

RESOLUTION

**TOWNSHIP OF HOWELL PLANNING BOARD
RESOLUTION OF MEMORIALIZATION
MONMOUTH COUNTY, NEW JERSEY
ADOPTION OF AMENDMENT TO PARKS, RECREATION,
AND OPEN SPACE ELEMENT OF THE MUNICIPAL
MASTER PLAN**

**Approved: October 19, 2017
Memorialized: November 2, 2017**

**IN THE MATTER OF AMENDMENT TO PARKS,
RECREATION, AND OPEN SPACE ELEMENT
OF THE MUNICIPAL MASTER PLAN**

WHEREAS, pursuant to N.J.S.A. 40:55D-28, the Howell Township Planning Board (hereinafter "Planning Board") may prepare and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, N.J.S.A. 40:55D-28b(7) permits a Planning Board to adopt a Recreation Plan Element of the Municipal Master Plan; and

WHEREAS, a public hearing was held before the Planning Board on October 19, 2017 to consider the adoption of an amended Parks, Recreation and Open Space Element of the Municipal Master Plan; and

WHEREAS, the Planning Board's Professional Planner, Malvika Apte, PP, AICP, CME Associates prepared a draft amended Parks, Recreation and Open Space Element of the Municipal Master Plan last revised October 2017; and

WHEREAS, the Planning Board has heard testimony and comments from its own consultants, and with the public having had an opportunity to be heard and present expert testimony; and

WHEREAS, based upon the testimony and draft amended Parks, Recreation and Open Space Element.

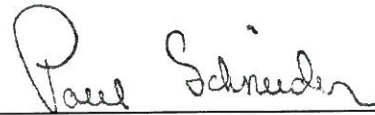
NOW, THEREFORE, does the Howell Township Planning Board make the following findings of fact and conclusions of law with regard to the draft land use element:

1. The Planning Board determines that the policy goals and objectives contained in the draft amendment to the Parks, Recreation, and Open Space Element prepared by Malvika Apte, PP, AICP of CME Associates, accurately reflect the policy of the Planning Board based upon the current land use patterns as well as land use challenges which presently exist within the municipality. The Planning Board further finds that the draft amended Parks, Recreation, and Open Space Element contains policy recommendations which best reflect the Planning Board's goal of smart growth.

2. The Planning Board therefore adopts the draft amended Parks, Recreation, and Open Space Element prepared by Malvika Apte, PP, AICP, of CME Associates last revised October 2017.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Howell on this 2nd day of November, 2017, that the action of the Planning Board taken on October 19, 2017 adopting the draft amended Parks, Recreation, and Open Space Element report prepared by Malvika Apte, PP, AICP of CME Associates, last revised October 2017 pursuant to N.J.S.A. 40:55D-28 is hereby memorialized.

BE IT FURTHER RESOLVED that the Board secretary is hereby authorized and directed to cause a notice of this decision to be published in the official newspaper and to send a certified copy of this Resolution to the Monmouth County Planning Board and to the Township Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.



Paul Schneider, Chairman
Howell Township Planning Board

ON MOTION OF: Mr. French

SECONDED BY: Mr. Tannenhaus

ROLL CALL:

YES: Kudrick, Tannenhaus, French, Boyle and Schneider

NO:

ABSTAINED:

ABSENT:

DATED: November 2, 2017

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Howell Township Planning Board, Monmouth County, New Jersey at a public meeting held on November 2, 2017.



Eileen Rubano, Secretary
Howell Township Planning Board

Parks, Recreation, and Open Space Master Plan Element

Adopted: October 19, 2017

Prepared for:



Prepared By:



Malvika Apte, PP, AICP
License Number: 06056

Acknowledgements

Township Council

Theresa Berger, Mayor
Robert Nicaastro, Deputy Mayor
Evelyn O'Donnell, Councilwoman
Pauline M. Smith, Councilwoman
Robert F. Walsh, Councilman

Planning Board

Theresa Berger, Class I, Mayor
Andrew Kudrick, Class II, Official of the Township
Robert Nicaastro, Class III, Councilmember
Paul Schneider, Class IV, Chairman
Robert Nash, Class IV, Vice Chairman
Thomas Russo, Class IV
William Gotto, Class IV
Nicholas Huszar, Class IV, Environmental Commission Member
Brian Tannenhause, Class IV
Kenneth French, Alternate 1
Thomas Boyle, Alternate 2

James R. Herrman, Director of Community Development
Eileen Rubano, Board Secretary
Ronald Cucchiaro, Attorney
Laura Neumann, Engineer
Malvika Apte, Planner
Shari Spero, Certified Tree Expert

Project Team

Jennifer Beahm, PP, AICP- CME Associates
Megan Stanley, PP, AICP- CME Associates
Malvika Apte, PP, AICP- CME Associates
Max Frega – CME Associates
Julia Bordelon – CME Associates
Steve Johnson, Former Planning Board Chairman

Contents

1. Executive Summary.....	1
2. Introduction	2
3. Mission, Vision, and Goals and Objectives	2
Mission	2
Vision.....	3
Statements of Goals and Objectives.....	3
4. The Planning Context.....	5
Regional Location.....	5
Environmental Characteristics.....	6
Socioeconomic Characteristics	9
Relationship to State Plans and Other Programs	11
Monmouth County Open Space Goals for Howell Township	12
2003 Howell Township Open Space and Recreation Plan	13
5. Overview of the Howell Township Parks, Recreation, and Open Space System.....	15
Recreation	15
Open Space	15
Board of Education Facilities.....	17
Parks.....	21
6. Needs Analysis	47
Current Recreation Activity Levels and Participation Patterns	47
Demographic Trends Affecting Future Recreation Levels	47
National Recreation and Park Association Standards	49
7. Resource Assessment	51
8. Funding for Open Space Acquisition.....	53
9. Conservation Techniques.....	53
10. Implementation Strategy.....	56
12. Recommendations	58
13. Open Space and Recreation Map	59

This page intentionally left blank.

1. Executive Summary

The Parks, Recreation, and Open Space Master Plan (Plan) presents recommendations for improvement of the Howell Township Park System, and a vision for its future. Since the original Parks, Recreation, and Open Space Plan was completed in 1981, the Township's population has more than doubled from 25,000 people to over 52,000 in 2015. Due to this substantial population increase Howell is looking to plan for adequate recreation opportunities for all of its residents.

With the preparation of a Parks, Recreation, and Open Space Element, the Township will be afforded the opportunity to long range plan for the improvements and maintenance of existing and future parkland. This Plan will ensure that the Township's vision for open space and recreation is met by providing a comprehensive analysis of land within the Township and recommendations for the future.

In December 2001, the Planning Board of Howell Township adopted the Open Space and Recreation Plan Element of the Master Plan which updated the Element prepared in 1994. The Township Council utilized this document in completing an application for funding to the Green Acres Program of the New Jersey Department of Environmental Protection (NJDEP).

In April of 2002, Howell Township was contacted by several agencies regarding future park, recreation and open space initiatives. In August 2002 the Township Council determined that the Open Space and Recreation Plan that was prepared in 2001 be amended to include park developments, acquisitions and initiatives on the local, county and state levels that had occurred since the preparation of the Recreation Master Plan of 1994.

In August of 2002, the Township Council recommended the Planning Board include the "Harms Quarry Site" as part of the Manasquan Reservoir Watershed/Recreation Area. The 2003 Open Space and Recreation Plan included park developments, acquisitions and initiatives on the local, county and state levels as of September 30, 2002. Around the time of the 2003 Plan, Deerwood Park in Ramtown, consisting of 79.69 acres, was developed to service the residents of South Howell and provide a home for the South Howell Little League. Pride Park on Seton Hall Drive was also opened for use by the residents of Howell in July of 2002.

This update to the 2003 Amended Open Space and Recreation Plan examines the Township's demographic changes, existing environmental characteristics, and relationships to regional planning goals in order to determine the need for additional park and open space needs. This plan also provides a comprehensive inventory of the existing developed, Township-owned parkland and gives recommendations for each park. The inventory was done in collaboration with the Planning Board Master Plan Subcommittee which assisted in developing photo-documentation and recommendations.

This Plan builds off of the previous plan and provides recommendations for additional properties to acquire for the purpose of recreation and open space. The updated plan also

looks more comprehensively at the existing parks throughout Howell Township and details a needs assessment for each. This plan has been updated with input from various municipal officials and various Township Committees. The Master Plan Subcommittee has held two public hearing in June and July for input from public.

2. Introduction

The Parks, Recreation, and Open Space Element of the Master Plan is one of several Master Plan components that is being updated by the Master Plan Subcommittee of the Howell Township Planning Board since its last Comprehensive Master Plan adoption over fifteen years ago. This Element provides a basis for the Township to understand its current recreational resources that are provided by numerous entities including Howell Township, Monmouth County, the State of New Jersey, various athletic groups, Howell Township School District, and the Freehold Regional School District.

Open Space includes active recreation, passive recreation, conservation lands and preserved farmland. Active recreation consists of organized sports or leisure activities that usually require specialized fields or equipment and have a list of rules. Baseball, football, soccer, and tennis are examples of active recreation. Passive recreation includes less formal activities such as kite flying, bird watching, cycling, horseback riding, fishing and hiking. Conservations areas are intended to be left in their natural state for wildlife refuges, as buffers between developments or to protect environmentally sensitive land and water resources. Preserved farmland is intended to remain in agricultural use. Large parks usually encompass more than one type of open space. For instance, level areas may be used for ball fields with steeper areas near streams retained for conservations purposes. Passive uses, such as hiking trails, complement the conservation land.

This element will examine existing recreation uses and open space lands in Howell Township. The Township's recreation programs and other sports associations will be described in brief. The amount of land devoted to recreation will be compared to state and national standards. Recommendations are proposed to complete the element.

3. Mission, Vision, and Goals and Objectives

Mission

The lands and facilities of the Howell Township Parks System are dedicated to the enjoyment, education health, and inspiration of all the residents of Howell Township.

The Howell Township Park System leads: in providing stewardship to sustain, preserve and protect areas of natural beauty, ecological features and recreational resources of Township significance; in offering outstanding public recreational opportunities in a safe and healthy environment; and in interpreting, commemorating, and celebrating the enduring contribution to the Township's natural and cultural heritage to the history and development of New Jersey and the United States.

Vision

Howell Township envisions a public park system that features a comprehensive and integrated network of park, recreation, and open space areas which are alive with energy, attractive, well maintained, and which provides a high-quality experience for any visitor to a municipal park and for any user of a Township park and recreation program.

The park system is safe and user-friendly, providing new and restored facilities set in significant historic and scenic landscapes, and in open spaces and recreation areas which meet the dynamic needs of the Township's residents.

The parks attract residents and visitors from the surrounding area to enjoy outstanding public recreation and open space areas, which protect the environment, strengthen the Township's diverse community, and promote healthy living.

Statements of Goals and Objectives

To help fulfill the mission and achieve the vision for the Howell Township Parks System, the Parks, Recreation, and Open Space Master Plan sets the following goals and corresponding objectives for the system's future use and development.

