRENDA LEE	159 LEBANON RD	BRIDGETON NJ	08302	31.52	161 LEBANON RD	
2803	5	3B	PIPITONE, SALVATORE A JR + DEBORAH	152 CARMEL RD	BRIDGETON NJ	08302	9.68	154 CARMEL RD	
2803	5.01	3A	COLICAN, STEPHEN M + DELORIS	125 S WOODRUFF RD	BRIDGETON NJ	08302	7.4	125 S WOODRUFF RD	
2803	5.02	3A	RAPETTI, LEE R + HELEN M	160 CARMEL RD	BRIDGETON NJ	08302	6.44	160 CARMEL RD	
2803	5.03	3B	PIPITONE, SALVATORE A JR + DEBORAH	152 CARMEL RD	BRIDGETON NJ	08302	13.81	134 CARMEL RD	
2803	6	3A	MAY, LORRAINE + SCHIOPPA, DONNA	151 S WOODRUFF RD	BRIDGETON NJ	08302	6.6	151 S WOODRUFF RD	
2803	6.01	3B	DEFRANCO, ROSOLINO + CALOGERO	626 GARTON RD	BRIDGETON NJ	08302	6.26	141 S WOODRUFF RD	
2803	7	3A	PIPITONE, SALVATORE A JR + DEBORAH	152 CARMEL RD	BRIDGETON NJ	08302	14.32	152 CARMEL ROAD	
2803	8	3B	REED, PATRICIA ANNE & J WOODRUFF	1604 SHIPLEY RD	WILMINGTON DE	19803	29.29	161 S WOODRUFF RD	
2803	10	3B	VEALE, VIRGINIA	50 ROGERS AVE	BRIDGETON NJ	08302	43.34	135 LEBANON RD	

Block	Lot	Tax Class	Owner	Address	City/State	ZIP	Acres	Location	Notes
2803	10.02	3A	NESTLER, STEVEN & ANNETTE	177 S WOODRUFF ROAD	BRIDGETON NJ	08302	6.05	177 S WOODRUFF RD	
2803	10.03	3B	RUSSO, JAMES J + DORIS T	193 S WOODRUFF RD	BRIDGETON NJ	08302	10.91	183 S WOODRUFF RD	
2803	11	3A	RUSSO, JAMES	193 S WOODRUFF RD	BRIDGETON NJ	08302	4.16	193 S WOODRUFF RD	
2804	1.02	3B	GIANARIS, GEORGE D + CAROL	106 S WOODRUFF RD	BRIDGETON NJ	08302	37.07	ROSENHAYN AVE	
2804	2	3A	CASTELLINI, GLORIA JEAN	3814 S LINCOLN AVE	VINELAND NJ	08361	56.25	155 CARMEL RD	
2804	3	3A	MILLER, THOMAS B	179 CARMEL RD	BRIDGETON NJ	08302	3.98	179 CARMEL RD	

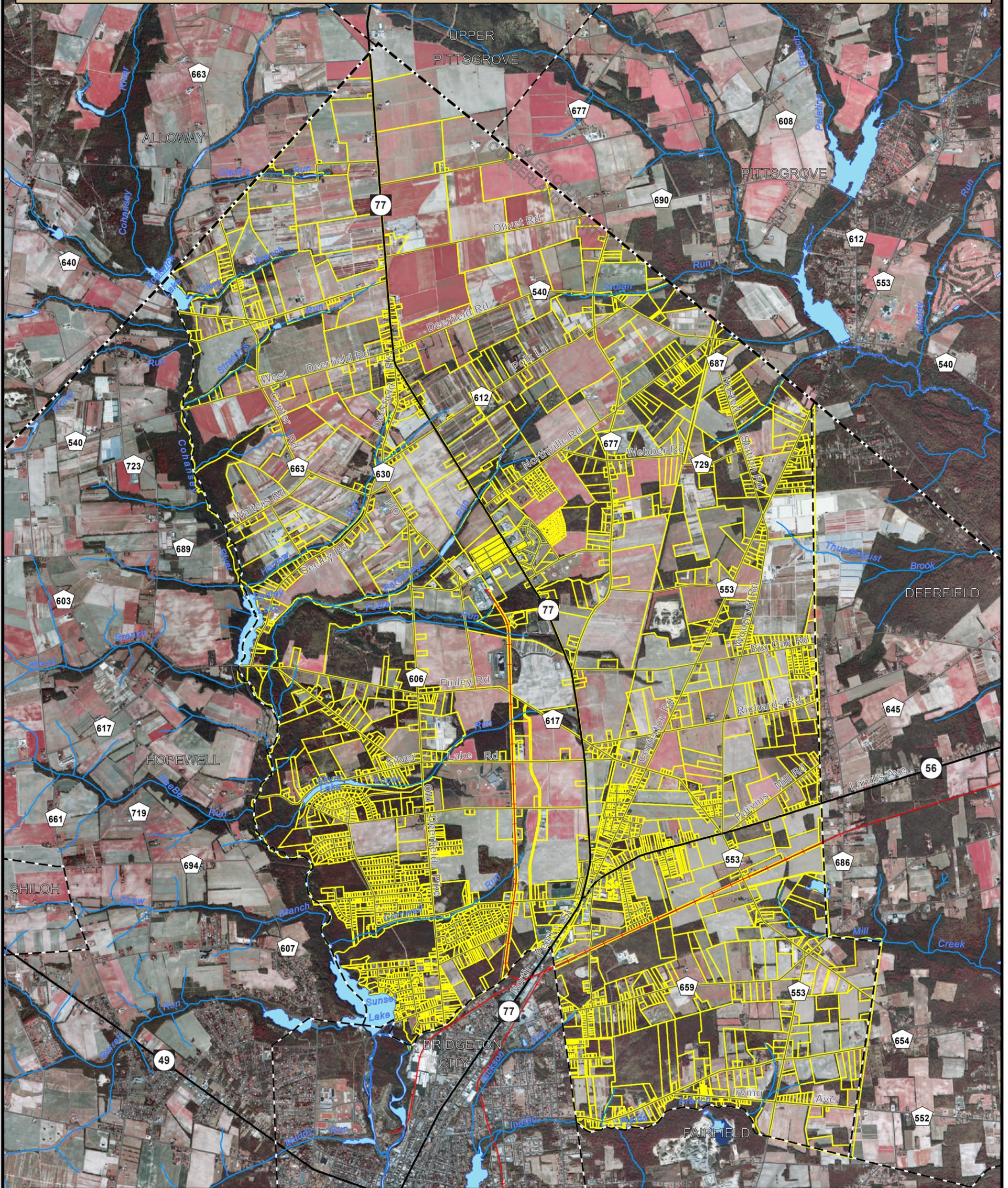


## **MAPS**

- 1. 2002 Aerial Photo & 2005 Township Parcels**
- 2. Land Use/ Land Cover (2002)**
- 3. Natural Features & Historic Resources**
- 4. Landscape Project Habitat Priorities**
- 5. Groundwater Recharge**
- 6. Zoning**
- 7. State Planning Areas**
- 8. Agricultural Development and Sewer Service Areas**
- 9. Existing Open Space (2005)**
- 10. Greenways System**

