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## 1.1 OPEN SPACE INVENTORY

This section identifies open space areas in Bethlehem Township under public or private ownership. These lands include vacant and developed parcels in public ownership, utility and railroad linear crossings, and lands under quasi-public or nonprofit ownership when acquired for environmental, farmland or recreational purposes. Developed properties that are owned by the municipality and others, including utility and railroad rights-of-way are included in the open space inventory. This is because they, in some cases, act or have potential to act as greenway linkages with parks or preserved areas.

As of January 1, 1999, of the approximately 13,184 acres that comprise Bethlehem Township, about 973 acres were held in public ownership. The publicly owned land in Bethlehem is mostly undeveloped open space. A much smaller amount of land is open space in private ownership, some of which is held for preservation. The permanently preserved lands are shown on Figure 3.

As of March 1, 2006, of the approximately 13,184 acres that comprise Bethlehem Township, about 1838 acres were held in public ownership, another 690 acres in private preservation and an additional 1225 in farmland preservation. This brings the total preserved land to approximately 3753 acres or slightly less than 30% of the Township's total acreage. The publicly owned land in Bethlehem is mostly undeveloped open space. A much smaller amount of land is open space in private ownership, some of which is held for preservation. The permanently preserved lands are shown on Figure 3. Note that due to maps being outdated some parcels identified in this section do not appear on the map in figure 3.

As of March 1, 2014, of the approximately 13,184 acres that comprise Bethlehem Township, about 2237 acres were held in public ownership, another 724 acres in private preservation and an additional 1559 in farmland preservation. Including 64 acres for utility right of way, this brings the total preserved land to approximately 4595 acres or approximately 35% of the Township's total acreage. The publicly owned land in Bethlehem is mostly undeveloped open space. A much smaller amount of land is open space in private ownership, some of which is held for preservation. The permanently preserved lands are shown on Figure 3. Note that due to maps being outdated some parcels identified in this section do not appear on the map in figure 3.

## 1.2 STATE OWNED LANDS

The State owns approximately 928 acres in Bethlehem Township. 374 acres were purchased by the NJWSA and will be managed by County and State officials.

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### 1.2.1 Grand Land Green Acres

The relatively level Grand Land Green Acres site is adjacent to the Musconetcong River in the northeast corner of the Township and is accessible via Valley Road. The parcel is comprised of 154 acres. The New Jersey Department of Fish and Game manages the site to provide fisherman access to the Musconetcong River from the property.

The southern property boundary includes an inactive right of way for the NJ Transit Railroad. The majority of the southern half of the site is wooded with some small streams draining northwest towards the River. The northern half of the property continues to operate as cultivated farmland. A wooded buffer lies between the farmland and the river.

Several other properties are preserved adjacent to the Grand Land tract and border the Musconetcong River. This area spans from Iron Bridge Road to River Road.

### 1.2.2 Spruce Run Recreational / Clinton Wildlife Management Areas

The Clinton Wildlife Management Area is 116.31 acres in size and is contiguous with the recreation area surrounding Spruce Run Reservoir, which is composed of 3,133 acres. Both of these properties are densely wooded and contain endangered species habitat. The properties are adjacent to large freshwater wetlands under private ownership which extends northeast across Polktown Road almost to Anderson Road. These tracts are interconnected with the “Bog” by tributaries of the Black Brook, a trout production stream which discharges into Spruce Run Reservoir.

## 1.3 COUNTY OWNED LANDS

Hunterdon County owns approximately 830 acres in Bethlehem Township. There are no developed recreational opportunities available at the County owned lands, but there are marked trails open for public access.

### 1.3.1 Charlestown Reserve

One of the tracts is Charlestown Reservation, which consists of 315 acres with access from Charlestown Road. It is a large, irregularly shaped tract. There is public access for passive recreation. Parking is limited and located across from Charlestown Lane.

### 1.3.2 Tower Hill Park

Another County-owned parcel, known as Tower Hill, is located on Mountainview Road totaling 241 acres. There is access and parking on Mountainview Road. The tract also has frontage and access along Mine Road. A utility ROW for New Jersey Power and Light Company also traverses the property from east to west. This park has been connected to

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Jugtown Mountain Park with preservation of a few more parcels (Alhemeyer, Reilly and Roerig).