1. Improve the quality of life of Howell Township residents.
 - a. Facilitate access for all Township residents to the Howell Township Park System.
 - b. Provide a diversity of active and passive recreation opportunities.
 - c. Promote active and passive recreation programs and facilities for the improved health of Township residents.
 - d. Focus efforts and resources to achieve a park system that is consistently clean, safe, and well maintained.
 - e. Protect Howell Township's air and water resources, flora and fauna, wetlands, and other important environmental features.
 - f. Promote the use and availability of the park system to educate residents on the rich history and distinct natural resources within Howell Township.
 - g. Provide sufficient assets in land, staffing, and equipment to accomplish the system's mission and achieve the vision.
 - h. Maintain a current Recreational and Open Space Inventory (ROSI).
 - i. Facilitate public and private partnership regarding open space and recreational facilities within the Township.
 - j. Work with existing committees and commissions to promote the protections of the environmentally sensitive lands, open space and

recreational facilities in the Township, and consider the establishment of new committees where appropriate.

- k. Encourage the completion of the Shore to Trenton Pathway through the continued preservation of open space within the Township, and investigate possible locations for Rails-to-Trails program participation.
- 2. Increase the accessibility of the Howell Township Park System.
 - a. Improve all Township park, recreation, and open space areas to comply with the Americans with Disabilities Act.
 - b. Coordinate with County and Public bus services and other carriers to facilitate access to park, recreation, and open space areas.
 - c. Develop linkages between key areas of the Township, County, and State park systems.
 - d. Encourage the development of bicycle and pedestrian facilities that link residential areas with park, recreation, and open space areas.
 - e. Provide appropriate bicycle facilities, such as secure bike parking, in appropriate areas of the Howell Township Park System.
 - f. Provide information to the public through a variety of suitable media on the available programs, events, and recreational opportunities offered by the Howell Township Park System.
 - 3. Improve communication and outreach.
 - a. Maintain an ongoing planning and community involvement process.
 - b. Provide users of park, recreation, and open space areas with a facilitated means of communicating information (e.g., maintenance issues, facility needs, suggestions) with Howell Township.
 - c. Open new channels of communication on park system facilities and offerings through the use of the Internet, mobile applications, television, radio, and other technology.
 - 4. Improve the Howell Township Park System as a tool for economic development.
 - a. Attract regional visitors by promoting the park, recreation, and open space areas of the Howell Township Park System as destinations for day trips and tourists in the Monmouth/Middlesex/Ocean County region.
 - 5. Expand the Howell Township Park System.
 - a. Acquire new properties in strategic locations, such as along rivers and in areas that are adjacent to existing preserved areas of the Howell Township.
 - b. Maximize the use of external funding from the County, State, and Federal government, private agencies, and donors to fund improvements and expansions.

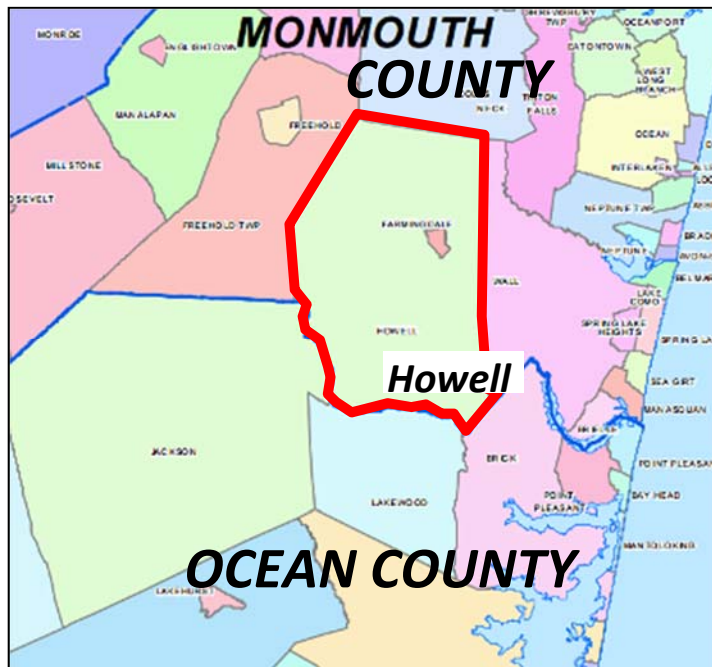
- c. Partner with County and State government as well as private organizations to acquire and maintain new properties.

4. The Planning Context

This section provides important information about the Township in relation to its regional location, environmental and socioeconomic characteristics, relationship to State plans and other programs, and the goals set forth by the Monmouth County Open Space Plan.

Regional Location

Howell Township encompasses a total area of 61.209 square miles (sq. mi.), which breaks down to approximately 60.558 sq. mi. of total land and 0.651 sq. mi. of water. The Township is located in central New Jersey situated just off the eastern coast. It completely surrounds the Borough of Farmingdale making the Township part of 21 pairs of “doughnut towns”—municipalities that entirely surround another municipality—within the State. Howell shares its borders with six municipalities which include Colts Neck Township (northern boundary), Freehold Township (northwestern boundary), Jackson Township (southwestern boundary, Ocean County), Lakewood Township (southwestern boundary, Ocean County), Brick Township (southeastern boundary, Ocean County), and Wall Township (eastern boundary).



The Township contains a number of major roadways with some rail freight lines running through the center of the municipality. County Routes that traverse through the Township

include CR 18, 21, 35, 524, 547, and 549. Highway systems include U.S. 9, which runs along the western portion of Howell while State Highways 33 and 34 are found in the northern section traveling longitudinally throughout the Township. Lastly, Interstate 195 passes through the center of the town and is one of the major roadways that allows access to the Garden State Parkway, which lies just a tenth of a mile off of Howell's eastern edge.

Environmental Characteristics

Topography, Wetlands, Waterbodies

Howell is a mostly flat municipality, typical of areas on the Outer Coastal Plain, and is characterized by well-drained sandy or sandy loam soils of low to moderate fertility. The topography is generally level to gently sloping with the landscape being heavily dominated by natural wetlands along the rivers, brooks, and smaller tributaries. Many of the streams within the Township contain lush riparian buffers of upland forest and wooded wetlands.

The central portion of the Township, particularly around the Manasquan Reservoir is marked by upland forest to the northwest and wooded wetlands to the southeast. The northern section of Howell around the Naval Weapons Station Earle is described as containing large swaths of both upland forest and wooded wetlands. The eastern half the Township is characterized by numerous waterways and their surrounding wetlands, which are also mostly wooded. The New Jersey Pinelands ecological area extends to include the southern area of Howell. Ecological characteristics of the Pinelands such as pine forests and sandy, acidic soils are found within the Township.

The Naval Weapons Station Earle reaches the highest elevation in Howell at over 300 feet above sea level. The northwest corner of the Township also contains other high points, as well the area northwest of the Manasquan Reservoir. Some of the lowest points are found along the Metedeconk and Manasquan Rivers, at 10 and 17 feet above sea level, respectively.

The upland area is described as having rich soils that once supported vast mixed deciduous forests. In present day, Howell's upland forests are controlled by pitch pine, sassafras, and oak species, such as chestnut oak, scarlet oak, and white oak. Along the river valleys are freshwater wetlands and wet forests dominated by sweet gum and red maple. Other species found in Howell's wooded wetlands include the tree of heaven, red cedar, red maple, rush, pokeweed, scarlet oak, Japanese honeysuckle, and black locust.

All of the Township's land ultimately drains to the Atlantic Ocean through a network of small streams and rivers. A large portion of Howell's land surface drains to the Manasquan River and Manasquan Reservoir. A significant southern area of the Township drains into the Metedeconk River North Branch. A northern portion of the Township, encompassing part of the Naval Weapons Station Earle, drains to Mine Brook in the Navesink River/Lower Shrewsbury River watershed. A very small portion of Howell drains

to the Shark River, which is located in Tinton Falls Township. The following are the named streams and waterbodies within the Township:

Table A: Howell Township Waterbodies		
Aldrich Lake	Lori's Brook	Tadpole Creek
Al's Brook	Lynne's Brook	Tail Brook
Applegates Creek	Mae's Brook	Terr-Kiln Brook
Ardena Brook	Manasquan Reservoir	Terry's Creek
Bannen Meadow Brook	Manasquan River	Timber Swamp Brook
Bass Run	Maple Run	Tim's Brook
Bear Swamp Brook	Marl Pit Brook	Titmouse Creek
Betty's Creek	Marsh Bog Brook	Toad Creek
Birch Creek	Marsh Bog Brook East Fork	Turtle Creek East Fork
Bitten Brook	Marsh Bog Brook West Fork	Turtle Creek West Fork
Branch Mingamahone Brook	Marsh Creek	Weasel Creek
Bud's Brook	Metedeconck River	West Fork
Burkes Creek	Mine Brook	Willow Run
Cathy's Brook	Mingamahone Brook	Woodcock Brook
Cedar Run	Mingamahone Brook East Fork	Yellow Brook East Fork
Charley's Brook	Mingamahone East Branch	Yellow Brook West Fork
Crane Creek	Mink Run	
Cricket Creek	Muddy Ford Brook	
Crow Creek	Newt's Creek	
Dace Creek	North Branch Squankum Brook	
Dawn's Creek	North Creek	
Debois Creek	Pat's Creek	
Dicks Brook	Peggy's Creek	
Dove Creek	Pete's Brook	
Dyanne's Creek	Pine Creek	
Echo Lake	Plover Brook	
Fawn Creek	Polypod Brook	
Finch Brook	Pree Swamp Brook	
Fox Creek	Quail Creek	
Frog Creek	Ridge Creek	
Gail's Brook	Sandy Hill Run	
Gravelly Run	Sharon's Creek	
Ground Hog Brook	Sherrie's Creek	
Grouse Brook	Small Creek	

Hawk Creek	Snake Creek
Haystack Brook	Snipe Creek
Heron Creek	South Branch Squankum Brook
Jim's Brook	South Creek
John's Brook	Sparrow Creek
King Fisher Creek	Sparrow Lake
Lake Louise	Stan Brook
Long Brook Creek	Suzy's Brook
Long Swamp Brook	Sweet Gum Brook

Animal Communities

Although there is no inclusive inventory of the different animal species within Monmouth County or Howell Township, there are records of sightings, biological studies of range, and assessments of endangered and threatened species status. The presence of a number of threatened and endangered species within the Township represents the historic stewardship of Howell, which has protected and maintained these species. Using federal, state, and other scientific sources, it is possible to identify and describe known and possible animal communities of the Township. The table below represents all endangered, threatened, or special concern species within Monmouth County.

