

# City of Salem Environmental Commission

## Open Space and Recreation Plan (OSRP)



February, 2009

Adopted by Salem City Planning Board July 16, 2009

**City of Salem Environmental Commission**

December, 2008

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# **CITY OF SALEM OPEN SPACE and RECREATION PLAN**

## **CONTENTS**

<b><u>ITEM</u></b>	<b><u>PAGE</u></b>
A. Introduction	1
B. Open Space and Recreation Plan	4
1. Executive Summary	6
2. Goals and Policies	8
3. Open Space Inventory	10
4. Needs Analysis	13
4a. Questionnaire Assessment of Needs	18
4b. Discussion of Questionnaire Results	18
5. Resources Assessment	23
6. Action Plan	25
7. General Open Space System Map	27
8. Additional Parcel Data	27
9. Delineation	27
10. Public Participation and Plan Adoption	28
Appendices	
Appendix A Parcel Data	
Appendix B Resources	
Appendix C Maps	
Appendix D Salem City pages from County OSRP	
Appendix E Sample Cluster Zoning Ordinance	
Appendix F Public Notice/News Articles	

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## **CITY OF SALEM ENVIRONMENTAL COMMISSION**

### **A. INTRODUCTION**

The Open Space and Recreation Plan documents the public and private resources that provide existing recreation and open space opportunities for the City. The Plan presents a catalog of the public and private land and water areas available for recreation or presently protected as open space and of recreation facilities. The inventory considers the type, size, location, facilities, degree of protection, form of ownership, and other information for areas which are significant recreation and the conservation resources valued by the City. Such areas include:

- public and private land and water areas available for active and passive recreation;
- public and private land and water areas maintained as conservation areas dedicated to the preservation of natural and cultural resources; and,
- lands that provide access to the Salem River, Fenwick and Keasbey Creeks and the surrounding areas of Mannington Meadows.

The OSRP articulates Salem City's vision of open space and recreation. It will establish a philosophical and practical justification for the protection and preservation of open space and recreation opportunities. The purpose of an OSRP is to provide a framework for implementation. Through the OSRP, Salem has identified and examined open space and recreation resources important to the community and lay out ways to protect and enjoy them.

An OSRP is part of the master planning process. The Municipal Land Use Law at N.J.S.A. 40:55D-28 discusses the contents of a municipal master plan. Included in this discussion is the inclusion of recreation and conservation plan elements that contain many of the components of an OSRP. Although the master planning responsibility rests with the City's Planning Board, Salem has empowered the Salem City Environmental Commission to prepare the initial components of the OSRP.

The County of Salem is also empowered to prepare a master plan that includes open space and recreation considerations under the New Jersey County and Regional Planning Act, N.J.S.A. 40:27-2 et seq. The County has completed a Farmland Preservation and Open Space Plan which was released in draft form in November, 2006 and adopted with revisions in August, 2008. The County applied for funding from the NJDEP through the

Planning Incentive Acquisition Grant Program, and received a grant of \$1M from the Garden State Preservation Trust Fund in 2009.

The City of Salem Master Plan is intended to be a comprehensive treatment of various issues facing the community. Open space and the role it plays in defining the character of the City should be an integral component of the master planning effort. The master plan sets forth goals and policies adopted by the City of Salem for managing growth. These goals and policies will affect the preservation and maintenance of the open space and recreation resources in the City. For these reasons, NJDEP Green Acres Program requires the City of Salem Planning Board to adopt the OSRP as part of the master plan in order to be eligible to apply for and receive funding.

Salem City Council has recognized that the primary responsibility for preparing the Open Space Plan should be vested in the Environmental Commission. The Commission is empowered by statute to conduct many of the activities needed for preparing an OSRP such as developing an open space inventory or researching the use of open lands in the City. The planning process sought out the involvement of individuals, agencies and organizations in the community who have responsibility for, or an interest in, the current and future provision of recreation opportunities and the protection of open space resources. These included the following:

- officials having responsibility for decisions affecting open space and recreation in the community;
- officials having responsibility for education, public works and water supply with which coordination is needed for effective operation of a local open space and recreation program;
- representatives of conservation groups, private recreation providers and recreation users.

An important component of the planning completion was the public participation in the form of questionnaires, and public hearing opportunities in the City's planning process. The OSRP is supposed to reflect the open space and recreation needs of Salem City residents. Public participation was sought in both the preparation and implementation of the OSRP. The methods for encouraging citizen participation, should insure that all segments of the population are provided opportunities to present their views on open space and recreation concerns. The OSRP should also seek consistency with the appropriate open space and recreation policies of the New Jersey State Development and Redevelopment Plan (State Plan).

The New Jersey State Development and Redevelopment Plan (SDRP) contains several open space and recreation policies that pertain to local governments. Salem City as a

designated Regional Center under the State Plan is required to examine its open space and recreation resources. The planning process can include a regional approach where appropriate. Since natural resources, which form the basis of an open space system, transcend political boundaries, it is important to look beyond the City's own borders. Rivers, streams and wetlands and woodlands are rarely the domain of one local government. Coordinating the OSRP with neighboring local governments, where possible, can assist in accomplishing the OSRP goals and be more cost effective.

The planning process used current and accurate natural resource, population, socio-economic, recreation participation and demand data. The baseline data has been derived from the NJDEP GIS mapping layers which have been plotted onto the City parcel map and NJDEP aerial photography.

## **B. OPEN SPACE AND RECREATION PLAN**

The New Jersey Green Acres requires the following items in an Open Space and Recreation Plan.

The organization of the OSRP and level of detail given to each item are at the discretion of the City and Environmental Commission

1. Executive Summary: a summary of the plan's origin, purpose, planning processes and findings, major goals it establishes, and actions it proposes.
2. Goals and Policies: the local government's goals and policies should be clearly stated and relate to the applicant's philosophy of open space and recreation.
3. Inventory: documentation of existing public and private open space and recreation resources and opportunities. The inventory is to include the size, location, ownership, and usage.
4. Needs Analysis: an analysis of the adequacy of the current open space and recreation system, as documented in the Inventory, to satisfy present and future needs.
5. Resource Assessment: the assessment of lands with open space and recreation potential and interest, and this lands ability and opportunity to meet the public's needs.
6. Action Plan: a program of actions to guide the orderly and coordinated execution of a plan's goals and policies.
7. General Open Space System Map: a map of the open space and recreation system showing the location and general configuration of all existing public and private open space and recreation resources and sites identified as having open space and recreation potential.
8. Additional Parcel Data Requirements: data required to maintain a statewide map of existing and planned open space.
9. Public Participation: a discussion of the public participation process.

10. Planning Adoption: plan adoption by the Salem Planning Board as an element of the local master plan. A statement of planning board adoption is to be included in the OSRP. The City Planning Board must adopt the OSRP as part of its master plan the next time the OSRP or master plan is updated.

## 1. EXECUTIVE SUMMARY

Goals and policies are established in this plan that clearly state Salem City's philosophy of open space and recreation and will guide the community's decisions on purposes obligations and responsibilities related to open space preservation and recreation development. The foremost goal is to provide adequate active and passive recreation spaces. Other goals provide for environmental protection, linking existing and future recreation areas and public education.

The open space inventory summarizes the physical resources of the City. The City is predominately urban in character with 47% of the City area developed in this category. There are approximately 222 acres assessed as farmland and 6.2% of the City lands are owned by the Board of Education. Vacant lands comprise 14.6% of the area of the City and approximately 210 acres are considered vacant and undeveloped, but available for development. Extensive wetlands are included in the overall assessment of vacant lands.

The needs analysis identifies the extent of the current recreation facilities, including parks, playgrounds, the City pool, baseball and football fields, and the Campbell Center. The school based athletic fields are not inventoried for this report. A chart compares the recommended recreation resources from the National recreation and Parks Association and it is evident that for a City of its' size the City exceeds many of the minimum facility standards.

The Environmental Commission distributed a questionnaire to community stakeholders to assess opinions and concerns regarding recreation and open space. A total of 59 responses were returned. The highest ranked priority is the protection of groundwater and drinking water resources. The second ranked priority from the questionnaire responses is the preservation of lands for recreation for recreation facilities. Other priorities include access to the water, historic land protection and development of additional active recreation facilities. Support for a dedicated open space/recreation tax was narrowly supported by the questionnaire respondents.

Recreation and City resources are described relative to the proposed Ivy Point interpretive center and to access to the water at the area of the Peterson Park. The reality of providing adequate and safe recreation within the limitations of the City budget constraints is discussed.

A multiple part action plan has immediate and longer range goals. Completion of the baseball fields is predominant in the immediate future. Development and activation of the Ivy Point environmental center occupies a two year horizon. Seeking additional

funding to preserve additional lands and develop new facilities for recreation is the long term goal and activity.

Throughout the planning process public input has been sought. The Environmental Commission held a kick-off meeting and there was a follow up press release to announce the Open Space planning process. The Commission advertised and held two public meetings. The City Planning Board advertised and held three public hearings on the plan. The Planning Board has adopted this plan as an element of the Salem City Master Plan

## 2. GOALS AND POLICIES

Goals and policies are established in the plan and clearly state Salem City's philosophy of open space and recreation and are designed as responsive to identified needs. Goals guide the community's decisions on the:

- public purposes it will pursue in providing recreation opportunities and protecting open space resources;
- obligation it has to provide open space and recreation opportunities on an equal and accessible basis for all citizens; and
- responsibilities it accepts for providing recreational opportunities and facilities and for preserving open space.

The specific Open Space and Recreation Plan goals that have been discussed and adopted by the Environmental Commission that will apply to the City of Salem are:

- Provide adequate active and passive recreation spaces
  - Plan for future needs based on build-out
  - Bicycle trails
  - Hiking and nature trails
  - Connect City neighborhoods to recreation fields
- Provide educational and open space opportunities on an equal and accessible basis for all citizens
- Maintain water quality and groundwater recharge areas
- Protect sensitive environmental features
  - Water
  - Wetlands
  - Endangered species habitat
- Incorporate historic district areas
- Maintain biodiversity
  - Concentrate on interfaces of Salem River and Keasbeys Creek and wetlands areas
- Minimize erosion or damage from flooding

- Coordinate programs with other local boards or surrounding communities
  - Pennsville, Mannington, Quinton and Elsinboro Townships' open space plans
  - Salem County Open Space 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 biodiversity
- Link various areas of the City 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 the City
- 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 City
- Educate and inform the community about the need for open space protection and good stewardship

### 3. OPEN SPACE INVENTORY

The inventory documents the public and private resources that provide existing recreation and open space opportunities for the City. The inventory presents a catalog of the public and private land and water areas available for recreation or presently protected as open space and of recreation facilities. The inventory considers the type, size, location, facilities, degree of protection, form of ownership, and other information for areas which are significant recreation and the conservation resources valued by the City

A listing of properties identified as open spaces is provided at the end of this section and is briefly summarized here.

The City of Salem is mapped at 2.77 square miles or approximately 1,772 acres. The City is predominantly developed with an urban character. Approximately 830 acres or 47% of the City land area is classified as Urban land. However, there are open lands within the City that are still in active agricultural production, lands that are wetlands, and vacant undeveloped parcels of land.

The inventory has identified nine (9) parcels of land which are assessed as farmland, tax class 3B. The total acreage of the farmland assessed as qualified farm is 221.65 acres. Farmland assessed lands equal 12.5% of the City.