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# Upper Deerfield Township

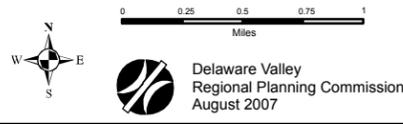


**Map 1**

-  Tax Parcel Boundary
-  River or Stream
-  County Boundary
-  Municipal Boundary

Source - Cumberland Cnty, NJDEP, NJDOT, DVRPC, Grant F. Walton CRSSA, NJDEP - Historic Preservation Office  
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

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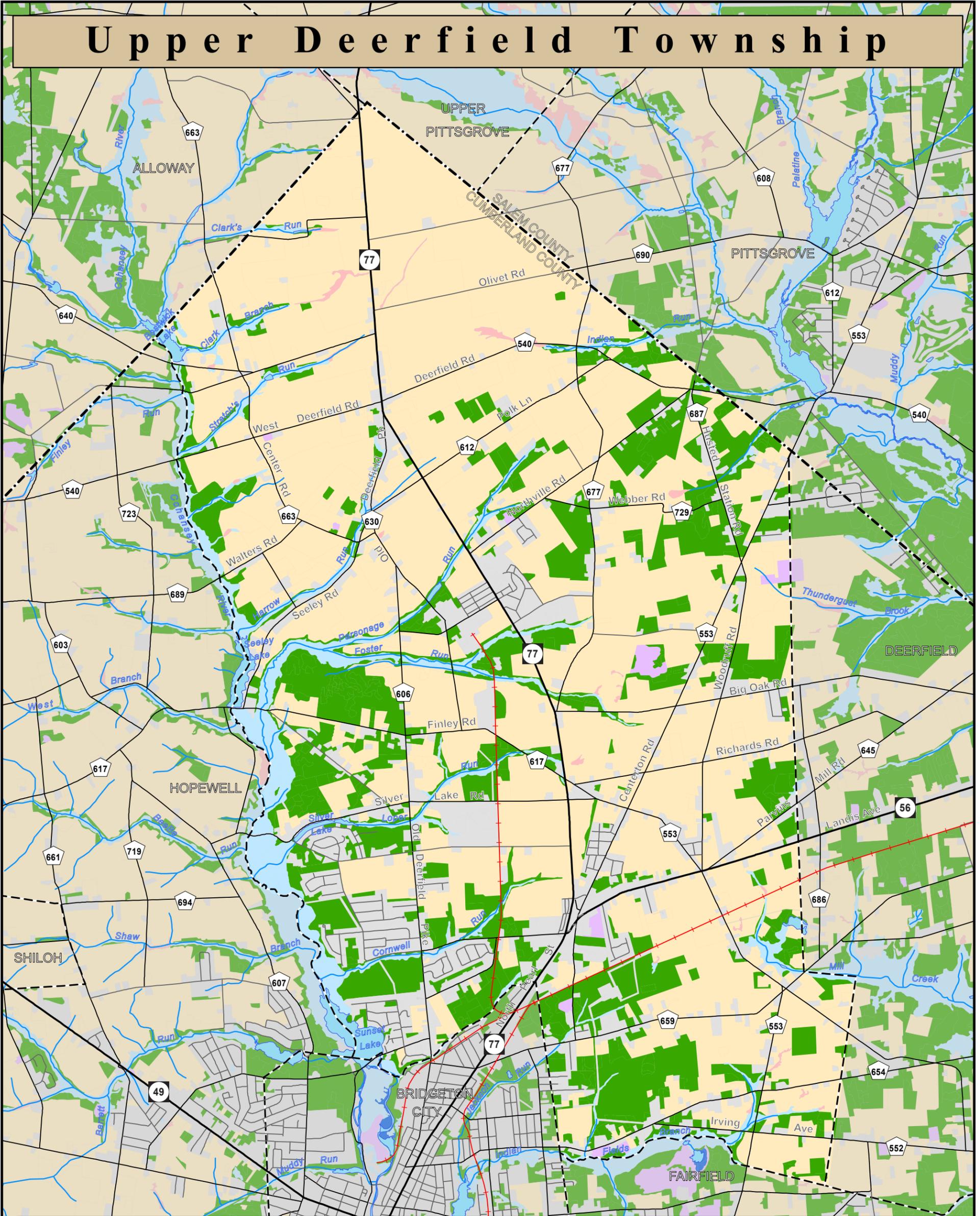


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**2002 Aerial Photo & 2005 Parcels**



# Upper Deerfield Township



- River or Stream
- Agriculture
- Agricultural Wetlands
- Barren Land
- Forest
- Urban
- Water
- Wetlands

**Map 2**

Source : Upper Deerfield Township, Cumberland Cnty, NJDEP, NJDOT, DVRPC.  
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