Table B: Threatened and Endangered Species		
Common Name	Scientific Name	New Jersey Status
American Kestrel	<i>Falco sparverius</i>	Special Concern
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Endangered
Barred Owl	<i>Strix varia</i>	Threatened/Threatened*
Black Skimmer	<i>Rynchops niger</i>	Endangered
Black-Crowned Night-Heron	<i>Nycticorax nycticorax</i>	Threatened/Stable*
Black-Throated Green Warbler	<i>Dendroica caerulescens</i>	Special Concern
Bobolink	<i>Dolichonyx oryzivorus</i>	Threatened/Threatened*
Cooper's Hawk	<i>Accipiter Cooperii</i>	Threatened/Threatened*
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	Threatened/Stable*
Least Bittern	<i>Ixobrychus exilis</i>	Declining/Stable*
Least Flycatcher	<i>Empidonax minimus</i>	Special Concern
Least Tern	<i>Sterna antillarum</i>	Endangered
Northern Parula	<i>Parula americana</i>	Special Concern
Osprey	<i>Pandion haliaetus</i>	Threatened/Threatened*

Table B: Threatened and Endangered Species		
Common Name	Scientific Name	New Jersey Status
Peregrine Falcon	<i>Falco peregrinus</i>	Endangered
Pied-Billed Grebe	<i>Podilymbus podiceps</i>	Endangered/Stable*
Piping Plover	<i>Charadrius melodus</i>	Endangered
Red-Headed Woodpecker	<i>Melanerpes erythrocephalus</i>	Threatened
Red-Shouldered Hawk	<i>Buteo lineatus</i>	Endangered
Rough-Legged Hawk	<i>Buteo lagopus</i>	Decreasing
Savannah Sparrow	<i>Passerculus sandwichensis</i>	Threatened/Threatened*
Sharp-Shinned Hawk	<i>Accipiter striatus</i>	Special Concern
Upland Sandpiper	<i>Bartramia longicauda</i>	Endangered
Vesper Sparrow	<i>Poocetes gramineus</i>	Endangered
Yellow-Crowned Night-Heron	<i>Nyctanassa violaceus</i>	Threatened/Threatened*
Bog Turtle	<i>Clemmys muhlenbergi</i>	Endangered
Carpenter Frog	<i>Rana virgatipes</i>	Special Concern
Corn Snake	<i>Elaphe g. guttata</i>	Endangered
Eastern Box Turtle	<i>Terrapene c. carolina</i>	Special Concern
Fowler's Toad	<i>Bufo woodhousii fowleri</i>	Special Concern
Jefferson Salamander	<i>Ambystoma jeffersonianum</i>	Special Concern
Marbled Salamander	<i>Ambystoma opacum</i>	Special Concern
Northern Pine Snake	<i>Pituophis m. melanoleucus</i>	Threatened
Northern Spring Salamander	<i>Gyrinophilus p. porphyriticus</i>	Special Concern
Pine Barrens Treefrog	<i>Hyla andersonii</i>	Threatened
Spotted Turtle	<i>Clemmys guttata</i>	Special Concern
Timber Rattlesnake	<i>Crotalus h. horridus</i>	Endangered
Wood Turtle	<i>Clemmys insculpta</i>	Threatened

*Denotes status for Breeding/Nonbreeding populations. Source: NJDEP, Herpetological Associates (2002), Monmouth County Parks System (1975), Monmouth County Environmental Council (1978)

Socioeconomic Characteristics

According to the United States Census Bureau's American Community Survey's 2015 5-year Plan the Township contains a total estimated population of 51,597 people with a median age of 39.8 years. This section provides information on the age structure, median household income, and cultural diversity of the Township's population.

Age Structure

The 2015 ACS 5-year Plan stated that the Township's population had a median age of 39.8. Because the 2010 U.S. Census also found a median age of 39.8, this shows the most marginal increase in the overall age within the Township. Further insight into the municipalities aging population is gained by examining its age structure. Information of

recent changes as per the 2015 ACS in the age structure of the Township's population is provided in the table below.

Table C: Recent Changes in Age Structure of Howell Township's Population						
Age Cohort	2010 Population		2015 ACS Population		Population Change	
	Population	%	Population	%	Population	%
Under 5 years	2,920	5.7	2,641	5.1	-279	-10.5
5 to 9 years	3,598	7.0	3,213	6.2	-385	-11.9
10 to 14 years	4,177	8.2	4,044	7.8	-133	-3.2
15 to 19 years	4,087	8.0	4,310	8.4	223	5.1
20 to 24 years	2,983	5.8	3,392	6.6	409	12.0
25 to 34 years	4,812	9.5	5,333	10.3	521	9.7
35 to 44 years	7,455	14.6	6,915	13.4	-540	-10.1
45 to 54 years	9,865	19.3	9,224	17.9	-641	-6.9
55 to 59 years	3,584	7.0	4,173	8.1	589	14.1
60 to 64 years	2,489	4.9	2,522	4.9	33	1.3
65 to 74 years	2,800	5.5	3,440	6.7	640	18.6
75 to 84 years	1,610	3.2	1,582	3.1	-28	-1.7
85 years and over	695	1.4	808	1.6	113	13.9

As shown in the table above, the age cohorts that represent those who are less than 20 years old accounted for 27.5 percent of the Township's population during 2015, which is slightly less than the total of 28.9 percent that was represented by the same group in 2010. Similarly, the age cohorts that represent the part of the Township population that is aged between 20 and 54 years accounted for 48.2 percent of Howell's population in 2015, which is also marginally less than the total of 49.2 percent that they represented in 2010. However, the age cohorts that include those who are 55 or older accounted for 24.4 percent of the Township's population during 2015; the same group represented 22 percent of the population in 2010. The data shows that the Township-wide population aged in the period between 2010 to 2015.

Household Income

With regard to median household income, it is noted that the 2015 five-year estimate of the U.S. Census Bureau's American Community Survey indicates that the Township's median household income is \$93,733. This number was higher than that of the 2010 total median household income of \$89,287. The table below shows the comparison of the range in household income within Howell Township between 2010 and 2015.

Table D: Recent Changes in Household Income of Howell Township's Population				
Income	2010		2015	
	Number	Percent	Number	Percent
Less than \$10,000	716	4.1	486	2.8
\$10,000 to \$ 14,999	361	2.1	385	2.2
\$15,000 to \$ 24,999	1,228	7.1	938	5.3
\$25,000 to \$ 34,999	1,085	6.3	1,257	7.1
\$35,000 to \$ 49,999	1,224	7.1	1,585	9.0
\$50,000 to \$ 74,999	2,458	14.2	2,421	13.7
\$75,000 to \$ 99,999	2,518	14.6	2,375	13.5
\$100,000 to \$ 149,999	4,532	26.3	4,129	23.4
\$150,000 to \$ 199,999	1,636	9.5	2,189	12.4
\$200,000 or more	1,498	8.7	1,873	10.6
Median Household Income	89,287	N/A	\$93,733	N/A

According to the 2015 ACS Howell Township ranked lower in comparison to 2010 in income ranges of less than \$10,000, \$25,000 to \$24,999, \$50,000 to \$74,999, \$75,000 to \$99,000, and \$100,000 to \$149,000. However, the Township saw an increase in 2015 in comparison to income ranges of \$10,000 to \$14,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$150,000 to \$199,999 and \$200,000 or more.

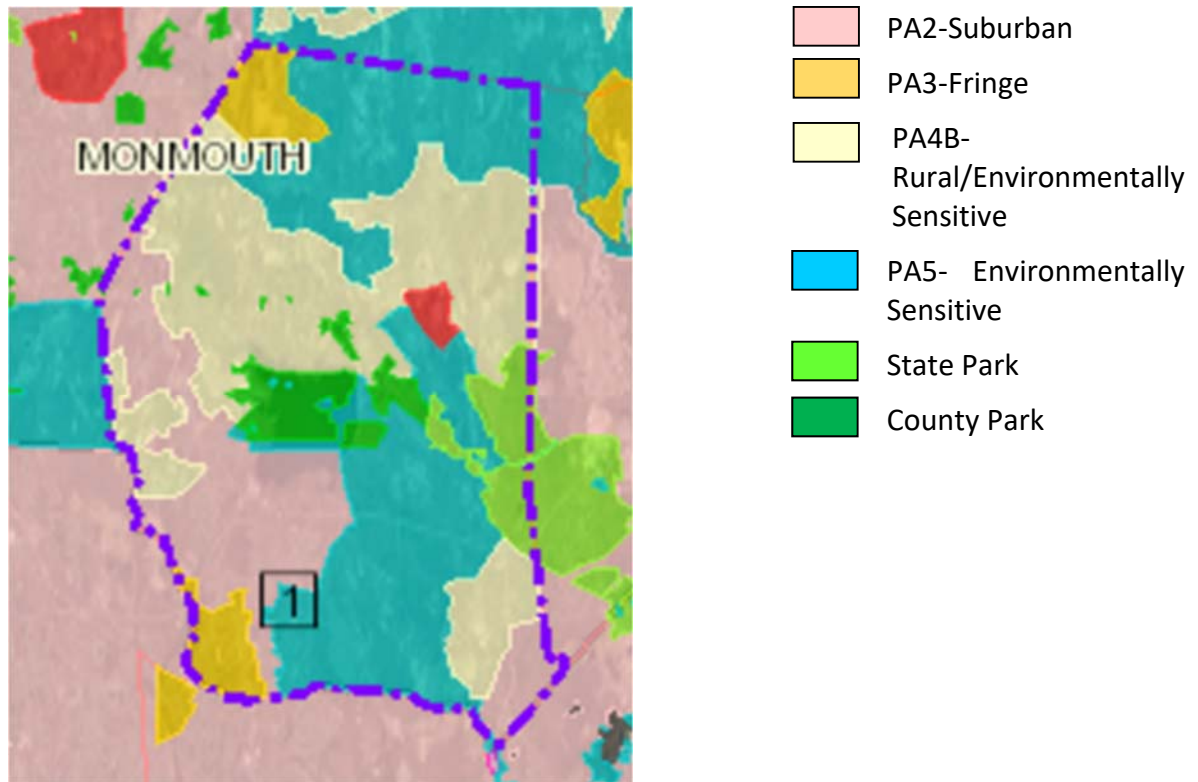
Relationship to State Plans and Other Programs

According to the NJ State Development and Redevelopment Plan (SDRP) Howell Township is categorized into four (4) different planning areas and county/state owned parks, as shown in the map below. The SDRP designates areas within the PA1 (Metropolitan Planning Area) and PA2 (Suburban Planning Area) to be targeted for growth and development/redevelopment. A PA2 area is located in Howell along Route 9 and immediate vicinity and in the southeast most corner of the Township. The densest development can currently be found in these areas.

The remainder Howell Township is classified as either rural in character or environmentally sensitive. The PA3 Fringe area is made up of predominantly rural landscape that is not prime agricultural or environmentally sensitive land, with scattered small communities and free-standing residential, commercial, and industrial development.

The PA4 (Rural Planning Area) and PA4B (Rural/ Environmentally Sensitive) Planning Areas are characterized by large masses of cultivated or open land and sparse residential, commercial, and industrial sites. Land in Howell Township that is designated as PA4B is subject to some development but contains valuable ecosystems and/or wildlife habitat. The PA5 (Environmentally Sensitive Area) which makes up most of Howell Township, is considered by the State to be irreplaceable land that should be protected.

Figure A: Howell Township Planning Areas



Monmouth County Open Space Goals for Howell Township

Currently there are five (5) County-owned open space areas in Howell Township: The Howell Golf Course, Manasquan Reservoir, Manasquan River Greenway, Metedeconk River Greenway, and the Yellow Brook Tract.