**Agricultural field Yorke Street to Walnut Street and Salem High School**

The Salem City Board of Education owns seven (7) parcels which are identified as tax class 15A. The total land area of the Board of Education parcels is 109.9 acres, which includes buildings sites and recreation fields. The bulk of the School Board property is located along Walnut Street, encompassing the athletic fields and surrounding the Salem High School. School lands cover 6.2% of Salem land area.

The City of Salem is identified as the owner of multiple parcels of open lands. Many of these parcels are individual lots which are scattered site throughout the City. The City does own a number of open space parcels which are suitable or are being used as recreation area. A majority of the larger City owned parcels are located along Grieves Parkway, and are mapped as wetlands.

These parcels form a continuous conservation area leading from the Salem River, into the center of the City. In addition to the Grieves Parkway lands, the City owns some lands along Keasbey Creek that could be developed into park areas.

The number of undeveloped sites included on the open space map includes the above farmland assessed parcels. The total of the mapped sites are twenty (20) vacant undeveloped parcels which total 259.05 acres.



Part of wetlands along Grieves Parkway

The vacant lands equal 14.6% of Salem land area.

The vacant parcels are located primarily in the east and south sections of the City. In the area behind the Salem Plaza shopping center bordering on

Grieves Parkway and New Bridge Road there are five undeveloped parcels totaling approximately 48 acres.

Between Yorke Street and Walnut Street is the largest undeveloped parcel in the City. There are three lots totaling 135 acres within this tract.

A final large parcel of undeveloped land is on Chestnut Street. The land is adjacent to the Salem Nuclear Training Center and consists of 27 acres.

The other City owned vacant lands are located along Tilbury Road and include the closed City landfill. There are significant lands along 2<sup>nd</sup> Oak Ditch that are mapped wetlands as are most of the lands within the City west of Chestnut Terrace and bordering on Elsinboro Township.

A series of maps have been provided to describe the city lands. The maps include:

- Aerial View,
- Land Use 2002,
- City and Public Lands
- Constraints Map

It is clear from the maps how much undeveloped land area in the City is impacted by wetlands, and therefore unavailable for development or active recreational uses



Undeveloped lands on Walnut Street

#### 4. NEEDS ANALYSIS

The OSRP should include an analysis of the adequacy of the current open space and recreation system to satisfy present and projected public recreational needs for open space as established by the local government through the planning process. The needs analysis looks at those components of the open space system for which the local government assumes primary responsibility.

The City recreation program provides for the summer swimming activities, fields for Little League Baseball, midget football, support for the activities of the John B. Campbell Recreation center, and other activities.



John B Campbell Complex

A statement of minimum standards of acceptable recreation service by the community for its citizens is part of the analysis. Service standards should be based on geographic distribution of facilities relative to population, quantities of land and facilities of various types available and adequate protection of natural resources. The standards for recreation facilities as recommended by the National Recreation and Parks Association (NRPA) have been analyzed and reported here. The numbers of facilities that are recommended in the standards seem low for a small community like Salem. With an estimated 2007 population of 5,760 persons, there is a need for more than the minimum number of court facilities, and other recreation opportunities than are indicated by the national standards.

The City is involved in a program to reconstruct the baseball fields at the Third Street and Oak Street locations.



**Third Street Baseball fields**

An NJDCA Small Cities Grant has been received to upgrade the ball fields, in the amount of \$313,000 and design plans have been prepared for the work. Other facilities in the City however are in need of upgrades, maintenance or renovation.

The City pool also has a tennis court located to the rear of the property. The Courts are in poor shape, and appear to have had no use in recent years. It is possible that most residents are unaware of the existence of the courts.



**City pool, with tennis courts at the rear**

There is an overgrown basketball court,



**Abandoned basketball court on Oak Street**

and a poorly developed ball field (t-ball) on the southwest corner of Grieves Parkway and Oak Street.



**Field at Oak Street and Grieves Parkway**

Both facilities could serve as play areas for local residents if upgraded and maintained. Cost estimates for construction/reconstruction of a two basket court are in the range of \$75,000 each. Fencing and grading to renovate the tee-ball field could be provided with City assistance and public works equipment as part of an ongoing maintenance activity.

The football field(s) at the Rayfield Tull recreation area are located on publicly owned property but maintained by the football league.



**Rayfield Tull Recreation Complex**

The fields are in good condition, but limited in size and extent, and because of surrounding wetlands cannot be effectively expanded. The league maintains some temporary structures for use for equipment, etc,

and investment in more permanent structures could assist the programs efficiency.

The City population is projected to remain stable through the next census period. Population projections by the SJTPO have predicted that the City population will range from 5,562 to 6,397 by the year



**Football field structures**

2030. Based upon the relatively small growth that is predicted, the current facilities will not need extensive expansion, rather the continued maintenance and upkeep of the current facilities will be the priority for the City government.

Open space needs for the City in the future are similarly limited. The last remaining developable parcel, the Oak to Yorke Street tract has been discussed for future new housing development. The City should therefore implement a strict cluster zoning ordinance to insure a balance between the open space and residential pattern within the future development tract.

The National Recreation and Park Association (NRPA) and the American Academy for Park and Recreation Administration have published Park, Recreation, Open Space and Greenway Guidelines, which is available for purchase. This document is an excellent reference on assessing needs and open space and recreation planning.

### **Recommended Recreation Facilities from NRPA Population Standards**

Activity/Facility	Recommended Space Requirements	No. of Units per population
Trails	Variable	1 system per region
Tennis	2 acres	1 court per 2,000
Basketball	5,040 – 7,280 s.f.	1 per 5,000
Volleyball	4,000 s.f.	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
Multi-Rec Court Basketball, volleyball, tennis	9,840 s.f.	1 per 10,000
Indoor Swimming Pool	0.5 – 2.0 acres	1 per 20,000
Handball	800 s.f.	1 per 20,000
Ice Hockey	22,000 s.f.	1 per 100,000
Field Hockey	1.5 acres	1 per 20,000
Football	1.5 acres	1 per 20,000
¼ Mile Running Track	4.3 acres	1 per 20,000

In addition to the City sponsored activities and facilities, the John B. Campbell Family and Fitness Center provides a modern recreation facility. The City currently provides financial support to the Center which enables the youth basketball league to serve more than 150 participants. The center also provides aerobics (free with membership), by appoint, childcare, fitness, HMO Med Groups Reimbursed, HMO reimbursed, personalized programs paramount circuit recreation. The City's contribution also allows the Center to offer some free and reduced cost membership to Salem residents.

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#### **4.a QUESTIONNAIRE ASSESSMENT OF NEEDS**

As part of the research conducted by the Environmental Commission, a questionnaire was prepared and distributed to various community stakeholders. The results of the questionnaire were tabulated and ranked in order of preference and importance in the opinions of the respondents.

The members of the community who received and responded to the questionnaire included: City Council, Planning Board; Salem Main Street ; the City recreation commission; representatives from various sports teams; the Salem Ministerium; Salem Board of Education members; and members of the Historic Commission.

#### **4.b DISCUSSION OF QUESTIONNAIRE RESULTS**

The top ranked priority is protection of groundwater and drinking water resources. The City of Salem depends on both groundwater supply wells and surface water supplies for its drinking water. The surface reservoirs are located outside of the City limits, however, in neighboring Quinton Township.

The second ranked priority deals directly with recreation. In expressing concern for the preservation of lands for recreation facilities the community recognizes the need for active lands to serve the needs of its youth and organized team sports and community playgrounds.

The City is surrounded on three sides by waters bodies and that feature is recognized in the ranking of the need to protect those habitats that is the third priority from the survey. Much of the water and wetland areas surrounding the City are protected through regulation and through direct preservation by NJDEP and other conservation groups.

The preservation of land for a City park system and for wildlife and plant habitat was tied in importance in the survey. Both priorities require active land acquisition and preservation, and both related back to the above mentioned answers.

The preservation of land for historic value is a feature of the responses that requires some thought. The most historic site in the City is the Friends' Cemetery which is the site of the Salem Oak Tree. The tree was the location of the signing of the treaty between John Fenwick and the local tribes which lead to the formation of the Fenwick Colony. It is preserved. The majority of the historic resources in the City consist of it historic homes

and buildings. An extensive historic district is in place to guide and regulate activities within the district.

The next priority relates to protection of lands for access to the surrounding water areas and wetlands areas. The provision of public access to these resources should be a goal of any plan, however, at the moment the availability of land to create the access points is limited by private property ownership and Salem Port operations.

Creation of additional active recreation facilities is ranked as the eighth priority. Interestingly, this is the area where the City has been very active in recent years seeking grant funds to rebuild ball fields.

The preservation of farmland is ranked at the ninth position. The City has only 135 acres +/- of active farmland, located between Yorke Street and Walnut Street at the south sector of the City. The Salem County agricultural development area does not include the Salem lands in it designated area. The surrounding townships have significant contiguous parcels of farmland enrolled in the County preservation program. The City may not want to pursue preservation if the remaining lands can be used for future regional growth, supporting the City's role as a designated Regional Center.

Preservation of land for resource based recreation such as hunting, hiking and fishing is the tenth ranked priority. Hunting will be problematic due to the highly developed nature of the City and possible problems with the discharge of firearms within the City limits. If access to the surrounding waterways and shoreside access points are developed and maintained, the access to fishing resources will be accomplished. The paved pathway along Grieves Parkway provides an excellent walking facility, however general hiking trails will be limited by the extensive wetlands within the City open spaces.

Creation of scenic vistas should be a goal of any new development along the Salem River with its views of Mannington Meadows, and the river areas near the Port. Although ranked eleventh in the matrix, this goal should be incorporated in and development and redevelopment plans adopted by the City. It should also be noted that public access to waterfronts is a requirement of any NJDEP waterfront permit.

Finally, the creation of greenways to link neighborhoods and recreation facilities is the lowest ranked priority. Because of the developed character of the City, most access will be on the City streets and sidewalks. As stated above, there is a linear access along Grieves Parkway that connects to the football, baseball/softball fields, and sidewalk access to the High School facilities.

A final question was placed on the questionnaire related to funding. The City currently supports recreation activities through the annual budget and grant funds. A slight majority answered positively to the concept of a dedicated open space/recreation tax to support those activities.

There was additional space provide for comments. The comments received are recorded in full after the table of survey results. And finally, the activities that the respondents participate in are provided to give a view of the people who were kind enough to participate in the survey.