### 1.3.3 Jugtown Mountain Park

Jugtown Mountain Park is about 262 acres on Mine Road. Jugtown Mountain Park has parking on Mine Road opposite the municipal building. The park has trails and features the old Swazy Mine.

## 1.4 TOWNSHIP OWNED LANDS

The Township of Bethlehem owns several parcels of land comprising about 505 acres in various locations across the community including the municipal building property, school property and several undeveloped open space parcels.

### 1.4.1 Vliet/Bird Tract / Heritage Park

This parcel consists of approximately 253 acres which were in agricultural use until the purchase by the township with Green Acres funding. The property is located on the east bank of the Musconetcong River just north of Route 78. There is a playground, ball fields, snack shack, a pavilion and a walking/biking trail in the park as well as adequate parking. There is a butterfly garden, wildflower meadow and the property is currently being leased for agricultural production.

### 1.4.2 Ludlow Station Road Tract / Creveling Park

The Ludlow Station Road Tract is comprised of 32 acres located adjacent to the Musconetcong River off River and Ludlow Station Roads. The site is an irregularly shaped lot that also has frontage at the northern end along County Route 643. A stream and wetlands are located near the southern and eastern property boundary. There are a number of smaller developed lots, both regular and flag lots, which surround this property. There is a nature trail on this property and a small parking lot on Ludlow Station Road.

### 1.4.3 "The Bog"

The site known to residents as "The Bog" is 36.82 acres and is located towards the eastern town boundary on Musconetcong Mountain. The "Bog" is a freshwater wetland considered very rare and unique because it predates and survived the last ice age which destroyed other similar features in the area. A small portion of the lot provides frontage and access from Hackett Road and the Central Power and Light Company ROW crosses the lot just north of Hackett Road. Although there are no developed and maintained trails on this tract access is possible from Hackett Road. This property is connected to the Spruce Run Reservoir by a tributary of Black Brook. A 100-foot drainage easement exists along much of this brook.

## 1.5 LANDS OWNED BY THE BOARD OF EDUCATION

The Board of Education owns a 9.05-acre parcel and a 28.04-acre parcel, the location of the middle school and elementary school, respectively. These parcels are included in the Open Space inventory because the school properties contain passive and active recreational facilities which were built with public funds and which can act as centers or links to other recreational areas. For example, a nature trail exists at the Conley School which can be easily connected to Charlestown Reservation via the conservation easement on the adjacent housing development. This would provide for an excellent opportunity for teachers and students to engage in environmental studies in a natural outdoor classroom.

The following table presents a summary of the publicly owned lands in Bethlehem Township. Totals show the acreage in 1999 versus 2006 versus 2014.

Section / Description	Area	Block/Lot	Ownership	Acreage In Township
	<b>State Owned Land</b>			
NJWSA	Route 614	Block 10 Lot 2	State of New Jersey Mgmt will be by County Parks, Fish & Wildlife or HLTA	52.7
	Bellwood Avenue	Block 12 Lot 2		35.04
	Fox Farm Road-Alhemeyer	Block 33 Lot 19		51.8
	Mine Road-Roerig	Block 33 Lot 40		40
	High Spirit Farm Lane-Reilly	Block 33 Lot 47		52.27
	Norton Church	Block 37 Lot 4		34.0
	Mine Road	Block 37 L 28.01		54.25
	Charlestown Road-Chandoha	Block 44 Lot 25		43.52
	Anderson Road	Block 48 Lot 55		10.7
Section 6.2.1	Musconetcong / River Road - Grand Lands, Natural Lands Trust & Surrounding Preserved Properties	Block 42 Lot 1 Block 42 Lot 16.01 Block 42 Lot 18 (GL) Block 43 Lot 8 (NLT) Block 43 Lot 13 Block 43 Lot 47	State of New Jersey	253
Section 6.2.2	Spruce Run/Clinton Wildlife Management Area	Block 48 Lot 7	State of New Jersey	77
	South Polktown Road	Block 48 Lot 13	State of New Jersey	2.57
	Thomas Road	Block 48 Lot 26	State of New Jersey	55.0
	Thomas Road	Block 48 Lot 26.66	State of New Jersey	7.16
	South Polktown Road	Block 48 Lot 27	State of New Jersey	16.2
	South Polktown Road	Block 48 Lot 28	State of New Jersey	42.71
	North Polktown Road	Block 48 Lot 34	State of New Jersey	8.0
	Anderson Road	Block 48 Lot 36	State of New Jersey	32.48
	South Polktown Road	Block 48 Lot 41	State of New Jersey	22.9
	Route 31	Block 48 Lot 62	State of New Jersey	37.08
			<b>State Owned Land Subtotal</b>	<b>227 / 573 / 928</b>