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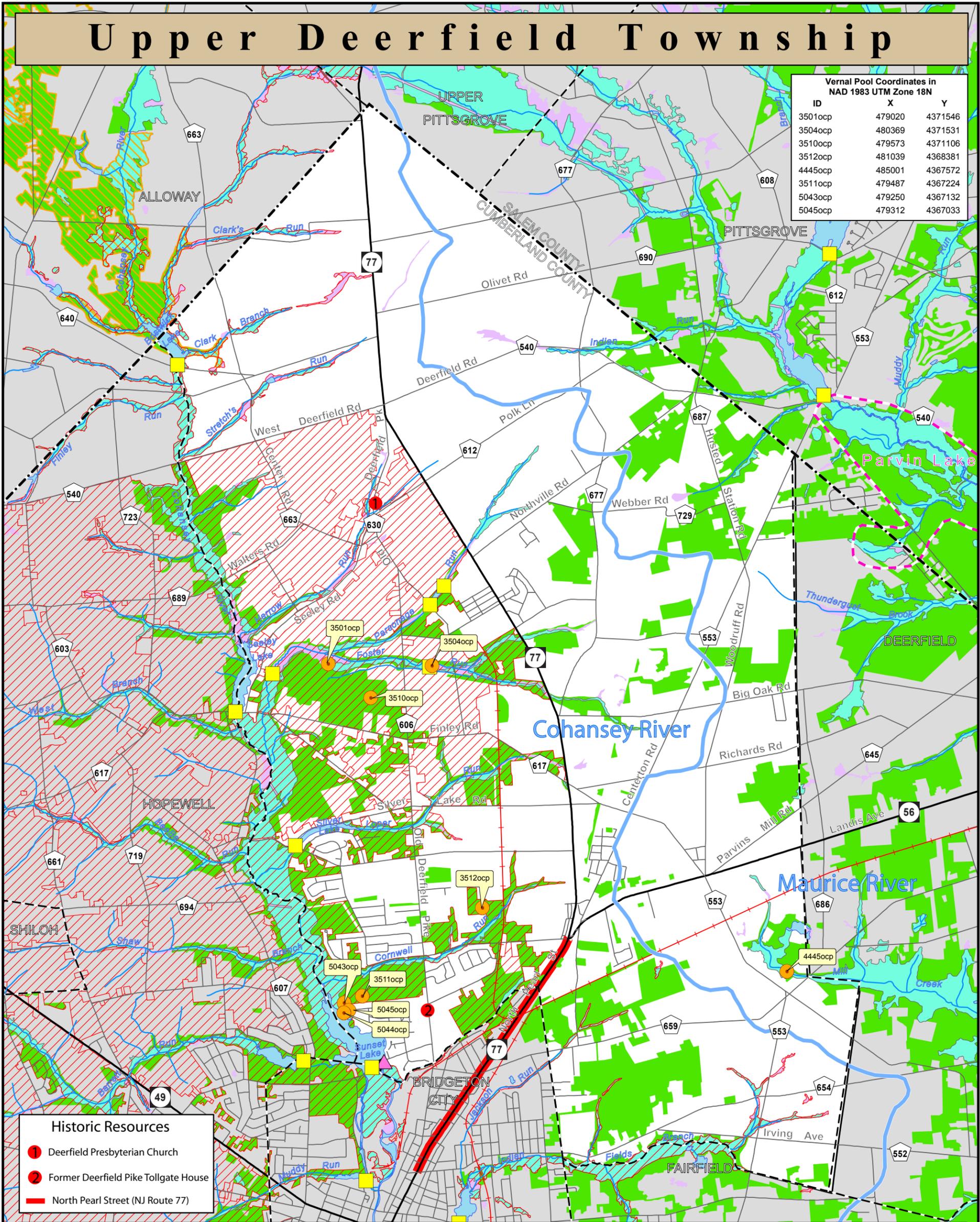
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**Land Use / Land Cover (2002)**



# Upper Deerfield Township

Vernal Pool Coordinates in NAD 1983 UTM Zone 18N		
ID	X	Y
3501ocp	479020	4371546
3504ocp	480369	4371531
3510ocp	479573	4371106
3512ocp	481039	4368381
4445ocp	485001	4367572
3511ocp	479487	4367224
5043ocp	479250	4367132
5045ocp	479312	4367033



**Historic Resources**

- Deerfield Presbyterian Church
- Former Deerfield Pike Tollgate House
- North Pearl Street (NJ Route 77)

- Vernal Pool
- Dam
- ▲ Head of Tide
- Historic Site
- River or Stream
- - - County Boundary
- - - Municipal Boundary
- Maurice & Cohanse Rivers Watershed Boundary
- Historic Site

## Map 3

Source - Cumberland Cnty, NJDEP, NJDOT, DVRPC, Grant F. Walton CRSSA, NJDEP - Historic Preservation Office  
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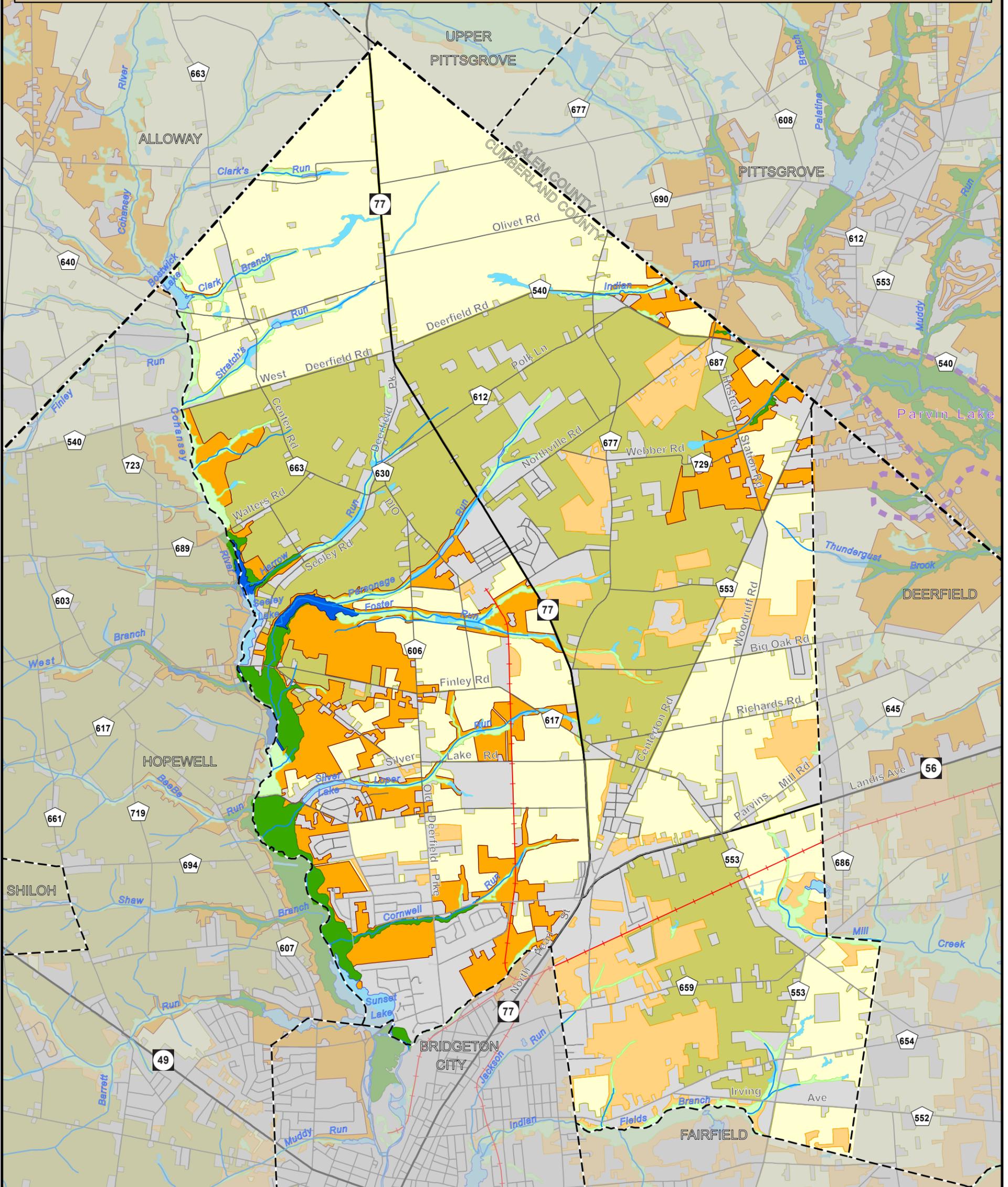
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- Burden Hill IBA
- Cohanse IBA
- Upland Forest - Critical Habitat
- Forested Wetland - Critical Habitat
- Wetland
- Natural Heritage Priority Site
- Lake
- Upper Deerfield Township