Initiatives for these County-owned areas were identified in the 1998 Monmouth County Park, Recreation, and Open Space Plan as follows:

- 30+/- acres of the Howell Park Golf Course to infill irregular boundaries, cure existing encroachments, control the existing stormwater runoff problem, and improve the entrance area.
- 40+/- acres for additions to the Manasquan Reservoir to infill irregular boundaries and protection of reservoir watershed.
- 5.5+/- acres for additions to the Manasquan River Greenway to improve road frontage and public access, protection of the stream corridor, watershed, and potable water supply, infill of irregular boundaries, and trail link to Scout Camp.

Since the adoption of the 2006 Plan 75.598 acres have been acquired for this project.

- 9.0 +/- acres for additions to the Metedeconk River Greenway for improved access for fishing and boating, inter-county linkage of Turkey Swamp Park and existing and proposed parks in Ocean County, protection of the stream corridor, watershed, and potable water supply. Since the adoption of the 2006 Plan, 56.866 acres have been acquired for this project
- 460 +/- acres for additions to the Yellow Brook Tract for watershed protection, and potential trail connection to the Manasquan Reservoir. Since the adoption of the 2006 plan 32.814 acres have been acquired for this project.

The County then updated its Comprehensive Master Plan in October of 2016, and offered the following recommendations for the future of Open Space in Howell Township.

Recommendation 4.2: Support the efforts of all levels of government and non-profit organizations to promote the preservation of sensitive environments, significant natural features, potable water supply watersheds, stream corridors, unique areas, critical habitats, scenic corridors, and viewsheds through land acquisition, deed restrictions, conservation easements, redevelopment projects, and zoning.

Recommendation 4.3: Provide technical and professional assistance to the municipal partners in support of their local open space acquisition efforts and recreational facility improvements as needed.

The goals, objectives, and recommendations of this Open Space and Recreation Plan are consistent with those of the Monmouth County Master Plan. The Township plans to continue to work with the County regarding all of its future initiatives.

2003 Howell Township Open Space and Recreation Plan

The Township amended its Open Space and Recreation Plan in November of 2003 to provide a guideline for future land acquisition and preservation with Howell. This 2003 Plan was intended to further the goals of the 1994 Master Plan, and compliment subsequent implementation action by the Town Council and recommendations of the Howell Township Planning Board.

The overall objective of the 2003 Plan was to address the open space needs of the residents of Howell Township by providing a system of active and passive recreation facilities for existing and future residents of the Township. Additionally the following goals were established

- a. **General Goal-** Preserve open space, farmland, aquifer recharge areas and riparian issues.
- b. **Recreation Goal-** Provide for a system of active and passive recreation for existing and future residents of the Township.
- c. **Conservation Goal-** Provide for the preservation and conservation of the Township's natural resources.

- d. **Farmland Preservation Goal-** to preserve to the maximum extent practical, Howell's agricultural industry and to promote farmland preservation.

Specific actions proposed by the 2003 Plan were as follows:

- Acquire land to develop three Regional Township parks, one each in: North Howell, Central Howell, and East Howell.
- Expand the area of Bear Swamp Natural Preserve.
- Maximize the resources of the State and County Parks. These include Allaire State park, Howell Park and Golf Course, and Manasquan River Reservoir and Nature Area.
- Coordinate open space acquisition and future development applications to promote the creation of the "Capital-to-Coast Greenway" as proposed by the NJDEP.
- Seek out and pursue all recreation funding sources from whatever governmental, foundation, or private alternatives that may be available.

The goals and objectives of this updated plan are consistent with those of the 2003 Plan and will continue to build upon them as appropriate.

5. Overview of the Howell Township Parks, Recreation, and Open Space System

Recreation

Howell Township has taken a defused approach to recreation, senior activities, and open space, while promoting a healthy and cost-effective program to address the community needs. While Howell does not have a Parks and Recreation Department, it does have a senior citizen center and director with one of the top-rated programs in Monmouth County, including the newly updated senior center.

For recreational activities the Township has chosen to work closely with various private non-profit athletic organizations through providing fields and grounds that are developed, maintained, and utilized by these independent groups under land lease agreements with the Township. Table A, below depicts these athletic groups and the Township fields that are utilized by each.

Table E: Athletic Groups and Facilities	
Athletic Group	Leasing Fields
Howell American Youth Football and Cheer	Oak Glen Park- East
Howell Central Little League	Oak Glen Park
Howell Girls Softball	Soldier Memorial Park
Howell Lacrosse	Soldier Memorial Park
Howell Pop Warner/American Youth Football League (AYFL)	Oak Glen Park- East
Howell Soccer Club	Oak Glen Park
Howell South Little League	Deerwood Park
Howell United Soccer Club	Soldier Memorial Park
North Howell Little League	Freedom Park
Pinelanders Soccer Club	Hoffman Field

Open Space

The Township Master Plan adopted in 1994 stated, “Howell Township’s quality of life and unique character is substantially influenced by its natural environment. The stream corridors, open fields and wooded areas within the Township provide important habitat for wildlife, preserve scenic views and help define the built environment. Conservation of natural resources minimizes adverse effects upon the public health, safety and welfare resulting from inappropriate land development. The purpose of the conservation plan is to provide for the preservation and conservation of important natural resources.”

Although Howell Township is a large community which has seen a great deal of development in the past 35 years, much of the remaining undeveloped land is environmentally constrained and should be protected. Approximately 40 percent of Howell’s land area is constrained by wetlands, flood plains and other environmental

constraints. Howell has an extensive presence of Rare and Endangered Species habitat, and a significant portion of northern Howell is a recharge area for the Vincetown aquifer.

Open Space Network

The open space in Howell consists of approximately 1,235 local parcels and 88 County-owned parcels along with Allaire State Park. Many of these parcels are too small, constrained by wetlands, or environmentally sensitive areas to be considered for anything other than open space or preserved land.

In the center of Howell's core there is a maturing open space network. Allaire State Park occupies about 1,344 acres of Howell, The Manasquan River Reservoir provides another 1,278 acres and the municipally-owned Bear Swamp Natural Area presently includes about 600 acres. The Bear Swamp Natural Area has been the target of several studies by the Lake Restoration and Wildlife Management Committee in recent years, with the production of both a Natural Resources Inventory (NRI) and Master Plan for the area in 2012. These studies are available online on the Township website. This Parks, Recreation, and Open Space Element recommends the continued dedication to the goals and objectives of the Bear Swamp Natural Area Master Plan. The Township did recently add to this network, however, with the formal designation of Big Woods Natural Area, a 440 acre open space between Lakewood Farmingdale Road and Lakewood Allenwood Road.

The continued massing of open space with networks of interconnection is a principal objective of this plan. The goal is to provide as much continuity and inter-connection in the open space network as is possible. Additional acquisitions are encouraged where they are adjacent to or interconnect with existing features. A discussion of potential sites for recreation in the Township can be found in Section 7.

Potential for passive recreation is provided at the former Waste Management Landfill site located on Lakewood Allenwood Road. Currently County owned this is one of the largest open space areas in Howell consisting of ten contiguous parcels totaling approximately 619 acres. Given the historical use of the property, prospect of the area should be explored with extensive research and consideration to various environmental factors affecting the site.

The planned reconstruction of the bridge adjacent to Lake Louise could also offer Township residents greater access to open space with a designated area for fishing insulated from vehicular traffic.

Stream Corridors

By virtue of Howell's physical character, stream corridors become a natural organization principle for the open space network. Stream corridors in the Township generally run from the northwest to the southeast. The principal corridors include the Manasquan and Metedeconk Rivers and their tributaries. Monmouth County has undertaken significant land acquisitions along both rivers to create interconnected greenways. The remaining stream corridors have been protected by way of municipal action to provide stream buffer areas with the adopted Riparian Ordinance.

Stream corridor protection affords multiple benefits, including water quality protection, stormwater, and flooding protection, wildlife habitat protection, and in some instances, pedestrian, bike, and canoe access. In order to implement stream corridor protection, an ordinance revision has been adopted which requires a conservation easement for stream corridors extending the width of the flood plain or 100 feet from the top of the bank, whichever is greater.

Easement Markers

In addition, the Township has taken the initiative to require monument markers on all conservation, wetlands, and farmland buffers to limit encroachment on these areas.

Linkage Trails

A significant objective of prior open space plans which continues herein is the effort to provide linkages between the Manasquan River Reservoir and Allaire State Park, both north and south of Interstate 195. Both the State and Monmouth County have made great efforts to acquire property within the targeted vicinity to create the Manasquan River Greenway.

Another trail identified in the Monmouth County Open Space Plan is the Freehold-Allaire Greenway. This is an abandoned Freehold-Jamesburg railroad line connecting from Allaire State Park to Freehold Township at Okerson Road. This trail has been mentioned as a Tier 1 greenway in which County is the lead agency responsible for implementation and management of those greenways.

Lastly, the Township has a draft plan for a trail to connect Oak Glen Park to Soldier Memorial Park through the Bear Swamp. A second phase would connect Soldier Memorial Park to Allaire State Park on Route 549 via donation of land. This would create a trail linkage from the Manasquan Reservoir to the Borough of Manasquan.

Board of Education Facilities

Included in the tables below are thirteen (13) school sites that also provide recreational facilities for Howell Township residents.

Table F: Howell Township Board of Education Recreation Facilities		
School	Location	Facilities
Elementary and Primary Schools		
Adelphia School (Grades: K-2)	495 Adelphia Road Freehold, NJ 07728	(1) Baseball Diamond with chain link backstop and benches (1) Playground designed for 5 to 12 year old children (1) Basketball Court
Aldrich Elementary School (Grades: 3-5)	615 Aldrich Road, Howell, NJ 07731	(1) Playground designed for 5 to 12 year old children. (2) Swing sets. (1) Kickball/baseball backstop without a maintained

Table F: Howell Township Board of Education Recreation Facilities		
School	Location	Facilities
		diamond. (1) Soccer field with permanently installed soccer goal standards. (1) Basketball court.
Ardena Elementary School (Grades: 3-5)	355 Adelphia Road, Farmingdale, NJ 07727	(2) Playgrounds designed for 5 to 12 year old children. (2) Swing sets. (1) Baseball diamond with chain link backstop. (1) Soccer field with permanently installed soccer goal standards.
Greenville School (Grades: K-2)	210 Ramtown-Greenville Road, Howell, NJ 07731	(2) Playgrounds designed for 5 to 12 year old children. (1) Swing set. (1) Baseball diamond with chain link backstop and benches. (1) Basketball court. (1) General use field without goals.
Griebing School (Grades: K-2)	130 Havens Bridge Road, Farmingdale, NJ 07727	(1) Playground designed for 5 to 12 year old children. (3) Swing sets. (2) Kickball/baseball chain link backstops without maintained diamonds. (1) General use field without goals. (1) Basketball court.
Land o' Pines Elementary School (Grades: PreK-2)	1 Thompson Way, Howell, NJ 07731	(1) Playground designed for 5 to 12 year old children. (1) Playground designed for 2 to 12 year old children. (1) Playground designed for 2 to 5 year old children. (2) Swing sets. (1) Baseball diamond with chain link backstop and benches. (1) Soccer field with permanently installed soccer goal standards.
Newbury Elementary School	179 Newbury Road, Howell,	(1) Playground designed for 5

Table F: Howell Township Board of Education Recreation Facilities		
School	Location	Facilities
(Grades: 3-5)	NJ 07731	to 12 year old children. (1) Playground designed for 2 to 5 year old children. (1) Baseball diamond with chain link backstop. (1) Soccer field with permanently installed soccer goal standards. (1) Basketball court.
Ramtown Elementary School (Grades: 3-5)	216 Ramtown-Greenville Road, Howell, NJ 07731	(2) Playgrounds designed for 5 to 12 year old children. (2) Swing sets. (3) Baseball diamonds, all with chain link backstops and play dug outs. (1) Basketball court. (1) Concrete hop scotch game. (8) Picnic benches. (1) Small general use practice field with no goals.
Taunton School (Grades: K-2)	41 Taunton Drive, Howell, NJ 07731	(1) Playground designed for 5 to 12 year old children. (2) Baseball diamonds with chain link backstops and benches. (1) Basketball court. (1) Soccer field with permanently installed soccer goal standards.
Memorial Elementary School (Grades: 3-5)	485 Adelphia Road, Freehold, NJ 0772	(3) General use sports fields without goals. (2) Baseball diamond with chain link backstops and benches. (2) Basketball hoops installed in parking lot. (1) Long jump pit. (1) Playground designed for 5 to 12 year children.