Section / Description	Area	Block/Lot	Ownership	Acreage In Township
	<b>County Owned Land</b>			
	Staats Road	Block 1 Lot 1 Block 1 Lot 2 Block 2 Lot 1 Block 2 Lot 2	Hunterdon County	19
Section 6.3.3	Jugtown Mountain Park	Block 32 Lot 50 Block 32 Lot 54 Block 32 Lot 55	Hunterdon County	237
Section 6.3.2	Tower Hill Park	Block 33 Lot 36 Block 33 Lot 43 Block 37 Lot 14 Block 37 Lot 15 Block 37 Lot 22 Block 39 Lot 7 Block 39 Lot 18.19	Hunterdon County	241
Section 6.3.1	Charlestown Reserve	Block 43 Lot 14 Block 43 Lot 14.02 Block 43 Lot 21 Block 43 Lot 42 Block 43 Lot 43 Block 43 Lot 44	Hunterdon County	315
			<b>County Owned Land Subtotal</b>	<b>368 / 767 / 793</b>
	<b>Township Owned Land</b>			
	Turkey Hill Road	Block 5 Lot 39.01	Bethlehem Township	14.87
	Turkey Hill Road	Block 6 Lot 2	Bethlehem Township	38.49
	Turkey Hill Road	Block 6 Lot 13	Bethlehem Township	97.27
Section 6.4.1	Heritage Park	Block 26 Lot 2 Block 26 Lot 3 Block 26 Lot 4	Bethlehem Township	252.7
Section 6.4.2	Creveling Park	Block 40 Lot 1	Bethlehem Township	32
Section 6.4.3	"The Bog"	Block 44 Lot 11	Bethlehem Township	37
			<b>Township Owned Land Subtotal</b>	<b>334 / 454 / 472</b>
	<b>Bethlehem Township Public Owned Land</b>			
	Municipal Building / Brunswick Pike	Block 27 Lot 14	Bethlehem Township	.09
	Municipal Building / Mine Road	Block 33 Lot 9	Bethlehem Township	7
Section / Description	Area	Block/Lot	Ownership	Acreage In

				Township
			Township Owned Land Subtotal	7 / 7
	Bethlehem Township Board of Education Owned Land			
Section 6.5	Ethel Hoppock School	Block 27 Lot 9	Board of Education	9
Section 6.5	Thomas Conley School	Block 43 Lot 4	Board of Education	28
			Subtotal Board of Education Owned Land	37
			Total Publicly Owned Land	973 / 1838 / 2237

## 1.6 FARMLAND PRESERVATION PARCELS

Bethlehem Township has designated two agricultural development areas. One is located in the valley east of the Musconetcong River. The second is located on the Musconetcong Mountains, adjacent to the “Bog” and along Charlestown Road. Several farms totaling about 1,559 acres have been preserved under the Farmland Preservation Program (see detail following). The goal is to preserve as many of the other farms in these districts, as possible.

Area	Block/Lot	Ownership	Acreage In Township
Route 614	Block 6 Lot 20	John Delaney	21.3
Route 614	Block 8 Lot 21	Richard Ravenburg	2.3
Bellwood	Block 10 Lot 4	Richard Ravenburg	1.4
Person Road	Block 25 Lot 5	John Parisi	55.7
Person Road	Block 26 Lot 1	Margarete Hajdu	98.8
D Hull Lane	Block 26 Lot 5	Eloise Hagaman	46.5
Modica - Asbury-West Portal Road	Block 27 Lot 4	Jeff Modica	58
Route 173	Block 27 Lot 8	Eloise Hagaman	51.7
Beatty Tract / Asbury – West Portal Road	Block 29 Lot 11 Block 30 Lot 2	Bernard & Sharon Beatty	145.7
Huff Farm / Valley Station Road	Block 30 Lot 1	Edward & Linda Huff	119.2
Hidden River Horse Farm / Asbury- West Portal Road	Block 30 Lot 3	Ronald & Constance Knigge	144.7
Cotton Parcel 2 / Asbury – West Portal Road	Block 30 Lot 4	Asbury Farms, Inc. c/o Richard Cotton	84.7
Cotton Parcel 1 / Asbury – West Portal Road	Block 30 Lot 5	Asbury Farms, Inc. c/o Richard Cotton	123.5
Deboer Farm Lane	Block 30 Lot 4.01	Mark Canwright & Amy Hanson	36
Modica – Asbury p West Portal Road	Block 32 Lot 5	Jeff Modica	25.46
Pheasant Ridge	Block 44 Lot 6	George Bunting	118.9
Area	Block/Lot	Ownership	Acreage In Township