## Natural Features & Historic Resources

# Upper Deerfield Township



**Emergent Wetlands Conservation Priority**

- Suitable Habitat
- Critical Habitat

**Forested Wetlands Conservation Priority**

- Suitable Habitat
- Critical Habitat

**Upland Forest Conservation Priority**

- Suitable Habitat
- Critical Habitat

**Grassland-Dependant Species Conservation Priority**

- Suitable Habitat
- Critical Habitat

## Map 4

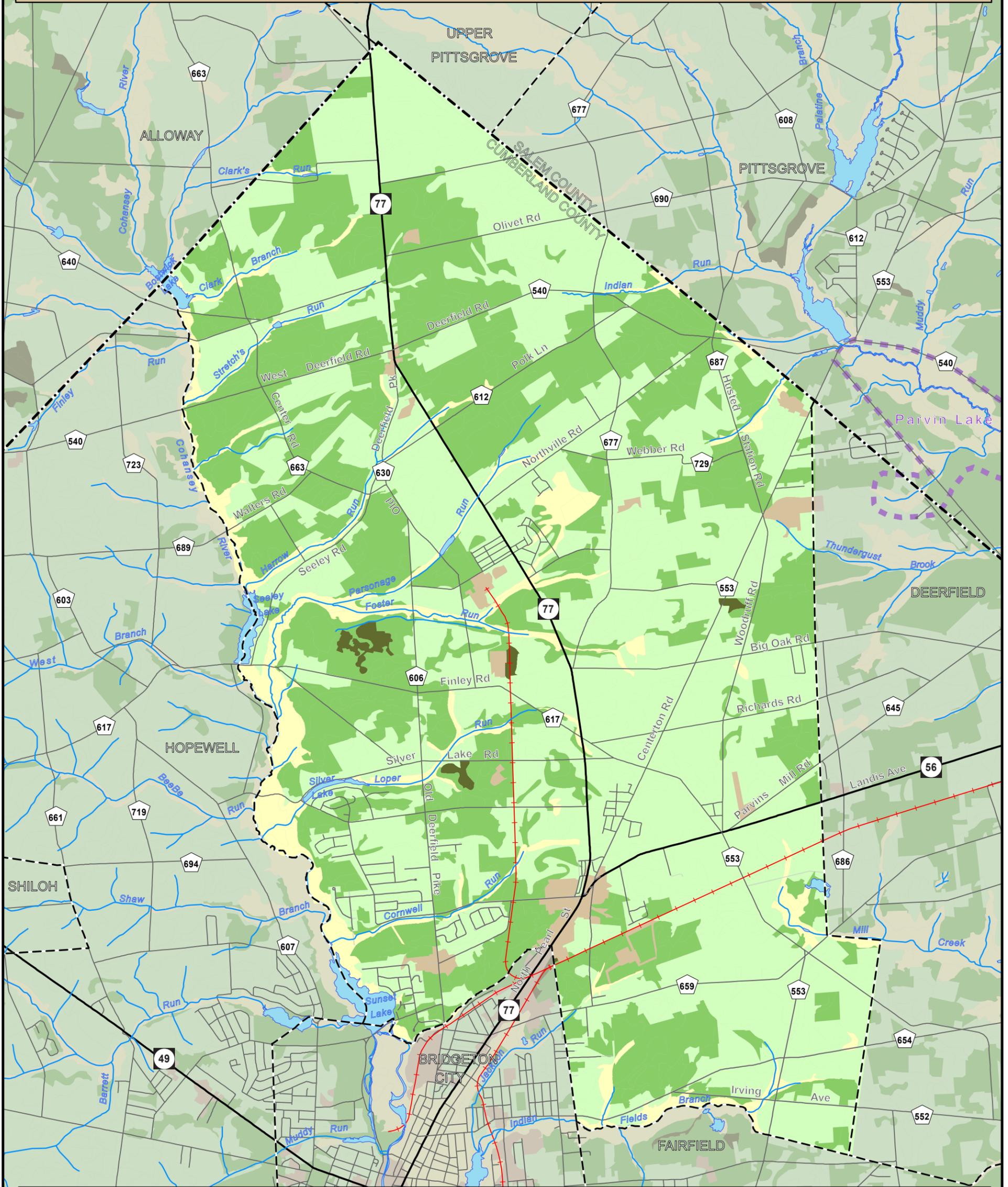
Source : Cumberland Cnty, NJDEP, NJDOT, DVRPC.  
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 Geographic Information System digital data,  
 but this secondary product has not been  
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- County Boundary
- Municipal Boundary
- River or Stream
- Natural Heritage Priority Site
- Lake
- Developed Land