Table G: Howell Township Board of Education Recreation Facilities		
School	Location	Facilities
Middle Schools		
Middle School North (Grades: 6-8)	1 Bill O'Brien Way, Farmingdale, NJ 07727	(1) Baseball diamond with chain link backstop and benches. (1) Softball diamond with chain link backstop and benches. (3) Movable spectator bleachers. (1) Long jump pit. (3) General use athletic fields. (4) Movable soccer goals with nets. (2) Field hockey goals with nets. (1) Enclosed team obstacle course.
Middle School South (Grades: 6-8)	1 Kuzminski Way, Howell, NJ 07731	(3) General use athletic fields. (1) Baseball diamond with chain link backstop and benches. (1) Softball diamond with chain link backstop and benches. (4) Portable soccer goals with nets. (2) Portable field hockey goals with nets. (1) Long jump pit. (1) Enclosed team obstacle course. (2) Movable spectator benches.

Table H: Freehold Regional High School District Board of Education Recreation Facilities

School	Location	Facilities
High Schools		
Howell High School (Grades: 9-12)	Squankum Yellowbrook Road, Howell, NJ 07731	(1) Tennis Court. (1) General use sports fields without goals (2 baseball diamonds with chain link backstops and benches, 1 soccer field) (1) Full Baseball diamond with chain link backstop and benches. (2) Portable soccer goals with nets. (1) General use sports field without goals (1 football field with bleachers, 1 track field, 1 soccer field, 1 lacrosse field) (1) General use sports field (1 field hockey field, 1 lacrosse field). (1) General use sports field (1 football practice field, 1 track field). (1) Artificial turf sports field and track.

Parks

In addition to Township owned parks, Howell is fortunate to be the location of major County and State parks as well. Allaire State Park is located in Howell and in the adjacent Wall Township, with approximately 1,250 acres of the 3,199 acre park in Howell.

In total, there is approximately more than 1,000 acres of dedicated, Township-owned parkland in Howell Township. The following provides an inventory of the existing Township-owned parks including location, amenities, and individual park recommendations.

Aldrich Lake Park



Addison Road Howell, New Jersey

Block 93, Lots 9.01, 9.02, 13, 13.01, 16, 22, 23.02, 25, & 37; Block 105, Lots 5, & 7

163.28 acres owned by Howell Township.

Area includes: Aldrich Lake, Plover Brook, and Toad Creek

Aldrich Lake Park is a 174 acre piece of open space that is used entirely for passive recreation activities. It is bound by residential homes and Interstate Route 195. The majority of this natural area is made up of wetlands associated with Category-1 waterways. Use of the park is evident based on deteriorated grass from frequent walking. Doggie bags are provided on site.

Recommendations

- Dredge Aldrich Lake and Improve fishing access by adding small dock to increase fishing activities.
- Currently no signs providing park regulations exist. Signage should be provided showing park hours, rules, and/or fishing regulations. Educational signage is also recommended due to the Category 1 classification of the nearby waterways and wetlands to encourage residents and park users to protect the park and to keep it clean.
- Riparian buffers should be maintained along the shoreline of Aldrich Lake to keep runoff pollutants from entering the waterways.
- Trails should be established around the park to keep users in designated areas rather than wandering off into environmentally sensitive areas. Add foot bridge off of Cooper Dr. to provide additional access for fishing etc.

Alfred C. Sauer Park at Echo Lake



**1205 Maxim Southard Road
Howell, New Jersey**

Block 28, Lots 2 & 3 & 25

17.84 acres owned by Howell Township.

Amenities

ADA accessible Floating Dock

Pavilion Building

Jungle Gym

4 Horseshoe Pits

Gazebo

2 Asphalt Parking Lots

Picnic Tables

Park Benches

Garbage Bins

Signage

Portable Toilet/ADA accessible toilet

Alfred C. Sauer Park offers a wide variety for all age groups. The lake offers fishing and kayaking via a handicap accessible floating dock for both activities. Echo Lake has space for both active and passive types of recreation including a tot lot for ages 5 through 12, horse shoe pits, and walking trail. The pavilion is available for rent to residents, businesses, and organizations. Rental forms are available on the Township website. Overall the park is in very good condition with the exception of the horse shoe pits being in fair to poor condition.

Recommendations

- Signage with park rules and regulations are posted throughout the park; however there is no signage regarding park hours.
- Repair and replace horseshoe pits as necessary.
- Trail markers for the walking path would be helpful, as the walking trail is difficult to locate if unfamiliar with the park.
- Replace roof on pavilion.

Ardena Acres Park



45 Camelot Drive Farmingdale, NJ
Block 78.02, Lot 49
16.09 acres owned by Howell Township.
<u>Amenities</u> 2 Tot Lots 1 Swing Set Benches

Ardena Acres Park, located in the northern portion of Howell Township, is situated within a single-family home neighborhood. Signage is posted showing park rules, regulations, and operating hours. The park includes two (2) tot lots for different age groups, one for younger children, and one for older children. A swing set with two infant swings is also located near one of the tot lots. Benches for parents and/or guardians are provided around each tot lot. Ardena Acres Park also includes an open field area that can be used for pick-up sports games and walking.

Recommendations

- Improve park equipment and amenities.

Ardena School House/Arboretum



Old Tavern Road
Howell, NJ

Block 67 L 2

12.4 acres owned by Howell
Township.

Amenities

TBD



Ardena School House /Arboretum is located north of Oak Glen Park and consist of an old school house building. The site is developed with some location for parking however no defined parking spaces are provided. Further up on Preventorium Road is the entrance for Arboretum.

Recommendations

- Update/ Paint the School Building
- Repair/ replace damaged fencing
- Restore Arboretum trail

Bear Swamp Natural Area



Maxim Road Howell, NJ

Block 51.01 Lot 18, Block 51
Lot 6, 8, 10, 13, 14, 14.05, 24,
24.03, 24.04, 24.08, 24.09, 25,
26, 27, 28, Block 66.01, Lot 26,
30, Block 66 Lot 26

+/- 600 acres owned by Howell
Township.

Amenities

Trails

The Bear Swamp Natural Area is located in the southeastern portion of the Township. It was acquired in pieces by Howell Township beginning in 1987. This property is preserved for its natural diversity and diversified wildlife habitat. Miles of existing trails are already in place for passive recreation. This area is part of a larger open space corridor linking the Manasquan Reservoir to Allaire State Park, and has many open space properties contiguous to it.

Recommendations

- Improve/add multi use trails.
- Replace the dam at Bear Swamp Pond.
- Improve access for fishing recreation (Add floating dock).
- Add bathroom facilities.
- Create Railroad Crossing for trails.
- Install crosswalk and trail across Route 547 and Maxim Road to connect Solider Memorial Park and practice fields of Bear Swamp.
- Mark perimeter of property and cut out trail with timber-ax to secure the perimeter and keep out unauthorized vehicles.
- Remove deteriorating structures.

Country Meadows Park



**Plumstead Drive
Freehold, NJ**

Block 165, Lot
6.12

1.97 acres owned
by Township of
Howell

Amenities

Pond

Gazebo

Parking Lot

County Meadows Park is located in a residential neighborhood off of Plumstead Drive.

Recommendations

- Install aeration system to promote water quality and eliminate mosquito habitat.

Deerwood Park



2740 Lakewood Allenwood Road

Howell, NJ

Block 42, Lot 79.67

46.56 acres owned by Howell Township.

Amenities

5 Parking Areas

Restrooms

4 Baseball Diamonds

2 Hockey Rinks

1 Large Gym Set

1 Small Gym Set

1 Small Jungle Gym

Skate Park

Sparrow Lake

Deerwood Park is home to several athletic leagues in Howell Township including: Howell South Little League and the Howell Intramural Hockey Club.

Recommendations

- Signage showing park hours, regulations, and rules should be provided. Currently regulation signage is only located at the skate park.
- Additional uses for the open field areas should be explored. Possibilities for additional activities include tennis courts and senior activities such as bocce courts, horse shoes, etc.

- Create Access Points to Sparrow Lake for fishing or other recreation activities (add floating docks).
- Clear and maintain vegetation along Sparrow Lake.
- Install roofing over the dugouts for the ballfields.
- Replace existing skate park equipment with vandal resistant concrete equipment.
- Resurface roller hockey rinks and advertise for a league to lease it.
- Add additional recreational activities such as walking/fitness trail.
- Add new swings for toddler/parent tandem swinging.
- Change tot lot safety surface to rubber mulch.

Diamond Lane Park



Diamond Lane & Sun Hollow Road

Howell, New Jersey

Block 35.02, Lot 183

17.65 acres owned by Howell Township.

Amenities

1 Medium Jungle Gym, mulch base

Notes: Full parcel includes park and wetlands/open space

Diamond Lane Park is situated in the back of a single-family neighborhood and is intended mainly for residents in the immediate area. Only a small portion along Diamond Lane is developed for recreational use. The remainder of the parcel is made up of either unutilized open space or wetlands. The playground on site is in good condition; however the bed of mulch around the playground is beginning to thin. The open grass area is well kept.

Recommendations

- Signage showing the park name, rules, regulations, and operating hours is recommended.
- Currently no seating areas exist. Installation of benches is recommended.
- Additional uses for the open field areas should be explored. Possibilities for additional activities include tennis courts or basketball court.

Freedom Field



**450 Okerson Road
Freehold, New Jersey**

Block 169, Lot 1.06

15.07 acres owned by Howell Township.

Amenities

Stone Parking Area

Club House (includes concession stand, restrooms, and storage)

5 Baseball Diamonds (2 with lighting and bleachers)

3 Batting Cages

Picnic Area with Tables.

Freedom Field is home to the North Howell Little League. The park is well maintained and frequently utilized by the Little League. Stone parking is available with paved handicap spots, all in fair condition with minor pothole issues.

Recommendations

- Signage showing park rules, regulations, and operating hours should be installed. Currently there is only signage on the batting cages.
- Fencing or another type of barrier should be provided to keep vehicles from entering the interior of the property.
- Install Roofing over the dugouts on the ballfields.
- Create ADA access to second floor of the clubhouse.
- Pave parking lot.