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Hackett Road	Block 44 Lot 12	Richard & Laura Branche	59.3
Charlestown Road	Block 44 Lot 22	Troy & Kirsten Ennis	80.59
Charlestown Ln/Barnett Ln	Block 45 Lot 3	Patrick & Jane Barnett	92
	Block 45 Lot 3		34
A. Busch	? HLTA Probided	Bethlehem / Busch	78.3
		<b>Total</b>	<b>637 / 1225 / 1559</b>

## 1.7 QUASI-PUBLIC/PRIVATE OPEN SPACE AREAS

In addition to the aforementioned public land holdings, there are private community-owned lands; non-profit organization owned land, conservation easements and utility ROWs which add to the open space inventory. These areas are labeled to distinguish them from other public or non-profit landholdings and are shown on the open space-planning map. These parcels total approximately 785 acres.

Numerous organizations have acquired property in Bethlehem Township. Some parcels have strategic locations adjoining other public lands, others may be environmentally sensitive or serve the special needs or goals of the specific organization or group. Open space in this category is owned by such organizations as the New Jersey Audubon Society, New Jersey Natural Lands Trust, and the homeowners associations of planned residential communities.

### 1.7.1 Private Community Owned Lands

Neighborhood associations own the private community-owned lands. There are several tracts of open space that fall into this category.

The Woods at Fox Farm Community Association, although the areas are not contiguous, owns the largest parcel. This is located near the southern township boundary to the north of interstate 78. The community property fronts on Fox Farm and Willever Roads. Most of the acreage falls between these two roads (approximately 48 acres). The balance of this open space is found south of Willever Road with frontage on Cornish Place and Swayze Court (approximately 27 acres).

Hickory Ridge Estates has about 57 acres in open space. This property is comprised of five different lots that are not contiguous. Hickory Ridge Estates Open Space is located to the northeast of the Fox Farm development. The one spot where the land has road frontage is along Mountain View Road, south of the Hunterdon County owned land and north of the intersection with Norton Church Road. The land is similar to a horseshoe shape with the rear of the property is traversed by the Mulhockaway Creek.

Seven other homeowner organizations owned open space parcels include Rolling Green (47 acres), Valley View Homeowners Association (26/60? acres) and Stonebridge Homeowners Association (15 acres). Valley View is located along the east boundary of the Township,

adjacent to Glen Gardner with access from Glen Manor Drive and Black Brook Road. Stonebridge Homeowners open space is situated between Mine Road and Iron Bridge Road with narrow areas of frontage on each. Hunterdon Ridge has 3.48 acres of open space located on Old Schoolhouse Road. Hunterdon Woods has 68.8 acres of open space on Route 579.

### 1.7.2 Non-Profit Organization Owned Land

Non-profit organizations including New Jersey Audubon and the New Jersey Natural Lands Trust own open space tracts in the Township. Block and lot information is presented in the table on the next page.

New Jersey Audubon owns approximate 63 acres on three lots in the southwestern corner of the town, located to the north and south of Tunnel Road. The parcel south of Tunnel Road is traversed east to west by a creek. This land is managed by a permanent property resident and there is no public access without permission from the NJ Audubon.

The Natural Lands Trust owns 8.61 acres adjacent to the inactive Central Valley Railroad line in the northeast of Bethlehem Township. The site is mostly wooded and has a small trail maintained by the New Jersey DEP Parks Department. Public access is permitted.

### 1.7.3 Conservation Easements

One conservation easement identified in the open space review was located in the western section of Bethlehem Township, between Alexandria Township, and the Borough of Bloomsbury. A conservation easement is labeled on the tax maps traversing the lots located between Johnson Drive, Creveling Road, and the Borough of Bloomsbury.