## Landscape Project Habitat Priorities

# Upper Deerfield Township

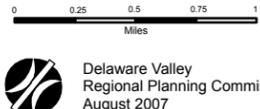


## Inches per Year

- 0
- 1 - 5
- 6 - 10
- 11 - 12
- 13 - 14

## Map 5

Source : Cumberland Cnty, NJDEP, NJDOT, DVRPC.  
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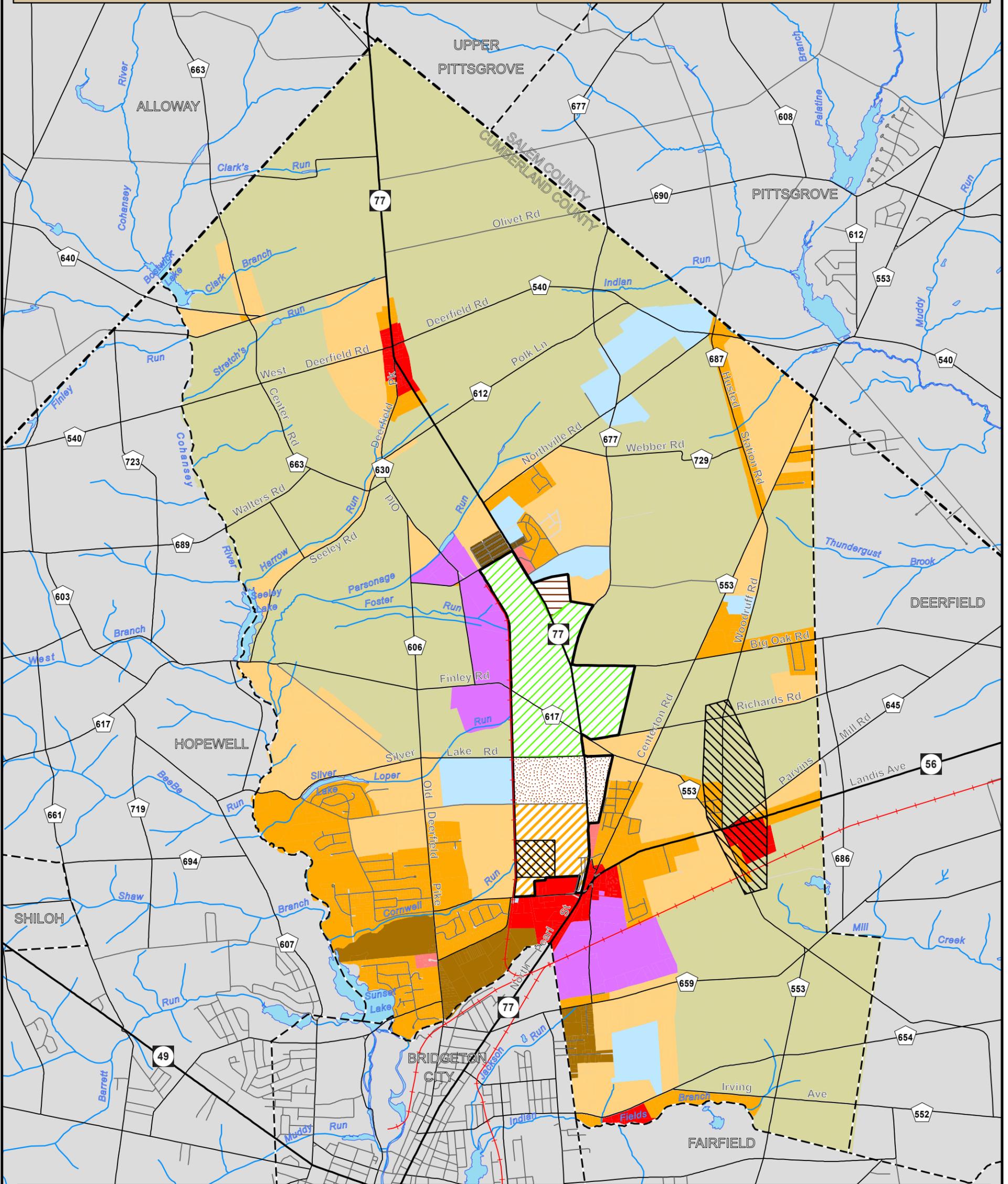


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- County Boundary
- Municipal Boundary
- Natural Heritage Priority Site
- River or Stream
- Lake

## Groundwater Recharge

# Upper Deerfield Township



- Airfield Hazard Area
- P - Public
- A - Agriculture
- R1 - Residential
- R2 - Residential
- R3 - Residential
- R4 - Residential
- B1 - Business
- B2 - Business
- G-I - General Industry

**Map 6**

Source : Upper Deerfield Township, Cumberland Cnty, NJDEP, NJDOT, DVRPC.  
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