**Results and Ranking of Questionnaire Responses**

<b>Rank</b>	<b>Response</b>
1.	Preservation of land for the protection of groundwater, including drinking water resources
2	Preservation of land for active recreation areas (such as playing fields and playgrounds)
3	Preservation of land to protect the Salem River, Fenwick Creek and Keasbey Creek habitat
5	Preservation of land for creation of a City Park System
5	Preservation of land for wildlife and plant habitats
6	Preservation of land with historical value
7	Preservation of land for protection of or access to, surface water (river, streams, wetlands)
8	Creation of additional active recreation facilities
9	Preservation of farmland to preserve tillable land and prime agricultural soils
10	Preservation of land for resource-based recreation (hiking, hunting, fishing)
11	Creation and preservation of scenic vistas (overlooks, scenic byways)
12	Preservation of land to create greenways to link recreation areas, natural areas and local neighborhoods
Y	Would you support a dedicated open space/recreation tax (28 yes or 21 no)

**Note:** 59 questionnaires were returned.

**#13 Other:**

1. Revisit Hubble, Grieves Parkway Basketball Courts and Jungle Jims
2. Public Housing responsible for recreation in public housing areas (2x)
3. Whispering Waters also responsible for its' recreation (2x)
4. free trash pickup (2x)
5. Family activities
6. All of the above [the questionnaire choices]

**List Recreation Activities: (the survey asked about the activities of the respondent)**

1. Soccer (3x)
2. Co-Ed softball
3. Tennis (2x)
4. Cycling
5. Boating/kayaking (2x)
6. Park (6x)
7. Track
8. Walking (3x)
9. Fitness (2x)
10. Little league softball (2x)
11. Football (11x)
12. Church league basketball (2x)
13. Public art
14. Cheerleader

**Comments: (a portion of the survey provide for unstructured responses)**

1. As long as this plan does not impact local business or other residents;
2. Salem City taxes have skyrocketed, we cannot afford any large increases to [implement] the initiatives unless grants are available;
3. Protection of Ivey Point on Salem Creek as important historic site
4. Open park space is very important to the health of a community. Public art in public spaces is often the first art kids can appreciate. Very important.
5. By law in New Jersey public building[s] must set aside money for public art – haven't seen that happen in Salem County'
6. Everything in Salem has a fee, and as much taxes that we pay for here, we receive nothing for it. It's better to give than receive.

7. Would be great to watch a baseball or football game at night time under the lights in Salem City;
8. The pool area could be monitored to provide basketball courts and tennis courts. Picnic tables in the area of MLK Park lined up along the walkway between the park and the Garwood House;
9. Provide football or baseball games @ night under lights for kids and families to enjoy. Maybe benches on the side of the Braves;
10. There are several blocks that have little recreational parks that need to be revived and monitored to remain the upkeep so children can have a safe place to play in their own community or blocks.

## 5. RESOURCE ASSESSMENT

The location of the City, and the extent of presently publicly owned and preserved lands, indicates few opportunities to expand upon existing recreation and open space opportunities. However, there is currently brownfields site remediation taking place in an area adjacent to the Fenwick Creek. The site, Ivy Point, has been identified by the NJ Audubon Society to create a nature center which will promote the study of the waterway and the adjacent Mannington Meadows open space preserve.

To supplement the Audubon Society initiative, the City is the recipient of a Delaware Estuary Grant from the National Fish and Wildlife Foundation (NFWF) for study, restoration and redevelopment planning along the Fenwick Creek.



**Petersen Park along Fenwick Creek**

It is anticipated to utilize some portion of the NFWF grant to design and create a linear recreation area along the Fenwick Creek in the area of Ivy Point and east toward Seventh Street, through the existing Peterson Park.



Access to Keasbey Creek at Seventh Street

Supporting community objectives for development and land use, including open space and the development of maintenance upgrading of existing recreation facilities such as ball fields, playgrounds, court sports, swimming pools are the most pressing goals for the City. The City recognizes the need for adequate, safe recreation facilities and must balance that need with the ability of the City to both fund a recreation budget in addition to providing other essential services.

## 6. ACTION PLAN

The action plan is created in multiple parts, and some of the actions are going to be based upon the very real limitation of the City annual operation budget constraints.

### Acquisition plans:

At present, the City has no plans to acquire additional lands for open space or recreation. With approximately 14% of the city lands vacant and not environmentally constrained, developed or publicly owned, there is little opportunity for additional open space purchases when compared to the overall growth plans for the City.

### Maintenance of recreation areas:

- Year one goal is to utilize the Small Cities grant to reconstruct the baseball fields;
- Year two goal is to utilize the National Fish & Wildlife Federation funds to augment the Audubon Society Ivy Point project, and develop a linear park along Fenwick Creek;
- Years three through five will seek more funding for redevelopment activities along the Creek, with knowledge that any redevelopment along the waterfront will require new public access as part of the NJDEP permitting approvals.
- Subject to budget constraints, continue funding support for the Campbell Center on an annual basis.

### Program initiatives:

- Year one goal is to adopt Cluster Zoning and subdivision ordinances for protecting open space resources in any future residential development area;
- Year two and beyond goals are to continue to apply for grant funds to supplement existing recreation facility development;
- Year three and beyond should target the improvement of access to the water bodies surrounding the City through an access point at Seventh Avenue; provision of access to Keasbey Creek;

Specific recommended actions to implement the goals and objectives of the Open Space and Recreation Plan are:

- Complete the baseball field reconstruction
- Rejuvenate the abandoned basketball courts and tennis courts
- Create a linear park and waterfront walkway from Ivy Point to Seventh Street along Fenwick Creek
- Adopt a Cluster Zoning Ordinance

- Prepare and submit grant application for Open Space funding
- Create additional waterfront access points to Fenwick Creek, Keasbeys Creek and Salem River
- Reuse reclaimed brownfields sites for recreation sites

## **7. GENERAL OPEN SPACE SYSTEM MAP**

Green Acres requires a hard copy open space system map as part of the Planning Incentive document. The intent of this map is to provide a general overview of the City's vision of the future open space character of the community by depicting the existing and proposed parkland, greenways and related open space of conservation and recreation interests. The maps presented in this report comply with the Green Acres program standards. .

## **8. ADDITIONAL PARCEL DATA**

Requirements to coordinate efficient open space planning in New Jersey, all plans will be entered into the Green Acres Program GIS which utilizes Environmental System Research Institute's (ESRI) ArcGis Software. In order to conduct such a statewide effort Green Acres requires the applicant to provide, in addition to the general system map, the following data requested in paragraphs a) and b) below using the delineation standard presented below.

- a) Existing preserved open space sites documented in the plan's inventory (Appendix - A) delineated at the block and lot level.
- b) Potential open space and greenway areas identified in the same detail outlined in the plan's resource assessment. Delineation may range from individual block and lot to physical or cultural boundaries defined by roads, waterways, farm fields, etc.

## **9. DELINEATION OPTIONS**

Consistent with the policies of the NJDEP Green Acres Program, in order to submit compatible GIS data, the mapped information will be prepared and submitted as digital files, geo-referenced and registered in New Jersey State Plane Coordinates NAD 1983 in feet. The digital data will be in addition to the hard copy maps prepared with the plan, and will be distributed after formal adoption of the plan by the Planning Board.

## **10. PUBLIC PARTICIPATION and PLAN ADOPTION**

The public participation process has been designed to solicit input through direct participation, publicity, presentation to official bodies and formal public hearings.

The initial plan has been publicized through a press release that was prepared and published by the Environmental Commission. (Appendix ). The press release has been followed by the preparation of the citizen questionnaire that was distributed to stakeholders who were identified by the Commission.

The results of the questionnaire are presented in the report. The summary has led to the conclusion of the importance of the goals and objectives that are expressed in the plan.

Upon completion of the draft plan, a public meeting was conducted by the Commission to receive input from the members of the Community. This meeting was advertised in the local newspaper. As no members of the public attended, the Commission accepted the draft plan and forwarded the plan to the City Planning Board for adoption

As a final stage in the public participation process, the City Planning Board held a formal public hearing on May 21, 2009, June 18, 2009 and July 16, 2009. The formal hearing was held in compliance with the municipal land use law (N.J.S.A 40:55D-13) requirements for the adoption of a municipal master plan element. Unfortunately, the hearings were not attended by members of the Public, and at the conclusion of the hearings, the Planning Board voted unanimously to adopt the OSRP as an element of the City of Salem Master Plan.

## **Appendix A**

### **Inventory of Parcel Data**

**Tax Exempt Properties (Classes 15A, 15C, 15D, 15E & 15F)**  
**Vacant Properties (Class 1)**  
**Farmland Assessed Properties (Class 3A/3B)**

Block	Lot	Qual	Property Location	Property Class	Owner's Name	Owner's Mailing Address	City/State/Zip		La
92	1	QFARM	KENT ST	3B	GREGORY, ANNA KNOLL ET AL	534 BAY HILL DRIVE	AVON LAKE, OHIO 44012		5.47 AC
93	1	QFARM	KENT ST	3B	GREGORY, ANNA KNOLL ET AL	534 BAY HILL DRIVE	AVON LAKE, OHIO 44012		18.65 AC
94	3	QFARM	WALNUT ST	3B	FOGG, MARGARET L	1312 CARSON DRIVE	TALLAHASSEE, FL 32305		17.85 AC
94	4	QFARM	HANCOCKS BRIDGE RD	3B	FOGG, MARGARET L	1312 CARSON DRIVE	TALLAHASSEE, FL 32305		104.55 AC
94	19	QFARM	WALNUT ST	3B	FOGG, MARGARET L	1312 CARSON DRIVE	TALLAHASSEE FL 32305		9.91 AC
95	17	QFARM	CHESTNUT ST	3B	PSE&G NUCLEAR LLC-ATN TAX DPT T-6B	80 PARK PLAZA	NEWARK NJ 07101		22.25 AC
96	2	QFARM	CHESTNUT ST	3B	MCALLISTER, MICHAEL S & REBECCA F	300 OAK ST RD	SALEM NJ 08079		15.98 AC
96	4	QFARM	WALNUT ST	3B	LAWRENCE, JAMES D	PO BOX 222	QUINTON, NJ 08072		5.26 AC
96	5	QFARM	WALNUT ST	3B	ALUCHEM, INC	1 LANDY LANE	CINCINNATI OH 45215		21.73 AC
1	1		MARKET ST & HANCOCK ST	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM, NJ 08079		3.93 AC
1	1.01		HANCOCK ST- RIPARIAN GRANT	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM, NJ 08079		1.15 ACRES
1	2		HANCOCK ST	15C	CITY OF SALEM C	17 NEW MARKET ST	SALEM, NJ 08079		2.44AC
1	3.01		HANCOCK ST- RIPARIAN GRANT	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM, NJ 08079		0.40 ACRES
1	8		MARKET ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ 08079		42X75
1	16		MARKET ST TO HANCOCK ST	15C	SALEM THE COUNTY OF %BD FREEHOLDERS	94 MARKET ST COURT HOUSE	SALEM NJ 08079		.519 AC
1	17		FIFTH ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ 08079		.25 AC
1	17		HANCOCK ST- RIPARIAN GRANT	15C	SALEM CITY OF	1 NEW MARKET STREET	SALEM, N J 08079		.014AC