Freewood Acres Park



Smith Street & West 4th Street

Block 110, Lot 170.65 & 89.01

23.13 acres owned by Howell Township.

Amenities

2 Jungle Gyms
5 Benches and Patio Block Area
Dinosaur Rocker
Basketball Court
Asphalt Parking
Bike Racks
Trash Receptacle

Freewood Acres Park is a neighborhood park mainly for the residents of the Freewood Acres development. The park is overall in good condition with some minor maintenance needed to clean up the natural debris from the heavily wooded area.

Recommendations

- There is no signage showing the park name, rules, regulation, and hours. It is recommended that signage be provided.
- Providing a locked gate is recommended to keep out unauthorized vehicles that were apparent during a site visit.
- Add additional playground equipment such as swing set.

Hoffman Field



**449 Adelpia Road
Freehold, New Jersey**

Block 152, Lot 68

6.8 acres owned by Howell Township.

Amenities

3 Lighted Soccer Fields

Bleachers

1 Jungle Gym, mulch base

1 Storage Unit

Restrooms

Concession Stand

Hoffman Memorial Field is home to the Pinelanders Youth Soccer Club. The playground and fields are in good condition and are well maintained. There have been drainage issues on the fields in the past which have been mitigated by the Township. The front and rear parking areas are in poor condition with heavy cracking and deterioration. The split rail fencing along the perimeter of the park is also in poor condition and is in need of repair.

Recommendations

- Repair and repave front and rear parking areas.
- Repair broken fencing.
- Provide seating such as picnic benches near concession stand and benches near playground.
- Although there is a sign depicting the name of the park there is no signage showing rules, regulations and park hours. Additional signage is recommended.
- Expand concession stand and improve bathroom facilities.

Metedeconk Park Playground- Palomino Court Playground



**Palomino Court
Howell, New
Jersey**

Block 92, Lot 3.15
4.072 acres
owned by Howell
Township

Amenities

Playground
equipment (2-5 yr
old)

This 4 acre lot contains a playground structure for 5-12 year olds. The structure appears to be in good condition.

Recommendations

- Update/replace the mulch.
- Update/replace the park furniture/ benches.

Monmouth Ridings Park



**Oak Glen Road
Howell, New Jersey**

Block 35.70, Lot 168

1.14 acres owned by Howell Township.

Amenities

1 Jungle Gym

1 Tennis Court, dilapidated
Asphalt Parking Lot for 6
vehicles

One Trash Receptacle

Monmouth Ridings Park on Oak Glen Road consists of a jungle gym and tennis court with the remainder of the parcel being wetland areas. The jungle gym is in good condition, however the tennis court is in complete disrepair. Sidewalks exist in front of the park along Oak Glen Road which provides safe pedestrian access to the neighborhoods north of the park. The sidewalk to the south of the park, however, ends at the southern property line. Therefore any proximate neighborhoods south of the park do not have safe access.

Recommendations

- Remove the tennis court as it presents safety issues to park users.
- Investigate the possibility of adding additional sidewalk to connect the park with southern neighborhoods.
- Provide signage for rules, regulations, and park hours.
- The buffer between the park and nearby residential units is sparse and should be enhanced.
- Installation of benches or seating areas around the jungle gym is recommended.
- Add walkway from playground to parking lot.

Oak Glen Park



Preventorium Road Howell, New Jersey

Block 51.01 Lots 16, 16.01, 18, 45.71

Block 66.01, Lots 28, 29, 30, 31
63.37 acres owned by Howell Township.

Amenities

7+ Parking Areas
3 Concession Stands, with restrooms
6 Baseball/Softball Diamonds, some with lights
4 Soccer Fields
2 Basketball Courts
1 Jungle Gym
Storage Buildings
4 Picnic Areas with Tables
1 Off-leash Dog Park, with areas for different sized dogs

Oak Glen Park is home to both the Howell Central Little League and Howell Pop Warner program. The park is well maintained and utilized by multiple groups. Available parking is made up mostly of stone with paved handicap parking areas.

Recommendations

- Signage should be provided detailing park rules, regulations, and hours.
- Replace failing retaining walls along Fields # 3 & 4.

- Replace sports field lighting on Fields # 3 & 4.
- Replace set of stairs along Fields # 3 & 4.
- Replace dugouts in Fields # 2, 3, 4 & 5. Add commercial sun shades/ canopies.
- Replace pavement and provide parking lot markings.
- Improve parking areas along Preventorium Road.
- Remodel concession building and add landscape.
- Expand recreation opportunities by adding age specific playground equipment at multiple locations.
- Repair and improve fitness trail.

Pearl Drive Park



Pearl Drive Howell, New Jersey

Block 129, Lot 51

0.34 acres owned by Howell Township.

Amenities

1 Swing Set
1 Children's Rider
Bike Rack
2 Trash Cans
2 Benches

Pearl Drive Park is a small pocket park meant to serve the directly surrounding neighborhood. The park, at one point, included a jungle gym in addition to the existing old swing set. The jungle gym has since been removed, however. There is no formal parking for the park, and it appears that cars park on the grass along the roadway. There are currently no buffers between the park and adjacent residential homes.

Recommendations

- Enhance buffers between the park and adjacent residences.
- Repair and/or replace existing signage, and include signage with rules, regulations and park hours.
- Consider additional play equipment to make the park more versatile for surrounding neighborhood.
- No senior activities currently exist at the park. Consider adding a bocce court or horseshoe pit.

Pride Park



Seton Hall Drive Freehold, New Jersey

Block 165, Lot 9.07

20.20 acres owned by Howell Township.

Amenities

Tot Lot for ages 5- 12

2 Trash Receptacles

6 Benches

On Street Parking

Pride Park is a well maintained neighborhood park along Seton Hall Drive. It is meant to serve the directly surrounding neighborhood. The existing jungle gym is intended for ages 5 through 12. On street parking is available.

Recommendations

- Of the 20.20 acres of parkland, only a small portion is actually utilized for activity. The Township should explore additional uses for the ample amount of open space. Addition of trails and tennis courts and other such activities.
- The Township should explore the possibility of expansion with due consideration to environmental constraints in the park.
- Provide signage with park name, rules, regulations, and hours.
- Investigate need for parking facilities.
- Provide ADA access ramp from parking lot to ADA playground.

Ramtown Manor Park



**50 Virginia Drive
Howell, New Jersey**

Block 1.13, Lots 1 and 24.01

9.1 acres owned by Howell Township.

Amenities

1- 4 seat swing set

2 Basketball Courts

1 Trash Receptacle

2 Benches

Walking Trails with Exercise Equipment

Ramtown Manor Park is a neighborhood park located in the southern portion of the Township. The park contains amenities such as a swing set, basketball courts, open fields, and walking trails. Parking exists, however there are no barriers present. During a site visit it was evident that unauthorized vehicles enter the park to ride on the trails. The park is located within a neighborhood, and the existing buffers are adequate enough as to not disturb surrounding residential homes.

Recommendations

- The park name signage is missing and should be replaced. Signage with park rules, regulations, and park hours is also recommended.
- Additional activities and amenities should be explored, as there is ample unutilized space in the park.
- Improved fencing is recommended due to the occurrence of unauthorized vehicles on the premises.
- Additional benches and seating should be provided along trails and paved walkways to encourage people of all abilities to utilize the park.
- Replace existing playground equipment.
- Improve existing trails.

Soldier Memorial Park



579 Lakewood-Farmingdale Road
Howell, New Jersey
Block 46, Lot 28
178.05 acres owned by Howell Township.
<u>Amenities</u>
6+ Parking Areas
Portable Restrooms
5 Baseball/Softball Diamonds
9 Soccer Fields
3 Tot Lots
4 Picnic Areas
Storage Trailers

Soldier Memorial Park is well maintained and utilized by multiple user groups. Parking is available on stone parking lots with paved areas for handicap parking. South Branch Squankum Brook, a stream enhancement project area within the park, offers fishing opportunities. The Township is currently exploring the possibility to construct a concession stand and improved bathroom facilities on site.

Recommendations

- Provide signage showing park rules, regulations, and operating hours.

- The park currently has unused field areas. The Township should explore the possibility of adding additional recreation amenities with due consideration to environmental constraints in the park.
- Pave Central parking lot.
- Construct concession/ storage building.
- Install additional guiderail to prevent unauthorized vehicles on the field.
- Repair parking lot off of Easy Street and create walking trails for fishing access to the newly improved Squankum Brook.
- Install synthetic turf multipurpose field.
- Install sports lighting on certain fields to extend hours of use.
- Extend the existing walking/fitness trail and consider paving some portion of it.

Stanford Brook Park



Netty Street
Howell, New Jersey

Block 2.15 Lot 56

23.38 acres owned by Howell Township.

Amenities

2 Tennis Courts

1 Basketball Courts

Recommendations

- Connect to the courts along Moses Milch Drive via a path/foot bridge.
- Replace the tennis courts and add a playground in its place.
- Repair/resurface the basketball and tennis courts on Moses Milch Drive.

Tioga Park



Hialeah Court Howell, New Jersey

Block 78.06, Lot 105

2.94 acres owned by Howell Township.

Amenities

- 1 Tot Lot
- 2 Trash Receptacles
- 1 Marked Athletic Field

Tioga Park is a neighborhood park located in southwest Howell. The existing tot lot and the grounds are overall in poor condition. Unauthorized vehicles enter the park, as tracks were apparent during a site visit to the park.

Recommendations

- Provide park signage including park name, rules, regulations, and park hours.
- Improve the playground and provide benches around tot lot for parents and/or guardians.
- Due to the apparent unauthorized vehicles onsite, it is recommended that additional fencing, and possible locked gate, be provided.
- Enhance buffers between park and nearby residential units.
- Repair and/or replace damaged fence at the rear of the property near drainage pond.
- Explore the possibility of adding amenities to the park to attract nearby residents.
- Add parking area.

West Farms Park



**121-141 West Farms Road
Farmingdale, New Jersey**

Block 155, Lot 18.39

73.02 acres owned by Howell
Township.

Amenities

1 Tot Lot

3 Plastic Coated Benches

1 Garbage Bin

West Farms Park is a neighborhood park located in central Howell. The tot lot, benches, and parking lot are well maintained; although, the tot lot mulch is thinning with weeds growing. The grass is well kept and the grass pathway from the nearby neighborhoods to the Manasquan River is nicely cleared.

Recommendations

- Signage should be provided including park name, rules, regulations, and hours.
- Add playground equipment such as swing sets.
- An expansion of uses should be explored. Recommendations include:
 - Installation of picnic tables in thinned/cleared wooded areas.
 - Improved trails to and along the Manasquan River
- Explore areas to connect park to the nearby Manasquan Reservoir.
- Add a portable toilet, as there are no facilities for visitors.
- Township should engage the County to see if an acquisition of this property by the county would make sense. This would connect a large portion of the County's Manasquan River Greenway.

Winston Park



**18 Redwood Road
Howell, New Jersey**

Block 93, Lot 37

21.85 acres owned by Howell Township.