Other conservation easements may exist, however, they are not depicted on the Township tax maps. Identifying these conservation easements is one of the goals of the Open Space Plan. The following table lists the various open space properties under private or quasi-public control.

Area	Block/Lot	Owner	Acreage In Bethlehem Township
NJ Audubon Society Tunnel Road	Block 5 Lot 39	New Jersey Audubon Society	133.0
	Block 6 Lot 14		
	Block 7 Lot 1		
	Block 8 Lot 3		
Hunterdon Woods	Block 8 Lot 9 (or 9.24)	Hunterdon Woods	68.8
Pacesetter at Bellwood	Block 8 Lot 12	Pacesetter at Bellwood	40.17
x			
Area	Block/Lot	Owner	Acreage In

			Bethlehem Township
Hunterdon Ridge	Block 8 Lot 19.09	Hunterdon Woods	3.48
Warren County Rod & Gun Club	Block 26 Lot 2.04	Warren County Rod & Gun Club	36.42
Fox Farm Road	Block 34 Lot 17	Victorian Estates	17.18
Fox Farm Road	Block 34 Lot 19 Block 34 Lot 19.09 Block 34.Lot 01 3 Block 34.Lot 02 1 Block 34 Lot 02 10	The Woods at Fox Farm Community Association	75.0
Mountainview Road	Block 37 Lot 9 Block 37 Lot 9.07 Block 37 Lot 9.18 Block 37 Lot 9.20 Block 37 Lot 9.35	Hickory Ridge Estates, Inc.	57.0
Mine Road	Block 39 Lot 13.04	Stone Bridge Homeowners Association, Inc.	15.0
Black Brook Road	Block 44 Lot 7.01 Block 44 Lot 7.21 Block 44 Lot 22 Block 48 Lot 24	Rolling Green Homeowners Association	46.8
Thomas Road	Block 47 Lot 4.01 Block 47 Lot 4.15	Valley View Homeowners Association	29.5
<b>Conservation Easements</b>			
Staats Road	Block 2 Lot 5.01	Easement	6.04
Turkey Hill Road	Block 5 Lot 51	Easement	31.46
Tunnel Road	Block 8 Lot 5	Green Acres	31.35
Route 579	Block 8 Lot 10 Block 8 Lot 10.02	Green Acres	127.83
Stony Brook Lane	Block 39 Lot 20	Private	4.93
		<b>Total Acreage</b>	<b>291 / 625 / 724</b>
Pending – Not included in total.	Block 47 Lot 4 Block 47 Lot 4.16	Pending Preservation	60.61 28.57
J&D Development			

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#### 1.7.4 Utility Owned Linear Rights-of-Way

Several major utility and railroad linear rights of way traverse the Township. These include the New Jersey Power and Light Company Transmission Line, the inactive Central Valley Railroad (both traversing east/west), the Lehigh Valley Railroad, NJ Transit, and the Transcontinental Gas Pipeline Company (traversing north/south). The easements vary in width from 30 to 150 feet.

These rights of way are included in the open space inventory because they have great potential for use as greenways to connect the larger tracts described above. Currently, these rights-of-way are used as unauthorized bike and hiking trails.

Area	Block/Lot	Owner	Acreage In Bethlehem Township
1000 Route 173	Block 4 Lot 1.01	NJ DOT	2.32
Route 579	Block 5 Lots 1	Norfolk Southern RR	2.34
	Block 5 Lot 2.28	Bloomsbury Water	0.98
Bellwood Park	Block 9 Lots 4.01	Norfolk Southern	10.45
Bellwood Park	Block 10 Lot 1.01	Norfolk Southern	4.53
Bellwood Park	Block 11 Lot 1.01	Norfolk Southern	10.79
Bellwood Park	Block 12 Lot 6.01	Norfolk Southern	8.74
Route 173	Block 16 Lot 2	Norfolk Southern	1.8
Route 173	Block 18 Lot 1	NJ DOT	0.75
1000 Route 173	Block 24 Lot 1.01	NJ DOT	2.94
Asbury – West Portal	Block 31 Lot 12	NJ Transit	0.07
Mine Road	Block 33 Lot 44	TransContinental Gas	1.77
Orchard Lane	Block 43 Lot 38	Hampton Water	16.53
		<b>Total Acreage</b>	<b>64</b>