2	1		21 FIFTH ST	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM, NJ	08079	25X97
2	4		HANCOCK ST	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM, NJ	08079	77X166
2	6		HOWELL ST	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM, NJ	08079	60X103
2	7		HOWELL ST	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM, NJ	08079	102X110
2	14		HANCOCK ST TO HOWELL ST	15C	SALEM COUNTY OF %BD FREEHOLDERS	92MARKET ST COURT HOUSE	SALEM, N J	08079	.20 AC
3	25		FIFTH ST TO GRIFFITH ST	15C	SALEM THE COUNTY OF %BD FREEHOLDERS	94 MARKET ST COURT HOUSE	SALEM NJ	08079	.61 AC
4	2		FIFTH ST TO GRIFFITH ST	15C	SALEM THE COUNTY OF %BD FREEHOLDERS	94 MARKET ST COURT HOUSE	SALEM NJ	08079	.154 AC
5	1		3-5 WARD ST	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM NJ	08079	55X127
5	17		GRIFFITH ST	15C	CITY OF SALEM	17 NEW MARKET ST	SALEM NJ	08079	48X198 VAC LO
5	19		FIFTH ST & HOWELL ST	15C	SALEM COUNTY OF %BD FREEHOLDERS	92MARKET ST COURT HOUSE	SALEM NJ	08079	.05 AC
5	21		28 FIFTH ST	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ	08079	33X159 VAC LO
5	22		FIFTH ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	32X159
5	25		FIFTH ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	35X160
7	1.01		W BDWY-LEASED SJ PORT COR	15C	SOUTH JERSEY PORT CORPORATION	2500 BROADWAY	CAMDEN NJ 08104		2.4AC
7	11		FRONT STREET	15C	SONJ DEPT OF TRANSPORTATION	1035 PARKWAY AVE	EWING, NJ	08618	.34AC
7	13		FRONT STREET	15C	SONJ DEPT OF TRANSPORTATION	1035 PARKWAY AVE	EWING, NJ	08618	.01AC
7	14		FRONT ST	15C	STATE OF NJ DEPT OF TRANSPORTATION	1035 PARKWAY AVE	EWING, NJ	08618	22X50
7	15		FRONT STREET	15C	SONJ DEPT OF TRANSPORTATION	1035 PARKWAY AVE	EWING, NJ	08618	.02AC
7	16		FRONT ST TO W BROADWAY	15C	SALEM COUNTY BOARD OF FREEHOLDERS	94 MARKET STREET	SALEM, NJ	08079	.593 AC
7	16		FRONT STREET	15C	SONJ DEPT OF TRANSPORTATION	1035 PARKWAY AVE	EWING, NJ	08618	.03AC
10	1.03		COR OF GRIFFITH&FRONT ST.	15C	SONJ DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVE	EWING, NJ	08618	.44A

10	19		28 FRONT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	50X160
10	45		RR GRIFFITH & FR	15C	SALEM COUNTY OF %BD FREEHOLDERS	92 MARKET ST COURT HOUSE	SALEM, N J	08079	.019 AC
11	2		20 N THIRD STREET	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	200X200
12	3		75 FIFTH ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	185X185
12	18		112 W BROADWAY-LIBRARY	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ	08079	45X80 IRR
13	35		120 W BROADWAY	15C	UNITED STATES OF AMERICA P O	120 WEST BROADWAY	SALEM NJ	08079	118X200
14	1		MARKET ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	60X180
14	3		FENWICK CREEK TO MARKET	15C	SALEM THE COUNTY OF %BD FREEHOLDERS	94 MARKET ST COURT HOUSE	SALEM NJ	08079	2.00 AC
14	3.01		FENWICK CREEK TO MARKET	15C	SALEM COUNTY OF % BD FREEHOLDERS	92 MARKET ST COURT HOUSE	SALEM NJ	08079	.103AC
14	3.02		FENWICK CREEK TO MARKET	15C	SALEM COUNTY OF % BD FREEHOLDERS	92 MARKET ST COURT HOUSE	SALEM NJ	08079	.67AC
14	3.03		FENWICK CREEK TO MARKET	15C	SALEM COUNTY OF % BD FREEHOLDERS	92 MARKET ST COURT HOUSE	SALEM NJ	08079	.8AC
14	5		MARKET ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	4X400
14	6		HUBBELL AVE & PLEDGER ST	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ	08079	2.50 AC
16	2		HOGANS LANE	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	40X280
16	5		SMITHS LANE	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ	08079	20X85
16	26		214 GRANT ST RAILROAD	15C	SALEM CO BD OF FREEHOLDERS%SOUTHRN	RR CO,NJ 2930 RICHMOND ST	PHILA PA	19134	2.93 AC
16	41		SMITHS LANE	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ	08079	31X128 & 29X13
17	15		HUBBELL AVE	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	200X116
20	12		EIGHTH STREET 12	15C	SALEM CITY OF	1 NEW MARKET STREET	SALEM, N J	08079	.106 ACRES
20	13		EIGHTH STREET 12	15C	SALEM CITY OF	1 NEW MARKET ST	SALEM, N J	08079	.033 ACRES

26	1		GRANT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	3.29 AC
27	1		MARKET ST	15C	COUNTY OF SALEM	92 MARKET ST COURT HOUSE	SALEM NJ	08079	1.04 ACRES
27	20		221 GRANT ST	15C	SALEM COUNTY OF	94 MARKET ST COURT HOUSE	SALEM NJ	08079	35X236
27	42		MARKET ST	15C	SALEM COUNTY OF	94 MARKET ST COURT HOUSE	SALEM NJ	08079	2.53AC
27	42		205 GRANT STREET	15C	CITY OF SALEM	1 NEW MARKET ST	SALEM NJ	08079	.05AC
27	44		MARKET ST REAR	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	.32 AC
27	45		MARKET ST & E BROADWAY	15C	SALEM COUNTY OF	94 MARKET ST COURT HOUSE	SALEM NJ	08079	.85 AC
27	45		166 E BROADWAY-FIREHOUSE	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	20X66
29	1		W BDWY-LEASE DATE 9-15-93	15C	SALEM CITY OF	LEASED-SALEM PORT AUTH	SUB-LEASED-SJ PORT CORP	08079	.26 AC
39	29		KEASBEY ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	70X305
39	30		481 KEASBEY ST	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ	08079	25X125
39	40		KEASBEY ST REAR	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ	08079	4.60 AC
42	35		E BROADWAY	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	30X170
42	36		374 E BROADWAY	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	80X165
42	41		E BROADWAY REAR	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	.15 AC
43	7		KEASBEY ST & GRANT ST	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ	08079	2.99 AC
44	15		ROE AVE	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM NJ	08079	40X111
45	2		E BROADWAY	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM NJ	08079	14.35 AC
46	1		W BROADWAY	15C	CITY OF SALEM	17 NEW MARKET ST	SALEM NJ	08079	1.28AC
46	2		W BROADWAY TO TILBURY RD	15C	SOUTH JERSEY PORT CORPORATION	2500 BROADWAY	CAMDEN NJ 08104		1.2AC
46	3		TILBURY RD	15C	SALEM CITY OF	1 NEW MARKET ST MUN	SALEM NJ	08079	2.266 ACRES

						BLDG		
46	4		W BDWY-LEASE SJ PORT CORP	15C	SOUTH JERSEY PORT CORPORATION	2500 BROADWAY	CAMDEN NJ 08104	.75AC
46	5		GRIEVES PARKWAY	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ 08079	3.31 AC
46	10		S FRONT ST-LEASE 9-15-93	15C	SALEM CITY OF	LEASED-SALEM PORT AUTH	SUB-LEASED SJ PORT CORP 08079	4.85 AC
46	11		GRIEVES PARKWAY	15C	SOUTH JERSEY PORT CORPORATION	2500 BROADWAY	CAMDEN NJ 08104	9.1AC 1.35 LSD
46	11		GRIEVES PKY	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ 08079	6.3AC
46	12		S FRONT ST & GRIEVES PKWY	15C	SOUTH JERSEY PORT CORPORATION	2500 BROADWAY	CAMDEN NJ 08104	3.4AC
46.1	2		CARPENTER ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ 08079	48X100
46.2	2		S FRONT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ 08079	1.75 AC
47	2		TILBURY RD	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ 08079	10.17AC
47	3		TILBURY RD	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ 08079	7.58 AC
47	3.01		TILBURY ROAD	15C	CITY OF SALEM	17 NEW MARKET ST	SALEM, NJ 08079	.22AC
47	4		TILBURY RD	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ 08079	30.00 AC
47	5		TILBURY RD	15C	SALEM COUNTY OF	94 MARKET ST COURT HOUSE	SALEM NJ 08079	1.41 AC
47	6		TILBURY RD	15C	SOUTH JERSEY PORT CORPORATION	2500 BROADWAY	CAMDEN NJ 08104	.27AC
57	4		1 NEW MARKET ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ 08079	50X132
57	5		5 NEW MARKET ST	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM, NJ 08079	120X133
57	6		9-11-13 NEW MARKET ST	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM, NJ 08079	61X134
57	10		17 NEW MARKET ST	15C	CITY OF SALEM	ONE NEW MARKET ST	SALEM NJ 08079	64X135
57	11		21 NEW MARKET ST	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM, NJ 08079	73X135
57	12		25 NEW MARKET ST	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM, NJ 08079	60X136
57	18		151-153 WEST BROADWAY	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM NJ 08079	48X55
57	19		BROWNS ALLEY	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM, NJ 08079	80X52

59	1		129 W BDWY-MUN BLDG ANNEX	15C	SALEM CITY OF	1 NEW MARKET ST	SALEM, N J	08079	55X120
59	1.01		129 WEST BROADWAY REAR	15C	CITY OF SALEM	17 NEW MARKET ST	SALEM, N J	08079	130X55 PARK L
61	4		195 E BROADWAY	15C	STAND UP FOR SALEM, INC.	181 E BROADWAY POBOX 423	SALEM NJ	08079	50X251
61	19		5 WALNUT ST	15C	CITY OF SALEM	1 NEW MARKET ST	SALEM NJ	08079	45X91
61	28		REAR 15 WALNUT ST	15C	CITY OF SALEM	17 NEW MARKET ST	SALEM, NJ	08079	26X140
62	14		E BROADWAY	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	50X203
63	1		21 WALNUT STREET	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	128X340
66	4		WESLEY ST	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ	08079	34X113
71	20		DAVIS AVE	15C	SALEM CO HABITAT FOR HUMANITY, INC.	235 NORTH BROAD STREET	PENNS GROVE NJ 08069		76X138
72	49		YORKE ST	15C	CITY OF SALEM	1 NEW MARKET ST	SALEM NJ	08079	35X50
73	2		GRIEVES PARKWAY	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	4.05AC
75	16		GLEN RIDGE AVE	15C	SALEM CITY OF	17 NEW MARKET ST	SALEM NJ	08079	75X125
76	18		OAK ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	4.44 AC
78	2		OAK ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	1.93 AC
78	16		CHESTNUT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	115X130
78	17		CHESTNUT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	.75 AC
80	7		NORTHEAST DR	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	50X385 IRR
81	24		SMITH ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	17X36
86	1.01		WALNUT ST TRACK + BLDGS	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	5.27AC
86	25		OLIVE ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	23X185

87	28		MAGNOLIA ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	6.08 AC
87	30		W END OF ELM & UNION STS	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	3 AC
88	21		YORKE ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	15X30
88	37		YORKE ST REAR	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	20X30
90	1		YORKE ST & GRIEVES PKWY	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	112X217
90	17		E BROADWAY	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM, NJ	08079	43X200
94	8		WALNUT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	.35AC
94	11		AMWELLBURY RD REAR	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	20X60
94	16		HILLCREST AVE	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	8.35 AC
94	20		GRIEVES PKWY	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	.28AC
96	6		WALNUT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	.09 AC
97	8		TILBURY RD	15C	SALEM COUNTY OF	94 MARKET ST	SALEM NJ	08079	210XIRR TRI
97	9		TILBURY RD-LST-MIDLANTIC	15C	SOUTH JERSE PORT CORP	2500 BROADWAY	CAMDEN, NJ 08104		2.24AC
102	15		PINE AVE	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	70X40
104	5		OAK ST & CHESTNUT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	.05 AC
104	6		OAK ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	22 AC
105	1		OAK ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	7.29 AC
105	2		OAK ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	2.59 AC
105	3		OAK ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	2.52 AC