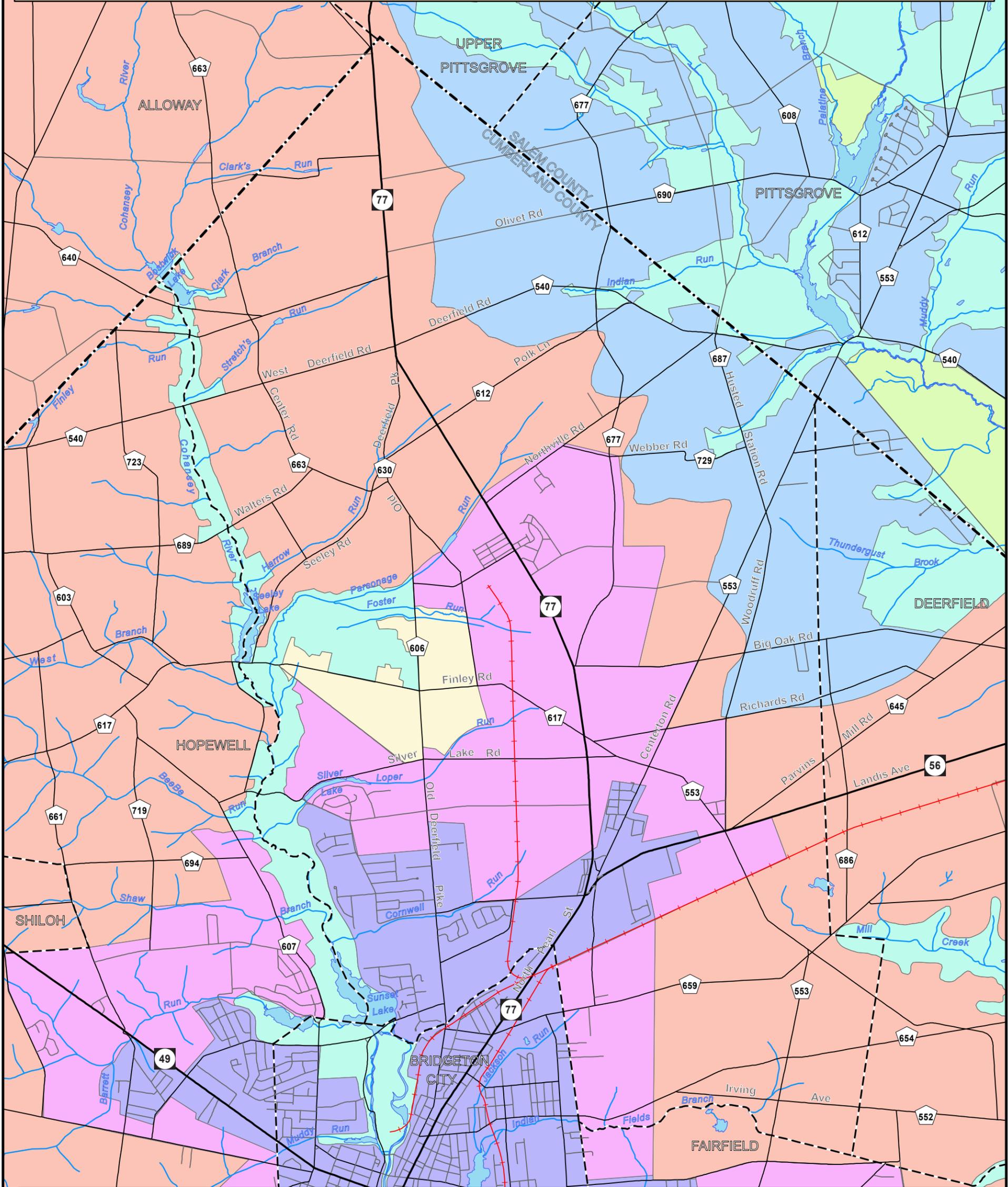
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- Redevelopment Area Boundary
- Eco-Industrial / Agricultural Zone
- Business Park Zone
- Entertainment Overlay District
- Town Center
- Neighborhood Commercial Zone

## Zoning

# Upper Deerfield Township



- PA-1 Metropolitan
- PA-2 Suburban
- PA-3 Fringe
- PA-4 Rural
- PA-4B Rural Environmentally Sensitive
- PA-5 Environmentally Sensitive
- PA-8 State Park

**Map 7**

Source : Upper Deerfield Township, Cumberland Cnty, NJDEP, NJDOT, DVRPC.  
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

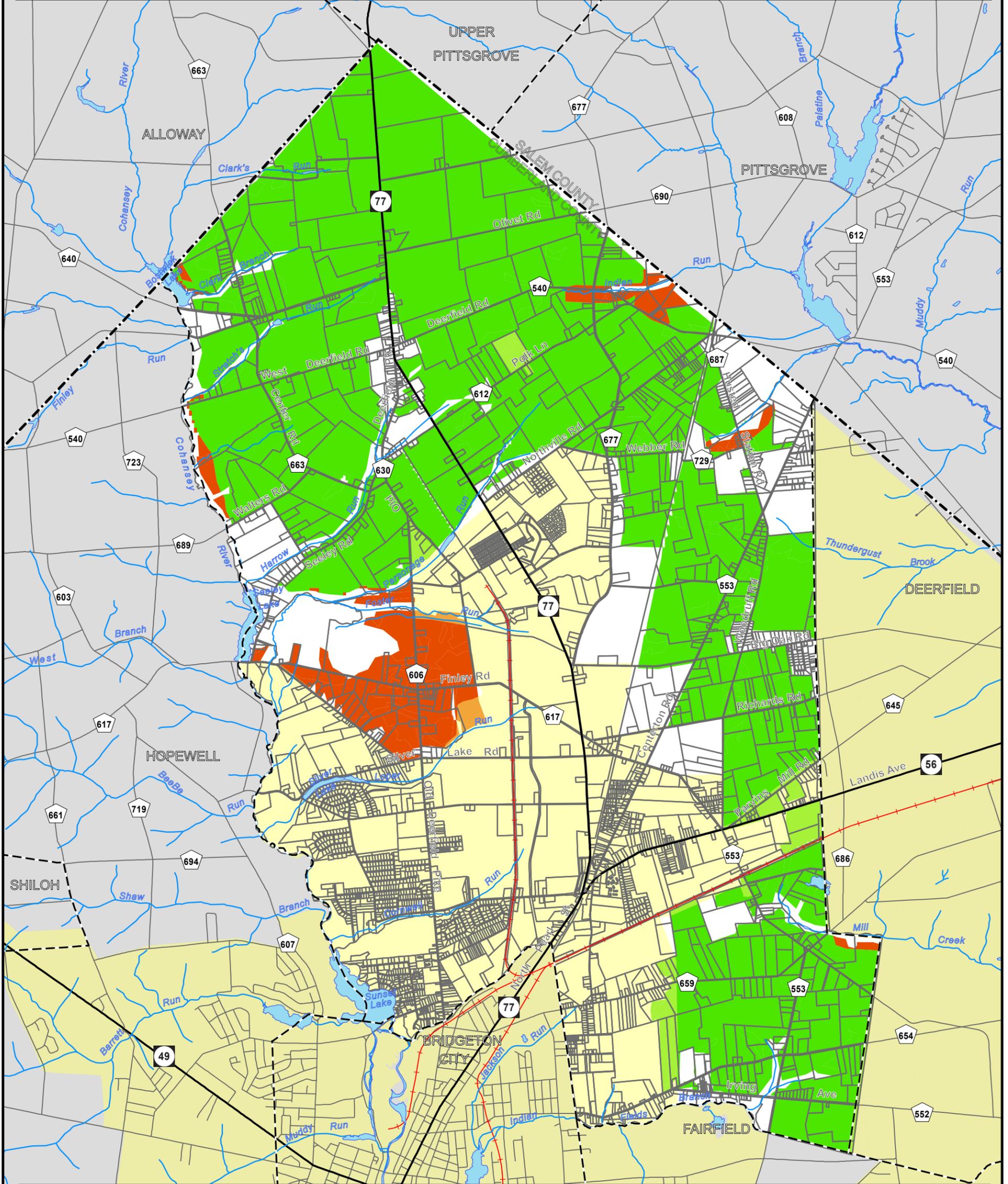
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## State Planning Areas