Amenities

1 Swing Set, mulch base
1 Basketball Court
1 Softball Diamond
2 Children's Riders
2 Benches

Winston Park is a neighborhood park in central Howell. Parking is available through a stone lot on site. The mulch base of the swing set requires maintenance and/or replacement and the fields are poorly drained due to the parks location near the head of Toad Creek. The buffer between the park and adjacent residential homes is inadequate to non-existent. Vehicle tracks were observed during a site visit indicating that the existing chain barrier from the parking lot is inadequate.

Recommendations

- Provide signage including park name, rules, and regulations.
- Explore the possibility of adding amenities in some areas of the park such as a tot lot.
- Repair and/or replace fencing and gates.
- Provide additional benches.
- Improve drainage on site near playgrounds.
- Due to extremely wet conditions, explore possibility of removing fencing and fields in wet area and letting it grow in as open space.
- Keep portion closest to Redwood Road as a pocket park as rest of the area is within Riparian zone of Toad Creek.
- Pave the parking lot.

6. Needs Analysis

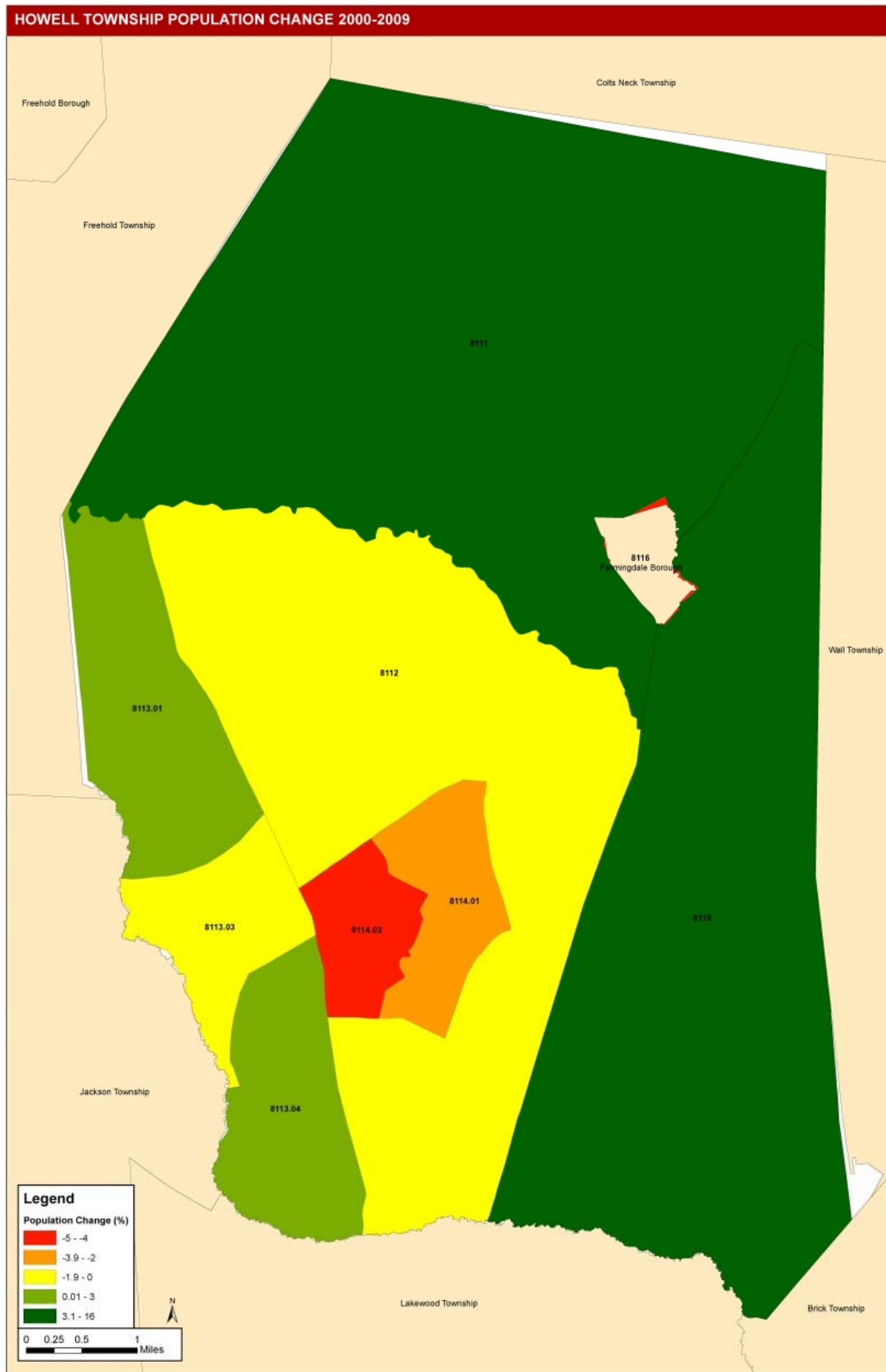
Current Recreation Activity Levels and Participation Patterns

As noted in Table E, there are 10 athletic groups that utilize parks and recreational fields in the Township for team practice and events. Additionally, the Community Relations Department manages special events in the Township's parks, including holiday festivals, movie nights, and summer programs. These events are typically located at Oak Glen Park, Echo Lake, the fields at Middle School North and Middle School South, and Soldier Memorial Park. These dedicated park activities indicate high levels of usage for recreational purposes, which is expected to continue in the future.

Demographic Trends Affecting Future Recreation Levels

As noted in Section 4 on Socioeconomic Characteristics in Howell Township, the population has aged marginally between 2010 and 2015. This trend has been ongoing since at least 2000, when the median age of the Township's population was 35.7, according to Census data. The Township has, however, also experienced modest growth in population from 2000, when the Census recorded 48,903 people, to the 2015 ACS Population Survey, which documented 51,597 people, a 5.5% increase. The modest growth in the Township presents distinct needs on the existing open space and recreation facilities.

The analysis of growth can be further refined by comparing 2000 Census data and 2009 American Community Survey estimates by census tract in Howell Township. The map below demonstrates that population increased the most in the census tracts along the Township's boundaries. When comparing this data to the map of existing parks, recreation and open space, a need for more parks and recreational opportunities in the north-eastern portion of the Township is apparent.



National Recreation and Park Association Standards

The National Recreation and Park Association (NRPA) publishes a report annually detailing nationwide data on park and recreation agencies. This data can be used as a reference point to assess the Township's park and open space inventory. Nationally, there is one park for every 2,266 residents, and 9.6 acres of parkland per 1,000 residents. Using these statistics as guidelines, Howell has 17 township-owned parks for its 51,597 residents, which falls slightly under the NRPA national average. However, the total acreage of these parks is more than 1,000 acres, which exceeds the average for a municipality of Howell's size.

The NRPA also published a set of standards for open space, park and recreation areas based on activity/facility. These standards are to be applied as guide and not as required standards. Further, it is not required that each of the activity listed be provided to the maximum since there are several factors such as popularity of the sport/activity, demographics and other such factors that affect the requirement for the activity. The standards are summarized in the following table:

Activity/Facility	Number of Units per Population	Number of Facilities in Howell
Badminton	1 per 5,000	2
Basketball	1 per 5,000	13
Handball	1 per 20,000	n/a
Ice Hockey	1 per 100,000	1 (located in Farmingdale)
Tennis	1 court per 2,000	2
Volleyball	1 per 5,000	n/a
Baseball	1 per 5,000	38
Field Hockey	1 per 20,000	2
Football	1 per 20,000	2
Soccer	1 per 10,000	21
Golf-Driving Range	1 per 50,000	1 (located in Farmingdale)

¼ mile Running Track	1 per 20,000	1
Softball	1 per 5,000	38
Multiuse Recreation Court	1 per 10,000	16
Trails	1 system per region	Ramtown Manor Park, Manasquan Reservoir, Allaire State Park
Archery Range	1 per 50,000	n/a
Combination Skeet and Trap Field	1 per 50,000	n/a
Swimming Pools	1 per 20,000	n/a

The Township has adequate facilities for a majority of the activities and facilities standardized by the NRPA. As noted in the inventory in the previous section, some of the existing facilities require varying degrees of maintenance. Additionally, the Township should seek to develop facilities to enhance recreational opportunities for badminton, handball, tennis, volleyball, running tracks and public swimming pools. As the population continues to grow marginally, the Township should also look to rehabilitate existing facilities where the number of units is currently sufficient.

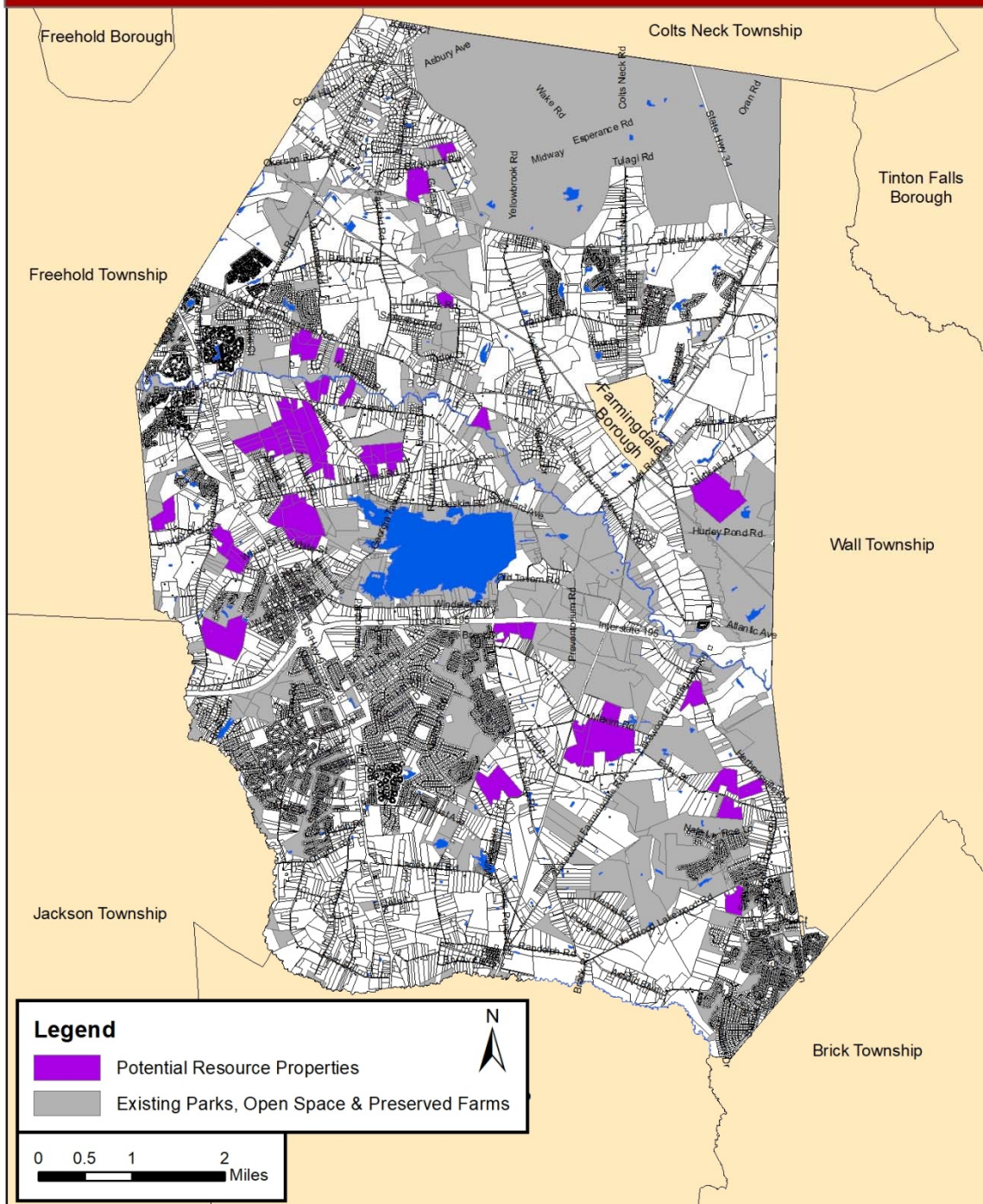
7. Resource Assessment

One of the main goals of Township of Howell is to protect its natural resources including air, water, flora and fauna and wetlands and other environmental resources. Further, the Township believes in acquiring lands that are in strategic locations and properties that are adjacent to existing preserved areas.