106	1		GRIEVES PARKWAY	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	4.41 AC
107	8		87 MARKET ST	15C	SALEM CO BD OF FREEHOLDERS	92 MARKET STREET	SALEM, N J	08079	60X175
108	22		VICTORY AVE	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	20X30 IRR
111	12		CROSSLAND AVE	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	25X25 IRR
112	4		CHESTNUT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	2.59 AC
112	5		SOUTHWEST DR	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	50X666.34
112	6		CHESTNUT ST	15C	CITY OF SALEM	17 NEW MARKET STREET	SALEM NJ	08079	.66 AC
113	14		CHESTNUT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	3.43 AC
113	15		GRIEVES PARKWAY	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	50X85 IRR
114	3		COOK AVE	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	2.72 AC
114	4		WALNUT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	14.18 AC
114	5		WALNUT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	7.43 AC
114	7		155 WALNUT STREET	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	10.31AC
115	2		CHESTNUT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	20.10 AC
115	8		CHESTNUT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	7.80 AC
118	21		AFTON DR	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	10X126
120	11		KENT ST	15C	SALEM CITY OF	1 NEW MARKET ST MUN BLDG	SALEM NJ	08079	35X110
1	4		HANCOCK ST	1	GIBISON, PHILIP	SALEM-QUINTON RD	SALEM NJ	08079	.40AC
1	4.01		HANCOCK ST- RIPARIAN GRANT	1	GIBISON, PHILIP	SALEM-QUINTON ROAD	SALEM, N J	08079	0.07 ACRES

1	9		HANCOCK	1	NO MKT ST BACK LOT ASSOC % A LINK	17 MARKET ST	SALEM NJ 08079	.67AC
3	2		FENWICK CREEK ALONG	1	SALEM MO MTG OF RELIGIOUS SOC FRS	%J STEWART 954 HWKS BR RD	PO BOX 7 SALEM,NJ 08079	.10 AC
3	3		FIFTH ST REAR	1	SALEM MO MTG OF RELIGIOUS SOC FRS	%J STEWART 954 HWKS BR RD	PO BOX 7 SALEM,NJ 08079	.22 AC
4	1.01		GRIFFITH ST	1	ANCHOR GLASS CONTAINER CO	4343 ANCHOR PLAZA PKWY	TAMPA FL 33634	.45AC - RIPARIA
5	2		7 WARD ST	1	SALEM COUNTY HABITAT FOR HUMANITY	PO BOX 400	PEDRICKTOWN NJ 08067	20X115
5	3		WARD ST	1	TAYLOR, KATHERINE + DR ELSIE WALKER	T/A WT PROP 1353 SOUTH	PLYMOUTH CT CHICAGO IL 60605	20X130
5	14		35 WARD ST	1	SBM MORTGAGE CORPORATION	7315 WISCONSIN AVE,#1250W	BETHESDA, MARYLAND 20814	40X145
5	28		48 FIFTH ST	1	WRIGHT, EDWIN R	109 EIGHTH STREET	SALEM, NJ 08079	35X160 VAC LO
5	33		FIFTH ST	1	KEEN, JOHN R JR + LEONA R	4 NEW UNION ST	SALEM NJ 08079	40X158
5	36		64-64 1/2 FIFTH ST	1	BRIGHT, THOMAS R JR & DARLENE	24 EAST PITTSFIELD STREET	PENNSVILLE, NJ 08070	20X155 VAC LO
5	37		66 FIFTH ST	1	BRIGHT, THOMAS R JR & DARLENE	24 EAST PITTSFIELD STREET	PENNSVILLE, N.J. 08070	23X155 VAC LO
5	38		FIFTH ST	1	BRIGHT, THOMAS R JR & DARLENE	24 EAST PITTSFIELD STREET	PENNSVILLE, NJ 08070	27X155
6	1		HOWELL ST & WARD ST	1	ROBB, HUGH + RICHARD W PRYOR II	20 STEWART COURT	DOVER DE 19904	95X35
6	2		HOWELL ST	1	SMITH, BENNIE	11199 BOCA WOODS LANE	BOCA RATON FL 33428	45X96
6	25		WARD ST	1	BRADY, ADA EST %JANE FORNWALT EXEC	2150 LOCUST ST	BOOTHWYN PA 19061	30X123
6	33		WARD ST	1	POLLARD, WILLIS + WILLIE LEE	51 LOTUS AVE	WOODSTOWN NJ 08098	20X130
6	37		198 GRIFFITH ST	1	PATTERSON, MELVIN + NELLIE	PO BOX 351	QUINTON NJ 08072	40X111
7	1		W BROADWAY	1	ALUCHEM INC	01 LANDY LANE	READING OH 45215	.64 AC
7	2		W BROADWAY	1	ALUCHEM INC	01 LANDY LANE	READING OH 45215	76X83

7	13		FRONT ST	1	ALUCHEM INC	1 LANDY LANE	CINCINNATI OH 45215	.14 AC
10	32		W BROADWAY	1	SINGH, PARVEEN	44 WEST BROADWAY	SALEM, NJ 08079	53X192
10	34		W BROADWAY	1	BADER LOUIS	26 BAILY STREET	WOODSTOWN NJ 08098	95X176
10	40		FRONT ST & W BROADWAY	1	BADER, LOUIS	26 BAILEY ST	WOODSTOWN NJ 08098	142X70
12	4		GRIFFITH ST	1	ANCHOR GLASS ACQUISITION CORP	1 ANCHOR PLAZA 4343 AP PK	TAMPA FL 33634	.01 AC
12	23		W BROADWAY	1	SALEM MO MTG OF RELIGIOUS SOC FRS	%J STEWART 954 HWKS BR RD	PO BOX 7 SALEM,NJ 08079	48X200
13	60		134-136 W BROADWAY REAR	1	HOFACKER HOLDING COMPANY, LLC	179 WEST BROADWAY	SALEM NJ 08079	.036 AC
14	9		198 PLEDGER ST	1	SBM MORTGAGE CORPORATION	7315 WISCONSIN AVE,#1250W	BETHESDA, MARYLAND 20814	16X90
14	10		200 PLEDGER ST	1	SBM MORTGAGE CORPORATION	7315 WISCONSIN AVE, #1250	BETHESDA, MARYLAND 20814	16X90
15	1.01		HUBBELL AVE	1	WASHINGTON SR, CHARLES & CHERYL A	2 HUBBELL AVE	SALEM NJ 08079	125X45
15	5		HUBBELL AVE	1	SMITH, MICHAEL D	52 HILES AVE	SALEM NJ 08079	40X77
15	15		HUBBELL AVE	1	DALE, CHARLES R + BARBARA	134 ANDERSON DR	SALEM NJ 08079	40X77
16	7		SMITHS LANE	1	SMITH, HARVEY % BARRY SMITH	5050 GABIELS LANDING RD	OXFORD MD 21654	30X108
16	30		HUBBELL AVE	1	HUBBELL-SALEM INC	390 PEMBROKE AVE	EAST LANSLOWNE PA 19050	40X91
16	39		SMITHS LANE	1	SMITH, LORRE	17 ACADEMY ST STE 601	NEWARK, NJ 07102	13X31
16	40		SMITHS LANE	1	SMITH, CHARLES A %R S SMITH GUARDI	1920 FRONTAGE RD APT 1115	CHERRY HILL, NJ 08034	18X31
16	43		SMITHS LANE	1	SMITH, BARRY	5050 GABIELS LANDING RD	OXFORD MD 21654	16X39
16	44		SMITHS LANE	1	SMITH, RICHARD % LORRE SMITH	17 ACADEMY ST STE 601	NEWARK, NJ 07102	15X29
17	6		HUBBELL AVE	1	ALSTON, GRACE,FRAN,ARTHUR JR&E	66 HUBBELL AVE	SALEM NJ 08079	40X82

					CRUZ				
17	19		SEVENTH ST	1	RUSS'S ELECTRIC	P.O. BOX 182	SALEM NJ	08079	30X137
18	4		GIBBON ST	1	KROUSE, ROBERT & MADELYN	99 SEVENTH ST	SALEM NJ	08079	19X80
19	13		38-40 SEVENTH ST	1	AYALA, ZORAIDA O + JUAN B	42 SEVENTH ST	SALEM NJ	08079	40X153
19	19		EIGHTH ST	1	FUSE, WILLIAM G + CLAUDIA D	286 PLEDGER STREET	SALEM NJ	08079	40X153
20	11		PLEDGER ST	1	CAMPBELL, ALAN O JR	PO BOX 154	REHOBOTH, BEACH, DE	19971	9.32 AC
21	1		98-100 SEVENTH ST	1	KROUSE, ROBERT P SR	99 SEVENTH ST	SALEM NJ	08079	35X154
24	5		GIBBON ST	1	MAJOR, VICTOR & PATRICIA A	PO BOX 19	SALEM NJ	08079	40X118
24	8		GIBBON ST	1	MAJOR, VICTOR + PATRICIA A	41 EIGHTH ST	SALEM NJ	08079	112X117.50 IRR
25	18		EIGHTH ST RR 112-114	1	NIBLOCK, ROBERT W JR & JENNIE K	286 GRANT ST	SALEM NJ	08079	120X134
26	2		GRANT ST	1	NIBLOCK, JENNIE	286 GRANT ST	SALEM NJ	08079	3.00 AC
27	2		78 MARKET ST	1	WADDINGTON, JAMES	105 A WEST BROADWAY	SALEM, NJ	08079	75X143
27	22		GRANT ST	1	STOW, HARRY D SR & BETTY J	143 SEVENTH ST	SALEM NJ	08079	75X45
28	25		243 CRAVEN AVE	1	BURSE,ROBERT+GABRIELA %ELIZ WILSON	258 E BROADWAY	SALEM NJ	08079	80X117
28	32		SEVENTH ST	1	JAMES D EDWARDS + SON FUNERAL HOME	1407 KINGS HIGHWAY	PILESGROVE, NJ	08098	61X242
28	58		155-157 GRANT ST-VAC LOT	1	RICE, STEPHEN	11 MAPLE LEAF DRIVE	MULLICA HILL, NJ	08062	38X173
28	61		163 GRANT ST	1	WILLIAMS, B RILEY	127 STOCKINGTON RD	WOODSTOWN NJ	08098	205X176
28	62		CRAVEN AVE	1	BAKER, FLORENCE	53 ENLOW PLACE	PENNSVILLE, NJ	08070	66X114
28	67		244 CRAVEN AVE REAR	1	BAKER, FLORENCE	53 ENLOW PLACE	PENNSVILLE, NJ	08070	84X126
28	74		NINTH ST & GRANT ST	1	HASSLER, MORANT F II & LOIS	72 LAKEVIEW DRIVE	WOODSTOWN, NJ	08098	100X126
28	76		NINTH ST	1	WATSON, WILLIAM E + ANNA M	102 CALLOW PLACE	NEW CASTLE DE	19720	80X130