# Upper Deerfield Township



**Map 8**

- Upper Deerfield Sewer Service Area
- Other Municipalities Sewer Service Area
- Primary Agricultural Development Area (ADA)
- Secondary Agricultural Development Area (ADA)
- Tax Parcel Boundary
- Primary ADA & Sewer Service Area
- Secondary ADA & Sewer Service Area
- River or Stream
- County Boundary
- Municipal Boundary

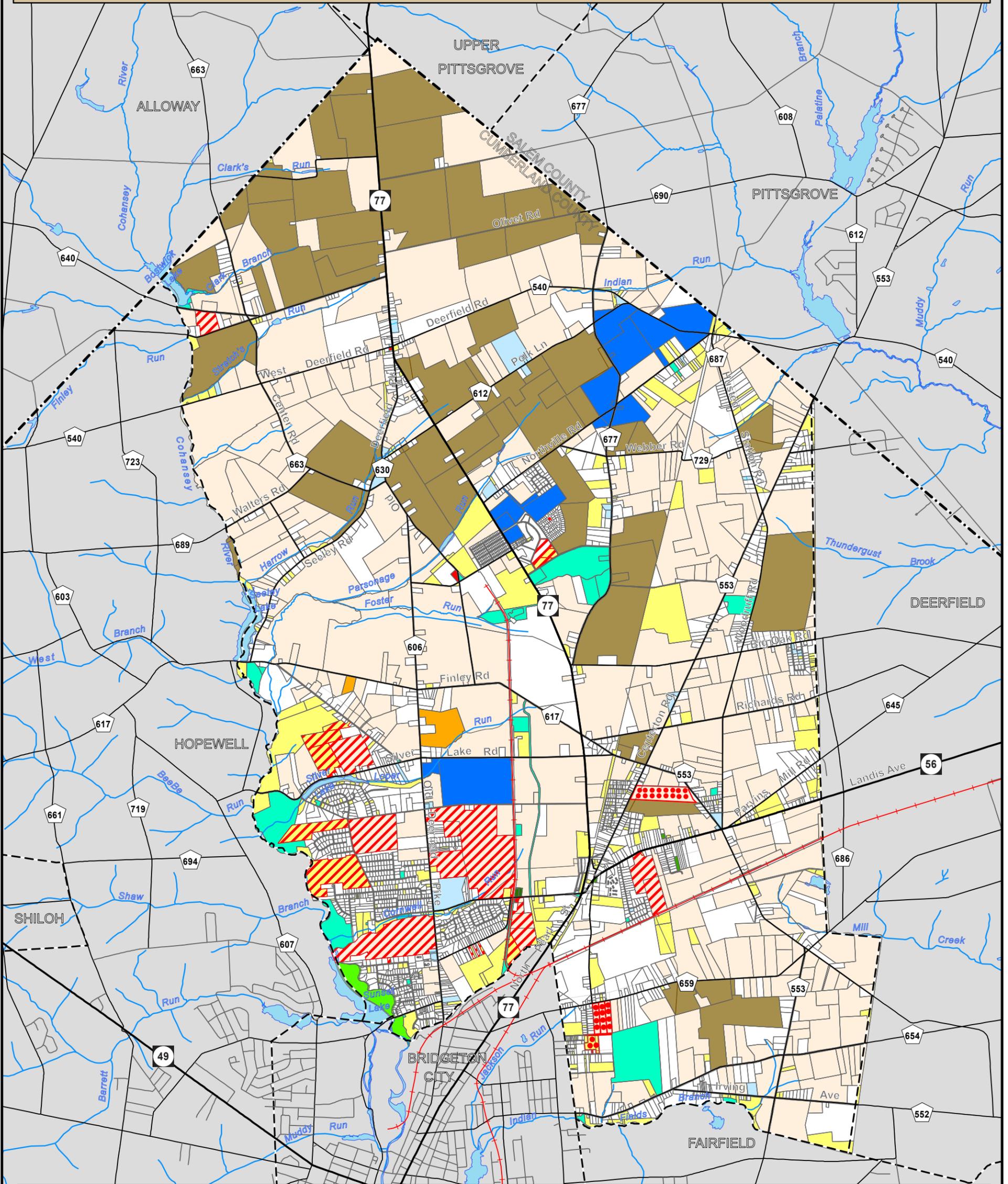
Source : Cumberland Cnty, NJDEP, NJDOT, DVRPC, Grant F. Walton CRSSA, NJDEP - Historic Preservation Office  
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## Agricultural Development & Sewer Service Areas



# Upper Deerfield Township



**Map 9**

- Conceptual Developments - September 2006
- Approved Developments (some constructed) - September 2006
- New Jersey State Owned - Class 15C
- Cumberland County Owned - Class 15C
- Upper Deerfield Township Owned - Class 15C
- Bridgeton City Owned - Class 15C
- Fire Company Owned - Class 15C
- Farmland Preservation (Permanent) - Class 3A & 3B
- Farmland Preservation (8-Year) - Class 3A & 3B
- Farm Assessed - Class 3A & 3B
- Vacant Property - Class 1
- Church & Non Profit Property - Class 15D; 15E
- School Property - Class 15A; 15B
- Developed Parcel

Source : Upper Deerfield Township, Cumberland Cnty, NJDEP, NJDOT, DVRPC.  
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