Attached map shows properties that are strategically located next to existing preserved space supporting the overall objective of creation of linear recreation and open space facilities such as trails, bicycle paths and greenways which link the existing recreation and open space sites in an integrated system. Further, some of the sites are environmentally constrained supporting conservation objectives such as water supply protection, wildlife habitat protection, protection of rivers, streams and forest lands, and farmland preservation.

Please note it is the intent of the Township to pursue acquiring only those properties in which the landowner is at least willing to entertain the notion of an easement or purchase.

HOWELL TOWNSHIP POTENTIAL RESOURCE SITES WITH EXISTING PARKS, OPEN SPACE AND FARMLAND MAP



8. Funding for Open Space Acquisition

Purchasing the acreage necessary to establish additional parks and other open space represents a significant financial cost to the Township. Costs may be reduced through donation of land or funds for open space, and utilizing existing land owned by the municipality or other government entities. The traditional method of funding acquisitions is through the State Green Acres Program that provides low cost loans. Over the years voters have authorized \$3.3 billion in Green Acres funding, approving every bond referendum proposed. Yet, even with state funding at a historically high level, applications to the Green Acres program have exceeded the available funding.

Opportunities for advancing recreational uses of open space include the New Jersey Department of Transportation Bikeways grant, providing funds to counties and municipalities to promote bicycle use as a mode of transportation. The development of new bicycle paths is prioritized in grant consideration, with the ultimate goal of constructing 1,000 new miles of bike paths in the State.

Monmouth County administers an open space program to expand park and open space opportunities for Monmouth County residents by providing funding to assist municipalities with their local programs of park and open space acquisition and/or development and redevelopment. In November 1987 and again in November 1996, the voters of Monmouth County authorized by public referendum, the use of the County Open Space Trust Fund for acquisition of lands for County park, recreation, conservation, and farmland preservation purposes, as well as for County recreation and conservation development and maintenance purposes. On November 5, 2002 voters approved expansion of the existing program including monies for cooperative projects with municipalities within Monmouth County.

Subsequently on January 23, 2003, January 25, 2007 and January 22, 2009, the Monmouth County Board of Chosen Freeholders passed resolution authorizing the allocation of the Monmouth County Open Space Trust Fund. The resolutions allocated two million dollars per year for cooperative projects with municipalities within Monmouth County for land acquisition for open space, recreation and conservation and for recreation and conservation development purposes.

Another grant resource is Sustainable Jersey, which offers its own grant program for municipalities taking steps towards sustainable practices. Additionally, Sustainable Jersey is a grant portal that can direct the Township to other grants for open space preservation.

9. Conservation Techniques

There are a number of methods of preserving open space apart from direct purchase by government or by a private nonprofit conservation organization. Purchasing large tracts of land in fee simple is expensive and other avenues should be explored in order to fulfill the goals of preserving open space.

Techniques discussed here to conserve land include conservation design, performance zoning based on environmentally sensitive land, purchase or donation of development rights, conservation easements, and site design.

No one technique will achieve the goals of the Master Plan. Rather, all techniques should be scrutinized to select the best methods for achieving each objective in this document.

Specific techniques for conservation are as follows:

Conservation Design

This form of development concentrates buildings on a small portion of a site while preserving the remainder for open space including conservation land, and agricultural use. This technique maintains the overall density for the entire parcel while preserving environmentally sensitive land from development. Howell has embraced this technique through cluster development options in order to create open space. The Township also has several ARE (Agricultural Rural Estate) zones which allow for larger lot sizes.

Purchase or Donation of Development Rights

Under the “bundle of rights” theory of property ownership, development rights are an additional right inherent in a property along with the better known air, water, and mineral rights. Development rights may be separated from the property and sold or donated to governmental agencies or conservation organizations. The sale of development rights requires the landowner to pay federal capital gains taxes which may be offset depending on the individual landowner’s tax situation. The donation of these rights, however, can be treated as a charitable contribution and provide the donor with a tax deduction. The sale of development rights also reduces the property assessment for tax purposes. Since development rights are less than fee simple ownership, their cost is substantially less.

Conservation Easements

The dedication of easements is a technique sometimes used by the Township in preserving wetlands and other environmentally sensitive areas. While retaining ownership in private hands, conservation easements effectively protect lands of ecological importance. Donation of an easement and donation of development rights have similar tax advantages. Donations may include other general benefits, such as public access. Private nonprofit conservation organizations are substantially involved in identifying prospective properties and working with interested land owners in securing conservation easements. The future monitoring of conservation easements, after dedication, to prevent encroachment and to insure the proper maintenance of the easement is an important function of the acquisition, and a program for stewardship should be established.

Site Design

Site design- the layout of buildings, circulations, and utilities- is the single largest factor in the preservation of environmentally sensitive lands. To achieve the best results, design should be guided by a development suitability map that shows the environmental constraints of the land. From this starting point, a design sensitive to the preservation of natural and environmentally sensitive features may be produced.

Ordinance Development

To ensure the continued preservation of designated open space, the Township could use ordinances to enhance regulations for development in these lands. For example, the Township might require an environmental study be conducted on any proposed changes to designated open space areas, and submit the studies to the Environmental Commission and Lake Restoration and Wildlife Management Committee for their review.

10. Implementation Strategy

The following schedules classify the above stated recommendations into short-mid and long term actions. Short term actions could be completed in 1-3 years, mid-term in 3-7 years and long term in 7 years plus.

Action Item	Short Term	Mid Term	Long Term
Property Acquisitions			X
Capital Improvements			
Update signage (Aldrich Lake Park, Alfred Saucer Park, Deerwood Park, Diamond Lane Park, Freedom Field, Freewood Acres Park, Hoffman Field, Monmouth Ridings Park, Oak Glen Road, Pearl Drive Park, Pride Park, Ramtown Manor Park, Solider Memorial Drive, Tioga Park, West Farms Park, Winston Park)	x		
Replace existing wood chip mulch in playground to rubber mulch (all existing parks/ tot lots)		x	
Replace Roof Pavilion (Alfred Sauer Park)	x		
Create trails (Aldrich Lake Park, Bear Swamp Park, West Farms Park)		x	x
Public access by proposing docks and Kayak Launch(Aldrich Lake, Sparrow Lake, Bear Swamp Park)	x	x	
Replace the dam at Bear Swamp Pond	x		
install aeration system to promote water quality and eliminate mosquito habitat (Country Meadows Gazebo)	x		
Add additional activities for open fields and unused field. This should include adding additional recreation activities and senior activities (Deerwood Park, Diamond Lane Park, Pearl Drive Park, Pride Park, Tioga Park, Winston Park)			x
Add/Update Fence (Ardena School House, Freedom Field, Hoffman Field, Ramtown Manor Park, Tioga Park), Locked Gate	x	x	

and such improvements (Freewood Acres)			
Pave Parking Lot (Freedom Field, Hoffman Field, Solider Memorial Park)	x		
Investigate Parking facilities (Pride Park)	x		
Create railroad crossing for trails & install crosswalk to connect to Solider Memorial Park		x	
Mark Perimeter and secure perimeter; remove deteriorating structures		x	
Park Improvements			
Improvement to existing trails (Alfred Saver Park, Ardena School House, Bear Swamp Park)		X	
Park Maintenance-Riparian Buffer (Aldrich Lake Park, Monmouth Ridings Park, Pearl Drive Park, Tioga Park)	x		
Repair and Replace Horseshoe Pits (Alfred Saver Park)	x		
Update and add Park furniture including benches and trash receptacles (Diamond Lane Park, Ardena Acres Park, Hoffman Field, Monmouth Ridings Park, Ramtown Manor Park, Tioga Park, Winston Park)	x	x	
Paint the building (Ardena School House)	x		
Replace existing skate park equipment, resurface roller hockey rink, add new swings(Deerwood Park)		x	
Add swing set (Freewood Acres Park, Stanford Brook Park)	x		
Install Roof over dugouts (Deerwood Park, Freedom Field)	x		
Create ADA access (Freedom Field, Ramtown Manor Park)	x		
Update/ Improve Bathroom facilities (Bear Swamp Park, Hoffman Field, West Farms Park)	x	x	x
Improve current facilities such as courts (Monmouth Ridings Park, Stanford Brook Park)		x	
Install sport lighting (Oak Glen Park, Solider Memorial Park)	x		

Install/ maintain/ update retaining walls (Oak Glen Park)	X		
Install synthetic multipurpose fields (Soldier Memorial Park)		x	

12. Recommendations

In addition to the individual park update recommendations and the resource assessment, the following recommendations are made to fulfill the goals and objectives for open space in Howell Township:

1. To acquire the properties as outlined in the resource assessment section of this plan as well as continual refinement of the list is recommended. The process of refinement should use the criteria established in this element for ranking of land for acquisition or easement purchase. The intent is to identify only lands in which the landowner is at least willing to entertain the notion of an easement or purchase.
2. Ensure that the Township maintain a current Recreation and Open Space Inventory (ROSI) for the Township, updating the inventory as parcels are obtained.
3. Seek to share the costs of open space acquisition through funding from Monmouth County, the Green Acres Program, and the State Agricultural Development Board, as appropriate.
4. Establish a Farmland Preservation Committee to support the conservation of agricultural lands in the Township.
5. Preserve environmentally sensitive land in the development of active recreation sites.
6. Preserve and maintain all the existing waterbodies in the Township.
7. Continue to upgrade and maintain the existing park facilities and to develop a capital projects plan to encourage greater use of the parks.
8. In order to be more cost efficient, it is suggested that a year round recreation division, under the Department of Public Works (DPW) be created to assist and track maintenance requirements of the existing park facilities.

13. Open Space and Recreation Map

HOWELL TOWNSHIP PARKS, RECREATION, AND OPEN SPACE MAP

Freehold Borough

Freehold Township

Colts Neck Township

Wall Township

Jackson Township

Lakewood Township

Brick Township

Legend

Parcels

Municipal Open Space

Parks and Facilities

Vacant

Public Property

State Owned

County Owned

Federally Owned

Preserved Farmland

00.250.51

Miles