28	77		NINTH ST	1	EVANGELISTA, MARIA S	213 WATERFORD DRIVE	EDISON, NJ	08817	84X130
32	1		GRANT ST	1	ELROD, GARY A & DAWN K	145 NEW UNION ST	SALEM NJ	08079	1.04 AC
32	7		N UNION ST	1	PONTI, ELIZABETH L	143 NEW UNION ST	SALEM NJ	08079	75X125
32	20		JOHNSON ST	1	ELROD, GARY A & DAWN K	145 N UNION ST	SALEM NJ	08079	30X126
35	7		EAST BROADWAY	1	MATHIS, RUTH E	280 E BROADWAY	SALEM NJ	08079	21X165
35	8		EAST BROADWAY	1	MATHIS, RUTH E	280 E BROADWAY	SALEM NJ	08079	19X165
38	1		ALLEN AVE & JOHNSON ST	1	DOERR, BRUCE	141 RIVER LANE	SALEM,NJ	08079	237X38
39	4		N UNION ST & MORRISON AVE	1	RILEY, LINDA E + SHAYNE	200 NEW UNION STREET	SALEM NJ	08079	55X160
39	17		N UNION ST	1	CHRUSTOWSKI, JOHN F EST % GAYLE RAY	4491 GARDEN BROOK DR	CHICO CA	95973	100X300
39	19		GRANT ST	1	KEEN, JOHN R JR & LEONA	4 NEW UNION ST	SALEM NJ	08079	.71 AC
39	23		GRANT ST & KEASBEY ST	1	BOGGS, ALICE G	383 GRANT ST	SALEM NJ	08079	.044 AC
39	25		KEASBEY ST	1	DALE, CHARLES R + BARBARA	134 ANDERSON DR	SALEM NJ	08079	2.32 AC
39	32		KEASBEY ST	1	HODGES, ESTHER M	275 KEASBEY STREET	SALEM NJ	08079	25X125
39	41		KEASBEY ST REAR	1	DALE, CHARLES R + BARBARA	134 ANDERSON DR	SALEM NJ	08079	.64 AC
42	27		394 E BROADWAY	1	SBM MORTGAGE CORPORATION	7315 WISCONSIN AVE,#1250W	BETHESDA, MARYLAND 20814		42X130
42	29		386-388 E BROADWAY	1	SBM MORTGAGE CORPORATION	7315 WISCONSIN AVE,#1250W	BETHESDA, MARYLAND 20814		60X130
42	45		N ELM ST	1	MITCHELL, ERIC & WYNETTA L	212 N ELM ST	SALEM NJ	08079	100X140
43	6		KEASBEY ST	1	WRIGHT, TERRY C & PATRICIA A	199 CHESTNUT ST	SALEM NJ	08079	3.73 AC
44	2		KEASBEY ST	1	LYONS, DANY J	123 COOL RUN ROAD	BRIDGETON, NJ 08302		40X102
44	14		ROE AVE	1	SCAFE, BEVERLY	414 GRIEVES PKWY	SALEM NJ	08079	40X117
44	28		ROE AVE	1	LUCIANO, ANN M	89 WEST MAIN STREET	WOODSTOWN NJ 08098		20X123
44	29		ROE AVE	1	DRENNAN, RAYMOND	505 BEACH BLVD	FORKED RIVER NJ 08731		50X170

44	30		ROE AVE	1	DRENNAN, RAYMOND	505 BEACH BLVD	FORKED RIVER NJ 08731	35X127
46	6		W BROADWAY	1	ELMER, GLENDON H JR	269 WALNUT STREET ROAD	SALEM, NJ 08079	1.325 ACRES
46	6.01		VAC LOT FRONT ST	1	ELMER, GLENDON H, JR	269 WALNUT STREET ROAD	SALEM, NJ 08079	
48	7		61 W BROADWAY	1	SBM MORTGAGE CORPORATION	7315 WISCONSIN AVE,#1250W	BETHESDA, MD 20814	72X232
77	21		THOMPSON ST	1	OLNHAUSEN, ALBERT J	102 ANNAPOLIS ROAD	PENNSVILLE, NJ 08070	46X173
77	22		OAK ST	1	BROOKS, TONYA	55 OAK STREET	SALEM, NJ 08079	.61 AC & 102X1
77	23		OAK ST REAR	1	GROB, JOHN H & PATRICIA A	PO BOX 412	SALEM NJ 08079	17X105 IRR
80	8		CHESTNUT ST	1	VELOCITY INVESTMENTS, LLC	BRINLEY PLAZA, BLD 1 3100	RT 138 WEST, WALL, NJ 07719	120X185
83	8		MAPLE AVE	1	SMITH, MICHAEL D	52 HILES AVE	SALEM NJ 08079	45X146
84	9		SINNICKSON ST	1	PARSONS, KATHY	205 SINNICKSON ST	SALEM NJ 08079	35X132
84	33		WESLEY ST	1	GREEN, HARRIET P	219 WESLEY ST	SALEM NJ 08079	35X140
85	9		SINNICKSON ST	1	PARSONS, KATHY	205 SINNICKSON ST	SALEM NJ 08079	33X54
85	14		SMITH ST	1	HOPMAN, LEWIS	42 EIGHTH STREET	SALEM NJ 08079	32X105
85	17		EAKIN ST	1	WHEELER, CRAIG JR % C MCCLURE POA	31 EAKIN STREET	SALEM, NJ 08079	32X105
86	11		EAKIN ST	1	SALEM COUNTY HABITAT FOR HUMANITY	PO BOX 400	PEDRICKTOWN, NJ 08067	96X105
86	13		OLIVE ST	1	SKINNER, DESIREE & KIMBERLY WILLIAMS	69 OLIVE ST	SALEM NJ 08079	60X110
87	4		91-93 UNION ST	1	J M & M INVESTMENTS, LLC	608 GEDDES STREET	WILMINTON, DE 19805	40X121 IRR
87	20		MAGNOLIA ST	1	BROWN, MARY L	189 SANDWASH RD	BRIDGETON NJ 08302	30X120
87	22		MAGNOLIA ST	1	BROWN, CARL C	189 SANDWASH RD	BRIDGETON NJ 08302	55X120
87	24		MAGNOLIA ST	1	BROWN, MARY L	189 SANDWASH RD	BRIDGETON, N J 08302	25X120
88	8		415 MAGNOLIA ST	1	OUTREACH CENTER OF FAITH, INC	17 WARD STREET	SALEM, NJ 08079	34X125

88	9		MAGNOLIA ST	1	BOOKER, JOHN	411 1/2 MAGNOLIA STREET	SALEM, NJ	08079	45X80
88	11		MAGNOLIA ST REAR	1	BOOKER, JOHN + MARIAN E	411 1/2 MAGNOLIA ST	SALEM NJ	08079	40X45
88	17		71 YORKE ST	1	CURRY, EVELYN	77 YORKE ST	SALEM, N J	08079	48X87
88	19		YORKE ST	1	CURRY, EVELYN	77 YORKE ST	SALEM NJ	08079	61.13X175 IRR
89	3		GRIEVES PARKWAY	1	MOORE, OLLIE D & JUNE	85 YORKE ST	SALEM NJ	08079	100X161
89	12		YORKE ST	1	NOEL, MONROE O & ELIZABETH	91 YORKE ST-PO BOX 944	SALEM NJ	08079	50X130
92	2		166 YORKE ST.	1	ROSS G.FOGG & SON INC	182 HANCOCKS BRIDGE ROAD	SALEM, NJ	08079	10.5 AC
94	10		AMWELLBURY RD REAR	1	WOOD, DELORES R	20 E AMWELLBURY RD	SALEM NJ	08079	20X60
94	13		AMWELLBURY RD REAR	1	WASHINGTON, CHARLES JR	2 HUBBELL AVE	SALEM, NJ	08079	.76AC
94	15		AMWELLBURY RD REAR	1	GOULD, MARIE	12 E AMWELLBURY RD	SALEM NJ	08079	45X160
94	18		HILLCREST AVE	1	SHERRILL, HENRY & LULA	215 SINNICKSON STREET	SALEM NJ	08079	1.90 AC
97	2		N TILBURY RD	1	TILBURY ROAD ASSOCIATES INC	ONE GATEWAY CTR STE 2408	NEWARK NJ	07102	.95 AC
97	9.03		RIPARIAN LEASE-NR-97-1.02	1	NJ DEP% MID-LANTIC SHIP + STEV CO	128 TILBURY RD	SALEM NJ	08079	.3AC
97	10		TILBURY RD	1	POWELL, CLEMENT S & LINDA J HARWOOD	16 OLD TILBURY ROAD	SALEM NJ	08079	4.22 AC
98	1		SALEM RIVER	1	MULFORD, WAYNE B	49 COUNTRY CLUB RD	SALEM NJ	08079	155 AC
98	2		SALEM RIVER	1	LOVELAND, S C III % E E MESS ESQ	PO BOX 368	PENNSVILLE NJ	08070	5.78AC
99	7		DELAWARE DR & MORNINGSIDE	1	GAGE, EARL R	10 DELAWARE DRIVE	SALEM, NJ	08079	2.58 AC
99	28		PINE AVE	1	CAGLE, LISA A	201 PINE AVE	SALEM NJ	08079	65X116
100	4		MORNINGSIDE DR	1	GAGE, EARL R	10 DELAWARE AVE	SALEM, NJ	08079	35X172 IRR
102	6		PLASKET AVE	1	DRUMMOND, BRAD C	10 PLASKET AVE	SALEM NJ	08079	65X116
103	9		CHESTNUT ST	1	BIDDLE, HOWARD E JR + NANCY G	1 PLASKET AVE	SALEM NJ	08079	60X125
104	1		CHESTNUT ST	1	CHESTNUT ARMS INC % KESSELMAN	1034 BRYN MAWR AVE	NARBERTH, PA	19072	8.56AC

106	2		KENT ST	1	R H RAPP LAND ASSOCIATES LLC	P O BOX 3128	EASTON , PA 18043		5.80 AC
111	1		CROSSLAND AVE	1	MATHERS, FRANK B	31 CROSSLAND AVENUE	SALEM NJ 08079		35X116
111	8		CROSSLAND AVE	1	NEGRON, SAM JR + HEDY S	188 CROSSLAND AVE	SALEM NJ 08079		60X125
111	10		CROSSLAND AVE	1	WEAVER, ALAN D	180 CROSSLAND AVE	SALEM NJ 08079		60X125
115	1		CHESTNUT ST	1	RICHIE, LESTER H,JR & ELSIE A	30 S TILBURY RD	SALEM NJ 08079		3.00 AC
115	5		CHESTNUT ST	1	POWERS, ARLENE G	251 CHESTNUT ST	SALEM, N J 08079		65X134
118	1		419 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		33.75X178 IREG
118	2		421 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		34X154 IRREG
118	3		423 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		34X139 IRREG
118	4		425 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		34X130 IRREG
118	5		427 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		34X130
118	6		429 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		30X130 IRREG
118	7		431 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		50X137 IRREG
118	8		433 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		25X160 IRREG
118	9		435 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		25X180 IRREG
118	10		437 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		25X150 IRREG
118	11		439 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		22X118 IRREG
118	12		441 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		34X110
118	13		443 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		34X110
118	14		445 AFTON DR	1	MAYERFELD FARMS & SUPPLY CO INC	BOX 249	NORMA, N J 08347		34X110

27	9		174-176-178-180 E BROADWA	15A	SALEM COMMUNITY COLLEGE	460 HOLLYWOOD AVE	CARNEYS POINT NJ 08069	47X230 IRR
58	1		51 NEW MARKET ST	15A	SALEM CITY OF BOARD OF EDUCATION	219 WALNUT STREET	SALEM NJ 08079	394X305
77	20		S THIRD ST	15A	SALEM CITY OF BOARD OF EDUCATION	219 WALNUT STREET	SALEM NJ 08079	4.63 AC
83	6		183 SMITH ST	15A	SALEM CITY OF BOARD OF EDUCATION	219 WALNET STREET	SALEM NJ 08079	8.60 AC & 36 FT
96	1		CHESTNUT ST	15A	SALEM CITY OF BOARD OF EDUCATION	219 WALNUT STREET	SALEM NJ 08079	2.90 AC
96	3		219 WALNUT ST	15A	SALEM CITY OF BOARD OF EDUCATION	219 WALNUT STREET	SALEM NJ 08079	75.32 AC
114	1		WALNUT ST	15A	SALEM CITY OF BOARD OF EDUCATION	219 WALNUT STREET	SALEM NJ 08079	15.71AC