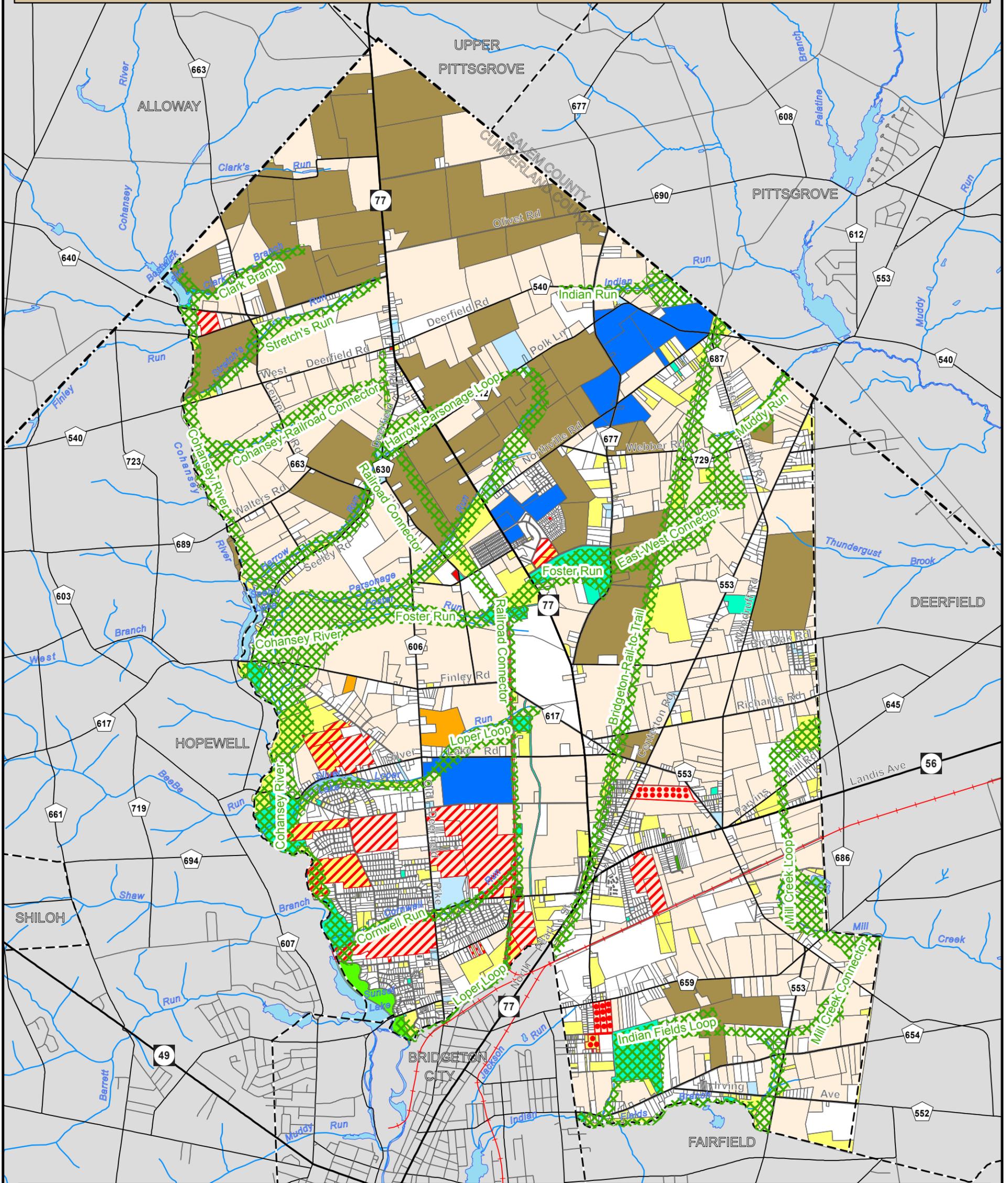
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## Existing Open Space (2005)

# Upper Deerfield Township



**Map 10**

Source : Upper Deerfield Township, Cumberland Cnty, NJDEP, NJDOT, DVRPC.  
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0 0.25 0.5 0.75 1  
 Miles

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 August 2007



- Conceptual Developments - September 2006
- Greenway
- Approved Developments (some constructed) - September 2006
- New Jersey State Owned - Class 15C
- Cumberland County Owned - Class 15C
- Upper Deerfield Township Owned - Class 15C
- Bridgeton City Owned - Class 15C
- Fire Company Owned - Class 15C
- Farmland Preservation (Permanent) - Class 3A & 3B
- Farmland Preservation (8-Year) - Class 3A & 3B
- Farm Assessed - Class 3A & 3B
- Vacant Property - Class 1
- Church & Non Profit Property - Class 15D; 15E
- School Property - Class 15A; 15B
- Developed Parcel

## Greenways System

## DELAWARE VALLEY REGIONAL PLANNING COMMISSION

### Publication Abstract

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**Title:** *Open Space and Recreation Plan  
For Upper Deerfield Township,  
Cumberland County, New Jersey*

**Date Published:** **November 2007**  
**Publication No.** **07023**

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**Geographic Area Covered:** Upper Deerfield Township, Cumberland County, New Jersey

**Key Words:** Cohansey River, environment, conservation, Cumberland County, farmland preservation, greenways, land preservation, master planning, natural resources, open space, recreation planning, Smart Growth, Upper Deerfield Township.

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### ABSTRACT

This publication is a plan for open space protection, land preservation, and recreation for Upper Deerfield Township, Cumberland County, New Jersey. The Plan documents the natural resources, historical resources, and built community in the Township, describes the existing Open Space Program, and includes a detailed Inventory of Outdoor Resources. It identifies the Open Space Needs of the community and provides a System of Open Space, including specific land preservation recommendations for Greenways and connectors between Greenways. It also includes information on the active recreation needs of the Township. Incorporated are relevant parcel inventories within Upper Deerfield Township and maps illustrating the resources, current land use and zoning, existing open space, state planning areas, and the proposed Greenways System. Resource information about land preservation techniques, groups, and funding is also included.

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for the **TOWNSHIP** of



# **UPPER DEERFIELD**

CUMBERLAND COUNTY, NEW JERSEY



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