## **Appendix B**

### **Resources**

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**CITY OF SALEM**

City Clerk/Administrator, Barbara Wright, (856) 935-0373  
City Engineer & Planner, Remington & Vernick,  
Environmental Commission and Planning Board, Carol Wright, Secretary, (856) 935-5510

**COUNTY**

Salem County Department of Planning and Agriculture (856) 935-7510 ext 8413  
164 Route 45, Salem, NJ 08079  
Website: [www.salemcountynj.gov/countygovernment/departments](http://www.salemcountynj.gov/countygovernment/departments)  
*County Plans, GIS mapping, technical assistance, countywide wastewater management plan maps and documents.*

Salem County Agriculture Development Board (856) 769-3708  
51 Cheney Road, Woodstown, NJ 08098  
Website: [www.salemcounty.gov](http://www.salemcounty.gov)  
*Farmland and open space preservation funding and programs.*

Cumberland-Salem Soil Conservation District 856-451-2422  
PO Box 68, 1516 Route 77, Deerfield, NJ 08313  
856-451-1358 (fax)  
856-205-1225\* or 856-769-1126\* (\*Natural Resources Conservation Service Field Office)  
Website: [www.cumberland-soil.deeweb.com](http://www.cumberland-soil.deeweb.com), email: [cumbsoil@aol.com](mailto:cumbsoil@aol.com)  
*Soil surveys and soil maps, technical assistance with map interpretation to identify critical areas.*

**STATE**

NJ Department of Environmental Protection  
Environmental Services Program (609) 984-0828  
PO Box 402, 401 E. State St., Trenton, NJ 08625  
*Open space planning matching grants for environmental commissions.*

NJ Department of Environmental Protection Green Acres Program: (609) 984-0500  
PO Box 412, 501 East State St., 1st Floor, Trenton, NJ 08625  
Website: [www.state.nj.us/dep/greenacres](http://www.state.nj.us/dep/greenacres)  
*Grant and loan programs for land acquisition/preservation (including "Blue Acres" shoreline parcels), and technical assistance for open space planning, land assessment, and GIS mapping.*

NJ Environmental Infrastructure Financing Program (609)292-6894 and 292-6840  
NJDEP Municipal Finance & Construction Element,  
PO Box 425, 401 E. State St., Trenton 08625  
*Grants for land acquisition that complements water quality initiatives by creating buffer areas around stream corridors to filter pollutants and sediments from stormwater runoff.*

NJ Department of Agriculture Farmland Preservation Program: (609) 984-2504

PO Box 330, Health and Agriculture Bldg.,  
Market & Warren Sts., 2nd Floor, Trenton, NJ 08625  
Website: [www.state.nj.us/agriculture/sadc](http://www.state.nj.us/agriculture/sadc)  
*Grant and loan programs for agricultural land preservation Planning Incentive Grants (PIG), technical assistance for planning and assessment*

NJ Historic Preservation Trust (609) 984-0473  
PO Box 457, Trenton, NJ 08625  
Website: [www.njht.org/](http://www.njht.org/)  
*Grants for historic preservation, restoration, acquisition.*

NJ Department of Environmental Protection Maps & Publications Office (609) 292-2576  
Sales Office, Box 417, Trenton, NJ 08625  
Website: [www.state.nj.us/dep/njgs](http://www.state.nj.us/dep/njgs)  
*GIS data and resources, USGS maps, aerial photographs, freshwater wetlands maps*

NJ Department of Environmental Protection Office of Natural Lands Management (609) 984-1427  
*State natural areas, NJ Natural Heritage Database, rare specie sand natural community lists by county.*

NJ Office of State Planning (609) 292-7156  
Box 204, 33 W. State St., Trenton, NJ 08625  
Website: [www.state.nj.us/osp](http://www.state.nj.us/osp)  
*Information about NJ State Plan and statewide planning areas.*

Federal Emergency Management Agency  
FEMA Maps (800) 358-9616  
Website: [www.fema.gov/msc](http://www.fema.gov/msc)  
*Floodplain maps.*

## **NON-PROFIT ORGANIZATIONS**

Association of NJ Environmental Commissions (ANJEC) (973) 539-7547  
PO Box 157, Mendham, NJ 07945  
*ANJEC's Resource Center has copies of Open Space Plans and Environmental Resource Inventories (ERI's) from many New Jersey municipalities, and a database of environmental ordinances.*  
Website: [www.anjec.org](http://www.anjec.org)

NJ Audubon Society (609) 861-1651  
600 Rte. 47 North, Cape May Court House, NJ 08210  
*Information on endangered NJ birds, their habitats and breeding sites.*

National Recreation and Park Association (703) 858-0784  
2775 South Quincy St., Suite 300, Arlington, VA 22206

Website: [www.activeparks.org](http://www.activeparks.org)

*Publications on open space and recreation planning, including a standard reference, Park, Recreation, Open Space and Greenway Guidelines, 3rd ed., 1996. (\$50)*

NJ Conservation Foundation (908) 234-1225

170 Longview Rd., Far Hills, NJ 07931

Website: [www.njconservation.org](http://www.njconservation.org)

NJ Recreation & Park Association (732) 568-1270

13 April Lane, Somerset, NJ 08873-5301

<http://community.nj.com/cc/parksandrecreation>

Preservation New Jersey (609) 392-6409

18 W. Lafayette St., Trenton, NJ 08808

Website: [www.preservationnj.org](http://www.preservationnj.org)

The Nature Conservancy/NJ Chapter (908) 879-7262

200 Pottersville Rd., Chester, NJ 07930

Website: [www.tnc.org](http://www.tnc.org)

Trust for Public Land (973) 425-0360

1095 Mt. Kemble Ave., Morristown, NJ 07960

Website: [www.tpl.org](http://www.tpl.org)

National Fish and Wildlife Foundation (202)857-0166

1133 Fifteenth Street, NW Suite 1100

Washington, DC 20005

Website: [www.nfwf.org](http://www.nfwf.org)

*Delaware Estuary Watershed Grants Program*

*Provides grants to organizations working on a local level to protect and improve watersheds in the Delaware Estuary, while building citizen-based resource stewardship*

## **Appendix C**

### **MAPS**



**Appendix D**

**REFERENCE PAGES FROM  
SALEM COUNTY OPEN SPACE PLAN**





**Appendix E**

**SAMPLE CLUSTER ORDINANCE**

## SAMPLE CLUSTER ORDINANCE

**Density** - The permitted number of dwelling units per gross area of land to be developed.

**Gross Land Area (1)** - An area of land which is determined by the property lines bounding the tract of land proposed for development within any given zone and which is always expressed in terms of square feet or acres. Any portion of a tract included in an existing public or private right-of-way shall not be included in calculating gross land area.

**Gross area (2)**: The total area of the site.

**Infrastructure**: The facilities and services needed to sustain residential, commercial, industrial, institutional, and other activities.

**Net buildable area**: The portion of the cluster development that may be developed or used for common open space, after delineating wetlands, floodplains, steep slopes, and other sensitive natural resources as outlined in the Township's Environmental Resources Inventory, as well as any other Federal, State, County or locally regulated constrained area.

**Open Space (1)**: Portion of site set aside in perpetuity for protection of farmland, natural resources and other values as enumerated in the purpose. Some portion of the open space established must be accessible to residents unless it consists of farmland.

**Open Space (2)** - An unoccupied space open to the sky on the same lot with a principal or accessory building. Open space includes the following types:

(1) COMMON OPEN SPACE - A parcel or parcels of land or an area of water, or a combination of land and water, within the site designated for a planned unit development or a cluster development, and designed and intended for the use or enjoyment of residents and owners of the planned unit development or cluster development. Common open space excludes land areas within the rights-of-way of streets to be located within a planned unit development unless exclusively designed for access to open space. A legally constituted organization of the property owners with authority to place liens on property shall be formed for the maintenance of the common areas and facilities, or this common open space may be deeded to the Township if accepted by the Township for use by all residents of the Township.

(2) USABLE OPEN SPACE - Consists of either common or public open space which is either landscaped or developed and maintained for recreational purposes,

readily available, or improved for such recreational purpose, and excludes that portion of the area consisting of officially designated wetlands, streets, drives and space utilized for off-street parking or loading purposes. Where usable open space is required in this chapter, it shall be designated on plans submitted as required.

(3) **PUBLIC OPEN SPACE** - An open space conveyed or otherwise dedicated to a municipality, municipal agency, board of education, state or county agency or other public body for educational, recreational or conservation uses.

(4) **REQUIRED OPEN SPACE** - That type and percentage of common, usable or public open space that must be provided in particular zoning districts, in cluster developments or in planned unit developments, according to the provisions of this chapter.

**Planned Development** - A planned unit development, planned unit residential development or residential cluster, planned commercial development or planned industrial development as those terms are defined in N.J.S.A. 40:55D-6 of the Municipal Land Use Law, but only to the extent not inconsistent with the provisions of this chapter.

**Residential Density** - The number of [dwelling](#) units per gross acre of residential land area, including streets, easements and [open space](#) portions of a [development](#).

**Yield Plan**: A conceptual plan of lots created using the base zoning of the parcel, excluding constrained lands, and rights of ways, used to establish the maximum number of lots that can be created utilizing the cluster development standards.

## **CLUSTER DEVELOPMENT**

**PURPOSE:** It is the purpose of this section to fulfill the goals of the Master Plan by instituting land development measures in the Agricultural, and Residential districts which will:

- (a) Preserve, on a permanent basis, agricultural lands, open space, and natural features and protect environmentally sensitive areas of development sites in accord with Salem's Environmental Inventory;
- (b) encourage creative and flexible site design that is sensitive to the land's natural features and adapts to the natural topography;
- (c) preserve landowner's equity by providing equivalent development potential;
- (d) decrease non-point source pollution impacts by reducing the amount of impervious surfaces in site development;
- (e) reduce erosion by retention of existing vegetation in site development;
- (f) promote cost savings in infrastructure installation and maintenance;
- (g) provide a variety of housing and development opportunities in order to accommodate diversity of income and ages within Salem;

- (h) provide development standards which maintain residential values, preserve the natural beauty and enhance the rural character of the City.

**A. APPLICABILITY:**

- A.** All subdivisions or developments in the Agricultural and Residential districts and involving a gross acreage of more than ten (10) acres shall be subject to these clustering regulations.
1. The maximum permitted density shall be five (5) units per acre in the R-2;
  2. Land area equal to a minimum of fifty percent (50%) of the tract of land proposed for development shall not be included in lots but shall be set aside for conservation, open space, recreation and park area, or other public purposes. Land utilized for street rights-of-way, driveways, parking lots, dooryards, utility stations, buffer strips and loading areas shall not be included as part of the above fifty percent (50%).
  3. Land for conservation, open space, recreation, park areas or other public purposes may be satisfied by inclusion of such required space on the developed site, or by noncontiguous of site land as provided herein.
  4. No more than fifty percent (50%) of the total open space within the development site shall be located in one (1) or more of the following:
    - (a) a flood plain, areas with a slope greater than ten percent (10%), and water courses, or bodies of water or other areas deemed unsuitable for recreational purposes due to environmental reasons as made evident by the Planning Board's review of the environmental impact statement required to be submitted.
    - (b) When open space requirements are being met by utilization of noncontiguous open space off site from the development, then not more than twenty five percent (25%) of the total open space saved off-site from the development shall be located in one or more of the following; a flood plain, areas with a slope greater than ten percent (10%), and water courses, or bodies of water or other areas deemed unsuitable for recreational purposes due to environmental reasons as made evident by the Planning Board's review of the environmental impact statement required to be submitted.
  5. At least fifty percent (50%) of the total open space saved shall be used for one or more of the following active recreational purposes: golf courses and country clubs; swimming pools and cabana clubs; tennis, badminton and basketball courts; riding clubs;

limited membership outdoor recreational areas; private landscaped areas under the supervision of a homeowners association as provided in this section.

6. The remaining portions of open space saved shall be permanently devoted to one or more of the following open land uses: parks or playgrounds; woodland conservation areas; agricultural; game preserves; wild fowl refuges; pedestrian walkways; bicycling and bridle trails (excluding motorized cycles and all terrain vehicles or similar motorized vehicles); stream preservation; and water shed protection or flood control areas.

7. In certain circumstances the land area equal to a minimum of fifty percent (50%) of tract of land proposed for development to be set aside for conservation, open space, recreation and park area or other public purposes, can be satisfied by the utilization of noncontiguous parcels of land. The Planning Board shall retain sole discretion in determining the suitability of utilizing noncontiguous parcels to satisfy this chapter.

8. Provisions made with respect to any proposed cluster development for open space and recreational areas shall be reviewed, found adequate and approved by the Planning Board. In its review, the Planning Board shall investigate the size of parcels devoted to open space and recreational areas, their location within or outside of the project, the topography, the uses contemplated upon such open space and recreation areas, configurations of the parcels under consideration, facilities and improvements to be provided, the provisions made for maintenance and access to said parcels, traffic flow around said parcels, the ecological aspects, the staging or timing of the open space and recreational area development and how various categories of recreational facilities or open space and their location will be proportionally related to the staging of development of housing units if such staging is proposed. The Planning Board shall make detailed findings concerning the adequacy or inadequacy of the aforesaid items in conformity with the provisions of this chapter and any adopted Township Master Plan. The provisions made shall be deemed adequate if the Planning Board determines that:

- (a) Portions of the open space and recreational area are readily accessible to all residential dwelling units; and
- (b) The uses being designated for open space and recreational areas are reasonably related to and appropriate and sufficient to meet the needs of the project's residents for a variety of uses appealing to all socioeconomic levels and age groups; and
- (c) The uses being designated for open space and recreational areas will be functional upon the arrival of the residents who will use them; and
- (d) The topography of the land is suitable for the uses contemplated and the uses will not be detrimental to the ecology of the area; and

(e) The open space and recreational areas are conveniently and appropriately designed with regard to the project's pedestrian and vehicular traffic patterns to provide access to, in, around, and from the uses proposed.

(f) In addition to the foregoing criteria, if the required open space is provided on one or more noncontiguous parcels, such areas shall be reviewed, found adequate, and approved by the Planning Board. Since the intended use of noncontiguous parcel or parcels may not be exclusively devoted to the residential development, such use and other provisions must satisfy other stated goals and objectives of any adopted City Master Plan with regard to the use of the parcel, convenience, recreational uses, open space or other purposes benefiting the residents of the City as a whole.

9. The Planning Board shall find that the restrictions, covenants, or other legal devices designed to preserve open space and recreational areas for the uses initially proposed, to protect open space and recreational areas from erosion into other uses and to confine open space and recreational areas to the uses approved are adequate for such purposes.

10. While nothing herein contained shall be deemed to require that, as a condition of cluster development project approval, a developer must make available lands for public use which are proposed as open space and recreational areas, the City may, at any time and from time to time, accept the dedication of said land or any interest therein for public use and maintenance where a free and uncoerced offer is made by the developer. That said offer is free and uncoerced shall be established on the record of any public meeting wherein said offer is made. Lands offered to the City shall meet the following requirements;

(a) Lands offered for recreational purposes shall be improved by the developer, including equipment, walkways and landscaping, in order to qualify the lands for acceptance by the City.

(b) Any land offered to the City shall be optimally related to the overall plan and design of the development or City open space plan goals and objectives and improved to best suit the purpose(s) for which it is intended.

(c) The lands offered to the City shall be subject to review by the Planning Board, which, in its review and evaluation of the suitability of such land, shall be guided by the Master Plan of the City, by the ability to assemble and relate such lands to an overall plan and by the accessibility and potential utility of such lands. The Planning Board may request an

opinion of other public agencies or individuals as to the advisability of the City's accepting any lands to be offered to the City.

(d) Every parcel of land offered to and accepted by the City shall be conveyed to the City by deed at time of submission of the final plan to the City for review and approval. The deed shall contain such restrictions as may reasonably be required by the Planning Board to effectuate the plan hereinabove pertaining to the use of such areas. Should the subdivision consist of a number of development stages, the Planning Board may require that acreage proportionate in size to the stage being considered for final approval be donated to the City simultaneously with the granting of final subdivision approval for that particular stage, even though these lands may be located in a different section of the overall development.

(e) The minimum size of each parcel offered to the City shall be five (5) acres.

11. Any lands intended for use as open space or recreational areas and not to be dedicated to the City or other public agency shall have a deed restriction approved by the City Attorney, specifying that it will be permanently devoted to one or more of the various open space or recreational uses approved by the Planning Board. There also shall be incorporated into the deed for said open space or recreational lands a reversion clause, also approved by the City Attorney, arranged in favor of the City, stating that in the event the private open space or recreational use ceases to function for a period of one (1) year the lands will revert to the City for recreational uses.

## **YIELD PLAN**

A Yield Plan is required to be prepared and submitted as part of an application for a cluster residential development as a determination of the potential number of units on net the buildable area using conventional zoning requirements for district as the baseline for the yield.

- A. Yield Plans should be prepared as conceptual layouts. They are for informational purposes only to establish base development density. Yield plans do not have to be sealed drawings as they are not for actual layout of development.
- B. Yield plans must be drawn to scale and include the following information for the tract and for properties within 200':
  - a. Block and lot and key map;
  - b. Size and zoning of tract;
  - c. Names of all adjoining property owners and use of adjacent properties;

- d. Existing roads, easements, utility lines;
  - e. All streams and drainage within the tract;
  - f. Floodplains, wetlands, slopes over 10%, ponds and depressions;
  - g. State and local regulated wetland, stream and agricultural buffers;
  - h. Sensitive areas designated in the City's ERI and Open Space Inventory;
  - i. Land in agricultural use presently or within the last five years;
  - j. Scenic views, tree groupings, historic structures, existing trails and landmarks.
- C. Infrastructure requirements must include at least 15% of the area remaining after Part B items are factored out.
- D. The Yield Plan should realistically present possible layout of houses on the net buildable area resulting after Parts B and C are factored out .
- E. Yield Plan Layout of houses shall meet the district requirements of City schedule for the district within which the tract lies.
- F. The final "yield" will be the number accepted, after a site visit by a minimum of three Board members (or some appointed group/subcommittee), in the Yield Plan.
- G. The final accepted number of units shall be subject to septic capability demonstrated on the reduced lot sizes at preliminary site plan stage.

## **DESIGN STANDARDS**

- A.** All site plans for Cluster Development shall meet the standards of the subdivision ordinance in addition to specific Standards enumerated here
- B.** The number of individual building lots created shall be no greater than shown on the Yield Plan as accepted by the Planning Board.
- C.** Maximum lot size in a Cluster Development shall be 5,000 s.f.
- D.** Maximum lot coverage, floor area ratios, building height for the applicable zoning district shall apply to the cluster development. Maximum lot coverage and floor area ratios, however, shall be applied to the entire site rather than to any individual lot.
- E.** Each lot shall have a minimum access of 20 feet to a public or private street. Access may be shared with other lots.
- F.** No minimum lot width shall apply, but a minimum of 10' shall exist between all principal buildings.
- G.** Setback requirements for new dwellings (if existing City ordinance is greater, the greater distance shall apply)
  - a.** From all external roadways: 100 feet

- b.** From internal roadways: 25' with front loaded garages; 10' for side or rear loaded garages;
  - c.** From off tract (not roadway, not farmland): 50 feet
  - d.** From farmland: 150 feet.
- H.** Landscaping, berms, and natural walls approved by the Planning Board shall be utilized to minimize views of houses from existing roads and adjacent properties.
- I.** New dwellings shall be arranged to maximize views of open space.
- J.** Greenways suitable for pedestrians and bicycles shall connect dwelling units with any open space accessible to the public.
- K.** Open Space Standards and Regulations
  - a.** Not less than 50% of net buildable area shall be open space;
  - b.** The proposed use of the open space to be preserved shall be submitted to the Planning Board as part of the Preliminary Submission.  
(NOTE: *checklist needs to be changed to include*)
  - c.** Any tract proposed for development which is presently (or within the last five years) utilized for agriculture shall be deed restricted for agriculture unless the developer can establish the infeasibility of this to the Planning Board's satisfaction.
  - d.** Tracts not deed restricted for agriculture shall be deed restricted for recreation or conservation purposes or some combination of them to the satisfaction of the Planning Board.
  - e.** Non-farmland open space shall be conveyed as follows:
    - 1. To a nonprofit organization whose principal purpose is the conservation of open space; or,
    - 2. to a corporation, homeowner's association or trust owned, or to be owned, by the owners of lots or dwelling units within the residential cluster development.
  - f.** The instrument of conveyance shall be approved by the City attorney.
  - g.** A deed restriction enforceable by Salem City shall be recorded that provides that the common open space shall:
    - 1. be kept in the condition as authorized under the approved Site Plan;
    - 2. not be developed except as authorized in the approved Site Plan.
- L.** Affordable Housing Bonus (*This will require implementing the Affordable Housing Fair Share Plan with a Growth Ordinance. Percentages resulting in partial units can be dealt with by a development fee ordinance*)
  - a.** The Planning Board may approve an increase in density of up to \_\_\_\_\_ provided one unit of affordable housing is built on or off tract for every four (4) units constructed.

- b. Duplexes may be permitted for a cluster development that provides on-site affordable housing located in a residential zoning district that does not otherwise allow attached dwelling units.

**GENERAL REGULATIONS:**

- A. Individual lots, buildings, streets and parking areas shall be designed and situated to minimize the alteration of natural site features to be preserved.
- B. All principal and accessory uses authorized in the applicable residential zoning district(s) shall be allowed in the cluster development.

**FINDINGS AND CONCLUSIONS**

Prior to approval of a cluster development project the Planning Board shall find the following facts and conclusions:

- (1) that departures by the proposed development from the zoning regulations otherwise applicable to the subject property conform to the standards of this section;
- (2) that the proposals for maintenance and conservation of the common open space are reliable and that the amount , location, and purpose of the common open space are adequate;
- (3) the noncontiguous site is suitable;
- (4) the City agrees to accept public dedication of the open space; or
- (5) that provision through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic and the amenities of light and air, recreation and visual enjoyment are adequate;
- (6) that the proposed development will not have an unreasonably adverse impact upon the area in which it is proposed to be established;
- (7) In the case of a development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants, and owners of the proposed development in the total completion of the development are adequate.

**Appendix F**

**PUBLIC HEARING NOTICE**

**NEWSPAPER ARTICLES**